



Staff Report to the Zoning Administrator

Application Number: 231036

Applicant: Fuse Architects
Owner: Copa De Mar LLC
APN: 054-231-13
Site Address: 939 Via Gaviota

Agenda Date: August 18, 2023
Agenda Item #: 1
Time: After 9:00 A.M.

Project Description: Proposal to modify the approved plans for Coastal Development Permit 191303. Requires an amendment to Coastal Development Permit and Residential Development Permit 191303 for a large dwelling (over 5,000 square feet).

Location: Property located on the northeast side of Via Gaviota approximately 200 feet southeast of the intersection with Clubhouse Drive (939 Via Gaviota).

Permits Required: Coastal Development Permit, Residential Development Permit

Supervisory District: 2nd 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 231036, based on the attached findings and conditions.

Project Background

This project is an amendment to Coastal and Residential Development Permit 191303, which was approved by the Zoning Administrator on May 7, 2021. Coastal and Residential Development Permit 191303 authorized the demolition of the existing residence and construction of a dwelling of approximately 6,440 square feet of floor area. Since the time of approval, the applicant has revised the project to include approximately 360 square feet of additional floor area (for a total of 6,800 square feet), with the revisions including a vehicle gate and additional enclosed storage area. The proposed revisions require an amendment to the prior permit in order to increase the size of the large dwelling and modify the approved site and building designs.

Project Description & Setting

The subject property is located on the northeast side of Via Gaviota in the Seascape Beach Estates subdivision in the Aptos planning area. The parcel is developed with an existing single family dwelling and is located at the end of a row of houses on the side of the street facing the coastal

bluff. The surrounding neighborhood is developed with single family residences and the beach is located to the southwest of the property.

The proposal includes expanding the approved two story residence by approximately 360 square feet, for a total of 6,800 square feet of floor area. The revisions include an expansion of covered lower level storage areas at the back of residence, minor expansions to existing rooms and rearrangement of interior space, as well as a vehicle driveway gate that is set back from the street.

A Coastal Development Permit is required because the property is located within the appeals jurisdiction of the coastal zone and the structure is within 50 feet of the beach.

A Residential Development Permit is required because the total floor area of structure would exceed 5,000 square feet. The maximum size of a single family dwelling (without a Residential Development Permit review for a large dwelling) is 5,000 square feet of floor area.

Zoning & General Plan Consistency

The subject property is a 12,170 square foot lot, located in the R-1-6-SBE (Single family residential - 6,000 square feet; Seascape Beach Estates combining district) zone district, a designation which allows residential uses. The approved 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.

Amendment to Prior Approval

The existing approval for the construction of a two story dwelling of approximately 6,440 square feet is proposed to be modified to include additional lower floor storage area and reconfiguration of the interior rooms with minor modifications to the exterior of the structure. Single family dwellings that are over 5,000 square feet in floor area are subject to a Residential Development Permit for large dwelling review.

The proposal includes expanding the approved two story residence by approximately 360 square feet, for a total of 6,800 square feet of floor area. The revisions include an expansion of covered storage areas at the back of residence, minor expansions to existing rooms and rearrangement of interior space, as well as a vehicle driveway gate that would comply with the required 20 foot front yard set back from the street.

The exterior appearance of the amended proposal would be visually similar to the previously approved design, in that the majority of the proposed additional floor area would be cut into the slope and out of public view. The proposed modifications to the exterior of the structure would be in keeping with the architectural style and apparent visual bulk and mass of the approved residence.

No increase in height or expansion of covered space into required yard setbacks is proposed. All requirements of the R-1-6 zone district and Seascape Beach Estates (SBE) combining district would be met in the amended design.

Findings for Coastal and Residential Development Permit 191303 remain unchanged.

Scenic Resources & Design Review

The subject property is located within a mapped scenic resource area and is within the scenic viewshed of the public beach. The amended proposal complies with the requirements of the County Design Review Ordinance, in that the proposed residence would be cut back into the slope and would utilize varied exterior materials and neutral colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape within the scenic beach viewshed.

The proposed modifications in the amended design would be in keeping with the approved design of the residence and would not result in any substantial increase in visual bulk or mass as the majority of the proposed additional floor area would be cut into the slope at the rear of the residence and not be visible from the exterior.

Local Coastal Program Consistency

The proposed modifications to the approved structure are 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, with larger two story homes on the inland side of Via Gaviota, and the amended design is consistent with the existing pattern of development. The project site is not identified as a priority acquisition site in the County's Local Coastal Program, and beach access is available at Hidden Beach and Via Gaviota. Consequently, the amended project will not interfere with public access to the beach, ocean, or other nearby body of water.

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 **231036**, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Comments & Correspondence

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: 231036

Assessor Parcel Number: 054-231-13

Project Location: 939 Via Gaviota

Project Description: Proposal to amend an approval to demolish an existing two story single family dwelling and construct a replacement two story single family dwelling

Person or Agency Proposing Project: Fuse Architects

Contact Phone Number: 831-479-9295

- 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);
Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Demolition and reconstruction 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.

Randall Adams, 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-SBE (Single family residential - 6,000 square feet; Seascape Beach Estates combining 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.

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 located in a subdivision with lots developed to an urban density; and the colors will be natural in appearance and complementary to the site.

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 beach access is available at Hidden Beach 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-SBE (Single family residential - 6,000 square feet; Seascape Beach Estates combining district) 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, with larger two story homes on the inland side of Via Gaviota, and the design submitted is consistent with the existing pattern of development.

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 not identified as a priority acquisition site in the County's Local Coastal Program, and beach access is available at Hidden Beach and Via Gaviota. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and the geologic and soils reports for the project site have been reviewed and accepted. 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-SBE (Single family residential - 6,000 square feet; Seascape Beach Estates combining district) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

The proposed addition will comply with all required site standards for the zone district and all required parking for the residence will be provided on site.

The project will comply with the requirements of County Code section 13.10.325 regarding large dwelling review. The proposed structure will be compatible with its surroundings given the neighborhood, locational or environmental context and its design is consistent with the large dwelling design guidelines, in that the proposed replacement residence will be compatible with the architectural character and pattern of development in the surrounding residential neighborhood; the structure will utilize muted natural tones and colors to reduce visual bulk and mass; the construction will be cut back into the slope on the property, without excessive grading or substantial modification of existing topography; the proposed replacement residence will be compatible with the architectural style, colors, and materials of surrounding development in the Seascape Beach Estates subdivision.

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

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

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

The proposed single family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a

Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-6-SBE 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 will be in compliance with the requirements for large dwellings as specified in General Plan Policy 8.6.4 (Review of Large Dwellings), in that the modern architectural style of the proposed residence and location cut into the slope on the property will help the proposed structure to blend with the existing pattern of residential development at the toe of the bluff on Via Gaviota and the proposed colors and materials would reduce the visual bulk and mass of the structure. The combined effect of the proposed architectural style, location on the property and in the neighborhood, and the use of neutral colors and materials will result in a structure that is compatible with the surrounding pattern of development in the Seascape Beach Estates subdivision.

This proposal is consistent with General Plan Policy 5.10.7 (Open Beaches and Blufftops) in that the proposed replacement residence would be cut back into the slope and would utilize varied exterior materials and neutral colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape within the scenic beach viewshed.

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 single family dwelling is to be constructed as a replacement residence. The expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area. No substantial increase in utilities consumption is anticipated

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 would replace an existing dwelling in a residential neighborhood containing a variety of architectural styles, and the proposed replacement residence 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 residence would be cut back into the slope and would utilize varied exterior materials and neutral colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape within the scenic beach viewshed.

Conditions of Approval

Exhibit D: Project plans, prepared by Fuse Architects, revised 3/10/23.

- I. This permit authorizes the amendment of site and structure design for Coastal and Residential Development Permit 191303 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.
- II. This permit is an amendment to Coastal and Residential Development Permit 191303 and all required conditions of approval for that permit are hereby incorporated into these conditions of approval by reference.
- III. 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- 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.

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: _____

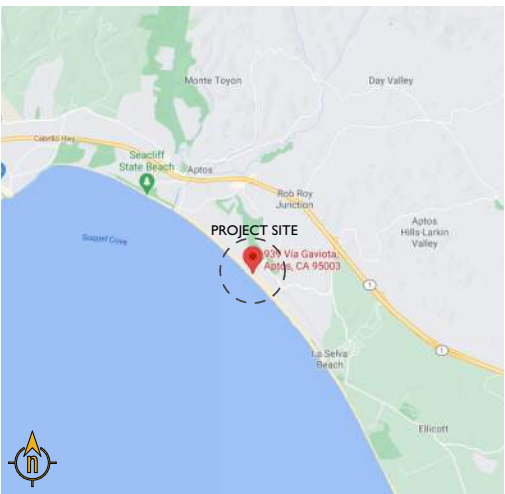
Expiration Date: _____

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.

SHEET INDEX

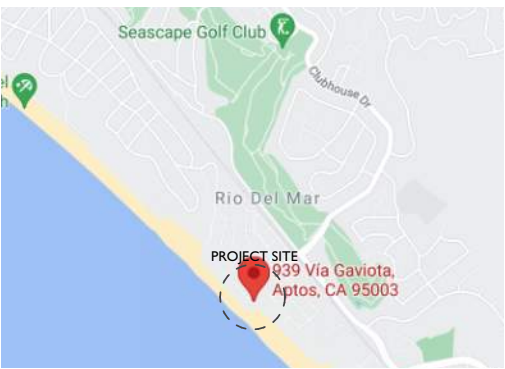
SHEET NUMBER	SHEET NAME
A1	PROJECT INFO + SITE PLAN
TP-2	TOPOGRAPHIC MAP
A3	AREA CALCULATIONS
A4	PROPOSED FIRST FLOOR PLAN
A5	PROPOSED SECOND FLOOR PLAN
A6	PROPOSED ROOF PLAN
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9	BUILDING SECTIONS
A10	AMENDED CDP EXTERIOR PERSPECTIVES
A11	APPROVED CDP EXTERIOR PERSPECTIVES
B1	NEIGHBORHOOD CONTEXT
B2	NEIGHBORHOOD CONTEXT
C-1	GRADING & DRAINAGE PLAN
C-2	DETAILS
C-3	SECTIONS
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L1.0	LAYOUT PLAN
L2.0	GRADING PLAN
L3.0	IRRIGATION PLAN
L3.1	HYDROZONE PLAN
L4.0	PLANTING PLAN
L4.1	PLANT LIST & NOTES
L5.0	LIGHTING PLAN AND SCHEDULE

PROJECT MAP

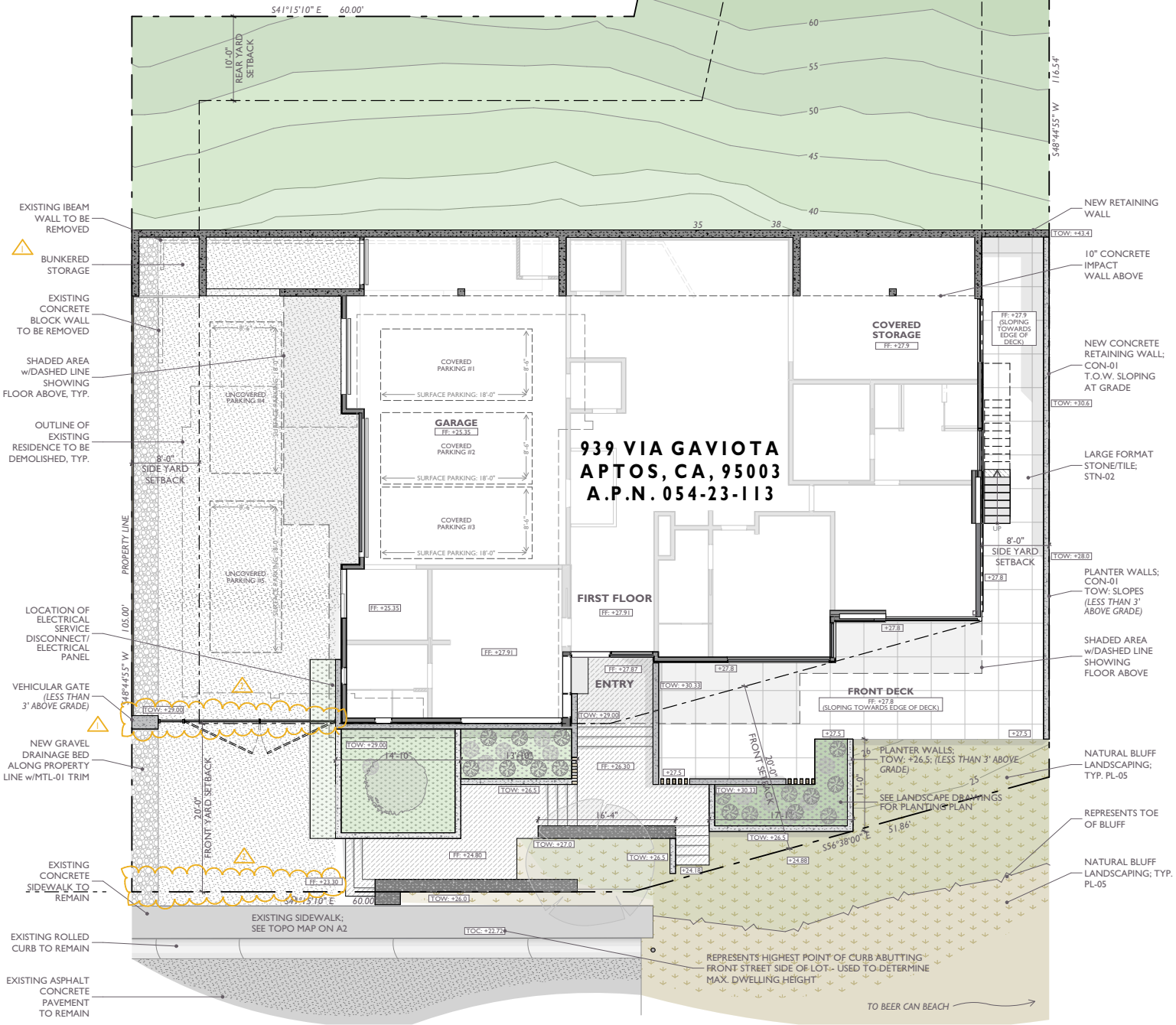
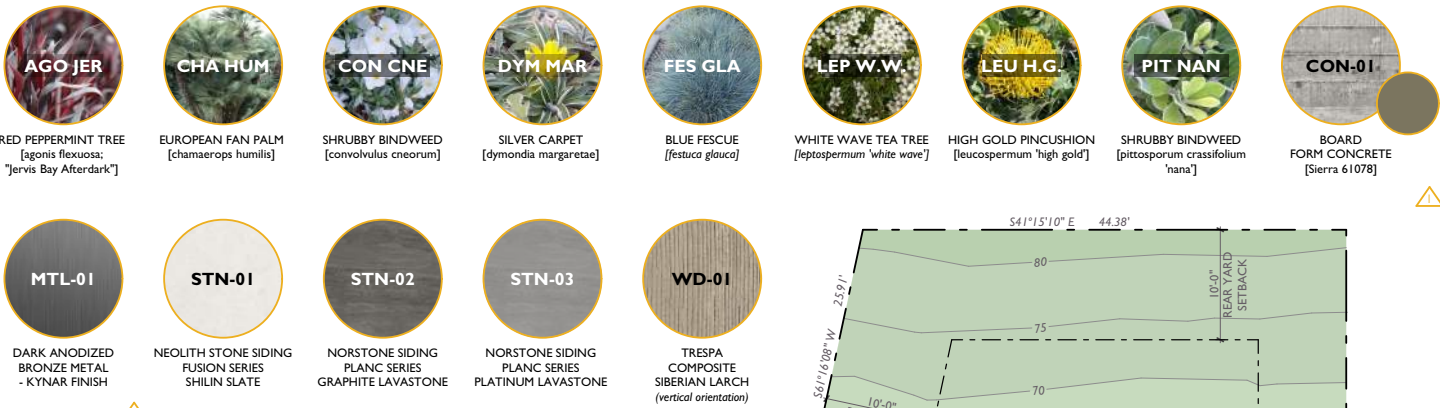


DIRECTIONS FROM CA HIGHWAY 1 SOUTHBOUND
FOLLOW CA-1 S TO RIO DEL MAR BLVD IN RIO DEL MAR & TAKE EXIT 433B FROM CA-1 S FOR RIO DEL MAR BLVD.
TURN RIGHT ONTO RIO DEL BLVD AND THEN SLIGHT LEFT ONTO CLUBHOUSE DRIVE
TURN LEFT ONTO VIA GAVIOTA & HOUSE IS LOCATED AT END OF STREET ON LEFT

VICINITY MAP



PROPOSED EXTERIOR MATERIAL PALETTE



PROJECT DESCRIPTION

PROPOSAL TO AMEND COASTAL DEVELOPMENT PERMIT #191303; SCOPE INCLUDES DEMOLISHING AN EXISTING TWO-STORY SINGLE FAMILY DWELLING AND CONSTRUCTING A REPLACEMENT TWO-STORY SINGLE FAMILY DWELLING ON A DOUBLE LOT PROPERTY LOCATED IN THE R-1-6-SBE ZONE DISTRICT.

APPROVED SINGLE FAMILY DWELLING HAD AN F.A.R. OF 6,437.8 SF - NEW AMENDMENT PROPOSES F.A.R. OF 7,126.6 SF (7,302.2 SF ALLOWED). APPROVED NON-F.A.R. WAS 1,937.7 SF AND IS NOW 2,252.2 SF. ADDITIONAL SQUARE FOOTAGE APPLIED TO GARAGE (29 SF), AND MAKING SPACE UNDER REAR ACCESS USEABLE (727.75 SF) ON THE FIRST FLOOR. SECOND FLOOR SQUARE FOOTAGE ADDITIONS GOES TO EXERCISE BEDROOM 6 (13.25 SF) AND MASTER BATH 2 (25.5 SF).

PROPOSED SQUARE FOOTAGE ADDITIONS DO NOT ALTER PERCEPTIBLE MASSING OF RESIDENCE FROM VIA GAVIOTA OR THE BEACH.

OTHER MODIFICATIONS FROM THE APPROVED PERMIT ARE AS FOLLOWS:

- INTERIOR WALL CHANGES/ MINOR SPACE RECONFIGURATIONS
- FRONT ENTRANCE/LANDSCAPING CHANGES
- DRIVEWAY VEHICULAR AND MAIN GATE (WITHIN FRONT SETBACK)
- TRASH BIN ENCLOSURE IN SIDE YARD SETBACK

SEE SHEET L1.0, L2.0, L3.0, L3.1, L4.0 AND L4.1 FOR LANDSCAPE INFORMATION FURNISHED BY STRATA LANDSCAPE ARCHITECTURE.

PROJECT INFORMATION

SITE INFO:
APN: 054-23-113
ZONING: R-1-6 (SINGLE FAMILY RESIDENCE / 5,000 SF LOT)
GENERAL PLAN: R-UL (RURAL - URBAN LOW DENSITY)
CONSTRUCTION TYPE: V-8
OCCUPANCY CLASSIFICATION: R3, U
PROPOSED STORIES: 2 (3 ALLOWED)
LOT DESIGNATION: No. 40; LOT WIDTH OF 60 FEET OR GREATER
FIRE SPRINKLERS: YES
NEIGHBORHOOD: SEASCAPE BEACH ASSOCIATION

SETBACKS:
FRONT: 20'-0"
REAR: 10'-0"
SIDE: 8'-0" (10% OF LOT WIDTH - 8' MAX)
MAX HEIGHT ALLOWED: 28'-0" (ABOVE HIGHEST POINT OF CURB: +22.72)
MAX HEIGHT PROPOSED: 27'-5" (+50.15)

LOT COVERAGE:
LOT AREA: 12,170.25 SF (0.279 ACRES)
ALLOWED (40%): 4,868.1 SF
PROPOSED (39.6%): 4,827.6 SF; SEE SHEET A3 FOR BREAKDOWN

FLOOR AREA RATIO:
ALLOWED (60%): 7,302.1 SF
PROPOSED FIRST FLOOR: 3,483.2 SF
PROPOSED SECOND FLOOR: 3,311.5 SF
PROPOSED TOTAL (56%): 6,794.7 SF; SEE SHEET A3 FOR BREAKDOWN

PARKING REQUIREMENTS:
REQUIRED: 5 REQ'D (6 BEDROOMS)
PROVIDED: 5 PROVIDED (SEE ADJACENT SITE PLAN)

PROJECT DIRECTORY

PROPERTY OWNERS:
COPA DE MAR LLC
7960 SOQUEL DRIVE, STE B #380
APTOS, CA 95003
(650) 644-9090
BRUCE@COPADEMAR.COM
SANDRA@COPADEMAR.COM

ARCHITECT / APPLICANT:
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CIVIL & STRUCTURAL ENGINEER:
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LAND SURVEYOR:
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STRATA LANDSCAPE ARCHITECTURE
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GEOTECHNICAL ENGINEER:
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SOMA@PACENGINEERING.NET

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ENERGY CONSULTANT:
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#	Issue	Date	Issue Description
		5/21/21	COASTAL DEVELOPMENT PERMIT APPROVAL
1		1/18/23	COASTAL DEVELOPMENT PERMIT AMENDMENT
2		3/10/23	COASTAL DEVELOPMENT PERMIT AMENDMENT

Seal/ Signature



Project Name
COPA DE MAR
BEACH HOUSE

Project Number
APN #: 054-23-113

Description
PROJECT INFO + SITE PLAN

Scale
As Indicated

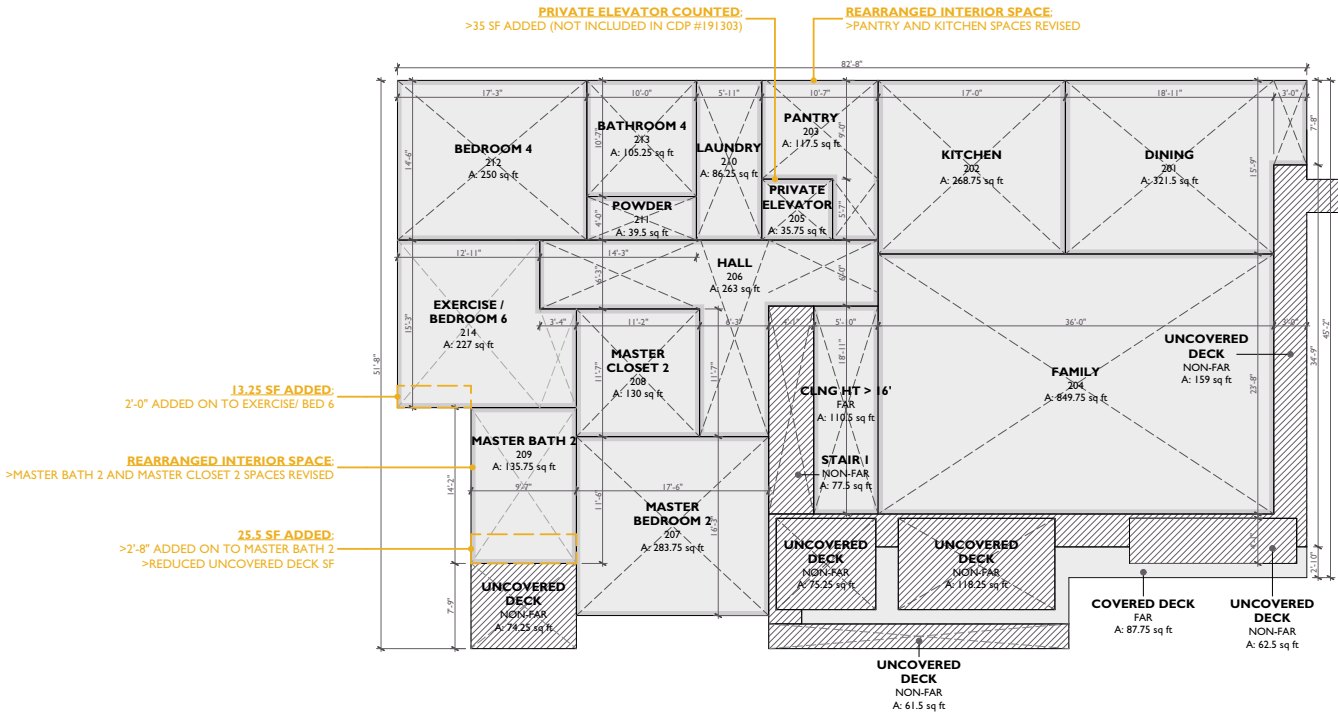
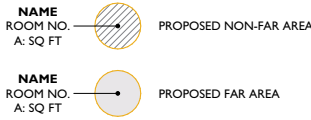
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PROPOSED SITE PLAN + LANDSCAPE
SCALE: 3/16" = 1'-0"

LOT COVERAGE CALCULATIONS TABLE

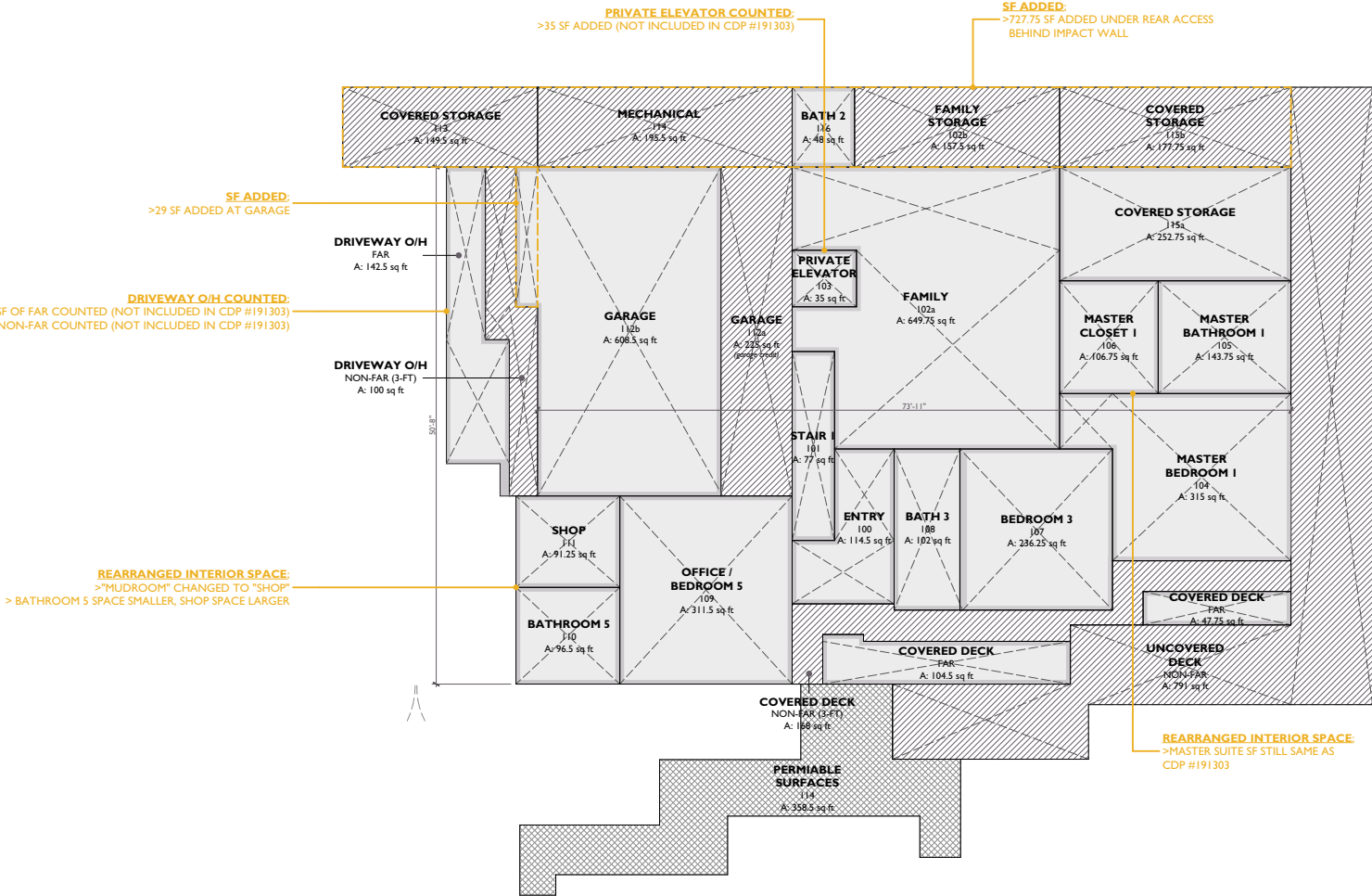
939 VIA GAVIOTA PROPOSED LOT COVERAGE		
ROOM NAME	ROOM #	AREA
FIRST FLOOR		
FOOTPRINT OF RESIDENCE	N/A	4,410.0
IMPERVIOUS SURFACES	N/A	417.6
TOTAL LOT COVERAGE (39.6%)		4,827.6 sq ft
MAX. FLOT COVERAGE: 40% (PER 13.10.436-E)		4,868.1 sq ft

AREA CALCULATIONS LEGEND



2 PROPOSED SECOND FLOOR AREA CALCULATIONS

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



1 PROPOSED FIRST FLOOR AREA CALCULATIONS

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

FAR AREA CALCULATIONS TABLE

939 VIA GAVIOTA PROPOSED FAR (ALL FLOORS)		
ROOM NAME	ROOM #	AREA
FIRST FLOOR		
ENTRY	100	114.5
STAIR I	101	77.1
FAMILY	102a	649.8
PRIVATE ELEVATOR	103	35.0
MASTER BEDROOM I	104	315.1
MASTER BATHROOM I	105	143.7
MASTER CLOSET I	106	106.8
BEDROOM 3	107	236.2
BATH 3	108	102.0
OFFICE / BEDROOM 5	109	311.5
BATHROOM 5	110	96.5
SHOP	111	91.2
GARAGE	112b	608.5
COVERED STORAGE	115a	252.8
BATH 2	116	48.0
COVERED DECK	FAR	152.0
DRIVEWAY O/H	FAR	142.5
SECOND FLOOR		
DINING	201	321.6
KITCHEN	202	268.6
PANTRY	203	117.5
FAMILY	204	849.7
PRIVATE ELEVATOR	205	35.7
HALL	206	263.0
MASTER BEDROOM 2	207	283.7
MASTER CLOSET 2	208	130.0
MASTER BATH 2	209	135.7
LAUNDRY	210	86.3
POWDER	211	39.4
BEDROOM 4	212	249.9
BATHROOM 4	213	105.1
EXERCISE / BEDROOM 6	214	227.0
CLNG HT > 16'	FAR	110.6
COVERED DECK	FAR	87.7

TOTAL FAR (56%) 6,794.7 sq ft
MAX. FLOOR AREA RATIO: 0.6 (PER 13.10.436-D) 7,302.2 sq ft
PREVIOUS COASTAL DEVELOPMENT PERMIT (52%) 6,437.8 sq ft

NON-FAR AREA CALCULATIONS TABLE

939 VIA GAVIOTA PROPOSED NON-FAR (ALL FLOORS)		
ROOM NAME	ROOM #	AREA
FIRST FLOOR		
FAMILY STORAGE	102b	157.4
GARAGE	112a	225.1
COVERED STORAGE	113	149.6
MECHANICAL	114	195.4
COVERED STORAGE	115b	177.7
UNCOVERED DECK	NON-FAR	791.0
COVERED DECK	NON-FAR (3-FT)	167.9
DRIVEWAY O/H	NON-FAR (3-FT)	100.0
SECOND FLOOR		
STAIR I	NON-FAR	77.4
UNCOVERED DECK	NON-FAR	550.4

TOTAL NON-FAR 2,591.9 sq ft
PREVIOUS COASTAL DEVELOPMENT PERMIT 1,937.7 sq ft

COPA DE MAR
BEACH HOUSE

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Seal/ Signature



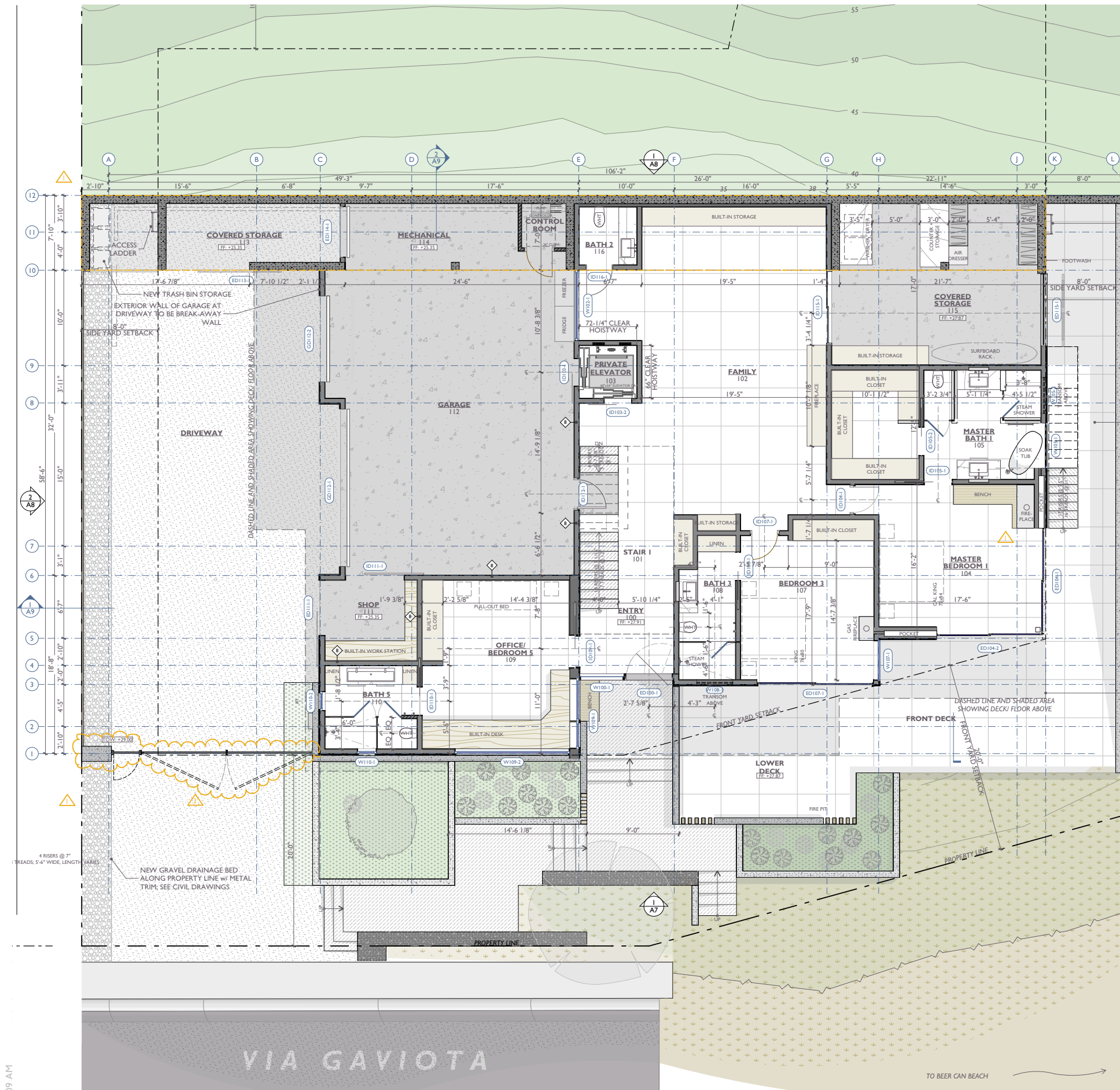
Project Name
COPA DE MAR
BEACH HOUSE

Project Number
APN #: 054-23-113

Description
AREA CALCULATIONS

Scale
As Indicated

A3



- ### FLOOR PLAN NOTES
1. U.O.N. ALL GRIDLINE DIMENSIONS ARE MEASURED TO EXTERIOR FACE OF STUD.
 2. U.O.N. ALL INTERIOR DIMENSIONS ARE MEASURED TO INTERIOR FACE OF STUD.
 3. WINDOWS WITHIN 24" OF DOOR JAMBS SHALL BE SAFETY GLAZED.
 4. GLAZING WITHIN A SHOWER ENCLOSURE, WITHIN 60" ABOVE STANDING SURFACE AND DRAIN INLET, SHALL BE TEMPERED OR LAMINATED SAFETY GLASS, AS PER CBC SECTION 2506.3.5.
 5. PROTECT ALL OPENINGS AGAINST LOCAL WEATHER CONDITIONS - OUTDOOR AIR EXHAUST AND INTAKE OPENINGS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVES AS PER CRC R303.4, CRC.R303.5.
 6. MIN. 36" DEEP LANDING REQUIRED (WITH SLOPE NOT GREATER THAN 2%) OUTSIDE ALL EXTERIOR DOORS - NOT MORE THAN 7 3/4" LOWER THAN THE THRESHOLD FOR IN-SWINGING DOORS AND NOT MORE THAN 1 1/2" LOWER THAN THE THRESHOLD FOR ALL EXTERIOR SWINGING DOORS, AS PER CRC R311.3.
 7. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET, AS PER CBC 1209.2.3.
 8. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN CRC TABLE R702.4.2, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. BACKER BOARD MATERIALS: GLASS MAT GYPSUM BACKING PANEL ASTM C1178; FIBER-REINFORCED GYPSUM PANELS ASTM C1278; NONASBESTOS FIBER-CEMENT BACKER BOARD ASTM C1288 OR ISO 8336, CATEGORY C; NONASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS ASTM C1325. CRC R702.4.2.
 9. VERIFY THE PRESENCE OF MEDICINE CABINETS AND SHOWER WALL NICHE LOCATIONS AND DIMENSIONS PRIOR TO FRAMING.
 10. MINIMUM CEILING HEIGHT IN A KITCHEN IN 7 FT CLEAR, FROM THE FINISHED FLOOR TO THE FINISHED CEILING.
 11. HABITABLE SPACES TO HAVE EXTERIOR GLAZING AREA EQUAL TO 8% OF THE FLOOR AREA, MINIMUM .4% MINIMUM OF THE GLAZING AREA TO BE OPERABLE.
 12. DOORS OPENING INTO GARAGES MUST BE A MINIMUM OF 1 3/8" SOLID CORE, SELF CLOSING, AND LATCHING. DOOR MUST SEAL ON ALL FOUR EDGES AND MUST NOT OPEN UP OVER STEPS OR LANDING LOWER THAN 1" FROM THE THRESHOLD OF DOOR.

- ### FLOOR PLAN LEGEND
- * NOTE: COORDINATE ALL FINISHES w/ FINISH SCHEDULES - FLOOR PLAN TO PROVIDE MATERIAL ORIENTATION
- | INTERIOR | EXTERIOR | GENERAL |
|-----------------------------------|--|----------------------------------|
| <N> WOOD FLOOR BOARDS | <N> STONE VENEER (DARK GRANITE) | KEYNOTE; SEE FLOOR PLAN KEYNOTES |
| <N> TILE FLOORING - WET LOCATIONS | <N> STONE PAVERS; SEE FLOOR PLAN FOR UNIT SIZE | WINDOW & DOOR TAG |
| <N> STONE SLAB (COUNTERTOPS) | <N> PLANTING; SEE LANDSCAPE PLAN | PROPERTY LINE |
| <N> WOOD FINISH | <N> LANDSCAPING; SEE LANDSCAPE PLAN | SETBACK LINE |
| <N> BUILT-IN MILLWORK | <N> WOOD DECKING | |
| <N> STONE VENEER (DARK GRANITE) | <N> TPO ROOFING | |

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Seal/ Signature



Project Name
COPA DE MAR BEACH HOUSE

Project Number
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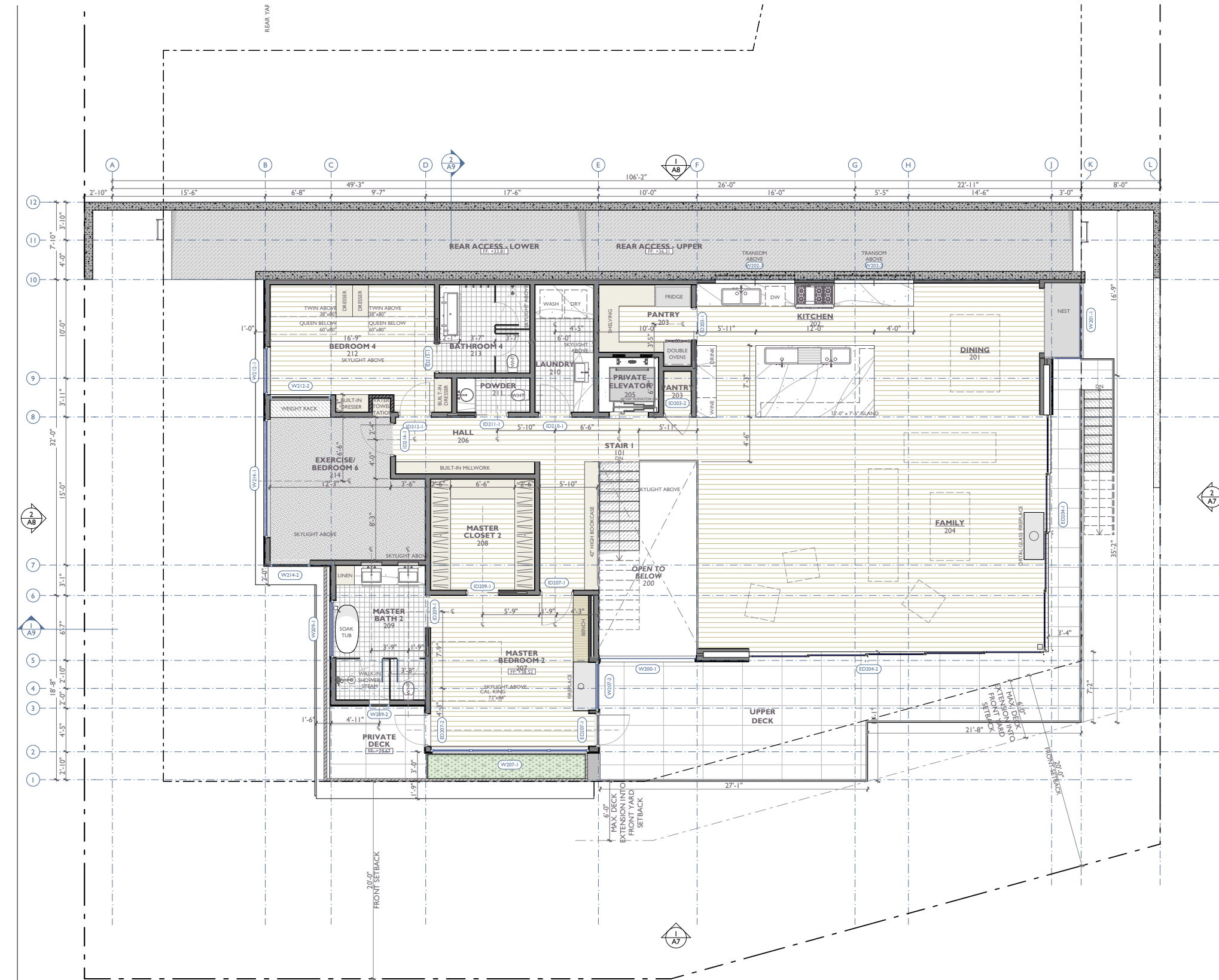
Description
PROPOSED FIRST FLOOR PLAN

Scale
As Indicated

A4

3/14/2023 9:09 AM

PROPOSED FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



FLOOR PLAN NOTES

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FLOOR PLAN LEGEND

* NOTE: COORDINATE ALL FINISHES w/ FINISH SCHEDULES - FLOOR PLAN TO PROVIDE MATERIAL ORIENTATION

- INTERIOR

 - <N> WOOD FLOOR BOARDS
 - <N> TILE FLOORING - WET LOCATIONS
 - <N> STONE SLAB (COUNTERTOPS)
 - <N> WOOD FINISH
 - <N> BUILT-IN MILLWORK
 - <N> STONE VENEER (DARK GRANITE)
 - <N> STONE PAVERS; SEE FLOOR PLAN FOR UNIT SIZE
 - <N> PLANTING; SEE LANDSCAPE PLAN
 - <N> LANDSCAPING; SEE LANDSCAPE PLAN
 - <N> WOOD DECKING
 - <N> TPO ROOFING
- EXTERIOR

 - <N> PLANTING; SEE LANDSCAPE PLAN
 - <N> LANDSCAPING; SEE LANDSCAPE PLAN
 - <N> WOOD DECKING
 - <N> TPO ROOFING
- GENERAL

 - KEYNOTE; SEE FLOOR PLAN KEYNOTES
 - WINDOW & DOOR TAG
 - PROPERTY LINE
 - SETBACK LINE

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Seal/ Signature



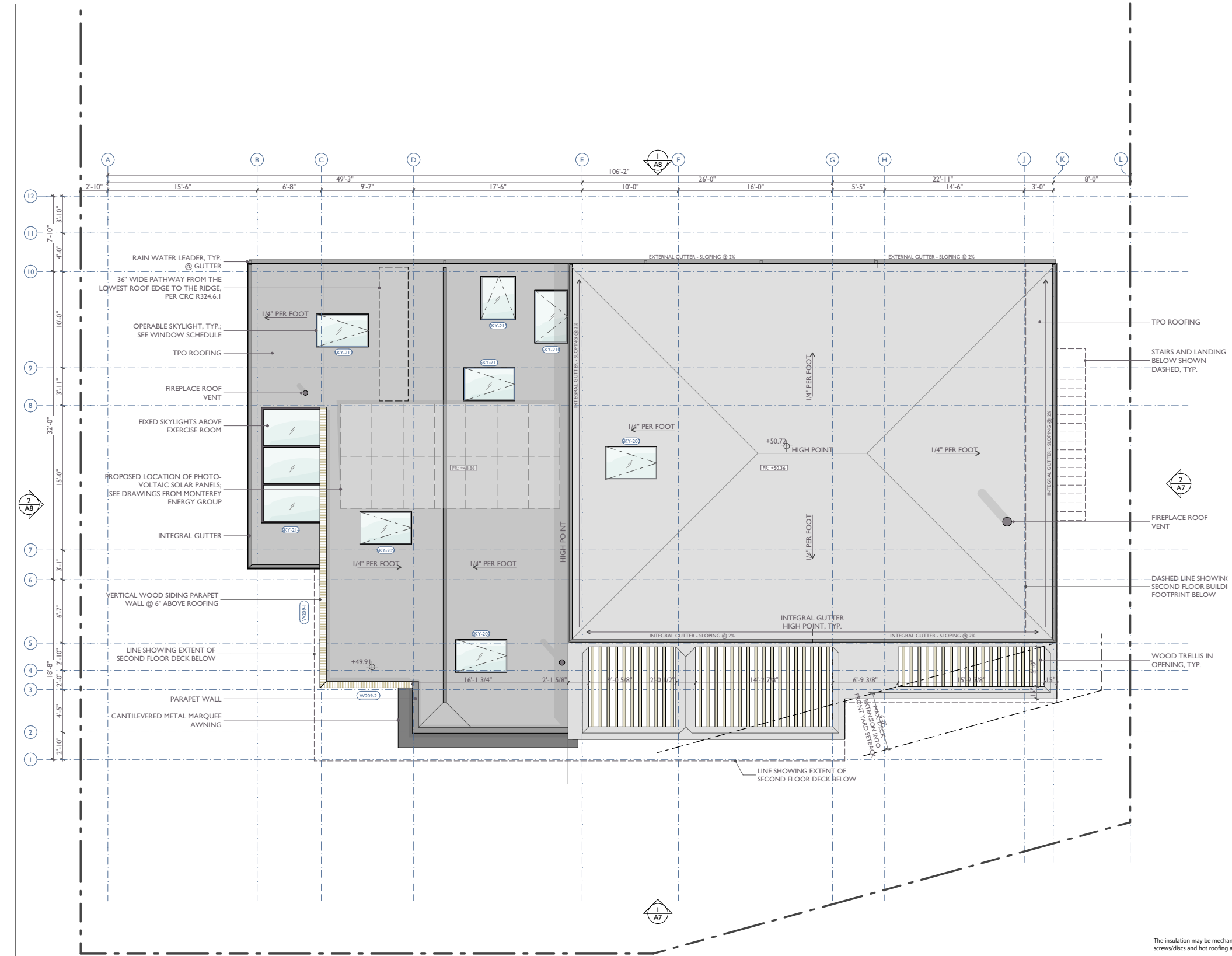
Project Name
COPA DE MAR
BEACH HOUSE

Project Number
APN #: 054-23-113

Description
PROPOSED SECOND FLOOR PLAN

Scale
As Indicated

A5



ROOF PLAN NOTES

- 1) ALL ROOF PENETRATIONS TO BE FLASHED ACCORDING TO CURRENT SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA) GUIDELINES. PAINT EXPOSED VENT STACKS TO MATCH ROOF FINISH COLOR.
- 2) VENT STACKS TO BE GANGED TO SINGLE COORDINATED LOCATION; COORDINATE ROOF VENT AND VENT STACK LOCATIONS FOR PLUMBING FIXTURES AND APPLIANCES WITH ARCHITECT PRIOR TO INSTALLATION.
- 3) PLUMBING VENTS SHALL BE LOCATED MIN. 10' HORIZONTALLY OR 3' MIN. VERTICALLY FROM OPERABLE SKYLIGHTS, AIR INTAKES, OR OPERABLE DOORS AND WINDOWS.
- 4) ALL TPO MEMBRANE TO BE INSTALLED OVER TAPERED RIGID INSULATION SLOPING AT 1:12 (1/4" PER 1'-0" MIN.)
- 5) ROOF COVERINGS TO BE CLASS "A" RATED ROOF; SEE ASSEMBLY FROM FIRESTONE BUILDING PRODUCTS BELOW:

ROOF MATERIAL PALETTE

MTL-01

DARK ANODIZED BRONZE METAL - KYNAR FINISH

STN-01

NEOLITH STONE SIDING FUSION SERIES SHILIN SLATE

TPO-01

THERMOPLASTIC POLYOLEFIN ROOFING

WD-01

TRESPA COMPOSITE SIBERIAN LARCH (vertical orientation)

SINGLE PLY MEMBRANE SYSTEMS

Class A - Fully Adhered

The insulation may be mechanically fastened to the roof deck with screws and metal or plastic discs, hot roofing asphalt or a combination of screws/discs and hot roofing asphalt.

140. Deck: C-15/32 Incline: 1

Insulation (Optional): — Any UL Classified, any thickness.

Barrier Board: — Minimum 1/4 in. thick Georgia-Pacific Gypsum LLC "DensDeck® Roofboard" or "DensDeck DuraGuard™ Roofboard" or "DensDeck Prime® Roofboard" mechanically fastened (butt joints in the barrier board staggered a minimum of 6 in. from plywood deck joints)

Membrane: — Firestone "UltraPly™ TPO XR 100" (45 mil), "UltraPly™ TPO XR 115" (60 mil) or TPO XR 135 (80 mil), fully adhered with "XR Bonding Adhesive" at 45 to 60-ft²/gal.

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Seal/ Signature



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Description
PROPOSED ROOF PLAN

Scale
As Indicated

A6

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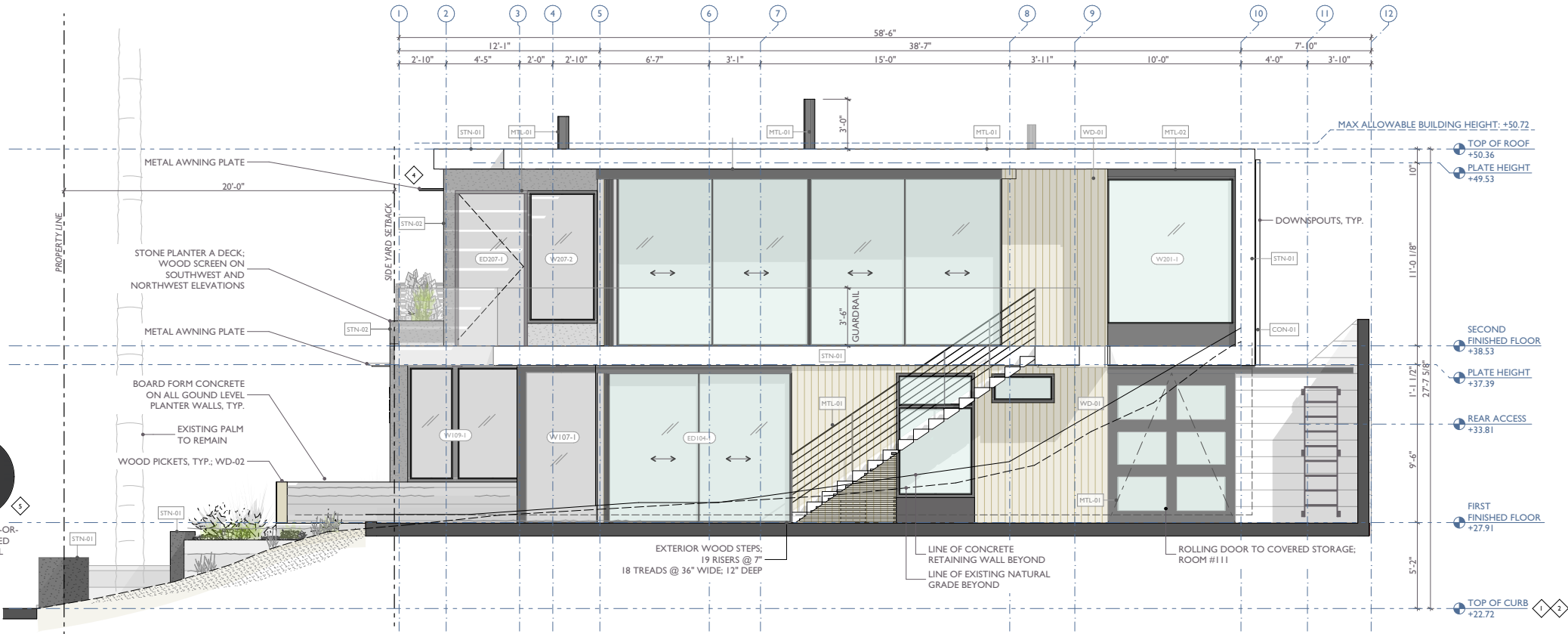
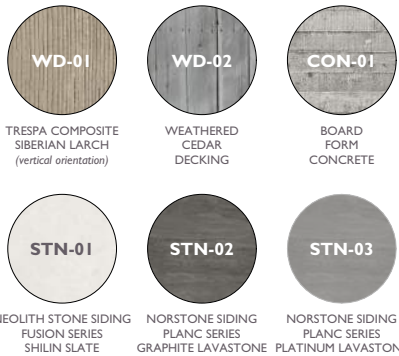
Description
EXTERIOR ELEVATIONS

Scale
As Indicated

A7

ELEVATION KEYNOTES

- ALL FINISH FLOOR HEIGHTS ON ELEVATIONS REFERENCED TO **NAVD 88** DATUM.
- TOP OF CURB ESTABLISHED FROM TOPOGRAPHIC MAP FURNISHED BY BOWMAN & WILLIAMS DATED APRIL 24, 2019; SEE SHEET A0.2 TOPOGRAPHIC SURVEY.
- BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET, PER CFC §505.1.
- SEE DETAIL 1 ON SHEET A4.1 FOR METAL AWNING PLATE CONNECTION.
- METAL SIDING AND FASCIA TO BE 22 GA., TYPICAL.
- SEE SHEET L1.0 LAYOUT PLAN FOR PLANTING NOTES AND DETAILS.
- TOP OF CONCRETE RETAINING WALL TO FOLLOW SLOPE OF EXISTING GRADE - MAINTAIN 6" REVEAL ON BLUFF SIDE OF WALL.
- ALL LANDSCAPING OUTSIDE OF PLANTER BOXES TO REMAIN AS LOCAL BLUFF FLORA.



PROPOSED EXTERIOR MATERIAL PALETTE

2 PROPOSED SIDE ELEVATION - SOUTHEAST

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



1 PROPOSED FRONT ELEVATION - SOUTHWEST

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

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Project Name
COPA DE MAR
BEACH HOUSE

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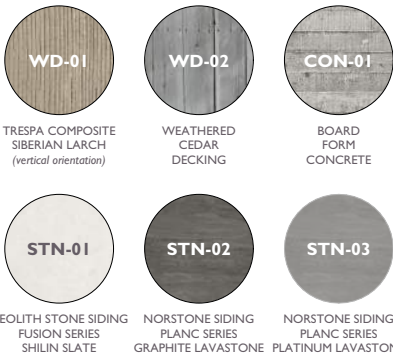
Description
EXTERIOR ELEVATIONS

Scale
As Indicated

A8

ELEVATION KEYNOTES

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PROPOSED EXTERIOR MATERIAL PALETTE

2 PROPOSED SIDE ELEVATION - NORTHEAST

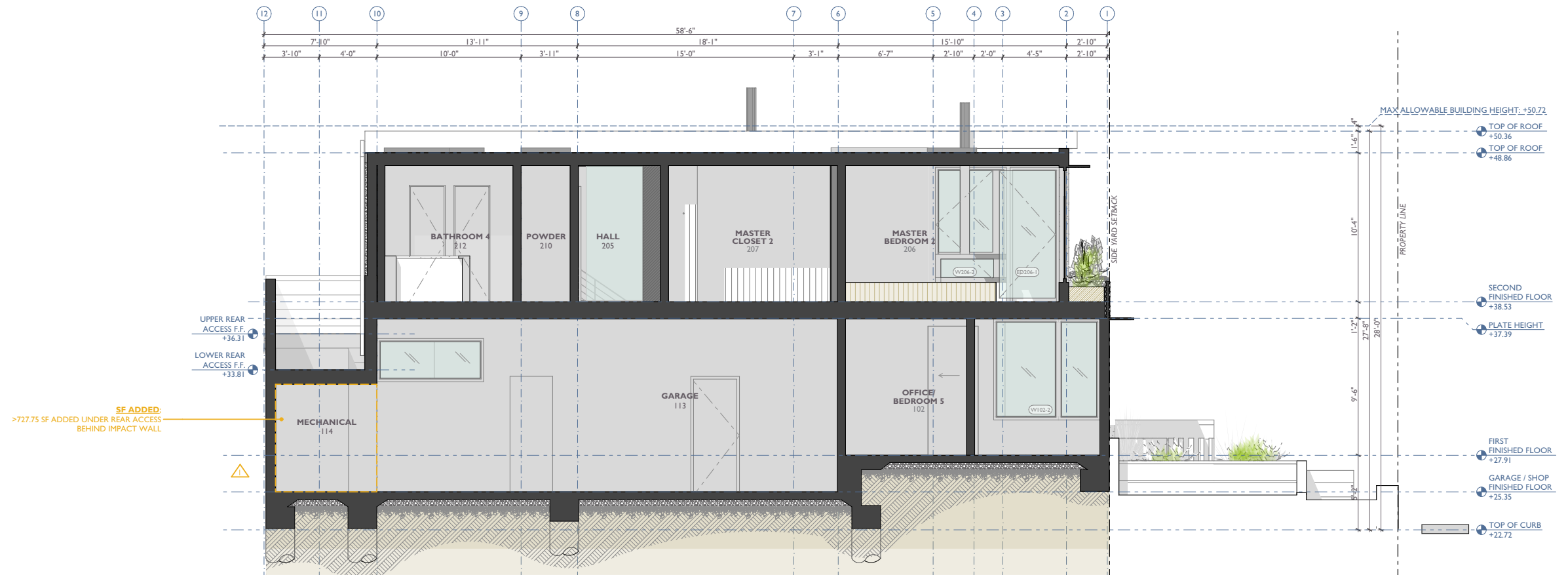
SCALE: 1/4" = 1'-0"



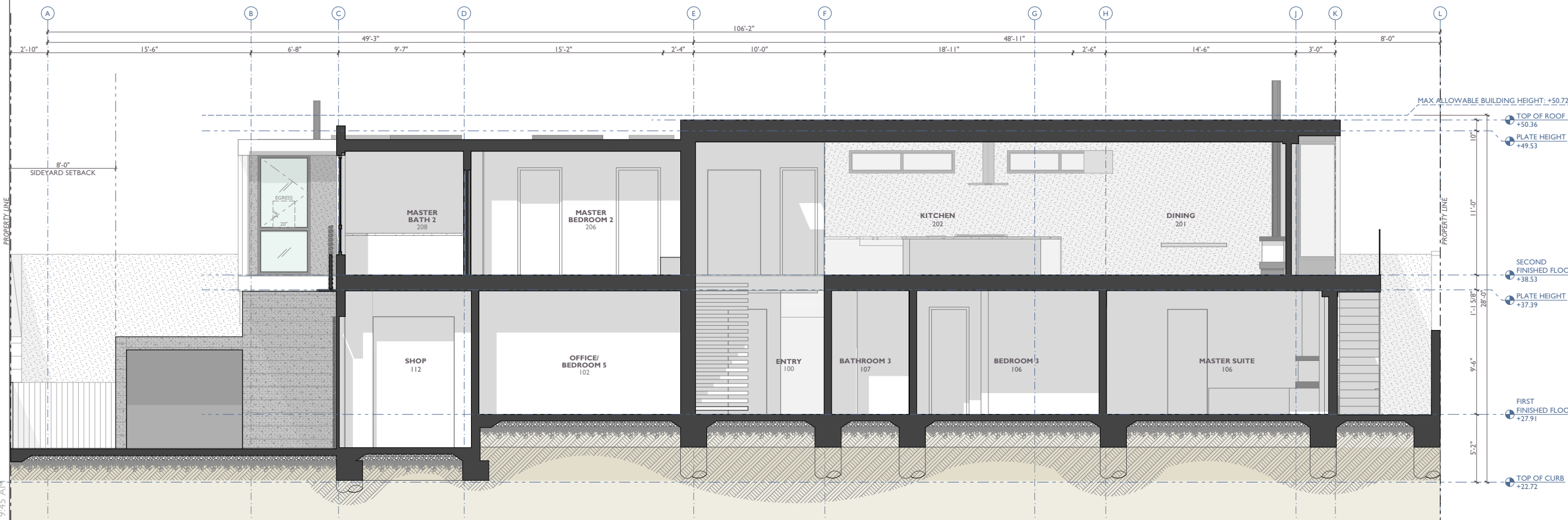
PROPOSED REAR ELEVATION - NORTHWEST

1 PROPOSED REAR ELEVATION - NORTHWEST

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



2 TRANSVERSE BUILDING SECTION - b/t GRIDLINE D/E
SCALE: 1/4" = 1'-0"



1 LONGITUDINAL BUILDING SECTION - b/t GRIDLINES 5/6
SCALE: 1/4" = 1'-0"

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Seal/ Signature



Project Name
COPA DE MAR
BEACH HOUSE

Project Number
APN #: 054-23-113

Description
BUILDING SECTIONS

Scale
As Indicated

A9

NORTHWEST
SIDE PERSPECTIVE
FROM VIA GAVIOTA



SIDE PERSPECTIVE
FROM SUMNER BEACH BLUFF



FRONT PERSPECTIVE FROM VIA GAVIOTA

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Seal/ Signature



Project Name
COPA DE MAR
BEACH HOUSE
Project Number
APN #: 054-23-113

Description
AMENDED CDP EXTERIOR
PERSPECTIVES

Scale
As Indicated

A10

3/14/2023 9:49 AM

NORTHWEST
SIDE PERSPECTIVE
FROM VIA GAVIOTA



TRESPA COMPOSITE
SIBERIAN LARCH SIDING

WD-01

NEOLITH STONE
SIDING

STN-01

CON-01

NEOLITH STONE
SIDING

STN-01

BOARD FORM
CONCRETE

CON-02

CONCRETE
FLATWORK

MTL-01

POWDER COAT OR
KYNAR FINISHED
WHITE METAL

BOARD
FORM CONCRETE

CON-01

TRESPA
COMPOSITE
SIBERIAN
LARCH SIDING

WD-01

POWDER COAT OR
KYNAR FINISHED
WHITE METAL

MTL-01

EXISTING DUNE
FLORA

PL-05

EXISTING DUNE
FLORA

PL-05

THERMOPLASTIC
POLYOLEFIN ROOFING

TPO-01

EXTERIOR PERSPECTIVES
FROM APPROVED
COASTAL DEVELOPMENT
PERMIT #191303

SIDE PERSPECTIVE
FROM SUMNER BEACH BLUFF



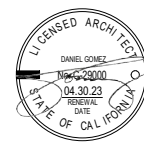
FRONT PERSPECTIVE FROM VIA GAVIOTA

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Seal/ Signature



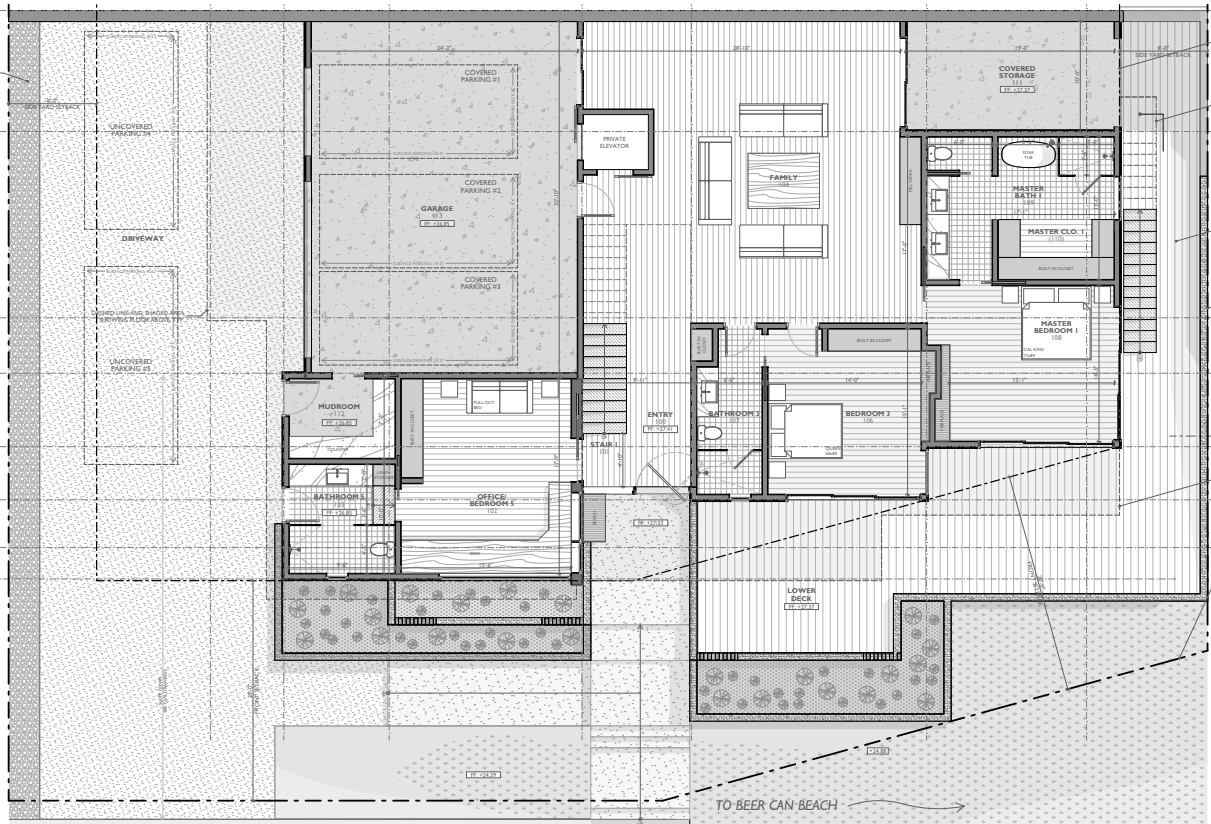
Project Name
COPA DE MAR
BEACH HOUSE

Project Number
APN #: 054-23-113

Description
APPROVED CDP EXTERIOR
PERSPECTIVES

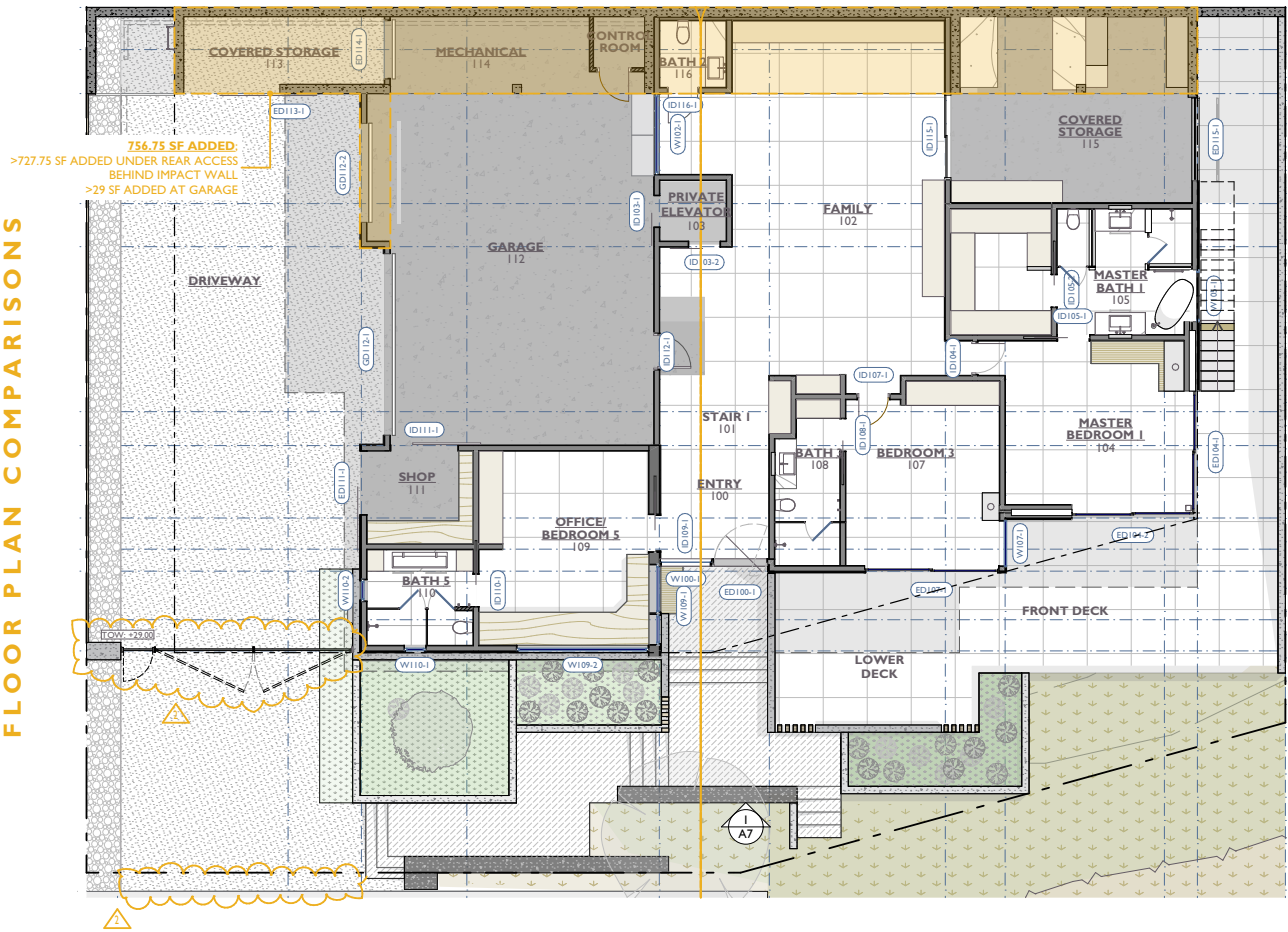
Scale
As Indicated

ALL



FIRST FLOOR PLAN - APPROVED CDP

FLOOR PLAN COMPARISONS



FIRST FLOOR PLAN - AMENDED CDP



GARAGE PERSPECTIVE - APPROVED CDP

PERSPECTIVE COMPARISONS



GARAGE PERSPECTIVE - AMENDED CDP

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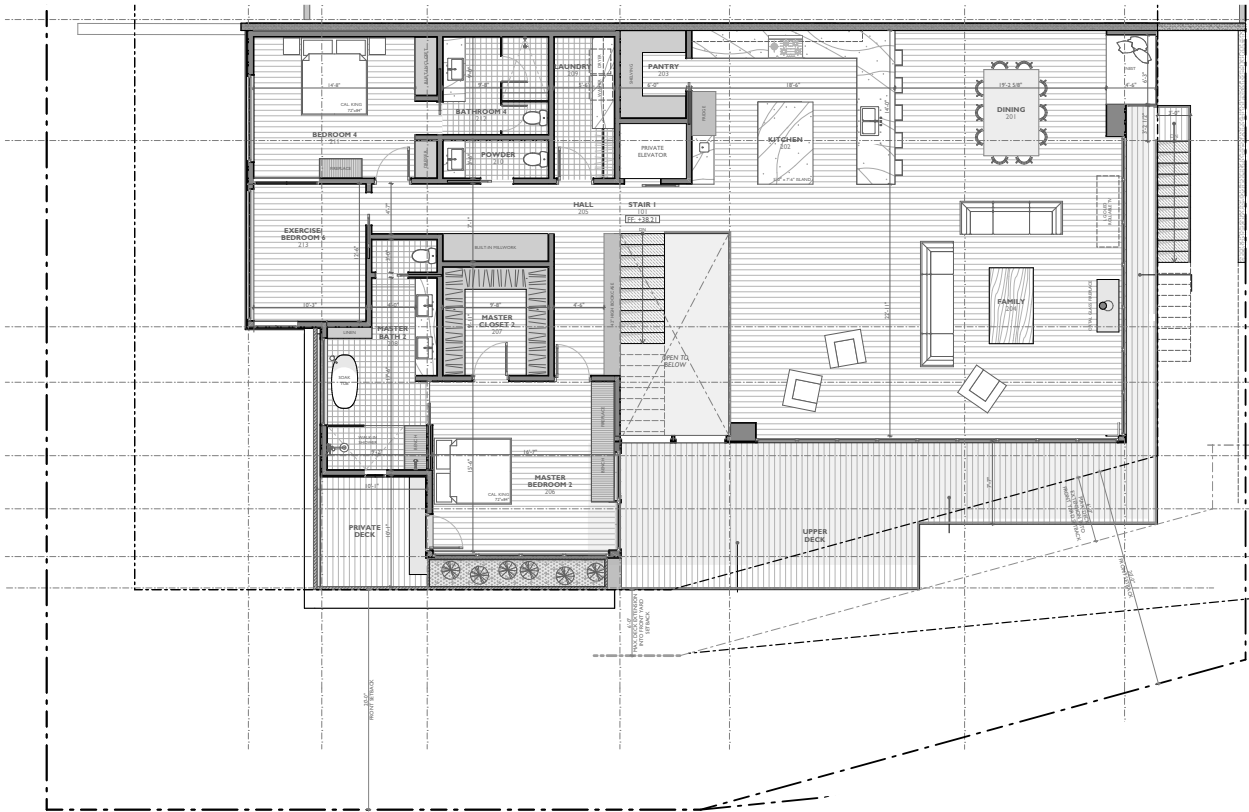
Project Name
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BEACH HOUSE

Project Number
APN #: 054-23-113

Description
FIRST FLOOR COMPARISONS &
GARAGE VIEW

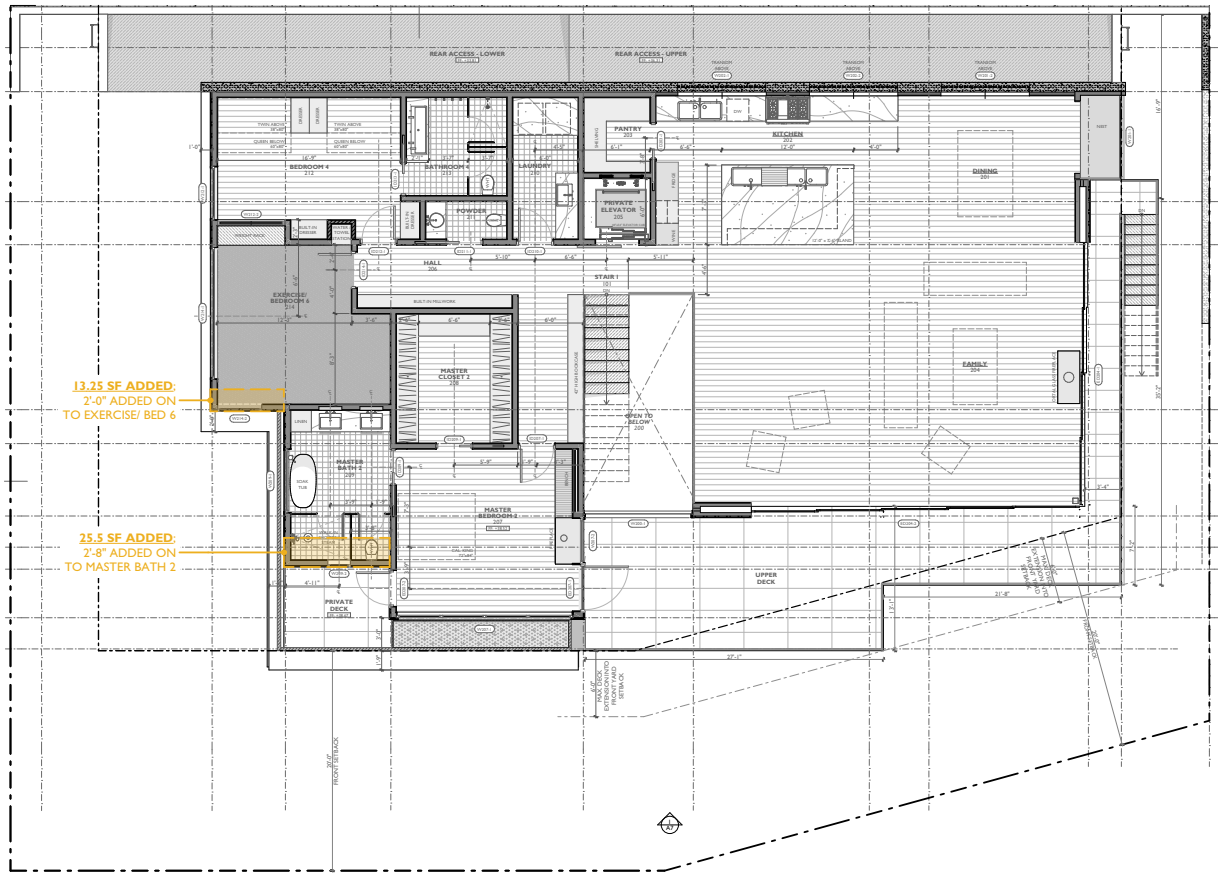
Scale
As Indicated

A12



SECOND FLOOR PLAN - APPROVED CDP

FLOOR PLAN COMPARISONS



SECOND FLOOR PLAN - BUILDING PERMIT



PERSPECTIVE FROM BEACH - APPROVED CDP

PERSPECTIVE COMPARISONS



PERSPECTIVE FROM BEACH - BUILDING PERMIT

NO VISIBLE CHANGES FROM APPROVED
COASTAL DEVELOPMENT PERMIT AT
THIS PERSPECTIVE

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#	Issue	Date	Issue Description
		5/21/21	COASTAL DEVELOPMENT PERMIT APPROVAL
1		1/18/23	COASTAL DEVELOPMENT PERMIT AMENDMENT
2		3/10/23	COASTAL DEVELOPMENT PERMIT AMENDMENT

Seal/ Signature



Project Name
COPA DE MAR
BEACH HOUSE

Project Number
APN #: 054-23-113

Description
SECOND FLOOR COMPARISONS &
VIEW FROM BEACH

Scale
As Indicated

A13



VIA GAVIOTA | EXISTING 939 VIA GAVIOTA FROM VIA GAVIOTA

SCALE: n.t.s.

1



VIA GAVIOTA | PROPOSED 939 VIA GAVIOTA FROM VIA GAVIOTA

SCALE: n.t.s.

2



VIA GAVIOTA | EXISTING 939 VIA GAVIOTA FROM CLUB HOUSE DRIVE

SCALE: n.t.s.

4



VIA GAVIOTA | PROPOSED 939 VIA GAVIOTA FROM CLUB HOUSE DRIVE

SCALE: n.t.s.

5

COPA DE MAR
BEACH HOUSE
939 VIA GAVIOTA
APTOS, CA 95003

fuse architects + builders
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Seal/ Signature



Project Name
COPA DE MAR
BEACH HOUSE

Project Number
APN #: 054-23-113

Description
NEIGHBORHOOD CONTEXT

Scale
As Indicated

BI

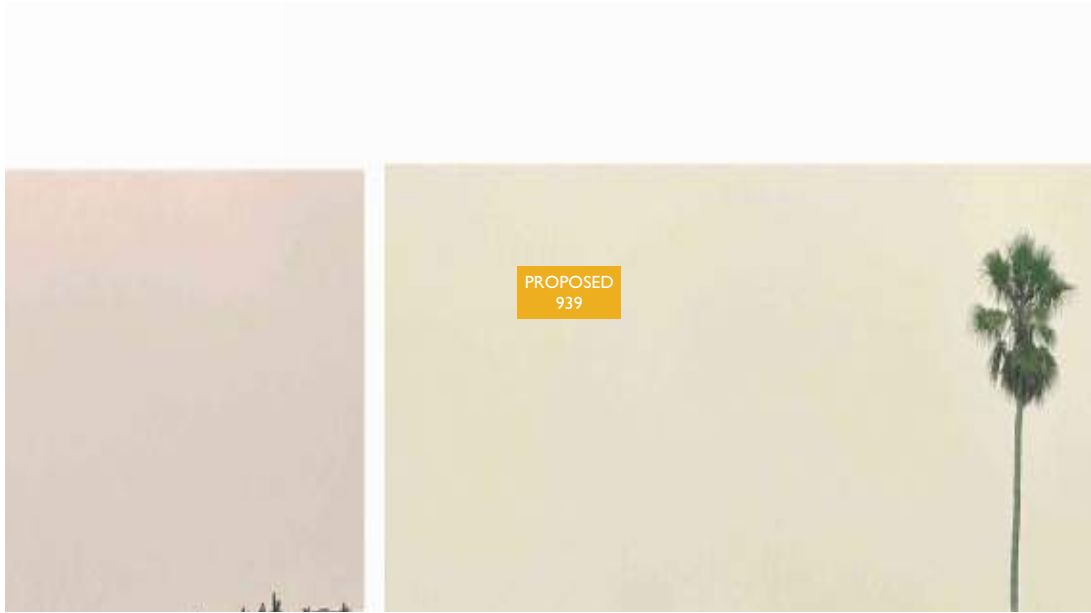
3/14/2023 10:21 AM



VIA GAVIOTA | EXISTING 939 VIA GAVIOTA FROM THE BEACH

SCALE: n.t.s.

1



VIA GAVIOTA | PROPOSED 939 VIA GAVIOTA FROM THE BEACH

SCALE: n.t.s.

2



VIA GAVIOTA | EXISTING 939 VIA GAVIOTA FROM THE SEA WALL

SCALE: n.t.s.

3



VIA GAVIOTA | PROPOSED 939 VIA GAVIOTA FROM THE SEA WALL

SCALE: n.t.s.

4

COPA DE MAR
BEACH HOUSE
939 VIA GAVIOTA
APTOS, CA 95003

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Seal/ Signature



Project Name
COPA DE MAR
BEACH HOUSE

Project Number
APN #: 054-23-113

Description
NEIGHBORHOOD CONTEXT

Scale
As Indicated

B2

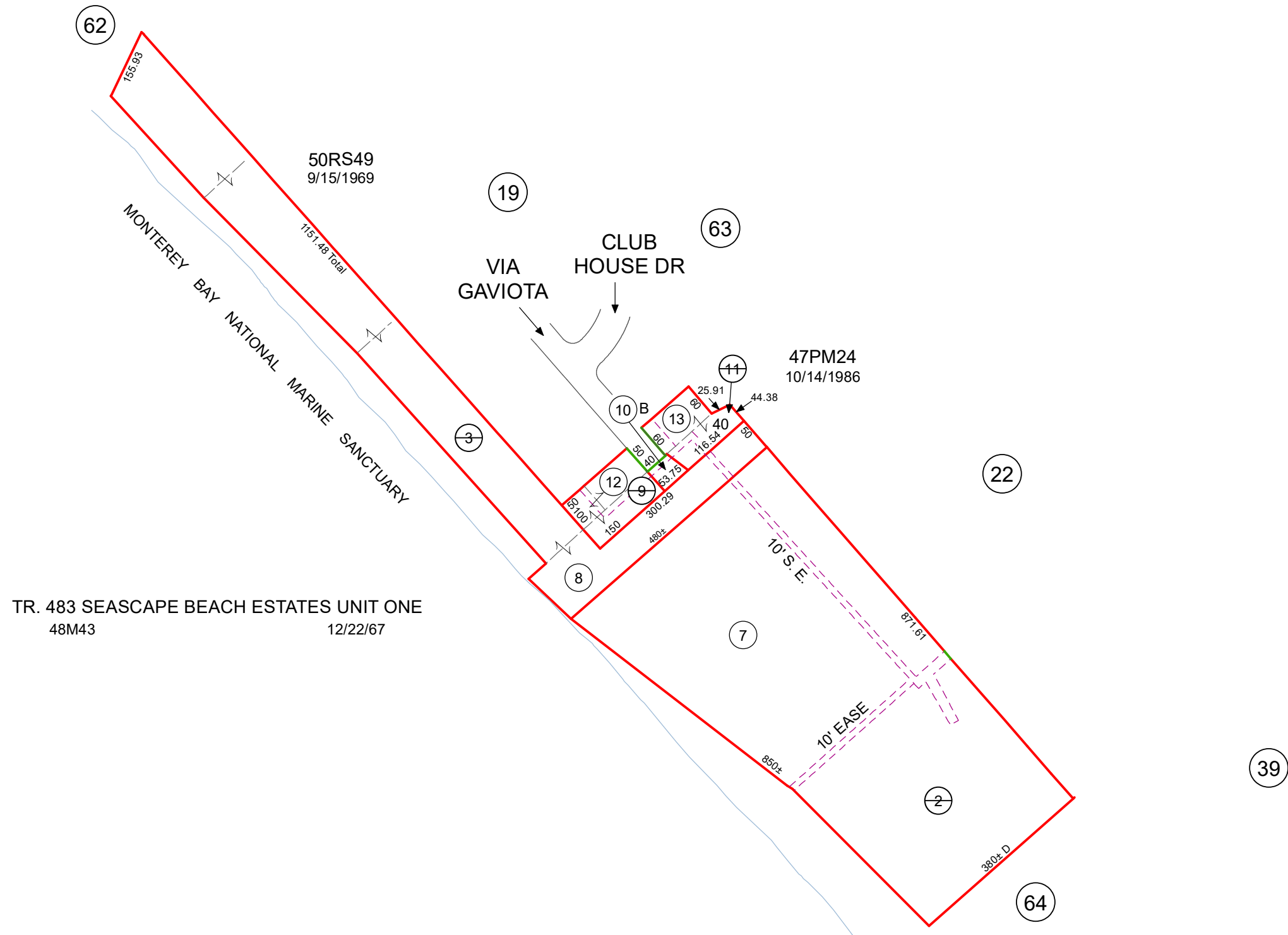
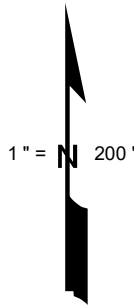
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POR. APTOS RANCHO
SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-267

54-23



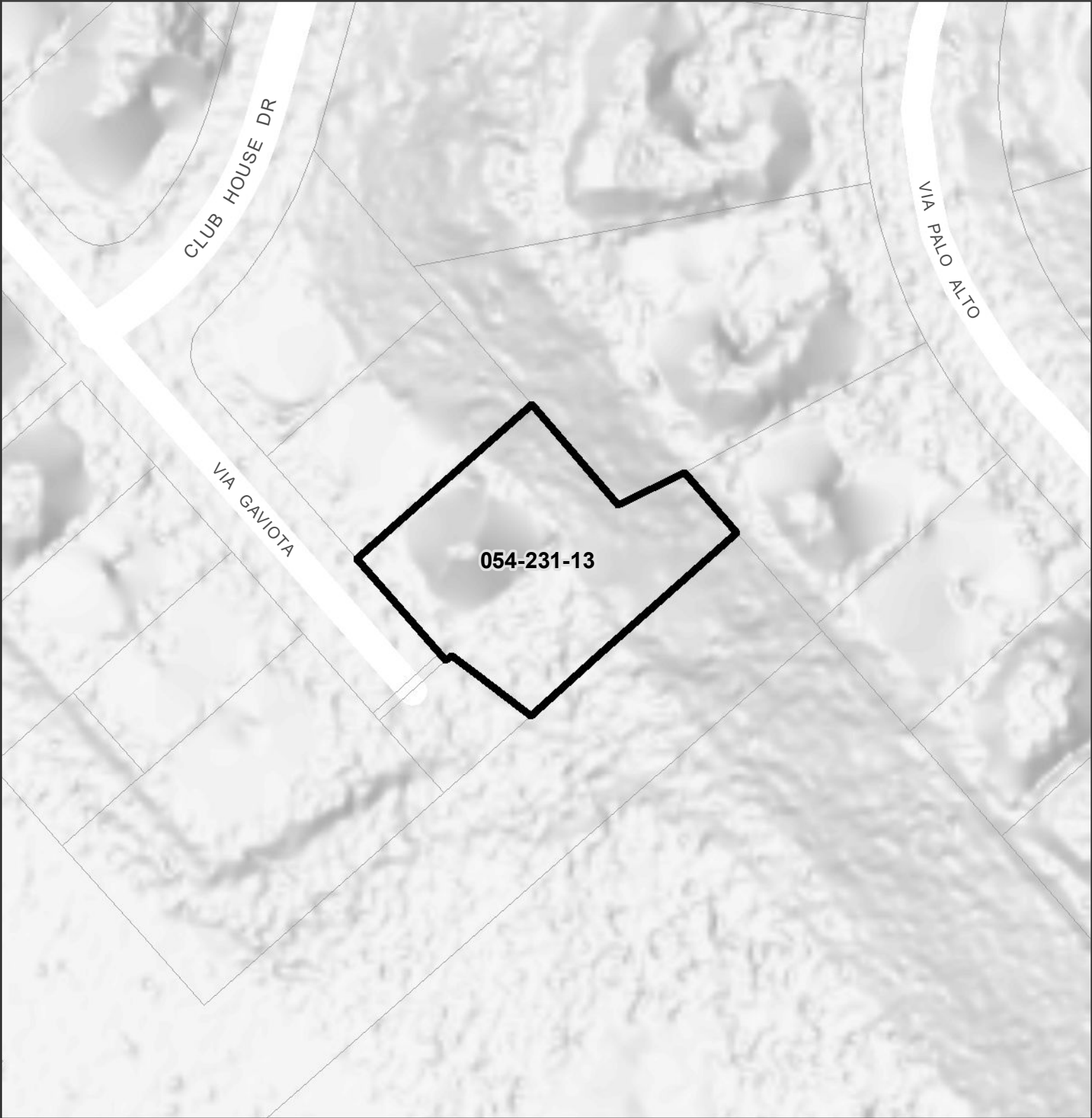
Note - Assessor's Parcel & Block
Numbers are Shown in Circles.

EXHIBIT E
Assessor's Map No. 54-23
County of Santa Cruz, Calif.



Electronically redrawn 10/17/00 KSA
Rev. 6/18/01 mmm (changed page refs.)
Rev. 7/20/18 Jg (added lot numbers)
Rev. 6/4/2019 AN (por. from page 19)
Rev. 6/4/2019 AN (Combo form, 1-13)

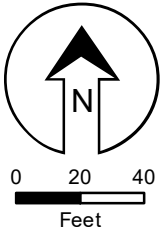


Parcel Location Map



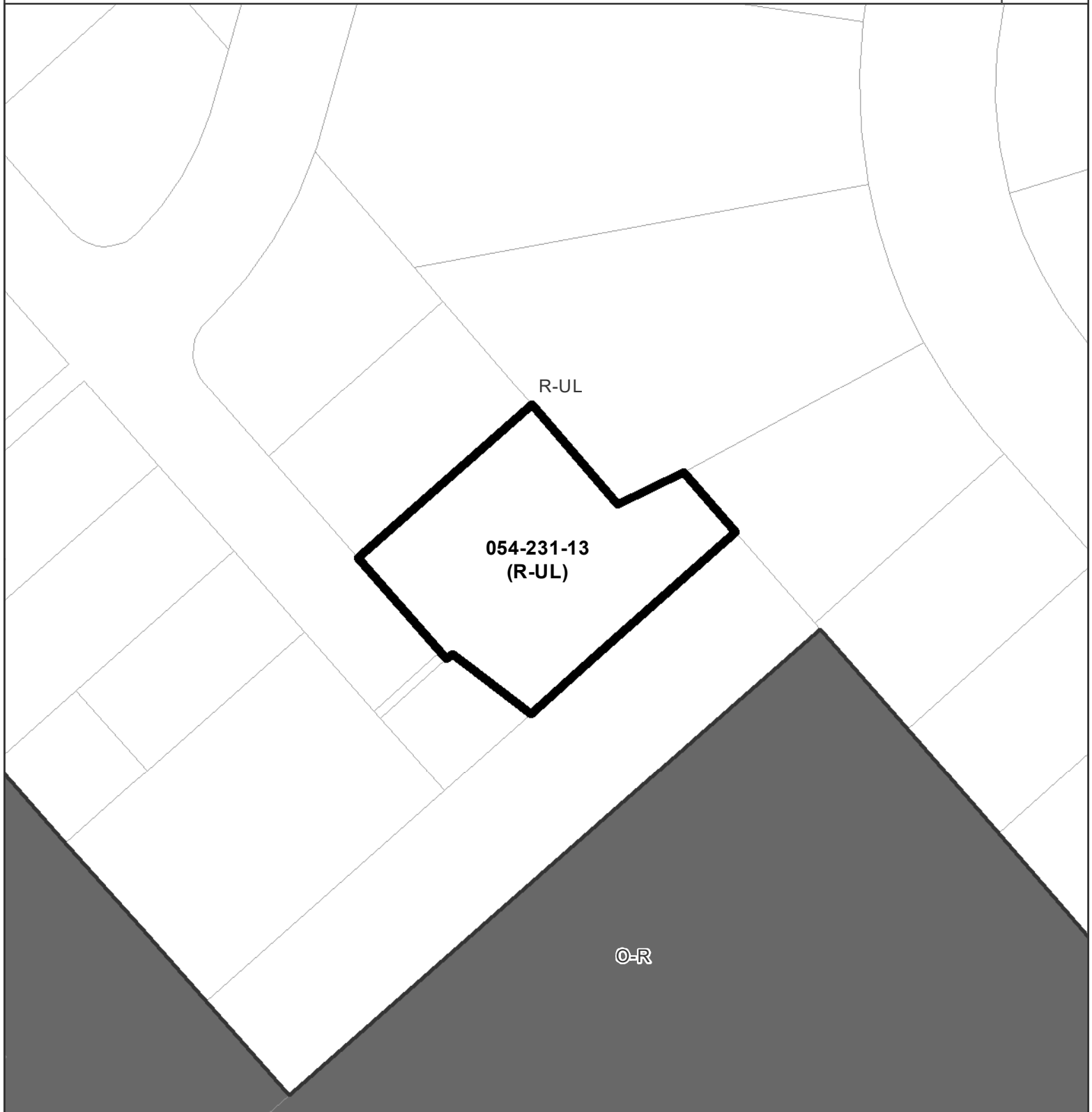
Parcel: 05423113



-  Study Parcel
-  Assessor Parcel Boundary

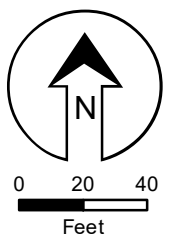




Parcel General Plan Map

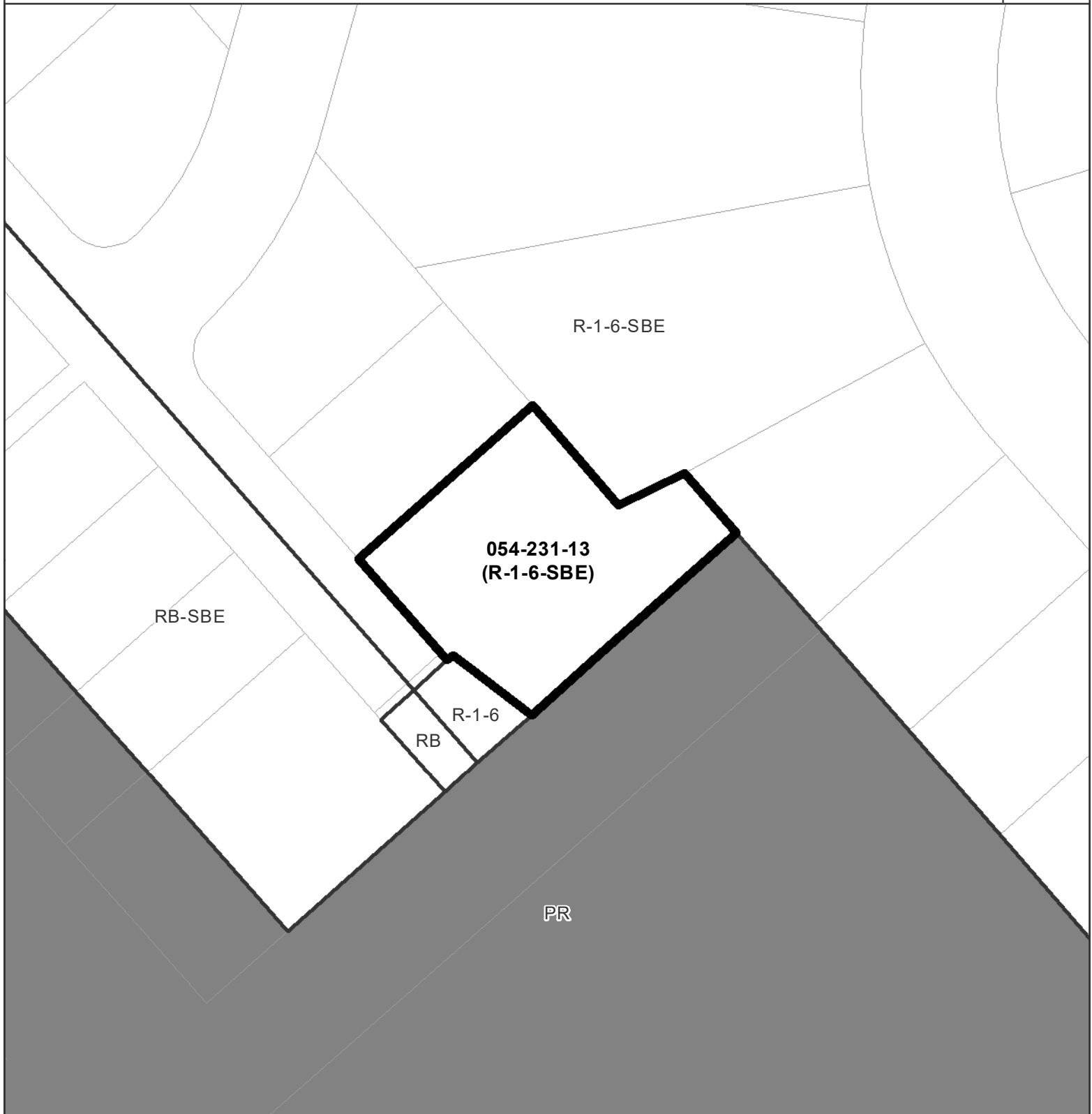


-  O-R *Parks, Recreation & Open Space*
-  R-UL *Res. Urban Low Density*

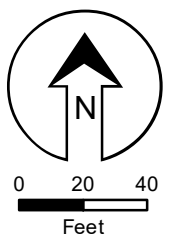




Parcel Zoning Map



- 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:	Aptos/La Selva Fire Protection District
Drainage District:	Zone 6 Flood Control District

Parcel Information

Parcel Size:	12,170 square feet
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Single family residential, coastal bluff and beach
Project Access:	Via Gaviota
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6-SBE (Single family residential - 6,000 square feet; Seascape Beach Estates combining district)
Coastal Zone:	<u> X </u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> X </u> Yes <u> </u> No

Technical Reviews: Geologic and Soils Report Reviews (completed previously)

Environmental Information

Geologic Hazards:	Coastal bluff, wave run-up zone
Fire Hazard:	Not a mapped constraint
Slopes:	15-25+%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Site grading: 205 cubic yards (cut); 43 cubic yards (fill) Foundation: 183 cubic yards (cut); 3 cubic yards (fill)
Tree Removal:	No trees proposed to be removed
Scenic:	Scenic beach viewshed
Archeology:	Not mapped/no physical evidence on site



January 18, 2023

Randall Adams, Zoning

County of Santa Cruz Planning Department
701 Ocean Street, Room 400, Santa Cruz, CA 95060

**RE: Coastal Development Permit Application (Amendment to #191303)
Demo Existing SFD & Construct New Replacement SFD
939 Via Gaviota, Aptos, CA 95003
Assessor's Parcel # 054-231-13**

Randall,

The purpose for the requested amendment to approved CDP #191303 is as follows:

- 1) To provide usable storage and ancillary space under the rear access of the home beyond the rear impact wall, represented along gridline 10 in the drawings. The spaces are as follows: Covered Storage 113 which is accessible via the driveway, Mechanical 114 which is accessible via Garage 112, Family Storage 102b and Bath 2 116 which are accessible via Family 102a, and Covered Storage 115b which is accessible via Covered Storage 115a. In total, 728 SF of space is opened up. Additional outdoor enclosed trash enclosure has been created.
- 2) To deter curb cut/driveway use for beach goers as a turnaround to exit Via Gaviota by way of removable bollards.
- 3) To further establish demarcation of private property by way of rolling vehicular gate which further creates a private, fenced outdoor space (for dog).
- 4) To provide more usable space in the garage (29.75 SF) by bumping out the exterior wall (gridline C between gridlines 8 through 10).
- 5) First Floor: to create more efficient room layouts by reorganizing the east end of house; Master Bedroom 1 (104), Master Bathroom 1 (105) and Master Closet 1 (106). No square footage added. At the west end of the house, Bathroom 5 (110) and Shop (111) layouts reorganized. No square footage added.
- 6) Second Floor: to create more efficient room layouts by reorganizing the west end of the second floor; Hall (206), Master Bedroom 2 (207), Master Closet 2 (208), Master Bathroom 2 (209) and Exercise/Bedroom 6 (214). Additional 13.25 SF added via bump out in Exercise/Bedroom 6 (214) as well as additional 25.5 SF via bump out in Master Bathroom 2 (209).

See tables below for modifications from Approved Coastal Development Permit #191303.

Gross Building Area / Floor Area Ratio Tables

approved coastal development permit #190313

FLOOR AREA RATIO			
ROOM NAME	RM #	AREA	
<i>first floor area calcs</i>			
ENTRY	100	114.5	
STAIR 1	101	77.0	
OFFICE / BEDROOM 5	102	312.4	
BATHROOM 5	103	111.0	
FAMILY	104	833.2	
BEDROOM 3	106	236.3	
BATH 3	107	102.0	
MASTER BEDROOM 1	108	258.5	
MASTER BATHROOM 1	109	175.1	
MASTER CLOSET 1	110	64.8	
GARAGE	111	602.4	
MUDROOM	112	83.3	
COVERED STORAGE	113	221.1	
COVERED DECK	-	78.6	
<i>second floor area calcs</i>			
DINING	201	322.3	
KITCHEN	202	268.7	
FAMILY	204	850.0	
HALL	205	301.3	
PANTRY	205	57.8	
MASTER BEDROOM 2	206	283.8	
MASTER CLOSET 2	207	106.0	
MASTER BATH 2	208	189.5	
LAUNDRY	209	86.3	
POWDER	210	40	
BEDROOM 4	211	250.1	
BATHROOM 4	212	105.1	
EXERCISE / BEDROOM 6	213	145.1	
CEILING HEIGHT > 16'	-	110.4	
COVERED DECK	-	51.2	
TOTAL		6,437.8 sq ft	

amendment to coastal development permit #190313

FLOOR AREA RATIO			
ROOM NAME	RM #	AREA	
<i>first floor area calcs</i>			
ENTRY	100	114.5	
STAIR 1	101	77.1	
FAMILY	102a	649.8	
PRIVATE ELEVATOR	103	35.0	
MASTER BEDROOM 1	104	315.1	
MASTER BATHROOM 1	105	143.7	
MASTER CLOSET 1	106	106.8	
BEDROOM 3	107	236.2	
BATH 3	108	102.0	
OFFICE / BEDROOM 5	109	311.5	
BATHROOM 5	110	96.5	
SHOP	111	91.2	
GARAGE	112b	608.5	
COVERED STORAGE	115a	252.8	
BATH 2	116	48.0	
COVERED DECK	FAR	152.0	
DRIVEWAY O/H	FAR	142.5	
TOTAL FIRST FLOOR F.A.R.		3,483.2	
<i>second floor area calcs</i>			
DINING	201	321.6	
KITCHEN	202	268.6	
PANTRY	203	117.5	
FAMILY	204	849.7	
PRIVATE ELEVATOR	205	35.7	
HALL	206	263.0	
MASTER BEDROOM 2	207	283.7	
MASTER CLOSET 2	208	130.0	
MASTER BATH 2	209	135.7	
LAUNDRY	210	86.3	
POWDER	211	39.4	
BEDROOM 4	212	249.9	
BATHROOM 4	213	105.1	
EXERCISE / BEDROOM 6	214	227	
CEILING HEIGHT > 16'	-	110.6	
COVERED DECK	-	87.7	
TOTAL SECOND FLOOR F.A.R.		3,311.5	
TOTAL		6,794.7 sq ft	

Lot Coverage Tables

approved coastal development permit #190313

LOT COVERAGE	
FOOTPRINT OF RESIDENCE	3,422.8
IMPERVIOUS SURFACES	1,428.0
TOTAL LOT COVERAGE	4,850.8

amendment to coastal development permit #190313

LOT COVERAGE	
FOOTPRINT OF RESIDENCE	4,086.5
IMPERVIOUS SURFACES	713.7
TOTAL LOT COVERAGE	4,800.2