



Staff Report to the Zoning Administrator

Application Number: **201231**

Applicant: Matson Britton Architects

Owner: Raquel & John Voris

APN: 038-461-15

Site Address: 761 Las Olas Drive, Aptos

Agenda Date: February 19, 2021

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing single-family dwelling and construct a new two-story single-family dwelling.

Location: Property is located on the west side of Las Olas Drive approximately 900 feet north of the entrance gate (761 Las Olas Drive).

Permits Required: Coastal Development Permit, Variance to reduce the minimum 20 foot front yard and garage setbacks to zero feet, Variance to increase the building height from 28 feet to 33 feet, Variance to utilize more than 50% of the front yard for parking, and an over-height fence certification for construction of a six foot high fence in the front yard

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 201231, based on the attached findings and conditions.

Project Description & Setting

The subject property is located approximately 900 feet northwest of the private gate separating Seacliff State Beach campground and the Las Olas Drive neighborhood, a strip of 29 residential parcels situated between the beach and base of a coastal bluff. Approximately 5,000 square feet of the 10,300 square foot parcel consist of beach sand and rip rap.

The property is developed with an approximately 1,300 square foot single-family dwelling which was constructed in 1940. The one-story, three-bedroom home sits approximately 40 feet back from the rock revetment and abuts the 20-foot-wide Las Olas Drive right-of-way, resulting in a home that is non-conforming to front and side yard setbacks and lacking any on-site parking.

The proposed replacement home is a 3,798 square foot, two-story, four-bedroom home with an attached two-car garage. A new ground level deck and boardwalk are proposed on the seaward

side of the home. With the exception of the garage, the home will be elevated on piers for compliance with County and FEMA flood regulations. The increased height (to a maximum of 33 feet) resulting from the foundation design and the proposed reduction of the front yard and garage setbacks (from 20 feet to zero) require Variances to site standards. The proposed on-site parking requires a Variance to allow for parking in excess of 50% of the front yard area and the pedestrian gate on the inland side of the home requires an over-height fence certification for fencing in excess of three feet in the front yard. Because of the site's location with the Coastal Zone, a Coastal Development Permit is required.

Zoning & General Plan Consistency

The subject property is a 10,300 square foot lot, located in the R-1-8 (Single-Family Residential, 8,000 square foot parcel size) zone district, a designation which allows residential uses. The proposed single-family residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL, O-R (Urban Low Residential Density, Parks, Recreation, and Open Space) General Plan designations. Approximately 1,000 square feet of the 10,300 square foot property are deducted from the site area, a result of the County Code definitions for net site area (13.10.700-N), which deducts rights-of-way from gross site area. On properties located at the toe of a bluff or on beachfront, conditions both present on the project site, land seaward of the mean high tide line is also deducted from net site area. However, as noted in the project plans (Exhibit D), the mean high tide line is seaward of the property line.

The proposed lot coverage (39.9%) and floor area ratio (35.7%) are in compliance with development standards for the R-1-8 zone district. As noted above, Variances are requested for the building height, front yard setback, garage setback, and to exceed the 50% limit on parking within the front yard setback (see Variances section below).

Local Coastal Program Consistency

The proposed single-family residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, 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 property is not identified as a priority acquisition site in the County's Local Coastal Program. The project site is located between the shoreline and the first public road, but the site does not impede access to the shoreline and public coastal access is provided nearby at Seacliff State Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

The proposed design of the project complies with the Design Criteria specified in SCCC 13.20.130, including interesting and attractive design features. The roof lines on the front of the home are pitched while the roofline on the seaward side of the home is curved, providing visual interest in the roofline. The wall planes on the south side of the home are staggered with projections, alcoves, and varied heights which provide visual breakup on that side of the home.

Included in the proposal is new on-site landscaping, which will complement the development. Planters are proposed to span the north and south property lines from front yard setback to the

revetment on the seaward side of the property. The new, ground level deck at the rear of the home will have a matching planter spanning the base of the glass railing. Finally, new non-invasive beach plantings are proposed at the top of the existing rip rap which provides a transition from hardscape development to the natural beach.

Design Review

The project is subject to the County Design Review Ordinance, SCCC 13.11, which specifies that Design Review is required for new homes or additions of 500 square feet or more in Coastal special communities or sensitive sites. The project site, and the entirety of the Las Olas Drive neighborhood, is mapped as a scenic viewshed.

Several constraints on site affect the design of the structure. Most significantly, the home is located in an area subject to coastal floodwater inundation and is required to be elevated above the FEMA 100-year flood base flood elevation (BFE), a requirement which resulted in a request for a height Variance (see Variances section below). The proposed 33-foot maximum height is five feet above the limit for the zone district, which approximately correlates to the requirement for elevation above BFE. Another site-related constraint is the beachfront location, which limits the area available for development on the parcel. Although the parcel is about 10,000 square feet in area, only a relatively small area of the parcel is suitable for development. The proposed design locates development as far north as is possible.

The architect employed several techniques to reduce the structure's apparent mass and bulk resulting from the additional height and limited development area. The proposed roof line is varied, pitching outward at the front of the home while the rear of the home incorporates a curved roofline. The roof design provides visual relief from the rectangular design of the home. Horizontal paneling on the south side exterior walls deemphasizes the height while also providing improved aesthetics through the inclusion of varied materials. The roofline could potentially be lowered to comply with the 28-foot height limit, but the resulting design would be a flat-roofed, boxy structure.

In addition to the varied roofline and materials, the design of the home further minimizes the structure's mass through the inclusion of expansive windows on the seaward side of the home. The cantilevered deck breaks up the two-story plane of the seaward elevation without adding additional mass via deck supports. The color palette of dark gray, natural wood, and black will help the design visually recede into the existing built environment that lines Las Olas Drive.

The applicant provided a shadow study (Exhibit H) which indicates that the shading onto other properties is limited. During summer months, morning shading is limited to a small portion of the neighboring house (763 Las Olas Drive) while afternoon shading is almost imperceptible. Shading is most pronounced during winter mornings, resulting in moderate shading onto 763 Las Olas and rotating into Las Olas Drive in the afternoons. Short of limiting the property owner to a one-story home, the impacts of shading cannot be mitigated through any other design changes.

Variances

The project proposes Variances to setbacks, building height, and to the number of parking spaces in the front yard setback. These requests are based on the project site's location and proximity to

the ocean, which poses a significant hazard to the home during flood events.

Front Yard Setback The project proposes to reduce the front yard setback from the required 20 feet to zero feet. The purpose of this Variance is to locate the proposed dwelling on the highest elevations of the parcel to avoid the hazards associated with wave runup and flooding. Because the parcel's highest elevations are at the front (northeast side) of the parcel, the project includes a request to reduce the front yard setback. Virtually all the homes along Las Olas Drive are similarly developed and the proposed development would fit into the existing pattern of development.

Garage Setback Garages are required to be setback 20 feet from the right-of-way to preserve adequate line of sight for drivers backing into traffic. In this case, Las Olas Drive is a gated and private roadway with a low volume of traffic, so the reduced line of sight is not anticipated to be a safety hazard. Because of the flooding hazard associated with the parcel's location and as explained above, locating the garage at the parcel's highest elevations will minimize the potential loss of property.

Greater than 50% Parking in Front Yard Setback The proposed four-bedroom home requires three on-site parking spaces. Two spaces are provided within the garage and the third space is proposed as a parallel space in front of the home, which results in parking across nearly the entire front yard setback. The proposed parking situation is an improvement over existing conditions, where no on-site parking is provided. This pattern of parking is typical across Las Olas Drive, where most parking is provided via parallel spaces within the front yard setback. The parallel parking space surface is comprised of grass pavers which, when a car is not present, will provide visual relief to the front yard hardscaping.

Height Variance The proposed maximum height of the structure is 33 feet; the zone district maximum is 28 feet. Because of the parcel's location within FEMA's VE flood zone, there is a 1% chance of a flooding each year with the added hazard of storm-induced, high velocity, wave action. As a result, the parcel is subject to FEMA regulations which require the bottom of the first-floor structural members to be elevated at or above the base flood elevation (BFE). Base flood elevation at the project site ranges from three to five feet above existing grade. The new first-floor subfloor will be constructed 2.5 feet above BFE (approximately five feet above existing grade). Several other homes in the vicinity have received comparable Variance approvals, including 725 and 789 Las Olas Drive, which received height Variances to allow 30 and 32 feet, respectively.

Over-height Fence

The project includes the construction of new fences and access gates on the inland side of the home. The gates provide pedestrian access along the side of the house and are proposed to be within eight feet of the front property line on the southern end of the home and on the property line at the northern end of the home. While the proposed Variance for the garage reduces the front yard setback to zero, County fence regulations (SCCC 13.10.525) require an Over-height Fence certification for fences or walls in excess of three feet in the front yard. Both gates are outside of the sight distance triangles and would not affect sight distance in their respective locations.

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 **201231**, 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: Evan Ditmars
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3227
E-mail: evan.ditmars@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. Report review letters
- H. Shadow Study
- I. Photo Simulations
- J. Colors and Materials

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: 201231

Assessor Parcel Number: 038-461-15

Project Location: 761 Las Olas Drive, Aptos, CA 95003

Project Description: Proposal to demolish an existing single-family dwelling and construct a new single-family dwelling.

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: (831) 425-0544

- 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 2 – Replacement or Reconstruction (Section 15302)

F. Reasons why the project is exempt:

The proposed replacement home will be constructed on the same site as an existing dwelling and will operate in substantially the same capacity as the one it will replace.

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

Evan Ditmars, Project Planner

Date:_____

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-1-8 (Single Family Residential, 8,000 square foot parcel size), a designation which allows residential uses. The proposed single-family residence is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL, O-R (Urban Low Residential Density, Parks Recreation and Open Space) General Plan designations.

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 the project has been sited in accordance with deed restrictions contained in Book 200 Page 200 of the Official Records of the County of Santa Cruz which requires that any portion of any building be sited behind a line described in said deed and depicted on plan sheets P2, C-1, SU- and SU-2. Additionally, the project would not conflict with a public easement contained in the aforementioned deed which provides public access to the sand portion of the subject parcel as no development is proposed or allowed in this area of the parcel. Further, the project would not impede access to the 20-foot-wide right-of-way at the northeast side of the property known as Las Olas Drive.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site. The project site is located on, and is visible from, the beach but proposed project is a replacement to an existing dwelling and the design meets the criteria described in SCCC 13.20.130.

The project is sited and designed to be visually compatible and integrated with the character of the built environment. Las Olas Drive's southern side is lined with homes. Many of these homes are two or more stories in height and cover most of the parcels' limited developable area. There is no alternative location for the proposed development given the location of Las Olas Drive on the northeast portion of the parcel and the coastal hazards to the south. The project requires minimal grading and vegetation removal as the area of development is relatively flat. Las Olas Drive is a private and gated roadway. Given this, no public views from the road will be degraded. The project site is not located in one of the special communities specified in 13.20.140 through 13.20.149.

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 900 feet to the southeast

at Seacliff State 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-1-8 (Single Family Residential, 8,000 square foot parcel size) zone district, as well as the General Plan and Local Coastal Program land use designations. Developed parcels in the area contain single-family dwellings which vary in size and architectural and the design submitted is consistent with the pattern of new development within the surrounding neighborhood.

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

This finding can be made, in that although the project site is located between the shoreline and the first public road, the proposed single-family residence 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. See also Finding 2 above.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the right of way at the northeast side, rock revetment/beach to the southeast, and the site location within the VE floodplain creates a number of special circumstances which deprive the subject property the privileges enjoyed by other properties with identical zoning classifications. It is noted however, that the subject property and other homes in the immediate vicinity all contain similar site constraints. Variances are requested to allow a height of 33 feet where the zone district allows a maximum of 28 feet, a front yard setback of 0 feet where 20 feet is required, a garage setback of 0 feet where 20 is required, and paving in excess of 50% of the front yard setback area where the code limits paving to 50% of the area.

Because of the parcel's location within FEMA's VE flood zone, there is a 1% chance of a flooding each year with the added hazard of storm-induced, high-velocity, wave action. The structure is required to be elevated to be at or above base flood elevation (BFE), which lies at approximately five feet above existing grade. The required structural elevation results in a home that exceeds the 28-foot zone district maximum by five feet; a strict application of the zoning ordinance would result in a structure that is effectively limited to less than the 28-foot height limit allowed. Several other homes in the vicinity have received comparable Variance approvals, including 725 and 789 Las Olas Drive, which received height Variances to allow 30 and 32 feet, respectively.

The requested Variances to the front yard and garage setbacks, and the Variance to allow more than 50% parking in the front yard, are a result of the limited area for development found on site. Approximately half of the parcel is comprised of sand or seawall. To locate the home on the highest points of the parcel and as far from the ocean as possible, a Variance to the front yard setback is required. Development on the front half of the parcel minimizes the effects of wave runup and flooding. Other properties on Las Olas Drive are developed to a similar extent, with reductions to front yard setbacks and limited parking provided.

2. That the granting of the Variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made in that, if approved, the parcel continues to remain a residential parcel with one single-family dwelling constructed to prevailing standards. The Variances to height, setbacks, and parking area, will result in a moderately sized single-family dwelling which meets most of the development standards of the R-1-8 zone district. The request for Variances to the required front yard and garage setbacks does not affect the development on neighboring parcels.

A shadow plan (Exhibit H) provided by the applicant indicates that the proposed structure does not result in significant shading on adjacent properties throughout most of the year. The most pronounced shading occurs on December 21, when the structure would shade about half of the property to the north. The remainder of the year, shading onto other properties would be minimal

or non-existent.

Las Olas is a private and gated roadway with a low volume of traffic. Because of this, the Variance to reduce the garage setback from 20 feet to 0 feet is not anticipated to be detrimental to public health, safety, or welfare. The provision of three parking spaces where currently there are none will be beneficial to properties in the vicinity as it will increase the overall availability of parking in the area.

3. That the granting of such Variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that several homes in the vicinity which are subject to the same site constraints have had Variances approved. Specifically, 725 and 789 Las Olas Drive have approved height Variances to 30 and 32 feet. Most of the homes on Las Olas Drive are already developed with reduced front yard setbacks and other properties, including a home immediately adjacent to the project site, have been granted Variances to the front yard setback. As properties are redeveloped and become subject to the flood elevation requirement, it is anticipated that those projects will also require a height Variance. Therefore, the approval of the project would not constitute the granting of a special privilege for this property.

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 the recommendations of the submitted geology and geotechnical reports, the 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 single family residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-8 (Single Family Residential, 8,000 square foot parcel size) zone district as the primary use of the property will be one single-family residence that, with the exception of the requested Variances, 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, O-R (Urban Low Residential Density, Urban Open Space) land use designation in the County General Plan.

Other than the requested Variances, the proposed dwelling meets current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), including the requirements for lot coverage, floor area ratio, side and rear yard setbacks, and required parking. The proposed dwelling 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 dwelling is to be constructed on an existing developed lot. The expected level of traffic is anticipated to stay at the same level generated by the existing dwelling, i.e., one peak trip. As such, the project will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family residence is consistent with the land use intensity and density of the neighborhood. Las Olas Drive is lined on its southern side with single-family dwellings in a range of architectural styles, many of which are two or more stories and maximize the developable area. The proposed dwelling, when viewed from the beach, will visually read as integrated into this existing built environment. As other Las Olas Drive homes are redeveloped, they will also be required to comply with FEMA regulations, resulting in bulkier, taller homes.

The proposed home incorporates features to minimize the mass and bulk of the home, including the use of horizontal siding which deemphasizes the height of the structure, varied and interesting roof and wall planes, expansive fenestration, and a cantilevered deck which breaks up the seaward two-story wall plane. A shadow study (Exhibit H) submitted by the applicant shows minimal shading impacts to neighboring properties.

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 residence will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The design of the home attempts to minimize the mass through the inclusion of expansive windows on the seaward side of the home. The cantilevered deck on the seaward side also provides relief to the flat face on that side of the building without adding additional mass via deck supports. The roof design provides visual relief from the rectangular design in the rest of the structure, utilizing angled roof lines which pitch outward at the front of the home while the rear of the home incorporates a curved roofline. Horizontal paneling on the south side exterior walls provides relief in perceived height while also providing improved aesthetics through the inclusion of varied materials.

Conditions of Approval

Exhibit D: Project plans, prepared by Matson Britton Architects, revised 9/2/20.

- I. This permit authorizes the demolition of an existing dwelling and construction of a new single-family residence as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. Grading, drainage, and erosion control plans.

4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 5. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management, including the following conditions of approval provided in the completeness letter dated October 1, 2020:
1. The application submittal shall adhere to Part 3 Section C of the CDC and County Code 7.79. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 2. Final stormwater management plans and final construction cross-section details shall be submitted with the building permit application.
 3. A maintenance schedule shall be provided on the plans and shall include inspection frequency, signs of failure, and maintenance requirements for each of the stormwater mitigation features proposed.
 4. 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.
- C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Environmental Planning section of the Planning Department including the following:
1. Any structures located below the base flood elevation shall be constructed per FEMA's NFIP Technical Bulletin 5 found here: https://www.fema.gov/sites/default/files/2020-07/fema_tb5_free_obstruction_requirements.pdf

2. Submit a completed V-Zone Certificate prior to issuance of the Building Permit, and another completed V-Zone Certificate at rough frame inspection, and a FINAL V-Zone Certificate prior to final inspection.
3. Compliance with the provisions of subsections (H)(5)(c) and (d) of section 16.10.070 shall be certified by a registered professional engineer or architect and submitted to the Planning Director when the foundation work has been completed. Failure to submit elevation and structural certification may be cause to issue a stop-work notice for a project. The Planning Director shall maintain records of compliance with the elevation requirements.
4. The space below the lowest floor shall either be free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work or insect screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. For the purposes of this section, a breakaway wall shall be of non-masonry construction and have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which do not meet the above material and strength criteria may be permitted only if a registered professional engineer or architect certifies that the designs proposed will permit the breakaway wall to collapse under a water load less than that which would occur during the base flood and that the elevated portion of the building or supporting foundation system shall not be subject to collapse, displacement or other structural damage due to the effects of wind and water loads acting simultaneously on all building components. Such enclosed space shall be useable solely for vehicle parking, building access or storage, and shall not be a finished area or habitable area.
5. All project design and construction shall comply with the recommendations of the soils and geologic reports. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
6. Prior to building permit issuance, please submit Consultant Plan Review Forms (Form PLG-300) to Environmental Planning completed by both the project geotechnical engineer and the project geologist. The authors of the geotechnical and geology reports shall sign and stamp their respective completed forms. Please note that the plan review forms must reference the final plan set by last revision date.
7. "Notice of Geologic Hazards, Acceptance of Risk, Liability Release, and Indemnification" shall be recorded on the parcel with the format and content of that document to be reviewed and accepted by the County of

Santa Cruz prior to recordation. The Notice will provide for property owner (and all successors and assigns) agreement to an acknowledgement of coastal and geologic hazards, an acceptance of and assumption of risk, a waiver of liability against the County, and an indemnification of the County; the final language of such provisions will be consistent with the following:

- a. Coastal Hazards. That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, wave impacts, storm surges, tsunamis, tidal scour, coastal flooding and inundation, earthquakes, landslides and the interaction of same;
 - b. Assume Risks. To assume the risks to the Applicant and the properties that are the subject of this CDP of injury and damage from such coastal hazards in connection with the permitted development;
 - c. Waive Liability. To unconditionally waive any claim of damage or liability against the County, its officers, agents, and employees for injury or damage to the permitted development, occupants of the site, or the general public from such coastal hazards in connection with the permitted development;
 - d. Indemnification. To indemnify and hold harmless the County, its officers, agents, and employees with respect to the County's approval of the development against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement to the extent arising from any injury or damage in connection with the permitted development; and
 - e. Property Owner Responsible. That any adverse effects to property caused by the permitted development, as related to geologic/coastal hazards potential or actual effects, shall be fully the responsibility of the property owner. That costs of monitoring, maintenance, repair, abatement and/or future removal of structures shall be fully the responsibility of the property owner.
8. Coastal Hazards Response Alternatives. By acceptance of this permit, the applicant acknowledges and agrees, on behalf of itself and all successors and assigns, that:
- a. The approved single-family home replacement project will be constructed and may be used consistent with the terms and conditions of this permit for only as long as the approved development remains safe for occupancy and use. If coastal hazards result in an unsafe site or unsafe structure, the property

owner agrees to abate or address dangerous conditions in accordance with County regulations and/or Orders of the Chief Building Official and these Conditions of Project Approval. If all or any portion of improvements are deemed uninhabitable, the property owner agrees to remove the improvements and restore the affected area, unless an alternative response is proposed by the property owner and approved by the County of Santa Cruz, and also by the California Coastal Commission if the project location is within the Coastal Commission's primary jurisdiction. Alternative responses to coastal hazards may include pursuit of a Coastal Development Permit consistent with County Code regulations in Chapter 13.20 (Coastal Zone Regulations) and Chapter 16.10 (Geologic Hazards) and will be consistent with the LCP in effect at that time.

9. Requirement for Geotechnical and Coastal Hazards Reports. In the event that the beach sand underlying the proposed structure scours or recedes to a point where the site or structure is deemed unsafe by County regulations and/or the County Geologist, Civil Engineer, or Chief Building Official, the property owner shall undertake the following activities to determine whether selection and pursuit of a Coastal Hazards Response Alternative is required:
 - a. Retain a licensed geologist or civil engineer with experience in coastal processes and hazard response to prepare a geotechnical investigation and Coastal Hazards Report that addresses whether all or any portions of the residence and related development are threatened by coastal hazards, and that identifies actions that should be taken to ensure safe use and occupancy, which may include removal or relocation of all or portions of the threatened development and improvements, or other alternate response(s).
 - b. Agree to undertake activities to pursue an appropriate Coastal Hazards Response consistent with these Conditions of Approval and in accordance with adopted and applicable County of Santa Cruz and California Coastal Commission regulations. The geotechnical investigation and Coastal Hazards Report shall be submitted to the Executive Director of the California Coastal Commission, and to the Planning Director, Chief Building Official and County Geologist of Santa Cruz County. If the residence or any portion of the residence is proposed to be removed, the Applicant shall submit a Removal and Restoration Plan.
10. Removal and Restoration. If an appropriate government agency so orders, or as a result of the above-referenced geotechnical investigation and Coastal Hazards Report, it is determined that any portion of the approved development must be removed due to coastal hazards, the Applicant shall, prior to removal, submit two copies of a Removal and Restoration Plan to

the County of Santa Cruz Planning Director for review and approval. No removal activities shall commence until the Removal and Restoration Plan and all other required plans and permits are approved. If the Director determines that an amendment to this permit or separate grading and coastal development permits are legally required in order to authorize the activities, the Applicant shall as soon as immediately feasible submit the required application, including all necessary supporting information to ensure it is complete. The Removal and Restoration Plan shall clearly describe the manner in which such development is to be removed and the affected area restored so as to best protect coastal resources, and shall be implemented immediately upon Director approval, or County approval of the permit application, if necessary.

- F. Pay any applicable plan check fee of the Aptos/La Selva Fire Protection District and meet any requirements of the District, including the following conditions of approval provided in the incomplete letter sent dated July 31, 2020:
 - 1. As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and this agency.
- G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- H. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- I. Pay the current fees for Roadside and Transportation improvements for 1 bedroom. Currently, these fees are, respectively, \$3,000 and \$3,000 per bedroom.
- J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 4,000 square feet is \$10 per square foot.
- K. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- L. 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. 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 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.

(continued on next page)

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: _____

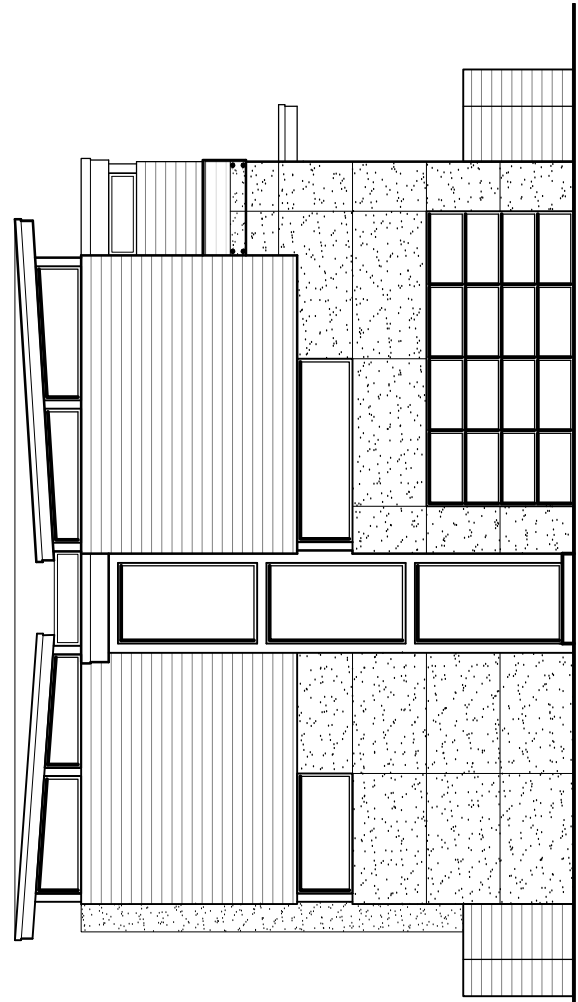
Effective Date: _____

Expiration Date: _____

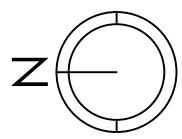
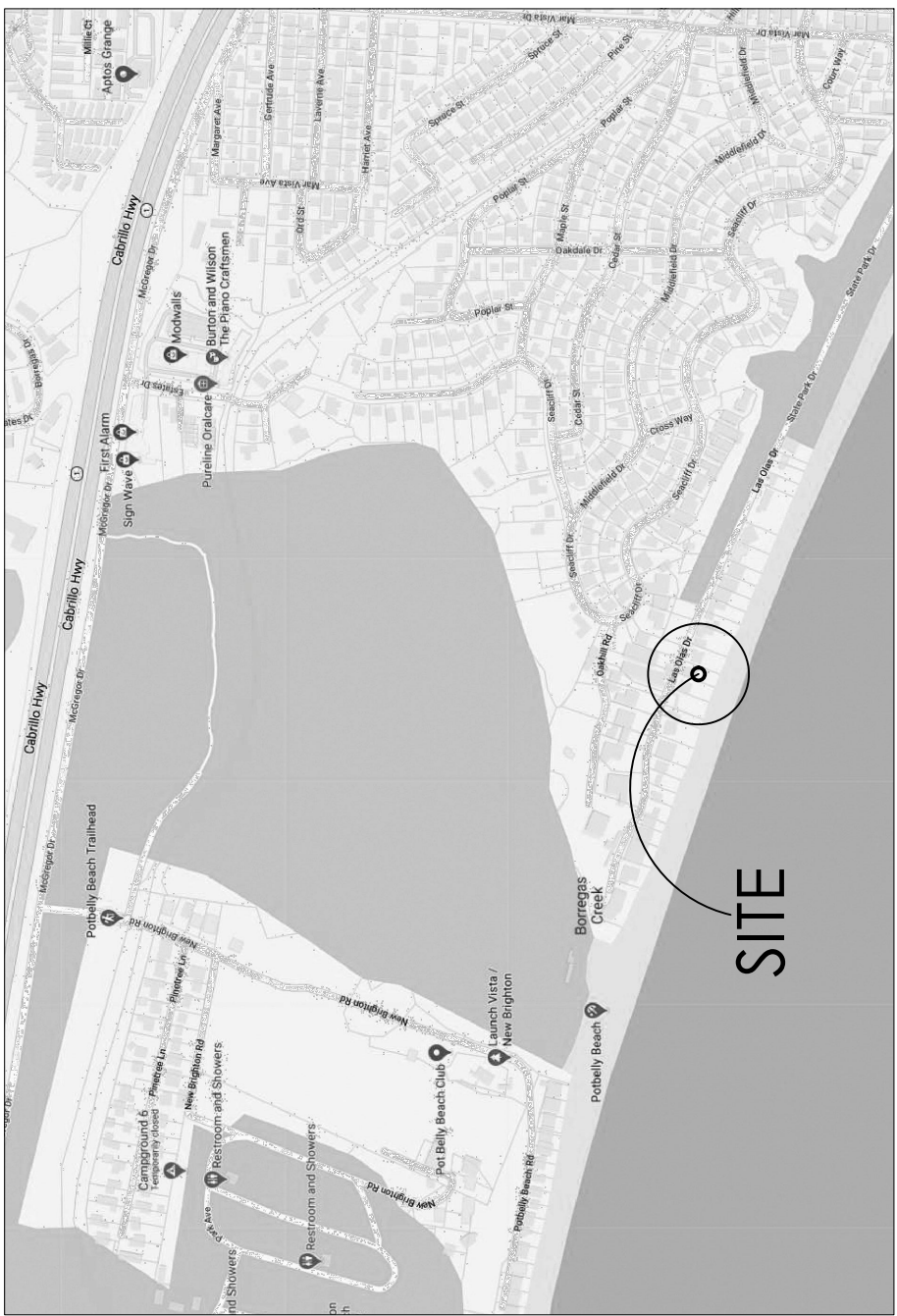
Jocelyn Drake
Deputy Zoning Administrator

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.

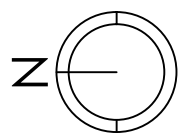
VORIS RESIDENCE



NEW RESIDENCE
761 LAS OLAS DRIVE
APTOS, CA 95003
APN: 038-461-15



VICINITY MAP



PARCEL MAP

&	AND	H.B.	HOSE BIB
L, A	ANGLE	HDR.	HEADER
@	AT	HDWR.	HARDWARE
	DEGREE	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	HT., H.	HEIGHT
(A)	ABOVE	I.D.	INSIDE DIAMETER
A.C.I.	AMERICAN CONCRETE INSTITUTE	IN.	INCH(ES)
	CONCRETE	INSUL.	INSULATION
	INSTITUTE	INT.	INTERIOR
ADJ.	ADJACENT	JT.	JOINT
A.F.F.	ABOVE FINISH FLOOR	K.P.	KING POST
	FLOOR	L.	LENGTH
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LN.	LINEAR
	OF STEEL CONSTRUCTION	MAX.	MAXIMUM
ALT.	ALTERNATE	M.B.	MACHINE BOLT
ALUM.	ALUMINUM	MEMB.	MEMBRANE
APPROX.	APPROXIMATELY	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	MISC.	MISCELLANEOUS
	OF TESTING MATERIALS	MTL.	METAL
	BELOW	MW.	MICROWAVE
(B)	BOARD	N.	NORTH
BD.	BOARD	NEW	NEW
BLDG.	BUILDING	(N)	NEW
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM.	BEAM	O/	OVER
B.N.	BOUNDARY NAILING	O.C.	ON CENTER
B.O.	BOTTOM OF	O.D.	OUTSIDE DIAMETER
BOT.	BOTTOM	O.H.	OPPOSITE HAND
		OV.	OVEN
BOTT.	BETWEEN	N.I.C.	NOT IN CONTRACT
BTWN.	BETWEEN	PL.	PLATE
CAB.	CABINET	PLYWD.	PLYWOOD
C.B.	CEILING BEAM	PKG.	PARKING
C.J.	CEILING JOIST	P.S.F.	POUNDS PER SQUARE FOOT
CLG.	CEILING		
CLR.	CLEAR	P.S.I.	POUNDS PER SQUARE INCH
COL.	COLUMN	QTY.	QUANTITY
CONC.	CONCRETE	RAD.	RADIUS
CONT.	CONTINUOUS	R.B.	ROOF BEAM
CTR.	CENTER	RCP.	REFLECTED
CL	CENTERLINE		
Db	BAR DIAMETER		
DBL	DOUBLE		
DEG.	DEGREE		
DEMO.	DEMOLISH	RE:	REFERENCE
DET., DTL.	DETAIL	REF.	REFRIGERATOR
	DISHWASHER	REINF.	REINFORCED
D.W.	DRAWING	REQUIRED	REQUIRED
DWG.	DRAWING	RM.	ROOM
DWN.,	DOWN	R.O.	ROUGH OPENING
DN.	EXISTING	R.R.	ROOF RAFTER
(E)	EACH	SCHED.	SCHEDULE
EA	EDGE NAILING	SQ. FT.	SQUARE FOOT
E.N.	ELEVATION	SF.	SQUARE FOOT
EL.	ELEVATION	SHG.	SHEATHING
ELEV.	ELEVATION	SHT.	SHEET
ELEV.	ELEVATION	SIM.	SIMILAR
ENG.	ENGINEER	SL.	SLOPED
EQ.	EQUAL	SPKL.	SPRINKLER
EXT.	EXTERIOR	SQ.	SQUARE
E.W.	EACH WAY	STAGG.	STAGGER
F.B.	FLOOR BEAM	STD.	STANDARD
F.F.	FINISHED FLOOR (FINISHED)	STL.	STEEL
FIN.	FINISHED FLOOR (FINISHED)	STR.,	STRUCTURAL
F.J.	FLOOR JOIST	STRUCT.	STRUCTURE
FL.	FLOOR	T&B	TOP & BOTTOM
FLR.	FLOOR	T&G	TONGUE & GROOVE
F.N.	FIELD NAILING	THK.	THICK
FND.	FOUNDATION	T.O.	TOP OF
F.O.	FACE OF	T.P.	TOILET PAPER
FP.	FIREPLACE	TYP.	TYPICAL
F.R.	FIRE RATED	U.B.C.	UNIFORM BUILDING CODE
FT.	FOOT OR FEET		
FIG.	FOOTING	VERT.	VERTICAL
FZR.	FREEZER	W.	WIDTH
GA.	GAUGE	WD.	WOOD
GALV.	GALVANIZED	WH.	WATER HEATER
G.B.	GRADE BEAM		
GLB.	GLU-LAM BEAM		
GYP. BD.,	GYP. BD.,		
G.W.B.	G.W.B.		

ABBREVIATIONS

FIRE PROTECTION NOTES

1. THESE PLANS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE AND 2019 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3 & U, TYPE V-B, FULLY SPRINKLED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 400 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1500 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 400' FROM BUILDING.

OWNER:
JOHN & RAQUEL VORIS
761 LAS OLAS DRIVE
APTOS, CA 95003

A. P. N.:
038-461-15

ZONING:
R-1-8

OCCUPANCY GROUP:
R-3 & U (PER 2019 CBC)

CONSTRUCTION TYPE:
V-B (SPRINKLERED)

PROJECT DESCRIPTION:
DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING TO BE REPLACED BY A NEW 2-STORY SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS, 4.5 BATHS AND AN ATTACHED 2 CAR GARAGE.

PROJECT INFORMATION

ARCHITECTURAL DRAWINGS

- P1 TITLE SHEET
- P2 SITE PLAN
- P3 PROPOSED FIRST FLOOR PLAN
- P4 PROPOSED SECOND FLOOR PLAN
- P5 EXTERIOR ELEVATIONS
- P6 EXTERIOR ELEVATIONS

CIVIL DRAWINGS

- C1 GRADING & DRAINAGE PLAN
- C2 DETAILS
- C3 STORMWATER POLLUTION CONTROL PLAN

SURVEY PLAN

- SU-1 SURVEY
- SU-2 SURVEY
- SU-3 SURVEY

SHEET INDEX

TOTAL LOT SIZE:
GROSS AREA: 10,514 SQFT. ±
NET AREA (GROSS AREA MINUS RIGHT OF WAY): 9,514 SQFT. ±
MAX LOT COVERAGE (40% OF LOT SIZE)
9,514 SQFT. X .40 = 3,806 SQFT. (40%)
PROPOSED LOT COVERAGE (FOOTPRINT)
NEW FIRST FLOOR: 1,456 SQFT.
NEW GARAGE: 450 SQFT.
NEW FIRST FLOOR DECKS: 1,100 SQFT.
NEW BOARDWALK (+18" ABOVE NATURAL GRADE): 747 SQFT.
NEW STAIR (+18" ABOVE NATURAL GRADE): 45 SQFT.

TOTAL SQFT.: 3,798 SQFT.
TOTAL LOT COVERAGE
3,798 SQFT. / 9,514 SQFT. = 39.9%
MAX FLOOR AREA RATIO (F.A.R.) [50% OF NET LOT SIZE]
9,514 SQFT. X .50 = 4,757 SQFT. (50%)

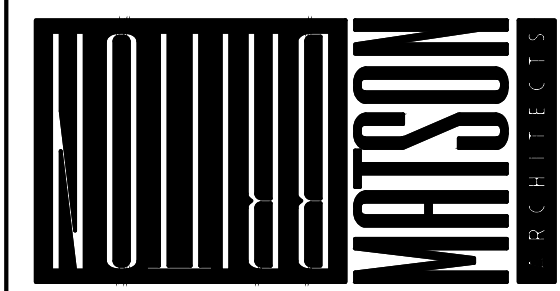
PROPOSED RESIDENCE F.A.R.:
NEW FIRST FLOOR CONDITIONED AREA: 1,456 SQFT.
NEW SECOND FLOOR CONDITIONED AREA: 1,722 SQFT.
GARAGES: 450 SQFT. - (225 S.F. CREDIT) = 225 SQFT.
TOTAL SQFT. (W/ CREDITS TAKEN) : 3,403 SQFT.

PROPOSED F.A.R.:
3,403 SQFT. / 9,514 SQFT. = 35.7%

PROPOSED DECKS:
FIRST FLOOR DECKS (UNCOVERED): 1,100 SQFT.
SECOND FLOOR DECKS (UNCOVERED): 306 SQFT.

TOTAL SQ.FT. : 1,406 SQFT.
PARKING SPACES PROVIDED: 2 COVERED, 1 UNCOVERED

PROJECT CALCULATIONS



728 N BRANCH FORT
SANTA CRUZ
CA 95062
831-425-0544

NOTICE

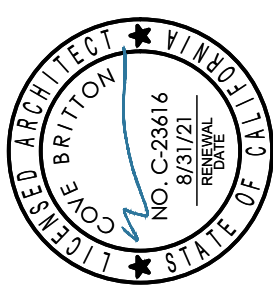
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REVISIONS

REV#1 09/02/20

VORIS
NEW RESIDENCE
761 LAS OLAS DRIVE
APTOS, CA 95003
APN: 038-461-15

SITE PLAN



D	A	T	E	
06 / 19 / 20				
D	R	A	W	N
LC				
J	O	B		
V O R I S				
S	H	E	E	T

P2

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- LINE OF EXISTING FENCE TO REMAIN

(N) BLDG

NEW IMPERVIOUS CONCRETE DRIVEWAY / SLAB / LANDING

NEW ELEVATED BREAKAWAY WOOD DECK

NEW ELEVATED BREAKAWAY WOOD BOARDWALK

AREA OF NEW BOARDWALK +18" ABOVE NATURAL GRADE

AREA OF NEW GRASSCRETE

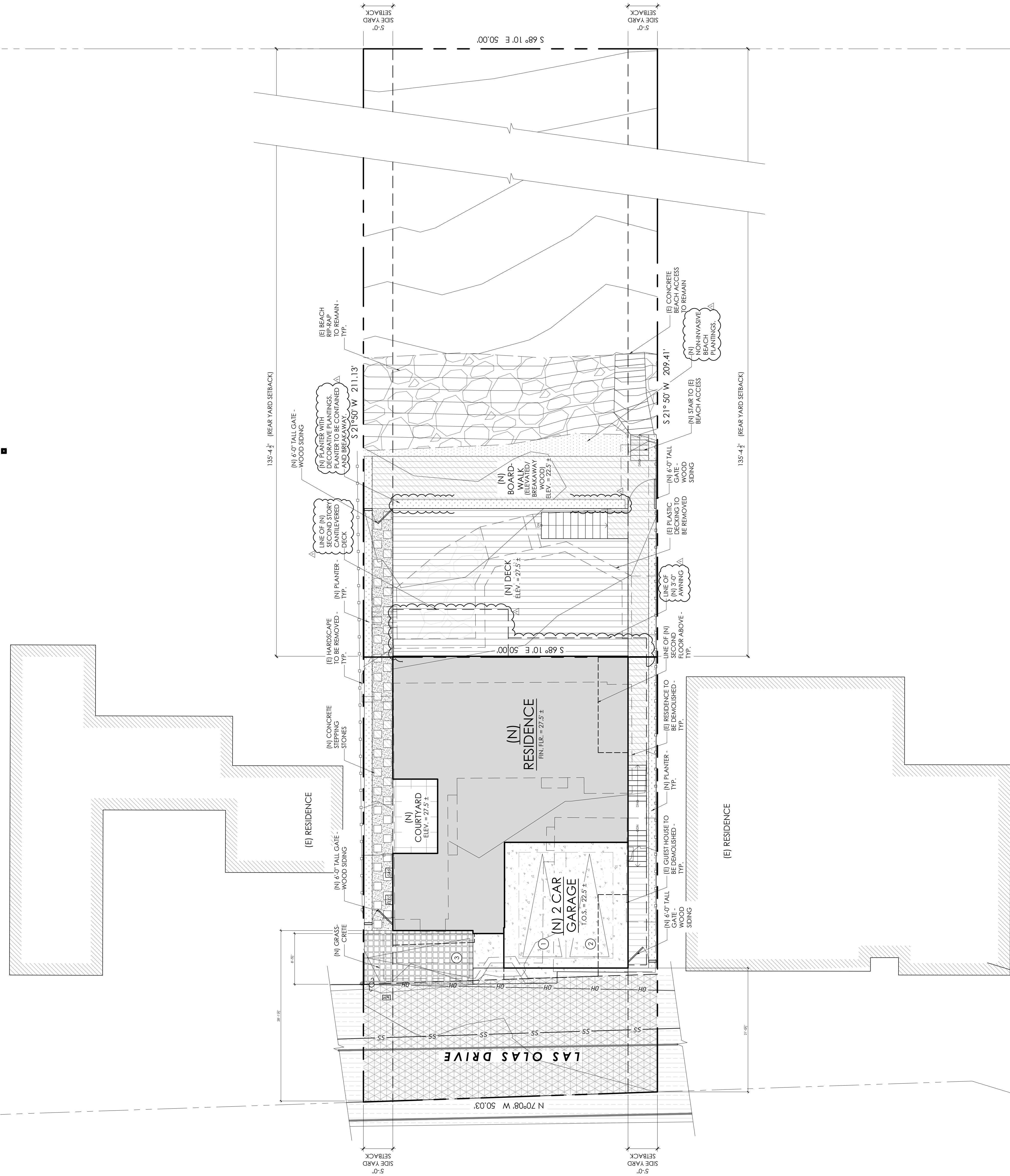
AREA OF NEW PLANTER

AREA OF RIGHT OF WAY (1,000 SQFT.)

(N) NON-INVASIVE BEACH PLANTINGS.

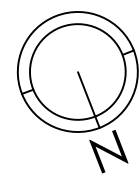
SITE PLAN NOTES

- SEE CIVIL DRAWINGS FOR INFORMATION REGARDING ALL EARTHWORK & GRADING. SITE HOUSEKEEPING, EROSION CONTROL AND STORM DRAINAGE.



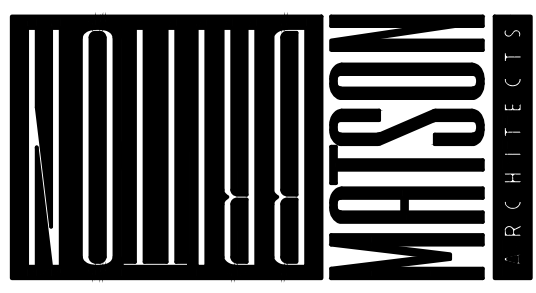
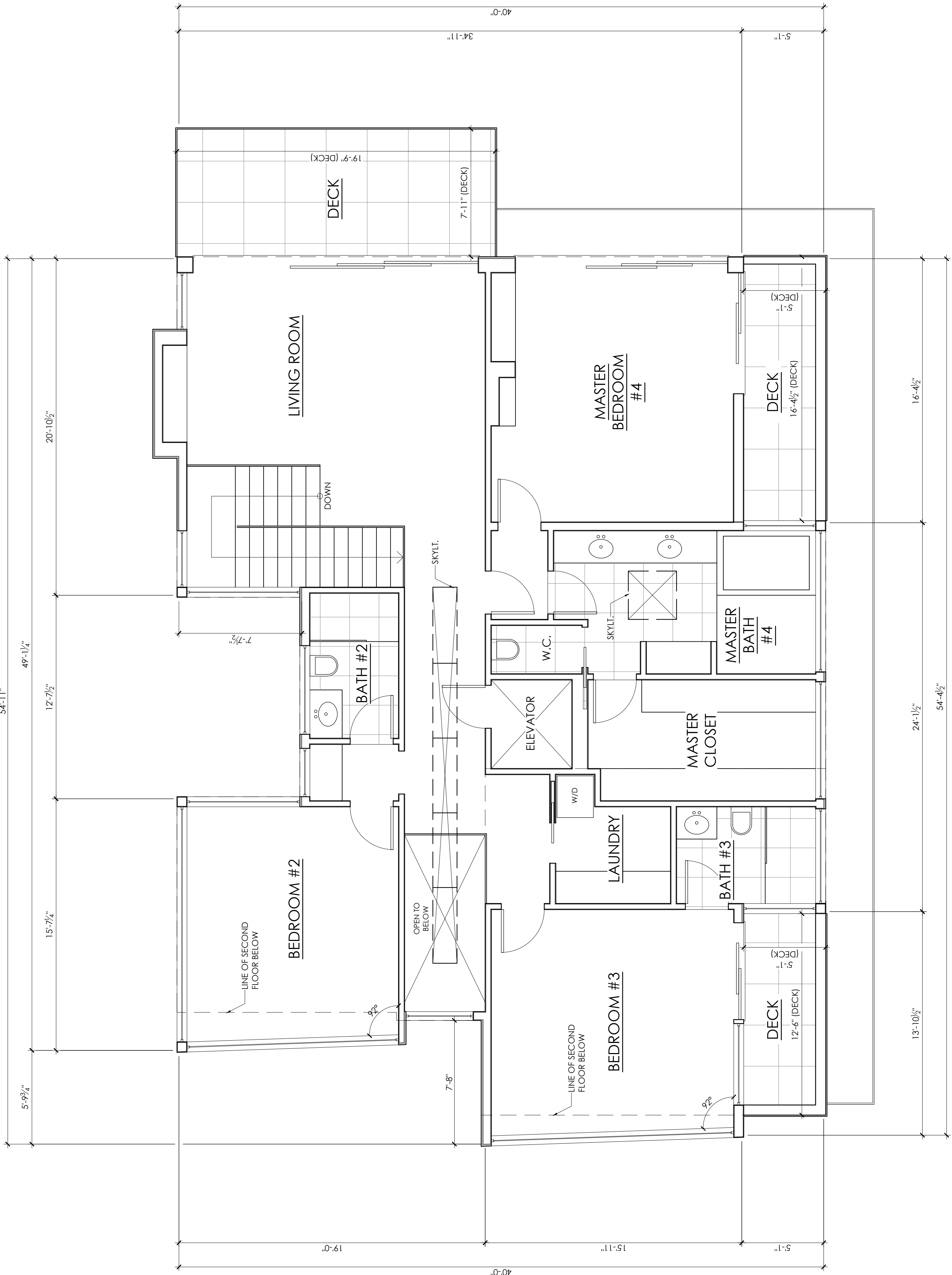
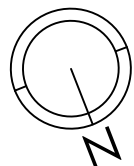
SITE PLAN

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



SECOND FLOOR PLAN

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



728 N BRANCI FORTE
SANTA CRUZ
95062
831-425-0544

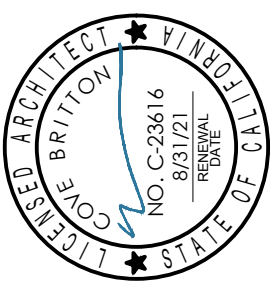
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REVISIONS

VORIS
NEW RESIDENCE
761 LAS OLAS DRIVE
APTOS, CA 95003
APN: 038-461-15

SECOND FLOOR PLAN



D A T E
06/19/20
D R A W N
LC
J O B
V O R I S
S H E E T

P4

ROOF PLAN NOTES

R1

STANDING SEAM METAL ROOF -
REN ZINC

R2

ELASTOMERIC MEMBRANE ROOF, SLOPE
1/4" PER 12" MINIMUM.

R3

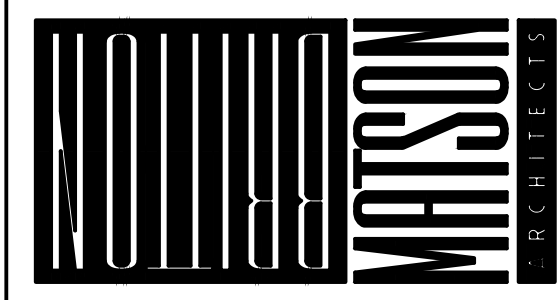
PARAPEET

R4

SKYLIGHT

R5

LINE OF WALL BELOW



728 N BRANCH FORT
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95062
831-425-0544

NOTICE

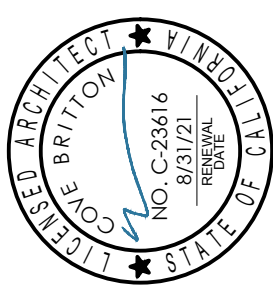
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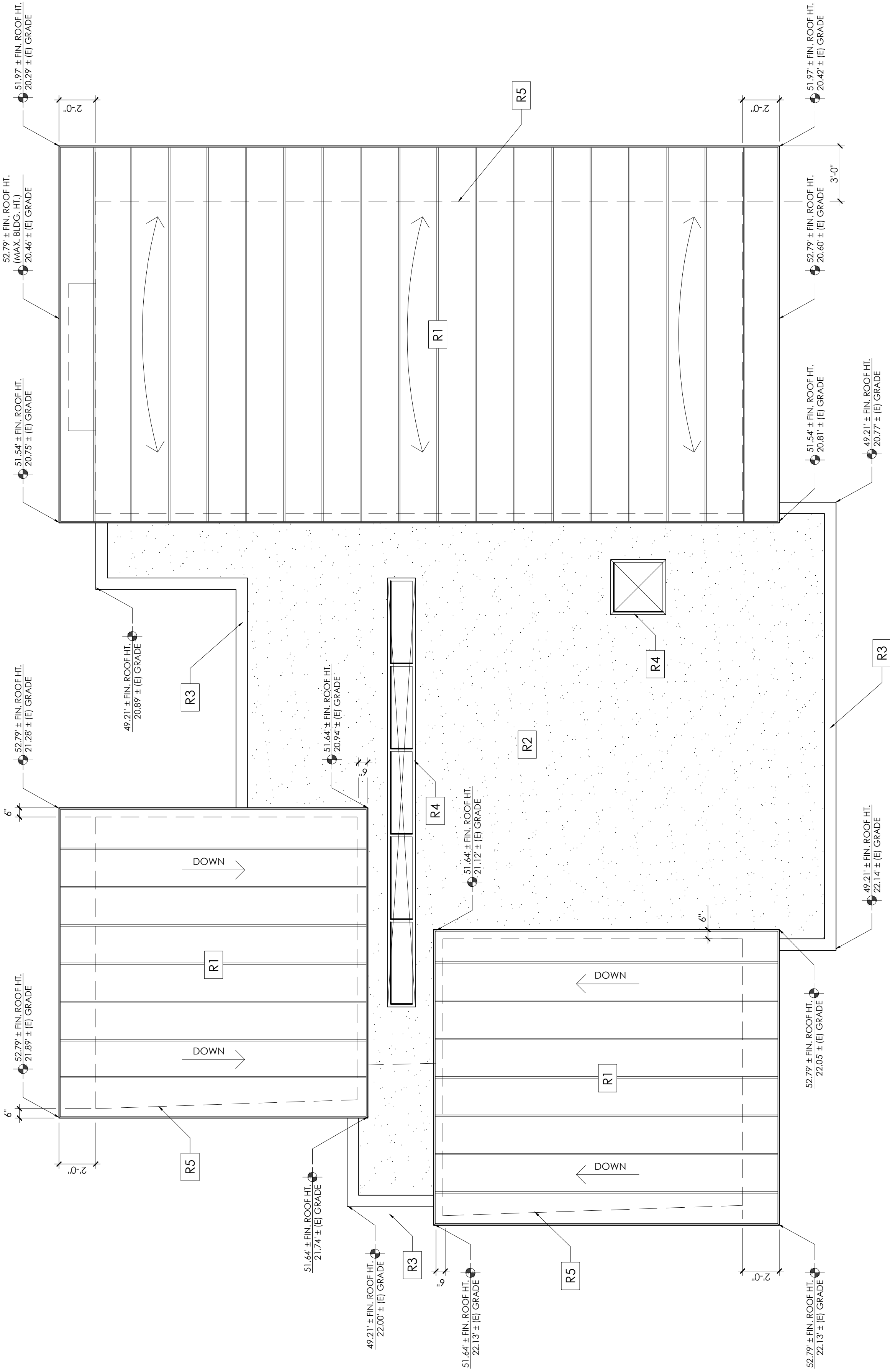
VORIS
NEW RESIDENCE
761 LAS OLAS DRIVE
APTOS, CA 95003
APN: 038-461-15

ROOF PLAN

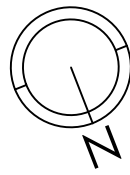


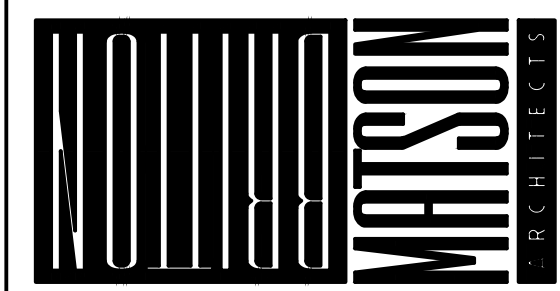
DAT E
06/19/20
DRAWN
LC
JOB
VORIS
SHEET

P5



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





728 N BRANCHFORD
SANTA CRUZ
C K
95062
831-425-0544

NOTICE

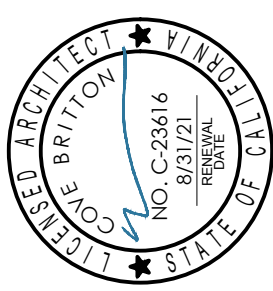
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REVISIONS

REV#1 09/02/20

VORIS
NEW RESIDENCE
761 LAS OLAS DRIVE
APTOS, CA 95003
APN: 038-461-15

EXTERIOR ELEVATIONS



D A T E
06/19/20

D R A W N
LC

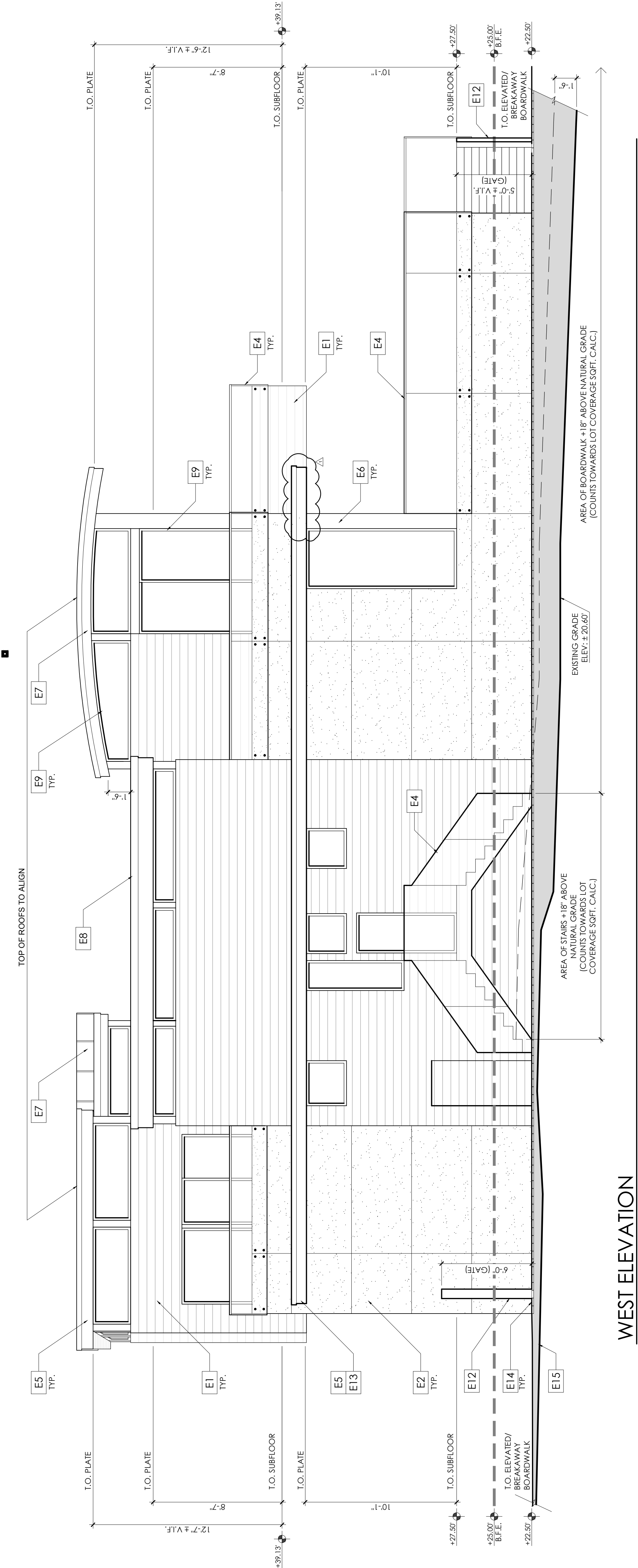
J O B
VORIS

S H E E T

P6

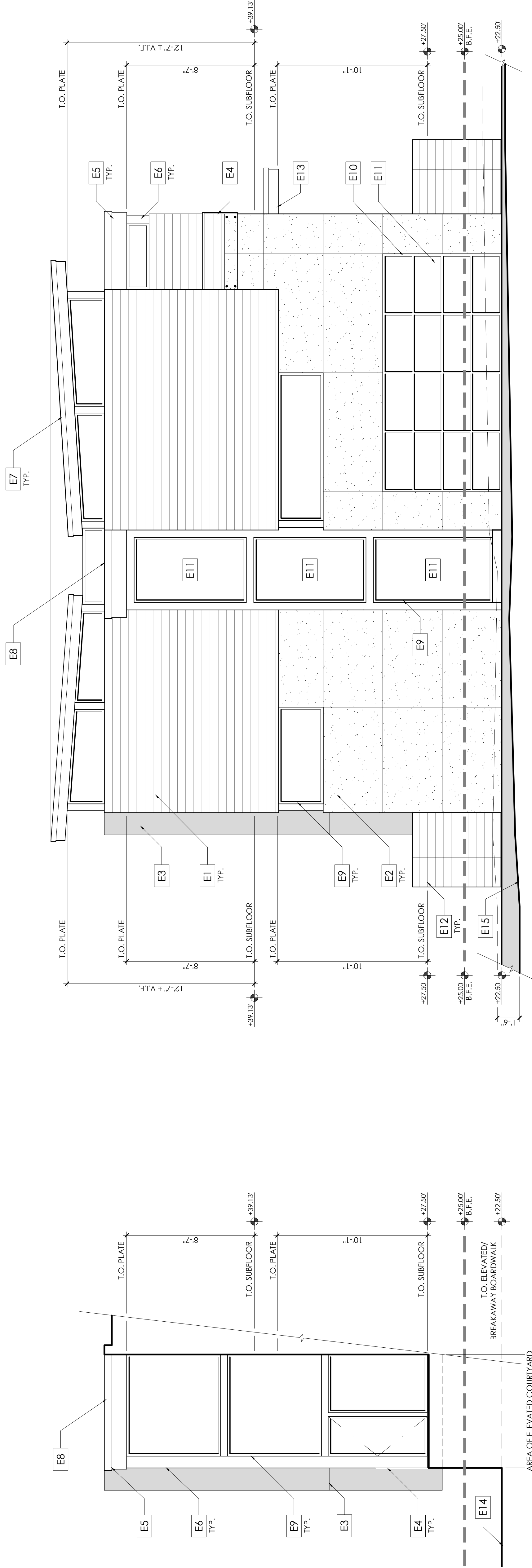
ELEVATION NOTES	
E1	WOOD SIDING - DARK GRAY
E2	CONCRETE PANEL SIDING - GRAY
E3	PANELING - BLACK
E4	FACE MOUNTED GLASS RAILING
E5	1PE WOOD DETAIL - GRAY
E6	BREAK METAL - DARK BRONZE
E7	STANDING SEAM METAL ROOF - RIEN ZINC
E8	'FLAT' ROOF W/ PARAPET
E9	WINDOWS/ DOORS - DARK BRONZE
E10	GARAGE DOOR - DARK BRONZE W/ OBSCURE GLAZING
E11	OBSCURE GLAZING
E12	SIDE YARD GATE, WOOD SIDING - DARK GRAY. SEE ELEVATIONS FOR GATE HEIGHTS
E13	3'-0" AWNING
E14	ELEVATED BREAKAWAY WOOD BOARDWALK
E15	APPROXIMATE LINE OF NATURAL GRADE

GENERAL NOTES	
- PROJECT IS TO COMPLY WITH ALL FEMA REQUIREMENTS.	
- ALL MECHANICAL EQUIPMENT TO BE INSTALLED ABOVE THE BASE FLOOD ELEVATION.	
- PROJECT SHALL HAVE 1'-0" OF FREEBOARD BETWEEN THE BASE FLOOD ELEVATION AND BOTTOM OF NEW FLOOR STRUCTURE.	



WEST ELEVATION

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



PARTIAL NORTH
COURTYARD ELEVATION

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

NORTH ELEVATION

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

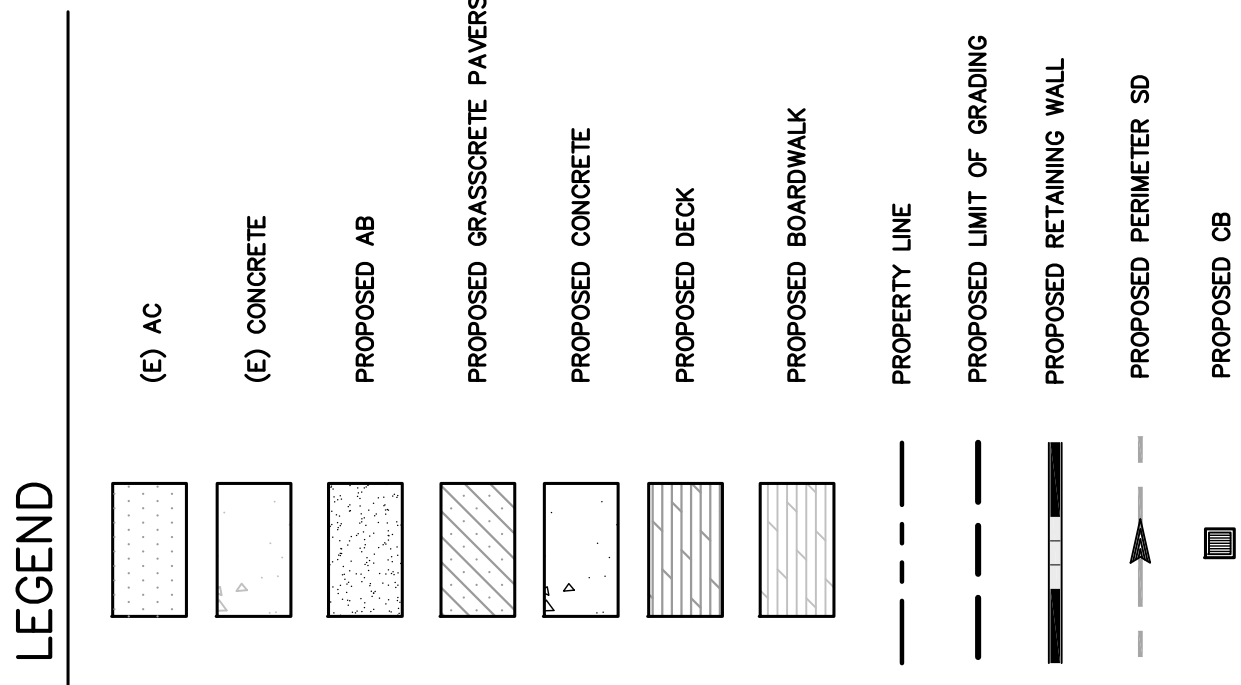
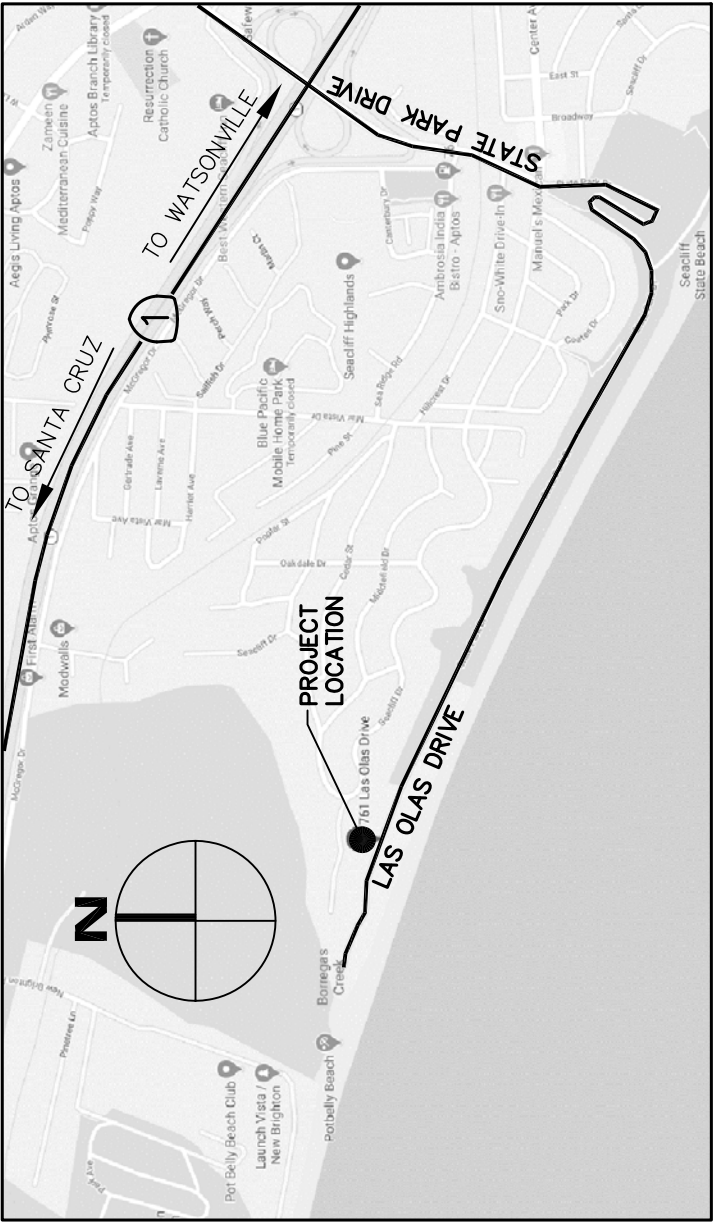
GENERAL NOTES

- PROJECT IS TO COMPLY WITH ALL FEMA REQUIREMENTS.
- ALL MECHANICAL EQUIPMENT TO BE INSTALLED ABOVE THE BASE FLOOD ELEVATION.
- PROJECT SHALL HAVE 1'-0" OF FREEBOARD BETWEEN THE BASE FLOOD ELEVATION AND BOTTOM OF NEW FLOOR STRUCTURE.



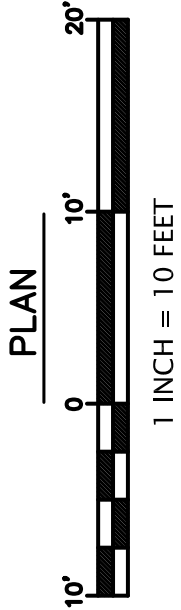
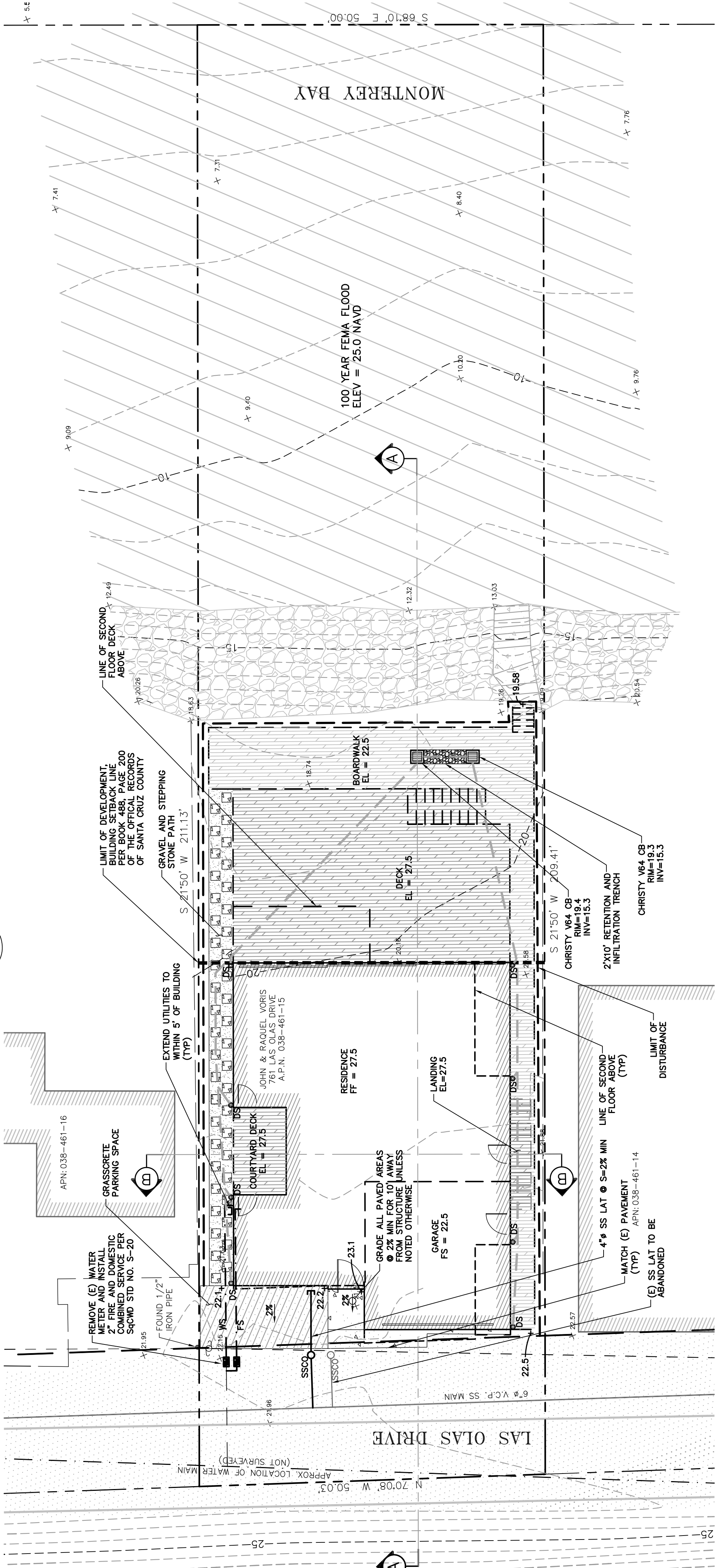
SOUTH ELEVATION

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



ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA. Ø	DIAMETER
DTL	DETAIL
DWY	DRIVEWAY
(E)	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FS	FIRE SERVICE
HP	HIGH POINT
IN	INCHES
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
RM	RETAINING WALL
RM	RM ELEVATION
SSCO	COUNTY OF SANTA CRUZ
SSCO	SANITARY SEWER CLEANOUT
SSCO	STORM DRAIN CLEANOUT
TW	TOP OF WALL
WS	WATER SERVICE



APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	CUBIC YARDS		
	CUT	FILL	NET
	<10	<10	<10

NOTES:

1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE FOUNDATION. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.
3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEYING, RI ENGINEERING INC. MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF BEARINGS

THE BASIS OR BEARING FOR THIS MAP IS BETWEEN FOUND MONUMENTS ON THE SURVEY RECORD OF SURVEY MAP 110-M-24, RECORDED IN THE COUNTY OF SANTA CRUZ.

BASIS OF ELEVATION

COUNTY BENCHMARK NO. 474, WITH AN ELEVATION OF 18.66 FEET (NAVD 88) WAS USED ON A FOUND BRASS DISC STAMPED "SANTA CRUZ COUNTY SURVEYOR, BM 474" STANDING AT THE NORTHEASTLY CORNER OF A CONCRETE PAD ACROSS FROM THE CORNER OF THE PRESENT SHIP IN SEACLIFF BEACH STATE PARK. THE CONTOUR INTERVAL IS 1 FOOT.

PROJECT DESCRIPTION

Lot Coverage (measured in square feet)	Actual (sq. ft.)	Adjusted (sq. ft.) ^a
A. Total lot size:	10,514	1,546
B. Existing permitted impervious area:	1,546	1,546
C. Replaced permitted impervious area:	1,470	0
D. Replaced permitted semi-impervious area:	0	0
E. Proposed new self-treating area:	0	0
F. Proposed new semi-impervious area:	857	857

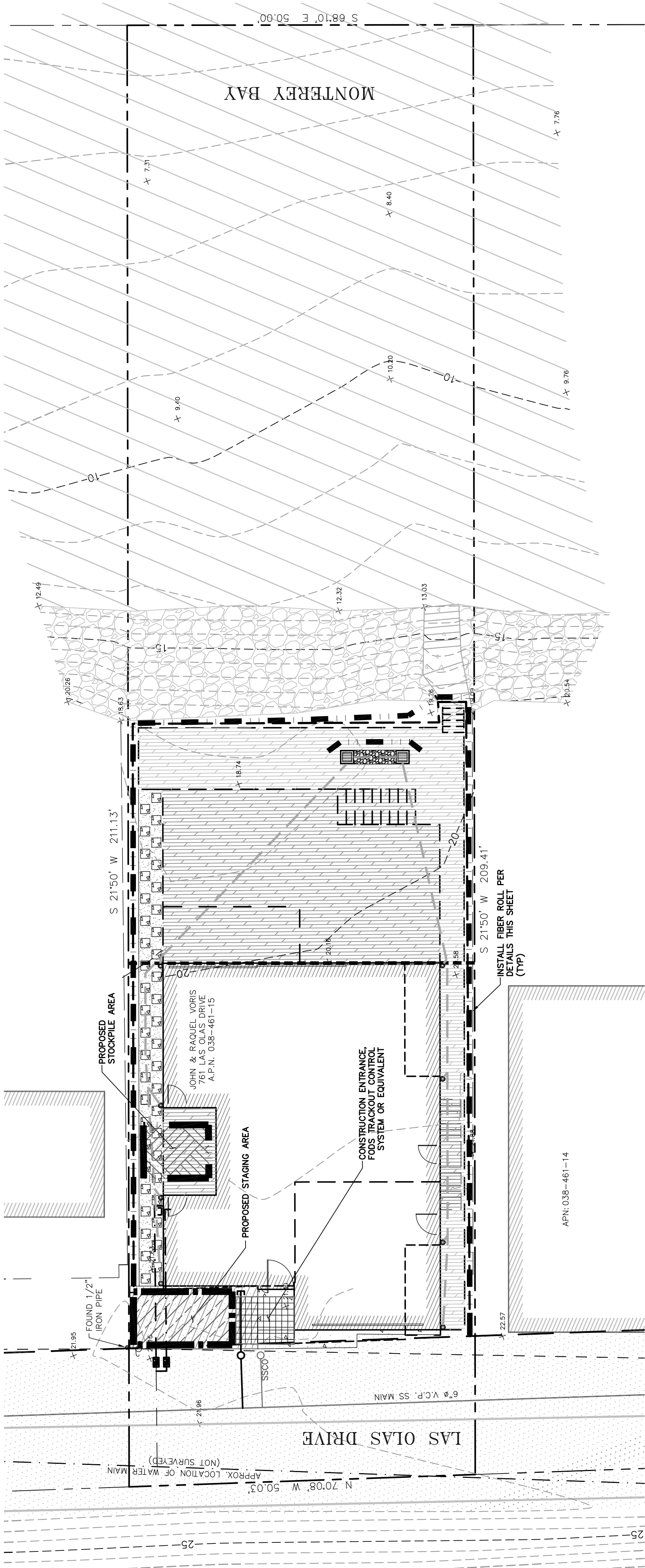
^a If 2.327 is > than project shall will be required to mitigate the entire site.**

Total replaced impervious & semi-impervious area: 1,470 sq.ft.

Total proposed impervious & semi-impervious area: 857 sq.ft.

Project Threshold Classification

- ☐ **Small Project** less than 500 sq.ft. created and/or replaced - Use Appendix A Small Project Submittal Requirements for submittal requirement guidance.
- ☒ **Medium Project** 500 sq.ft. but less than 5,000 sq.ft. created and/or replaced - Use Appendix C Medium Project Submittal Requirements for submittal requirement guidance.
- ☐ **Large Project** 5,000 sq.ft. or more created and/or replaced OR 50% increase in permitted impervious area** - Use Appendix D Large Project Submittal Requirements for submittal requirement guidance.

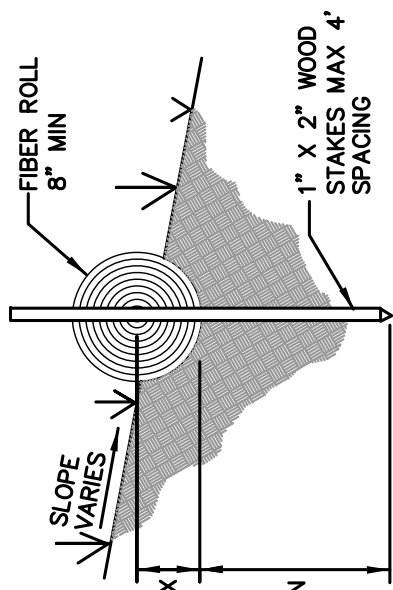
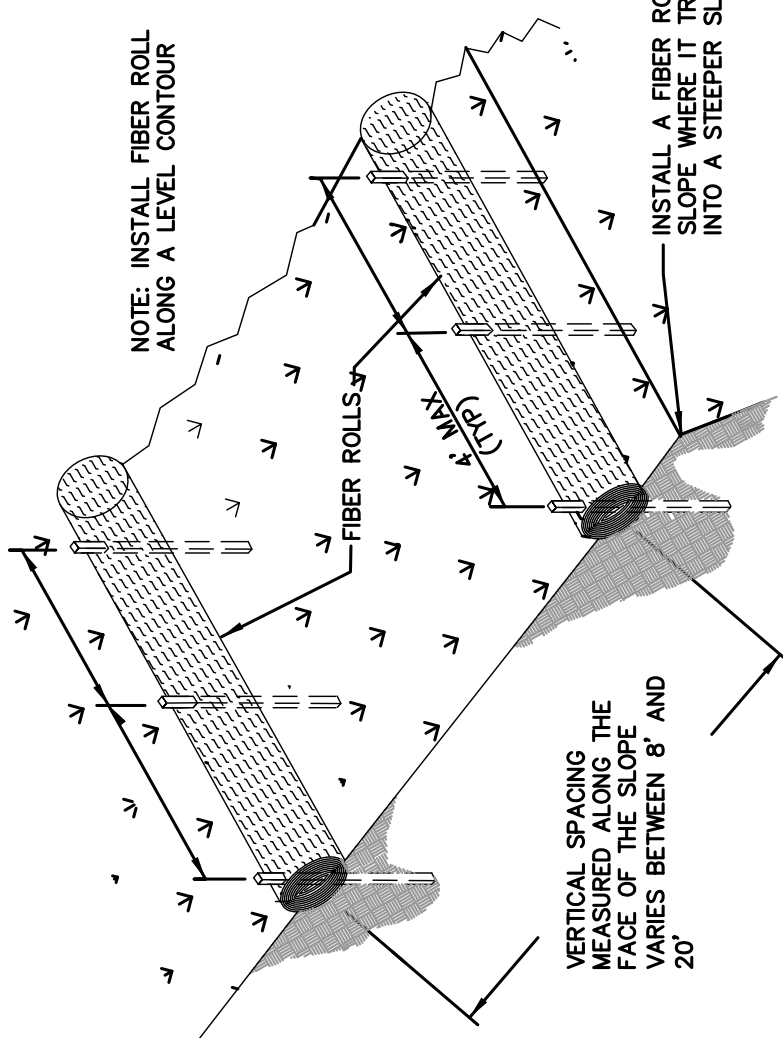


1. **CONSTRUCTION MATERIALS**—CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (E.G., SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERNED.
2. **APPROPRIATE SECONDARY CONTAINMENT** TO PREVENT ANY SPILL OR LEAKAGE OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. **MAINTENANCE**—THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL WEATHERING (BRICKS, ETC.). EQUIPMENT PADS, CABINETS, CONDUCTIONS, INSULATORS, ETC.
4. **BEST MANAGEMENT PRACTICES** TO PREVENT THE OFF-SITE TRACKING OF IMPLEMENTED CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE:

1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF EXTREME WIND.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES, WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE BE FUELED, MAINTAINED AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

1. **WASTE MANAGEMENT**
 - a. DISPOSAL OF LIQUID OR WASH WATERS OR MATERIALS ON DRAINAGE OR PAVEMENT SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
 - b. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM.
 - c. MINIMUM OF 20 FEET AWAY FROM AN INLET STREET OR DRIVEWAY.
 - d. STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
 - e. STORM WATER COLLECTION AND STORAGE NECESSARY.
 - f. SPILLS AND CLEANUP OR REDUCED WHEN NECESSARY.
 - g. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
 - h. CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
 - i. DRINKABLE WATER MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
 - j. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
 - k. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE AND READY TO BE USED AT ALL TIMES.
 - l. UPON IMMEDIATELY AND DISPOSED OR PROPERLY, AND
 - m. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED, STORED, OR DISPOSED INTO THE UNDERLYING SOIL, AND ONTO THE DRAINING AREAS.



1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.

2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED OFF SITE AND NOT ALLOWED TO ENTER THE FLOODPLAIN. MEASURES SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY MEASURES ARE MAINTAINED. IF FAILED INSPECTIONS BY COUNTY ARE IMPLEMENTED, IF FEALED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CROPS SHALL BE SEEDDED WITH THE FOLLOWING SEED MIXTURE:



WINTER BARLEY	25#/ACRE
AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.	
5. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
6. SILT BARRIERS SHALL BE PLACED END TO END AND DOWN SLOPE DOWN THE BOTTOM OF ALL GRADED SLOPES.

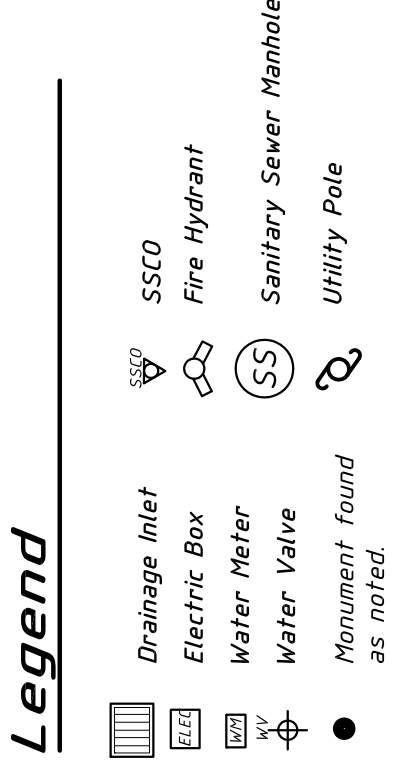
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES \leq 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES $>$ 20%.

INSTALL FIBER ROLL PER DETAILS
THIS SHEET

-

		303 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.r1engineering.com
NEW SINGLE FAMILY RESIDENCE JOHN AND RAQUEL VORIS 761 LAS OLAS DRIVE SANTA CRUZ COUNTY, CA APN #038-461-15 STORMWATER POLLUTION CONTROL PLAN	R1 Engineering, Inc.	303 Potrero St., Suite 42-202, Santa Cruz, CA 95060 831-425-3901 www.r1engineering.com
project no. 20-051-1 date JUNE 2020 scale AS SHOWN dwg name CIVIL-1.DWG	project no. 20-051-1 date JUNE 2020 scale AS SHOWN dwg name CIVIL-1.DWG	project no. 20-051-1 date JUNE 2020 scale AS SHOWN dwg name CIVIL-1.DWG



Legend

1 INCH = 8 FEET

Note

At the time of this survey, January, 2020, mean high tide, 4.8 feet, NAVD 88, is seaward of this subject property.

Basis of Bearings

The basis of bearing for this map is between found monuments on the northern line of Las Olas Drive, per record of survey map 110-M-24, recorded in the County of Santa Cruz.

Basis of Elevation

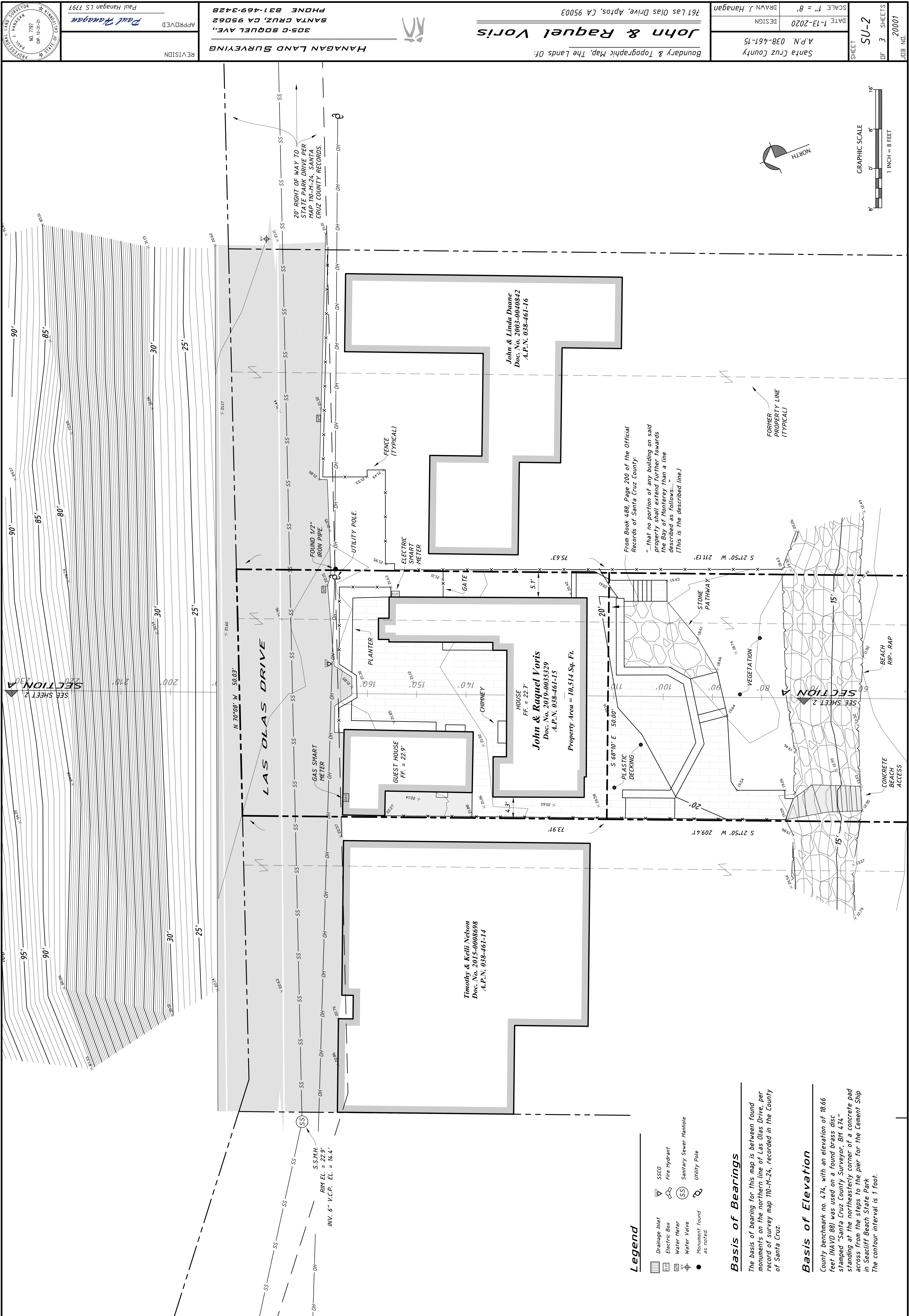
County benchmark no. 474, with an elevation of 18.66 feet (NAVD 88) was used on a found brass disc standing "Santa Cruz County Surveyor, BM 474" stranded at the northeastern corner of a concrete pad across from the steps to the pier for the Cement Ship in Seaciff Beach State Park. The contour interval is 1 foot.

From Book 488, Page 200 of the Official
Records of Santa Cruz County:
"...that no portion of any building on said
property shall extend further towards
the Bay of Monterey than a line
described as follows:..."
(This is the described line.)

John & Linda Daane
Doc. No. 2003-0040842
4 B N 038 461 15

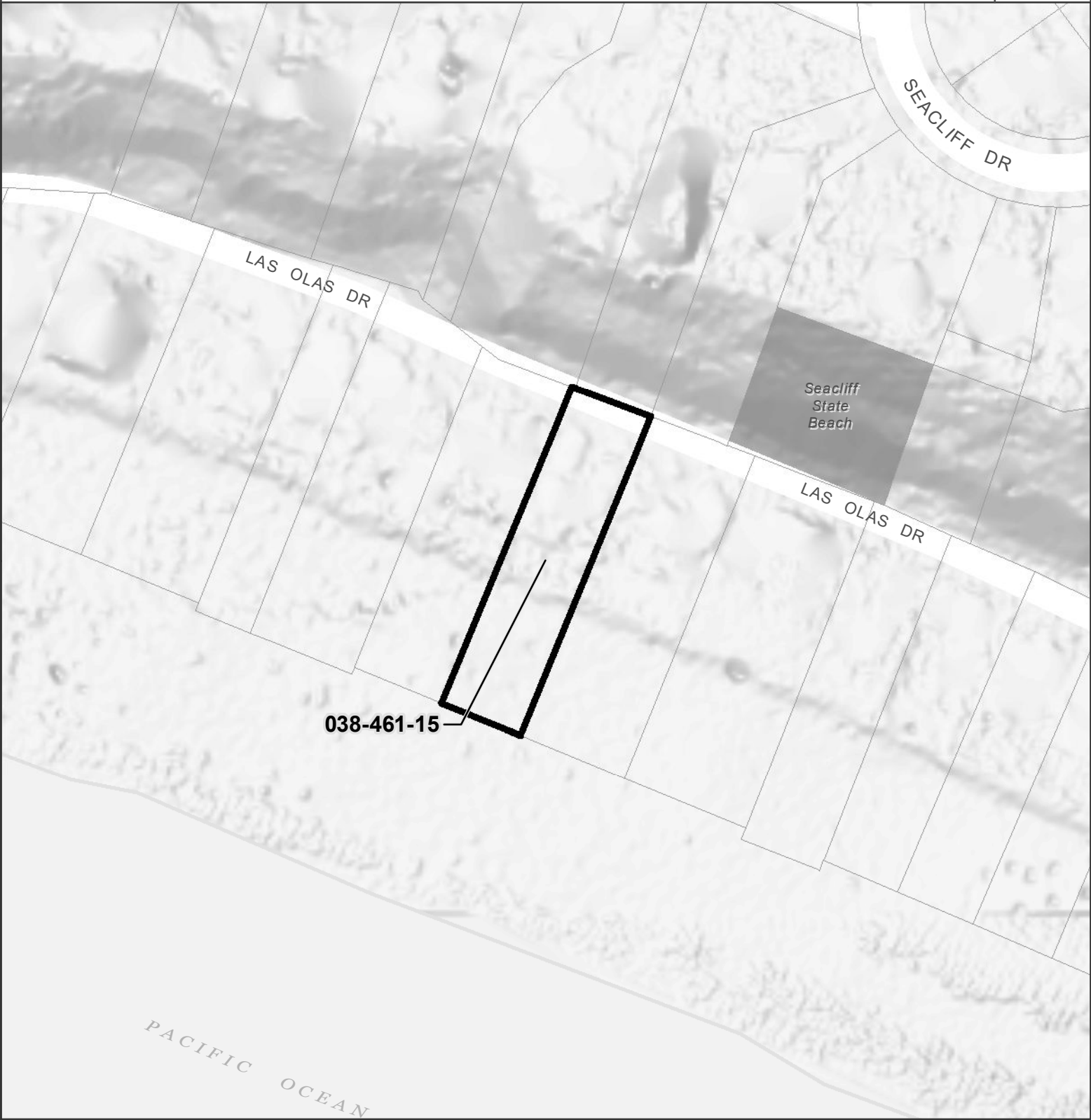
Timothy & Kelli Nelson
Doc. No. 2015-0008698
A.P.N. 038-461-14

John & Raquel Voris
Doc. No. 2019-0035329
A.P.N. 038-461-15
Property Area = 10,514 Sq. Ft.





Parcel Location Map



Parcel: 03846115

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 10 Feb. 2021

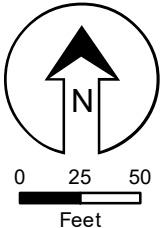
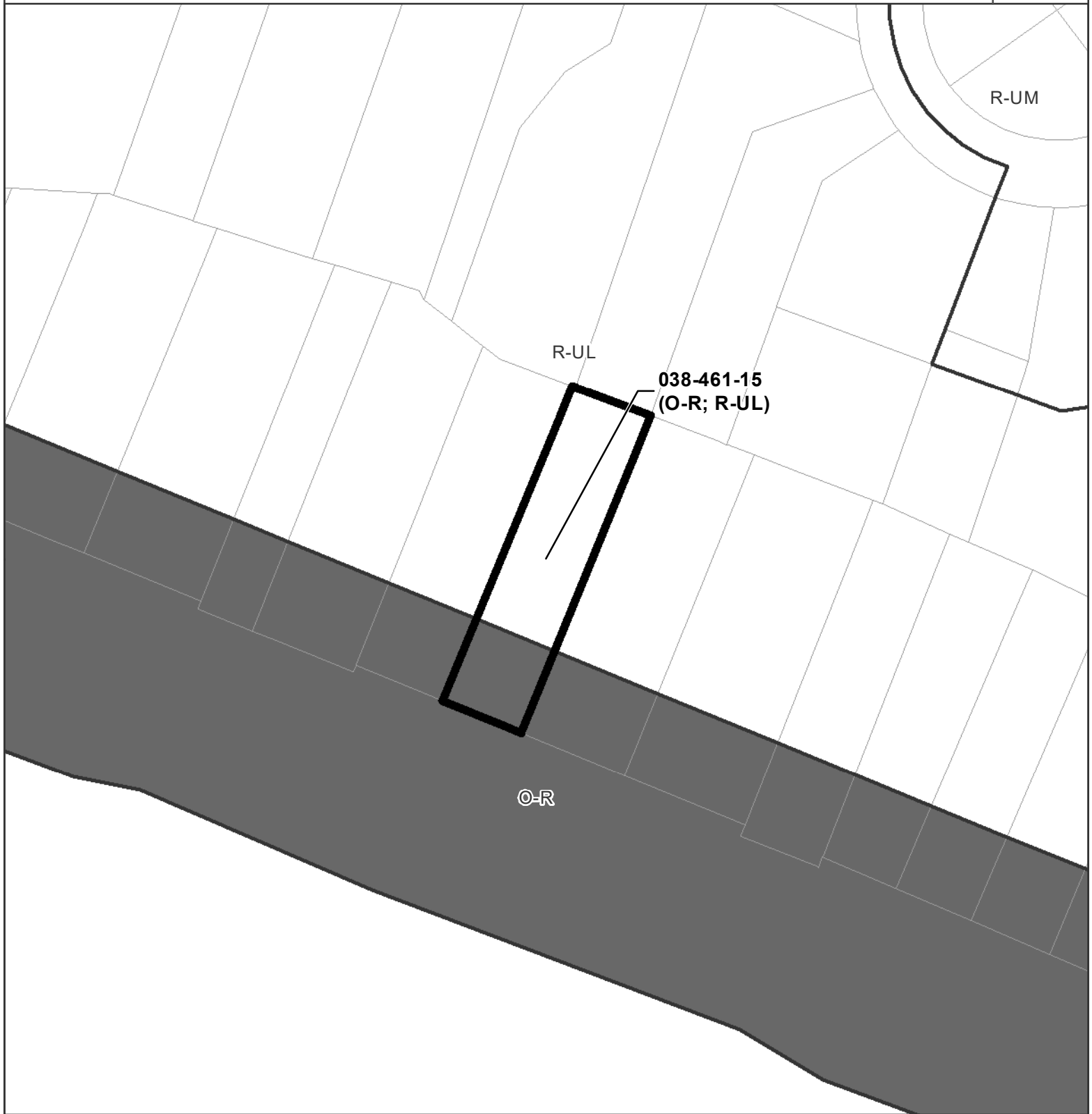


Exhibit E



Parcel General Plan Map






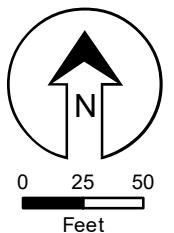
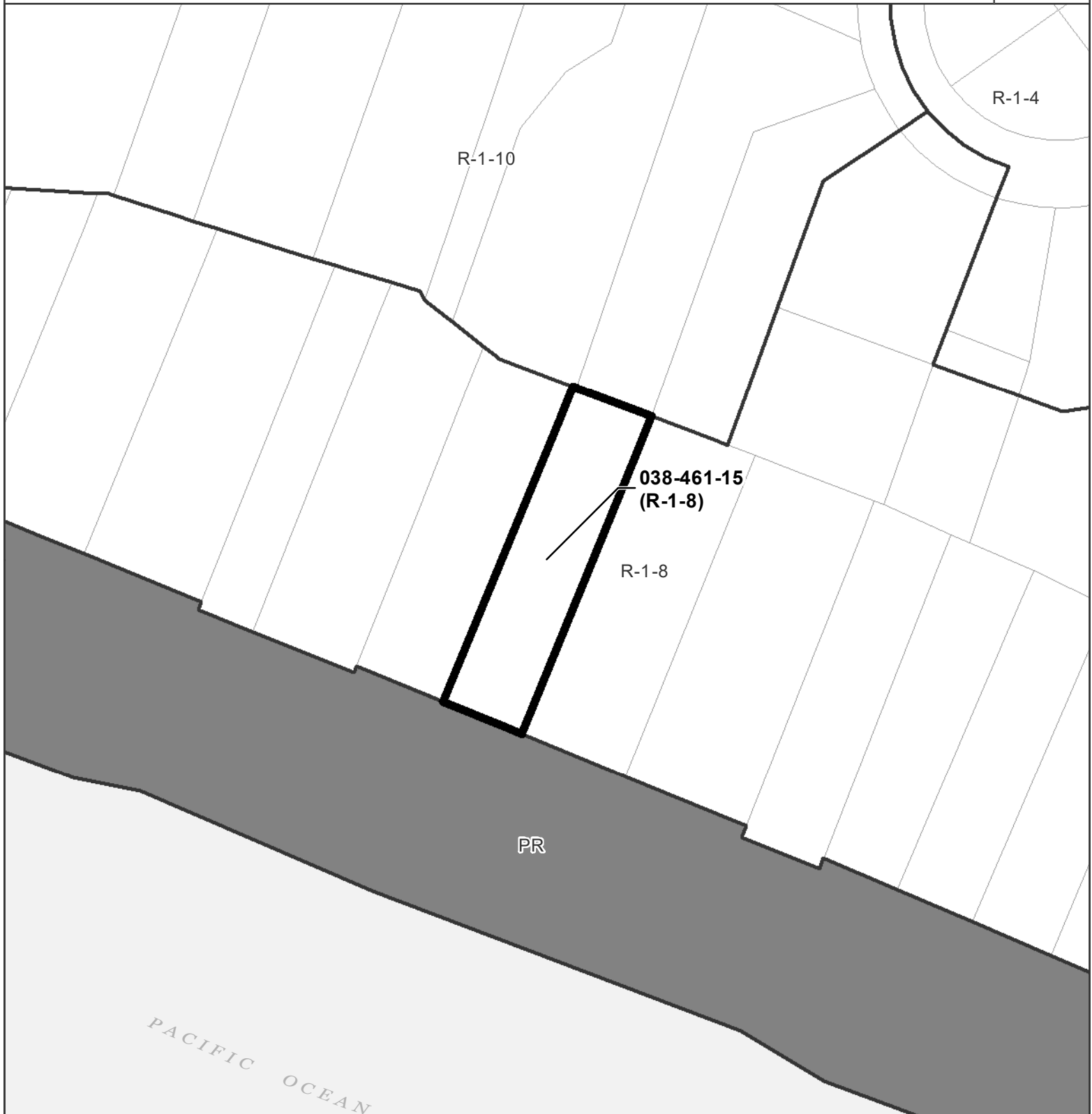
-  O-R *Parks, Recreation & Open Space*
-  R-UM *Res. Urban Medium Density*
-  R-UL *Res. Urban Low Density*

Exhibit E



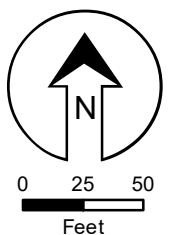


Parcel Zoning Map



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

Exhibit E





Parcel Information

Services Information

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

Parcel Information

Parcel Size: 10,514 square feet, 9,514 square feet developable
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential, Open Space
Project Access: Private, via Las Olas Drive
Planning Area: Aptos
Land Use Designation: R-UL, O-R (Urban Low Residential Density, Parks, Recreation, and Open Space)
Zone District: R-1-8 (Single Family Residential, 8,000 square foot parcel size)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Technical Reviews: Combined Soils and Geologic Report REV201072 (Accepted)

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: No trees proposed to be removed
Scenic: Mapped 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

12 November 2020

John and Raquel Voris
16171 Short Road
Los Gatos, CA 95032

Subject: Review of the Geological investigation for proposed development at 761 Las Olas Drive/APN 038-461-15 dated 31 May 2020 and the Geologic response to 28 July 2020 County of Santa Cruz review letter dated 5 October 2020 and revised 9 November 2020 by Zinn Geology – Job # 2020002-G-SC.

Review of the Geotechnical Investigation – Design Phase for the Voris Residence at 761 Las Olas Drive/APN 038-461-15 Aptos, California dated 16 June 2020 by Pacific Crest Engineering, Inc. - Project No. 19146-SZ69-H25.

Project Site: 761 Las Olas Drive
APN 038-461-15
Application No: REV201072

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports and the following items shall be required:

1. All project design and construction shall comply with the recommendations of the reports.
2. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit Consultant Plan Review Forms (Form PLG-300) to Environmental Planning completed by both the project geotechnical engineer and the project geologist. The Consultant Plan Review Form (Form PLG-300) is available on the Planning Department's webpage. The authors of the geotechnical and geology reports shall sign and stamp their respective completed forms. Please note that the plan review forms must reference the final plan set by last revision date.

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

Exhibit G

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

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

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please contact Rick Parks at: Rick.Parks@santacruzcounty.us or Jeff Nolan at (831) 454-3175/Jeffrey.Nolan@santacruzcounty.us if we can be of any further assistance.

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning
County of Santa Cruz Planning Department



Jeffrey Nolan, CEG 2247
County Geologist– Environmental Planning
County of Santa Cruz Planning Department

Cc: Environmental Planning, Attn: Jessica deGrassi
Zinn Geology, Attn: Erik Zinn, CEG
Pacific Crest Engineering, Attn: Elizabeth Mitchell, GE
Primary Contact: Matson Britton Architects, Attn: Cove Britton

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN SOILS AND GEOLOGY REPORTS HAVE BEEN
PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your geotechnical engineer and engineering geologist to be involved during construction.

1. **At the completion of construction**, a *Consultant Final Inspection Form (Form PLG-305)* from both the project geotechnical engineer and the project geologist are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the geotechnical and geology reports. The *Consultant Final Inspection Form (Form PLG-305)* is available on the Planning Department's webpage.

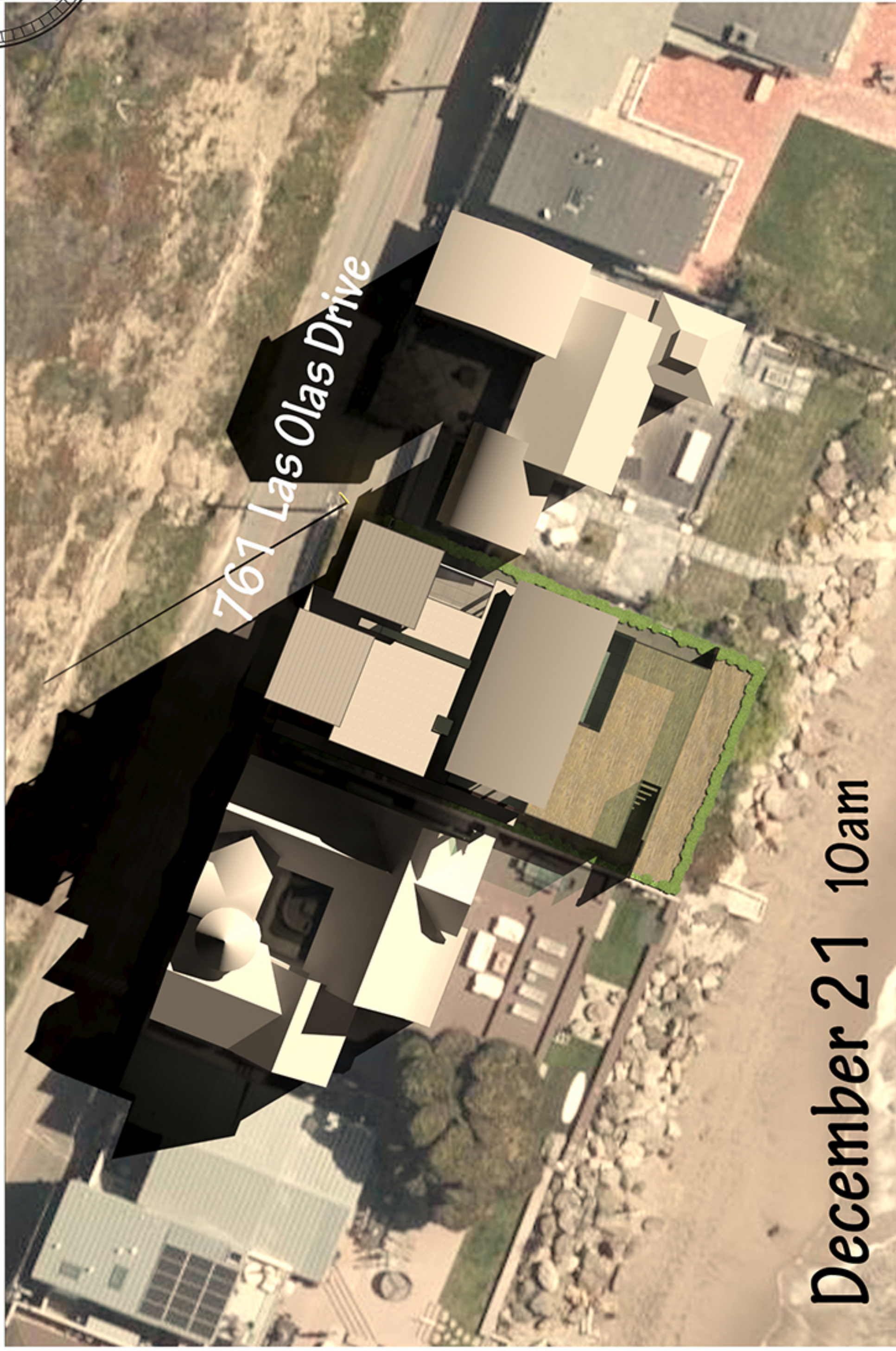
If the *Consultant Final Inspection Form* identifies any portions of the project that were not observed by the geotechnical engineer and/or geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The geotechnical engineer and/or geologist then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



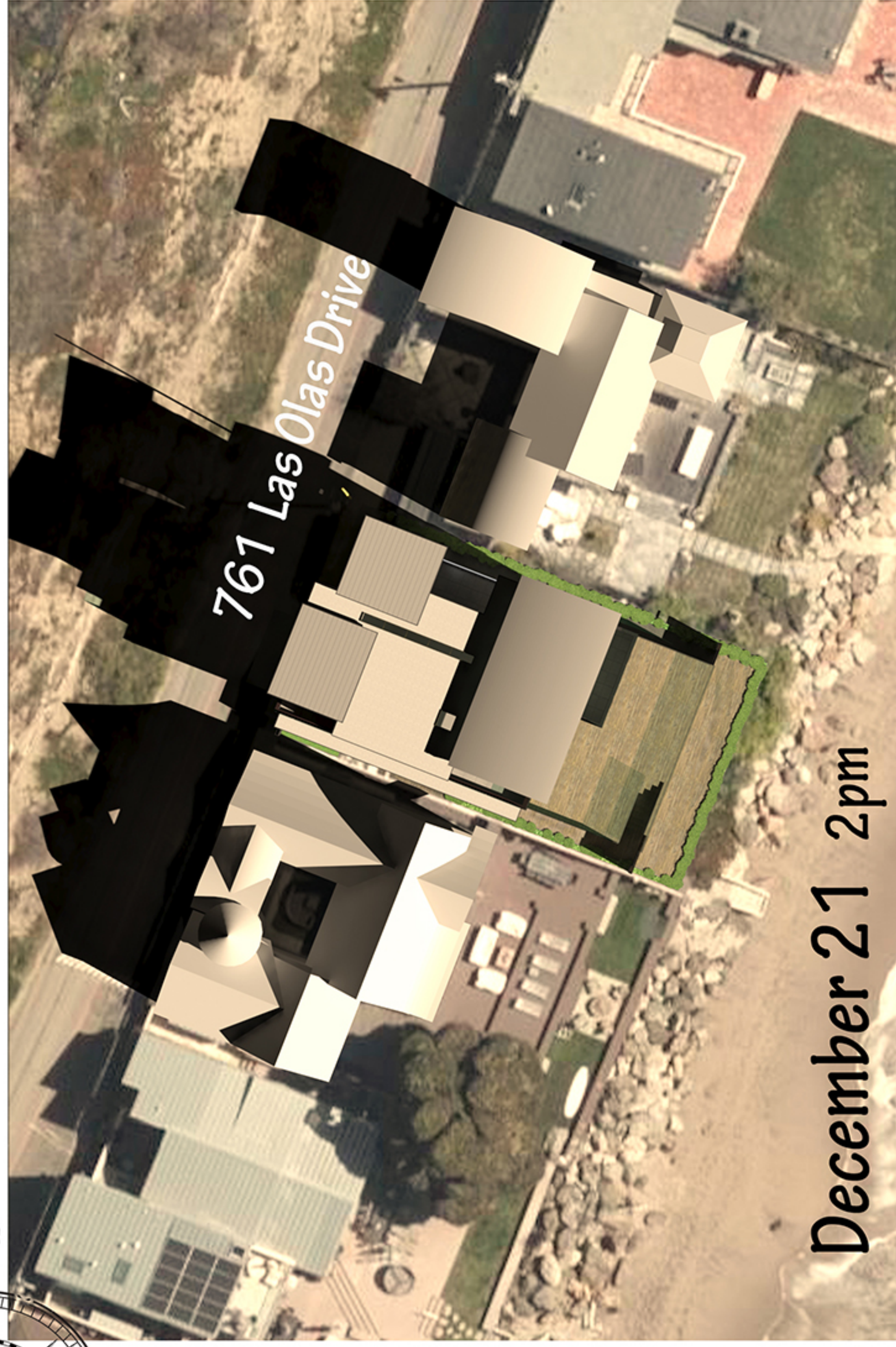
June 21 10am



June 21 2pm



December 21 10am



December 21 2pm

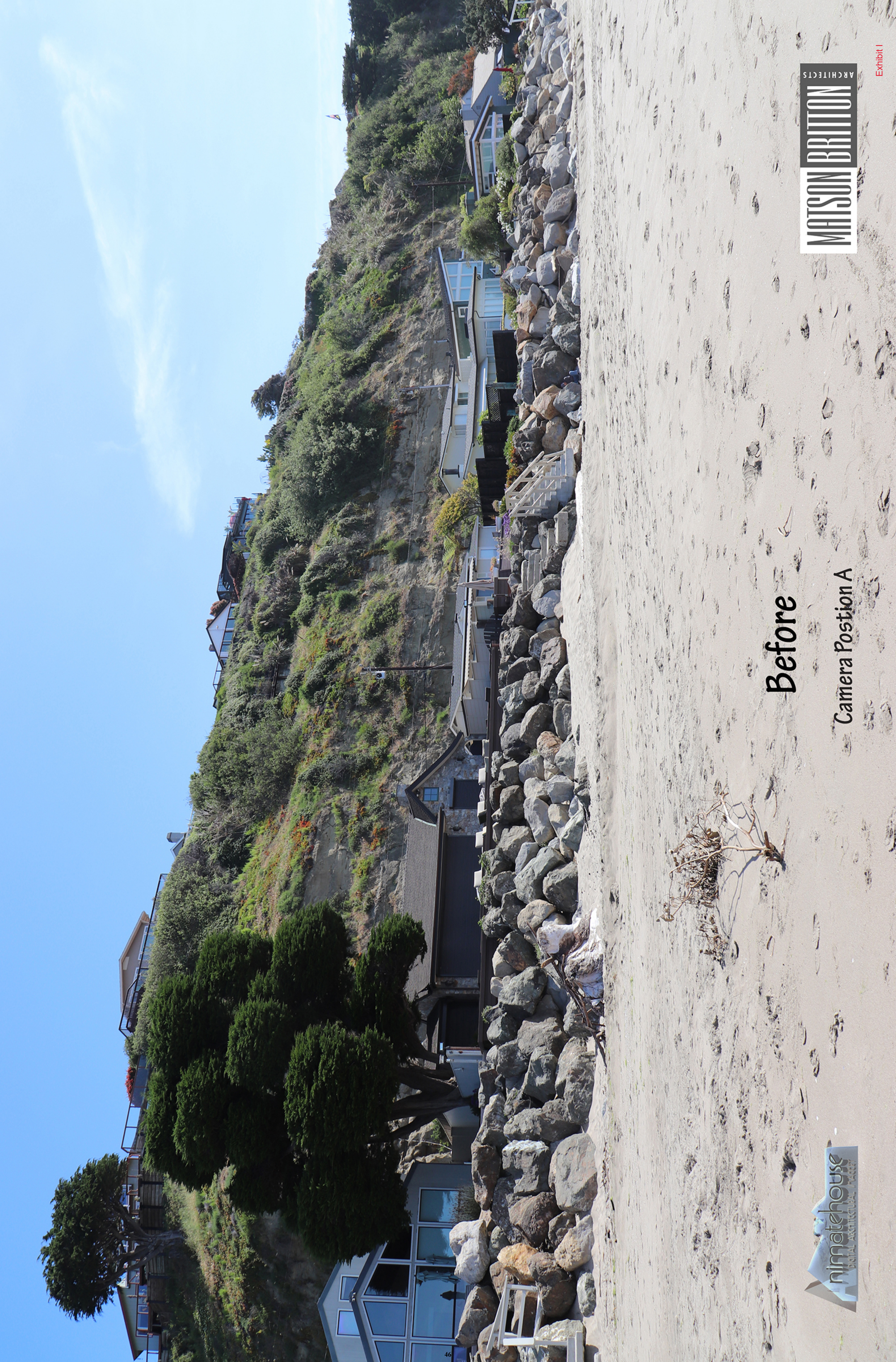




Proposed Voris Residence

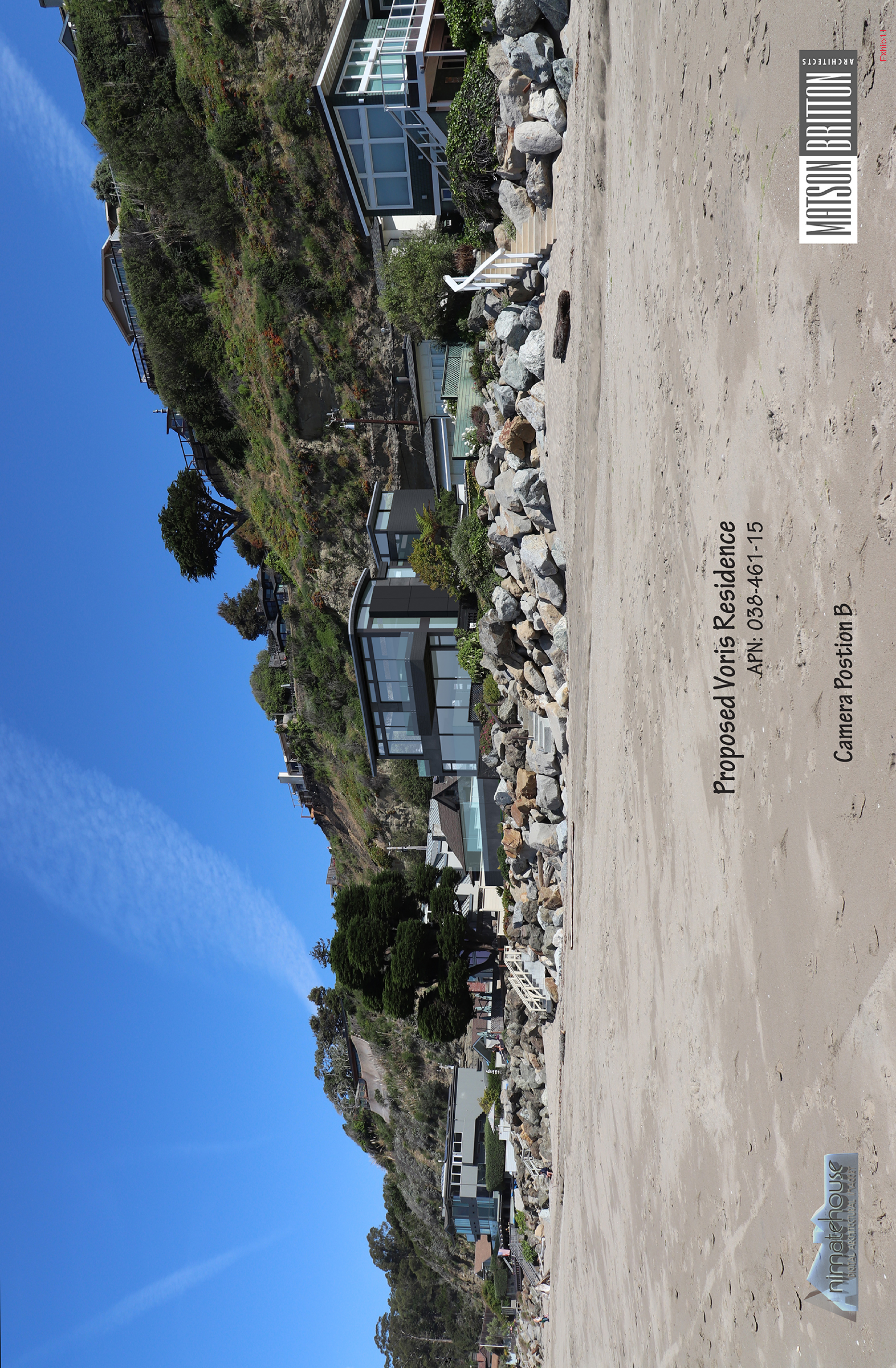
APN: 038-461-15

Camera Postion A



Before

Camera Postion A

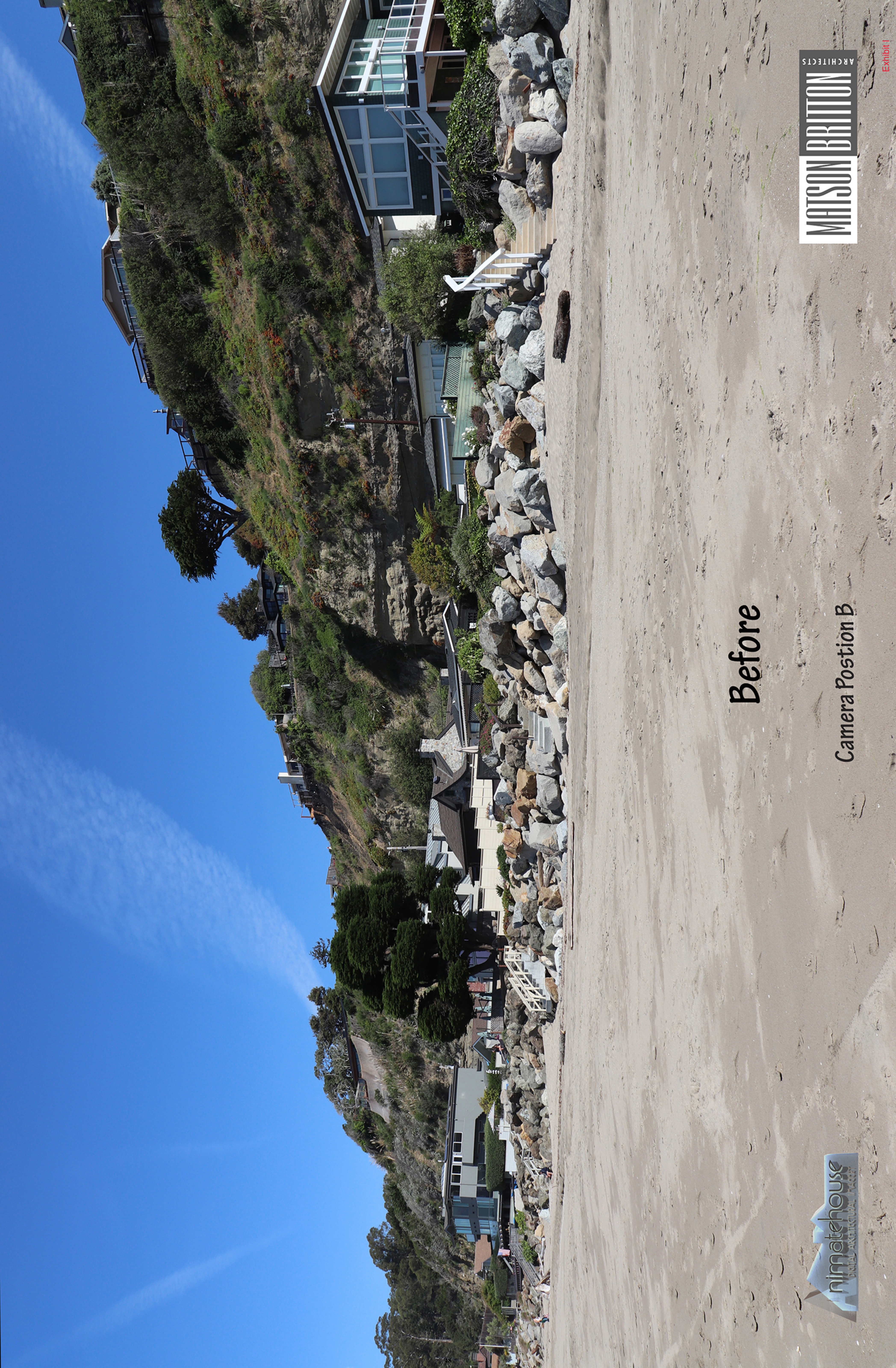


Proposed Voris Residence

APN: 038-461-15

Camera Postion B





Before

Camera Postion B



Standing Seam Metal
Roof - Rheinzink gray
finish (similar)



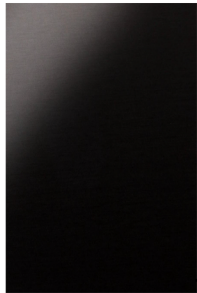
Concrete Panels -
gray finish (similar)



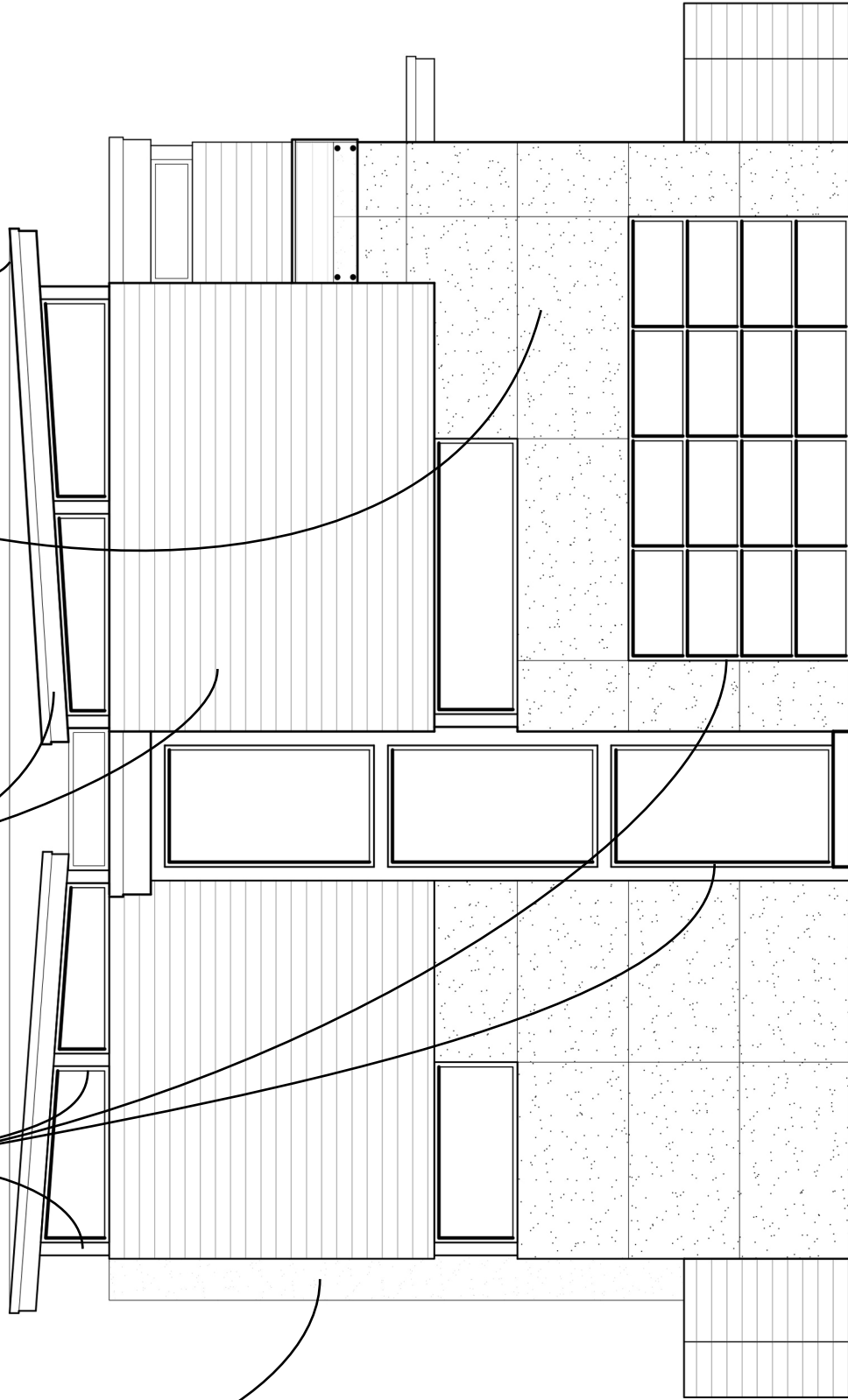
Wood Siding - gray
finish (similar)



Bronze - windows,
doors, details



Black Panel Siding



VORIS RESIDENCE

761 Las Olas Drive
Aptos, CA 95003
APN: 038-461-15