



Staff Report to the Zoning Administrator

Application Number: 28392

Applicant: Steven Plyler
Owner: Finn Family LLC
APN: 054-191-78
Site Address: 900 Via Gaviota

Agenda Date: September 18, 2020
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to construct a thirty-nine square foot addition under the existing roofline, including exterior façade modifications, a new rear stairway, upper deck hot tub, and interior remodel.

Location: Property located on the southwest side of Via Gaviota where Clubhouse Drive Bisepts Via Gaviota.

Permits Required: 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 28392, based on the attached findings and conditions.

Project Description & Setting

The parcel is located on the southwest side of Via Gaviota at the terminus of Clubhouse Drive. The row of homes on the seaward side of Via Gaviota are practically on the sand with a retaining seawall that parallels the line of the homes and the beach behind. The neighborhood is developed with one-story homes on the south side of Via Gaviota facing the beach, and one- and two-story homes on the north side of the street with a variety of architectural styles. The parcel is currently developed with a 2,893 square foot single-story dwelling which was constructed in 1971 and is nonconforming relative to zone district setbacks.

The application includes a proposal to add approximately thirty-nine square feet to the southeast side of the existing home in order to expand a bedroom, construct exterior facade modifications, add a new rear stairway and upper deck hot tub, and interior remodel to include expansion of an existing stairway.

A Coastal Development Permit is required because the property is located within the appeals

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

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 has a net site area of approximately 9,800 square feet with the deduction of the seawall easement (approximately 700 square feet). The parcel is located in the PR; RB-SBE (Parks, Recreation and Open Space; Single-Family Ocean Beach Residential-Seascape Beach Estates) zone district, a designation which allows residential uses. The proposed project is to modify a single-family dwelling which is a principal permitted use within the zone district. The zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

The parcel is located within the Seascape Beach Estates combining zone district which has specific requirements for setbacks, maximum allowable height, floor area ratio, and lot coverage. The existing home is in compliance with the required front and rear setbacks, but the sides are nonconforming (approximately six feet on the northwest side and five feet, six inches on the southeast side) with the required seven-foot side setbacks. The thirty-nine square foot addition is located on the southeast side of the home towards the front and complies with the required seven-foot side setback. A portion of the parcel is located inside a mapped flood hazard zone, as determined by FEMA, however, all proposed development is located outside the mapped flood zone area. The table below illustrates required and proposed site and development standards as set forth in County Code section 13.10.436 for Seascape Beach Estates combining zone district.

Development Standard	Code Requirement	Proposed
Front yard setback	20 feet	20 feet
Side yard setback at addition	10% of the lot width (7 feet)	7 feet
Rear yard setback	80 feet from front lot line	80 feet from front lot line
Height	16 feet	16 feet
Lot Coverage	60%	38.3%
Floor area ratio (FAR)	60%	36.1%
Parking requirement	3	3

Design Review

The proposed project is subject to the County's Design Review Ordinance (County Code section 13.11) because of the subject parcel's location within the coastal zone and within a mapped Visual Resource area. The existing home is a single-story ranch-style home with vertical lap siding and a shake roof. The proposed exterior modifications include new grey stucco siding, new windows, exterior stairs in the rear leading to the second-floor deck and new slate roof. Front façade modifications include a redesigned entry with three small gables facing the street, grey stucco walls with grey limestone and multi-colored stone veneer accents around the entry and chimney. The traditional style home will include a variety of textures and colors to complement one another and be compatible with homes in the surrounding neighborhood where there is a range of styles and colors.

Local Coastal Program Consistency

The proposed project is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary 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. The home is located in a gated community off Clubhouse Drive with private access to the nearest public beach approximately 260 feet southeast of the subject parcel. Public access to the nearest public beach is located off Via Palo Alto approximately .2 miles or (970 feet) southeast of Clubhouse Drive. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

General Plan Policy 5.10.2 (Development Within Visual Resource Areas): The project is located within a mapped Visual Resource area. Protection of Visual Resource areas is achieved through the application of the design criteria found in County Code section 13.20.130 of the County's zoning ordinance. The applicant is proposing remodel a majority of the existing home with a minor addition on the southeast side of the home and in the rear to accommodate a new rear stairway; therefore, the footprint of the new home will essentially be the same. Additional exterior modifications include a new chimney in the front that will not exceed the allowable twenty feet in height, new siding, new windows and a new roof. The home has been designed to minimize the visual impact from the beach by keeping the overall height the same as the existing allowable height of sixteen feet. Since the existing home is already visible from the beach that sits slightly lower on the other side of the seawall, the visual impact of the proposed home will be minimal.

General Plan Policy 5.10.7 (Open Beaches and Blufftops): The proposed project complies with General Plan Policy 5.10.7 in that the proposal includes remodeling an existing home on the subject parcel with a minor addition that will be compatible with the pattern of existing development along Via Gaviota. The traditional style home will include a variety of textures and earthtone colors that will complement one another and be compatible with homes in the surrounding neighborhood where there is a range of architectural styles and colors.

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 28392, 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

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: 28392

Assessor Parcel Number: 054-191-78

Project Location: 900 Via Gaviota

Project Description: Proposal to construct a thirty-nine square foot addition under the existing roofline, including exterior façade modifications, a new rear stairway, upper deck hot tub, and interior remodel.

Person or Agency Proposing Project: Steven Plyler

Contact Phone Number: (408) 390-5971

- 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 an addition and exterior modifications 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 PR; RB-SBE (Parks, Recreation and Open Space; Single-Family Ocean Beach Residential-Seascape Beach Estates), a designation which allows residential uses. The proposed project 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 development is consistent with the surrounding neighborhood in terms of architectural style in that the proposed addition and exterior modifications will update the existing older home. The site is surrounded by lots developed to an urban density; the colors and building materials will be natural in appearance and complementary to the site. The traditional style design will include a variety of textures and colors to complement one another and be compatible with homes in the surrounding neighborhood where there is a range of styles and colors.

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 although the project site is located between the shoreline and the first public beach, the proposed project will not interfere with existing public access to the beach, ocean, or other nearby body of water because no public access to the beach crosses at the site at this time since the subject parcel is located in a gated community. Public access to the nearest beach is north of the subject site off Clubhouse Drive.

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 PR; RB-SBE (Parks, Recreation and Open Space; Single-Family Ocean Beach Residential-Seascape Beach Estates) 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.

General Plan Policy 5.10.2 (Development Within Visual Resource Areas): The project is located within a mapped Visual Resource area. Protection of Visual Resource areas is achieved through the application of the design criteria found in County Code section 13.20.130 of the County's zoning ordinance. The applicant is proposing remodel a majority of the existing home with a minor addition on the southeast side of the home; therefore, the footprint of the new home will essentially be the same. Additional exterior modifications include a new chimney in the front that will not exceed the allowable twenty feet in height, new siding, new windows and a new roof. The home has been designed to minimize the visual impact from the beach by keeping the overall height the same as the existing allowable height of sixteen feet. Since the existing home is already visible from the beach that sits slightly lower on the other side of the seawall, the visual impact of the proposed home will be minimal.

General Plan Policy 5.10.7 (Open Beaches and Blufftops): The propose project complies with General Plan Policy 5.10.7 in that the proposal includes remodeling an existing home on the subject parcel with a minor addition that will be compatible with the pattern of existing development along Via Gaviota. The traditional style home will include a variety of textures and earth-tone colors that will complement one another and be compatible with homes in the surrounding neighborhood where there is a range of architectural styles and colors.

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

This finding can be made, in that the project site is located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. The home is located in a gated community off Clubhouse Drive with private access to the nearest public beach approximately 260 feet southeast of the subject parcel. Public access to the nearest public beach is located off Via Palo Alto approximately .2 miles or (970 feet) southeast of Clubhouse Dive. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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 proposed 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 PR; RB-SBE (Parks, Recreation and Open Space; Single-Family Ocean Beach Residential-Seascape Beach Estates) zone district as the primary use of the property will be one single-family dwelling. The proposed addition meets all current site standards for the zone district.

The parcel is located within the Seascape Beach Estates combining zone district which has specific requirements for setbacks, maximum allowable height, floor area ratio, and lot coverage. The existing home is in compliance with the required front and rear setbacks, but the sides are nonconforming (approximately six feet on the northwest side and five feet, six inches on the southeast side) with the required seven-foot side setbacks. The thirty-nine square foot addition is located on the southeast side of the home towards the front and is in compliance with the required seven-foot side setback.

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 project 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) with the exception of the nonconforming side setbacks, in that the single-family dwelling will not adversely shade adjacent properties, and the new addition will meet current setbacks for the zone district.

The proposed project 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 project will comply with the site standards for the PR; RB-SBE zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories), with the exception of the existing nonconforming side setbacks, 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 project is to be constructed on an existing developed lot. No additional traffic will result from 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 project 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 project 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 home is a single-story ranch style home with vertical lap siding and a shake roof. The exterior modifications include new grey stucco siding, new windows, exterior stairs in the rear leading to the balcony and hot tub, and new slate roof. Front façade modifications include a redesigned entry with three small gables facing the street, grey stucco walls with grey limestone and multi-colored stone veneer accents around the entry and chimney. The traditional style home will include a variety of textures and colors to complement one another and be compatible with homes in the surrounding neighborhood where there is a range of styles and colors.

The proposed project is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles.

Conditions of Approval

Exhibit D: Project plans, prepared by DeMattei Construction, Inc., dated 9/2/20.

- I. This permit authorizes the construction of a thirty-nine square foot addition under the existing roofline, including exterior façade modifications, a new rear stairway, upper deck hot tub, and interior remodel 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 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.

EXHIBIT C

3. The height of the structure shall not exceed 16 feet. As required by the SBE combining district, the height of the structure shall be measured from the highest point on the curb at the front of a parcel to the highest point of the structure, excluding chimneys. Chimneys shall not extend more than four feet above the roof unless required by building code regulations.
 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:
- 1) The application submittal shall adhere to Part 3 Section C of the County Design Criteria (CDC) and County Code 7.79. Predevelopment runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 - 2) Zone 6 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. Reduced fees (50%) are assessed for semi-impervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area, provide documentation that demonstrates the impervious area was installed with a previously approved permit or were in place prior to establishment of Zone 6 in 1986.
- C. Meet all requirements of the Environmental Planning section of the Planning Department. Following are additional conditions of approval:
- 1) Submit a modification plan and associated worksheet with the building application that includes the proposed improvements as depicted on the CDP project plans.
- D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- E. Provide required off-street parking for three (3) cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of-way. Parking must be clearly designated on the plot plan.
- 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 construction work and/or vehicles shall not block beach access located southeast of the project site.

- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the approved soils reports.
- E. 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. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the

EXHIBIT C

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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

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

Approval Date: _____

Effective Date: _____

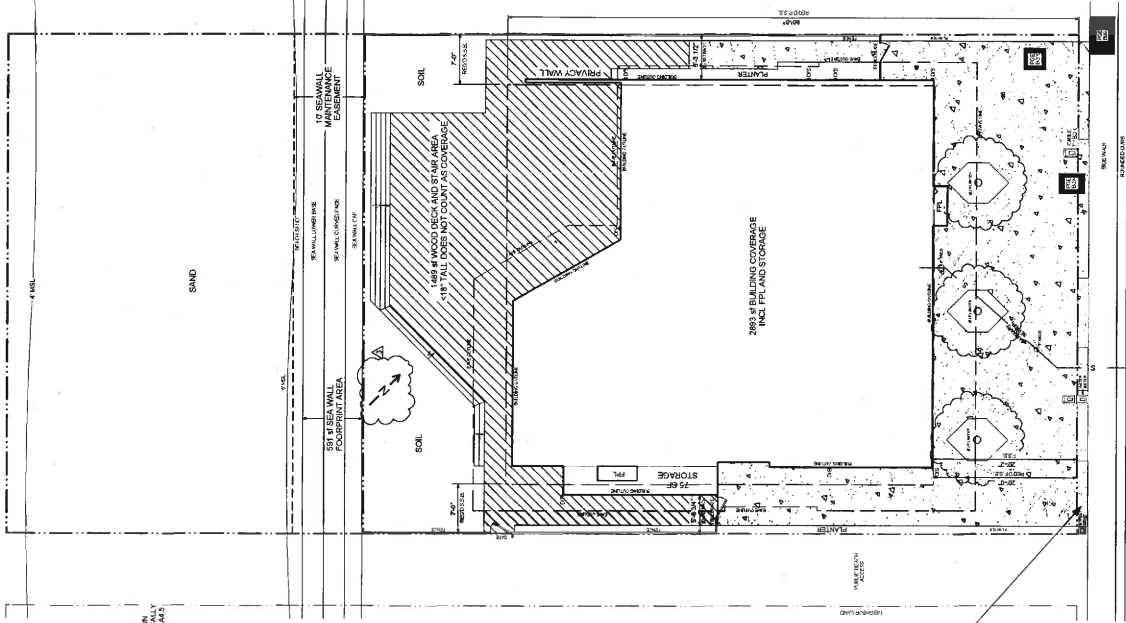
Expiration Date: _____

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.

COASTAL PLAN CHK COMMENTS 2. SUBMITTAL SET 5/11/20 APM 054-191-78

- PROJECT DATA**
- a. NET LOT AREA (SEE CALCS SHEET 3) 8,000 SF
 - b. EXISTING IMPERVIOUS AREA (FOOTPRINT) 2,795 SF
 - (E) 1ST FLR 75 SF
 - (E) STORAGE 23 SF
 - (E) 2ND FLR 2,893 SF
 - c. PROPOSED BLDG AREA (FOOTPRINT) 2,893 SF (INCL STORAGE)
 - (E) 1ST FLR 75 SF
 - (E) 2ND FLR 2,893 SF
 - d. PROPOSED IMPERVIOUS AREA 2,893 SF (INCL STORAGE)
 - (E) 1ST FLR 75 SF
 - (E) 2ND FLR 2,893 SF
 - e. TOTAL (P) BLDG AREA 2,893 SF (INCL STORAGE)
 - (E) 1ST FLR 75 SF
 - (E) 2ND FLR 2,893 SF
 - f. TOTAL (P) IMPERVIOUS AREA 2,893 SF (INCL STORAGE)
 - (E) 1ST FLR 75 SF
 - (E) 2ND FLR 2,893 SF
 - g. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
 - (E) 2ND FLR 39 SF
 - h. FLOOR AREA RATIO 3.541
 - i. FLOOR AREA RATIO 3.541
 - j. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
 - (E) 2ND FLR 39 SF
 - k. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
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 - l. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
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 - m. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
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 - n. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
 - (E) 2ND FLR 39 SF
 - o. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
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 - p. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
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 - q. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
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 - r. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
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 - s. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
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 - t. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
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 - u. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
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 - v. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
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 - w. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
 - (E) 2ND FLR 39 SF
 - x. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
 - (E) 2ND FLR 39 SF
 - y. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
 - (E) 2ND FLR 39 SF
 - z. PROPOSED AREA OF ADDITIONAL DISTURBANCE 39 SF (FRONT EAVE > 3' TO BE REMD)
 - (E) 1ST FLR 39 SF
 - (E) 2ND FLR 39 SF



SIGN ON STREET LIGHT POLE
PROJECT SUBJECT TO REVIEW BY SEASCAPE BEACH HOME OWNERS ASSOCIATION

EXISTING STRUCTURES AND SITE IMPROVEMENTS

Scale: 1/8"=1'-0"

PRINTED 9/3/2020

DATE: 1/20/2020
SCALE: As Shown
DRAWN BY: [Signature]
SHEET: C1

DEMATTEI CONSTRUCTION, INC.
1794 The Alameda, San Jose, CA 95128
LIC # B-479455
F: (408) 289-6589
P: (408) 289-6516

PROJECT DESCRIPTION:
900 Via Gaviota
Finn Residence
Aptos, CA 95003

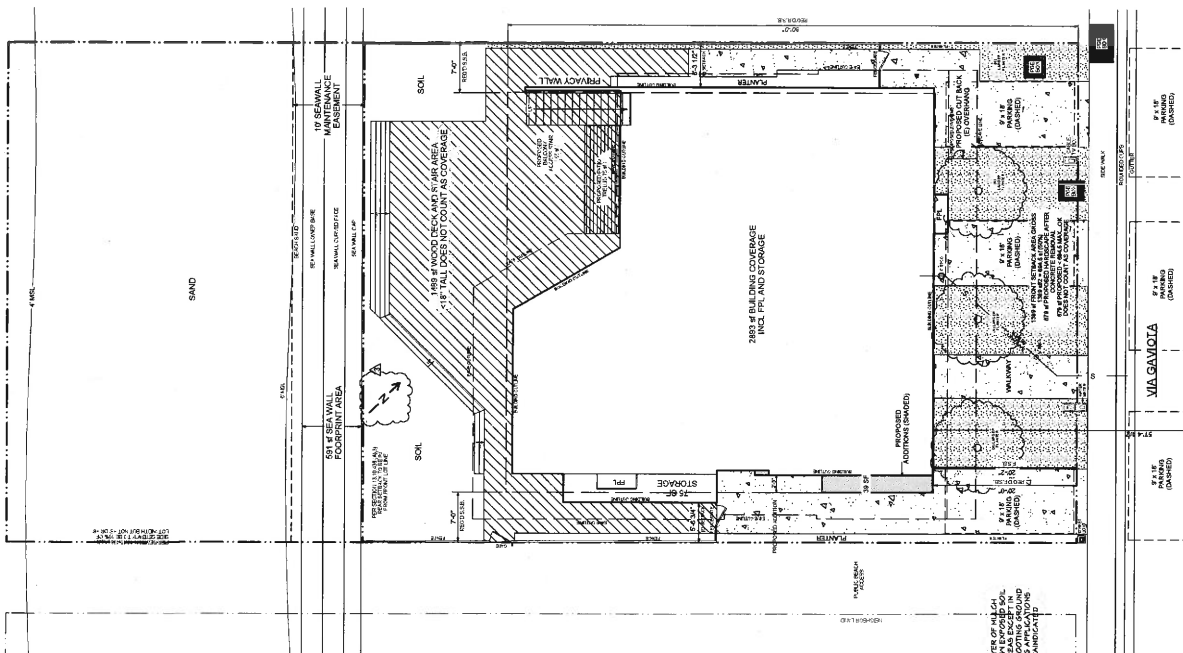
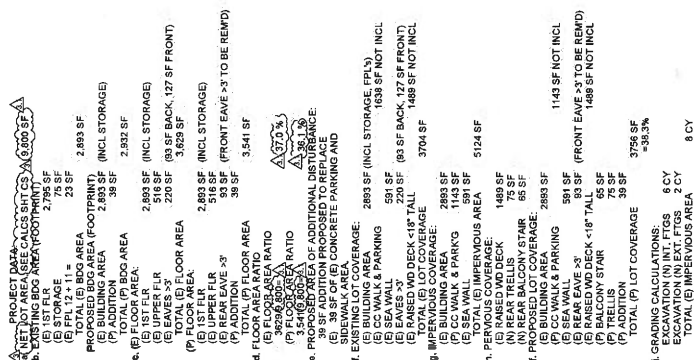
SHEET TITLE:
EXISTING STRUCTURES
AND SITE IMPROVEMENTS

NO. DESCRIPTION
DATE
BY
CHECKED
APPROVED

PROPOSED STRUCTURES AND SITE IMPROVEMENTS

Scale: 1/8"=1'-0"

PRINTED 9/3/2020

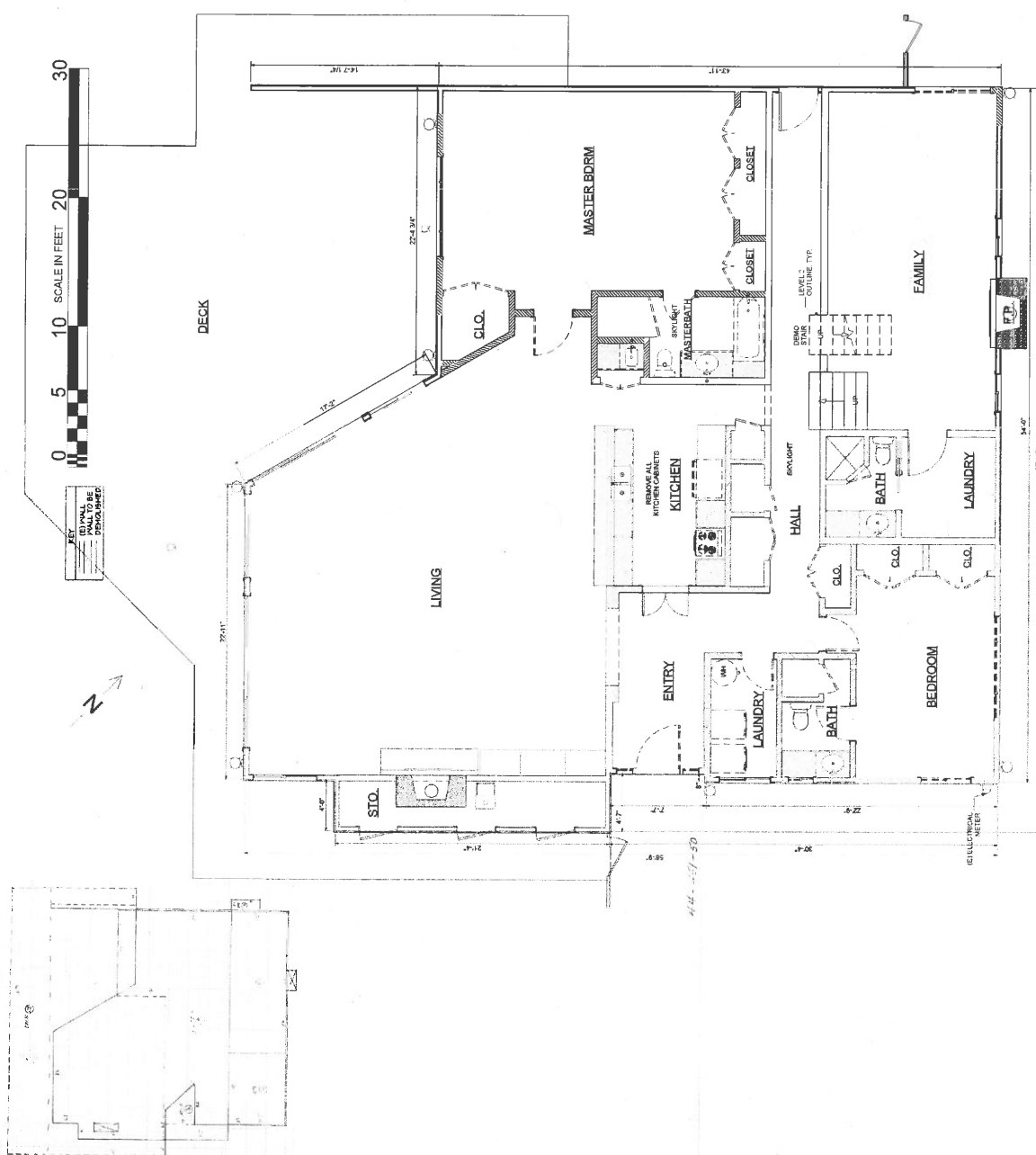


A MINIMUM THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL NEW EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN LAWN AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

NAME		DATE		TIME		PLACE		REMARKS		TOTAL		AVERAGE		PERCENTAGE		GRADE		STATUS			
NO.	NAME	DATE	TIME	PLACE	REMARKS	TOTAL	AVERAGE	PERCENTAGE	GRADE	STATUS	NO.	NAME	DATE	TIME	PLACE	REMARKS	TOTAL	AVERAGE	PERCENTAGE	GRADE	STATUS
1	John Doe	10/1/20	10:00	1st	Good	100	100	100	A	Pass	2	Jane Smith	10/2/20	10:00	1st	Good	100	100	100	A	Pass
3	Bob Johnson	10/3/20	10:00	2nd	Fair	80	80	80	B	Pass	4	Alice Brown	10/4/20	10:00	3rd	Fair	60	60	60	C	Pass
5	Charlie White	10/5/20	10:00	4th	Poor	40	40	40	D	Pass	6	Diana Green	10/6/20	10:00	5th	Poor	20	20	20	F	Fail
7	Frank Black	10/7/20	10:00	6th	Very Poor	10	10	10	F	Fail	8	Grace King	10/8/20	10:00	7th	Very Poor	5	5	5	F	Fail
9	Henry Lee	10/9/20	10:00	8th	Very Poor	5	5	5	F	Fail	10	Ivy Clark	10/10/20	10:00	9th	Very Poor	5	5	5	F	Fail
11	Jack Hall	10/11/20	10:00	10th	Very Poor	5	5	5	F	Fail	12	Karen Young	10/12/20	10:00	11th	Very Poor	5	5	5	F	Fail
13	Laura King	10/13/20	10:00	11th	Very Poor	5	5	5	F	Fail	14	Mark Scott	10/14/20	10:00	12th	Very Poor	5	5	5	F	Fail
15	Nancy Adams	10/15/20	10:00	12th	Very Poor	5	5	5	F	Fail	16	Paul Baker	10/16/20	10:00	13th	Very Poor	5	5	5	F	Fail
17	Robert Wilson	10/17/20	10:00	13th	Very Poor	5	5	5	F	Fail	18	Sarah Davis	10/18/20	10:00	14th	Very Poor	5	5	5	F	Fail
19	Tina Miller	10/19/20	10:00	14th	Very Poor	5	5	5	F	Fail	20	Victor Moore	10/20/20	10:00	15th	Very Poor	5	5	5	F	Fail
21	Wendy Taylor	10/21/20	10:00	15th	Very Poor	5	5	5	F	Fail	22	Xavier Hall	10/22/20	10:00	16th	Very Poor	5	5	5	F	Fail
23	Yvonne King	10/23/20	10:00	16th	Very Poor	5	5	5	F	Fail	24	Zoe Clark	10/24/20	10:00	17th	Very Poor	5	5	5	F	Fail
25	Adam Scott	10/25/20	10:00	17th	Very Poor	5	5	5	F	Fail	26	Bella Baker	10/26/20	10:00	18th	Very Poor	5	5	5	F	Fail
27	Caleb Wilson	10/27/20	10:00	18th	Very Poor	5	5	5	F	Fail	28	Dora Miller	10/28/20	10:00	19th	Very Poor	5	5	5	F	Fail
29	Evelyn Taylor	10/29/20	10:00	19th	Very Poor	5	5	5	F	Fail	30	Frank King	10/30/20	10:00	20th	Very Poor	5	5	5	F	Fail
31	Grace Hall	10/31/20	10:00	20th	Very Poor	5	5	5	F	Fail	32	Harry Clark	11/1/20	10:00	21st	Very Poor	5	5	5	F	Fail
33	Ivy Scott	11/2/20	10:00	21st	Very Poor	5	5	5	F	Fail	34	Jack Baker	11/3/20	10:00	22nd	Very Poor	5	5	5	F	Fail
35	Karen Wilson	11/4/20	10:00	22nd	Very Poor	5	5	5	F	Fail	36	Laura Miller	11/5/20	10:00	23rd	Very Poor	5	5	5	F	Fail
37	Mark Taylor	11/6/20	10:00	23rd	Very Poor	5	5	5	F	Fail	38	Nancy King	11/7/20	10:00	24th	Very Poor	5	5	5	F	Fail
39	Paul Hall	11/8/20	10:00	24th	Very Poor	5	5	5	F	Fail	40	Sarah Scott	11/9/20	10:00	25th	Very Poor	5	5	5	F	Fail

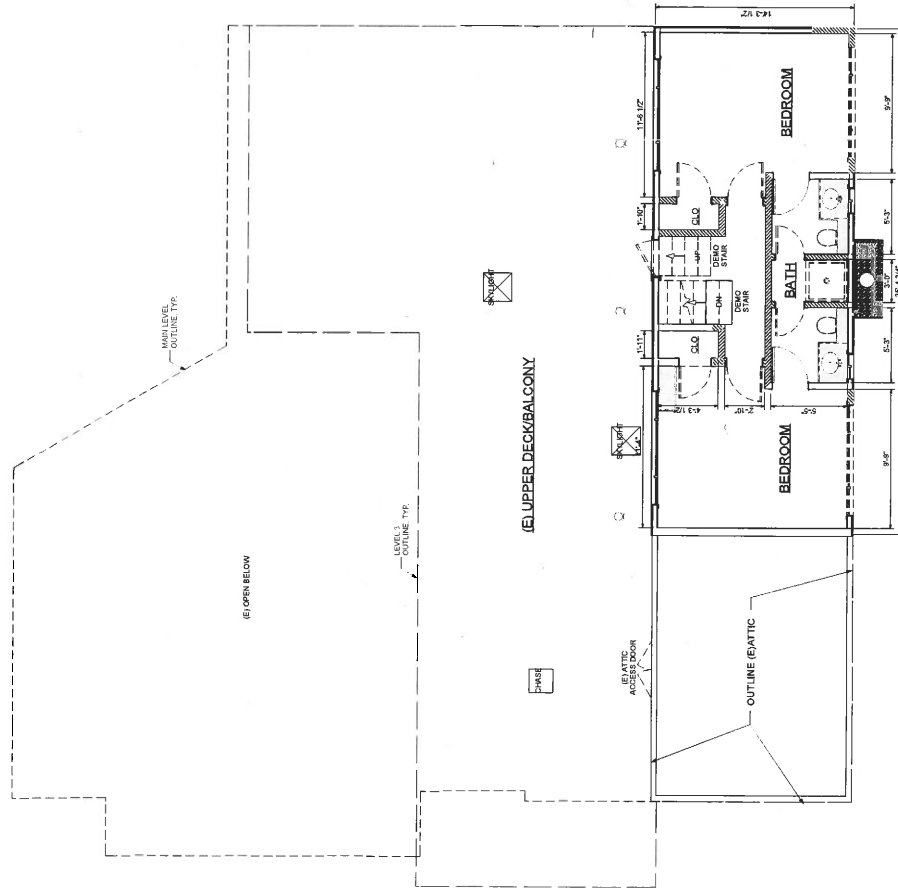
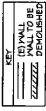
[illegible]

DOCUMENTS FROM ASSESSORS OFFICE
ALSO PROVIDED ON SEPARATE 8 1/2" x 11" SHTS

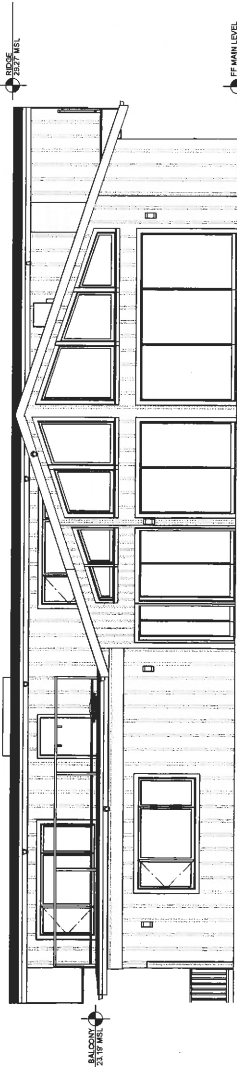


1 (E) MAIN & LOWER LEVEL FLR PLAN
Scale: 1/4"=1'-0"

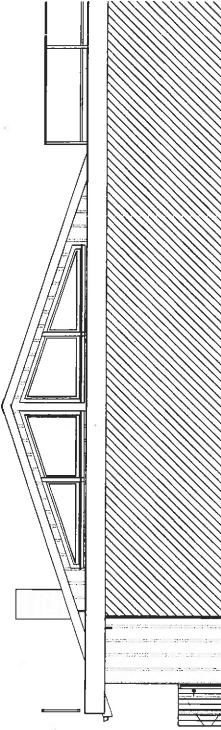
PRINTED 9/3/2020

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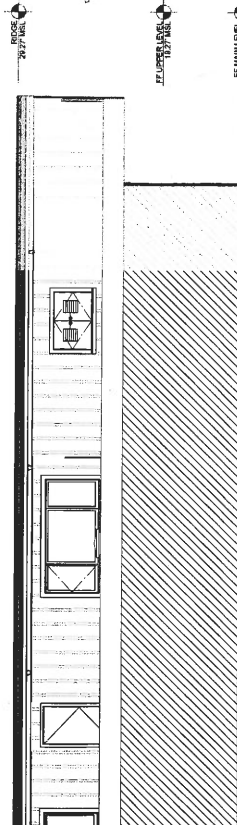
COASTAL PLAN CHK COMMENTS 2. SUBMITTAL SET 5/11/20 APM 054-191-78



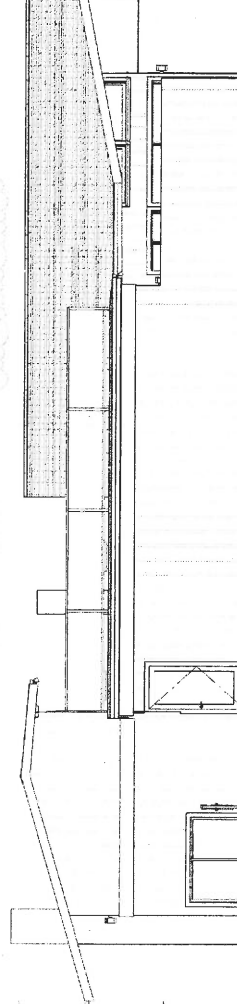
3 S.W./REAR EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



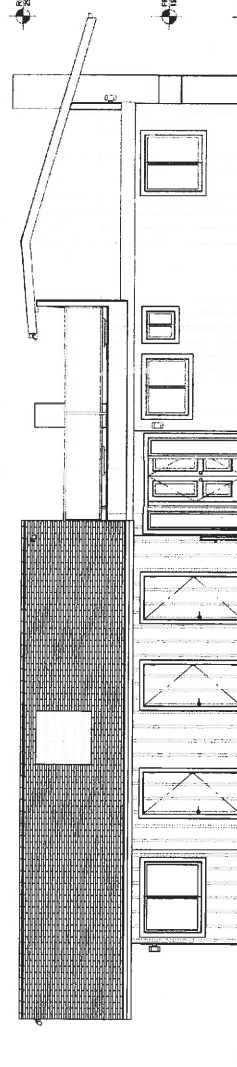
4 N.E./FRONT EXT. ELEVATION OF L.R.
Scale: 1/4"=1'-0"



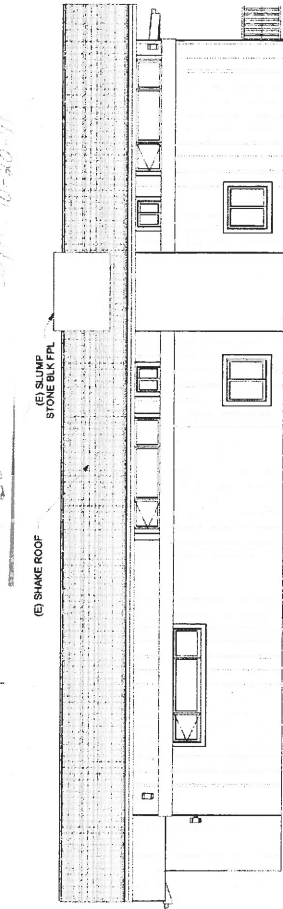
5 S.W./PARTIAL REAR EXT. ELEV. UPPER LEVEL
Scale: 1/4"=1'-0"



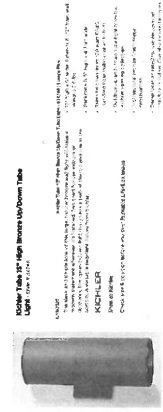
2 N.W./RIGHT EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



4 S.E./LEFT EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



1 N.E./FRONT EXTERIOR ELEVATION
Scale: 1/4"=1'-0"



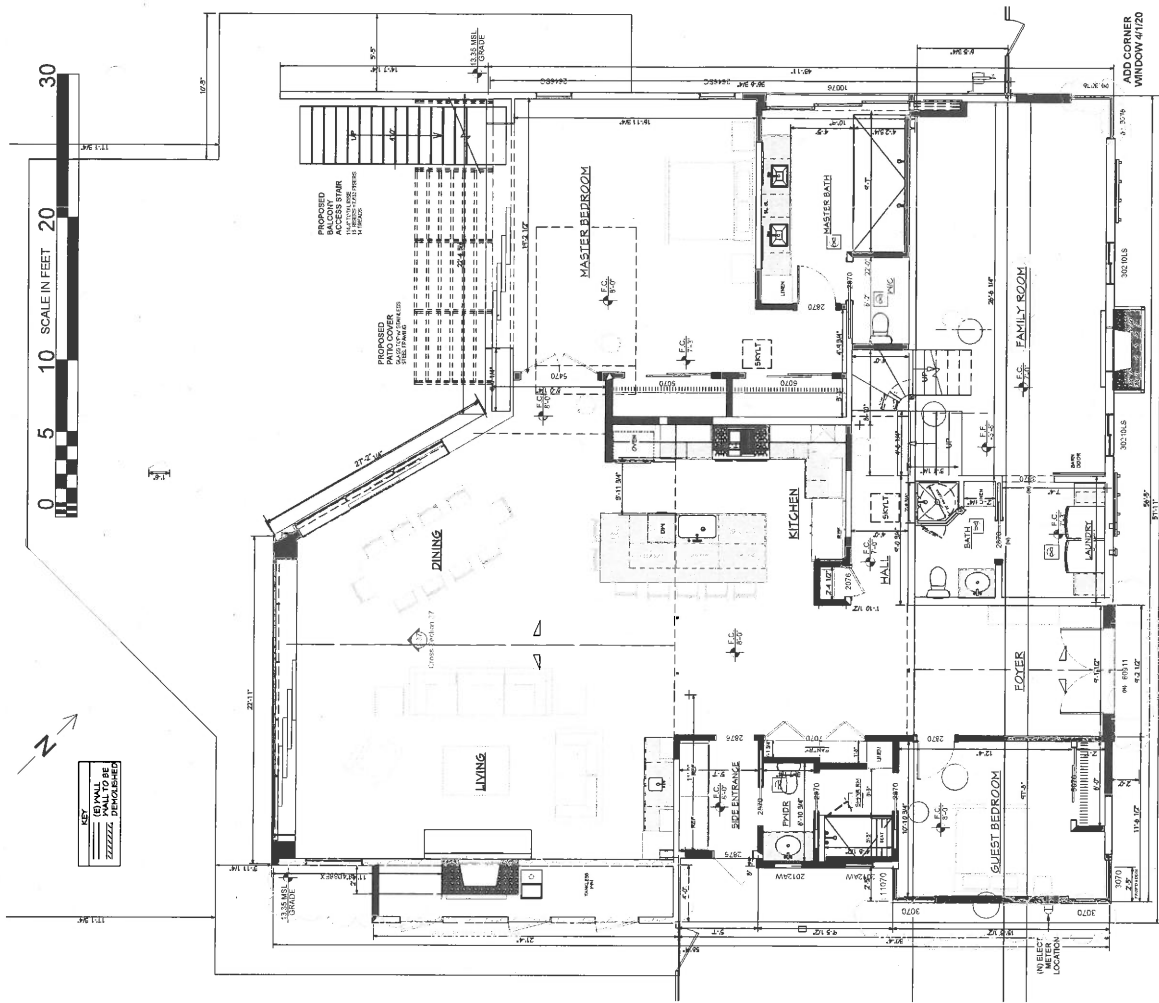
EXTERIOR WALL LIGHT FIXTURES

(E) 12" o.c. GROOVED SIDING



SCALE IN FEET 20 30

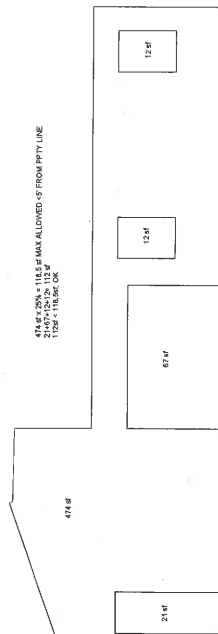
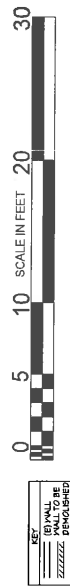
COASTAL PLAN CHK COMMENTS 2, SUBMITTAL SET 5/11/20 APN 054-191-78



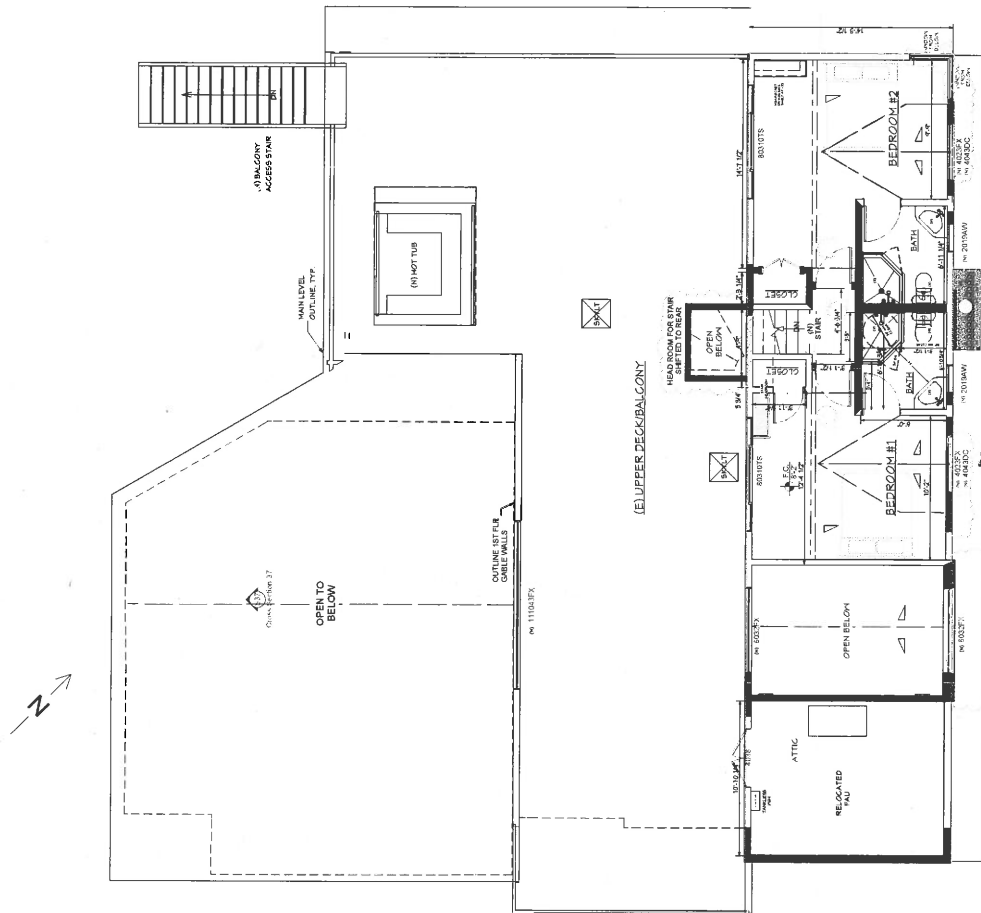
1 PROPOSED MAIN & LOWER LEVEL FLR PLANS
Scale: 1/4"=1'-0"

PROJECT DESCRIPTION: Finn Residence 900 Via Gavito Aptos, CA 95003		DRAWINGS PROVIDED BY: DeMattei Construction, Inc. 1794 The Alameda, San Jose, CA 95126 P: (408) 298-6889 F: (408) 298-5716 LIC # B-478455		DATE: 1/20/2020	SCALE: As Shown	DRAWN BY: J. DeMattei	SHEET: A4.1
SHEET TITLE: PROPOSED 1st & LOWER FLOOR PLANS		NO. DESCRIPTION 001000 1st Floor Plan 002000 2nd Floor Plan 003000 3rd Floor Plan 004000 4th Floor Plan 005000 5th Floor Plan 006000 6th Floor Plan 007000 7th Floor Plan 008000 8th Floor Plan 009000 9th Floor Plan 010000 10th Floor Plan 011000 11th Floor Plan 012000 12th Floor Plan 013000 13th Floor Plan 014000 14th Floor Plan 015000 15th Floor Plan 016000 16th Floor Plan 017000 17th Floor Plan 018000 18th Floor Plan 019000 19th Floor Plan 020000 20th Floor Plan 021000 21st Floor Plan 022000 22nd Floor Plan 023000 23rd Floor Plan 024000 24th Floor Plan 025000 25th Floor Plan 026000 26th Floor Plan 027000 27th Floor Plan 028000 28th Floor Plan 029000 29th Floor Plan 030000 30th Floor Plan 031000 31st Floor Plan 032000 32nd Floor Plan 033000 33rd Floor Plan 034000 34th Floor Plan 035000 35th Floor Plan 036000 36th Floor Plan 037000 37th Floor Plan 038000 38th Floor Plan 039000 39th Floor Plan 040000 40th Floor Plan 041000 41st Floor Plan 042000 42nd Floor Plan 043000 43rd Floor Plan 044000 44th Floor Plan 045000 45th Floor Plan 046000 46th Floor Plan 047000 47th Floor Plan 048000 48th Floor Plan 049000 49th Floor Plan 050000 50th Floor Plan 051000 51st Floor Plan 052000 52nd Floor Plan 053000 53rd Floor Plan 054000 54th Floor Plan 055000 55th Floor Plan 056000 56th Floor Plan 057000 57th Floor Plan 058000 58th Floor Plan 059000 59th Floor Plan 060000 60th Floor Plan 061000 61st Floor Plan 062000 62nd Floor Plan 063000 63rd Floor Plan 064000 64th Floor Plan 065000 65th Floor Plan 066000 66th Floor Plan 067000 67th Floor Plan 068000 68th Floor Plan 069000 69th Floor Plan 070000 70th Floor Plan 071000 71st Floor Plan 072000 72nd Floor Plan 073000 73rd Floor Plan 074000 74th Floor Plan 075000 75th Floor Plan 076000 76th Floor Plan 077000 77th Floor Plan 078000 78th Floor Plan 079000 79th Floor Plan 080000 80th Floor Plan 081000 81st Floor Plan 082000 82nd Floor Plan 083000 83rd Floor Plan 084000 84th Floor Plan 085000 85th Floor Plan 086000 86th Floor Plan 087000 87th Floor Plan 088000 88th Floor Plan 089000 89th Floor Plan 090000 90th Floor Plan 091000 91st Floor Plan 092000 92nd Floor Plan 093000 93rd Floor Plan 094000 94th Floor Plan 095000 95th Floor Plan 096000 96th Floor Plan 097000 97th Floor Plan 098000 98th Floor Plan 099000 99th Floor Plan 100000 100th Floor Plan		BY DATE J. DeMattei 1/20/2020			

PRINTED 9/3/2020



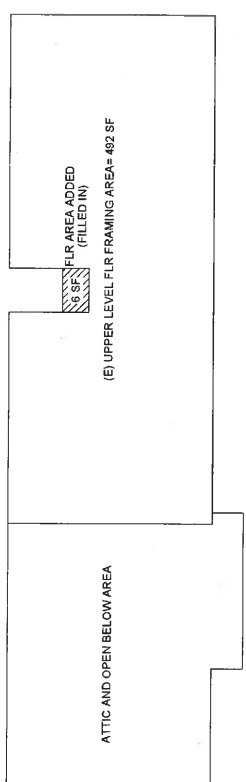
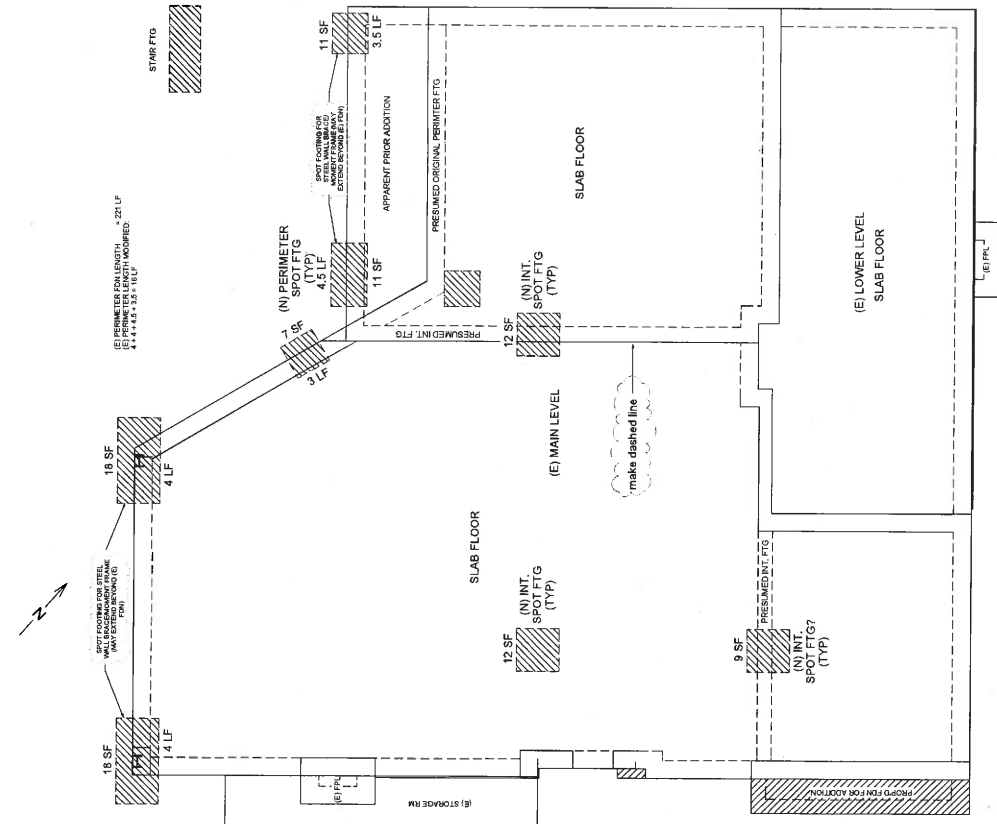
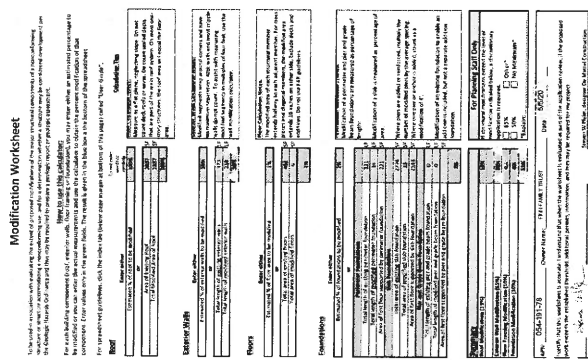
RIGHT ELEVATION WINDOW/DOOR AREA STUDY



1 PROPOSED UPPER LEVEL FLR PLAN

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

PROJECT DESCRIPTION: 1794 The Alameda, Santa Jose, CA 95128 Demolition provided by: Demmett Construction, Inc. Lic. # B-874455 P: (408) 285-6688 F: (408) 285-6716 C: (408) 285-6716		DATE: 1/20/2020		SCALE: As Shown		DRAWN BY: J. G.		SHEET: A4.2	
SHEET DESCRIPTION: PROPOSED 2ND FLOOR		PLN 900 Via Gavota Apts. CA 95003		NO DESCRIPTION		DATE 1/15/2020		DATE 1/15/2020	
YES 1/15/2020		NO 1/15/2020		NO 1/15/2020		NO 1/15/2020		NO 1/15/2020	



UPPER LEVEL FLR PLAN

FOUNDATION PLAN

FOUNDATION AND FLOOR MODIFICATION CALCULATIONS

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

NOTE: LOT IS WITHIN 4" OF FLAT
AROUND PERIMETER OF
BUILDING THUS NO CONTOUR
LINES SHOW

140 sf ROOF AREA OF EAVES >3'
(DASHED ANGLE HATCH FILL)
IF EAVE >7.5' TALL + >3' FROM
BDG + >1/3 OF LENGTH OF SIDE
THEN COUNT 2/3 OF 140 SF AS
FLR AREA = 93 SF

(N)FLAT DECK MATERIAL:
IB ROOF SYSTEMS 'IB
DECK SHIELD'

sf ROOF AREA OF EAVES >3'
DASHED ANGLE HATCH FILL)
DOES NOT COUNT AS
ADDITIONAL FLR AREA

Scale: 1/8"=1'-0"

ROOF AREA CALCULATIONS PER
MODIFICATION WORKSHEET CRITERIA

SLOPED ROOF MATERIAL:
CALIFORNIA SLATE "BRAZILIAN
MULTI COLOR SLATE"



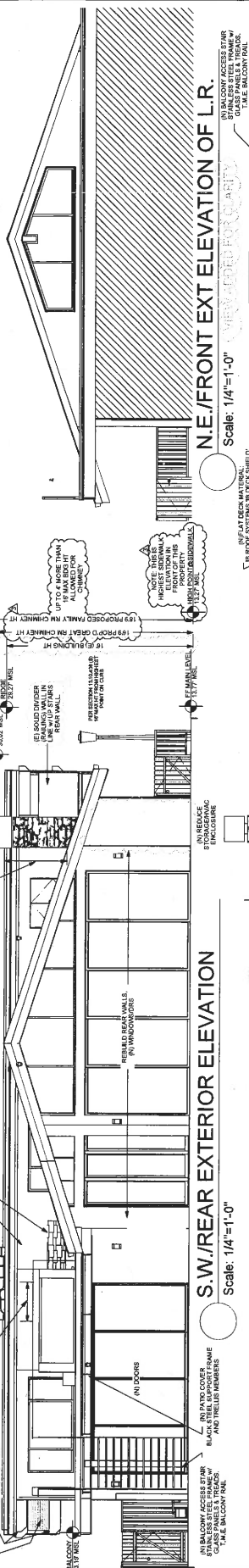
ROOF PLAN w/ TOPO CONTOURS AND SPOT ELEVATIONS
Scale: 1/4"=1'-0"

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

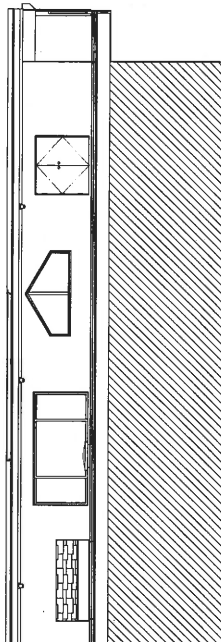
PRINTED 9/3/2020

[illegible]

BOTTOM OF RIGHT FRONT SIDE OVERHANG
 CANTILEVER ROOF BEAMS TO SUPPORT OVERHANG
 FULL-LINED BALCONY ACCESS DR.
 GAS FIRE HOT TUB
 ROOF SHED FOR STAIR HEADROOM



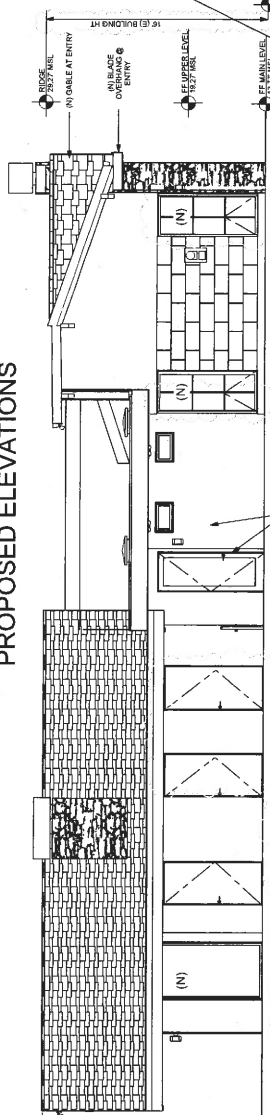
S.W./REAR EXTERIOR ELEVATION



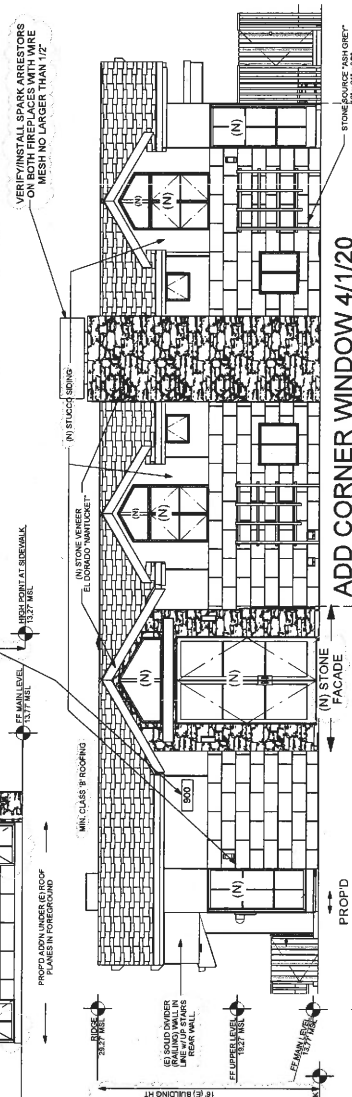
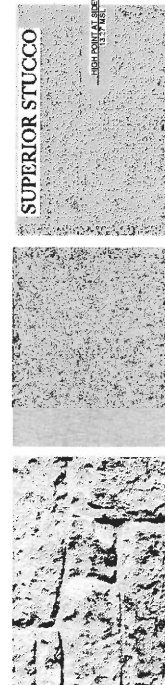
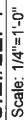
PARTIAL S.W./REAR EXT. ELEV. UPPER LEVEL



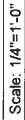
PROPOSED ELEVATIONS



(N) DOOR & WINDOW OPENING



N.E./FRONT EXTERIOR ELEVATION



ALL (N) 'KOLBE' VISTALUXE'
WINDOWS AND DOORS
LIGHT ALUMINUM COLOR
CLAD EXTERIOR

New and existing buildings shall have and maintain approved address numbers where shown, building numbers or approved building identification plans in a position that is plainly legible and visible from the street or official address location. Address numbers shall be provided in contrast with their background. Where required by the official address location, address numbers shall be provided in addition to the building identification plan. Address numbers shall be Arabic numbers of alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road, the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

[illegible]

PROPOSED ELEVATIONS

DESCRIPTION:
Finn Residence
900 Via Gaviola
Aptos, CA 95003

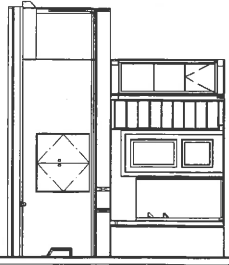
DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
 1794 The Alameda, San Jose, CA. 95126
 P: (408) 295-7516
 F: (408) 286-6589
 LIC.# B-478455

DATE: 1/20/2020
SCALE: As Shown
DRAWN BY: J. SWP
SHEET: 6

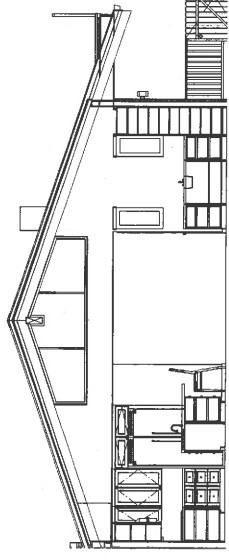
A5.1

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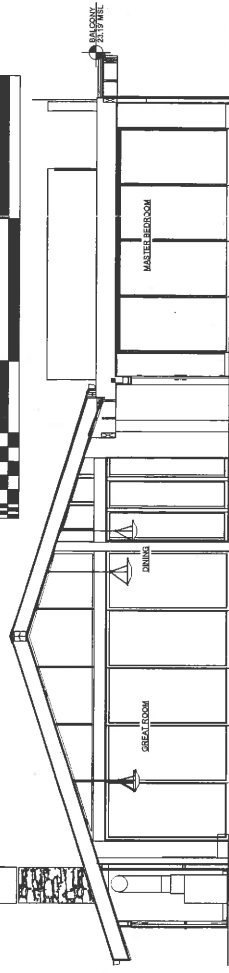
COASTAL PLAN CHK COMMENTS 2. SUBMITTAL SET 5/11/20 APM 054-191-78



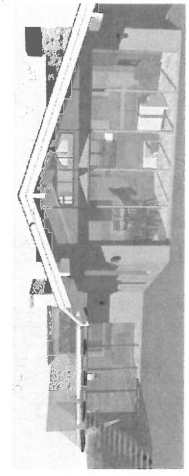
ELEV. GUEST BR.
REAR WINDOW



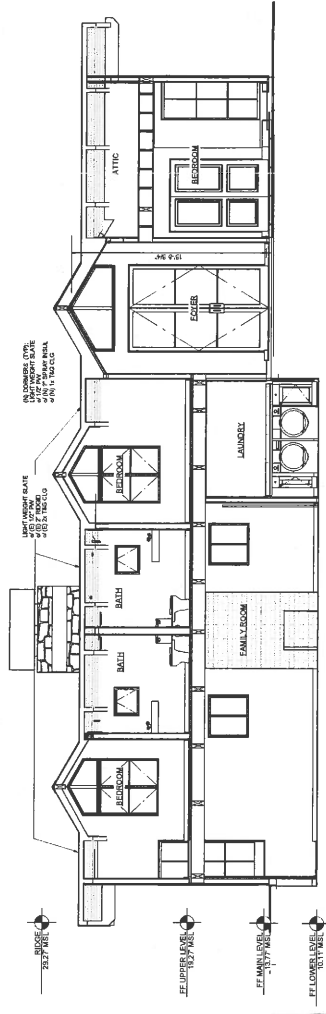
2 SECTION SIDE TO SIDE LOOKING FRONT
Scale: 1/4"=1'-0"



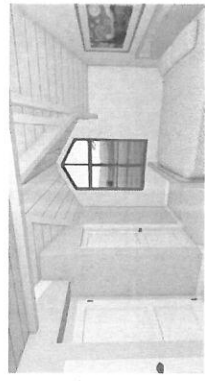
2 SECTION SIDE TO SIDE LOOKING BACK
Scale: 1/4"=1'-0"



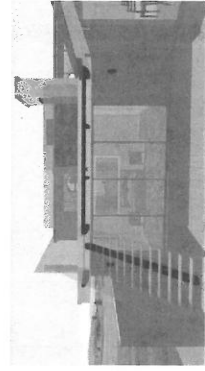
REAR RENDERING



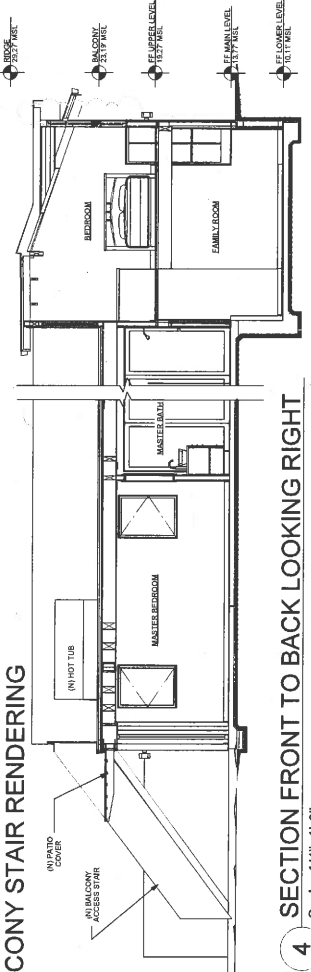
3 SECTION SIDE TO SIDE LOOKING FORWARD
Scale: 1/4"=1'-0"



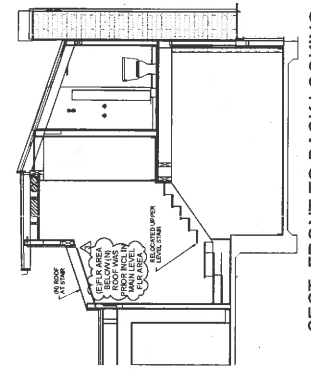
RENDERING 2ND FLR
BEDROOM WINDOW



BALCONY STAIR RENDERING



4 SECTION FRONT TO BACK LOOKING RIGHT
Scale: 1/4"=1'-0"



5 SECT. FRONT TO BACK LOOKING
RT @ RELOCATED STAIR
Scale: 1/4"=1'-0"

NO.	DESCRIPTION	DATE
1	REVISION	5/11/20
2	REVISION	5/11/20
3	REVISION	5/11/20
4	REVISION	5/11/20
5	REVISION	5/11/20
6	REVISION	5/11/20
7	REVISION	5/11/20
8	REVISION	5/11/20
9	REVISION	5/11/20
10	REVISION	5/11/20

SECTION	TITLE
SECTION 1	SECTION 1
SECTION 2	SECTION 2
SECTION 3	SECTION 3
SECTION 4	SECTION 4
SECTION 5	SECTION 5

PROJECT DESCRIPTION:
Finn Residence
900 Via Gavito
Aptos, CA 95003

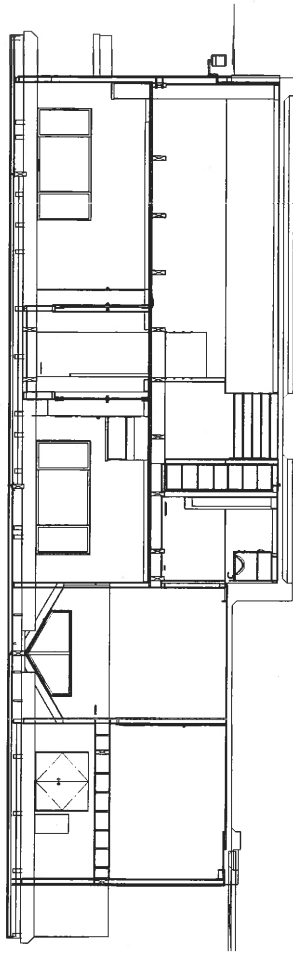
DRAWINGS PROVIDED BY:
Demetel Construction, Inc.
1784 The Alameda, Santa Clara, CA 95050
LIC # B-476455
P: (408) 298-6869
F: (408) 298-7516

DATE: 1/20/2020
SCALE: As Shown
DRAWN BY: J. L. L.
SHEET: 5

A5.2

PRINTED 9/3/2020

COASTAL PLAN CHK COMMENTS 2. SUBMITTAL SET 5/11/20 APM 054-191-78



2 SECTION SIDE TO SIDE LOOKING BACK TO FRONT

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

PROJECT DESCRIPTION: Finn Residence 900 Via Gavota Aptos, CA 95003		DEMATTEI Construction, Inc. 1794 The Alameda, San Jose, CA, 95126 P: (408) 285-7516 F: (408) 285-6889 LIC # B-475655		DATE: 1/20/2020		SCALE: As Shown		DRAWN BY: J. J. J.		SHEET: A5.3	
SECTIONS SHEET TITLE:		NO. DESCRIPTION		BY DATE		DATE 1/20/2020		SCALE As Shown		DRAWN BY J. J. J.	
REVISIONS		NO. DESCRIPTION		BY DATE		DATE 1/20/2020		SCALE As Shown		DRAWN BY J. J. J.	

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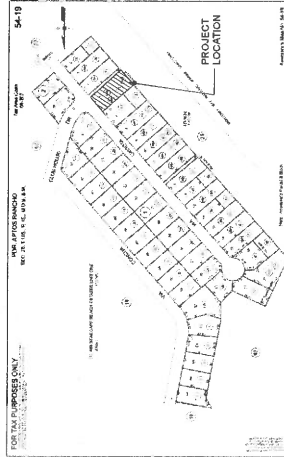
LOT #75 LEFT SIDE



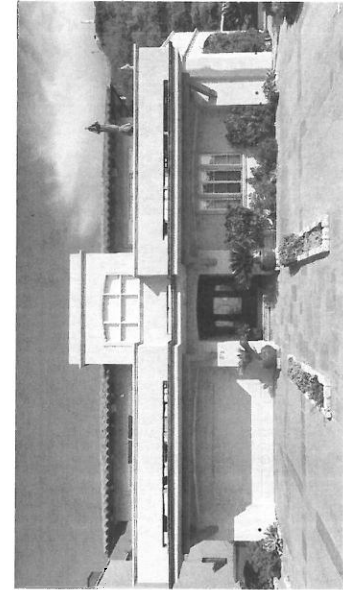
LOT #78 SUBJECT
STREETSCAPE PICS



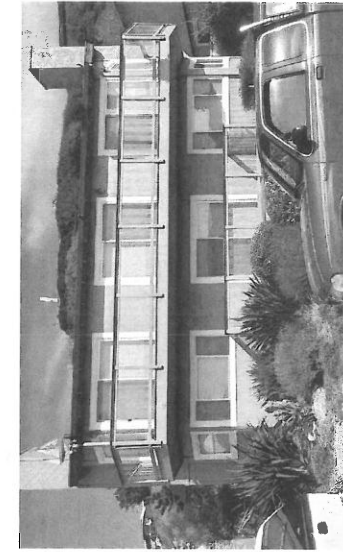
LOT #48 RIGHT SIDE



LOT # 19 ACROSS LEFT



LOT #18 ACROSS

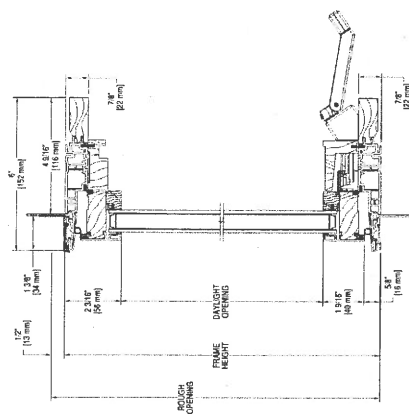


LOT #1 ACROSS RIGHT

PROJECT DESCRIPTION: Finn Residence 900 Via Gavito Aptos, CA 95003		DRAWINGS PROVIDED BY: DeMattei Construction, Inc. 1794 The Alameda, San Jose, CA 95126 P: (408) 296-6589 F: (408) 296-6589 LIC # B-478455		SHEET: 10-10
SHEET TITLE: STREETSCAPE PICS		DATE: 1/20/2020		SCALE: As Shown
NO. DESCRIPTION 10-10 STREETSCAPE PICS		DRAWN BY: J. DeMattei		CHECKED BY: J. DeMattei
BY DATE J. DeMattei 1/20/2020		DATE: 1/20/2020		SCALE: As Shown

WINDOWS AND EXTERIOR DOORS

ALL (N) 'KOLBE' VISTALUXE'
LIGHT ALUMINUM COLOR
CLAD EXTERIOR



Product Description:
IB DeckShield is a high performance, non-slip, anti-slip, and anti-scratch surface finish for concrete and masonry surfaces. It is applied in a liquid form and cures to a hard, durable finish.

Features:
• Non-slip, anti-slip, and anti-scratch surface finish
• Applied in a liquid form and cures to a hard, durable finish

Use:
IB DeckShield is used on concrete and masonry surfaces to provide a non-slip, anti-slip, and anti-scratch surface finish.

Application:
IB DeckShield is applied in a liquid form and cures to a hard, durable finish.

Notes:
IB DeckShield is a high performance, non-slip, anti-slip, and anti-scratch surface finish for concrete and masonry surfaces.

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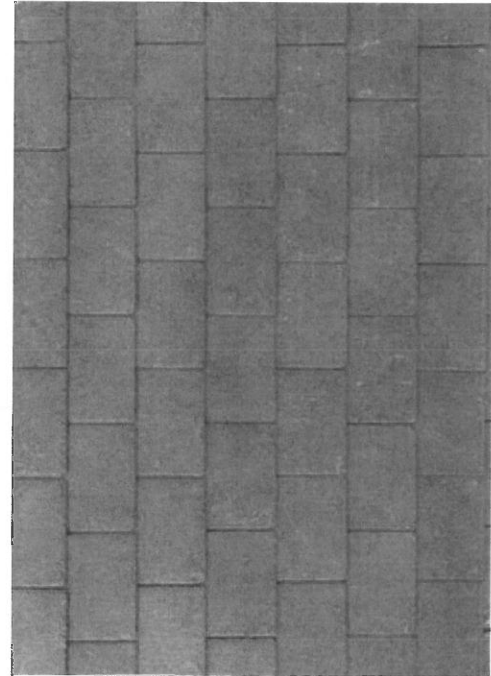
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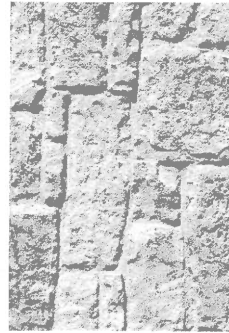
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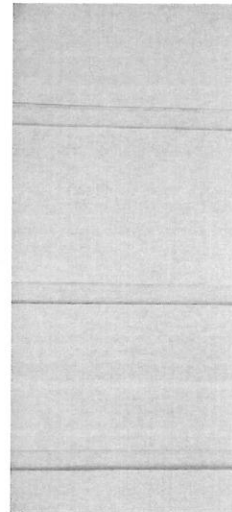


SLOPED ROOF MATERIAL:
CALIFORNIA SLATE "DEL CASTILLO GREY SLATE"



ELDORADO STONE
'NANTUCKET'

FLAT DECK MATERIAL:
IB ROOF SYSTEMS 'DECK SHIELD'



(E) SIDING

NOTE:
ADD 1" x 2 1/4" SURFACE BATTS
12" o.c. of (N) SIDING (TYP)
SAME COLOR AS (E) SIDING

SHEET TITLE:
ARCHITECTURAL
MATERIALS

PROJECT DESCRIPTION:
Finn Residence
900 Via Gavista
Aptos, CA 95003

DRAWINGS PROVIDED BY:
DeMattei Construction, Inc.
1794 The Alameda, San Jose, CA 95126
P: (408) 285-7516
F: (408) 285-6589
LIC # S-476455

DATE:
1/20/2020

SCALE:
As Shown

DRAWN BY:
As Shown

CHECKED BY:
As Shown

SHEET:
A8.1

PRINTED 9/3/2020

FOR TAX PURPOSES ONLY

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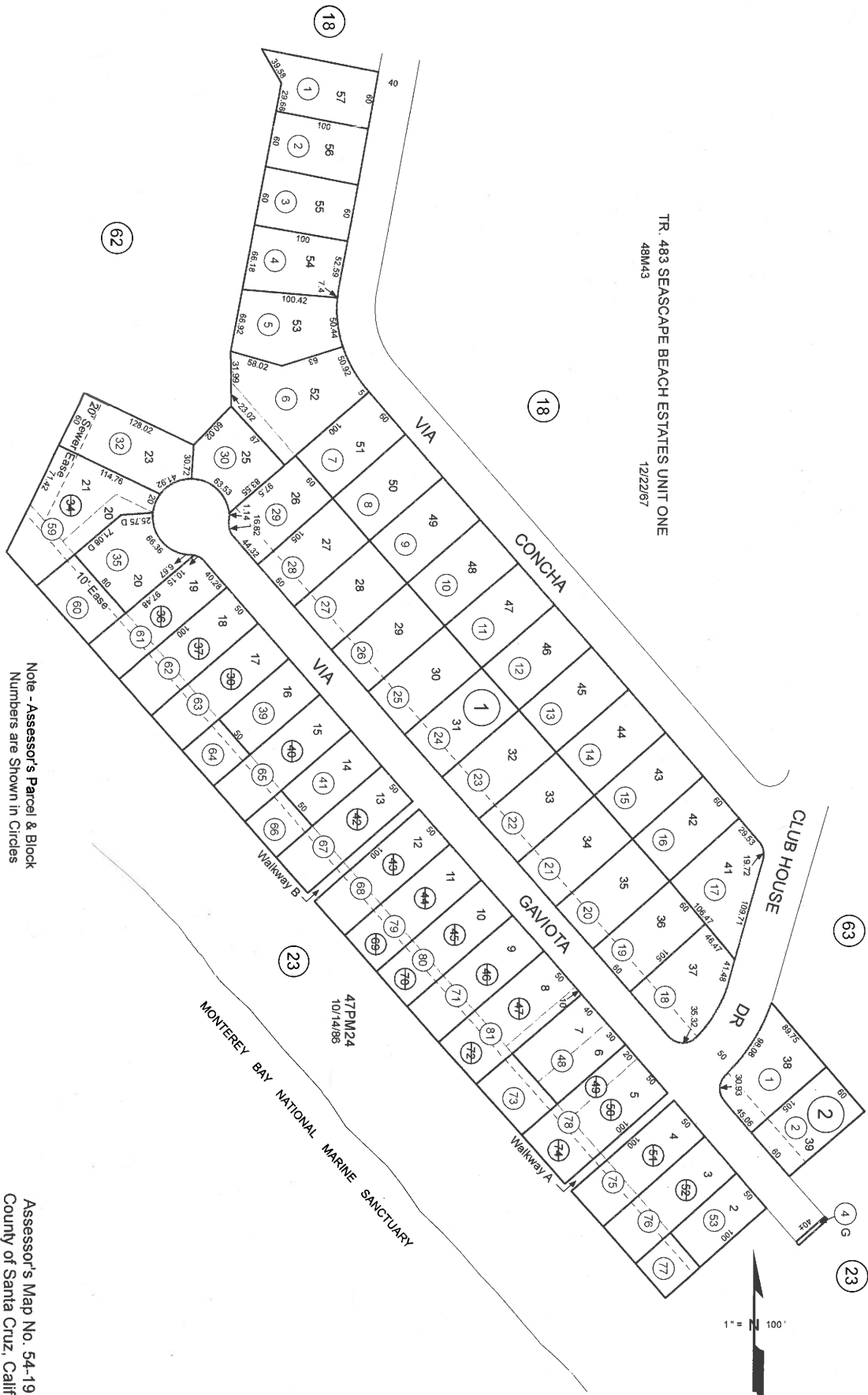
POR. APTOS RANCHO

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

Tax Area Code
69-267

54-19

Electronically redrawn 10/10/00 KSA
Rev. 10/10/00 KSA (Por. to Pg. 62)
Rev. 6/15/01 mvm (changed page refs.)
Rev. 6/29/06 CB (Comb Form, 1-81)
Rev. 6/4/2019 AN (por. to page 23)



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

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

Aerial Location Map (900 Via Gaviota)



Project Site

CLIFF DR
EAST TOWNSEND DR

CLUBHOUSE DR

PINEHURST DR
DOLPHIN DR

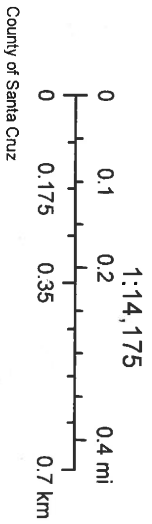
SEASCAPE BL
SUMMER AV

BONITA DR

August 21, 2020

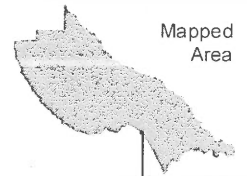
Major Roads

Major Roads

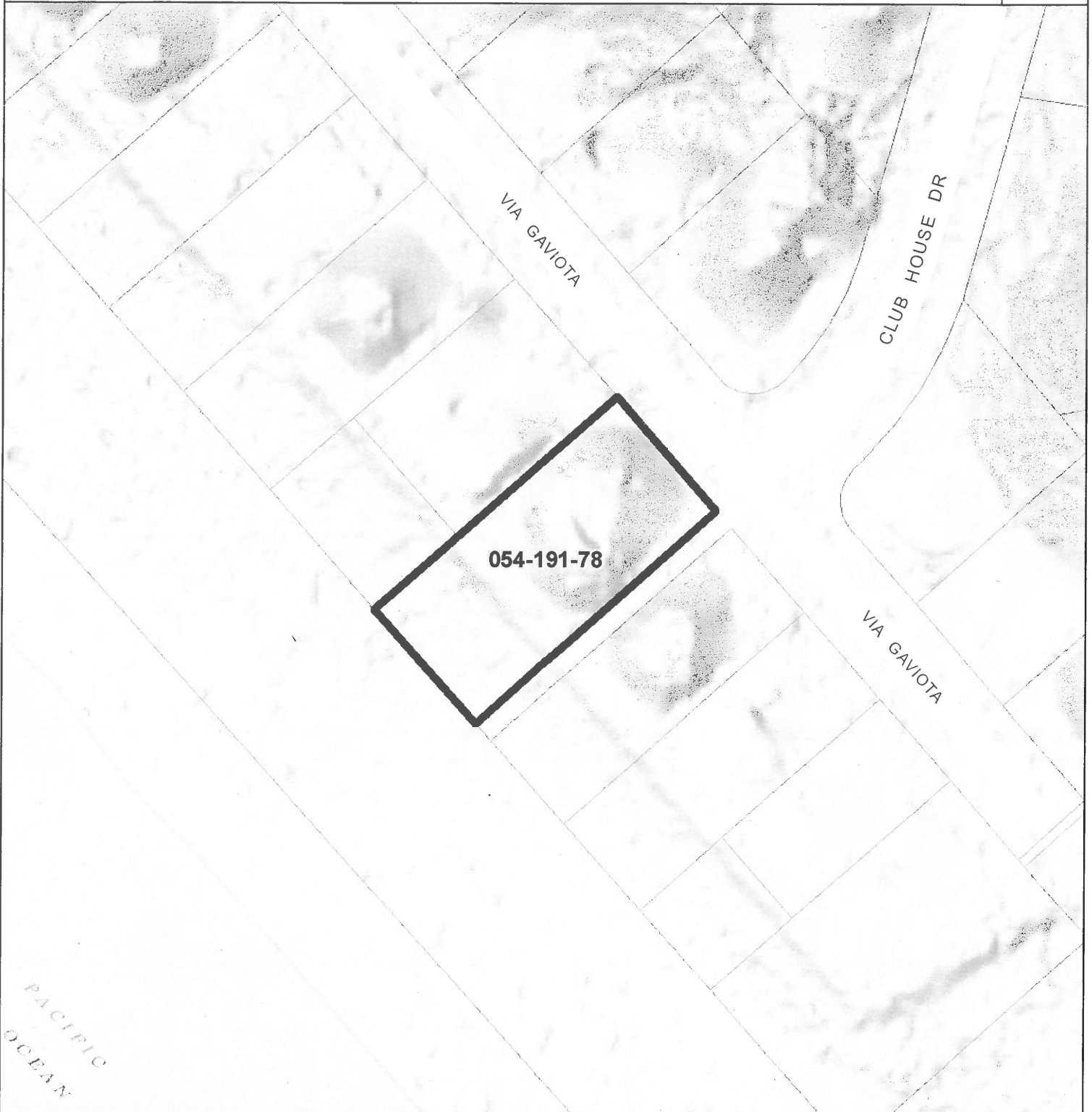




Parcel Location Map



Mapped
Area



Parcel: 05419178

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 21 Aug. 2020

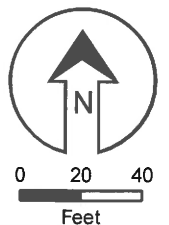


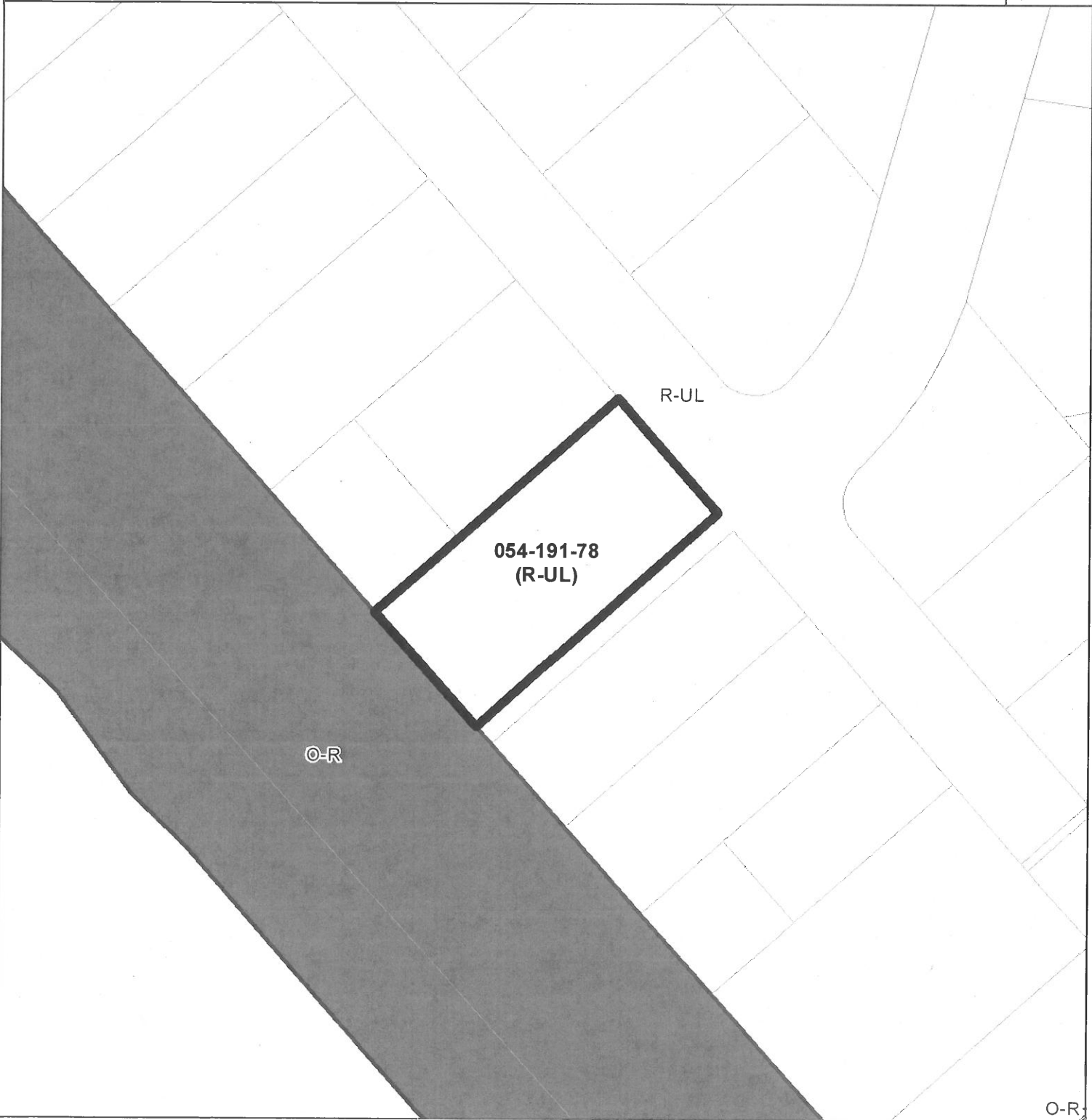
EXHIBIT E



Parcel General Plan Map



Mapped Area



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

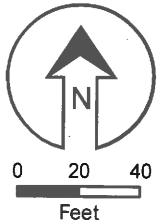
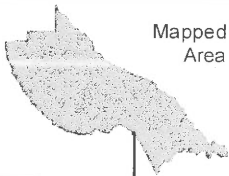
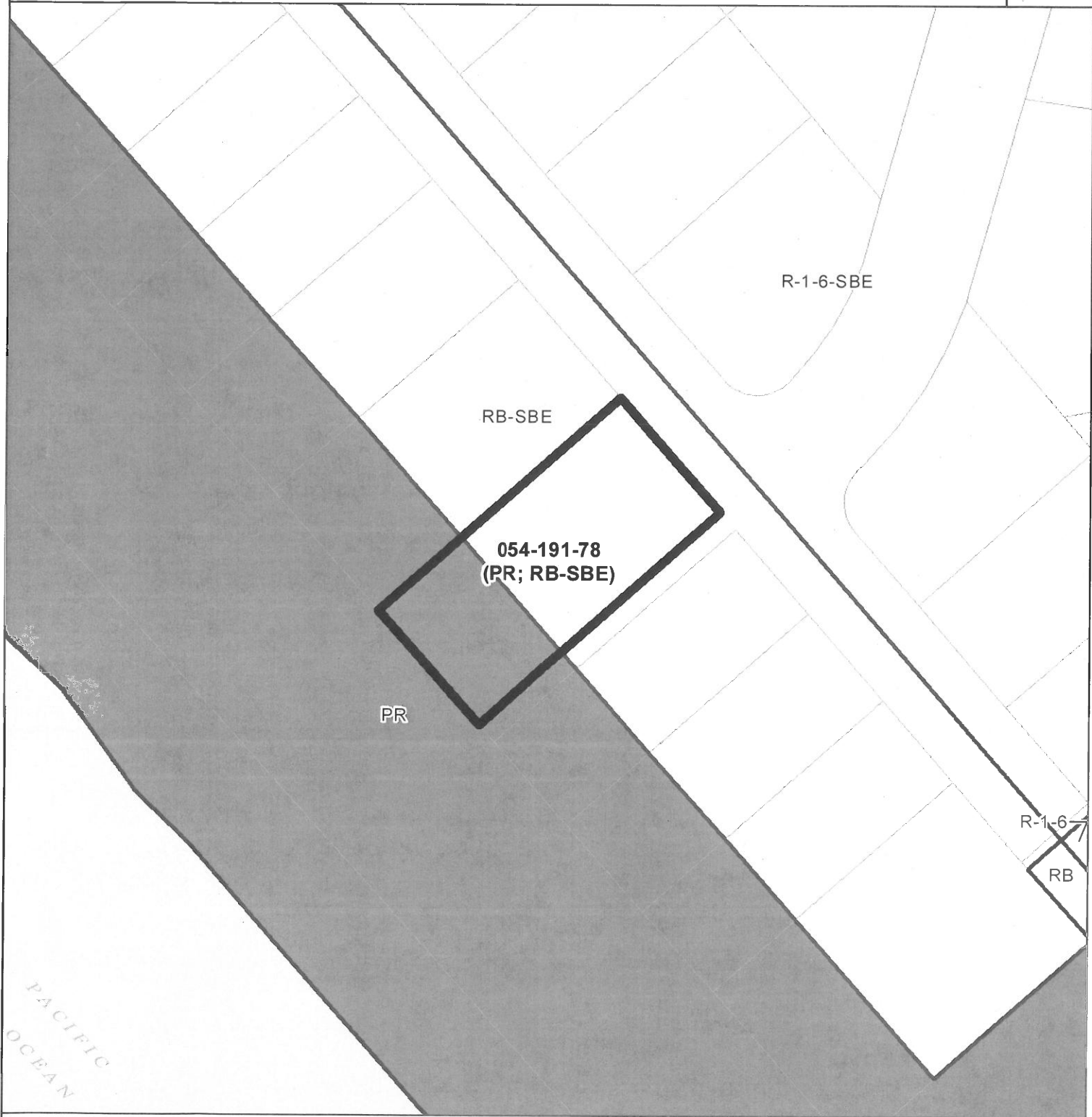


EXHIBIT E



Mapped
Area

Parcel Zoning Map



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

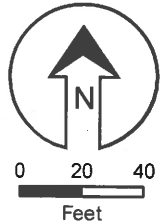


EXHIBIT E

Application #: 28392
APN: 054-191-78
Owner: Finn Family LLC

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
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Zone 6

Parcel Information

Parcel Size:	9,800 square feet, net site area
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Clubhouse Drive
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	PR; RB-SBE (Parks, Recreation and Open Space; Single-Family Ocean Beach Residential-Seascape Beach Estates)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u> </u> No

Technical Reviews: N/A

Environmental Information

Geologic Hazards:	Flood Zone
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	8 cubic yards
Tree Removal:	No trees proposed to be removed
Scenic:	Scenic
Archeology:	Not mapped/no physical evidence on site