



## Staff Report to the Zoning Administrator

Application Number: 211210

**Applicant:** Studio S Squared Architects  
**Owner:** Todd Rowe & Betty Chang  
**APN:** 054-191-08  
**Site Address:** 207 Via Concha, Aptos

**Agenda Date:** January 7, 2022  
**Agenda Item #:** 1  
**Time:** After 9:00 a.m.

**Project Description:** Remodel of an existing three bedroom, two bathroom single-family dwelling, including an addition of approximately 193 square feet, resulting in an 2,474 square foot three bedroom, four bathroom single-family dwelling.

**Location:** Property located on the west side of Via Concha approximately 500 feet north of the intersection with Club House Drive in Seascape Beach Estates.

**Permits Required:** Coastal Development Permit

**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 211210, based on the attached findings and conditions.

### Project Description & Setting

This is a proposal to add approximately 200 square feet in floor area by “filling in” an existing courtyard at the south side of the home for the creation of a living room (called office) and relocation of the existing laundry room. In addition, the project proposes to remodel the kitchen and common areas, and the bathrooms are proposed to be either remodeled or relocated such that each bedroom has direct access to a bathroom. The project does not result in an increase in bedroom count.

The proposed remodel and addition will not result in changes in height of the existing dwelling. The roof area over the proposed addition will conform to the existing roof line. The exterior changes are limited to removal of a chimney on the ocean side of the home, replacement of all windows and doors, and revised finished color and materials. Specific exterior modifications include removal of the existing red tile roof and replacement with asphalt composition shingles and the replacement of existing tan stucco siding with a combination of white stucco and horizontal lap siding with a black trim and window cladding.

The subject parcel is located within the gated community of Seascape Beach Estates and developed with an existing single family dwelling. The surrounding parcels are developed at an urban density and the homes located across the street from the subject parcel are backed up to Hidden Beach Park. The front of the subject parcel is relatively flat in topography whereas the rear of the parcel consists of a coastal bluff. The existing home is situated at the top of the bluff and entirely within a mapped scenic resource.

A coastal development permit is required due to the location of the proposed development being situated at the top of a coastal bluff and within a mapped scenic area as defined in the County General Plan/LCP.

### **Zoning & General Plan Consistency**

The subject property is a 6,000 square foot lot, located in the R-1-6 (Single family residential - 6,000 square feet) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. As proposed, the project complies with all applicable site standards for the Seascape Beach Estates Combining District (SBE).

The project does not constitute "development" as defined in SCCC 16.10.040(19) in that the proposed development would not alter more than 65 percent of the major structural components. A geologic report (REV191048), prepared by Easton Geology revised June 28, 2019, has been reviewed by County staff to ensure that the proposed additional square footage complies with the established 100-year geologic setback for the site. As proposed and conditioned, the project would modify 43 percent of the major structural components and the proposed addition (including all development) would be located outside of the established geologic setback for the site.

As proposed, the modifications to the existing single family dwelling complies with the requirements of the County Design Review Ordinance to ensure the project will blend in with the surrounding built environment and not result in an adverse visual impact on surrounding land uses and the natural landscape.

### **Local Coastal Program Consistency**

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. Though the project site is located between the shoreline and the first public road, it is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Existing public beach access is located at the intersection of Club House Drive and Via Gaviota, approximately 700 feet southwest of the project site.

## **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 211210, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

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## **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. 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: 211210

Assessor Parcel Number: 054-191-08

Project Location: 207 Via Concha

**Project Description: Remodel and addition to an existing single-family dwelling.**

**Person or Agency Proposing Project: Studio S Squared Architects**

**Contact Phone Number: (408) 998-0983**

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

Specify type: Class 1 – Existing Facilities (Section 15301); Class 3 - New Construction or Conversion of Small Structures (Section 15303)

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

Construction of an addition and remodel of an existing single family dwelling (no increase in bedroom count) in an area designated for residential uses.

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

\_\_\_\_\_  
Nathan MacBeth, Project Planner

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

**EXHIBIT A**

## Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (Single family residential - 6,000 square feet), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the 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 to ensure the project will not result in adverse visual impacts to the scenic character of the project site which is located on the top of a coastal bluff.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available approximately 700 feet to the southwest of the project site at the intersection of Club House Drive and Via Gaviota.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single family residential - 6,000 square feet) 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.

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

This finding can be made, in that the project site is located between the shoreline and the first public road however, the project will not interfere with public access to the beach, ocean, or any

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nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

## **Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single family residential - 6,000 square feet) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the Seascape Beach Estates Combining District (SBE).

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

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

The proposed single family dwelling (addition/remodel) 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 (SBE Combining District) as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

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

The project is located in the Seascape Beach Estates Combining district and will comply with all site and development standards. 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 subject parcel is developed with an existing single family dwelling that is currently served by utilities. The proposed remodel/addition will not result in an excessive draw on existing utilities. Further, the project is not expected to result in an increase in level of traffic serving the site therefore 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 dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family dwelling 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.

## Conditions of Approval

Exhibit D: Project plans, 18 plan sheets, prepared by Studio S Squared, revised 8/27/21.

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

4. Details showing compliance with fire department requirements.
  5. The building permit plans shall clearly show the 25-foot setback from the retaining wall that was constructed under building permit B-193167.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - C. Meet all requirements of the 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.
  - F. Submit an updated Modification Worksheet with the building permit application. The Modification Worksheet shall be updated to correspond to the most recently revised plan sheets submitted for building permit review. If the revised modification worksheet meets the definition of development found in Chapter 16.10 a Geologic Hazards Assessment shall be required.
  - G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. Runoff from the outdoor shower shall be connected to any existing drainage system and directed to flow out toward the street. Runoff from the outdoor shower shall not be allowed to flow towards the bluff under any circumstance.
  - 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.

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

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

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

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

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

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

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

207 VIA CONCHA, APTOS, CA



REMODEL, O AND ADDITION TO AN EXISTING 3 BR 2 BA SINGLE FAMILY RESIDENCE WITH 2,278 EXISTING LIVING S.F. ON A 6,000 S.F. LOT. A 193 S.F. ADDITION OF NEW LIVING AREA WILL RESULT IN A 3 BR AND 4 BA RESIDENCE WITH 2,474 LIVING S.F. WITH AN (E) GARAGE OF 386 S.F. TO REMAIN (NO CHANGES IN GARAGE) TOTALING 2,860 S.F.

## PROJECT SUMMARY

[illegible]

**REQ'D CONTRACTOR  
SUBMITTALS TO ARCHITECT**

1. WINDOW/DOOR PACKAGE
2. CABINET SHOP DRAWINGS AND FINISH SAMPLES
3. MECHANICAL DUCTING PLAN
4. MSC. STEEL SHOP DRAWINGS

NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC.

REQ'D CONTRACTOR SUBMITTALS TO BUILDING  
DEPT. PRIOR TO PERMIT ISSUANCE

1. LICENSE NUMBER
2. INSURANCE AND WORKER'S COMP POLICIES
3. CONSTRUCTION STAGING PLAN
4. CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4-408.2

## APPLICABLE CODES

- 2013 CALIFORNIA ADMINISTRATIVE CODE, CAC
- 2013 CALIFORNIA BUILDING CODE, CBC
- 2013 CALIFORNIA ELECTRICAL CODE, CEC
- 2013 CALIFORNIA MECHANICAL CODE, CMC
- 2013 CALIFORNIA PLUMBING CODE, CPC
- 2013 CALIFORNIA FIRE CODE, CFC
- 2013 CALIFORNIA HAZARDOUS WASTE CODE, CHWC
- 2013 CALIFORNIA AIR CODE, CAC
- 2013 CALIFORNIA GREEN BUILDING STANDARDS, CALGreen
- 2013 CALIFORNIA REFERENCED STANDARDS

## SHEET INDEX

A400	ARCHITECTURAL
A401	COVER SHEET
A402	FLOOR AREA CALCULATIONS
A403	INTERIOR BUILDING PHOTOS
A404	ROOFING SITE PLAN
A405	DEMOLITION SITE PLAN
A406	DEMOLITION ELEVATIONS
A407	DEMOLITION FLOOR PLAN
A408	PROPOSED ROOF PLAN
A409	ROOF PLAN
A410	EXISTING EXTERIOR ELEVATIONS
A411	PROPOSED EXTERIOR ELEVATIONS
A412	PROPOSED EXTERIOR ELEVATIONS
A413	EXTERIOR PERSPECTIVES
A414	EXTERIOR PERSPECTIVES
A415	SECTIONS

## PROJECT TEAM

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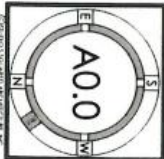
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REMODEL/ ADDITION  
APN: 054 19 108

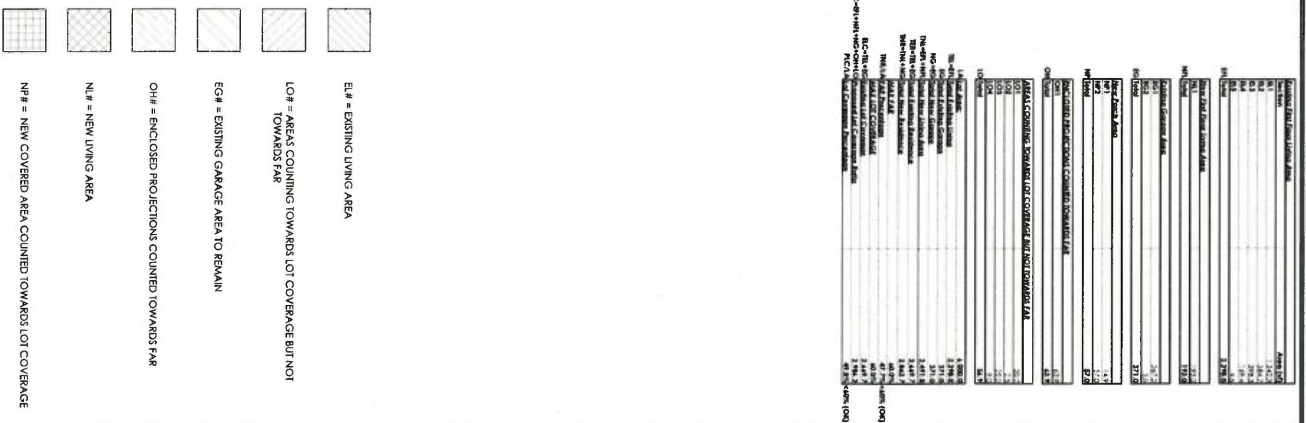
207 VIA CONCHA, APTD.

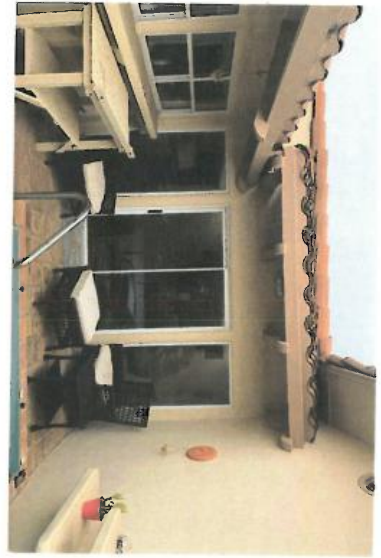
**BETTY & TODD ROWE**



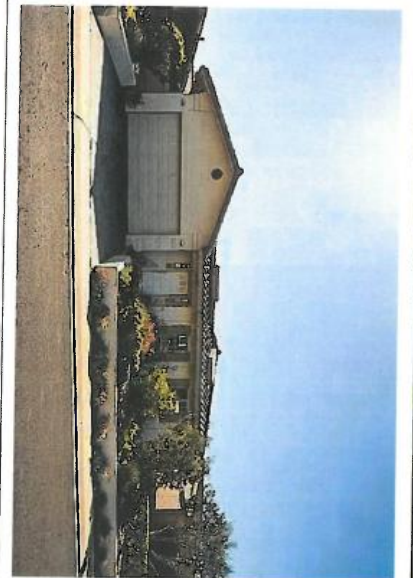
1000 S Winchester Blvd  
San Jose, CA 95128  
P: (408) 998-0983







COURT - 4



FRONT - 1



COURT - 5



FRONT LEFT - 2



SIDE YARD - 6



REAR - 3

FOR PERMIT APPROVAL ONLY--NOT FOR CONSTRUCTION

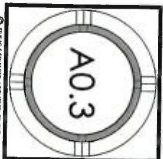


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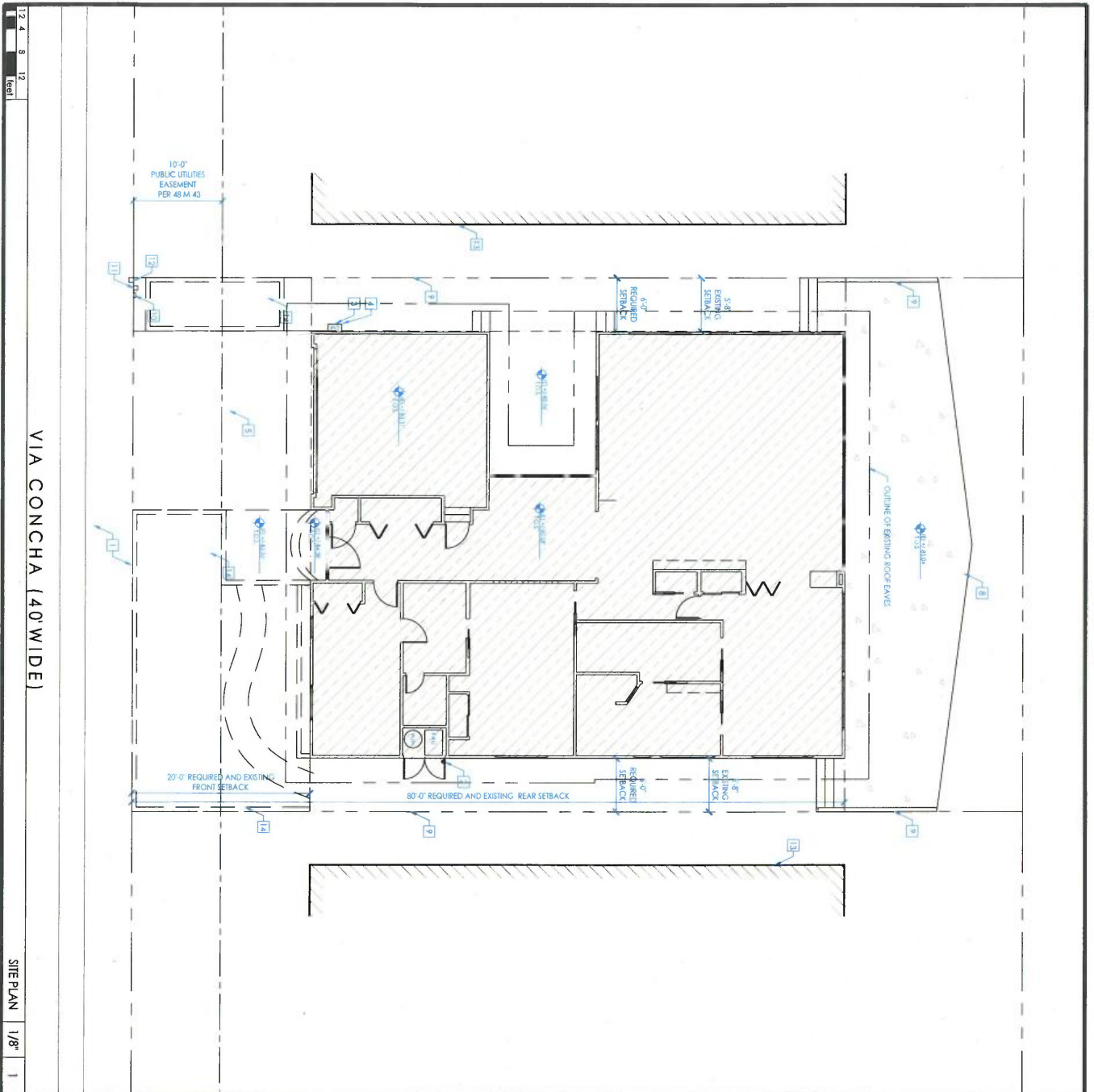
**ROWE RESIDENCE**  
REMODEL/ ADDITION  
APN: 054 19 108  
207 VIA CONCHA, APTOS  
BETTY & TODD ROWE



REVISION	DATE	DESCRIPTION	DRAWN BY
06.08.2021		PLANNING PACKAGE SUBMITAL	JA, AF
08.27.2021		RESUBMITTAL 01	JA, AF



EXTERIOR  
BUILDING  
PHOTOS



1. NUMBER TO KEY NOTE BELOW
2. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO THE COMMENCEMENT OF THE WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
3. (I) GAS METER LOCATION - INSTALL TWO 2" DIAMETER X 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2' DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY.
4. (II) ELECTRICAL METER LOCATION - COORDINATE WITH EXISTING SERVICE AND SERVICE INSTALL UNDER GROUND CONNECTION PER CEC 250.52.
5. (III) DRIVEWAY - CONCRETE OVER 8" BASE ROCK AND 7" SAND PER GEOTECH REPORT - VERIFY PAVEMENT DESIGN WITH LANDSCAPE ARCHITECT.
6. (IV) HARDSCAPE - SLOPE AWAY FROM HOUSE @ 2% MIN.
7. (V) CURB CUT PER LOCAL JURISDICTIONS STANDARD DETAIL - SEE CIVIL PLANS.
8. EXISTING TREX COMPOSITE DECK TO REMAIN.
9. (E) FENCE TO REMAIN, TYP.
10. UTILITIES RISER.
11. TELEPHONE RISER.
12. AREA DRAIN.
13. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURES.
14. HARDSCAPE TO BE REMOVED.

**NOTES:**

- (I) WATER SUPPLY TO BE RE-ACED FROM METER IN.
- (II) SEWER LATERAL TO BE RE-PAVED TO EXISTING LINE IN.
- SEE SITE PLAN FOR ALL SITE CONCRETE AND HARDSCAPE DETAILS - CO-ORDINATE WITH CIVIL & GEOTECH REQUIREMENTS.

**SITE PLAN KEYNOTES**

PROPERTY LINE - SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK/EASEMENT

EXISTING HARDSCAPE TO BE REMOVED

EXISTING BUILDING AREA TO REMAIN

EXISTING HARDSCAPE AREA TO REMAIN

PROPOSED BUILDING AREA

PROPOSED HARDSCAPE

**NOTES:**

(I) WATER SUPPLY TO BE RE-ACED FROM METER IN.

(II) SEWER LATERAL TO BE RE-PAVED TO EXISTING LINE IN.

SEE SITE PLAN FOR ALL SITE CONCRETE AND HARDSCAPE DETAILS - CO-ORDINATE WITH CIVIL & GEOTECH REQUIREMENTS.

**EXISTING SITE PLAN**

**A1.0**

**FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION**

**ROW RESIDENCE**

REMODEL/ADDITION

APN: 054 19 108

207 VIA CONCHA, APTS

BETTY & TODD ROWE

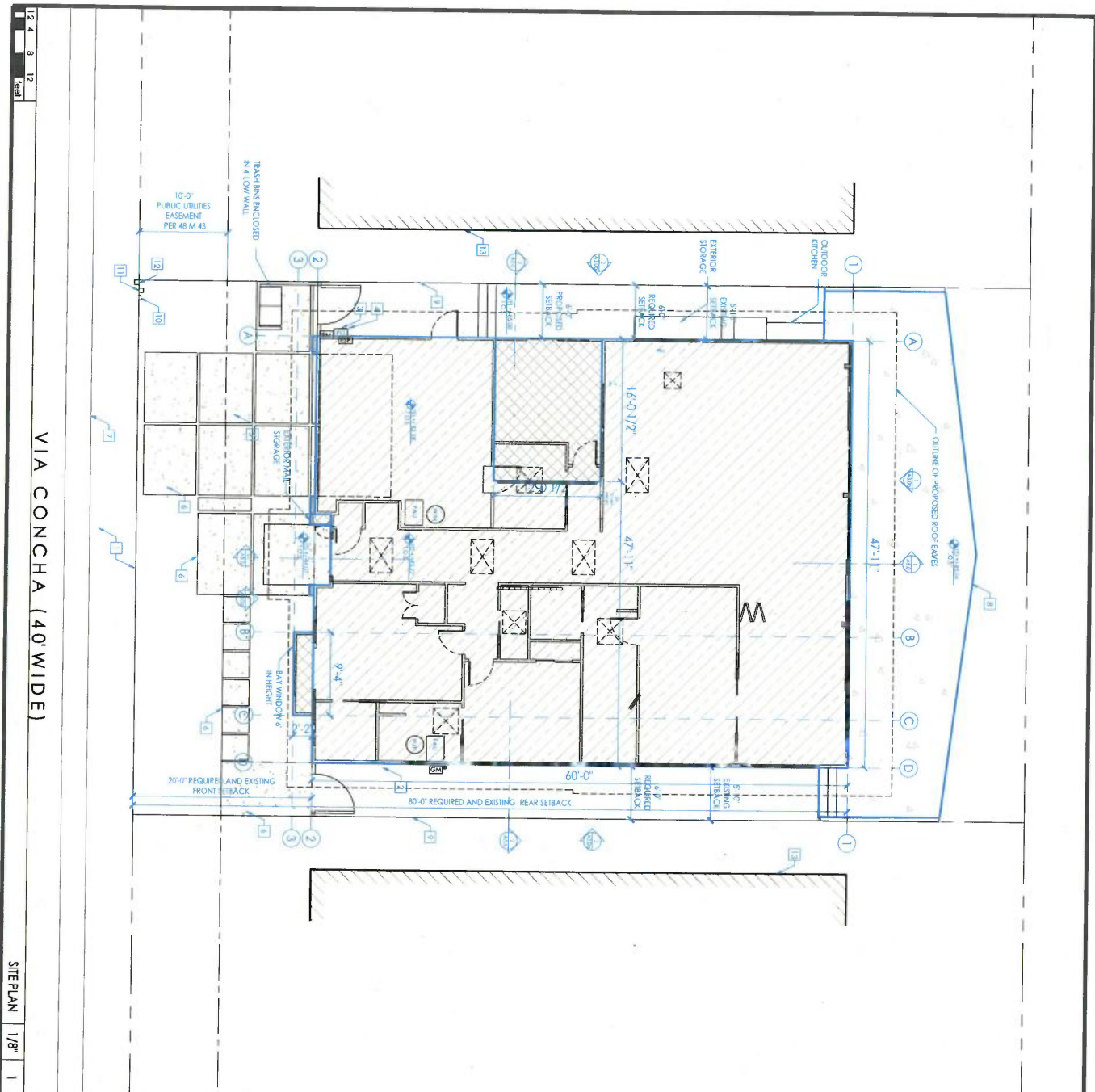
**STUDIO 5 SQUARED**

ARCHITECTS

1000 S Winchester Blvd

San Jose, CA 95128

P: (408) 998-0983



**NOTES:**

- (E) WATER SUPPLY TO BE REPLACED FROM WATER IN.
- (E) GAS METER LOCATION - INSTALL TWO 2" DIAMETER X 36" TALL STEEL PRECAST CONCRETE FOUNDATIONS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY.
- (E) ELECTRICAL METER LOCATION - COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMP) TO (E) ELECTRICAL SERVICE - INSTALL OVER GROUND CONNECTION PER CEC 290.52.
- (E) DRIVEWAY, CONCRETE OVER 8" BASE ROCK AND 2" SAND PER GEOTECH REPORT - VERIFY PAVING DESIGN WITH LANDSCAPE ARCHITECT.
- (N) HARDSCAPE - SLOPE AWAY FROM HOUSE @ 2% MIN.
- (N) CURB CUT PER LOCAL JURISDICTIONS STANDARD DETAIL - SEE CIVIL PLANS.
- (E) EXISTING TREE COMPOSITE DETAIL TO REMAIN.
- (E) FENCE TO REMAIN, TYP.
- UTILITIES RISER.
- TELEPHONE RISER.
- AREA DRAIN.
- APPROXIMATE LOCATION OF NEIGHBORING STRUCTURES.
- HARDSCAPE TO BE REMOVED.

**SITE PLAN KEYNOTES**

PROPERTY LINE - SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK/EASEMENT

EXISTING HARDSCAPE TO BE REMOVED

EXISTING BUILDING AREA TO REMAIN

EXISTING HARDSCAPE AREA TO REMAIN

PROPOSED BUILDING AREA

PROPOSED HARDSCAPE

**NOTES:**

- (E) WATER SUPPLY TO BE REPLACED FROM WATER IN.
- (E) GAS METER LOCATION - INSTALL TWO 2" DIAMETER X 36" TALL STEEL PRECAST CONCRETE FOUNDATIONS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY.
- (E) ELECTRICAL METER LOCATION - COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMP) TO (E) ELECTRICAL SERVICE - INSTALL OVER GROUND CONNECTION PER CEC 290.52.
- (E) DRIVEWAY, CONCRETE OVER 8" BASE ROCK AND 2" SAND PER GEOTECH REPORT - VERIFY PAVING DESIGN WITH LANDSCAPE ARCHITECT.
- (N) HARDSCAPE - SLOPE AWAY FROM HOUSE @ 2% MIN.
- (N) CURB CUT PER LOCAL JURISDICTIONS STANDARD DETAIL - SEE CIVIL PLANS.
- (E) EXISTING TREE COMPOSITE DETAIL TO REMAIN.
- (E) FENCE TO REMAIN, TYP.
- UTILITIES RISER.
- TELEPHONE RISER.
- AREA DRAIN.
- APPROXIMATE LOCATION OF NEIGHBORING STRUCTURES.
- HARDSCAPE TO BE REMOVED.

**SITE PLAN LEGEND**

1/8" = 1'

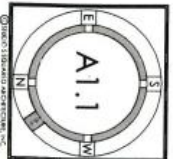
FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

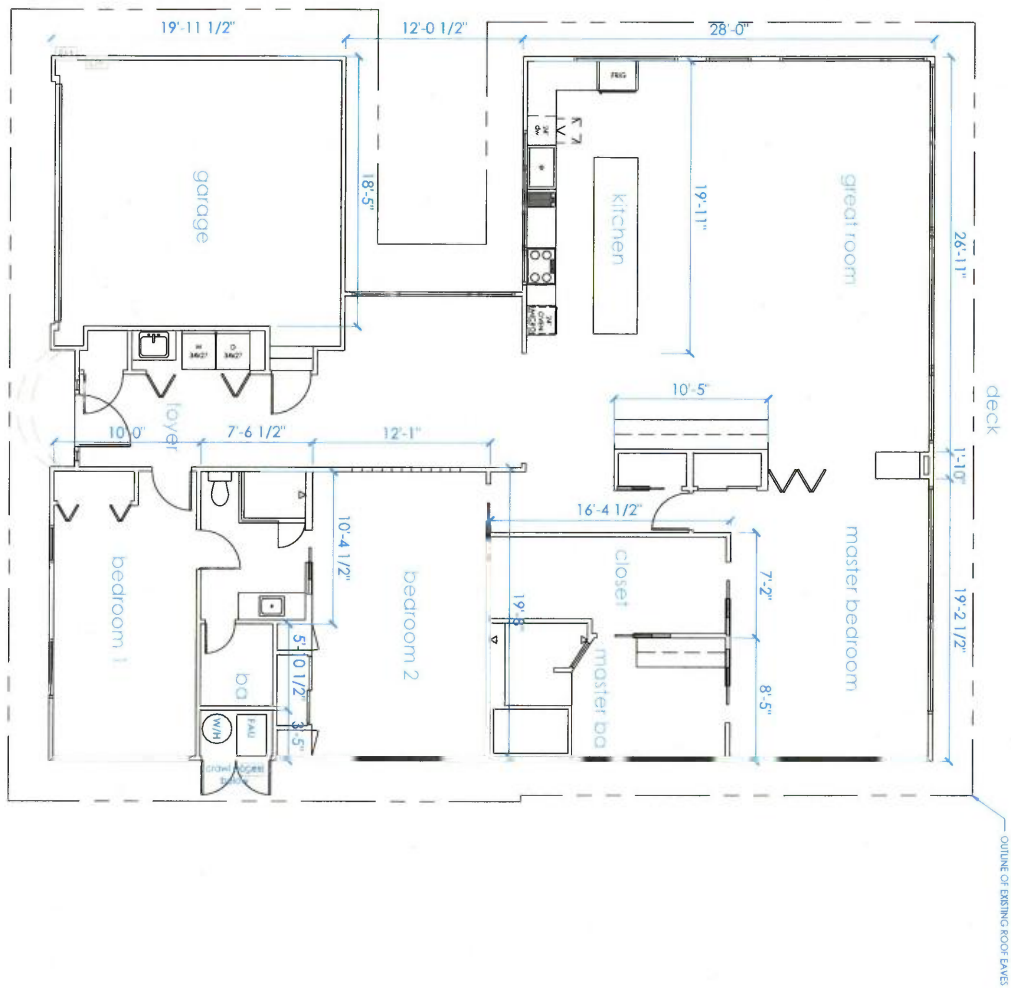
PROJECT NO.	DATE	DESCRIPTION	20-025
06.07.2021	06.07.2021	PLANNING PACKAGE SUBMITTAL	JA, AF
08.27.2021	08.27.2021	RE-SUBMITTAL 01	JA, AF



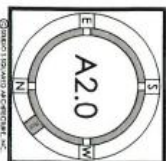
**ROWE RESIDENCE**  
 REMODEL/ ADDITION  
 APN: 054 19 108  
 207 VIA CONCHA, APTS  
 BETTY & TODD ROWE

1000 S Winchester Blvd  
 San Jose, CA 95128  
 P: (408) 978-0753





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FLOOR PLAN

EXISTING

PROJECT NO.			20-0225
REVISION	DATE	DESCRIPTION	DESIGNED BY
	06.07.2021	PLANNING PACKAGE SUBMITTAL	JA, AF
	08.27.2021	RE-SUBMITTAL 01	JA, AF



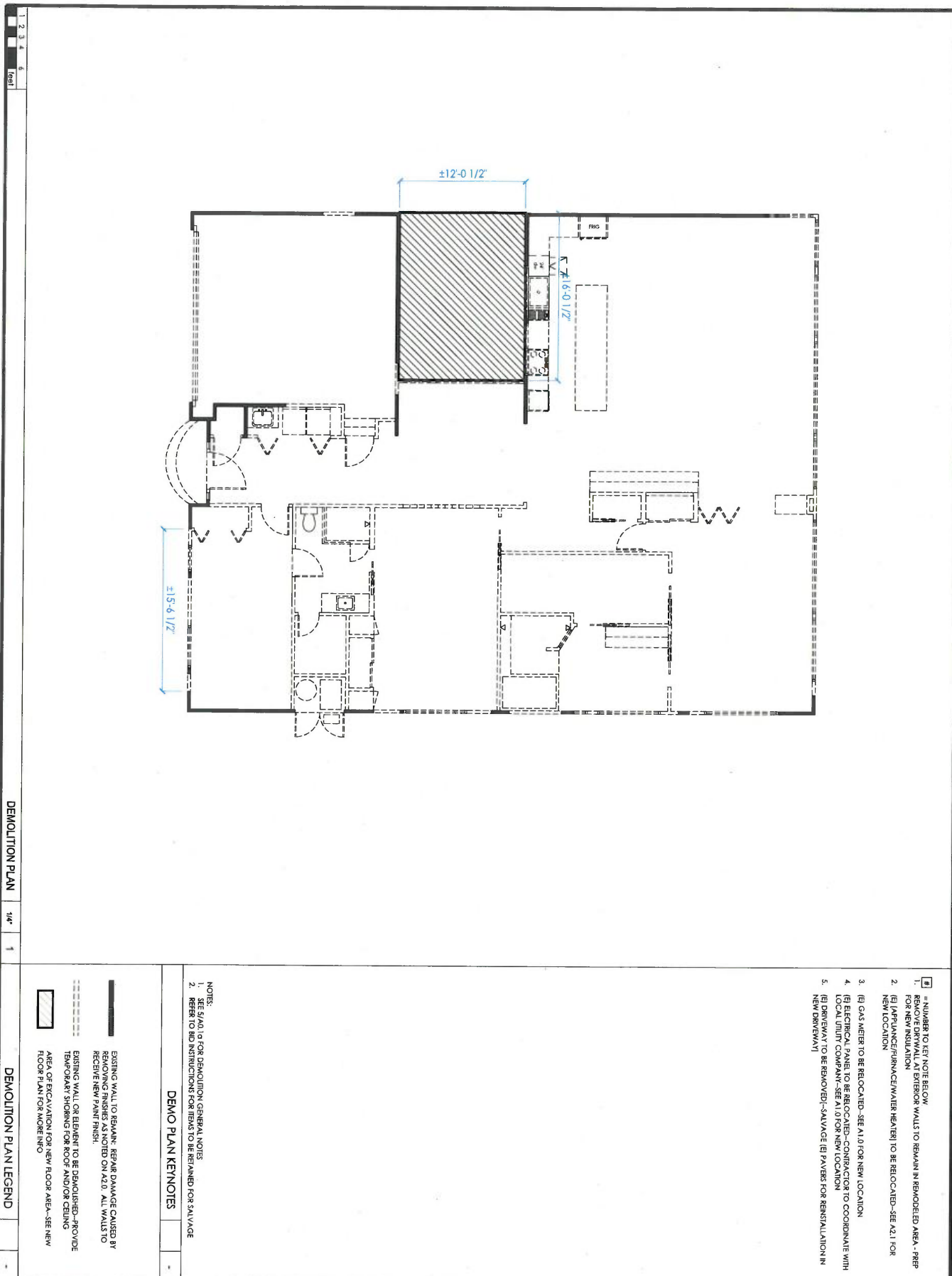
ROWE RESIDENCE  
REMODEL/ ADDITION  
APN: 054 19 108

207 VIA CONCHA, APTOS

BETTY & TODD ROWE

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San Jose, CA 95128  
P: (408) 998-0983





DEMOLITION PLAN

1/4"

1

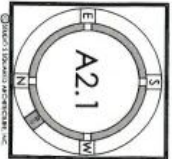
DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN - SEPARATE DAMAGE CAUSED BY REMOVING FINISHES AS NOTED ON A2.0. ALL WALLS TO RECEIVE NEW PAINT FINISH.
- EXISTING WALL OR ELEMENT TO BE DEMOLISHED - PROVIDE TEMPORARY SHORING FOR FLOOR AND/OR CEILING AREA OF EXCAVATION FOR NEW FLOOR AREA - SEE NEW FLOOR PLAN FOR MORE INFO.

NOTES:  
1. SEE S/A.D. 10 FOR DEMOLITION GENERAL NOTES  
2. REFER TO BID INSTRUCTIONS FOR ITEMS TO BE REMOVED FOR SALVAGE

DEMO PLAN KEYNOTES

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PLAN

DEMOLITION

REVISION	DATE	DESCRIPTION	20-025
06.07.2021	PLANNING PACKAGE SUBMITTAL	JA, AF	
08.27.2021	RE-SUBMITTAL 01	JA, AF	



ROWE RESIDENCE  
REMODEL/ADDITION  
APN: 054 19 108

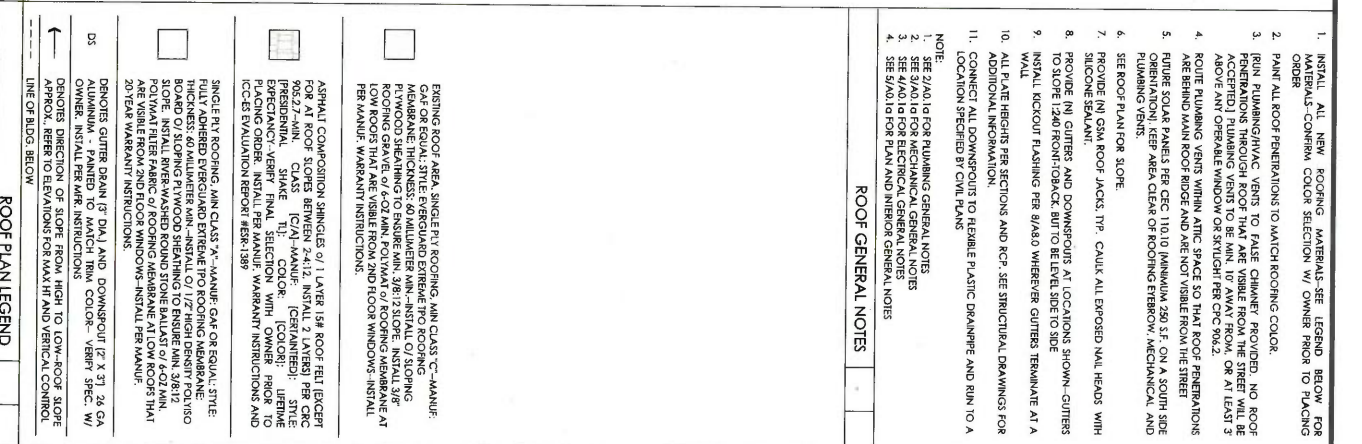
207 VIA CONCHA, APTOS

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P: (408) 798-0785







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San Jose, CA 95128  
P : (408) 998 - 0983

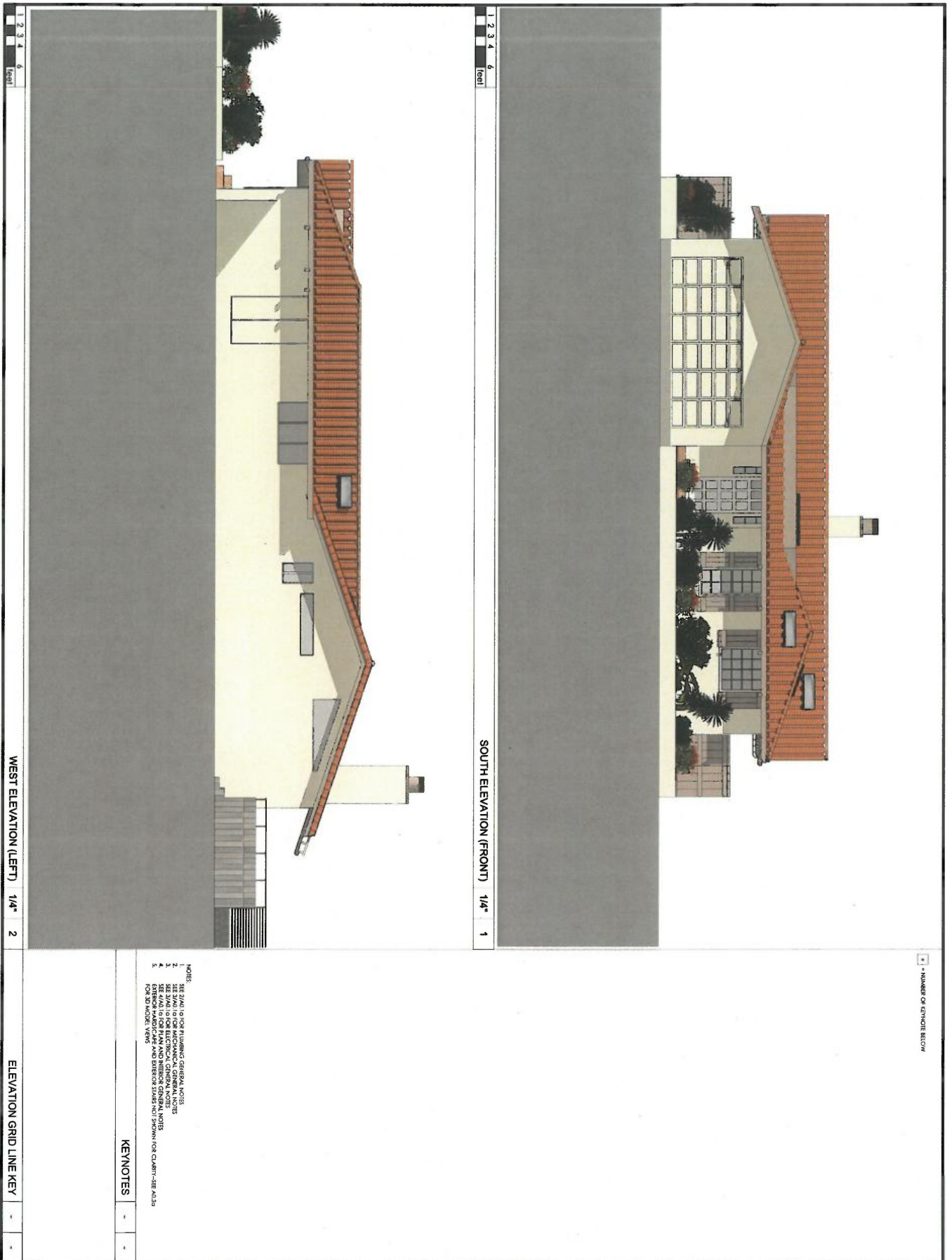


ROWE RESIDENCE  
REMODEL/ ADDITION  
APN: 054 19 108

207 VIA CONCHA, APTOS  
BETTY & TODD ROWE

PROJECT NO.			20-025
REVISION	DATE	DESCRIPTION	DESIGNED BY
	06.07.2021	PLANNING PACKAGE SUBMITTAL	JA, AF
	08.27.2021	RE-SUBMITTAL 01	JA, AF





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EXISTING  
EXTERIOR  
ELEVATIONS

REVISION	DATE	DESCRIPTION	BY
1	08.08.2021	PLANNING PACKAGE SUBMITTAL	JA, AZ
2	08.27.2021	RE SUBMITTAL 01	JA, AZ



**ROWE RESIDENCE**

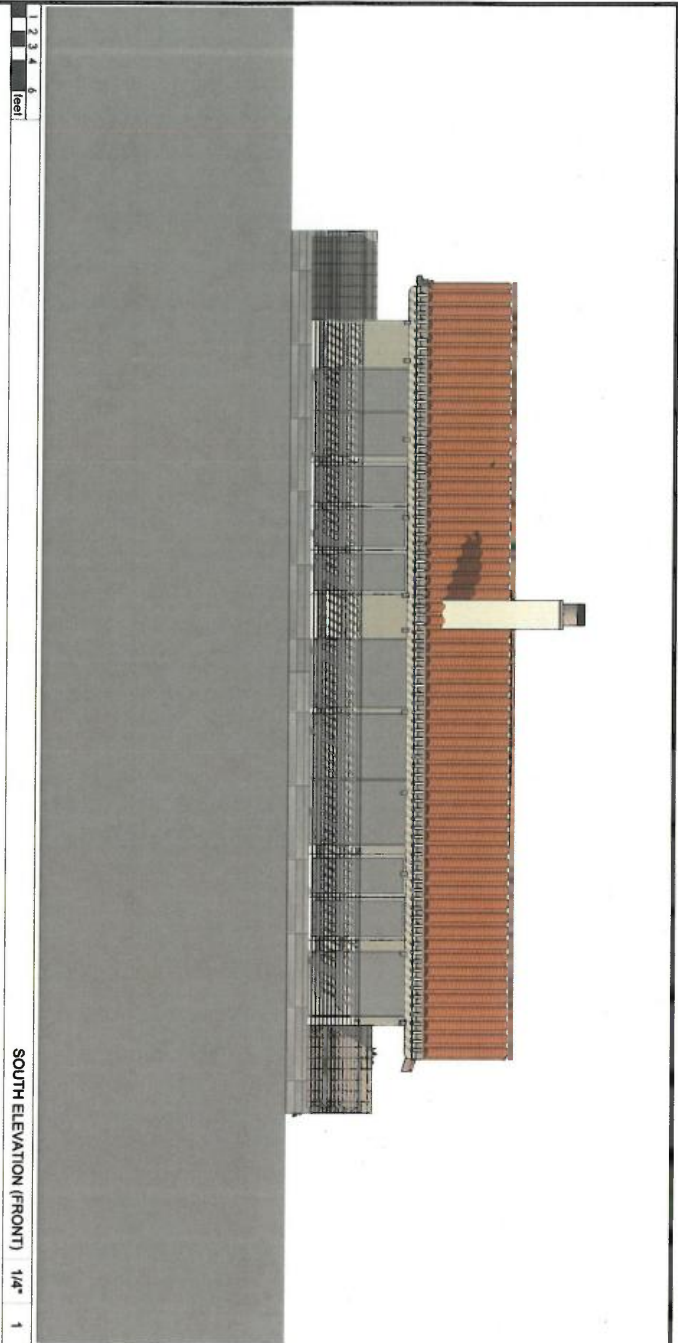
REMODEL/ ADDITION  
APN: 054 19 108

207 VIA CONCHA, APTOS

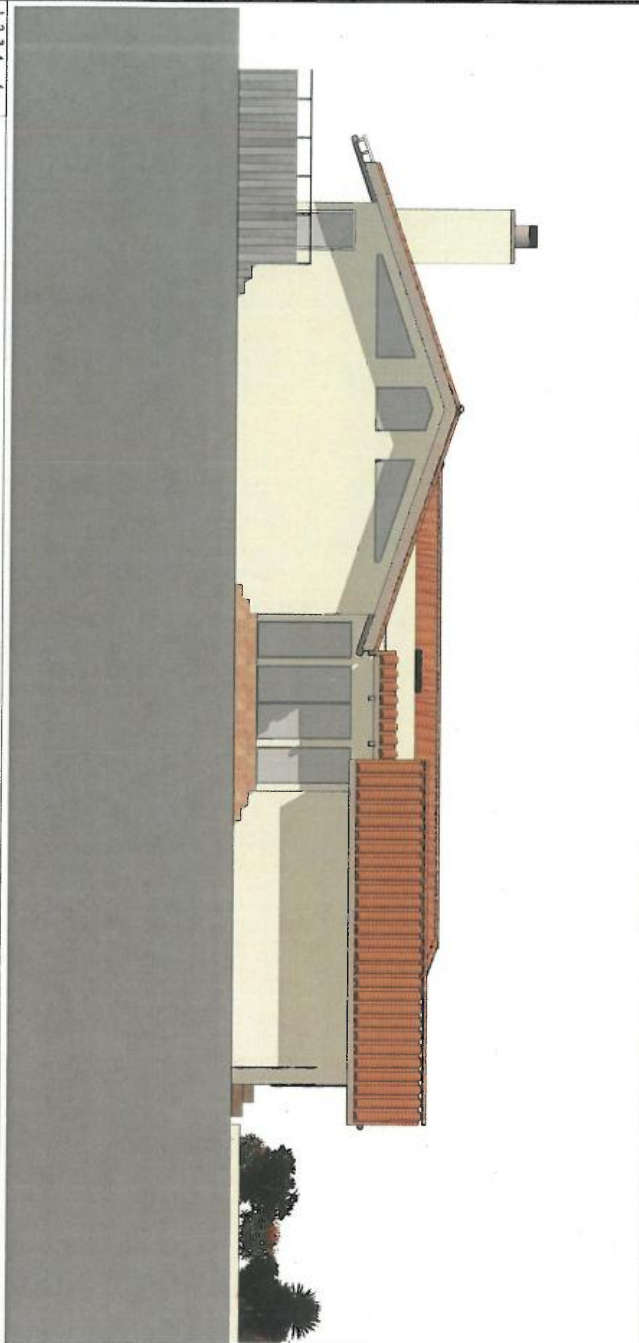
BETTY & TODD ROWE

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San Jose, CA 95128  
P : (408) 950-0985





SOUTH ELEVATION (FRONT) 1/4" = 1'

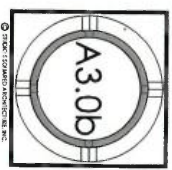


WEST ELEVATION (LEFT) 1/4" = 2'

- NOTES
1. SEE PLAN 10 FOR FINISHING GENERAL NOTES.
  2. SEE PLAN 10 FOR MECHANICAL GENERAL NOTES.
  3. SEE PLAN 10 FOR ELECTRICAL GENERAL NOTES.
  4. SEE PLAN 10 FOR PLUMBING AND INTERIOR GENERAL NOTES.
  5. EXTERIOR HARDWARE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY - SEE A3.0a FOR EXTERIOR STAIRS.

KEYNOTES

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EXISTING  
EXTERIOR  
ELEVATIONS

PROJECT NO.	DATE	DESCRIPTION	DESIGNED BY
	06.06.2021	PLANNING PACKAGE SUBMITTAL	JA, AT
	08.27.2021	RE-SUBMITTAL (1)	JA, AT



**ROWE RESIDENCE**

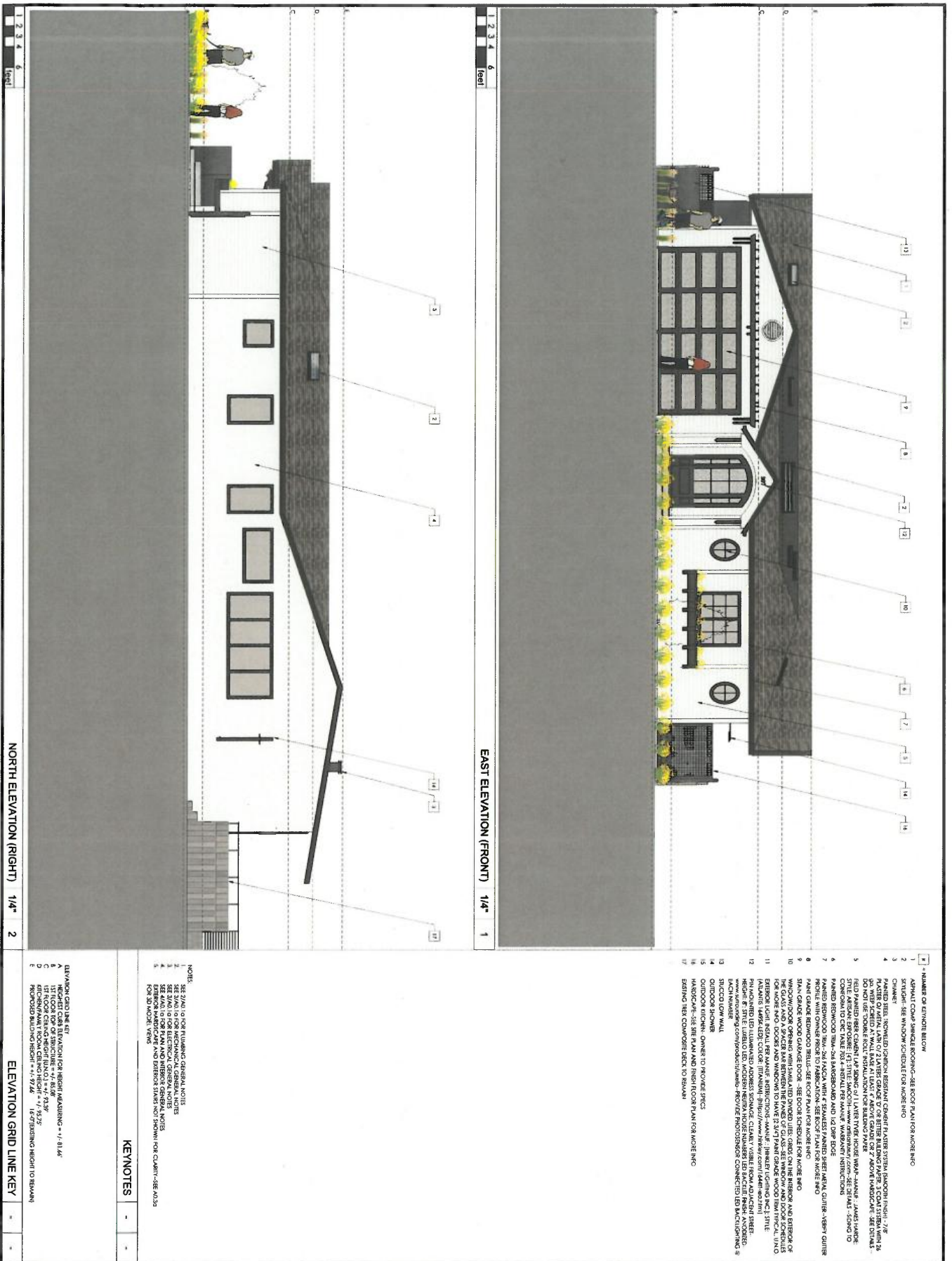
REMODEL/ ADDITION  
APN: 054 19 106

207 VIA CONCHA, APTS

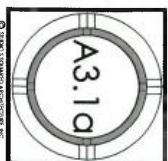
BETTY & TODD ROWE

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San Jose, CA 95128  
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PROPOSED  
EXTERIOR  
ELEVATIONS

NO.	DATE	DESCRIPTION	CHANGED BY
1	08.08.2021	PLANNING PACKAGE SUBMITAL	J.A. AF
2	08.27.2021	RE-SUBMITAL 01	J.A. AF



**ROWE RESIDENCE**

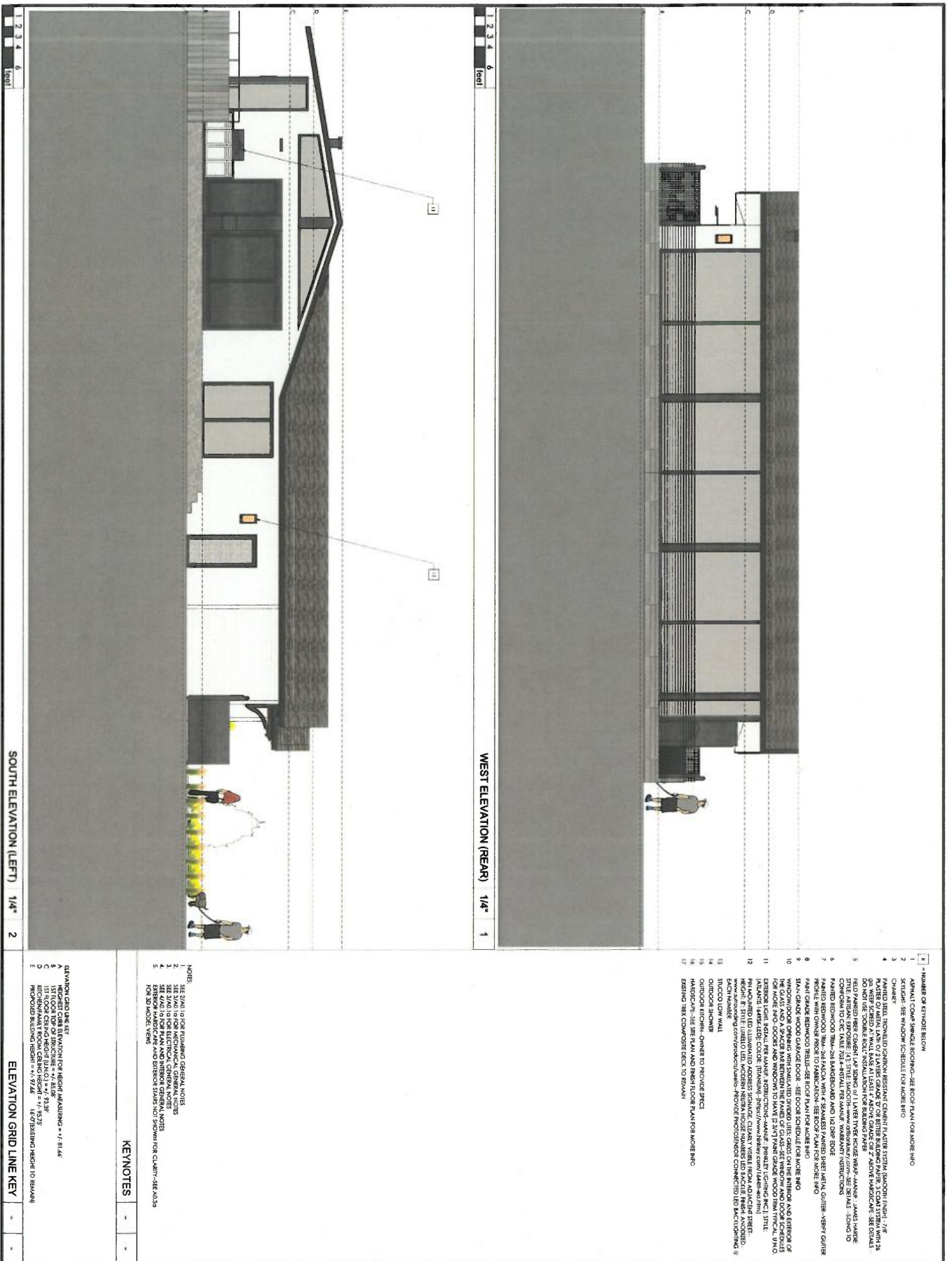
REMODEL/ ADDITION  
 APN: 054 19 108

207 VIA CONCHA, APTOS

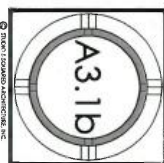
BETTY & TODD ROWE

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PROPOSED  
EXTERIOR  
ELEVATIONS

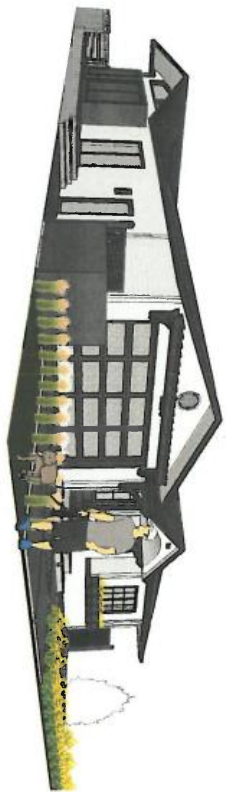
DATE	DESCRIPTION	BY	CHKD BY
06.08.2021	PLANNING PACKAGE SUBMITTAL	JA, AF	JA, AF
08.27.2021	RE SUBMITTAL 01	JA, AF	JA, AF



**ROWE RESIDENCE**  
REMODEL/ ADDITION  
APH: 054.19.106  
207 VIA CONCHA, APTOS  
BETTY & TODD ROWE

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SAN JOSE, CA 95128  
P : (408) 998 - 0983





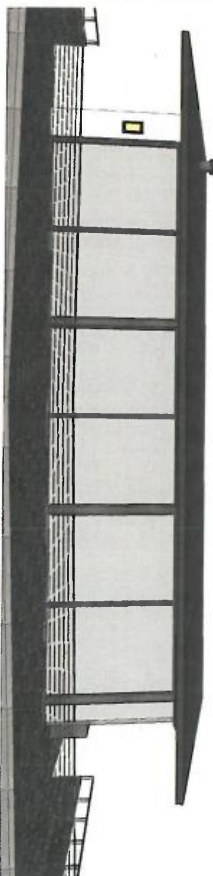
**PERSPECTIVE EXTERIOR FRONT LEFT**



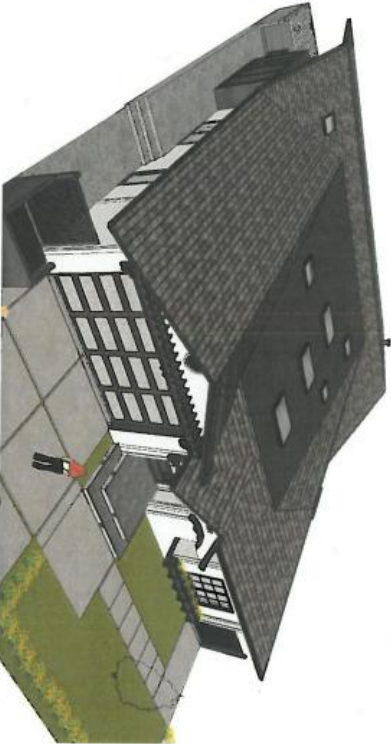
**PERSPECTIVE EXTERIOR FRONT RIGHT**



PERSPECTIVE EXTERIOR REAR LEFT



PERSPECTIVE EXTERIOR RAER



**PERSPECTIVE EXTERIOR FRONT HIGH**



PERSPECTIVE EXTERIOR REAR RIGHT

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ROWE RESIDENCE

REMODEL/ ADDITION  
APN: 054 19 108

207 VIA CONCHA, APTOS

BETTY &amp; TODD ROWE

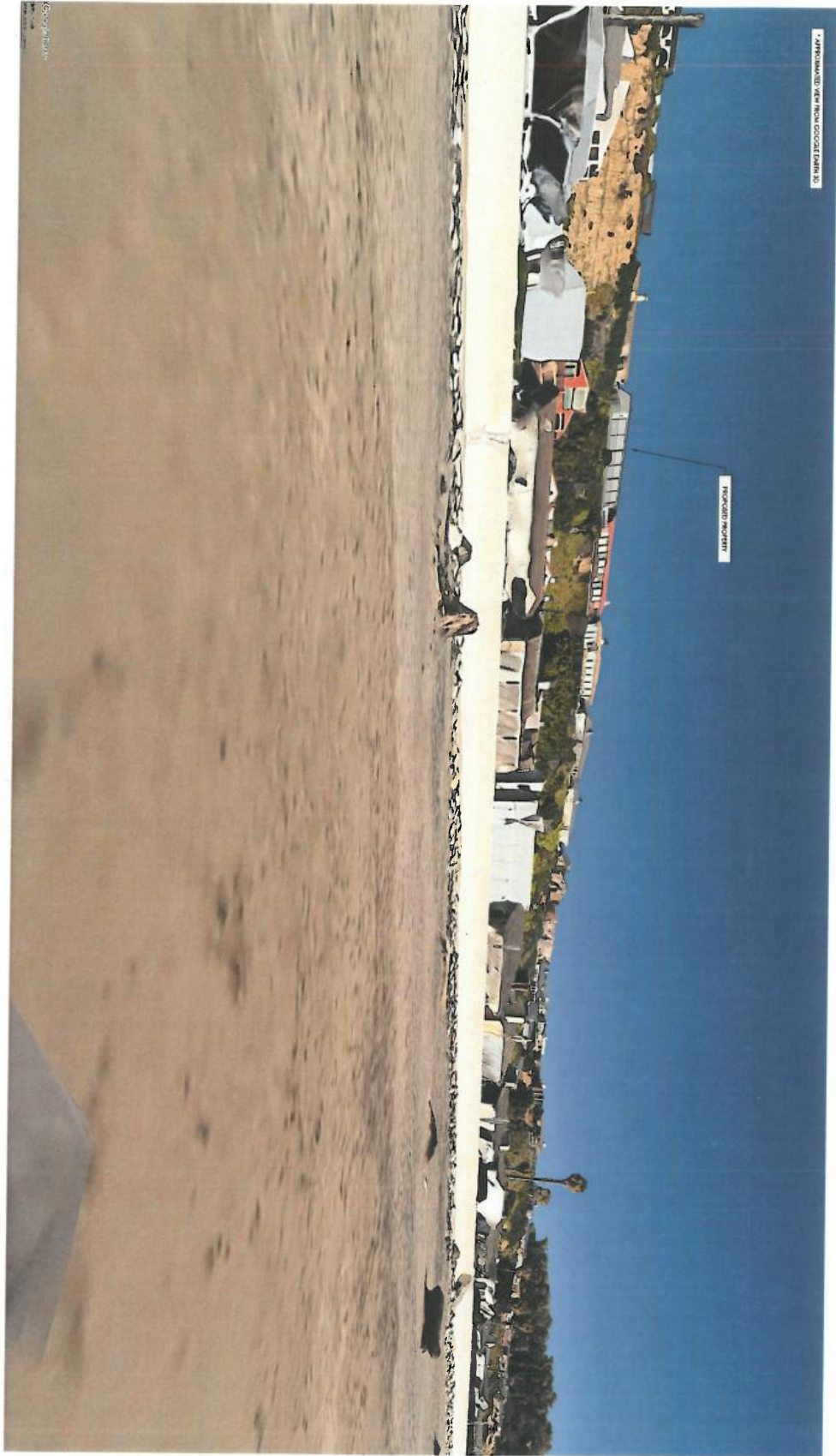
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San Jose, CA 95128  
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**STUDIO S SQUARED**  
ARCHITECTURE



## EXTERIOR PERSPECTIVES

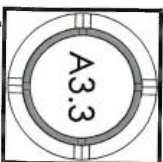
### A3.3.2



BEACH VIEW SIMULATION

1

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EXTERIOR  
PERSPECTIVES

REVISION	DATE	DESCRIPTION	DESIGNED BY
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	08.27.2021	RE-SUBMITTAL 01	JAL, AT

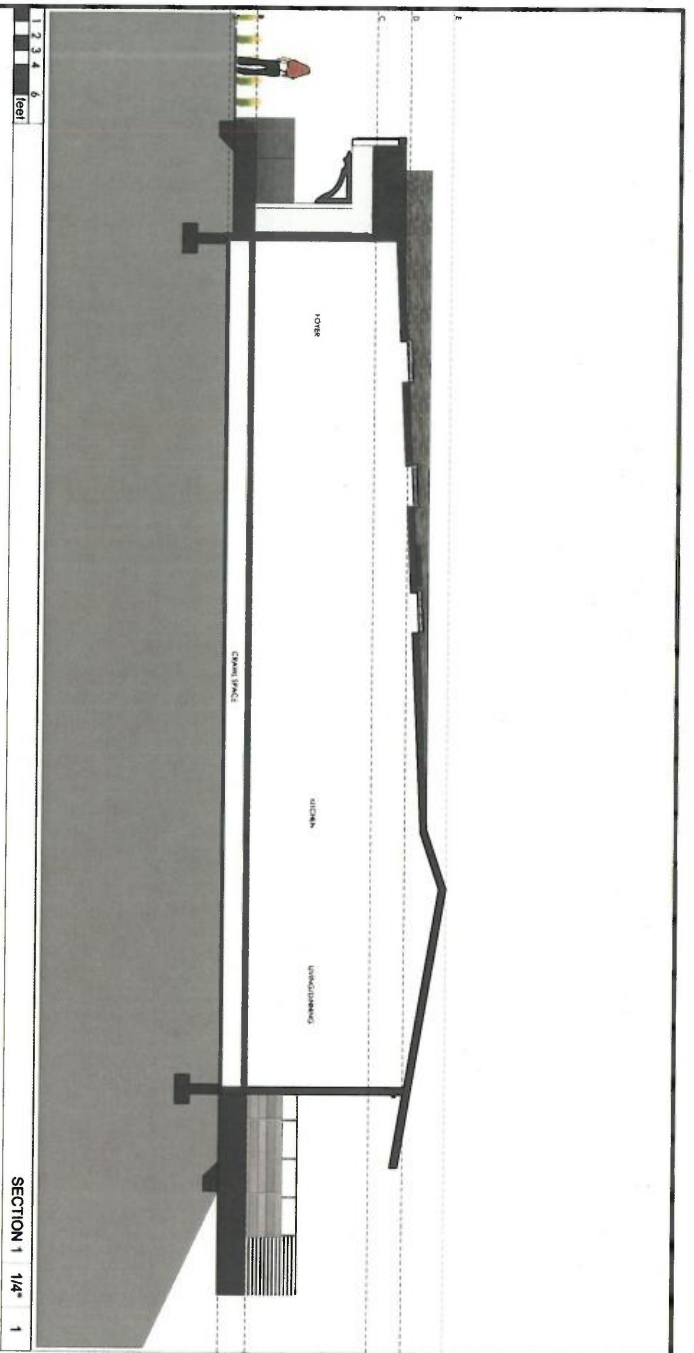


<b>ROWE RESIDENCE</b>
REMODEL/ ADDITION APN: 054 19 106
207 VIA CONCHA, APTOS
BETTY & TODD ROWE

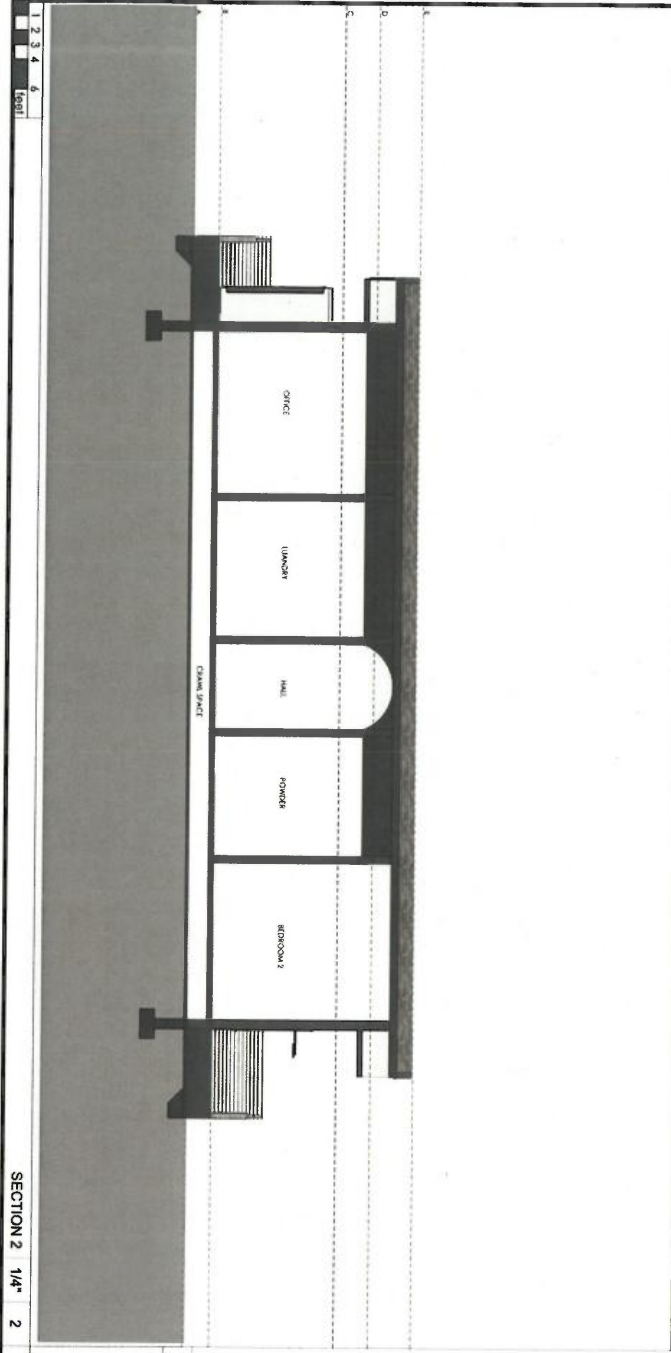
1000 S. Winchester Blvd  
San Jose, CA 95128  
P: (408) 998 - 0983



NUMBER OF REVISIONS BELOW



SECTION 1 1/4" 1



SECTION 2 1/4" 2

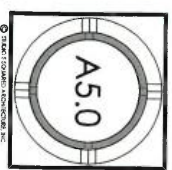
- NOTES:
1. SEE PLAN TO FOR PLUMBING GENERAL NOTES
  2. SEE PLAN TO FOR ELECTRICAL GENERAL NOTES
  3. SEE PLAN TO FOR MECHANICAL GENERAL NOTES
  4. SEE PLAN TO FOR INSULATION GENERAL NOTES
  5. SEE AND INTERFERENCES FOR INSULATION VALUES. INSULATION TO BE NOT LESS THAN AS INDICATED IN THIS SECTION

KEYNOTES

SEE EMBROID ELEVATIONS FOR ELEVATION GRID LINE KEY

ELEVATION GRID LINE KEY

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SECTIONS

REVISION	DATE	DESCRIPTION	DESIGNED BY
1	05.08.2021	PLANNING PACKAGE SUBMITTAL	JA. AP
2	06.27.2021	RE-SUBMITTAL 01	JA. AP



**ROWE RESIDENCE**

REMODEL/ ADDITION  
APN: 054 19 108

207 VIA CONCHA, APTOS

BETTY & TODD ROWE

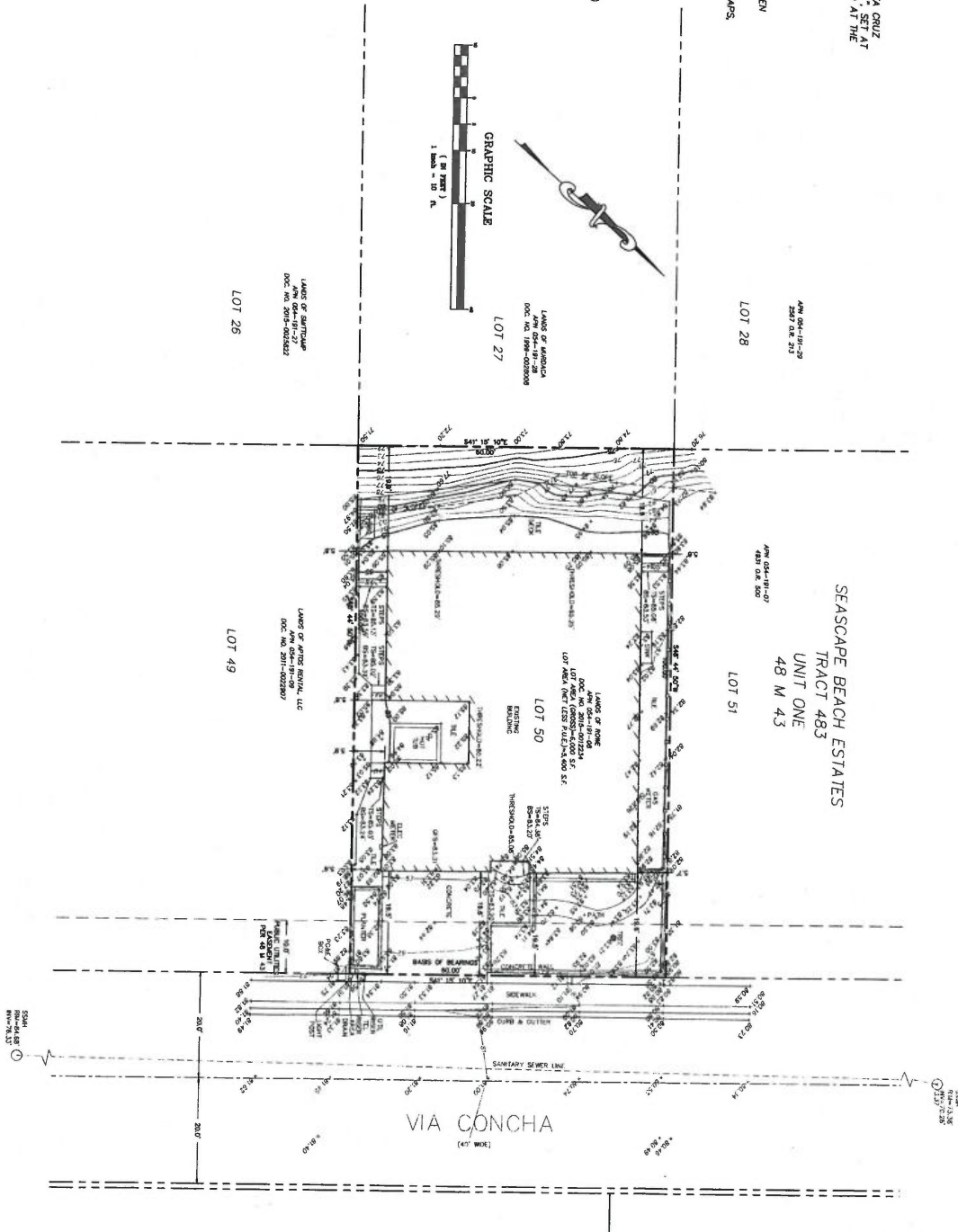
1000 S. Winchester Blvd  
San Jose, CA 95128  
P : (408) 998 - 0983



BENCH MARK:  
COUNTY OF SANTA CRUZ BENCH MARK 396, A SANTA CRUZ  
COUNTY SURVEYOR'S BRASS DISC STAMPED "BM 396", SET AT  
THE SOUTHERLY END OF A CIRCULAR CONCRETE PAD AT THE  
0.5 HUNDRED (50) FEET MARK OF THE 100' BEACH MAPLOTS.  
ELEVATION = 17.95' (NAD 83)

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN  
MONUMENTS AS SHOWN ON THAT CERTAIN MAP OF  
SEASCAPE BEACH ESTATES TRACT 483, UNIT ONE,  
RECORDED DECEMBER 21, 1987, IN SANTA CRUZ COUNTY  
PAGE 43, SANTA CRUZ COUNTY RECORDS.  
BEARING-NORTH 10°40'30" EAST

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - - - 10' P.U.E. (PUBLIC UTILITIES EASEMENT)
  - ||||| BUILDING FOOTPRINT





SIDING  
ARTISAN SIDING  
SHIPLAP SIDING  
MATCH COLOR TO PAINTED STUCCO  
[www.aspyredesign.com](http://www.aspyredesign.com)



GARAGE DOOR  
CLOPAY GARAGE DOOR  
BRIDGEPORT STEEL  
EXTENDED RECESSED PANEL  
FROSTED GLASS  
CHARCOAL  
[www.clopaydoor.com](http://www.clopaydoor.com)



PAINTED STUCCO & TRIM  
BENJAMIN MOORE  
AURA EXTERIOR PAINT FLAT  
SNOW WHITE 2122-70  
[www.benjaminmoore.com](http://www.benjaminmoore.com)



ASPHALT SHINGLES ROOF  
CERTAINTED  
LANDMARK TL  
COUNTRY GRAY  
<https://www.certainteed.com/residential-roofing/products/landmark-tl>



WINDOW  
JELD-WEN  
BLACK  
[www.jeld-wen.com](http://www.jeld-wen.com)



EXTERIOR LIGHT  
HINKLEY  
ATLANTIS 1649SK-LED  
SATIN BLACK  
[www.hinkleylighting.com](http://www.hinkleylighting.com)

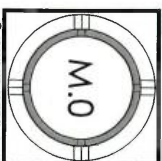


PIN MOUNTED LED ILLUMINATED  
ADDRESS SIGNAGE  
LUXELLO LED  
MODERN 8" BACKLIT LED HOUSE  
NUMBERS  
ANODIZED  
[www.surrounding.com](http://www.surrounding.com)



FRONT DOOR  
SUN MOUNTAIN  
SINGLE DOOR  
STAINED GLASS PANEL  
FA-0101-D009  
MATCH COLOR TO GARAGE DOOR  
[www.sunmountaindoor.com](http://www.sunmountaindoor.com)

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MATERIAL  
SPEC BOARD

PROJECT NO.	DATE	DESCRIPTION	DESIGNED BY
06062021	06/06/2021	PLAN/IMP/ PACKAGE SUBMITTAL	JA AF
06272021	06/27/2021	RE SUBMITTAL 01	JA AF



ROWE RESIDENCE

REMODEL/ ADDITION  
APN: 054 19 108

207 VIA CONCHA, APTOS

BETTY & TODD ROWE

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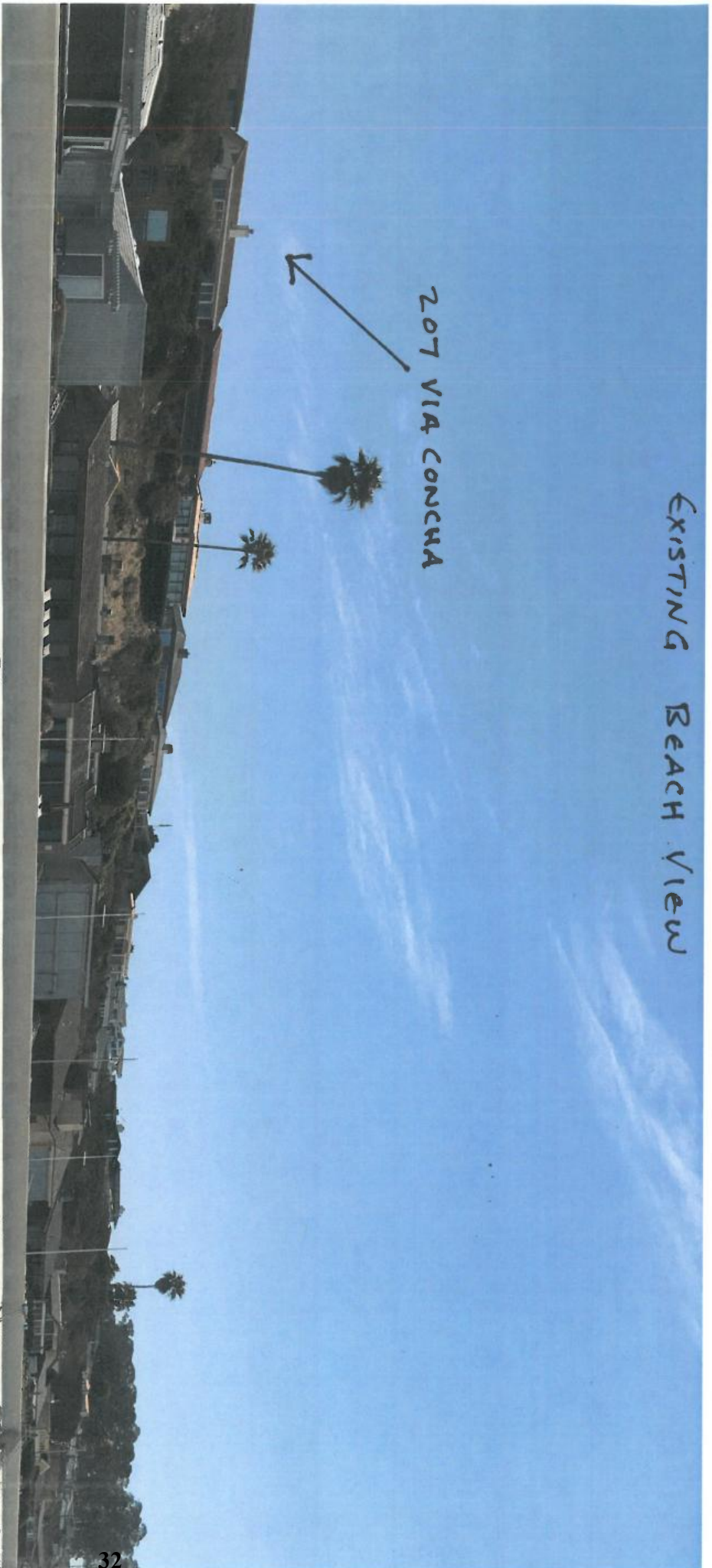


EXISTING STREET VIEW



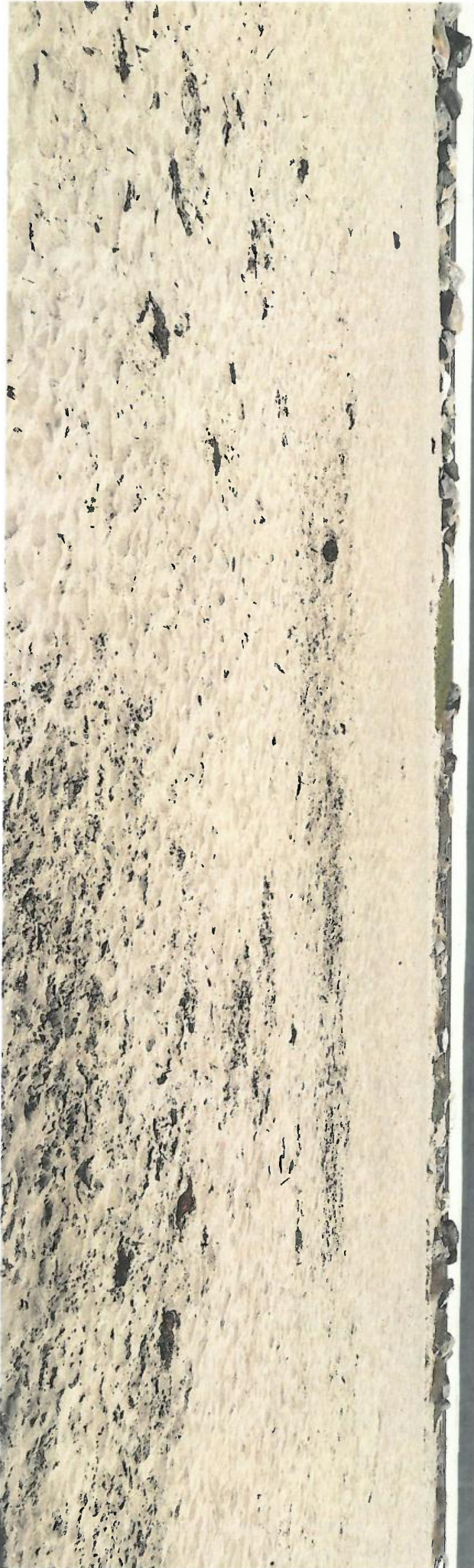
EXISTING BEACH VIEW

207 VIA CONCHA



EXISTING BEACH VIEW

207 VIA CONCHA





PROPOSED VISUAL SIMULATION

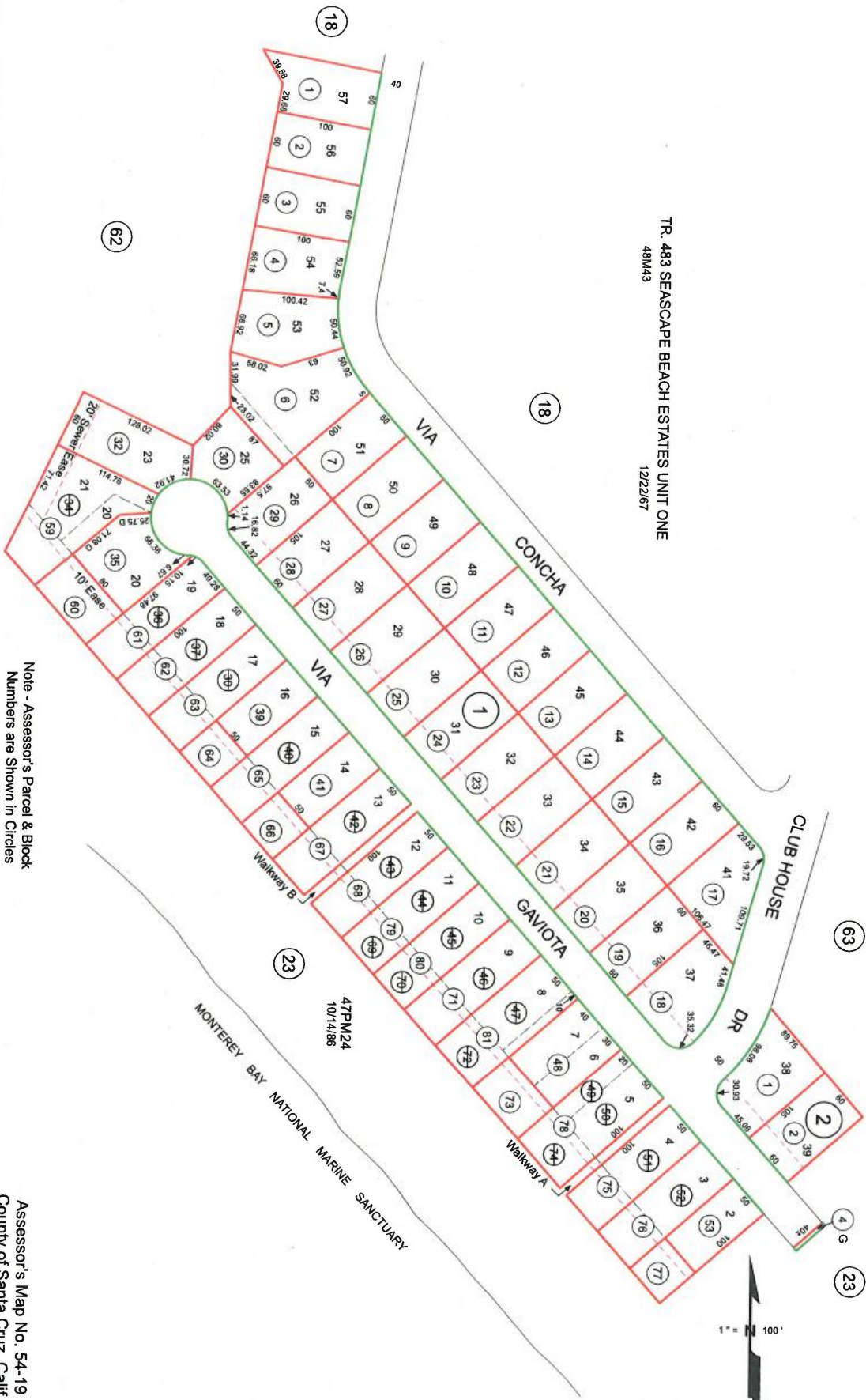
**FOR TAX PURPOSES ONLY**  
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR, 2000

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

Tax Area Code  
 69-267

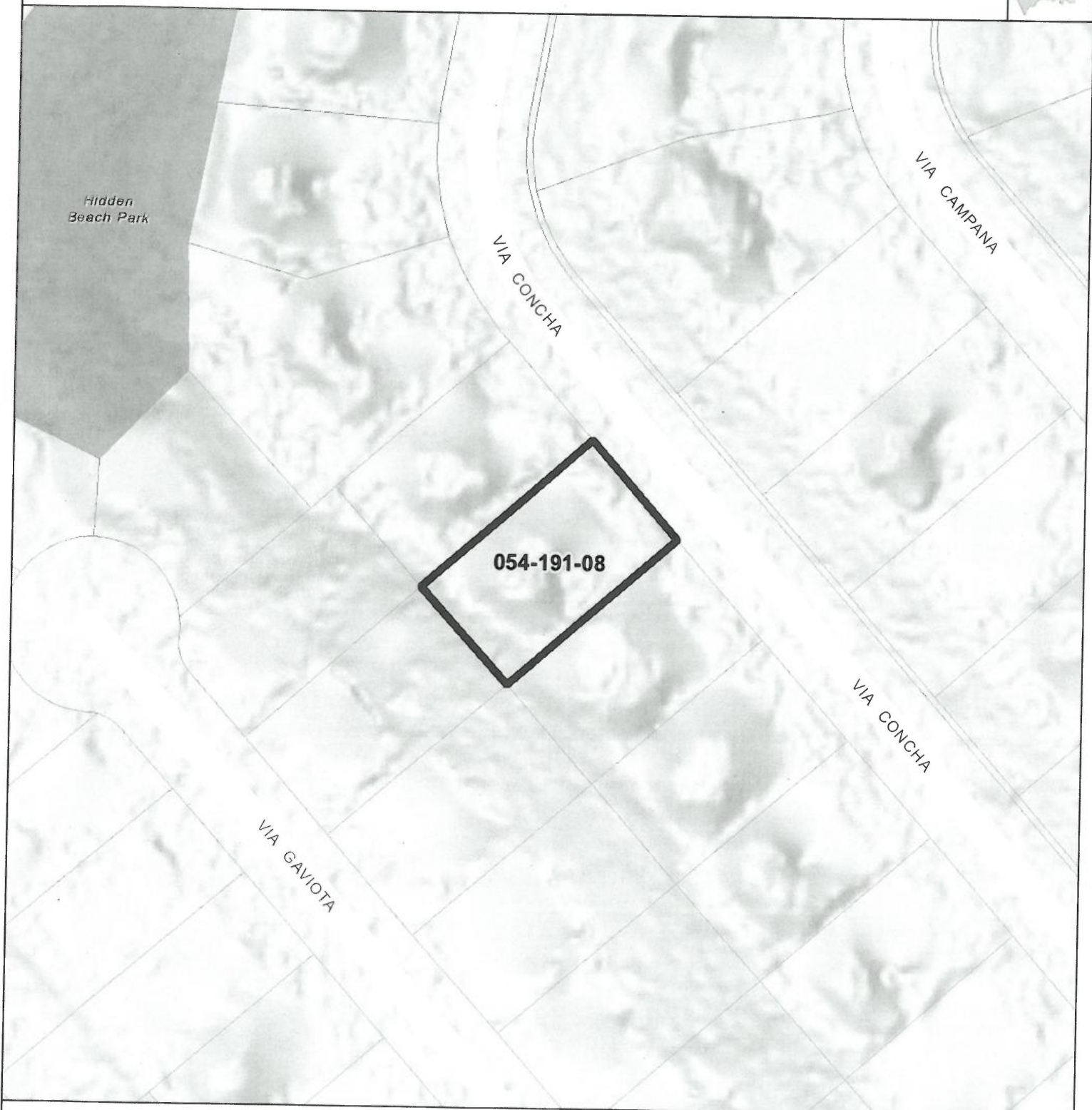
**54-19**

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





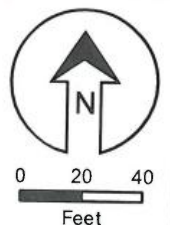
# Parcel Location Map



**Parcel: 05419108**

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 3 Dec. 2021

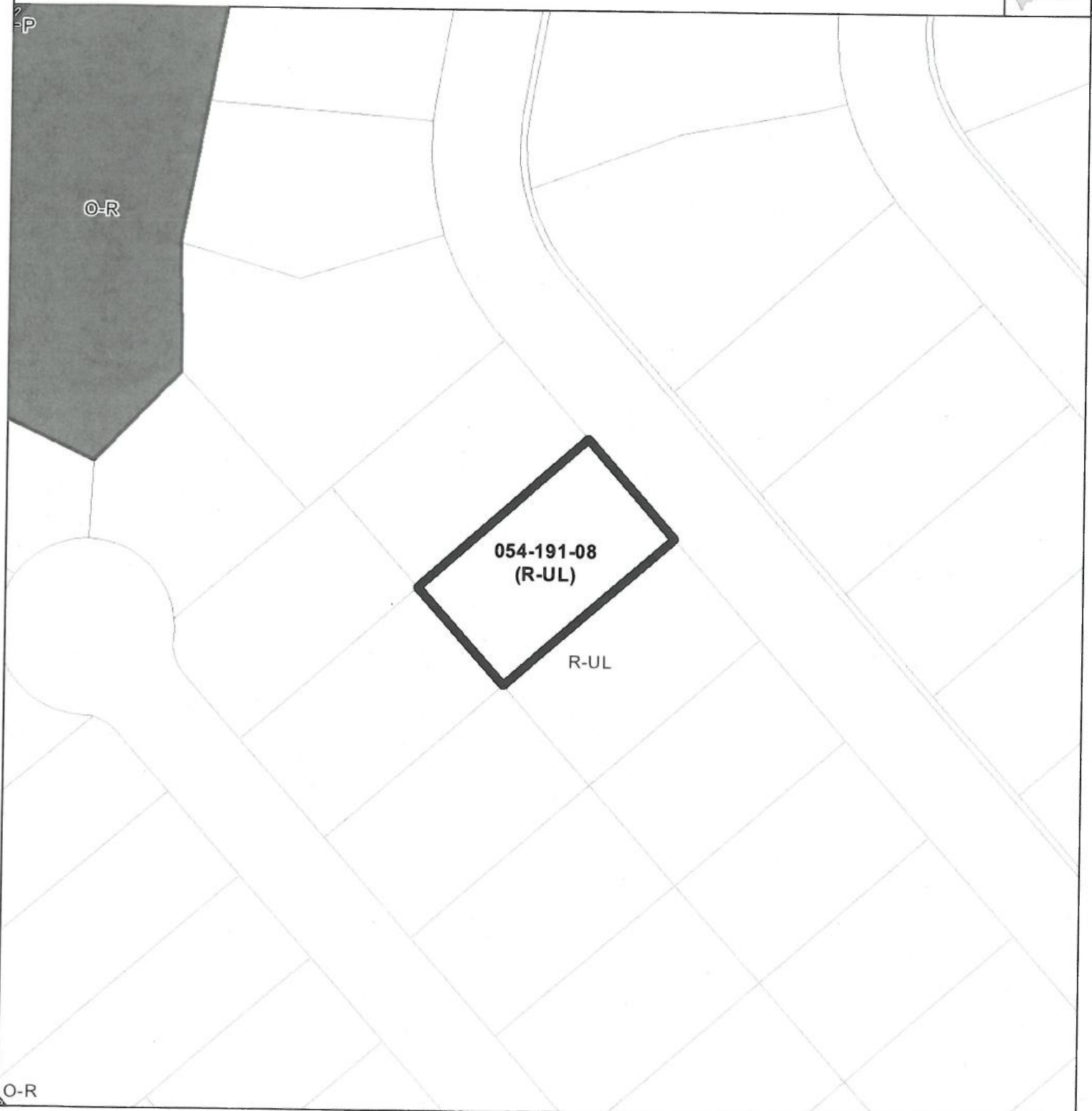






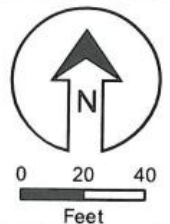
# Parcel General Plan Map

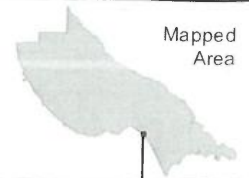


Mapped  
Area

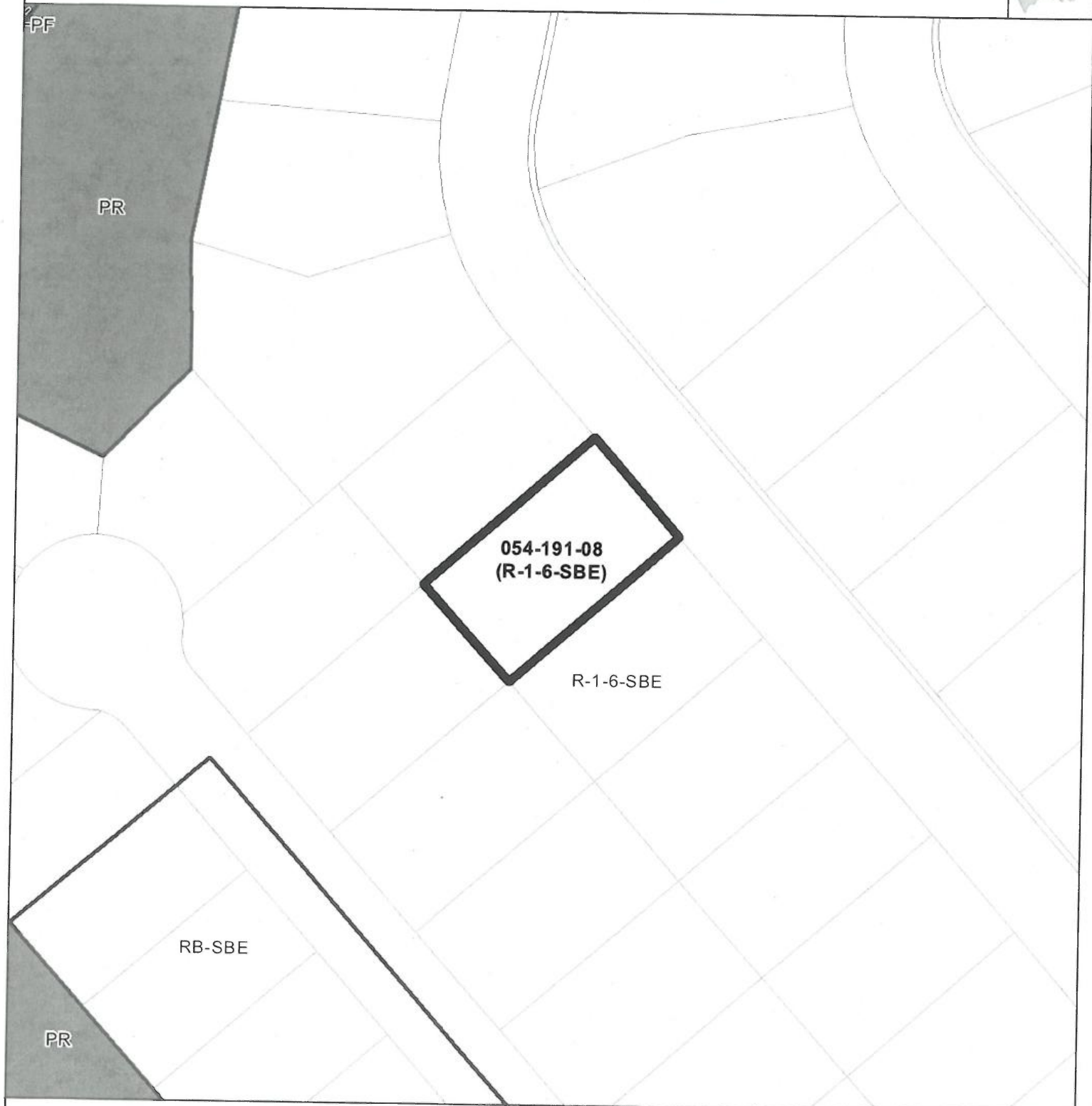






-  O-R Parks, Recreation & Open Space
-  P Public Facilities
-  R-UL Res. Urban Low Density

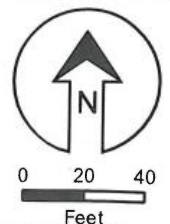




# Parcel Zoning Map



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



## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size:	Approximately 6,000 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Via Concha
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single family residential - 6,000 square feet)
Coastal Zone:	<u>  X  </u> Inside <u>    </u> Outside
Appealable to Calif. Coastal Comm.	<u>  X  </u> Yes <u>    </u> No

**Technical Reviews:** Combined Geotechnical & Geologic Report Review (REV191048)

### Environmental Information

Geologic Hazards:	Coastal bluff
Fire Hazard:	Not a mapped constraint
Slopes:	Coastal bluff at the rear of parcel
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Grading for foundation only
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped scenic resource
Archeology:	Not mapped