



Staff Report to the Zoning Administrator

Application Number: 191042

Applicant: Bert Lemke

Agenda Date: August 9, 2019

Owner: Joycie Bahl

Agenda Item #: 2

APN: 054-222-11

Time: After 9:00 a.m.

Site Address: 1080 Via Tornasol, Aptos

Project Description: Proposal to add approximately 631 square foot first and second-story addition to an existing 2,759 square foot two-story single-family dwelling, replace and expand an existing first story deck, and construct a new second story deck. Property located in the R-1-6 (Single-Family Residential) district.

Location: Property located on the southwest corner of Via Tornasol and Via Verde approximately 890 feet from Clubhouse Drive.

Permits Required: Requires a Coastal Development Permit

Supervisory District: District 2 (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 191042, based on the attached findings and conditions.

Project Description & Setting

The parcel is located on the southwest corner of Via Tornasol and Via Verde approximately 890 feet from Clubhouse Drive. The project site is located in a neighborhood with single family homes south and west of the parcel and condominium units north and east of the subject property. A majority of the parcel is relatively flat, however the rear portion of the lot is sloped between 30 and 50%. The parcel is currently developed with a 2,759 square foot, two-story dwelling with an attached two-car garage.

A Coastal Development Permit is required because the property is located within the appeals jurisdiction of the coastal zone and is located within a mapped Visual Resource Area in the viewshed of a public beach.

Zoning & General Plan Consistency

The subject property is a 10,598 square foot lot, located in the R-1-6 (Single-Family Residential) zone district, a designation which allows residential uses. The proposed addition to 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) General Plan designation.

Design Review

The proposed project is subject to the County's Design Review ordinance (County Code 13.11 & 13.20.130) because it entails an addition over 500 square feet. The project site is located in the mapped Visual Resource Area in the coastal zone. The existing home is two-story traditional in design with cream colored wood siding. The first and second story addition will add a covered porch to the front, a new hip roof over the garage and a second-story room and deck above the garage. The rear ground floor deck facing the ocean will also be expanded with a new glass and metal railing around it. The siding will be changed to stucco on the first and second floors painted a grey/green color with cream trim and new windows. The design is also subject to approval by the Architectural Review Committee (ARC) that is part of Seascape Beach Estates. The home will maintain its traditional design and the earth-tone colors will complement the new home and be compatible with the houses in the surrounding neighborhood which consist of similar styles and colors.

Local Coastal Program Consistency

The proposed addition to the existing single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Coastal access is available southwest of the parcel approximately 645 feet to the top of the stairs leading down to the public beach (commonly known as Beer Can Beach). Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

General Plan Policy 5.10.7 (Open Beaches and Blufftops): The proposed project is within a mapped Visual Resource Area in the viewshed of a public beach; however, the home is not visible from the public beach below because it is approximately 400 feet from the blufftop and there are two rows of single family dwellings between them and the edge of the cliff.

General Plan Policy 5.10.8 (Significant Tree Removal Ordinance): The applicant is proposing to remove one significant tree (Monterey Pine) located in the area where the rear deck will be expanded. A certified arborist has concluded the Monterey Pine is not worthy of preservation due to its location and poor growth pattern. The pine had been topped in the past to maintain an ocean view from the deck, so it has lost much of its structural integrity and is currently not considered a worthy specimen. The other two significant trees on the property are being preserved and will be protected during construction.

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 191042, 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

Report Prepared By: Elizabeth Cramblet
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3027
E-mail: elizabeth.cramblet@santacruzcounty.us

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. Geotechnical Report Review Letter

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: 191042

Assessor Parcel Number: 054-222-11

Project Location: 1080 Via Tornasol

Project Description: Proposal to add approximately 631 square foot first and second story addition to an existing 2,759 square foot two-story home, replace and expand an existing first story deck, and construct a second story deck.

Person or Agency Proposing Project: Bert Lemke

Contact Phone Number: (831) 252-5060

- 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

F. Reasons why the project is exempt:

Construct addition to an existing single-family dwelling on a parcel for residential uses.

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

Elizabeth Cramblet, 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-1-6 (Single-Family Residential), a designation which allows residential uses. The proposed addition to an 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.

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 proposed project is consistent with the surrounding neighborhood in terms of architectural style in that the proposed first and second-story addition will enhance the traditional style of the existing home. The site is surrounded by lots developed to an urban density, and the proposed grey/green and cream colors will be natural in appearance and complementary to the site. The development site is not on a prominent ridge, beach, or bluff top as it is located approximately 400 feet from the nearest bluff top.

There will be minor excavation done for the rear deck piers and patio wall so site disturbance will be minimized. The second-story addition will not cantilever toward or loom over the public viewshed, and it will not adversely affect public views since it is located about 400 feet from the bluff top.

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 southwest of the parcel approximately 645 feet to the top of the stairs leading down to the public beach (commonly known as Beer Can Beach).

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-1-6 (Single-Family Residential) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

The project complies with General Plan Policy 5.10.7 (Open Beaches and Blufftops) in that the project site is within a mapped Visual Resource Area in the viewshed of a public beach; however, the home is not visible from the public beach below because it is approximately 400 feet from the blufftop and there are two rows of single family dwelling between them and the edge of the cliff.

The project complies with General Plan Policy 5.10.8 (Significant Tree Removal Ordinance) in that the significant tree being removed (Monterey Pine) has been identified by a consulting arborist as having a poor growth pattern due to being topped in the past and not being a worthwhile specimen. The other two significant trees are being preserved and protected during construction.

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. The project site is located between the shoreline and the first public road; however, coastal access is available southwest of the parcel approximately 645 feet to the top of the stairs leading down to the public beach (commonly known as Beer Can Beach). Consequently, the residential addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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 residential addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan.

The proposed single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed residential addition is to be constructed on an existing developed lot. No additional traffic will be generated by the proposed 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 residential addition is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed single-family addition will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The existing single-family dwelling is two-stories and traditional in design, with cream colored wood siding. The proposed first and second-story addition will improve the front facade of the traditional style home. The new stucco siding and color scheme will further improve the exterior of the home and complement the surrounding neighborhood.

The proposed residential addition is in conformance with the County's certified Local Coastal Program, in that the structure is designed to be visually compatible and in scape with the character of the surrounding neighborhood. The project site is surrounded mostly by single family dwellings with similar architectural styles. While the existing home is located within a mapped Visual Resource Area in the viewshed of a public beach, the home is not visible from the public beach and will not affect views from the beach below.

Conditions of Approval

Exhibit D: Project plans, prepared by Bert Lemke, dated May 9, 2019.

- I. This permit authorizes the construction of a 631 square foot first and second-story addition to an existing single-family dwelling 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.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit 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. 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. Following are additional conditions of approval from the Department of Public Works:
1. This application appears to be proposing less than 500 square feet of new and/or replaced impervious area, which is considered a "Small Project" per Part 3 Section C.1 of the County Design Criteria (CDC). Please address the CDC and implement the most feasible best management practices to minimize pollutant and hydraulic impacts due to development and re-development. The design criteria can be found on the internet by navigating to County of Santa Cruz Public Works Department, Stormwater, Design Criteria (<http://www.dpw.co.santa-cruz.ca.us/>)
 - a. Please provide a tabulation table and designate on the project plans all new and/or replaced impervious and semi-impervious areas. Please note, a drainage fee will be assessed on the net increase in impervious area (i.e. roofs, paved areas, patios, walkways, driveway, etc.). The fees are currently \$1.31 per square foot. A 50% credit is given when you use semi-pervious pavement such as pavers, baserock, pea gravel, porous concrete.
 2. Please clarify how stormwater runoff in the vicinity of the proposed improvements will be conveyed and controlled.
 - a. Please show the locations of all drainage features in the vicinity of the proposed improvements. If proposed drainage features will tie into an existing system, please also show the existing drainage system.
 - b. Please note, runoff from the outdoor shower must not be tied into the stormwater drainage system. Please consult with Environmental Health to determine where shower water should be directed.
- C. Meet all requirements of the Santa Cruz County Sanitation District, including the following conditions of approval:
1. Existing lateral location, pipe size, location and slope – If any of the existing sewer lateral is to be reused, then in accordance with Sanitation District Code Section 7.04.375.3d (Private Sanitary Sewer System Repair if Title 7), prior to building permit submittal the applicant/owner is required to videotape all existing sewer laterals that are not going to be removed, all the way out to the connection with the public sewer main, and make repairs to any damaged or leaking pipes that are revealed in the video. This includes root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, and older pipe

materials that are known to be inadequate (e.g. orangeburg or aging asbestos cement pipe). Color video results (on DVD) or a sufficient quality to observe interior pipe conditions, joints, sags, etc. shall be made available to the district for review, along with the district certification form completed by a plumber. The district shall review results within 10 working days of submittal to the district. Repairs, as required by the district, shall be made within 90 working days of receipt of the district's review. The applicant/owner may obtain a sewer repair permit (no charge) directly from the district and have repairs inspected by the district inspector prior to issuance of the building permit or may show the repairs on the drawings and incorporate all the repairs as part of the building permit. On the drawings, label any sewer lateral work to be included under the building permit as "Sewer lateral to be repaired or replaced as required by the Sanitation District."

- D. Meet all requirements of the Environmental Planning section of the Planning Department, including the following conditions of approval:
1. All project design and construction shall comply with the recommendations of the soils report.
 2. Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
 3. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form 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 report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Consultant Plan Review Form-PLG300".
 4. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: <http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.
 5. In order to prevent impacts to nesting birds, tree removal activities shall be limited to the period between September 1 and February 1, if feasible. If the tree must be removed outside of the time frame above, a qualified biologist shall conduct surveys for raptor or migratory songbird nests 3-4 days prior to site disturbance. A report with the biologist's findings shall

be provided to the Planning Department, in care of the Resource Planner, prior to removal of the tree. If protected birds are nesting within the project area, tree removal shall be avoided until the young have fledged.

6. If the Monterey Pine tree stump is left in place, it must be treated to prevent the spread of disease and/or insect pests. If it is removed, appropriate erosion control measures must be implemented.
 7. A minimum of one 15-gallon sized replacement tree, selected from the Santa Cruz County Significant Tree Replacement List, must be planted on the parcel. The property owner should consult with an arborist to choose the appropriate species and location in order to minimize future problems with root growth and view obstruction.
 8. The property owner and any subsequent property owners shall maintain the replacement tree and replace it in the event that tree dies.
- E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - G. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,500 square feet is \$3 per square foot.
 - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the

discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Application #: 191042
APN: 054-222-11
Owner: Joycie Bahl

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.

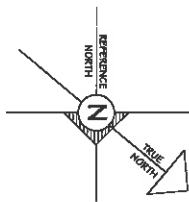
Approval Date: _____

Effective Date: _____

Expiration Date: _____

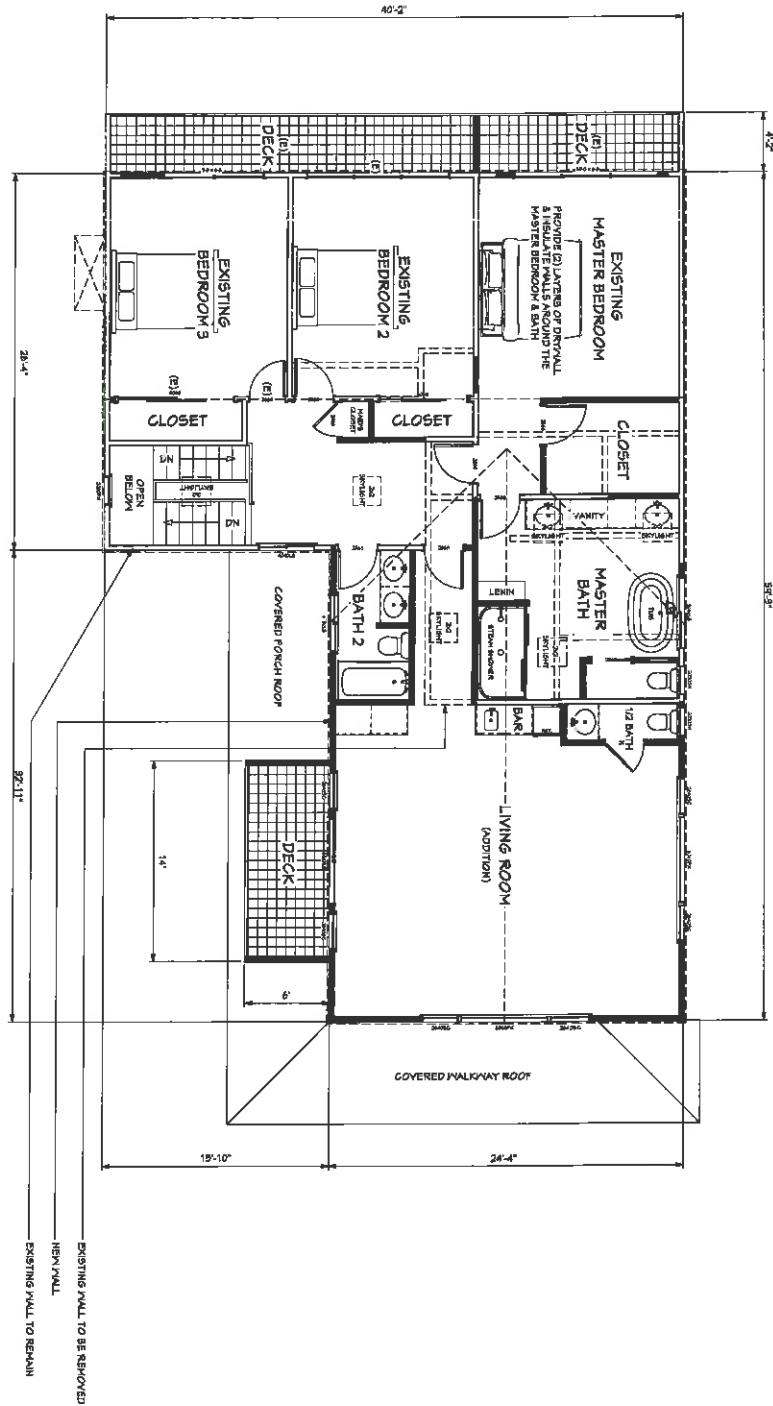
Jocelyn Drake
Deputy Zoning Administrator

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.



LEVEL 2 FLOOR PLAN

1/8" = 1'-0"



Seascope Design
 Bert Lemke, Architect
 Lic. # C 24255
 255 PARALLON COURT
 APTOS, CALIFORNIA 95003

(831) 262-9060
 bert@seascope-design.com
 Date: FEBRUARY 12, 2019
 Revised: MAY 8, 2019
 Drawn By: BEL

ALTERATION AT THE PARATE RESIDENCE

1050 VIA TOMASO,
 APTOS, CALIFORNIA
 APN: 054-223-11

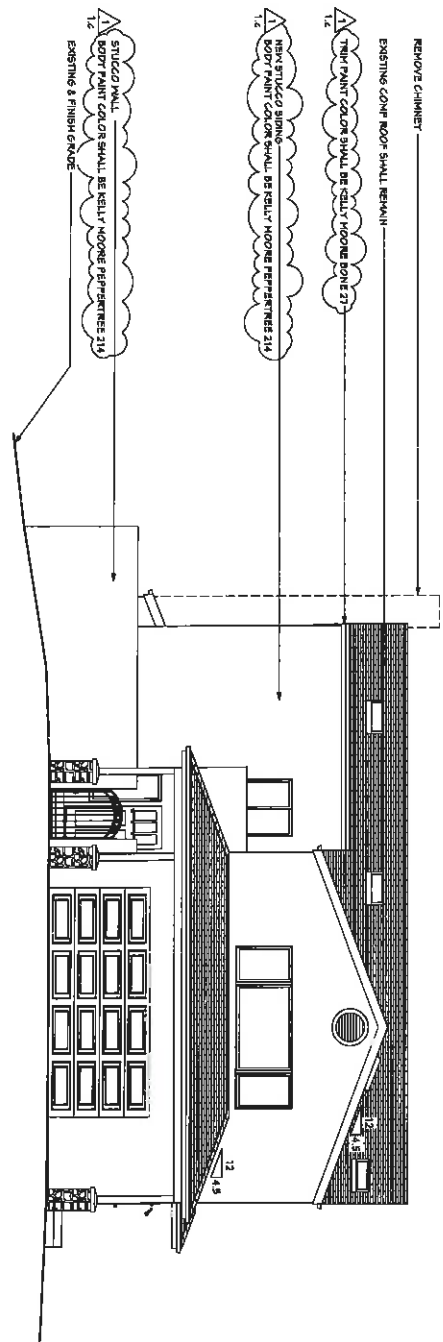
LEVEL 2 FLOOR PLAN

PROPERTY OWNER:
 MURPHY & JONES
 PARATE
 (408) 581-7870

SHEET

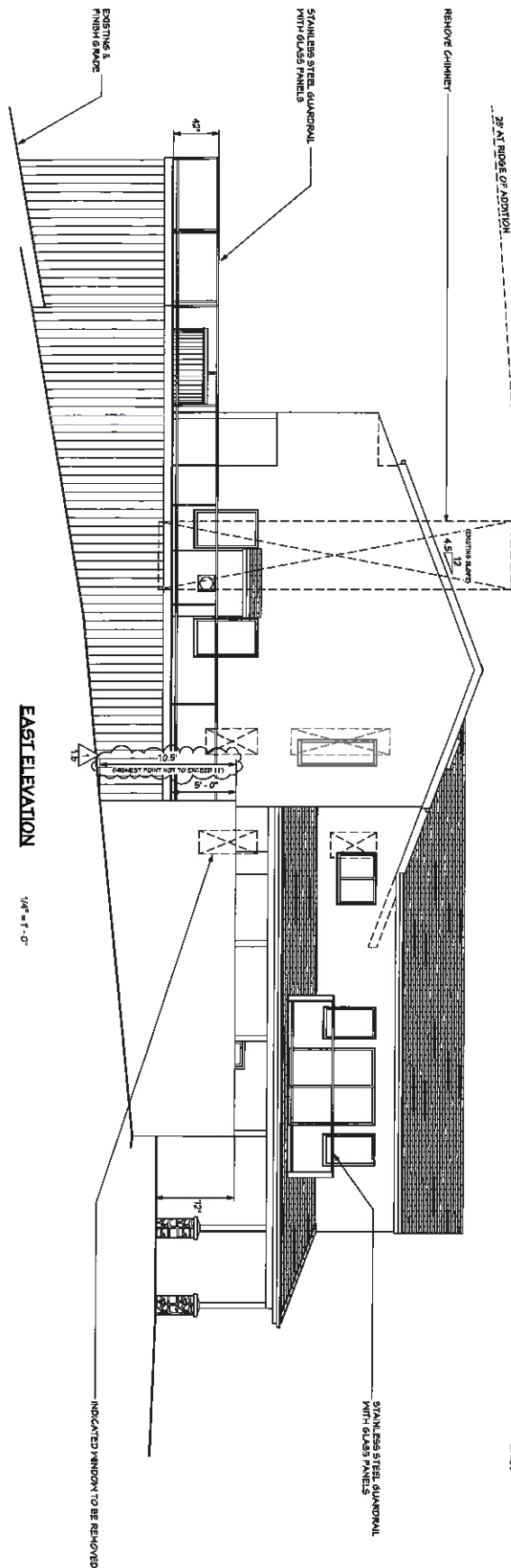
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NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



Seascope Design
Bert Lemke, Architect
Lic. # C 24223
288 PARALLON COURT
APTOS, CALIFORNIA 95008

(831) 252-8060
bert@seascope-design.com
Date: FEBRUARY 12, 2019
Revised: MAY 6, 2018
Drawn By: DEL

ALTERATION AT THE PARATE RESIDENCE

1060 VIA TORNASOL
APTOS, CALIFORNIA
APN: 054-222-11

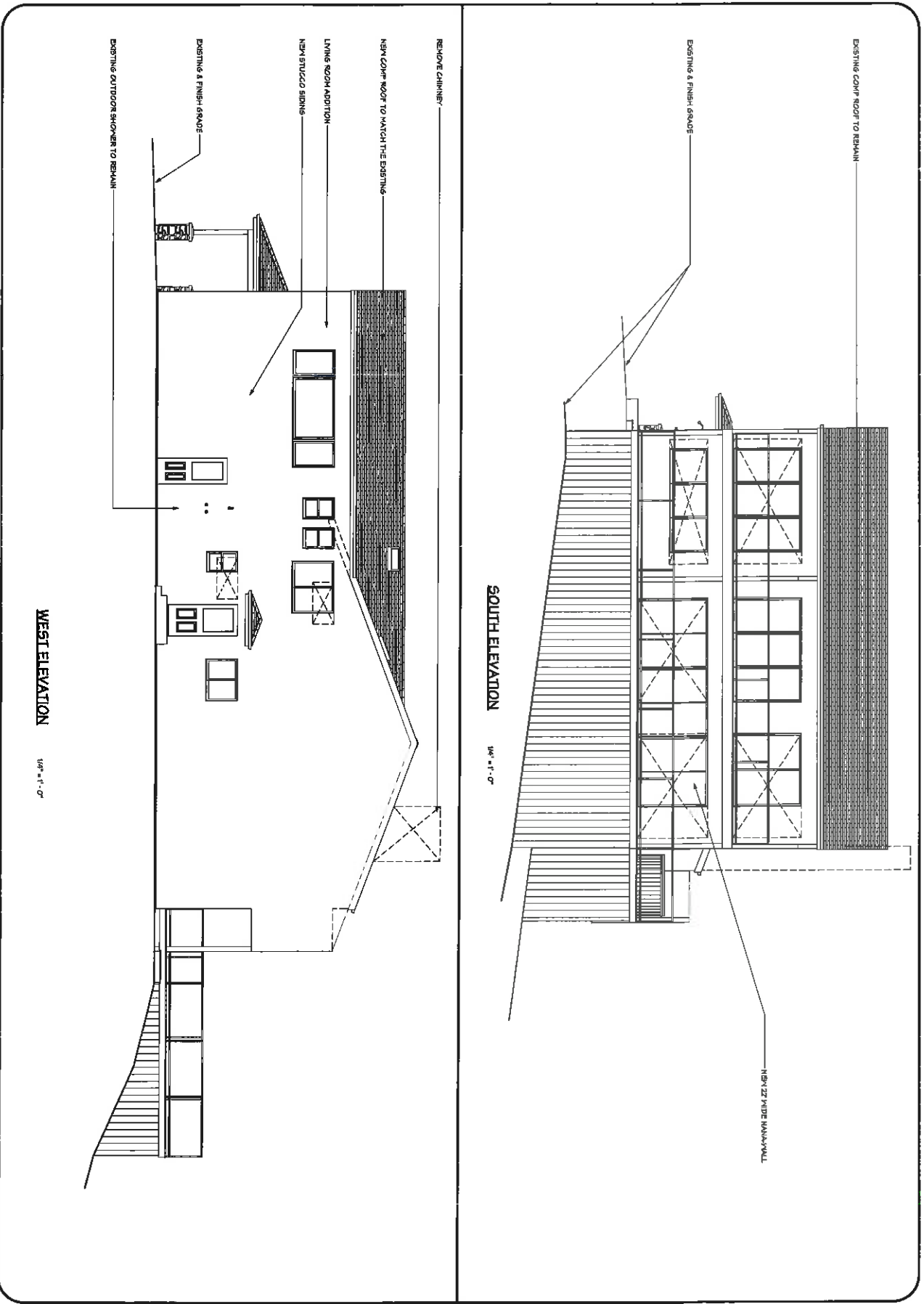
NORTH ELEVATION
EAST ELEVATION

PROPERTY OWNER:
NEDD & JOYCE
PARATE
(408) 681-7670

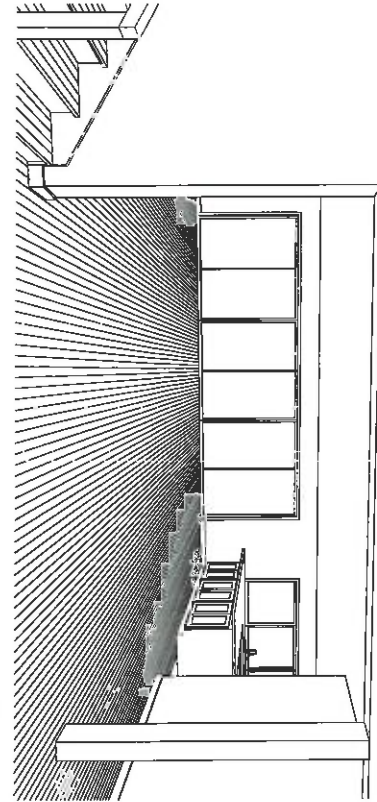
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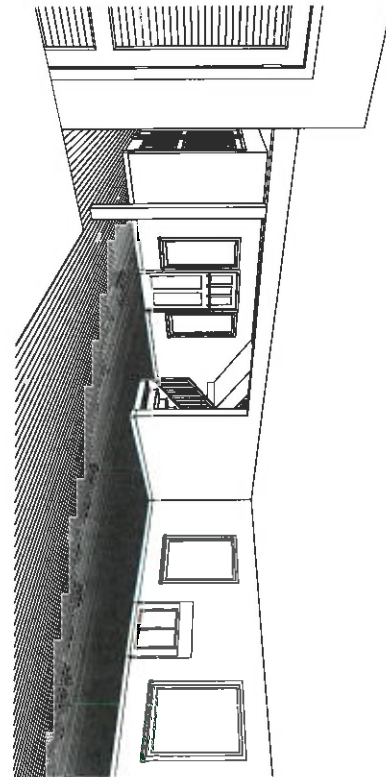
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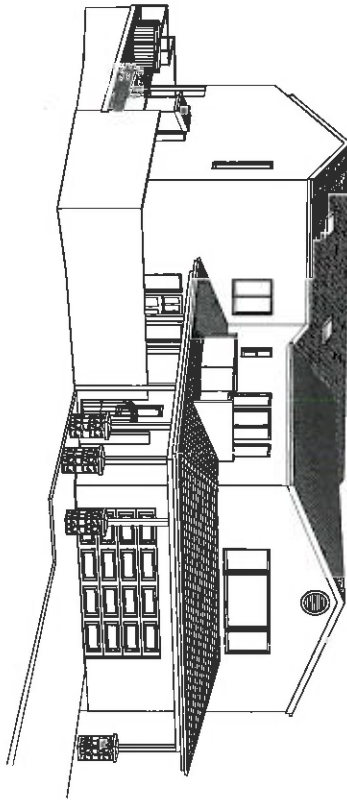
 Seascope Design Bert Lemke, Architect Lic. # C 24253 258 PARALLON COURT APTOS, CALIFORNIA 95003	(831) 252-6060 bert@seascope-design.com Date: FEBRUARY 12, 2019 Revised: MAY 6, 2019 Drawn By: DEL	ALTERATION AT THE PARATE RESIDENCE 1080 VIA TORNASOL APTOS, CALIFORNIA APN: 054-222-11		SOUTH ELEVATION WEST ELEVATION	PROPERTY OWNER NILESH & JOYCE PARATE (408) 881-7870	SHEET 5 of 9
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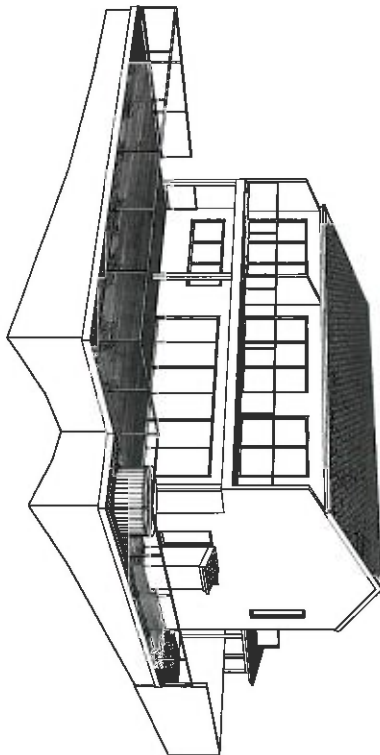
VIEW FROM ENTRY
NO SCALE



VIEW FROM KITCHEN COUNTER NEXT TO WALL
NO SCALE



OVERALL VIEW OF FRONT
NO SCALE



OVERALL VIEW OF REAR
NO SCALE



Seascape Design
Bert Lemke, Architect
Lic. # C 24233
206 FARALLON COURT
APTOS, CALIFORNIA 95025

(651) 252-8060
bert@seascape-design.com
Date: FEBRUARY 12, 2018
Revised: MAY 8, 2018
Drawn By: DEL

ALTERATION AT THE PARATE RESIDENCE

1080 VIA TOMASO,
APTOS, CALIFORNIA
APN: 054-222-11

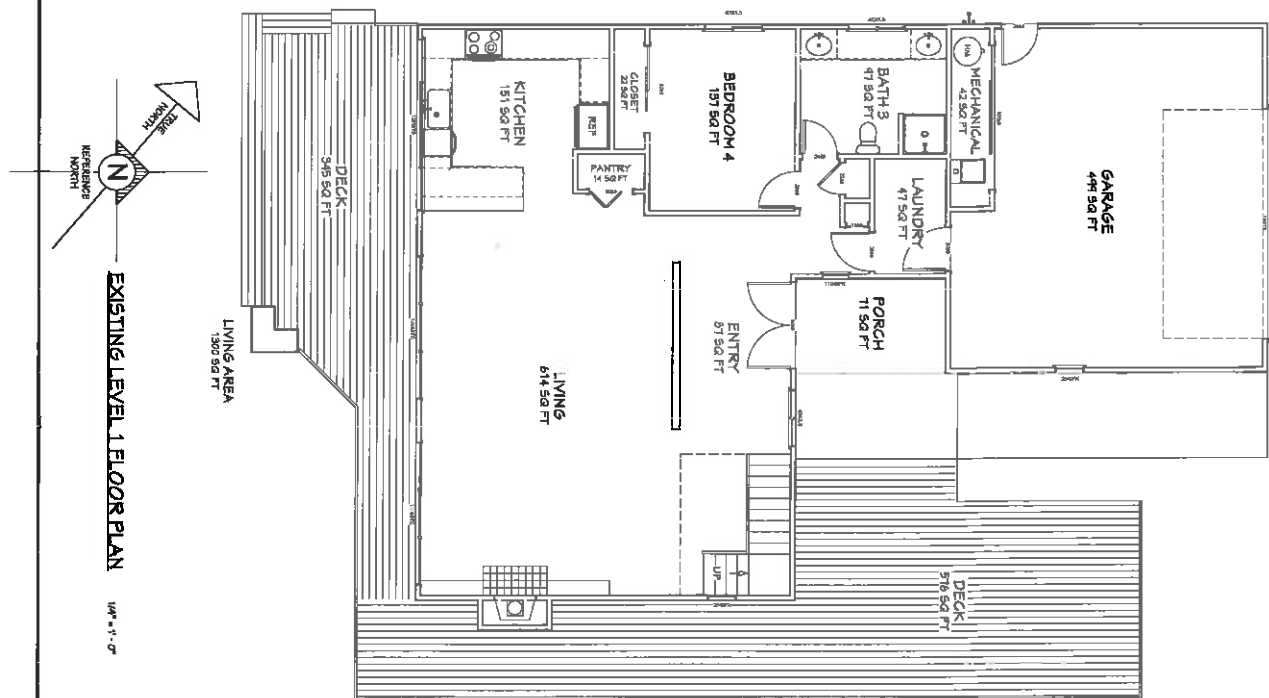
INTERIOR & EXTERIOR
PERSPECTIVE VIEWS

PROPERTY OWNER:
NEESH & JOYCE
PARATE
(408) 891-7870

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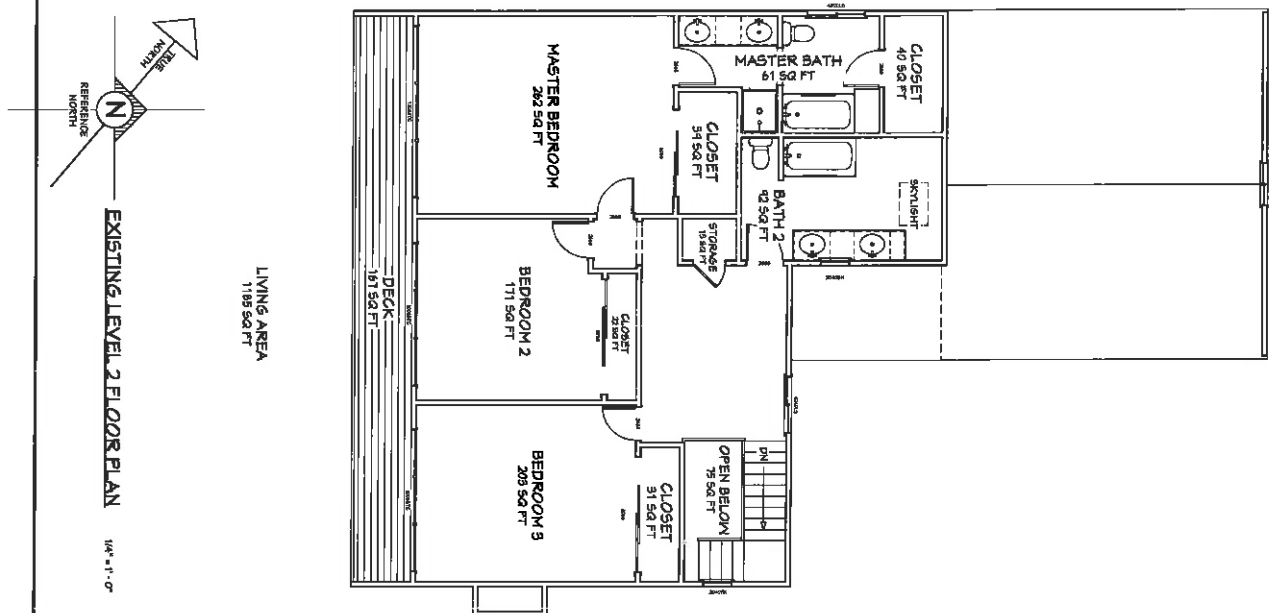
SHEET

6 of 9



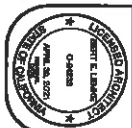
EXISTING LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



EXISTING LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



Seascope Design
 Bert Lemke, Architect
 Lic. # C 24283
 288 FARALLON COURT
 APTOS, CALIFORNIA 95025

(951) 232-5060
 bert@seascope-design.com
 Date: FEBRUARY 12, 2019
 Revised: MAY 8, 2019
 Drawn By: DEL

ALTERATION AT THE PARATE RESIDENCE

1080 VIA TORNASOLLO
 APTOS, CALIFORNIA
 APN: 054-232-11

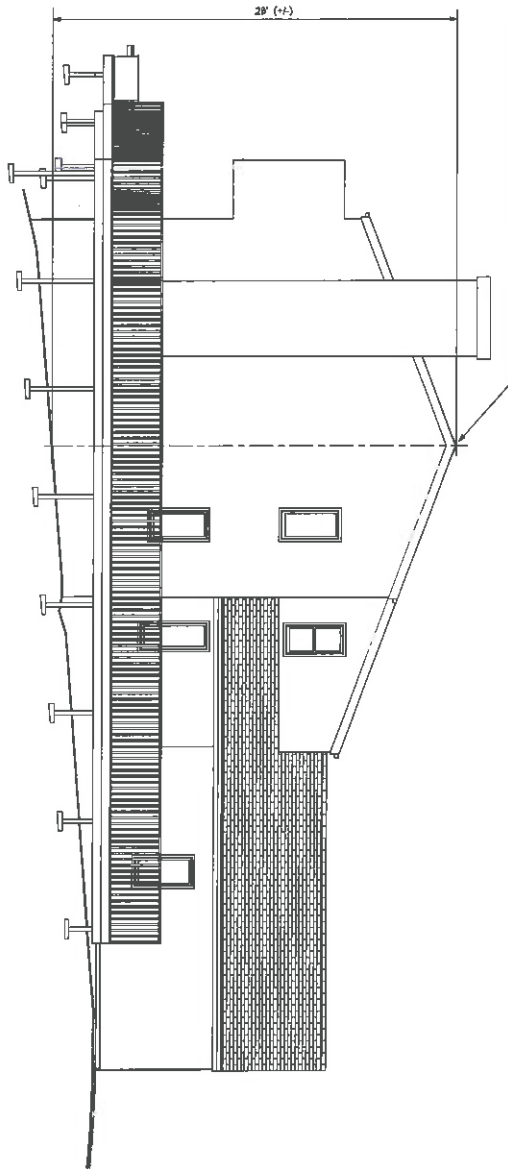
EXISTING LEVEL 1 FLOOR PLAN
 EXISTING LEVEL 2 FLOOR PLAN

PROPERTY OWNER:
 MURRAY & JUDITH
 PARATE
 (408) 881-7870

SHEET
 7 of 9

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NO CHANGE PROPOSED IN EXISTING BUILDING HEIGHT

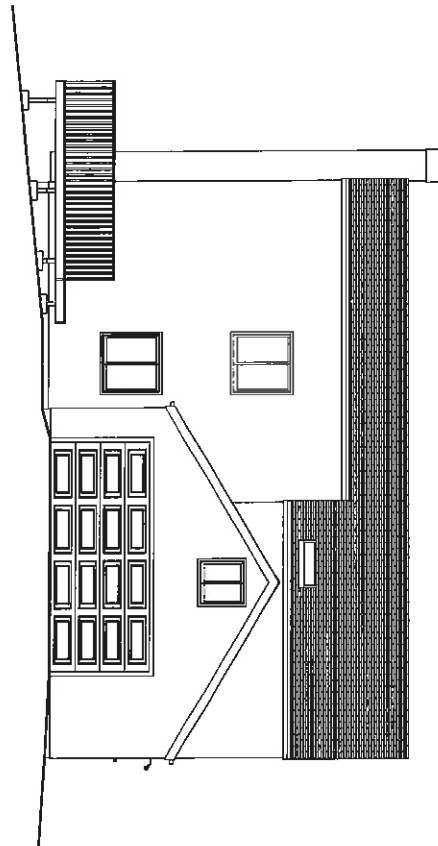


EXISTING EAST ELEVATION

1/8" = 1'-0"

EXISTING NORTH ELEVATION

1/8" = 1'-0"



Seascope Design
Bert Lemke, Architect
Lic. # C 24235
250 FARALLON COURT
APTOS, CALIFORNIA 95005

(831) 250-5060
bert@seascope-design.com
Date: FEBRUARY 12, 2018
Revised: MAY 9, 2018
Drawn By: BEL

ALTERATION AT THE PARATE RESIDENCE

1050 VIA TORNABOL
APTOS, CALIFORNIA
APN: 054-222-11

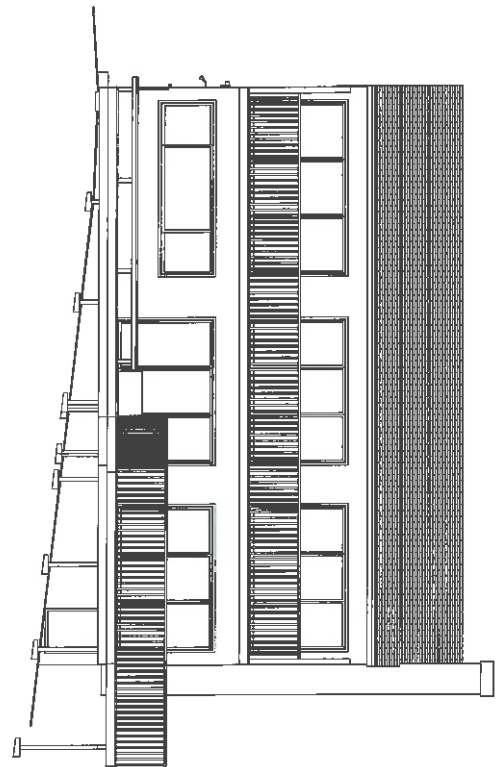
EXISTING NORTH ELEVATION
EXISTING EAST ELEVATION

PROPERTY OWNER:
HILSH & JORD
PARATE
(408) 881-7870

SHEET

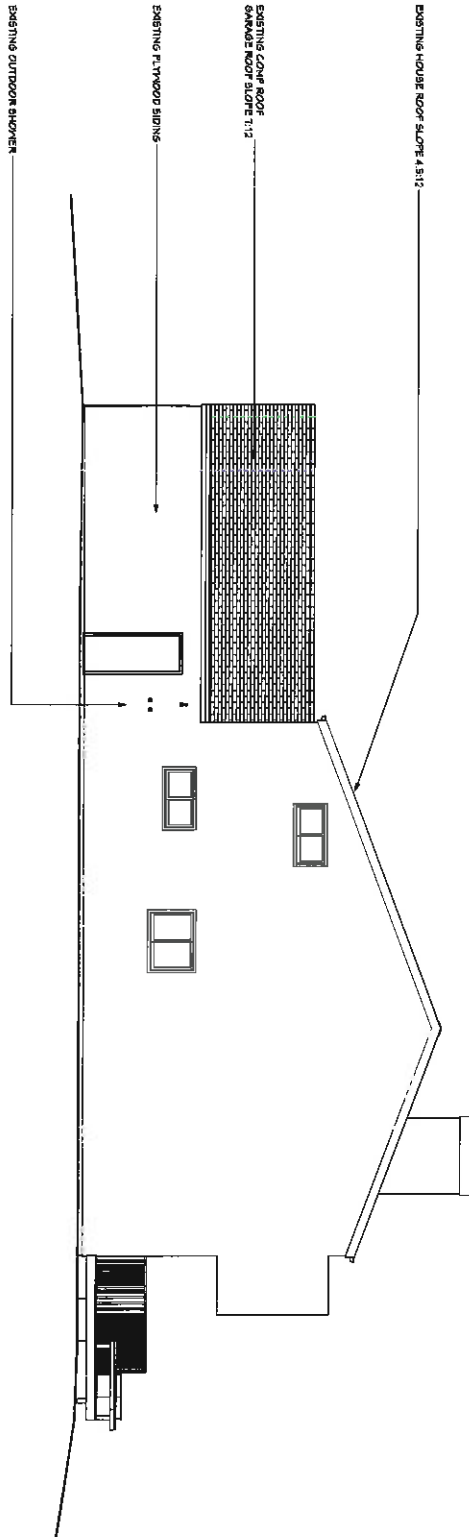
8 of 9

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EXISTING SOUTH ELEVATION

1/4" = 1' - 0"



EXISTING WEST ELEVATION

1/4" = 1' - 0"



Seascope Design
Bert Lemke, Architect
Lic. # C 24235
255 PARALLON COURT
APTOS, CALIFORNIA 95029

(531) 252-5050
bert@seascope-design.com
Date: FEBRUARY 12, 2019
Revised: MAY 9, 2019
Drawn By: BEL

ALTERATION AT THE PARATE RESIDENCE

1080 VIA TORNASOL
APTOS, CALIFORNIA
APN 054-222-11

EXISTING SOUTH ELEVATION
EXISTING WEST ELEVATION

PROPERTY OWNER:
NILESH & JOYDE
PARATE
(408) 281-7870

SHEET

9 of 9

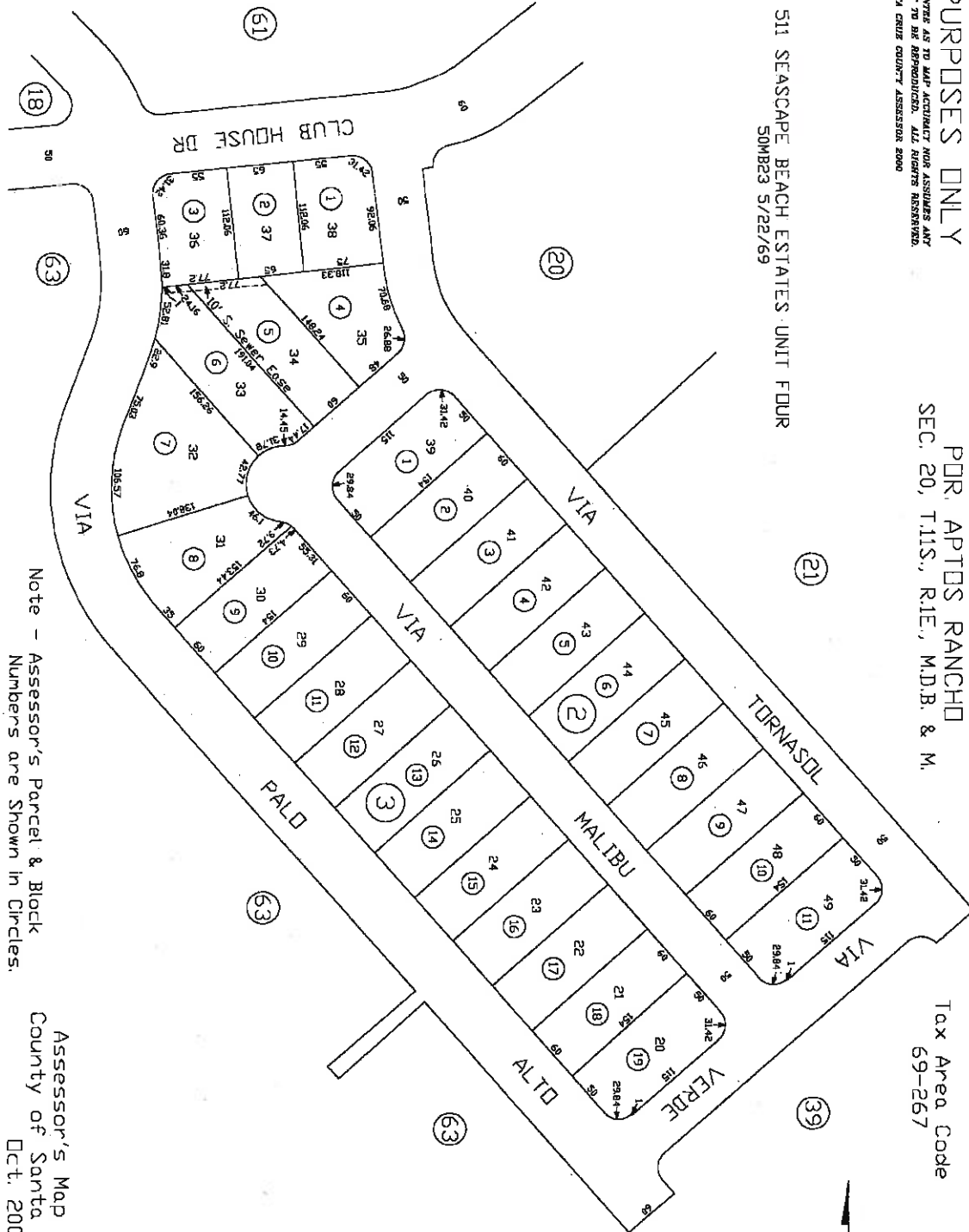
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PDR, APTOS RANCHO
 SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code 54-22
 69-267

TR. 511 SEASCAPE BEACH ESTATES UNIT FOUR
 50MB23 5/22/69

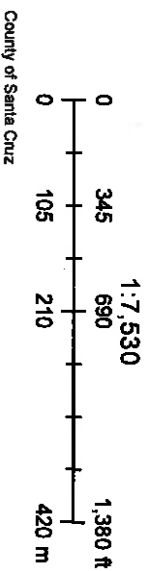


Note - Assessor's Parcel & Block
 Numbers are Shown in Circles.
 Assessor's Map No. 54-22
 County of Santa Cruz, Calif.
 Oct. 2000

1080 Via Tornasol (054-222-11)



June 21, 2019





SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map

Mapped
Area



- ☐ R-1 *Single-Family Residential*
- ☐ RM *Residential Multi-Family*

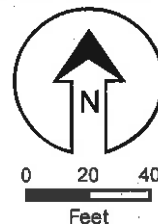


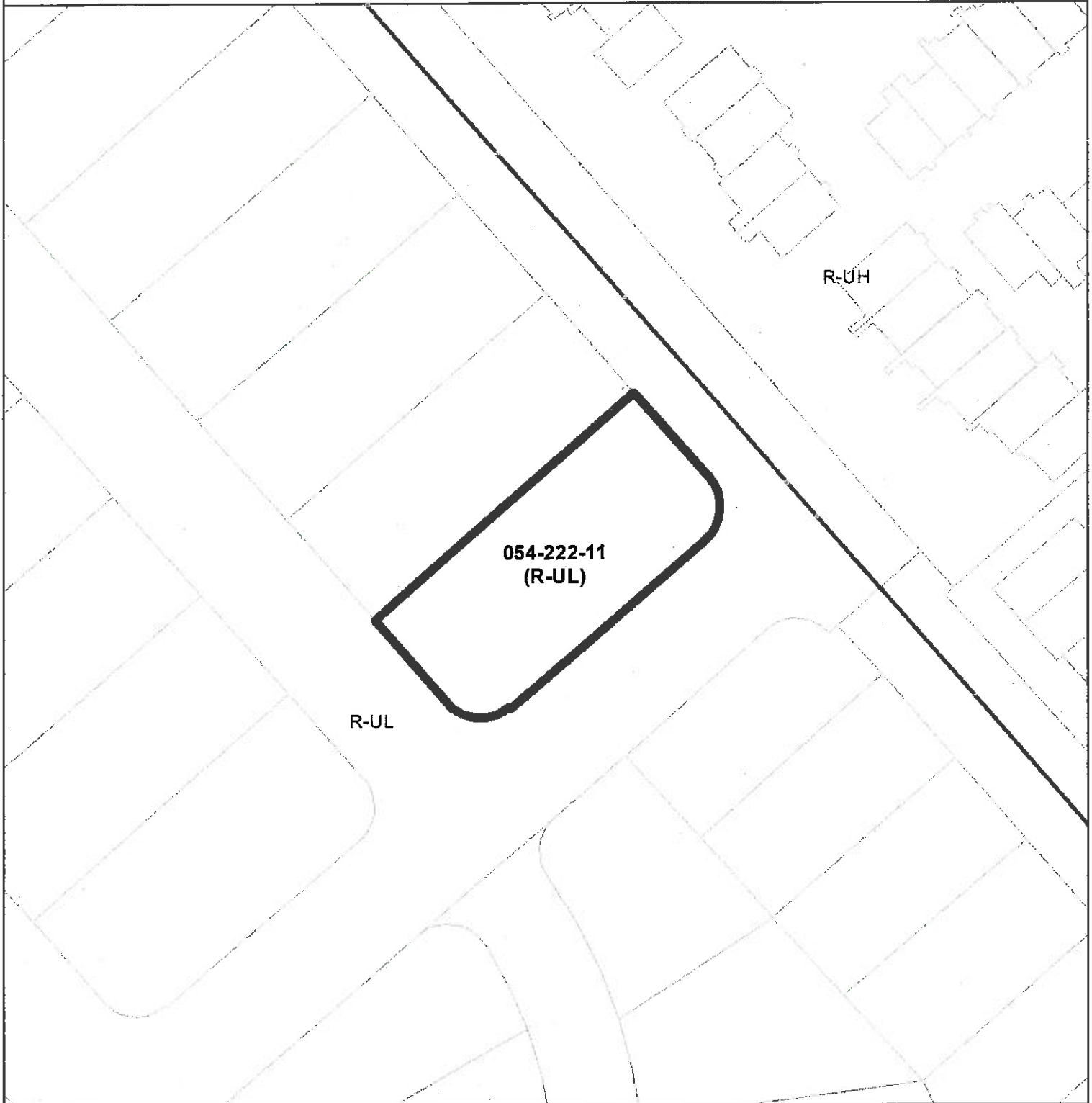
EXHIBIT E



SANTA CRUZ COUNTY PLANNING DEPARTMENT
Parcel General Plan Map

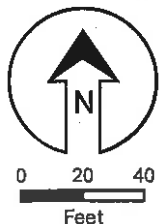


Mapped
Area



- ☐ R-UH *Res. Urban High Density*
- ☐ R-UL *Res. Urban Low Density*

EXHIBIT E



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:	10,598
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Clubhouse Drive to Via Tornasol
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single-Family Residential)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u> </u> No

Technical Reviews: Geotechnical Report Review (REV191020)

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	One significant tree is proposed to be removed
Scenic:	Scenic
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
KATHLEEN MOLLOY, PLANNING DIRECTOR

27 February 2019

Joycie Bahl
1080 Via Tornasol
Aptos, CA 95003-5628

Subject: Review of the Geotechnical Investigation for Proposed Addition at 1080 Via Tornasol/APN 054-222-11 dated 4 February 2019 by Rock Solid Engineering, Inc., Project No. 18051

Project Site: 1080 Via Tornasol
APN 054-222-11
Application No. REV191020

Dear Applicant:

The Planning Department has accepted the subject report. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the report.
2. Final plans shall reference the subject report by title, author and date. Final Plans should also include a statement that the project shall conform to the report's recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report.

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

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

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

EXHIBIT G

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

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