



## Staff Report to the Zoning Administrator

Application Number: **221260**

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**Applicant:** DeMattei Construction-Steven  
Plyler

**Agenda Date:** 3/3/2023

**Owner:** Caroline Mayo Trustee

**Agenda Item #:** 1

**APN:** 043-095-16

**Time:** After 9:00 a.m.

**Site Address:** 375 Beach Drive, Aptos

**Project Description:** Proposal to remodel an existing single-family dwelling to include a conversion of a pantry to a bathroom, changes to windows and balcony materials, and the enclosure of a 91 square foot balcony on the rear of the home. The proposed bathroom conversion would expand the non-conforming portion of the structure, constructed within the 5-foot east side yard setback, by approximately two square feet. Project requires approval of a Coastal Development Permit and Variance to the required five-foot side yard setback.

**Location:** Property is located on the inland side of Beach Drive, approximately 0.4 miles south of the intersection of Rio Del Mar Boulevard and Beach Drive.

**Permits Required:** Coastal Development Permit and Variance

**Supervisory District:** 2<sup>nd</sup> 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 221260, based on the attached findings and conditions.

### Project Description & Setting

The subject property is located on the north side of Beach Drive, approximately 0.4 miles from the intersection of Rio Del Mar Boulevard and Beach Drive, in the Rio Del Mar neighborhood of Aptos. Development in the vicinity of the project site is primarily residential, with single-family dwellings lining the narrow strip of land between Beach Drive and the bluff above.

The subject property is developed with a 1,283 square foot single-family dwelling which, like most of the homes on Beach Drive, is non-conforming to setbacks. The subject property maintains an approximately five-foot front yard setback and zero lot lines on the sides. The rear property boundary is 100-feet uphill from the home. Recent development on the property has been limited to construction of a debris wall on the rear of the home (building permit B-174202) and a window

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replacement at the patio (B-205166).

The proposed project is a remodel of the home to create additional living space by enclosing an approximately 90 square foot deck on the rear of the house for use as part of an expanded master bedroom and bathroom. On the first floor of the house, a pantry would be converted to a bathroom as part of the reconfiguration of living on the first floor. The 70 square foot pantry is presently developed within the side yard setback and the proposal includes a minor (two square foot) expansion of that space; since the entirety of the pantry is located within the side yard setback, a Variance is required for the new development. Lastly, the front of the structure will be modified to include some replaced-in-kind walls, larger doors and windows, and a change of second story railing material from painted metal to glass.

The proposed development does not qualify for Coastal Residential Exemption or Exclusion because of the site's proximity to the beach, and therefore requires a Coastal Development Permit in addition to the Variance approval for development within the 5-foot side yard setback.

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

The subject property is a 5,320 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 modifications proposed are part of an existing single-family dwelling, which 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.

### **Variance Approval**

The proposed project involves new development (via remodel) within the 5-foot side yard setback. An existing pantry is already developed up to the eastern property line and the proposed project includes the conversion of that pantry to a bathroom, the addition of a shower, toilet, sink, and the reframing of a door opening from a double-swing out style door to a single, swing-in style. The project would expand the non-conforming dimensions of the structure by about two square feet.

Planning staff supports the proposal based on the development patterns of the neighborhood, which is characterized almost entirely by zero lot lines and semi-detached structures, and as described in the Variance Findings (Exhibit B). Further, the existing structure is already developed with non-conforming dimensions and the proposed changes would not exacerbate that non-conformity. Visually, the changes to the exterior would be minimal.

At the front of the home, some nonconforming walls are proposed to be replaced in-kind. Since these walls would not expand the nonconformity of the structure and the modifications proposed as part of this project do not constitute a "reconstruction", as defined in Santa Cruz County Code Chapter 13.10.262, the wall modifications can be approved without discretionary review.

### **Substantial Improvement**

The project is located in a flood hazard area and is subject to County Floodplain Management Regulations (SCCC 16.13). As part of the project evaluation, the applicant was required to submit a cost estimate for the proposed project, which was evaluated by County Environmental Planning

staff. The project was determined to be below the threshold for a “substantial improvement” (exceeding 50 percent of the appraised cost of the structure) and is therefore not subject to flood-proof construction techniques or elevation of the structure.

### **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. The project site is located between the shoreline and the first public through road, but the proposal does not affect public access to the beach, ocean, or other nearby body of water and the site and is not identified as a priority acquisition site in the County's Local Coastal Program.

### **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 **221260**, 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: 221260  
Assessor Parcel Number: 043-095-16  
Project Location: 375 Beach Drive, Aptos

**Project Description:** Proposal for a remodel and addition at an existing single-family dwelling

**Person or Agency Proposing Project:** DeMattei Construction-Steven Plyler

**Contact Phone Number:** (408)-390-5971

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

Specify type: Class 2 - Replacement or Reconstruction (Section 15302)

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

Construction and remodel of a single family dwelling in an area designated for residential uses.

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

\_\_\_\_\_  
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-1-6 (Single family residential - 6,000 square feet), a designation which allows residential uses. The proposed project includes an addition to an existing single family dwelling, which 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; and the development site is not on a prominent ridge, beach, or bluff top.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available along Beach Drive, directly across from the subject property.

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 although the project site is located between the shoreline and the first public road, development will occur within the walls of the existing dwelling. Consequently,

Application #: 221260  
APN: 043-095-16  
Owner: Caroline Mayo Trustee

the proposed project 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.

## **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 pattern of development in the vicinity includes non-conforming homes. As result of the constraints of development on these parcels, most of the homes along Beach Drive are developed within the front or side yard setbacks. The project site is significantly substandard in width at only 35-feet (zone district standard is 60-feet) and developable area is constrained by the bluff in the rear of the property. The proposed project is consistent with other development in the vicinity.

2. That the granting of such 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 the proposed development would be within the perimeter of existing structure. The proposed changes would not increase the non-conformity of the structure and would be built to prevailing construction methods. The changes would not infringe on adjacent light, air, or open space of adjacent dwelling.

3. That the granting of such variance 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 other properties in the vicinity have been granted variances to site and development standards based on the acknowledgment of the constraints in developing in that area. Specifically, 379 and 329 Beach Drive have both been granted variances to front and side yards.



## **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 modifications to an existing 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.

The structure is legal nonconforming, having been developed prior to current site and development standards, and the proposed modifications to that structure comply with the regulations for development of non-conforming structures as described in Santa Cruz County Code 13.10.262. The proposed modifications do not reach the 65 percent reconstruction threshold.

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 proposal complies with General Plan Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the proposed remodel maintains the light, solar opportunities, air, and open space for adjacent properties; the majority of the remodel will occur on in the interior of the structure with exterior changes limited to aesthetic and non-structural changes.

The proposal complies with General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the existing dwelling would not change in size as a result of the proposal. The proposed changes to the interior of the structure would not impact the perceived size of the structure. The proposed dwelling is modest in size (1,283 square feet) when compared to the size of the parcel (5,320 square feet).

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 remodel would not add bedrooms and is to be constructed on an existing developed lot. No traffic is expected to be generated as a result of this proposal.

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 structure is consistent with the land use intensity and density of the neighborhood.

## Conditions of Approval

Exhibit D: Project plans, prepared by DeMattei Construction, dated 7-5-22.

- I. This permit authorizes a remodel and addition (via deck enclosure) 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.
- 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. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
  - 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 Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
  - D. Meet all requirements of the Environmental Planning section of the Planning Department.
    - 1. Submit a revised substantial improvement form with the building application to reflect any changes.
    - 2. Submit a revised modification plan and worksheet with the building application to reflect any changes.
  - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - F. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
  - G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single family dwellings.
  - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

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

#### V. 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

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Owner: Caroline Mayo Trustee

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: \_\_\_\_\_

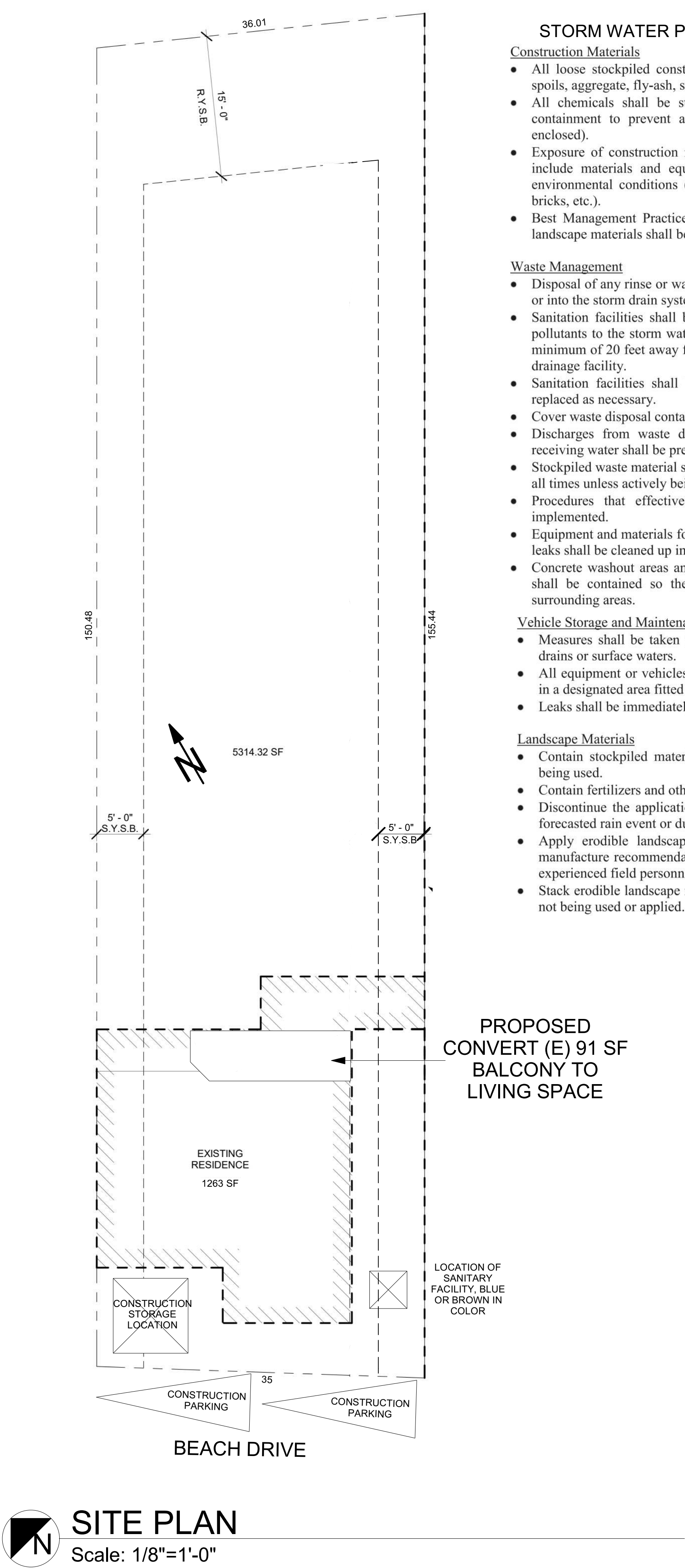
\_\_\_\_\_  
Steve Guiney  
Deputy Zoning Administrator

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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.



# MAYO RESIDENCE



## STORM WATER POLLUTION CONTROL PLAN REQUIREMENTS

### Construction Materials

- All loose stockpiled construction materials that are not actively being used (i.e. soil, spoils, aggregate, fly-ash, stucco, hydrated lime, etc.) shall be covered and bermed.
- All chemicals shall be stored in watertight containers (with appropriate secondary containment to prevent any spillage or leakage) or in a storage shed (completely enclosed).
- Exposure of construction materials to precipitation shall be minimized. This does not include materials and equipment that are designed to be outdoors and exposed to environmental conditions (i.e. poles, equipment pads, cabinets, conductors, insulators, bricks, etc.).
- Best Management Practices to prevent the off-site tracking of loose construction and landscape materials shall be implemented.

### Waste Management

- Disposal of any rinse or wash waters or materials on impervious or pervious site surfaces or into the storm drain system shall be prevented.
- Sanitation facilities shall be contained (e.g., portable toilets) to prevent discharges of pollutants to the storm water drainage system or receiving water, and shall be located a minimum of 20 feet away from an inlet, street or driveway, stream, riparian area or other drainage facility.
- Sanitation facilities shall be inspected regularly for leaks and spills and cleaned or replaced as necessary.
- Cover waste disposal containers at the end of every business day and during a rain event.
- Discharges from waste disposal containers to the storm water drainage system or receiving water shall be prevented.
- Stockpiled waste material shall be contained and securely protected from wind and rain at all times unless actively being used.
- Procedures that effectively address hazardous and non-hazardous spills shall be implemented.
- Equipment and materials for cleanup of spills shall be available on site and that spills and leaks shall be cleaned up immediately and disposed of properly; and
- Concrete washout areas and other washout areas that may contain additional pollutants shall be contained so there is no discharge into the underlying soil and onto the surrounding areas.

### Vehicle Storage and Maintenance

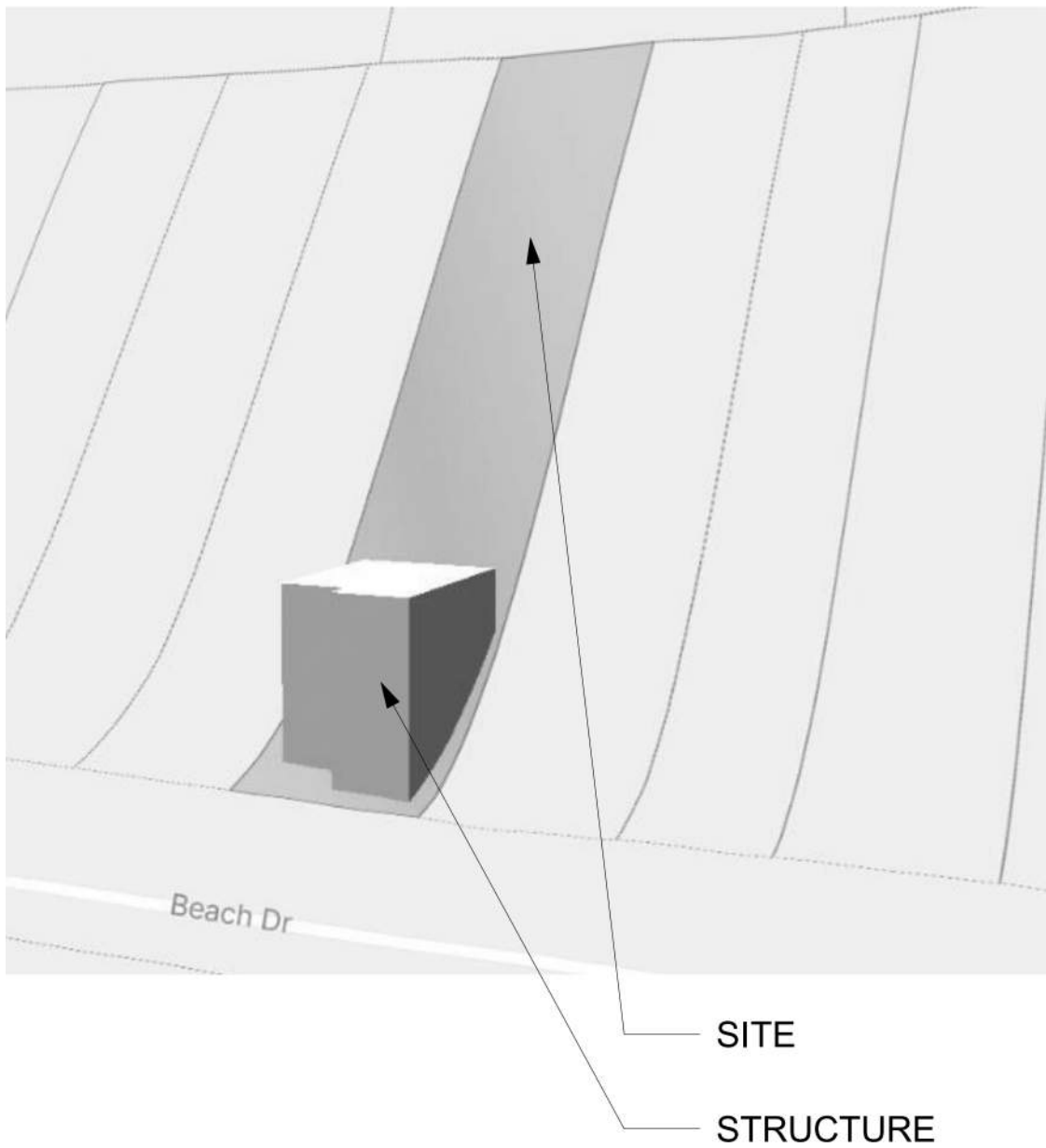
- Measures shall be taken to prevent oil, grease, or fuel to leak in to the ground, storm drains or surface waters.
- All equipment or vehicles, which are to be fueled, maintained and stored onsite shall be in a designated area fitted with appropriate BMPs.
- Leaks shall be immediately cleaned and leaked materials shall be disposed of properly.

### Landscape Materials

- Contain stockpiled materials such as mulches and topsoil when they are not actively being used.
- Contain fertilizers and other landscape materials when they are not actively being used.
- Discontinue the application of any erodible landscape material within 2 days before a forecasted rain event or during periods of precipitation.
- Apply erodible landscape material at quantities and application rates according to manufacture recommendations or based on written specifications by knowledgeable and experienced field personnel.
- Stack erodible landscape material on pallets and covering or storing such materials when not being used or applied.

PROPOSED  
CONVERT (E) 91 SF  
BALCONY TO  
LIVING SPACE

## SITE CHARACTERISTICS



## DRAINAGE

Routing No: 1  
Jennifer Buckley (JBUCKLEY) : Complete  
Conditions of Approval:

Review Date: 02/05/2020

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 storm water overflow shall be incorporated into the project design.

2.Zone 6 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. Reduced fees (50%) are assessed for semi-impervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area, provide documentation that demonstrates the impervious area was installed with a previously approved permit or were in place prior to establishment of Zone 6 in 1986.

CONSTRUCTION SHALL CONFORM TO:  
2019 California Building Code  
2019 California Residential Code  
2019 California Plumbing Code  
2019 California Mechanical Code  
2019 California Electrical Code  
2019 Energy Code  
2019 Green Building Code  
2019 California Fire Code  
2019 California Reference Standards Code

## ZONING MAP



## SCOPE OF WORK:

CONVERT EXISTING 91 SF BALCONY TO LIVING SPACE, RE-COMPARTMENTALIZE AND REMODEL PARTS OF BOTH FLOORS

## SPECIAL INSPECTION

NONE

## PROJECT DATA

ZONING	R1
OCCUPANCY TYPE	R-3
BUILDING TYPE HOUSE	V-B SPRINKLERED
APN	043-09-519
LOT AREA	5320 SF
FLOOR AREA:	
(E) MAIN FLOOR	861 SF
(E) UPPER FLOOR	422 SF
(E) RESIDENCE TOTAL	1,283 SF
ENCLOSE (E) 2nd FLR BALCONY	91 SF
PROPOSED TOTAL	1374 SF
(E) FAR	24.1%
MAX FAR	50.0%
(N) FAR	25.8%

FLOOD ZONE YES-100 YR

## PROJECT DIRECTORY

### LEGAL PROPERTY OWNER:

Deanna L. Corpuz Irrevocable Trust-Caroline  
Caroline Mayo, Trustee  
2221 Bellington Court, San Jose, CA 95138  
408-422-4247

contact info for  
2221 Bellington Court,  
San Jose, CA 95138  
Ph number: 408-422-4247

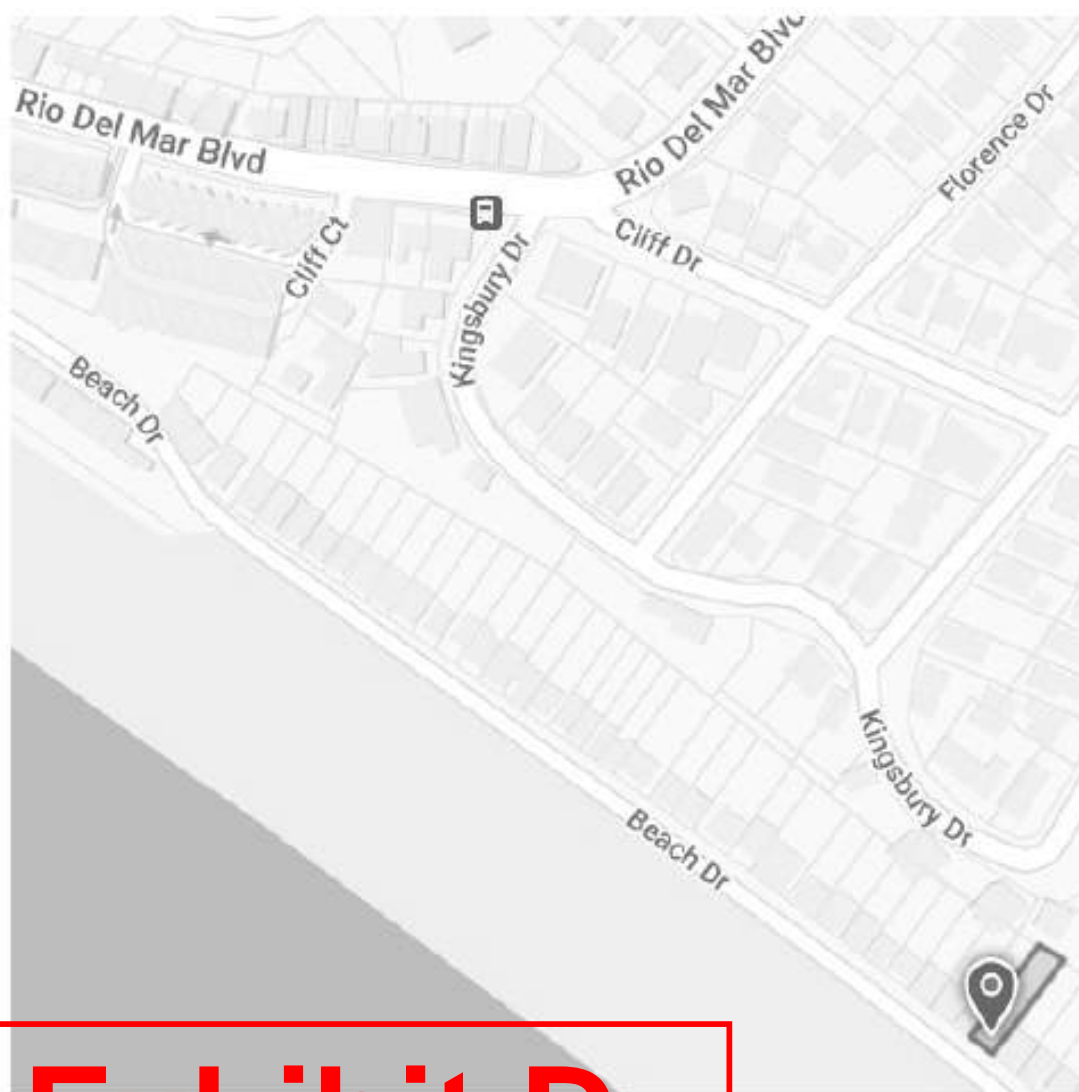
### CONTRACTOR/DESIGNER:

DE MATTEI CONSTRUCTION, INC.  
Steven W Plyler, (408) 390-5971  
steve@demattei.com  
1794 the Alameda  
San Jose, Calif 95126  
(408) 295-7516

## SHEET INDEX

T1	TITLE SHEET
C1	LOT NOTES
A1	EXISTING FLOOR PLANS
A2	PROPOSED FLOOR PLANS
A3	EXISTING & PROP'D ELEVATIONS
MOD	MODIFICATION CALCULATIONS

## LOCATION MAP



**Exhibit D**

COASTAL 7/5/2022

DISCLAIMER:  
THIS DOCUMENT CONTAINS  
INFORMATION THAT IS INTENDED FOR  
YOUR INFORMATION ONLY. IT IS NOT  
A CONTRACT. THE INFORMATION IN  
THIS DOCUMENT IS NOT TO BE USED  
WHOLE OR IN PART, WITHOUT WRITTEN  
CONSENT OF THE DESIGNER.  
CONSTRUCTION OF THE PROJECT  
EVENT THE DRAWINGS ARE  
NOT TO BE USED WITHOUT  
WRITTEN AUTHORIZATION.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
TITLE SHEET

PROJECT DESCRIPTION:  
MAYO RESIDENCE  
375 BEACH DRIVE, APTOS  
CALIFORNIA 95003

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

DATE:  
7/5/2022

SCALE:

DRAWN BY:  
Steven W Plyler

SHEET:  
T1

The drawings, plans, models, designs, specifications, reports, photographs, computer print-outs in association with the design development are intended for the use by the De Mattei Construction Inc. This work is intended solely for Owner. The contracted drawings are made available for informational purposes only in relation to (Project). Drawings may not be copied, reproduced or distributed in anyway without written consent from De Mattei Construction Inc. De Mattei Construction Inc. cannot be held liable for any unauthorized use of the drawings



FIRE NOTE

As a condition of submittal of these plans, the submitter De Mattei Construction 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 De Mattei Construction and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, there viewer and this agency.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT  
701 OCEAN STREET - 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

EVALUATING MODIFICATION OF MAJOR STRUCTURAL COMPONENTS OF NONCONFORMING STRUCTURES

(effective 4/20/12 outside Coastal Zone; effective 10/10/12 inside Coastal Zone)  
SEE EXCERPTS BELOW FROM ABOVE CITED DOCUMENT.

What is NOT Modification of Major Structural Components

Removal, replacement or other modification of:

- Removal or addition of sheetrock, wall finishes or siding.
- Modification of eaves, fascia, collar ties, crickets or similar roof features.
- Additions are not counted, but most modifications to an existing structure to enable an addition are counted. See exception for horizontal framing for top plate (above).

NOTE:  
PROPOSED ADDITION DOES NOT  
CHANGE THE EXISTING STORM  
WATER DRAINAGE

Appendix A - Project Information & Threshold Determination Form



STORMWATER CONTROL PLAN (SWP) - Project Information & Threshold Determination Form  
Completion of this form shall be used as guidance by the applicant

All projects shall maintain pre-development runoff rates & patterns

For any questions on this form, please contact DPW Stormwater Management at 831-454-2160.

PROJECT & CONTACT INFORMATION

375 BEACH DRIVE

Project Street Address  
STEVEN W PLYLER  
Property Owner/Representative Name  
043-09-519

Assessor's Parcel No (APN)  
STEVEN W PLYLER  
Applicant's Name (if design professional)

Flood Control District  
Flood Control District (if applicable):

Building Permit No./Discretionary Application

MAYO RESIDENCE

Project Name (Alias)  
De Mattei Construction

Property Owner/Representative's Firm

403 370 5971

Property Owner/Representative's Phone No.

De Mattei Construction

Applicant's Firm Name

403 370 5971

Applicant's Phone No.

PROJECT DESCRIPTION

Lot Coverage (measured in square feet)

Actual (sq. ft.)

Adjusted (sq. ft.)

A. Total lot size:

5320

B. Existing Permitted Impervious Area:

1291 EST.

C. Replaced permitted impervious area:

0

D. Replaced permitted semi-impervious area:

0

E. Proposed new self-treating area:

0

F. Proposed new impervious area:

0

G. Proposed new semi-impervious area:

0

If ☐ is > than project shall be required to mitigate the entire site.

IMPERVIOUS AREA

Total replaced impervious & semi-impervious area:

0 sq. ft.

Total proposed impervious & semi-impervious area:

0 sq. ft.

Project Threshold Classification

☒ Small Project (less than 500 sq. ft. created and/or replaced) - Use Appendix B "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.

Application is part of a phased project OR master plan?

Yes ☐ No ☒

Application will maintain pre-development runoff patterns?

Yes ☒ No ☐

Application is unable to comply with Part 3 of the Design Criteria requirements & is electing to request a waiver(s) Please provide a brief description (below):

Yes ☐ No ☒

\*Form will apply a 50% credit for semi-impervious areas as final count. Applicant shall not apply the credit.

\*\*Projects that add more than 50% impervious area coverage are required to mitigate the entire site.

\*\*\*Disclaimer: Permit review is based on the information provided; additional clarification may be required for undisclosed/unidentified areas. Unaccounted areas may reclassify the project threshold.

10/09/2019

PARCEL APPLICATION FORM

126

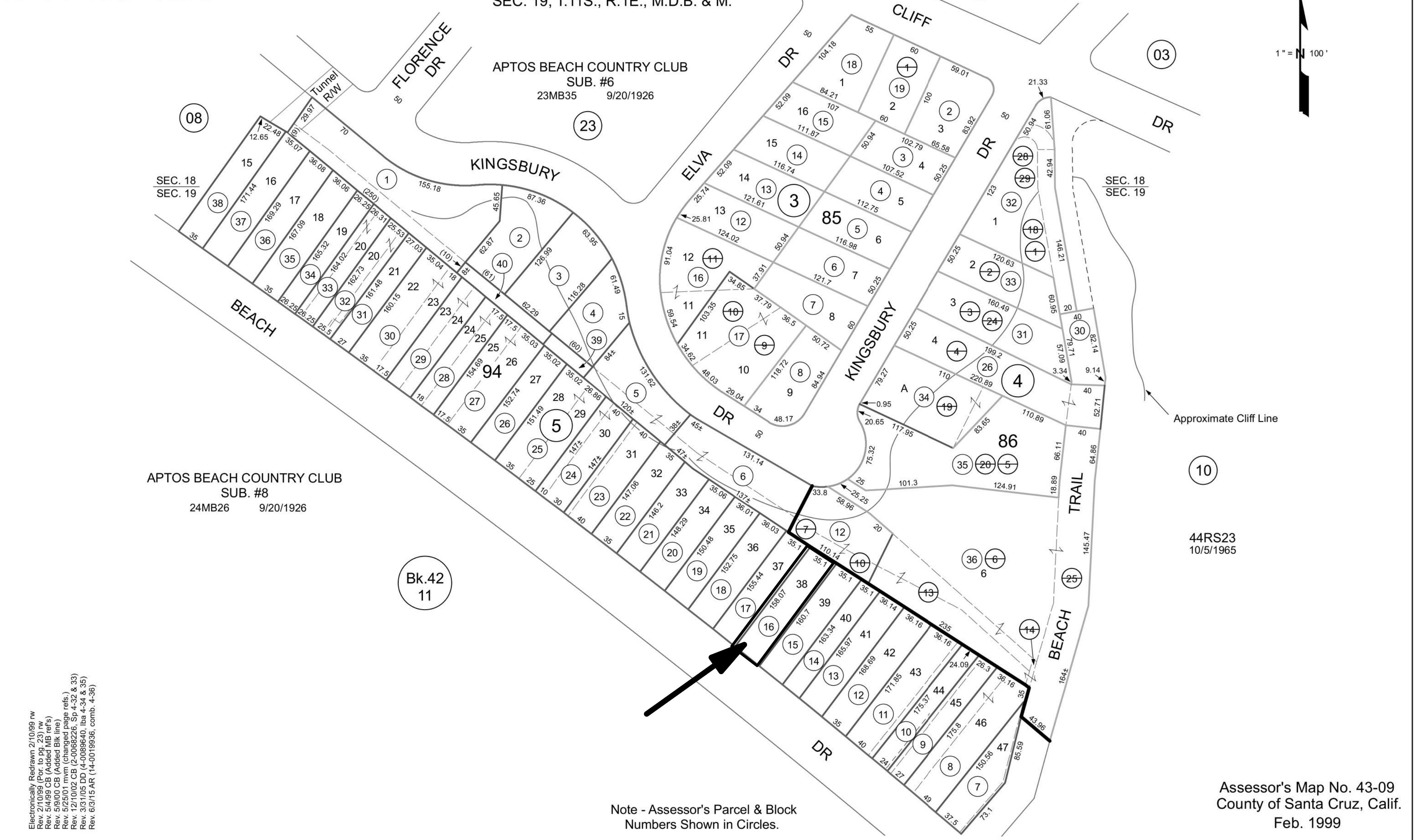
FOR TAX PURPOSES ONLY

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POR. APTOS RANCHO  
S.E. 1/4 SEC. 18 &  
SEC. 19, T.11S., R.1E., M.D.B. & M.

Tax Area Code  
69-273

43-09



Assessor's Map No. 43-09  
County of Santa Cruz, Calif.  
Feb. 1999

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FROM THE COUNTY OF SANTA CRUZ  
ASSessor's OFFICE.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
LOT NOTES

PROJECT DESCRIPTION:  
MAYO RESIDENCE  
375 BEACH DRIVE, APTOS  
CALIFORNIA 95003

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

DATE:  
7/5/2022

SCALE:

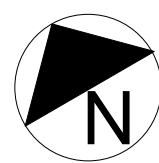
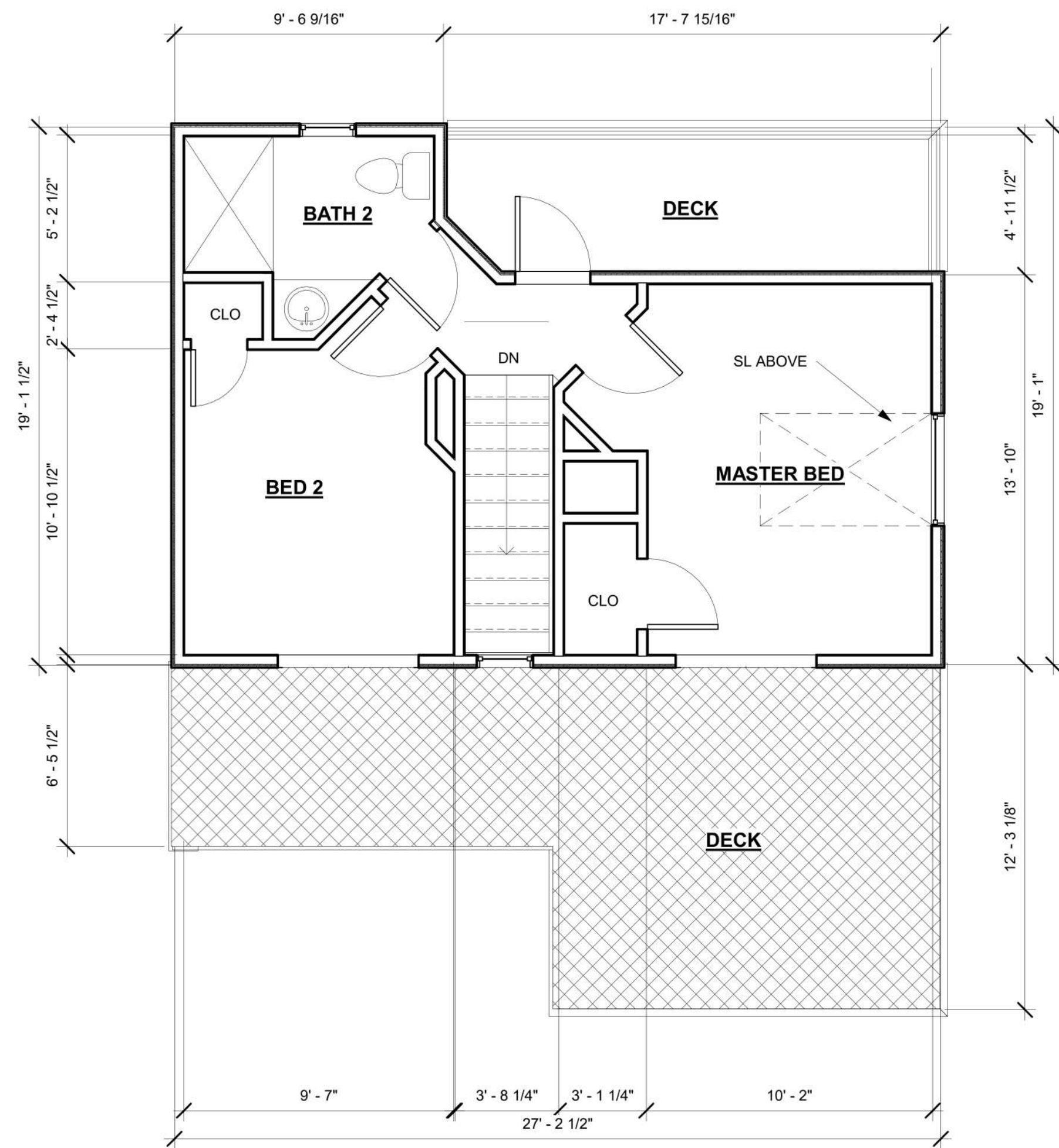
DRAWN BY:  
Steven W. Plyler

SHEET:  
C1

Exhibit D

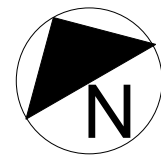
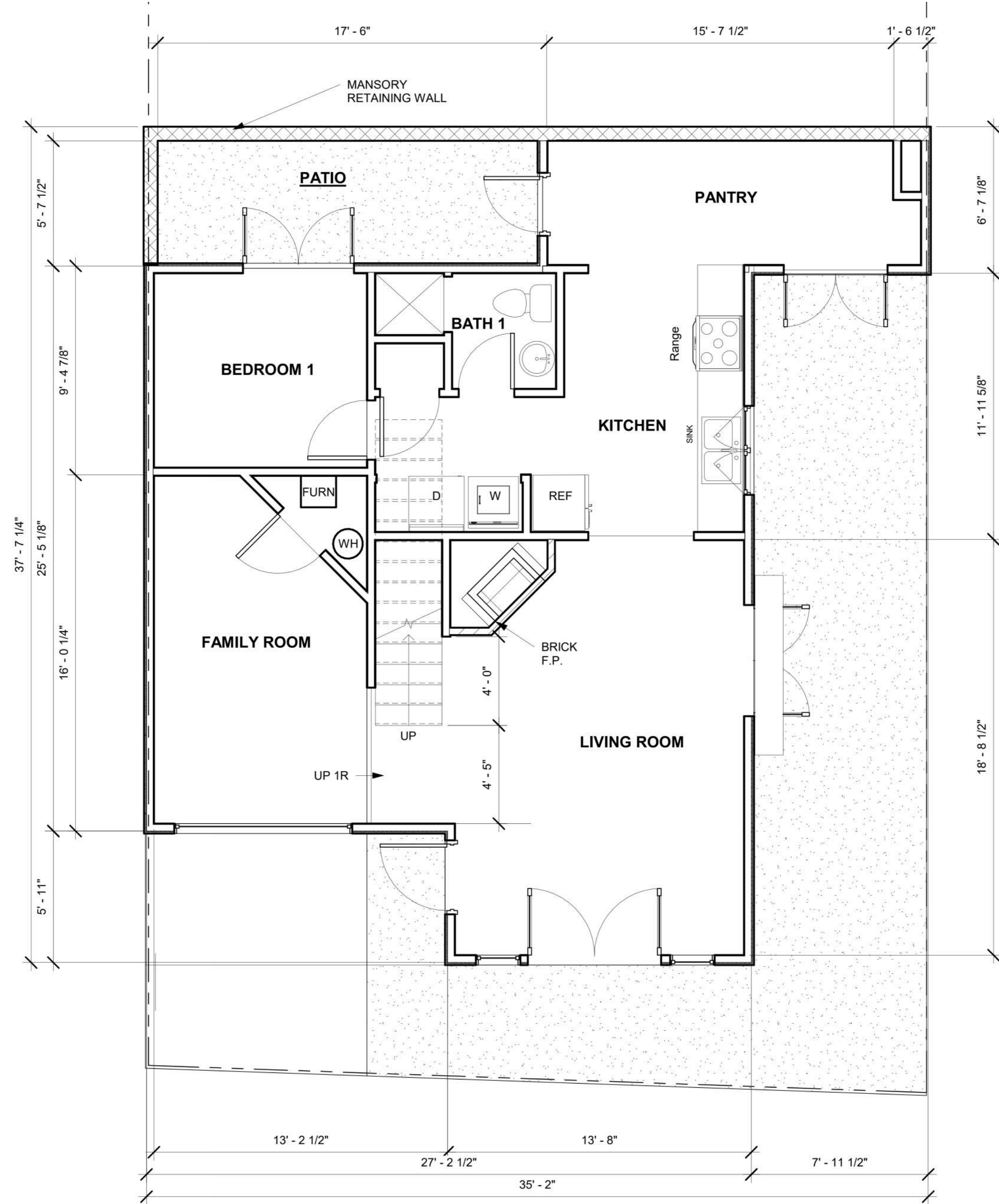
COASTAL 7/5/2022





**(E) UPPER LEVEL FLOOR PLAN**

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



**(E) LOWER LEVEL FLOOR PLAN**

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

**Exhibit D**

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**EXISTING FLOOR PLANS**

**PROJECT DESCRIPTION:**  
**MAYO RESIDENCE**  
**375 BEACH DRIVE, APTOS**  
**CALIFORNIA 95003**

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

**DATE:**  
**7/5/2022**

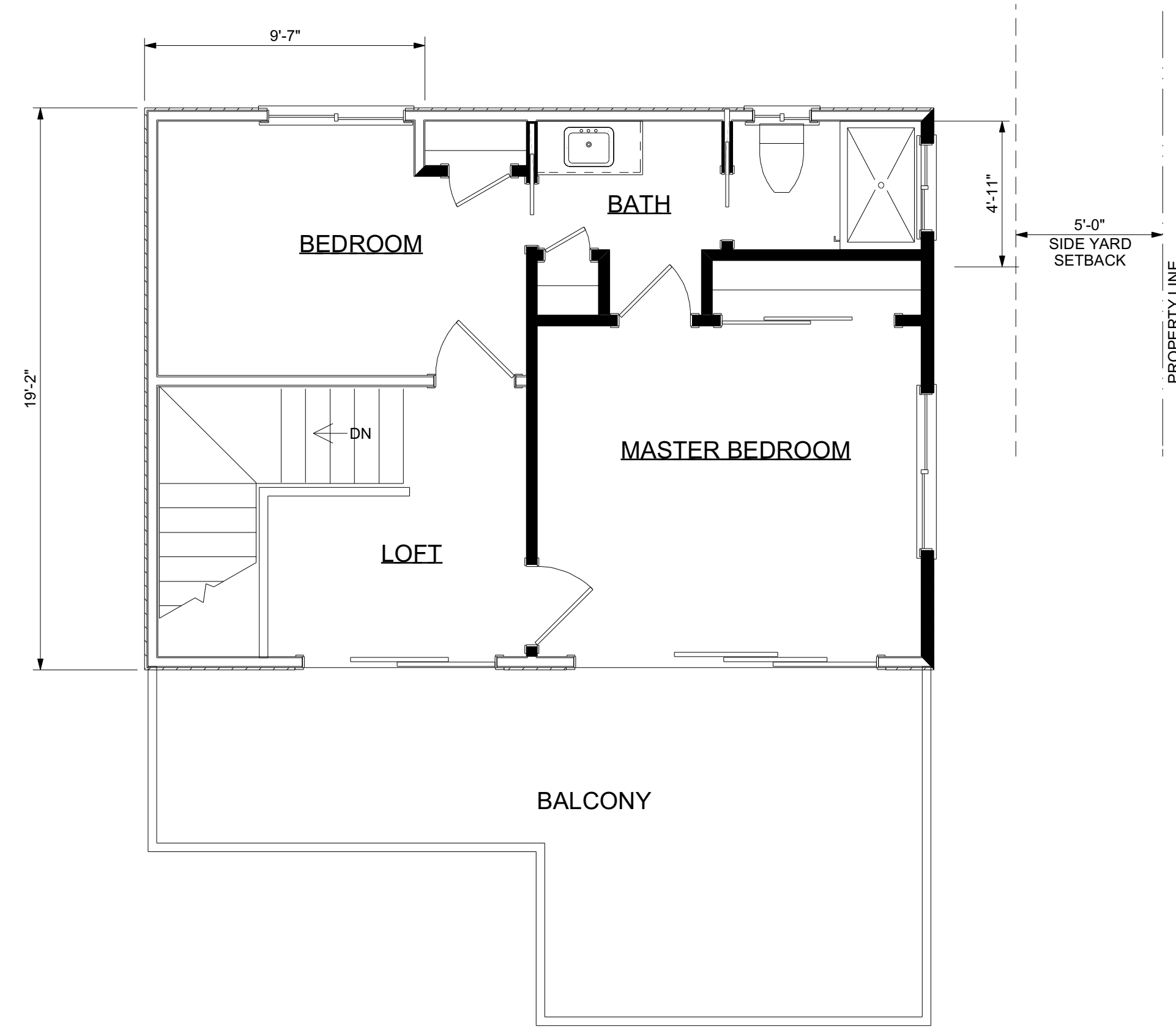
**SCALE:**

**DRAWN BY:**  
*Shane W. R.*

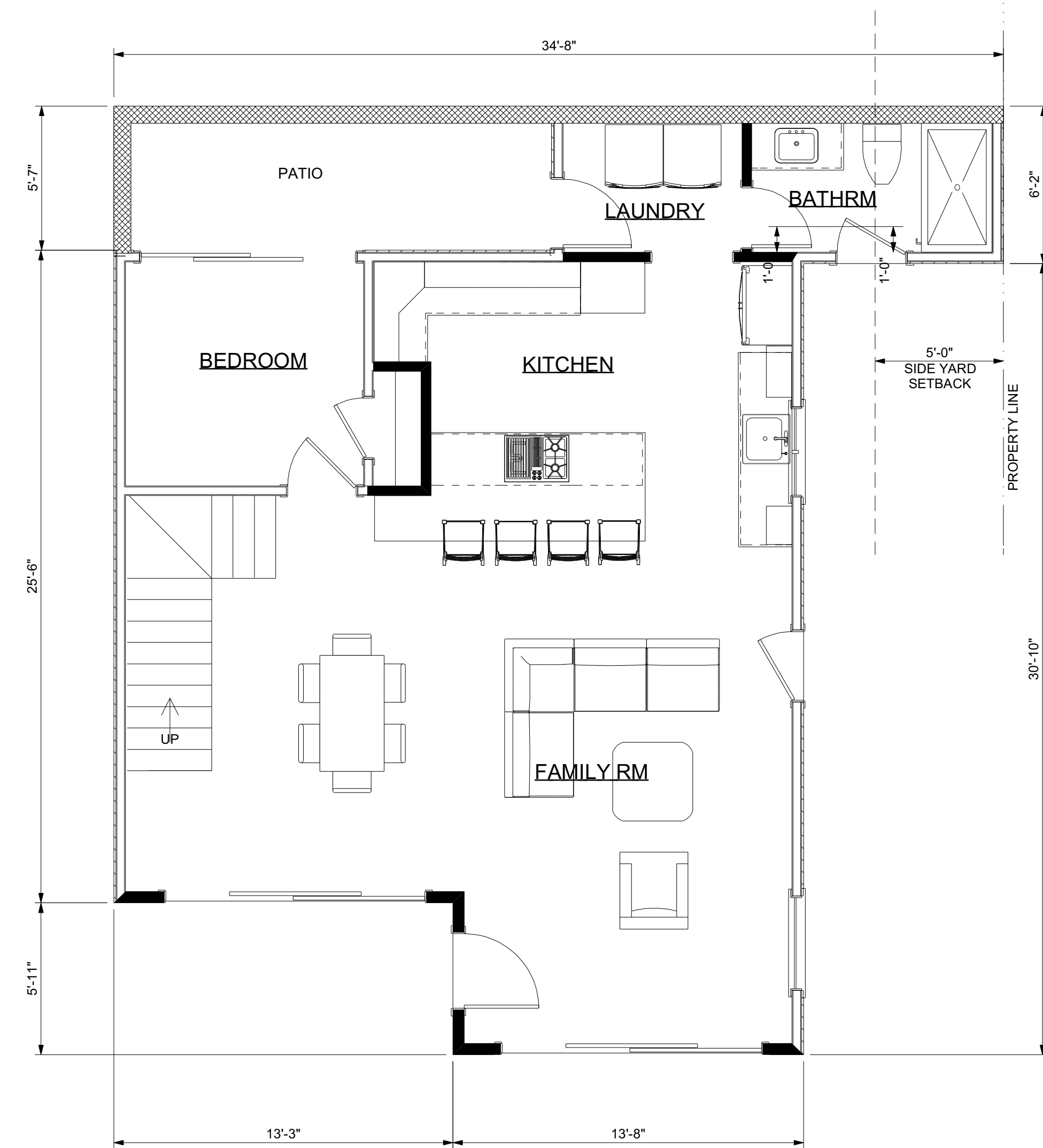
**SHEET:**

**A1**





 **PROP'D UPPER LEVEL FLOOR PLAN**  
Scale: 1/4"=1'-0"



 **PROP'D MAIN LEVEL FLOOR PLAN**  
Scale: 1/4"=1'-0"

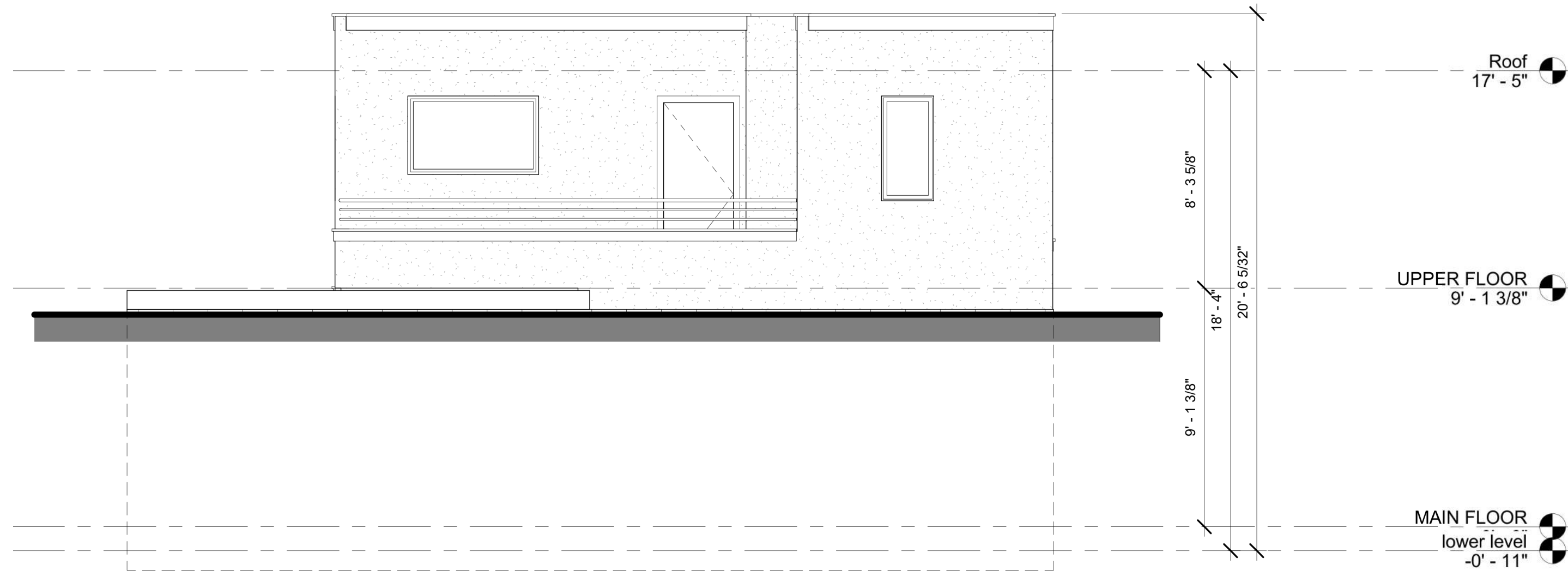
**Exhibit D**

COASTAL 7/5/2022

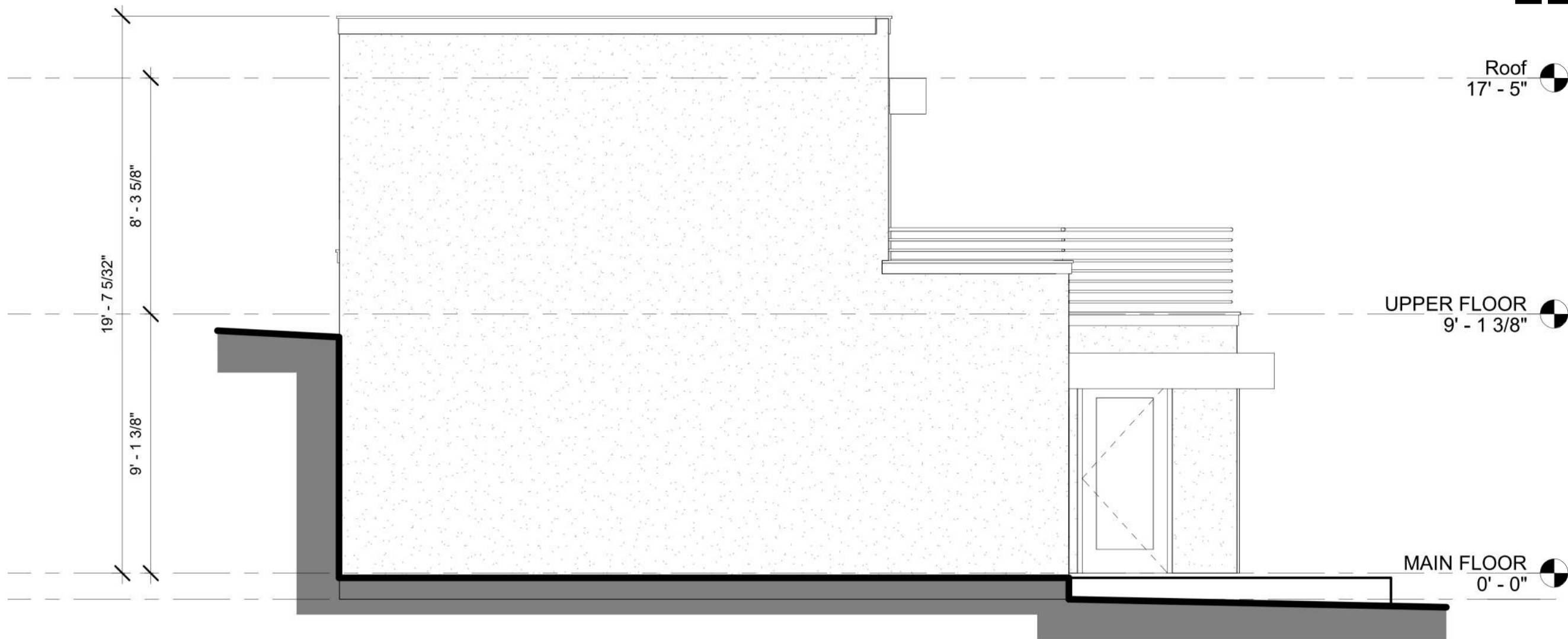
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NO.		DESCRIPTION	
SHEET TITLE: <b>PROPOSED FLOOR PLANS</b>			
PROJECT DESCRIPTION: <b>MAYO RESIDENCE 375 BEACH DRIVE, APTOS CALIFORNIA 95003</b>			
DRAWINGS PROVIDED BY: <b>DeMattei Construction, Inc.</b> 1794 The Alameda, San Jose, CA. 95126 P: (408) 286-7516 F: (408) 286-6589 LIC.# B-478455			
DATE:		7/5/2022	
SCALE:			
DRAWN BY:			
SHEET:			
<b>A2</b>			





② North  
1/4" = 1'-0"

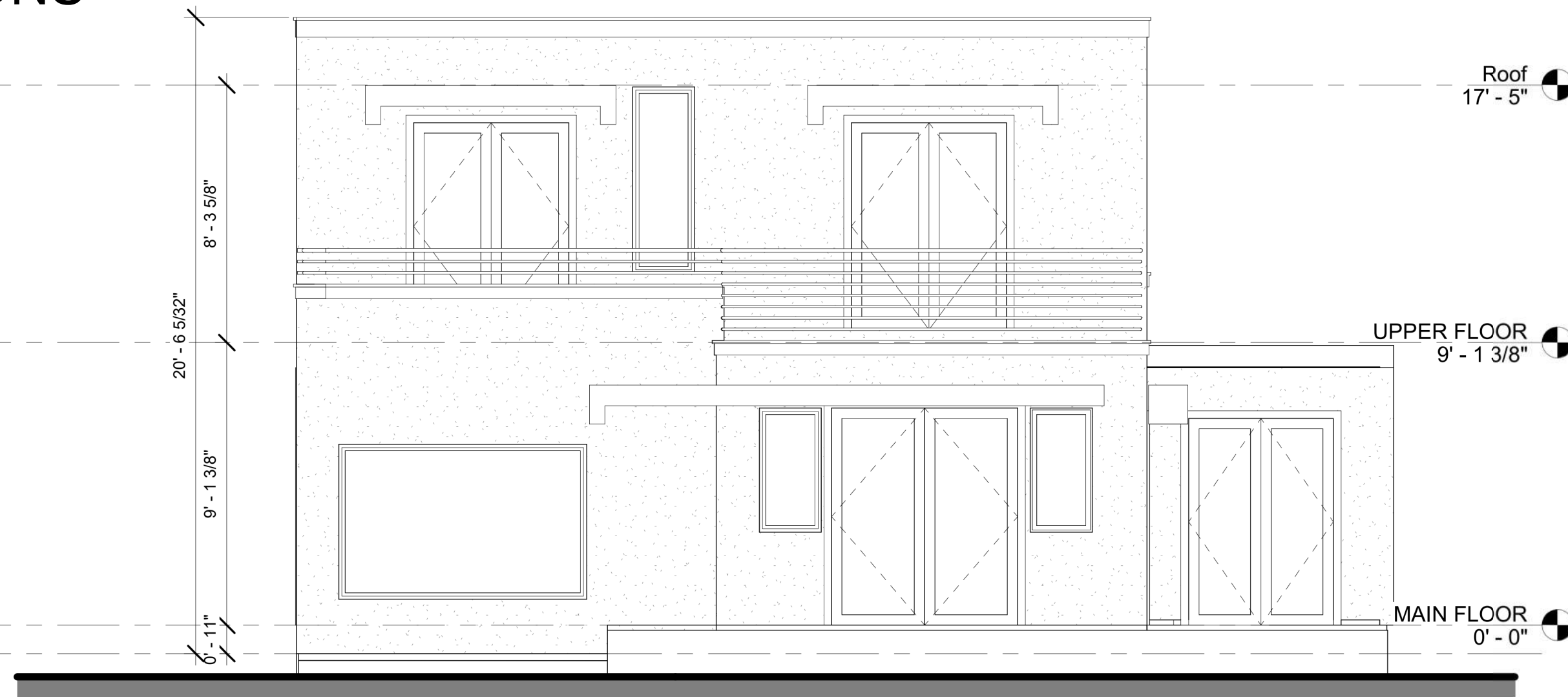


④ West  
1/4" = 1'-0"

## EXISTING ELEVATIONS



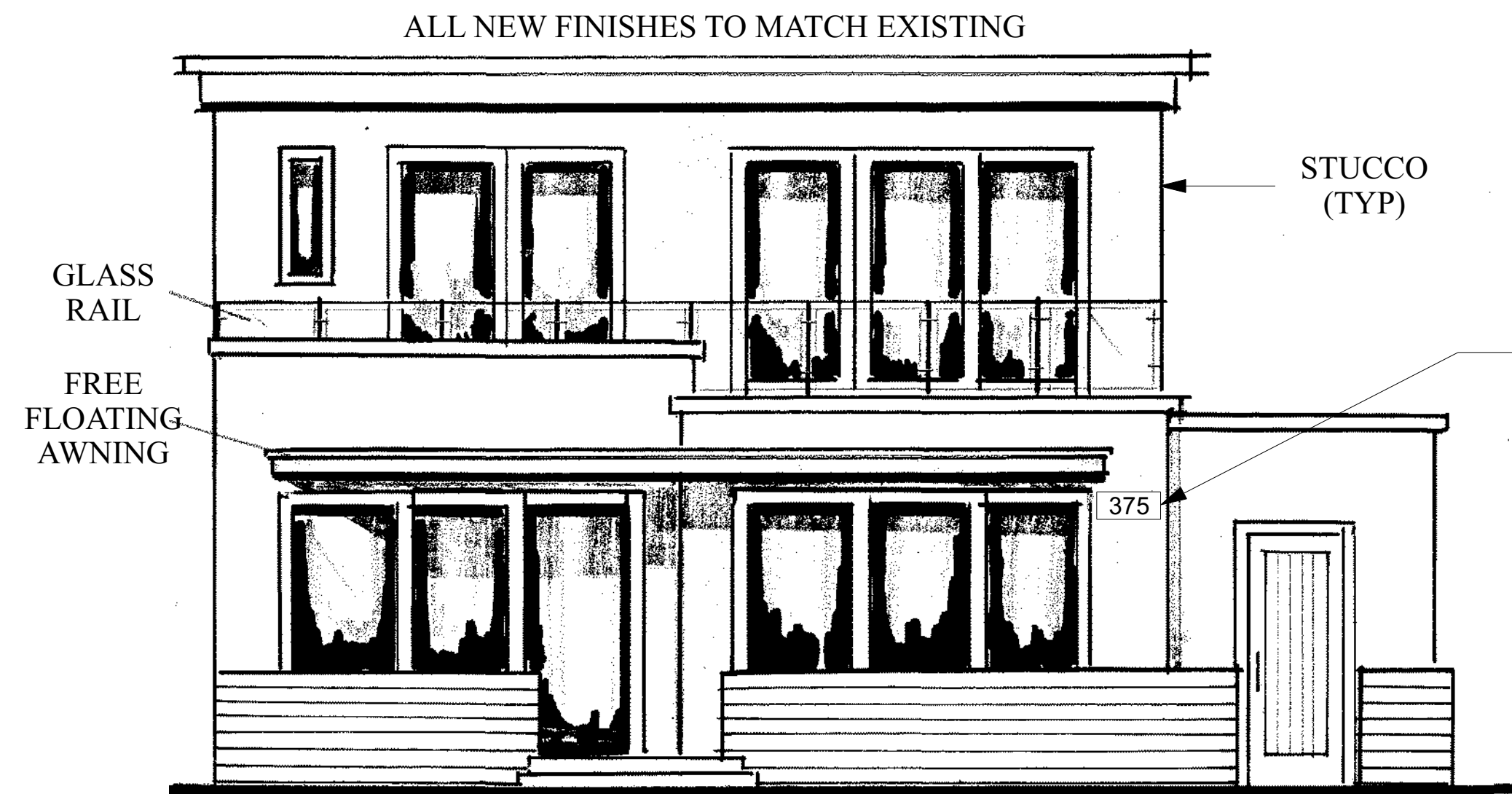
① East  
1/4" = 1'-0"



③ South  
1/4" = 1'-0"



STREETSCAPE, SUBJECT IN CENTER



## PROP'D SOUTH (FRONT) ELEVATION

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

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

**Exhibit D**

COASTAL 7/5/2022

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
EXISTING & PROP'D  
ELEVATIONS

PROJECT DESCRIPTION:  
MAYO RESIDENCE  
375 BEACH DRIVE, APTOS  
CALIFORNIA 95003

DRAWINGS PROVIDED BY:  
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P: (408) 285-7516  
F: (408) 286-6589  
LIC.# B-478455

DATE:  
7/5/2022

SCALE:

DRAWN BY:  
*Shane W. [Signature]*

SHEET:

**A3**



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

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

Roo

Do not enter words or

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

**EXTERIOR WALLS CALCULATION NOTES:**

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

**Floor Calculation Notes:**

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

**Foundation Calculation Notes:**

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

Modification of a slab is measured as percentage of area.

*(continued)*

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

Variable	Mean	SD	Min	Max
Age	38.5	10.5	25	55
Gender	Male	Female	Male	Female
Marital status	Married	Single	Married	Single
Education	High school	College	High school	College
Occupation	Manager	Worker	Manager	Worker
Income	Low	High	Low	High
Health status	Good	Poor	Good	Poor
Life satisfaction	High	Low	High	Low
Stress level	Low	High	Low	High
Work-life balance	High	Low	High	Low
Family support	High	Low	High	Low
Community support	High	Low	High	Low
Work environment	Good	Poor	Good	Poor
Workload	Low	High	Low	High
Work hours	40	50	40	50
Work satisfaction	High	Low	High	Low
Work engagement	High	Low	High	Low
Work commitment	High	Low	High	Low
Work motivation	High	Low	High	Low
Work performance	High	Low	High	Low
Work quality	High	Low	High	Low
Work safety	High	Low	High	Low
Work health	High	Low	High	Low
Work environment	Good	Poor	Good	Poor
Workload	Low	High	Low	High
Work hours	40	50	40	50
Work satisfaction	High	Low	High	Low
Work engagement	High	Low	High	Low
Work commitment	High	Low	High	Low
Work motivation	High	Low	High	Low
Work performance	High	Low	High	Low
Work quality	High	Low	High	Low
Work safety	High	Low	High	Low
Work health	High	Low	High	Low

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

## For Planning Staff Only

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

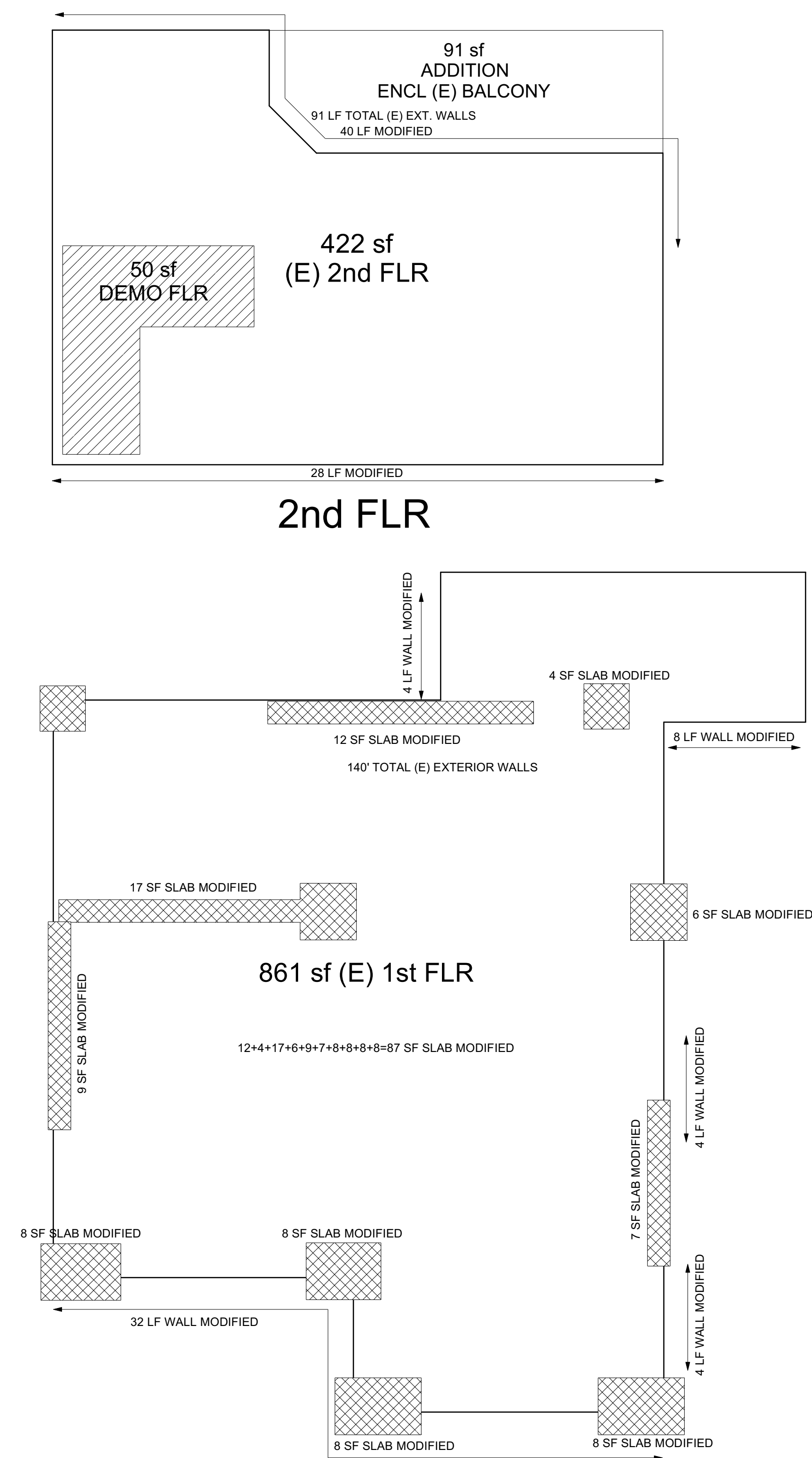
☐ 65% ☐ Other\*

• Explain

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

---

Signature \_\_\_\_\_ Print Name \_\_\_\_\_




## 1st FLR & FOUNDATION

# Exhibit D

COASTAL 7/5/2022

[illegible]

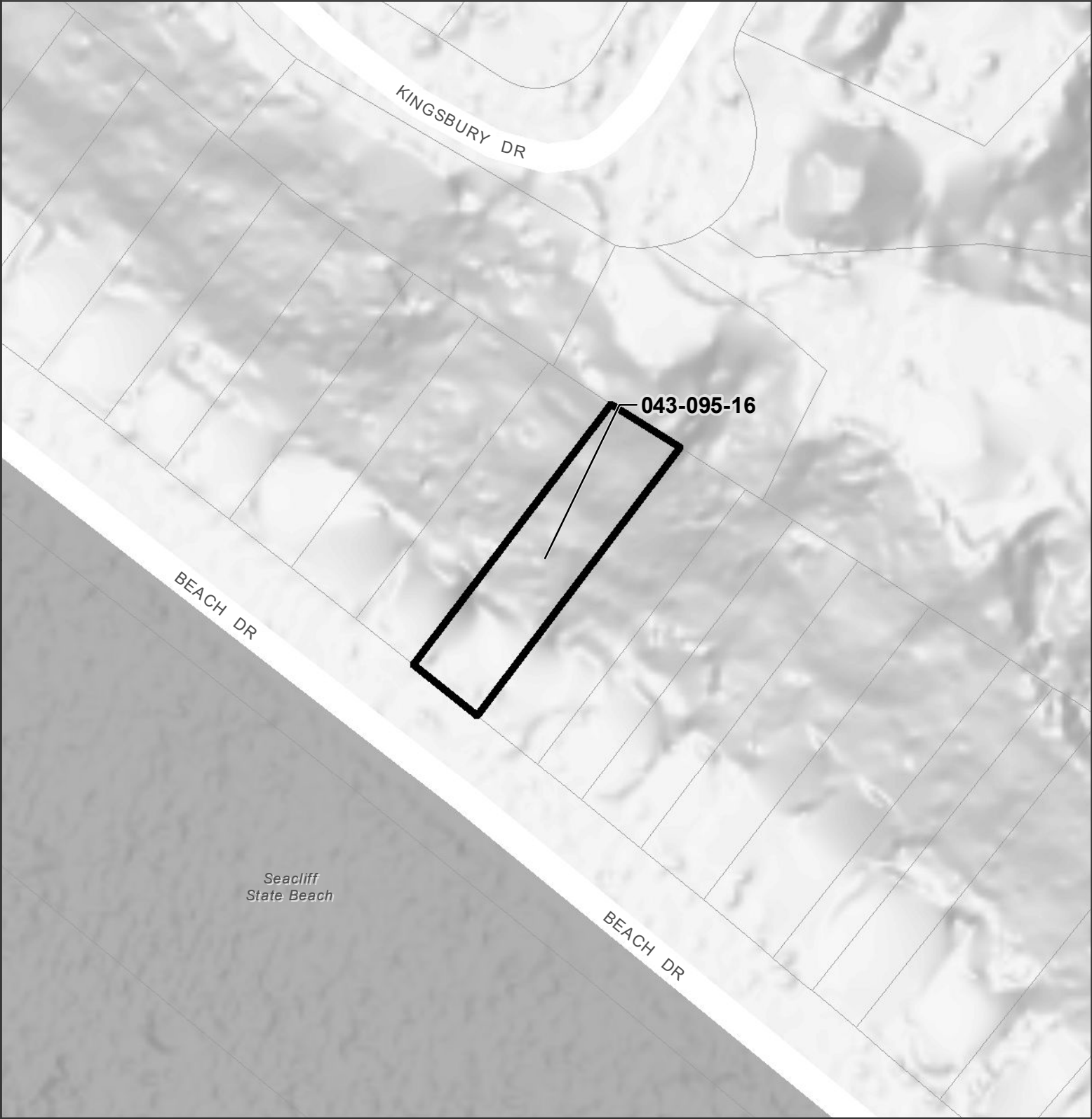
PROJECT DESCRIPTION:  
MAYO RESIDENCE  
375 BEACH DRIVE, APTOS  
CALIFORNIA 95003

DATE:
7/5/2022
SCALE:
DRAWN BY:

SHEET:
<b>MOD</b>




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# Parcel Location Map

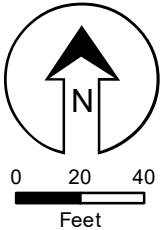


**Parcel: 04309516**

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 16 Feb. 2023

**Exhibit E**

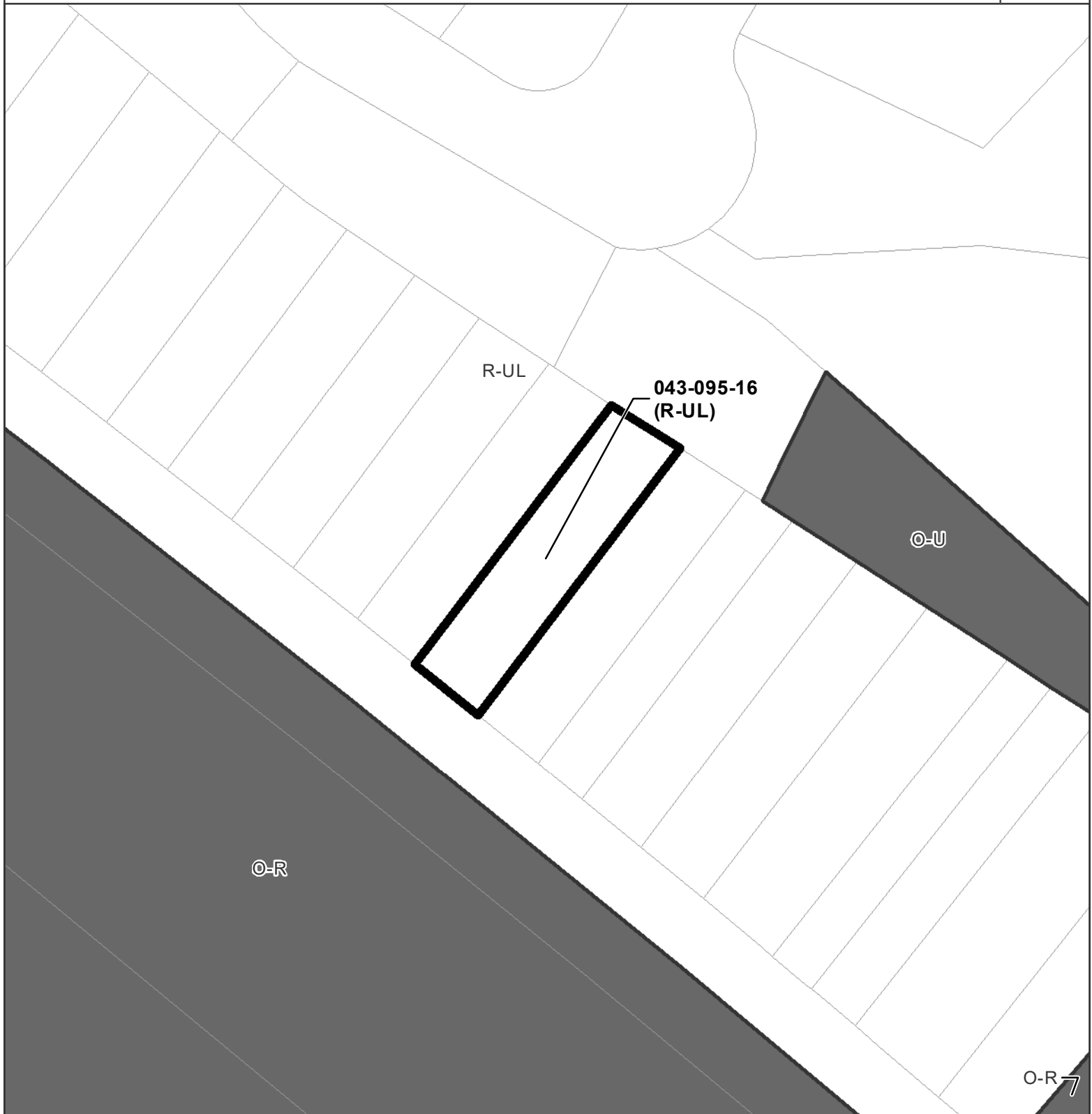







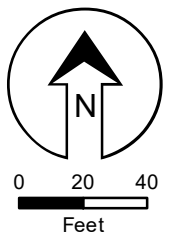
# Parcel General Plan Map



Mapped  
Area



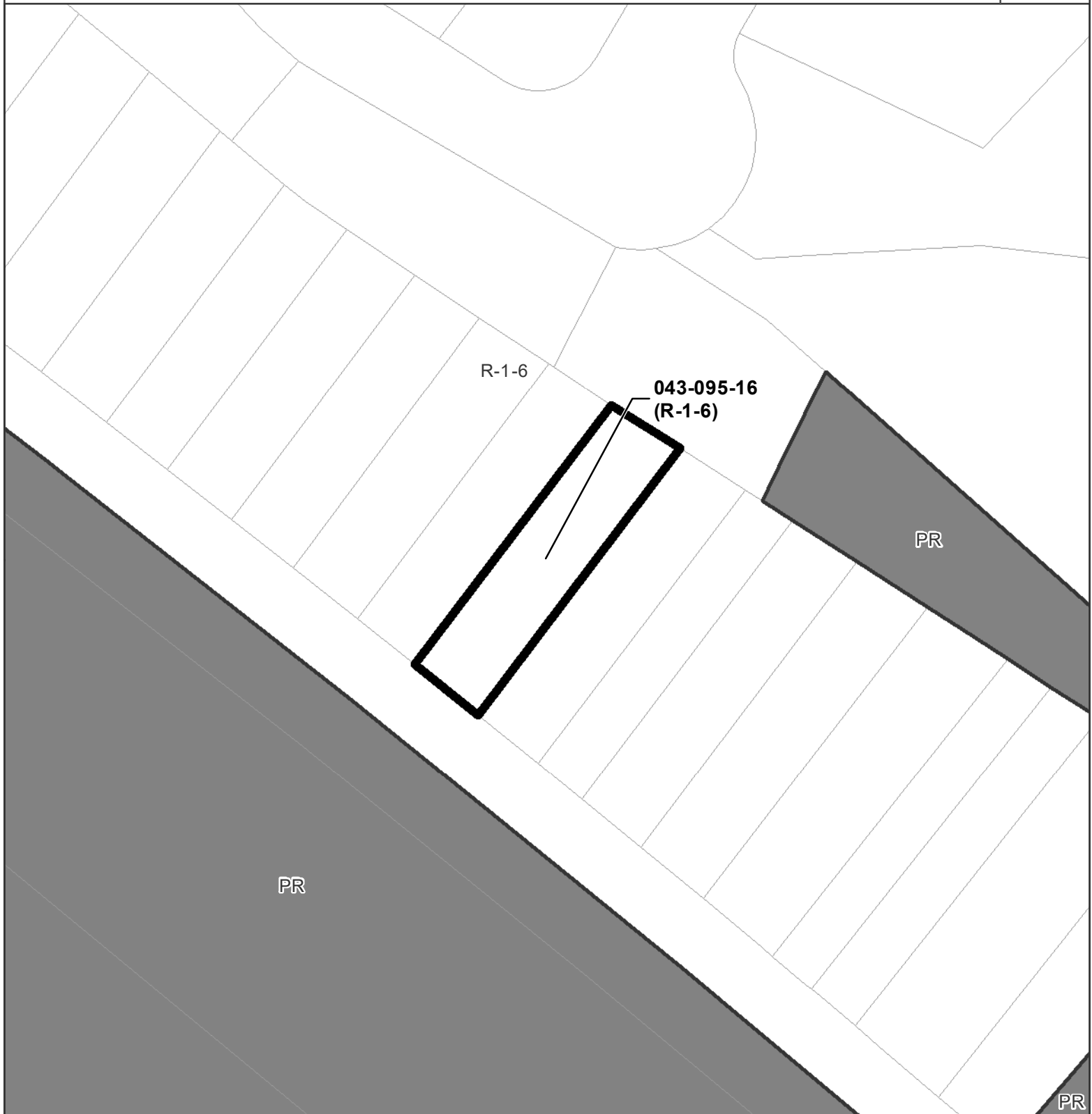
-  O-R *Parks, Recreation & Open Space*
-  O-U *Urban Open Space*
-  R-UL *Res. Urban Low Density*





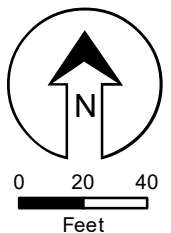


# Parcel Zoning Map



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

**Exhibit E**



## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size:	5,314 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential; Parks, Recreation, Open Space
Project Access:	Public, via Beach Drive
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:

### Environmental Information

Geologic Hazards:	Coastal Bluff on rear of property
Fire Hazard:	Not a mapped constraint
Slopes:	Flat at homesite, slopes in excess of 50% on rear of property
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