



Staff Report to the Zoning Administrator

Application Number: **231007**

Applicant: Ron Driller Architect

Owner: John Giacomazzi

APN: 038-175-06

Site Address: 107 Mar Vista Drive, Aptos

Agenda Date: September 1, 2023

Agenda Item #: 4

Time: After 9:00 a.m.

Project Description: Proposal to reconstruct an existing nonconforming single-family dwelling. Project includes partial removal of nonconforming portions of the home, revisions to roof and exterior wall designs, and conversion of one of two existing carports to into a garage. Requires a Coastal Development Permit and a Variance to reduce the rear (north) yard setback from 15-feet to approximately 8-feet.

Location: Property is located on the north side of Mar Vista Drive, approximately 275 feet south of the intersection of Mar Vista Drive and Seacliff Drive (107 Mar Vista Drive).

Permits Required: Coastal Development Permit, Variance

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 231007, based on the attached findings and conditions.

Project Description & Setting

The subject property is located in a residential neighborhood on the south side of Seacliff Drive, approximately 0.25 miles west of the intersection of Seacliff Drive and State Park Drive. The wedge-shaped property is developed with a two story, four-bedroom, 2,700 square foot single-family dwelling constructed circa 1972, which is non-conforming to the R-1-4 zone district rear yard setback.

The proposed project involves a significant remodel (constituting a reconstruction under County Code) to result in a four-bedroom, 2,800 square foot dwelling with a one-car garage and carport. The remodel would not bring the home entirely into conformance with the site standards but would result in a more conforming structure. The remaining nonconforming portions, as well as new development within the 15-foot rear yard setback, require a Variance from the residential development standards of the R-1-4 zone district.

The property is located within the appealable area of the Coastal Zone, within 300-feet of the seaward face of the Coastal bluff, and the proposed development requires a Coastal Development Permit.

Zoning & General Plan Consistency

The subject property is a 5,837 square foot lot located in the R-1-4 (single-family residential, 4,000 square foot parcel size) zone district, a designation which allows residential uses. The proposed dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation. The proposed lot coverage (33%), floor area ratio (49%), and building height (28-feet) are consistent with the zone district standards.

Setbacks

The subject parcel is both a corner lot and wedge-shaped, which results in a peculiar assignment of setbacks. The most conforming assignment of setbacks results in a 15-foot front yard along the southern half of the Mar Vista Drive frontage, a 10-foot side yard along the northern half of the Mar Vista frontage, a 5-foot side yard along the west property line, and a 15-foot rear yard setback along the north property line. The northeast corner of the existing dwelling, in addition to an exterior stairway and a deck, are developed within the 15-foot rear yard setback.

The proposed project includes the removal of the stairway and a portion of the deck within the rear yard but the northeast corner of the home itself would remain nonconforming, with a rear yard setback ranging from about 5-feet at the front of the carport and deck to about 12-feet near the corner of the home. In addition, a pergola and solid railing constructed on the deck represent new development within the setback and require a Variance.

As detailed in the Variance Findings (Exhibit B), the proposed reductions to the setback can be supported, in that the parcel configuration limits development on the property considerably more than other properties in the vicinity and the proposed setbacks are commensurate with development which could be found on other parcels with the same R-1-4 zoning designation. Further, the overall nonconformity of the structure would be improved, and no development is proposed which encroaches further into the setbacks than the existing improvements.

Reconstruction

The proposed project, under the Santa Cruz County Nonconforming Regulations (SCCC 13.10.262), constitutes a "reconstruction" in that the proposal includes replacement of more than 65% of the structural components of the home. Pursuant to that section, reconstruction of the nonconforming elements of the home could be authorized with administrative approval.

As previously noted, while some of the nonconforming elements would be made more conforming as a result of the project, the proposal also includes new development which could not be authorized under the nonconforming regulations and requires a Variance. In evaluation of the project, it was determined that the reconstruction of the nonconforming elements of the home could be authorized either administratively under the nonconforming regulations or through Zoning Administrator approval with a Variance to site standards. The proposal is supported under both sets of regulations.

Roof, garage, and architectural design

The project includes several design elements which significantly change the appearance of the structure but are consistent within the development standards of the R-1-4 zone district. Notably, the gabled roof would be redesigned to a shed roof with an increase in height from about 24-feet to the zone district maximum of 28-feet. One of the two carports on the east side of the home would be enclosed and converted into a single car garage, with four on-site parking spaces continuing to be available for the four-bedroom home. Lastly, the exterior materials would be revised to include dark stucco and vertical, stained cedar siding, and installation of large windows on the south side of the home. The windows proposed on the portion of the home closest to neighboring properties are minimized to retain privacy.

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 road, but no beach access is available on Mar Vista Drive, therefore the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. The site 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 **231007**, 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 Division, 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 Division 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: 231007
Assessor Parcel Number: 038-175-06
Project Location: 107 Mar Vista Drive

Project Description: Proposal to remodel an existing single-family dwelling

Person or Agency Proposing Project: Ron Driller Architect

Contact Phone Number: 530-301-7914

- 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. X **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:

Remodel and addition to 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-1-4 (single-family residential, 4,000 square foot parcel size), 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-UM (Urban Medium 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. While mapped scenic, the project site cannot be seen from the shoreline, beach, or mapped scenic roadways.

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 south of the project site at Seacliff State Beach.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (single-family residential, 4,000 square foot parcel size) 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 while the project site is located between the shoreline and the

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APN: 038-175-06
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first public road, the coastal bluff and existing private developments preclude public access to the beach from the neighborhood. 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 shape of the property and the resulting setbacks present development constraints when compared to other properties in the vicinity. The property is considered a corner lot, with Mar Vista drive wrapping around the east and south frontage, resulting in limited building area on those frontages. The wedge shape of the property results in the application of a 15-foot rear yard setback along a property line which, on a more traditionally shaped parcel, would be considered a 5-foot side yard. The application of the front and rear yard setbacks on this property results in a smaller development envelope compared to similarly sized parcels.

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 variance to the rear yard setback would result in development which is more conforming than existing development on site. The proposal to reduce the setback from 15-feet to 8-feet would not result in a significant reduction of privacy between two properties and, although technically a rear yard setback, would maintain a setback commensurate with the side yard setback standards of the R-1-4 zone district.

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 properties constrained to a similar extent as the subject property could be considered for a similar variance.

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the structure 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-1-4 (single-family residential, 4,000 square foot parcel size) zone district as the primary use of the property will be one single-family dwelling that, with the exception of the rear yard setback, meets all current site standards for the zone district.

The proposed reduction to the rear yard setback would not result in a significant reduction to privacy or open space between the subject property and the adjacent home at 501 Court Way.

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-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The proposed dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, as although the rear yard setback is proposed to be reduced, the adjacent property is oriented so that the rear of the home is uphill of the proposed development. The proposal otherwise complies with General Plan Policies 8.1.3 (Residential Site and Development Standards Ordinance) and 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes) in that the dwelling would comply with the height, number of stories, floor area, lot coverage, and most setbacks of the R-1-4 zone district, and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed dwelling is to be constructed on an existing

developed lot. A small increase in traffic may be generated during construction, but no additional traffic is expected to be generated as a result of construction.

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

Conditions of Approval

Exhibit D: Project plans, prepared by Ron Driller, dated 5-11-23.

- I. This permit authorizes the construction of a single-family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning 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 Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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 Santa Cruz County Planning review and approval.
 3. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed, and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the

proposed structure. Maximum height is 28 feet.

4. 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.
 1. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 - C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - D. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - E. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
 - F. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single-family dwellings.
 - G. Provide required off-street parking for 4 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - 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 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: _____

Deputy Zoning Administrator

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



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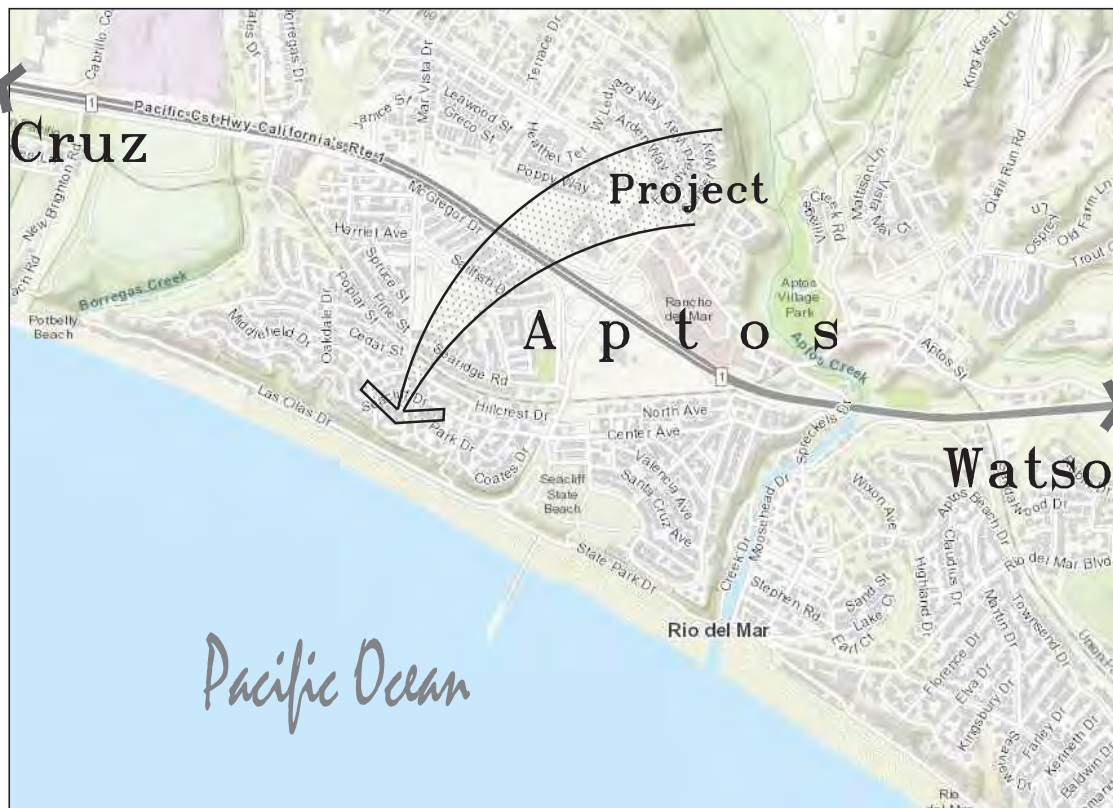
Giacomazzi Addition/Remodel

Aptos, California

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.A.	FIRE ALARM	PART.	PARTITION
A.B.S.	AC ???? STYRENE (PIPE)	F.A.U.	FORCED AIR UNIT	P.D.F.	POWDER DRIVEN FASTENER
ABV.	ABOVE	F.D.	FLOOR DRAIN	P.E.N.	PLYWOOD EDGE NAILING
A.C.	ASPHALT CONCRETE	FDN.	FOUNDATION	PFB.	PREFABRICATED
A/C.	AIR CONDITIONING	FEB.	FIRE EXTINGUISHER	PG.	PAGE
A.D.	AREA DRAIN	F.F.	FEBRUARY	P.H.	PAPER HOLDER
A.F.F.	ABOVE FINISHED FLOOR	F.G.	FIXED GLASS	P.L.	PLATE
AGR.	AGGREGATE	F.H.	FIRE HYDRANT	P.L.S.	PLASTIC
ALUM.	ALUMINUM	FIN.	FINISH	PLYWD.	PLYWOOD
ALT.	ALTERNATE	FL.	FLOOR	PNT.	PAINT
AMP.	AMPERE	FLR.	FLOOR	PR.	PAIR
ANC.	ANCHOR	FLSH'G.	FLASHING	PRJ.	PROJECT
APR.	APRIL	FLUR.	FLUORESCENT	P.S.F.	POUNDS PER SQUARE FOOT
APT.	APARTMENT	F.O.	FACE OF CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
ASSC.	ASSOCIATION	F.O.C.	FACE OF HEART CENTER	P.S.L.	PARALLEL STRAND LUMBER
ASST.	ASSISTANT	F.O.S.	FACE OF STUD	PT.	POINT
ARCH.	ARCHITECTURAL	F.P.	FACE OF WALL	P.T.	PRESSURE TREATED
ACSTL.	ACOUSTICAL TILE	F.P.	FIRE PLACE	P.T.D.	PAPER TOWEL DISPENSER
AUT.	AUTORIZED	F.P.	FRAMING	P.T.R.	POLYVINYL CHLORIDE (PIPE)
AUG.	AUGUST	FT.	FOOT	P.V.C.	PRIVATE
A.V.	AUDIO VISUAL	FTG.	FOOTING	P.V.M.T.	PAVEMENT
AVE.	AVENUE	G.	GAS	Q.T.	QUARRY TILE
AVG.	AVERAGE	GA.	GAUGE	R.	RADIUS
BATT.	BATTEN	GAUV.	GALVANIZED	R.A.	RETURN AIR
BD.	BOARD	G.B.	GRAB BAR	RAD.	RADIUS
BDRM.	BED ROOM	G.C.	GENERAL CONTRACTOR	RAD.	RECEPTACLE
BET.	BETWEEN	G.F.I.	GROUND FAULT INTERRUPTED	R.D.	REDWOOD
B.F.	BOTH FACES	GL.	GLASS	R.D.	REINFORCING STEEL BAR
B.L.D.	BUILDING	GLV.	GALVANIZED	R.F.	REFERENCE
BLK.	BLOCK	GND.	GROUND	REFG.	REQUIRED
BLVD.	BOULEVARD	G.W.B.	GYPSON WALL BOARD	REGD.	REGISTERED
BR.	BRAM	H.B.	HOSE BIB	RESIL.	RESILIENT
B.P.	BUILDING PAPER	H.C.	HOLLOW CORE	RET.	RETAINING
BLW.	BELOW	H.D.	HEADER	REV.	REVISION
BRKT.	BRACKET	HDR.	HARD WOOD	RMA.	ROUGH OPENING
BRZ.	BRONZE	HDWR.	HARDWARE	R.O.	ROUGH OPENING
BTM.	BOTTOM	HDR.	HANDICAP	R.W.	RAINWATER LEADER
BTL.	BATTEN	H.M.	HOLLOW METAL	S.B.	SOLID BLOCKING
BTR.	BETTER	H.M.	HORIZONTAL	S.C.	SOLID CORE
BTRN.	BETTER	HR.	HOUR	SCHED.	SCHEDULE
B.U.R.	BUILT UP ROOFING	HTG.	HEATING	S.D.R.	STORM DRAIN
B.W.	BOTH WAYS	H.V.A.C.	HEATING/VENTILATION/AIR CONDITIONING	SEC.	SECTION
C.A.B.	CABINET	H.W.	HOT WATER	SEPT.	SEPTIC
CAP.	CAPACITY	HWY.	HIGHWAY	SFT.	SQUARE FOOT
C.A.R.	COLD AIR RETURN	I.B.	INFILTRATION BARRIER	SHT.	SHEATHING
C.B.	CATCH BASIN	I.D.	INSIDE DIAMETER	SIM.	SIMILAR
CERT.	CERTIFIED	IE.	THAT IS	SIM.	SIMILAR
C.F.	CUBIC FEET	IND.	INDEPENDENT	SQ.	SQUARE
C.I.	CAST IRON PIPE	IND.	INCLUDING	S.S.	STAINLESS STEEL
C.J.	CONTROL JOINT	INFO.	INFORMATION	S.S.W.R.	SANITARY SEWER
C.L.	CORRUGATED METAL PIPE	INT.	INTERIOR	STA.	STATION
C.M.U.	CONCRETE MASONRY UNIT	INT.	INTERIOR	STD.	STANDARD
CNTR.	CENTER	INV.	INVERT	STL.	STEEL
C.O.	COLUMN	JAN.	JANUARY	STL.	STEEL
COL.	COLUMN	JR.	JUNIOR	STOR.	STORAGE
CONC.	CONCRETE	JST.	JOIST	STRUC.	STRUCTURAL
CONN.	CONNECTION	JT.	JOINT	SUSP.	SUSPENDED
CONT.	CONTINUOUS	KIT.	KITCHEN	S.W.	SQUARE YARD
CONP.	CORPORATION	K.O.	KNOCK OUT	SYS.	SYMMETRICAL
C.T.	CERAMIC TILE	K.P.	KICK PLATE	SYS.	SYSTEM
CTSK.	COUNTER SINK	LAM.	LAMINATE	T.B.	TOWEL BAR
C.W.	COLD WATER	LAV.	LAVATORY	T.C.	TRASH COMPACTOR
C.Y.	CUBIC YARD	L.B.	LINEAR FOOT	TEL.	TELEPHONE
D.	DIAMETER	L.C.	LINEAR FOOT	TEMP.	TEMPERED
DBL.	DOUBLE	L.F.	LINEAR FOOT	T&G.	TONGUE AND GROOVE
DEC.	DECEMBER	L.L.	LINEAR FOOT	THR.	THRESHOLD
DEPT.	DEPARTMENT	L.L.	LINEAR FOOT	TOP OF BEAM	TOP OF BEAM
DET.	DETAIL	L.L.	LINEAR FOOT	TOP OF CURB	TOP OF CURB
D.F.	DIGITAL FIR	L.L.	LINEAR FOOT	TOP OF GATE	TOP OF GATE
DIAG.	DIAGONAL	L.P.	LOW POINT	TOP OF SLAB	TOP OF SLAB
DIA.	DROP	L.V.	LAMINATED VENEER LUMBER	T.P.D.	TUBE STEEL
DM.	DIMENSION	LVR.	LOUVER	T.S.	TELEVISION
DOSP.	DISPOSAL	MAR.	MARCH	TXT.	TEXTURE
DV.	DIVISION	MAS.	MASONRY	TYP.	TYPICAL
D.L.	DEAD LOAD	MATL.	MATERIAL	U.B.C.	UNIFORM BUILDING CODE
DN.	DOWN	MAX.	MAXIMUM	UNF.	UNFINISHED
DOOR.	DOOR	M.B.	MACHINE BOLT	UN.O.	UNLESS NOTED OTHERWISE
D.W.	DISH WASHER	M.C.	MEDICINE CABINET	UR.	URINAL
DWG.	DRAWING	MCH.	MECHANICAL	V.B.	VINYL BASE
DWR.	DRAWER	ME.	MEDIUM	V.B.R.	VAPOR BARRIER
E	EAST	MFR.	MANUFACTURER	V.C.T.	VINYL COMPOSITION TILE
(E)	EXISTING	M.H.	MAN HOLE	VENT.	VENTILATION
EA.	EACH	MD.	MODIFIED	VERT.	VERTICAL
E.B.	EXPANSION BOLT	MIN.	MINIMUM	V.F.	VERY GOOD/VERTICAL GRAIN
E.F.S.	EXPANSION FINISH SYSTEM	MISC.	MISCELLANEOUS	V.F.	VERY IN FIELD
E.L.	ELECTRICAL	M.P.	MOUNTED	VN.	VINYL
ELEV.	ELEVATION	MTL.	METAL	VS.	VERSUS
EMER.	EMERGENCY	M.W.	MICRO WAVE	V.T.	VINYL TILE
E.N.	EDGE NAIL	N	NORTH	W	WEST
ENCL.	ENCLOSURE	(N)	NEW	W/	WITH
E.O.P.	EDGE OF PAVEMENT	N.A.	NOT APPLICABLE	W.C.	WATER CLOSET
E.O.S.	EDGE OF SLAB	N.I.C.	NOT IN CONTRACT	WD.	WOOD
E.P.	ELECTRICAL PANEL	N.O.	NOT	WID.	WINDOW
EQU.	EQUIPMENT	NOV.	NOVEMBER	W.H.	WATER HEATER
EQU.P.	EQUIPMENT	N.T.S.	NOT TO SCALE	W/O	WITHOUT
EXH.	EXHAUST	O.C.	ON CENTER	W.P.	WATER PROOF
EXT.	EXTERIOR	O.D.	OUTSIDE DIAMETER	WR.	WATER RESISTANT
EXP.	EXPOSED	O.C.	OUTSIDE DIAMETER	W.S.C.T.	WARRANTY
EXT.	EXTERIOR	O.H.	OVER HEAD	W.T.	WEIGHT
EXT.	EXTERIOR	OCT.	OCTOBER	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	OPP.	OPPOSITE	W.W.M.	WELDED WIRE MESH
EXT.	EXTERIOR	OZ.	OUNCE	YD.	YARD
EXT.	EXTERIOR	OZ.	OUNCE	YR.	YEAR

Santa Cruz



DIRECTIONS:

101 MAR VISTA DRIVE IS PARALLEL TO AND JUST WEST OF STATE PARK DRIVE AND SOUTH OF BEACLIFF DRIVE IN APTOS, CALIFORNIA. DRIVING SOUTH ON STATE PARK DRIVE TURN RIGHT ON TO BEACLIFF DRIVE. HEAD WEST FOR 1/4 MILE AND MAKE A LEFT TURN ON MAR VISTA. HEAD SOUTH FOR 300 FEET AND THE PROPERTY WILL BE ON THE RIGHT.

GENERAL NOTES

- CONTRACTOR TO TAKE PRECAUTIONS AGAINST UNNECESSARY SITE DISTURBANCES, INCLUDING THE RETENTION OF EXISTING VEGETATION OUTSIDE THE DRIVEWAY AND BUILDING FOOTPRINTS.
- CONTRACTOR, SUB-CONTRACTORS AND THEIR EMPLOYEES SHALL BE CONSIDERATE OF NEIGHBORS. WORK HOURS AND NOISE LEVELS SHALL COMPLY WITH TRPA & PLACER COUNTY REQUIREMENTS.
- THE CONSTRUCTION SITE IS TO BE KEPT CLEAN WITH TOOLS & MATERIALS STORED IN AREAS SO AS TO AVOID UNNECESSARY CLUTTER. CONTRACTOR TO KEEP SITE CLEAN WITH ALL DEBRIS CONFINED TO A TRAILER OR DUMPSTER REGULARLY EMPTIED.
- SAFETY PRECAUTIONS, ENVIRONMENTAL SAFEGUARDS, WEATHER PROTECTION, PROPERTY PROTECTION ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR TO TAKE PRECAUTIONS TO PROTECT THE PUBLIC, SUCH AS BUT NOT LIMITED TO ERECTING TEMPORARY BARRICADES AND POSTING "CAUTION" SIGNS AS NECESSARY.
- PARKING FOR THIS PROJECT SHALL BE LIMITED TO THE FOOTPRINT OF THE DRIVEWAY & PARKING PAD, OR THE STREET IN FRONT OF THE PROPERTY. NO OTHER ON-SITE PARKING WILL BE ALLOWED.
- ALL WORK SHALL CONFORM TO THE CALIFORNIA RESIDENTIAL CODE (CRC) 2019 EDITION, AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DRAWINGS AND DRAWINGS AT LARGER SCALE SHALL HAVE PREFERENCE OVER THOSE AT SMALLER SCALE. IN CASE OF DISCREPANCIES OR OMISSIONS, NOTIFY RON DRILLER ARCHITECT BEFORE COMMENCEMENT OF THE WORK IN QUESTION, AND PROCEED WITH THE WORK ONLY AFTER THE PROBLEM HAS BEEN RESOLVED.

PROJECT DATA

BUILDING TYPE	TYPE V-B
BUILDING USE	SINGLE FAMILY RESIDENCE
OCCUPANCY	R-3 / U-1 (RESIDENTIAL/GARAGE)
ZONING	TR-1

CODE CRITERIA

THE FOLLOWING CODES APPLICABLE TO THIS PROJECT INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (BASED ON 2002 NEC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE (CFC)

PROJECT DESCRIPTION

THIS PROJECT AIMS TO TRANSFORM A TIRED MID-SEVENTIES RESIDENCE INTO A MORE CONTEMPORARY HOME TO TAKE ADVANTAGE OF THE SUN AND VIEWS THIS PROPERTY HAS TO OFFER. THE FOOTPRINT OF THE HOUSE WILL REMAIN THE SAME, BUT A SINGLE-CAR GARAGE WILL OCCUPY HALF OF THE EXISTING CARPORT.

THE MOST NOTICEABLE CHANGE WILL BE REPLACING THE GABLE ROOF WITH A SINGLE SLOPE ROOF. A ROOF DECK IS PROPOSED ABOVE THE KITCHEN WITH ANOTHER DECK ABOVE THE GARAGE/CARPORT, SLIGHTLY SMALLER THAN WHAT IS THERE NOW.

THERE WILL ALSO BE A FEW PRACTICAL CHANGES SUCH AS REMOVING THE ENTIRE REAR ENTRY DECK AND STAIRS. THE ENTRY WILL NOW BE AT THE LOWER LEVEL FACING THE STREET. NEW WINDOWS AND SIDING WILL REPLACE THE EXISTING.

SITE REQUIREMENTS

ZONING	R-1-4
GENERAL PLAN	R-1M
FRONT SETBACK	20'
SIDE SETBACK	5' & 10'
REAR SETBACK	15'
MAXIMUM HEIGHT	20'
ALLOWABLE PARCEL COVERAGE	40%
ALLOWABLE FLOOR AREA RATIO (FAR)	0.5:1

SITE DATA

LOT SIZE	5,837 SF.
PROPOSED HEIGHT	21'-11"
PROPOSED PARCEL COVERAGE	(40%)
PROPOSED FLOOR AREA RATIO (FAR)	(0.49:1)
	2,335 SF.
	2,885 SF.

LOT COVERAGE

RESIDENCE & GARAGE	1,635 SF.
CARPORT	704 SF.
TOTAL LOT COVERAGE	1,899 SF.
LOT COVERAGE %	33%

SHEET INDEX

A-0.1	COVER SHEET
A-1.1	SITE PLAN
A-1.2	BMP/DRAINAGE PLAN
A-1.3	ROOF PLAN
A-2.1	MAIN FLOOR PLANS
A-2.2	UPPER FLOOR PLANS
A-3.1	EXTERIOR ELEVATIONS
A-3.2	EXTERIOR ELEVATIONS
A-5.1	BUILDING SECTIONS
A-5.2	BUILDING SECTIONS
AB-1	AS-BUILT LOWER FLOOR
AB-2	AS-BUILT UPPER FLOOR
AB-3	AS-BUILT ELEVATIONS
AB-4	AS-BUILT EXISTING CONDITIONS

Exhibit D

OWNER:
JOHN & SILVIA GIACOMAZZI
101 MAR VISTA DRIVE
APTOS, CA. 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

LORI REVIEW 5/11/23

DATE SEPTEMBER 28, 2021

SCALE AS NOTED

DRAWN R. A. D.

FILE 2103A01.DWG

SHEET TITLE:

COVER SHEET

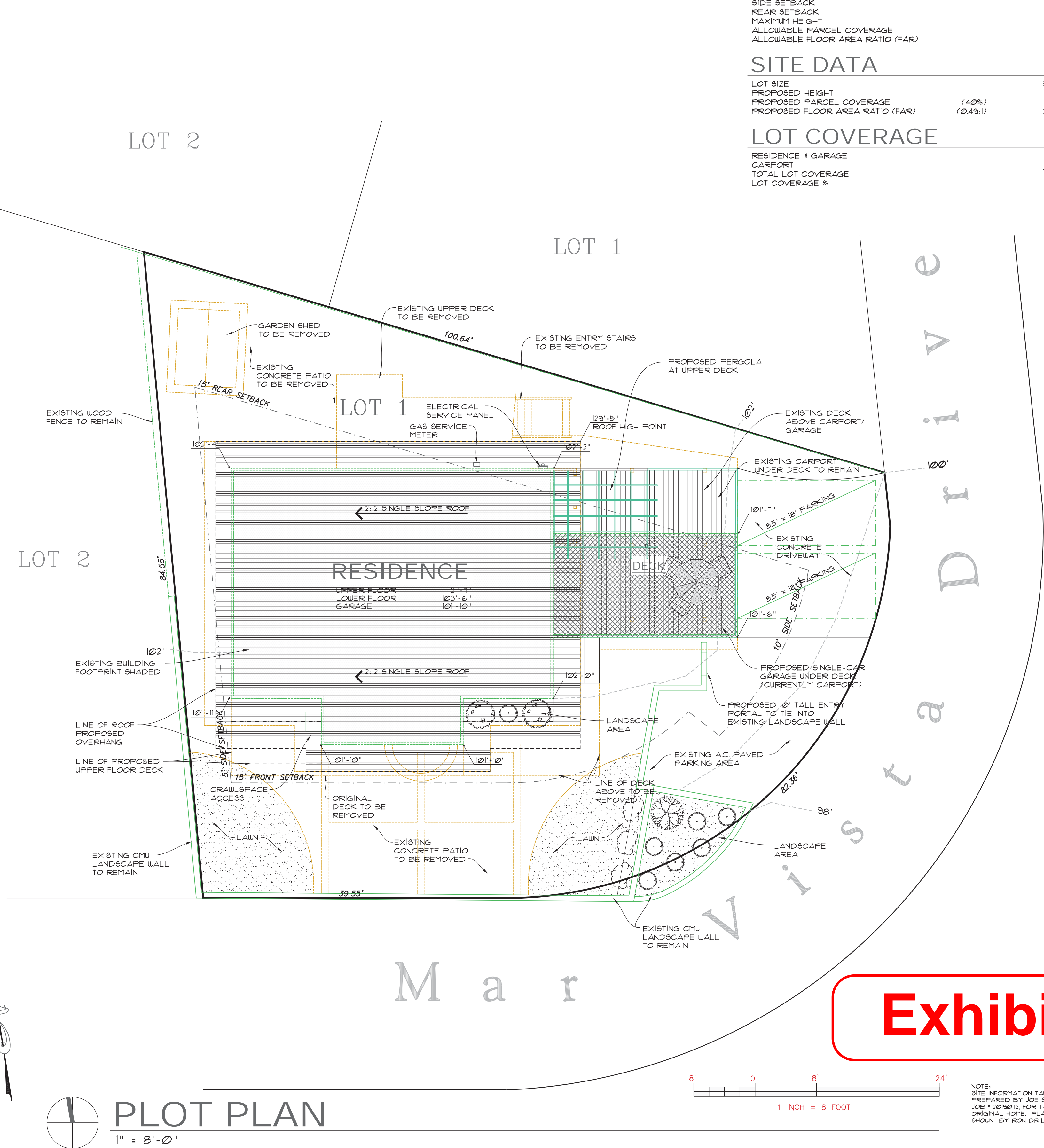
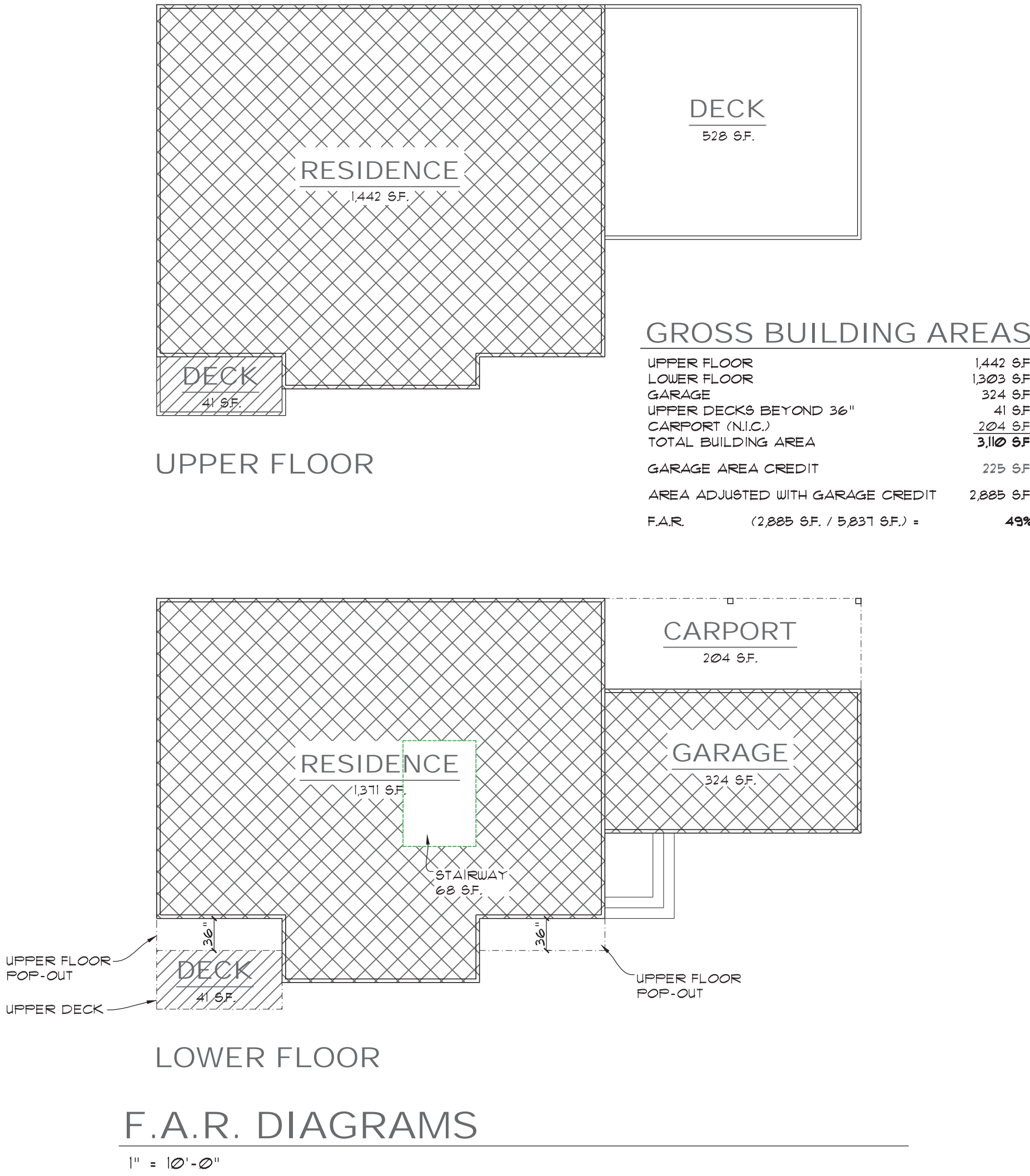
A-0.1

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VICINITY MAP
NO SCALE

DIRECTIONS:
101 MAR VISTA DRIVE IS PARALLEL TO AND JUST WEST OF STATE PARK DRIVE AND SOUTH OF SEACLIFF DRIVE IN APTOS, CALIFORNIA. DRIVING SOUTH ON STATE PARK DRIVE TURN RIGHT ON TO SEACLIFF DRIVE. HEAD WEST FOR 1/4 MILE AND MAKE A LEFT TURN ON MAR VISTA. HEAD SOUTH FOR 300 FEET AND THE PROPERTY WILL BE ON THE RIGHT.



PROJECT DESCRIPTION

THIS PROJECT AIMS TO TRANSFORM A TIRED MID-SEVENTIES RESIDENCE INTO A MORE CONTEMPORARY HOME TO TAKE ADVANTAGE OF THE SUN AND VIEWS THIS PROPERTY HAS TO OFFER. THE FOOTPRINT OF THE HOUSE WILL REMAIN THE SAME, BUT A SINGLE-CAR GARAGE WILL OCCUPY HALF OF THE EXISTING CARPORT.

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THERE WILL ALSO BE A FEW PRACTICAL CHANGES SUCH AS REMOVING THE ENTIRE REAR ENTRY DECK AND STAIRS. THE ENTRY WILL NOW BE AT THE LOWER LEVEL FACING THE STREET. NEW WINDOWS AND SIDING WILL REPLACE THE EXISTING.

SITE REQUIREMENTS

ZONING	R-1-4
GENERAL PLAN	R-UM
FRONT SETBACK	20'
SIDE SETBACK	5' & 10'
REAR SETBACK	15'
MAXIMUM HEIGHT	28'
ALLOWABLE PARCEL COVERAGE	40%
ALLOWABLE FLOOR AREA RATIO (FAR)	0.5:1

SITE DATA

LOT SIZE	5,831 S.F.
PROPOSED HEIGHT	27'-11"
PROPOSED PARCEL COVERAGE	(40%)
PROPOSED FLOOR AREA RATIO (FAR)	(0.49:1)
	2,335 S.F.
	2,885 S.F.

LOT COVERAGE

RESIDENCE & GARAGE	1,695 S.F.
CARPORIT	204 S.F.
TOTAL LOT COVERAGE	1,899 S.F.
LOT COVERAGE %	33%



P.O. BOX 48
HOMEWOOD, CA. 96141
(530) 301-7914

107
Mar
Vista
Drive

OWNER:
JOHN & SILVIA GIACOMAZZI
101 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

LORI REVIEW 5/11/23

DATE DECEMBER 14, 2022

SCALE AS NOTED

DRAWN R. A. D.

FILE 2014A11.DWG

SHEET TITLE:

PLOT PLAN

- LORI Review -

A-1.1

Exhibit D

LOT SIZE	R-1-4
TOTAL IMPERVIOUS SURFACES	R-1-1
TOTAL PERVIOUS SURFACES	20'
ROOF AREA	5' 4 10'
PATIOS	15'
PAVERS	28'
DETENTION POND	40%
INFILTRATION BASINS	05:1

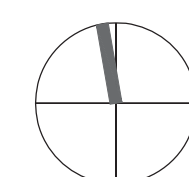
THIS PROJECT SHALL MEET THE MEDIUM PROJECT SUBMITTAL REQUIREMENTS OF COUNTY OF SANTA CRUZ DEPARTMENT OF COMMUNITY DEVELOPMENT & INFRASTRUCTURE.

TEMPORARY BMP'S SHALL BE INSTALLED PRIOR TO AND MAINTAINED UNTIL CONSTRUCTION HAS BEEN COMPLETED AND PERMANENT STORM WATER MANAGEMENT DEVICES HAVE BEEN INSTALLED.

DR. D. P. ARCHITECT

HOMWOOD, CA. 96141
(530) 301-7914

A-1.2

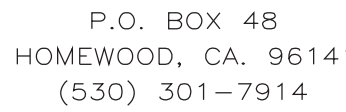

$$1'' = 8' - \cancel{0''}$$

NOTE:
SITE INFORMATION TAKEN FROM THE PLOT PLAN
PREPARED BY JOE SMITH ARCHITECTURAL DESIGN,
JOB # 2019012, FOR THE CONSTRUCTION OF THE
ORIGINAL HOME. PLAN DATE 2/9/12. IMPROVEMENTS
SHOWN BY RON DRILLER ARCHITECT.

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THIS IS A REMODEL TO A SINGLE FAMILY HOME THAT RETAINS THE FOOTPRINT OF THE EXISTING HOME, ALONG WITH THE ADDITION OF A ONE CAR GARAGE IN PLACE OF AN EXISTING CARPORT. THERE WILL BE NO CHANGES TO THE EXISTING TOPOGRAPHY OF THE SITE.

THE SITE IS RELATIVELY FLAT WITH SPOT ELEVATIONS AT EACH OUTSIDE CORNER OF THE FOUNDATION, ALONG WITH SPOT ELEVATIONS OF THE HIGH AND LOW PORTIONS OF THE PROPOSED SINGLE SLOPE ROOF.



OWNER:
JOHN & SILVIA GIACOMAZZI
107 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

LORI REVIEW 5/11/21

DATE MARCH 28, 2023

SCALE AS NOTED

DRAWN R. A. D.

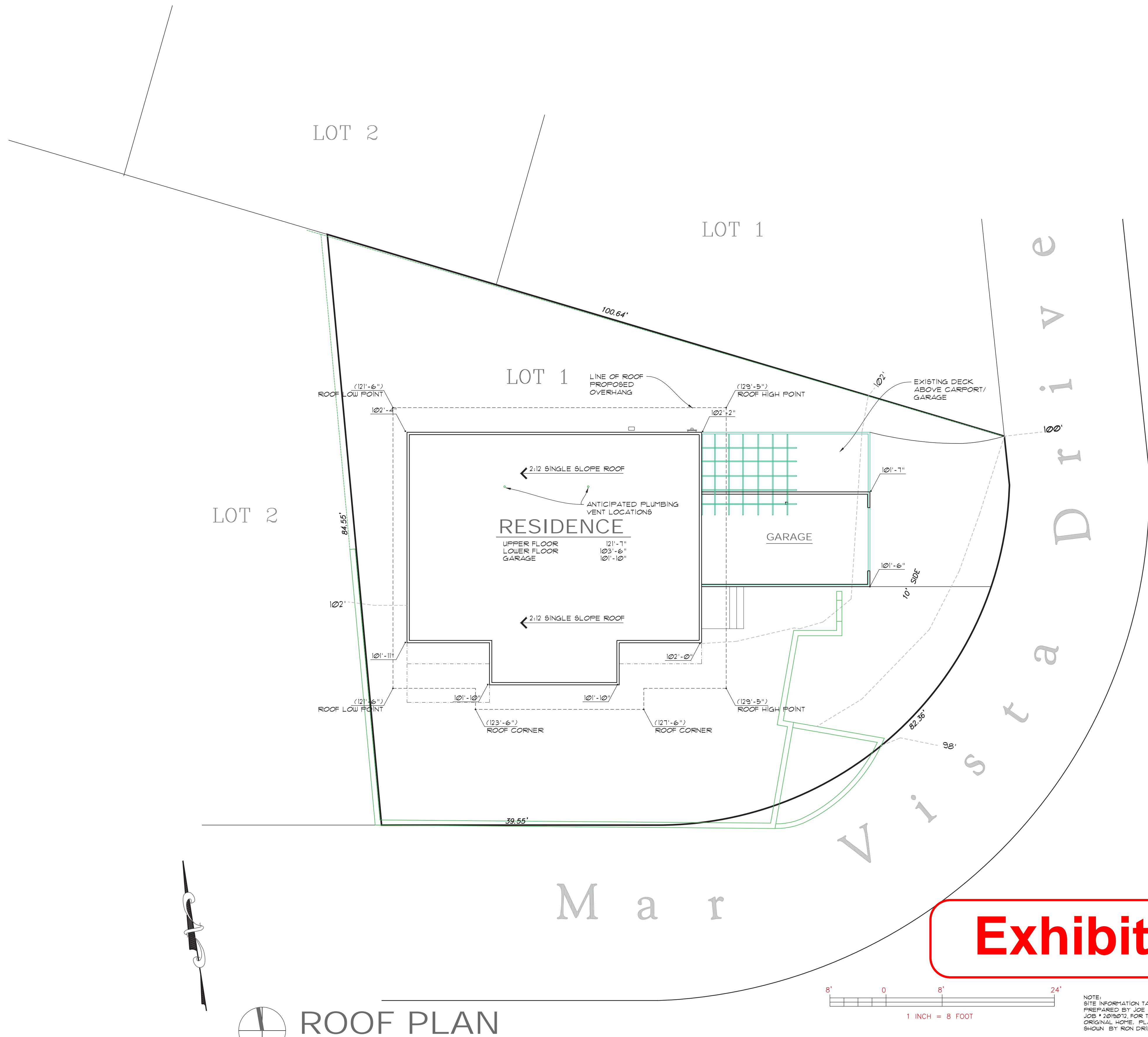
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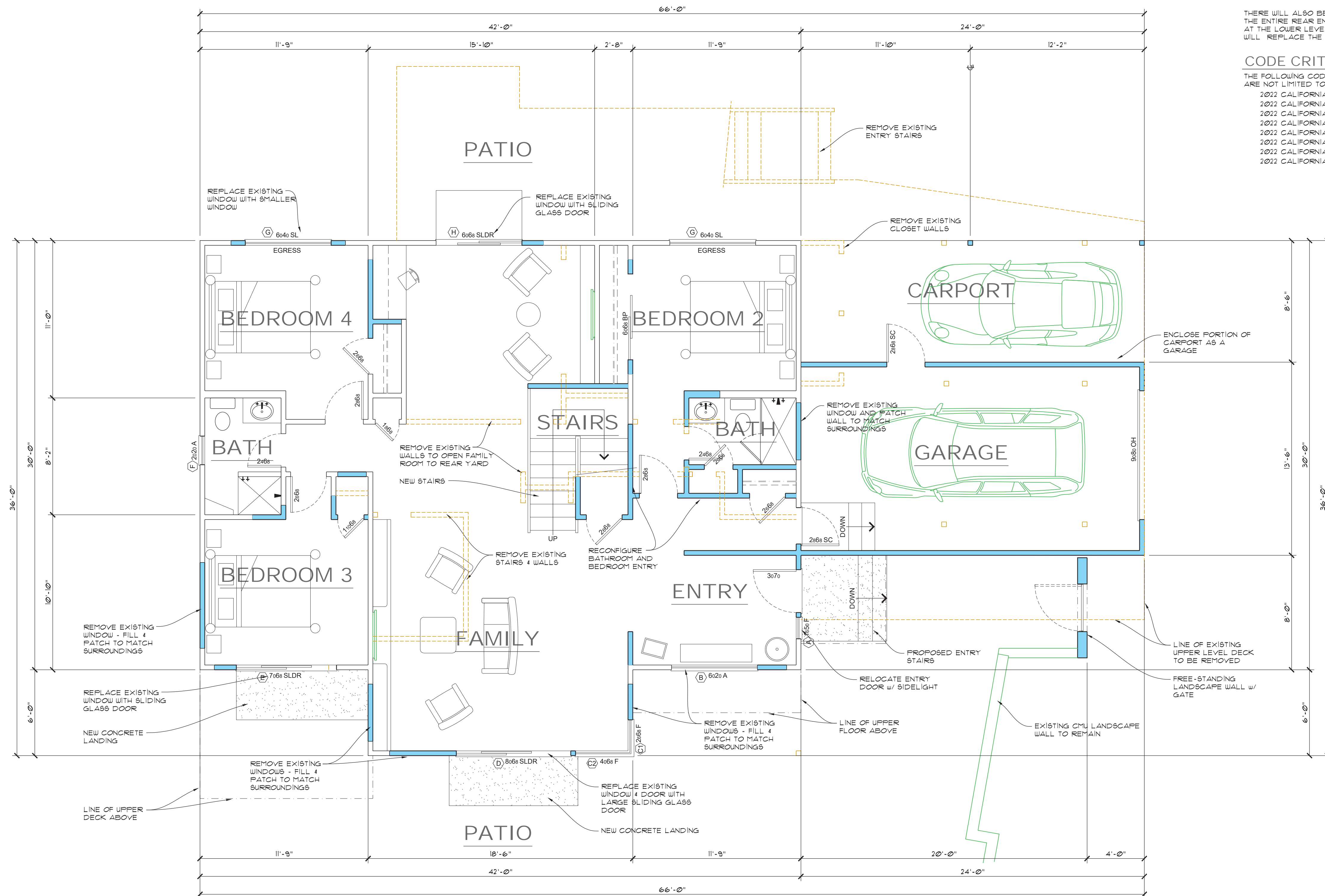
SHEET TITLE:

- LORI Review -

A-1.3

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

PROJECT DESCRIPTION

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CODE CRITERIA

THE FOLLOWING CODES APPLICABLE TO THIS PROJECT INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE (CFC)



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APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

LORI REVIEW 5/11/23

DATE JUNE 27, 2022

SCALE AS NOTED

DRAWN R. A. D.

FILE 2001A21.DWG

SHEET TITLE:

Exhibit D

FLOOR AREAS

EXISTING:		
UPPER FLOOR		1,371 s.f.
MAIN FLOOR		1,371 s.f.
TOTAL FLOOR AREA		2,742 s.f.
CARPORT		400 s.f.

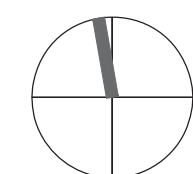
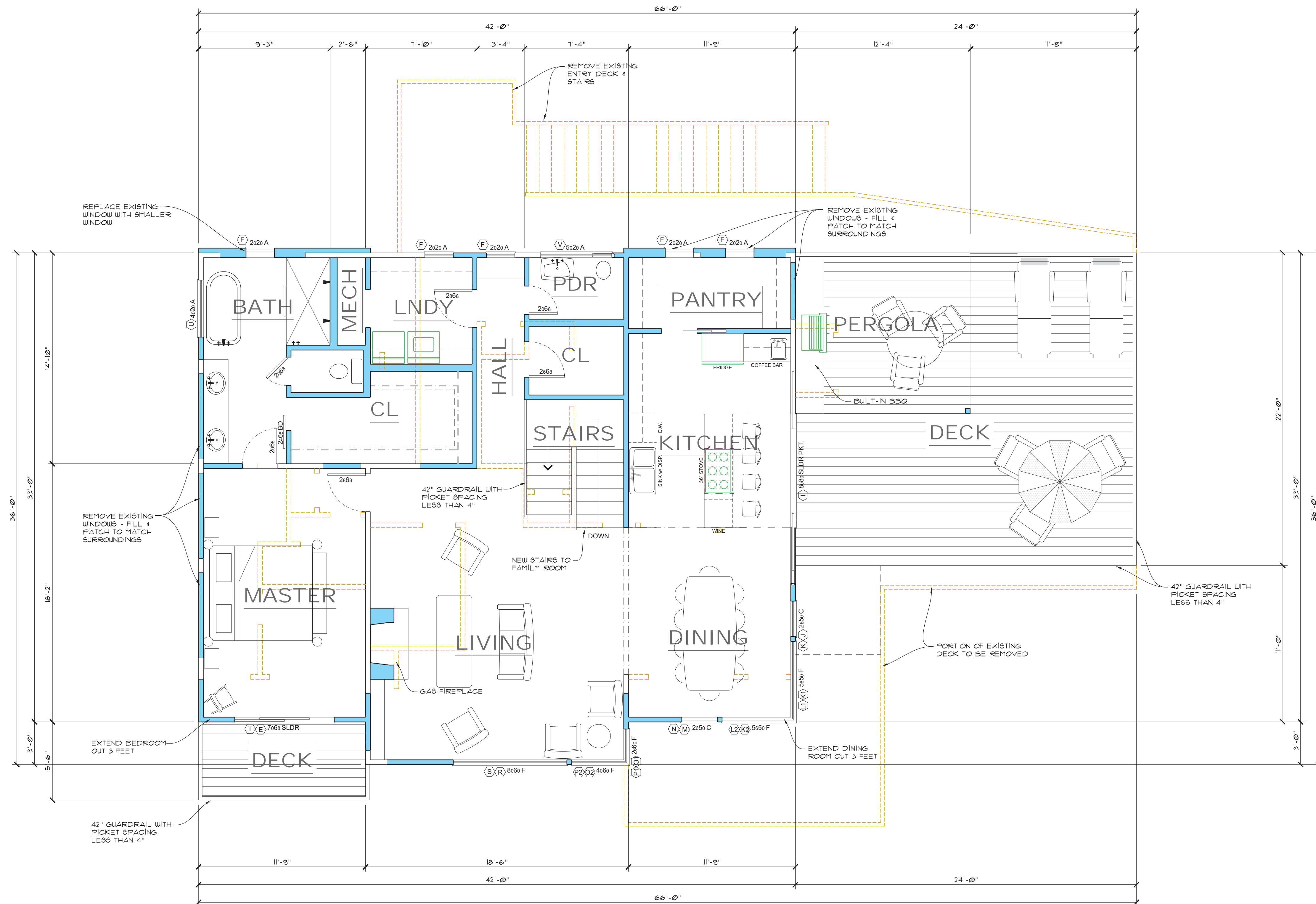
PROPOSED:		
UPPER FLOOR	+ 71 s.f.	1,442 s.f.
MAIN FLOOR	- 0 s.f.	1,371 s.f.
TOTAL FLOOR AREA	+ 71 s.f.	2,813 s.f.
UPPER DECKS	+ 520 s.f.	520 s.f.
GARAGE	+ 324 s.f.	324 s.f.
CARPORT	- 196 s.f.	204 s.f.

LOWER FLOOR

- LORI Review -

A-2.1

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UPPER FLOOR

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

107
Mar
Vista
Drive

OWNER:
JOHN & SILVIA GIACOMAZZI
101 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

DATE: JUNE 27, 2022

SCALE: AS NOTED

DRAWN: R. A. D.

FILE: 1001A22.DWG

SHEET TITLE:

UPPER FLOOR

- LORI Review -

A-2.2

Exhibit D

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107 Mar Vista Drive

OWNER:
JOHN & SILVIA GIACOMAZZI
107 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

DATE: JUNE 27, 2022

SCALE: AS NOTED

DRAWN: R. A. D.

FILE: 2001A31DWG

SHEET TITLE:

EXTERIOR
ELEVATIONS

- LORI Review -

A-3.1

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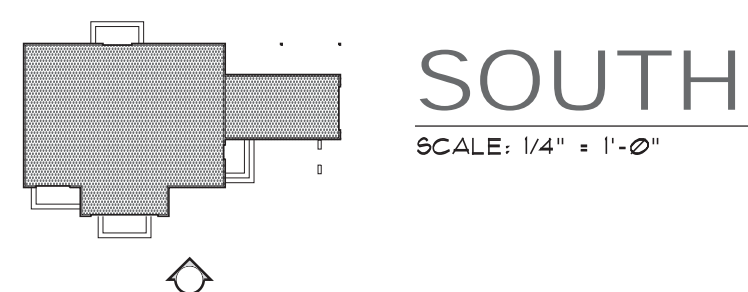
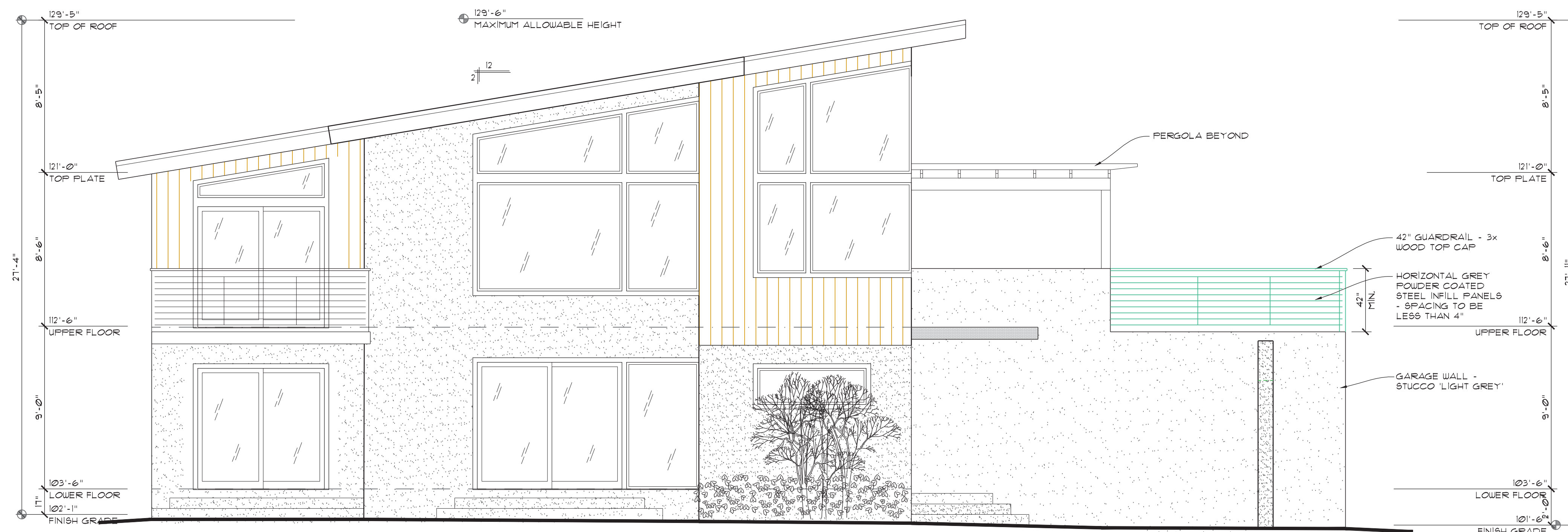
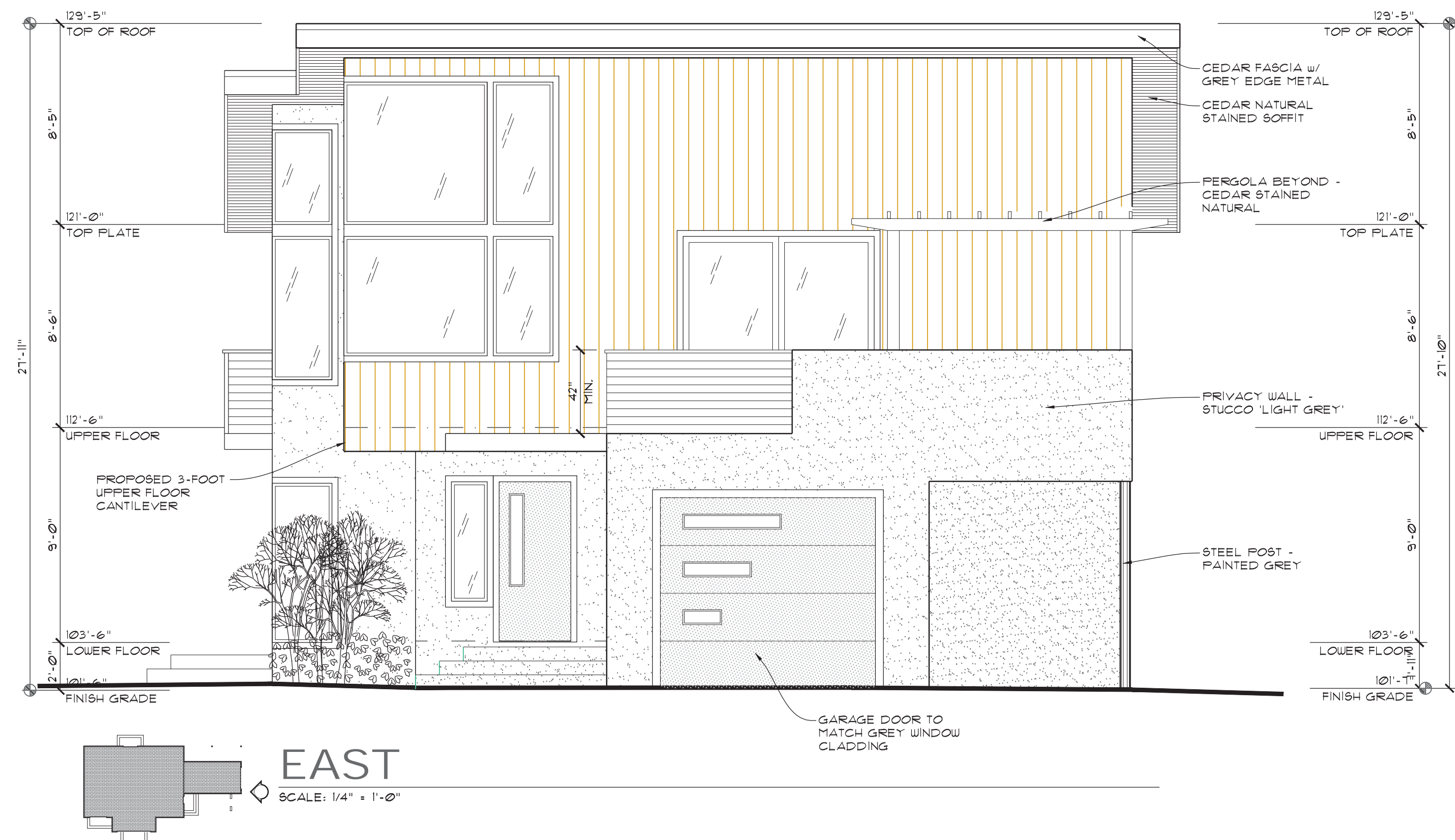


Exhibit D

107 Mar Vista Drive

OWNER:
JOHN & SILVIA GIACOMAZZI
107 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

DATE: JUNE 27, 2022

SCALE: AS NOTED

DRAWN: R. A. D.

FILE: 2001A32.DWG

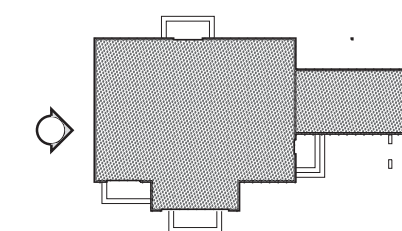
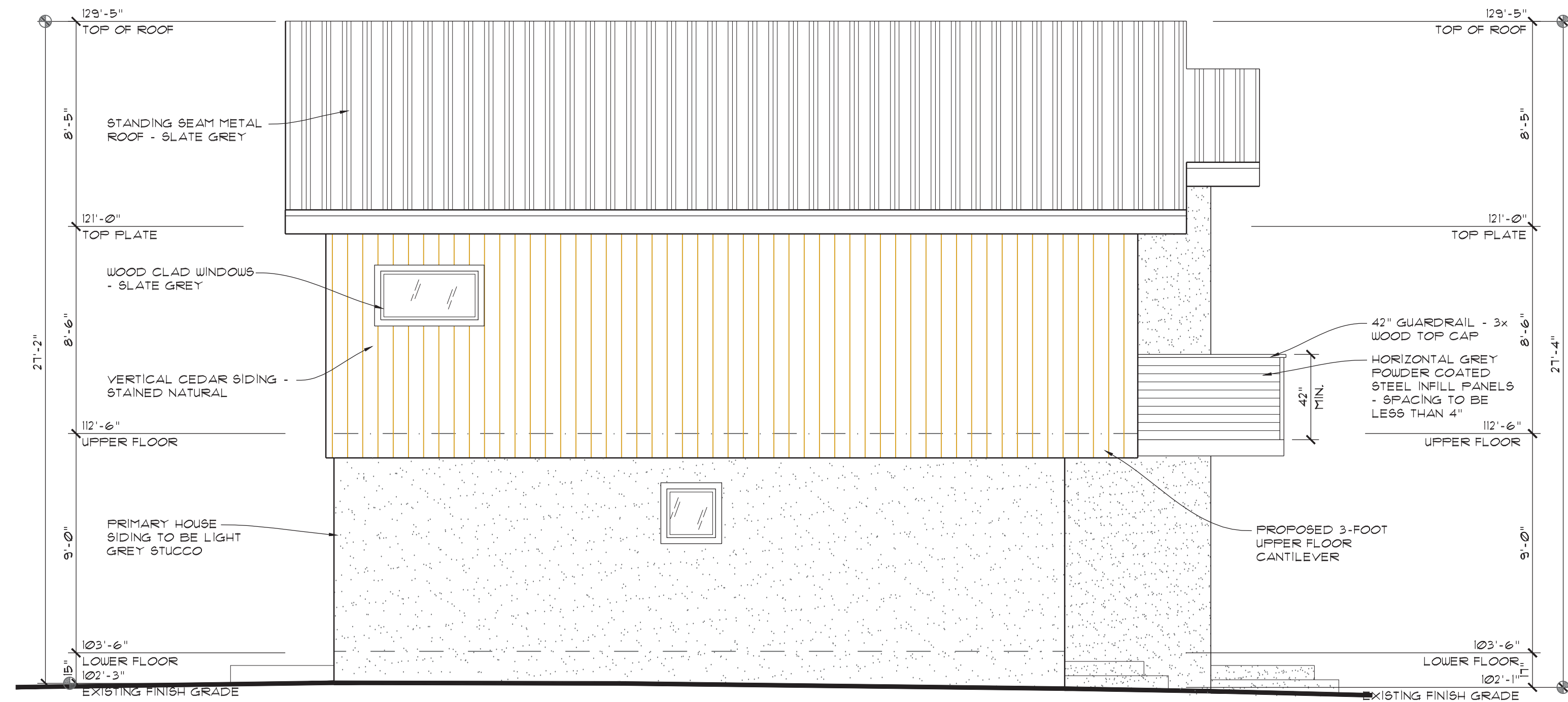
SHEET TITLE:

EXTERIOR
ELEVATIONS

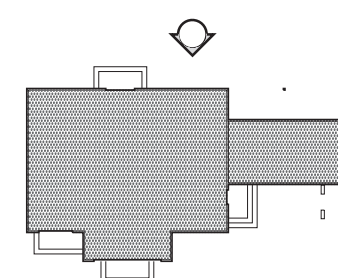
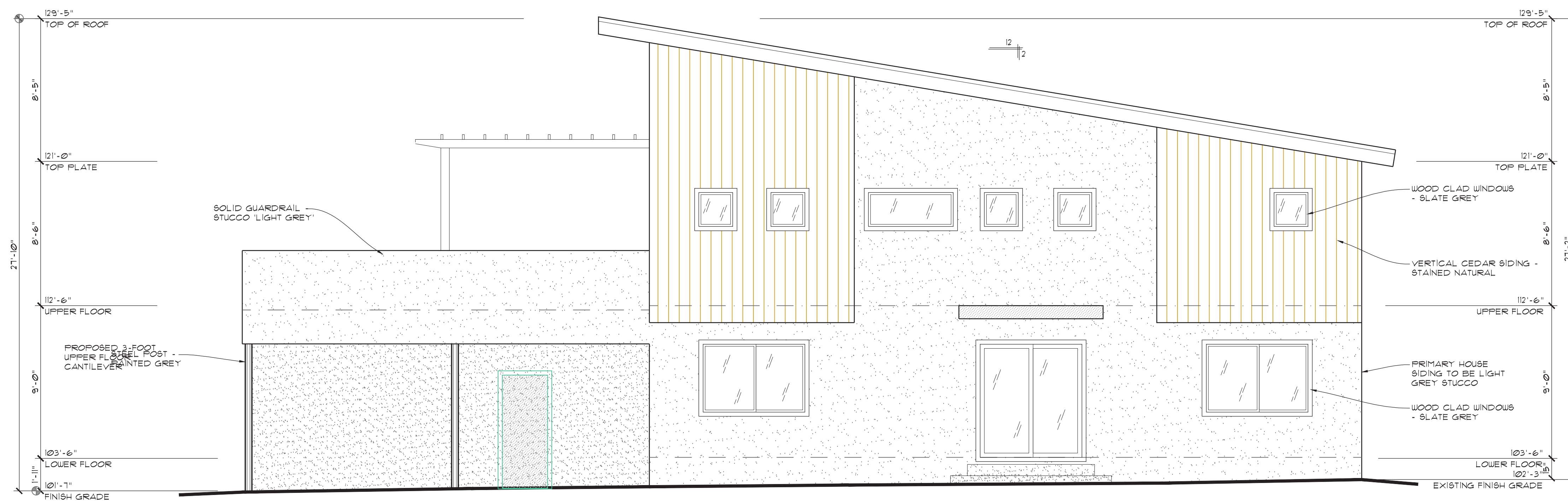
- LORI Review -

A-3.2

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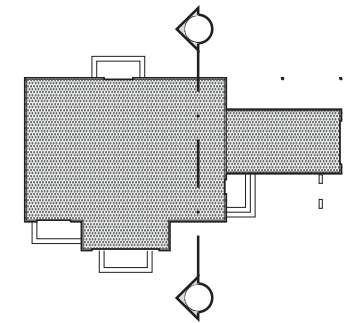
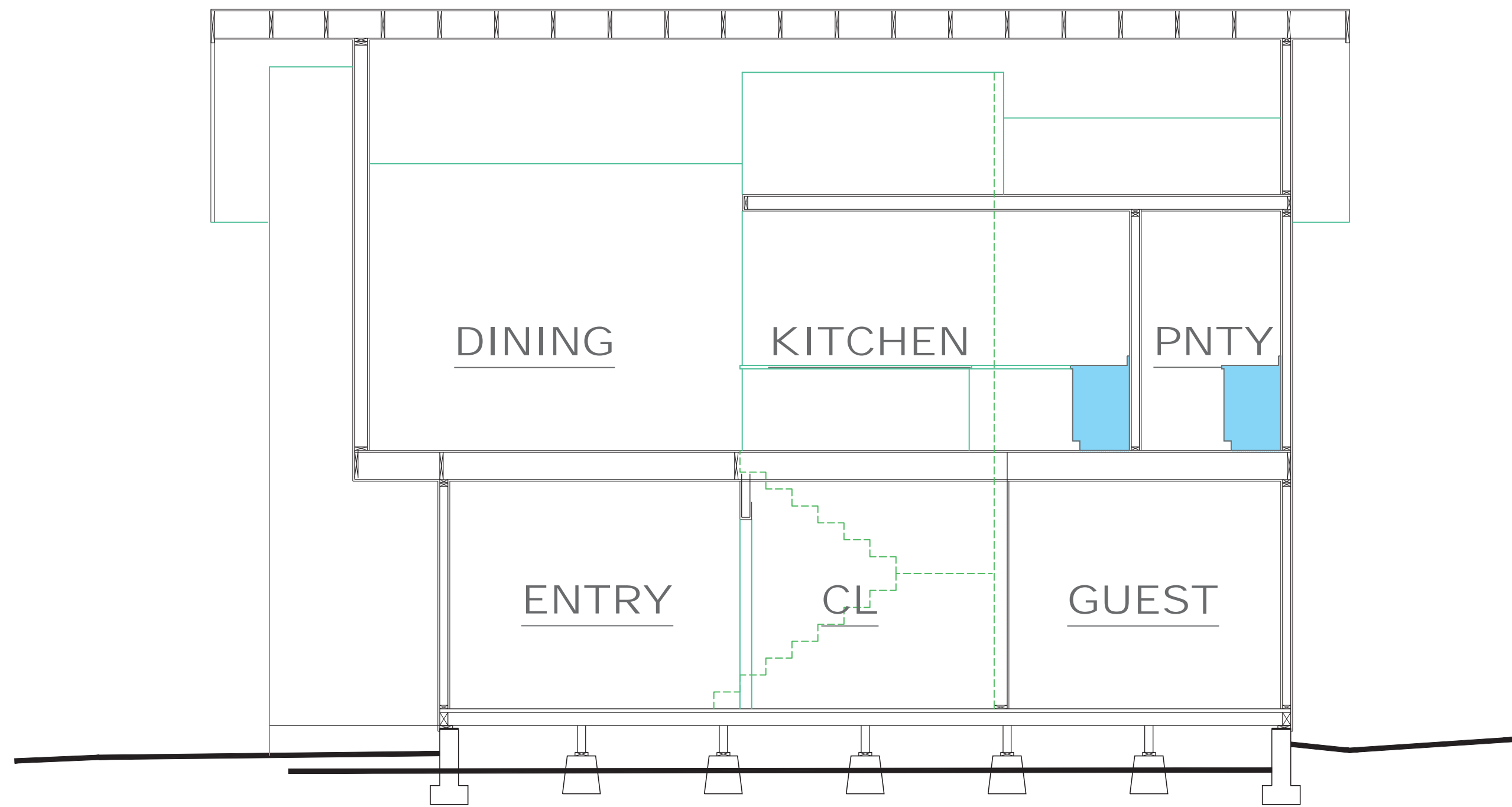


WEST
SCALE: 1/4" = 1'-0"



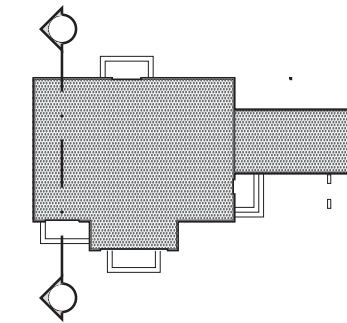
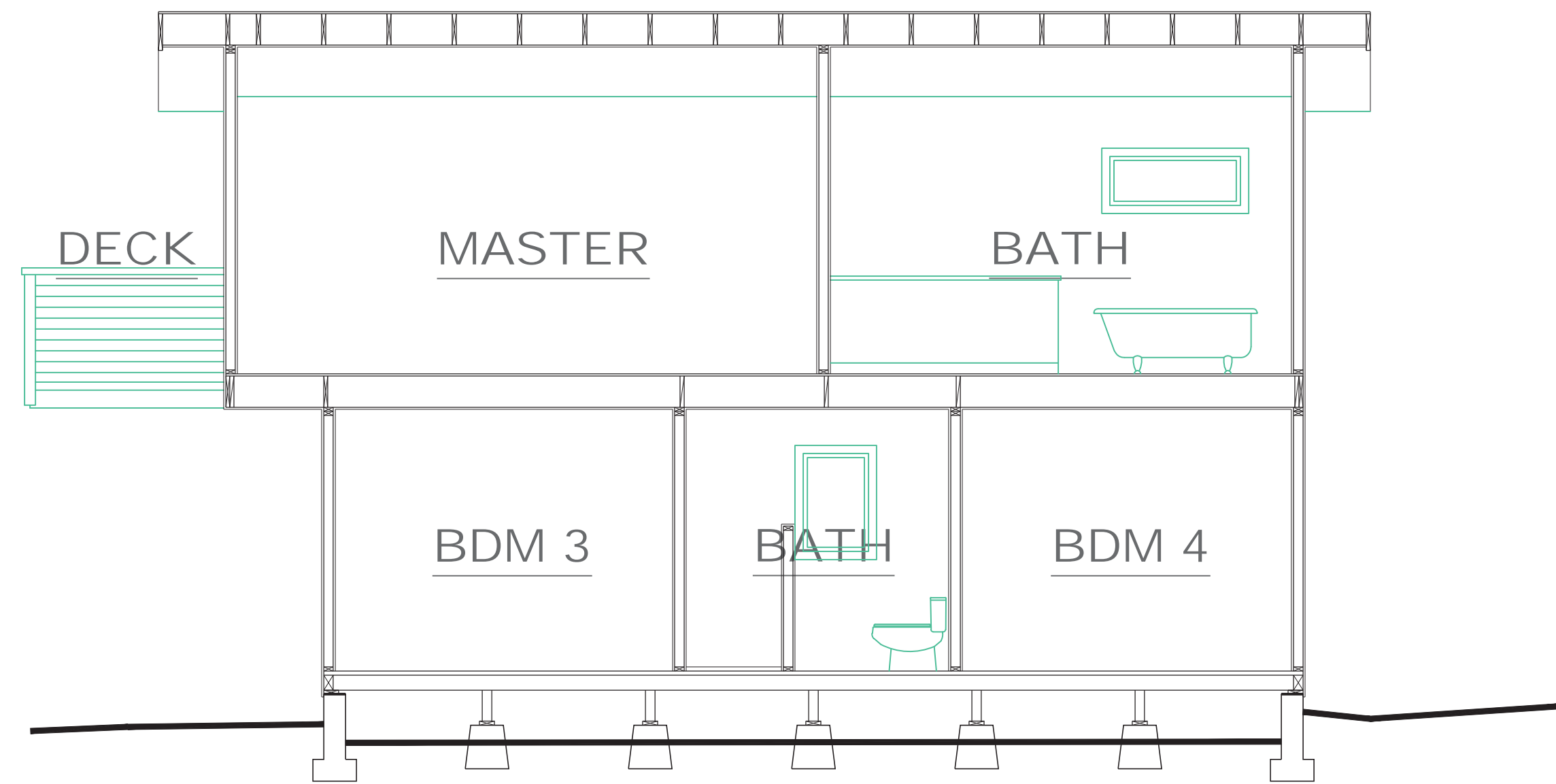
NORTH
SCALE: 1/4" = 1'-0"

Exhibit D



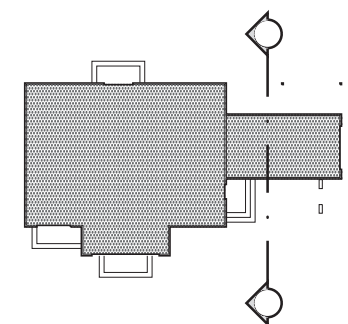
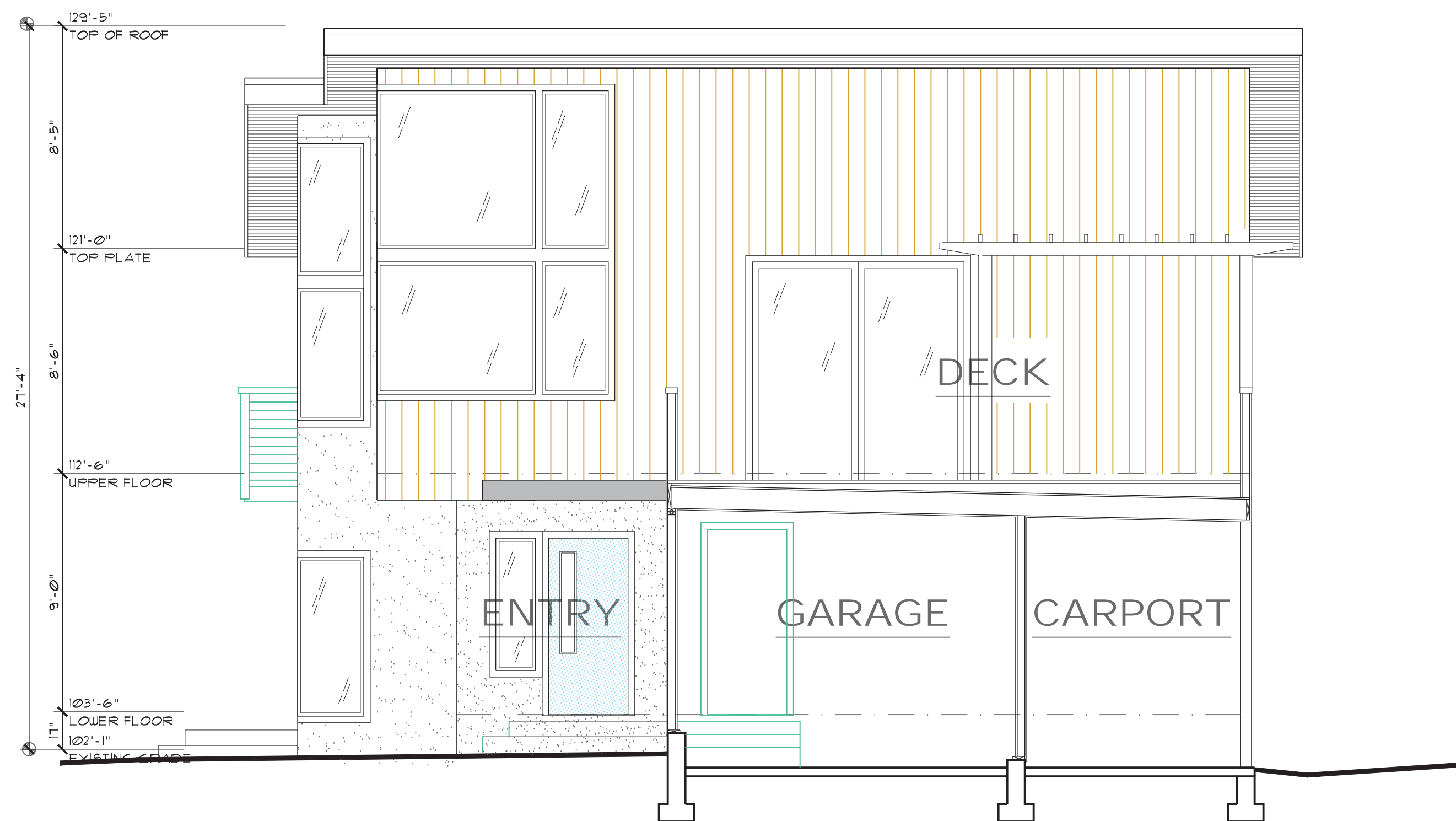
BUILDING SECTION C-C

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



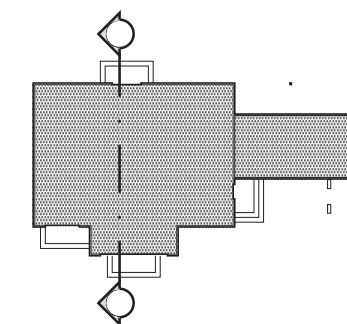
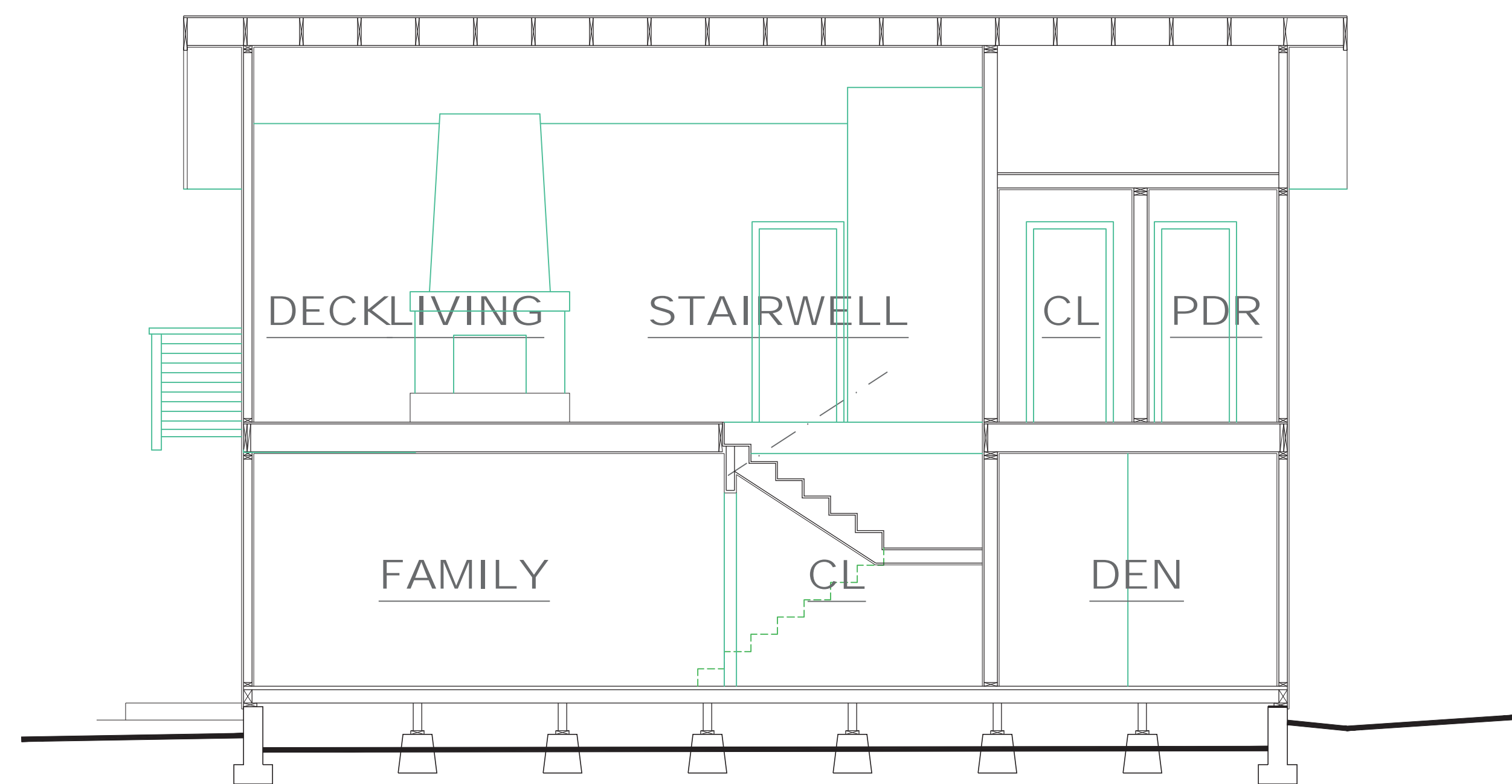
BUILDING SECTION A-A

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



BUILDING SECTION D-D

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



BUILDING SECTION B-B

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

107
Mar
Vista
Drive

OWNER:
JOHN & SYLVIA GIACOMAZZI
101 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS
LORI REVIEW 5/11/23

DATE JUNE 27, 2022

SCALE AS NOTED

DRAWN R. A. D.

FILE 2001A51.DWG

SHEET TITLE:

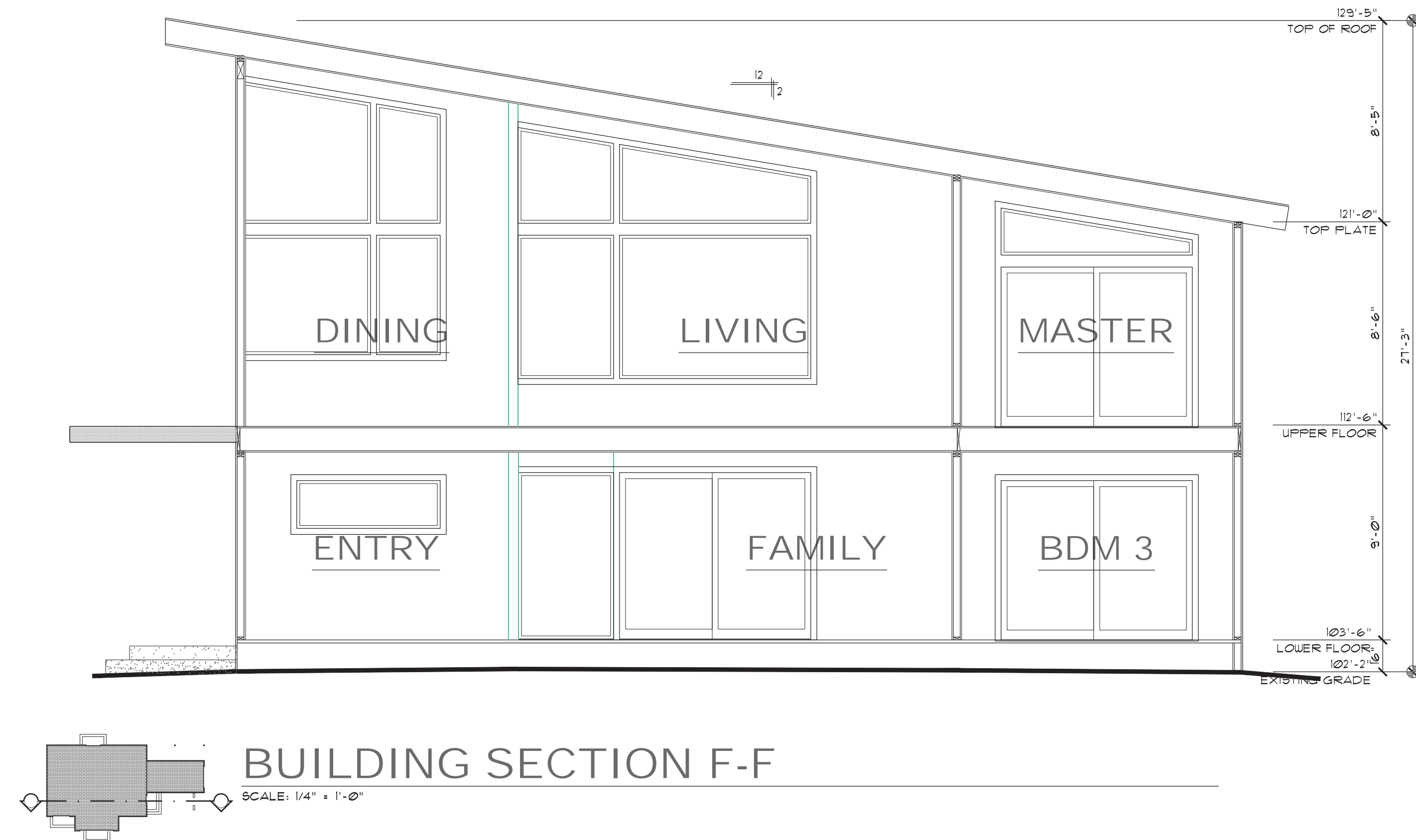
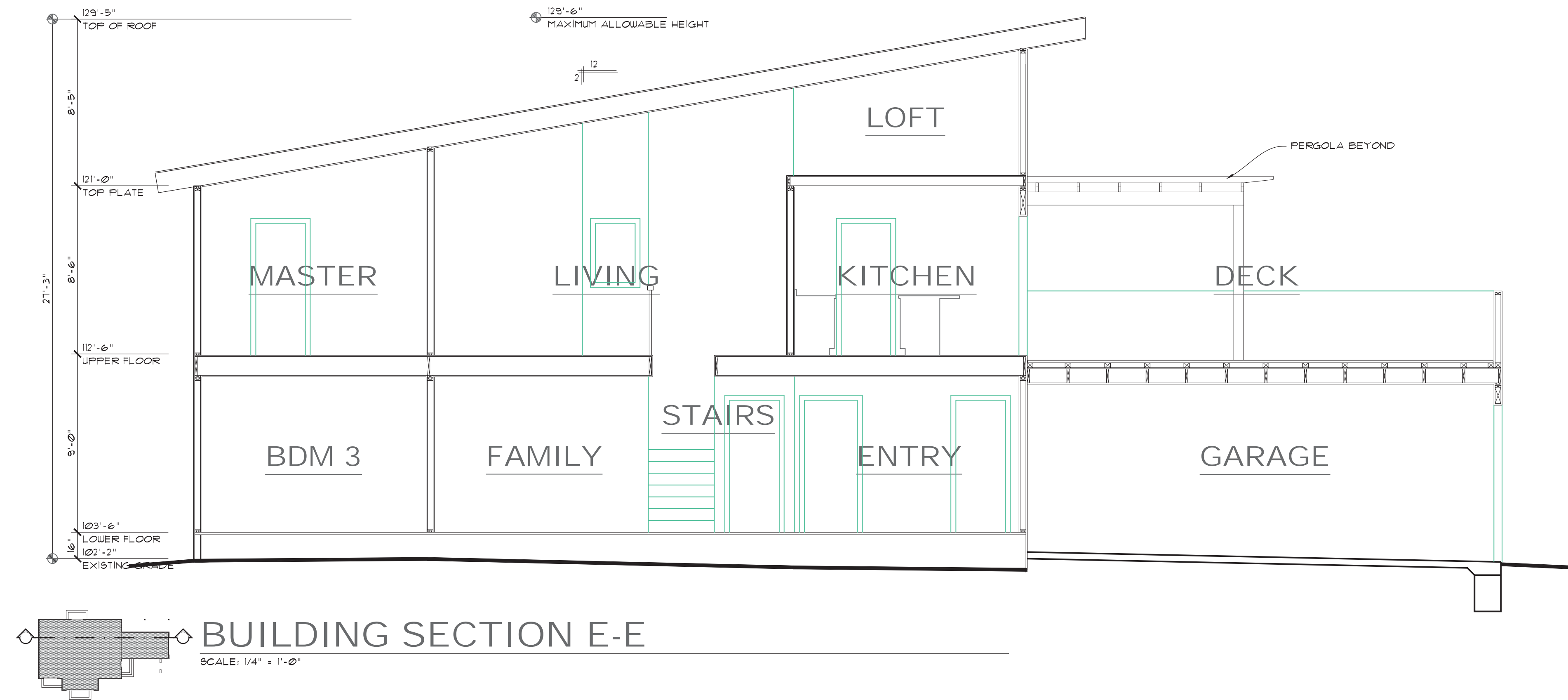
**BUILDING
SECTIONS**

- LORI Review -

A-5.1

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Exhibit D



107
Mar
Vista
Drive

OWNER:
JOHN & SILVIA GIACOMAZZI
107 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS
LORI REVIEW 5/11/23

DATE: JUNE 27, 2022
SCALE: AS NOTED
DRAWN: R. A. D.
FILE: 2001A52.DWG
SHEET TITLE:

**BUILDING
SECTIONS**

- LORI Review -

A-5.2

Exhibit D

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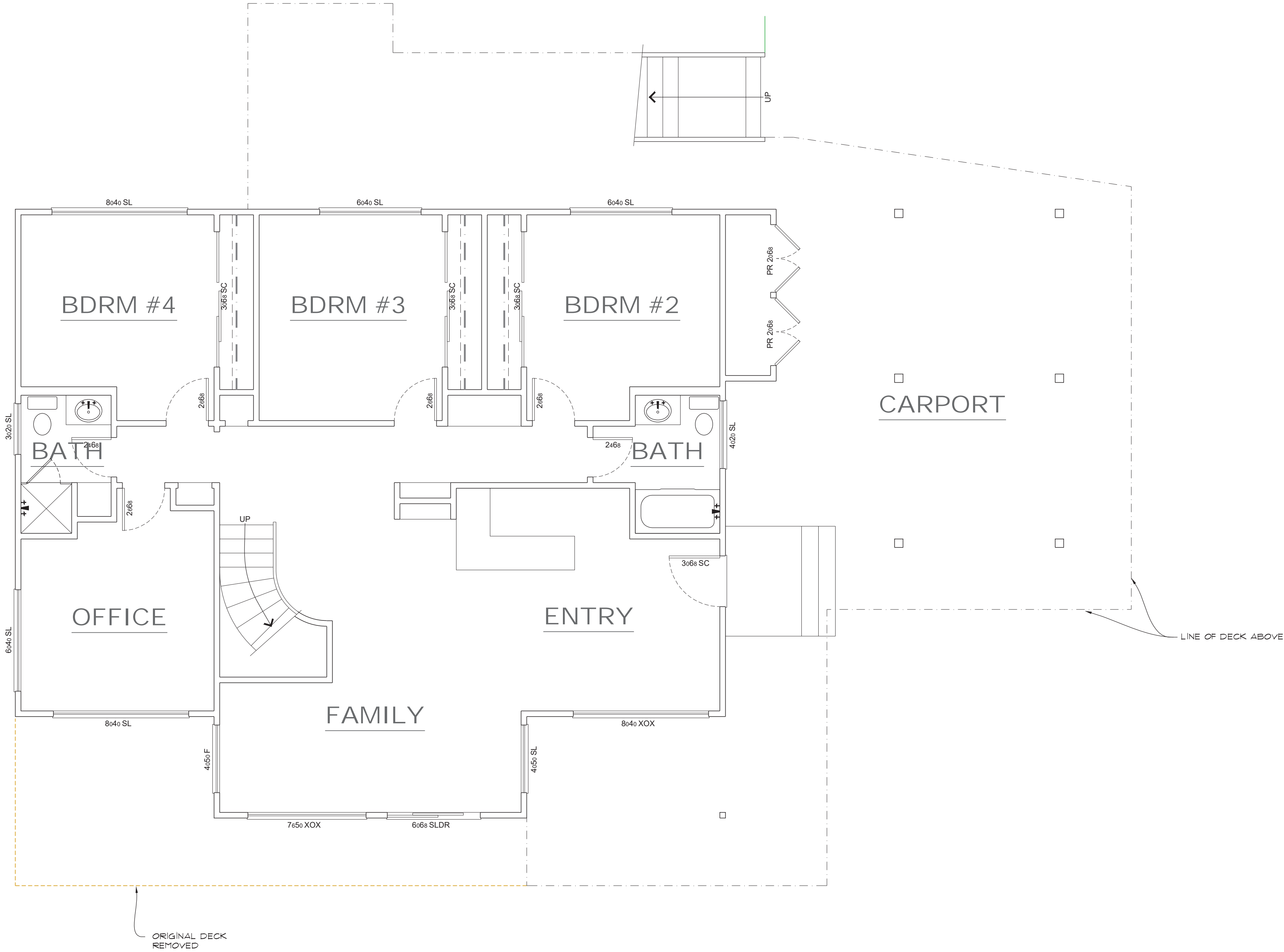


FLOOR AREAS

EXISTING:	
UPPER FLOOR	1,371 s.f.
MAIN FLOOR	1,371 s.f.
TOTAL FLOOR AREA	2,742 s.f.
CARPORT	400 s.f.



P.O. BOX 48
HOMEWOOD, CA. 96141
(530) 301-7914



LOWER FLOOR

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

As-Built

107
Mar
Vista
Drive

OWNER:
JOHN & SILVIA GIACOMAZZI
107 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

DATE	OCTOBER 31, 2022
SCALE	AS NOTED
DRAWN	R. A. D.
FILE	2014AB1DWG
SHEET TITLE:	

LOWER FLOOR

- LORI Review -

AB-1

Exhibit D

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107
Mar
Vista
Drive

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107 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

DATE OCTOBER 31, 2022

SCALE AS NOTED

DRAWN R. A. D.

FILE 2022AB2.DWG

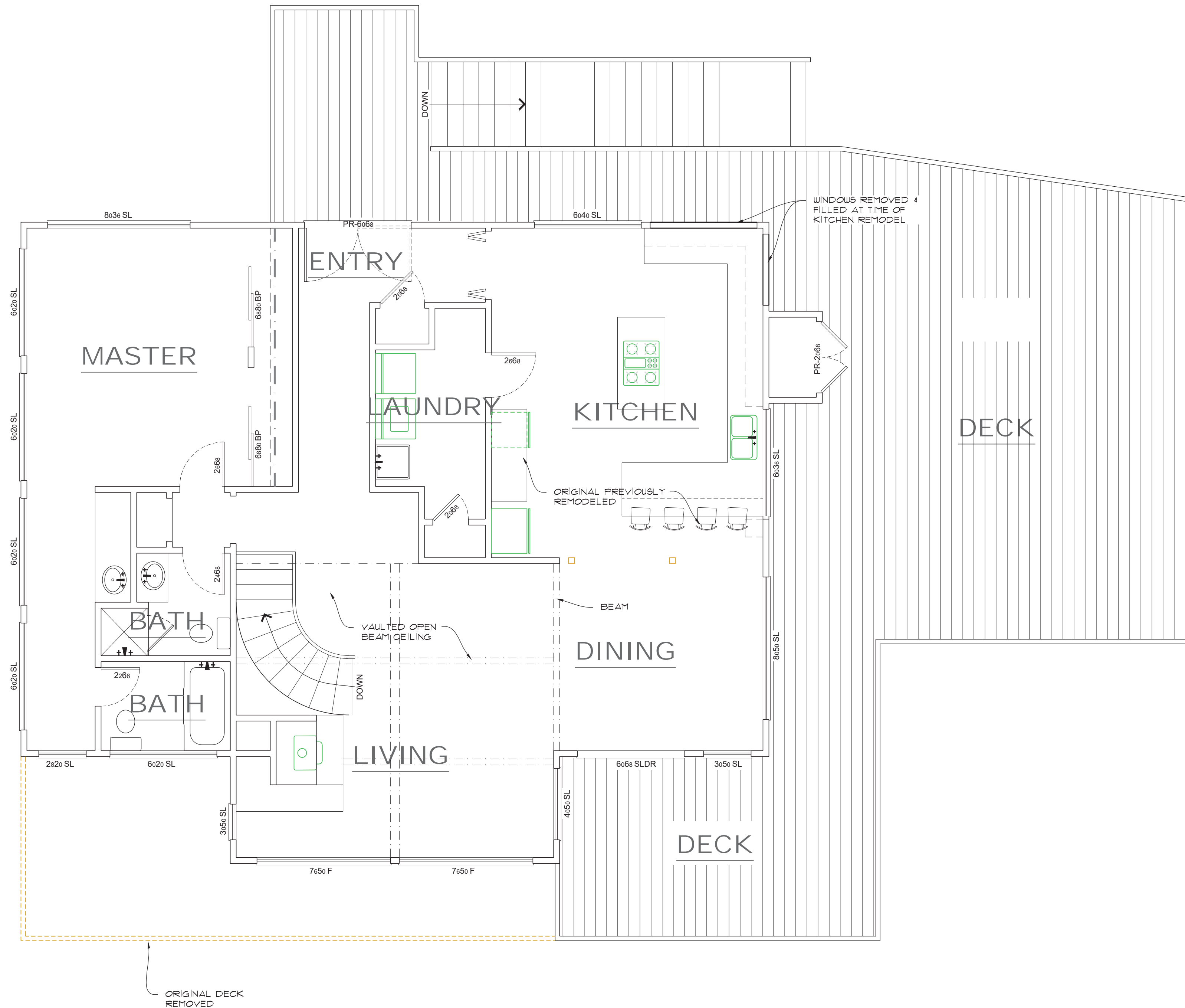
SHEET TITLE:

UPPER FLOOR

- LORI Review -

AB-2

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UPPER FLOOR

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

As-Built

Exhibit D



SOUTH

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

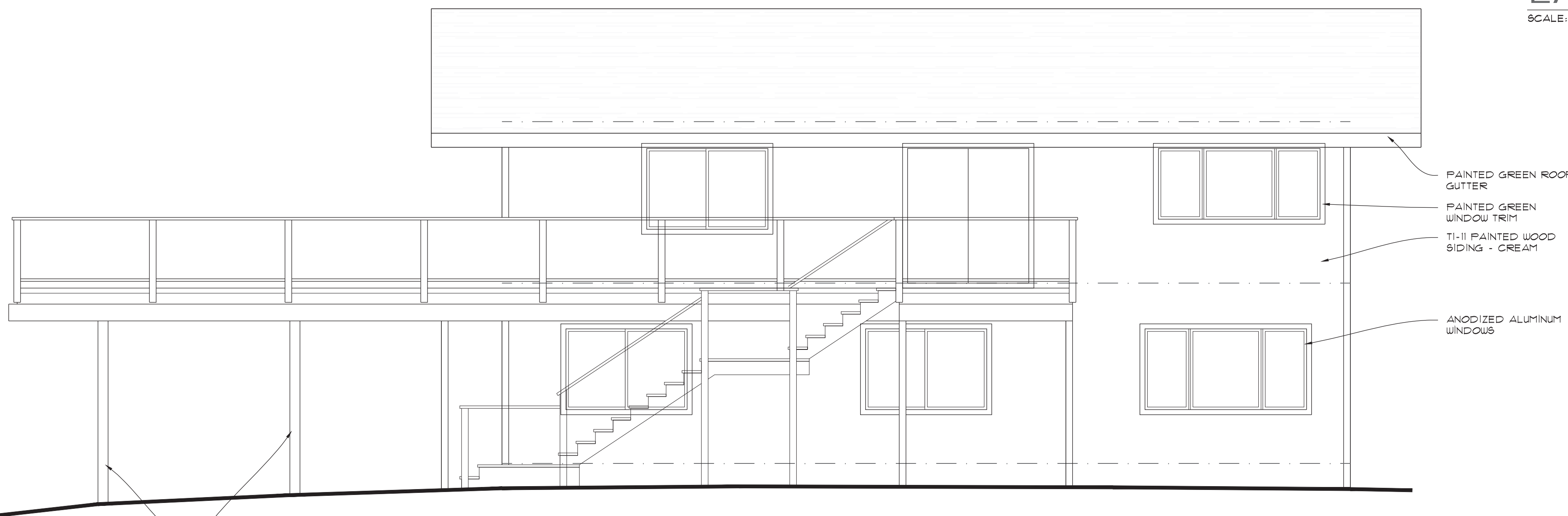
As-Built



EAST

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

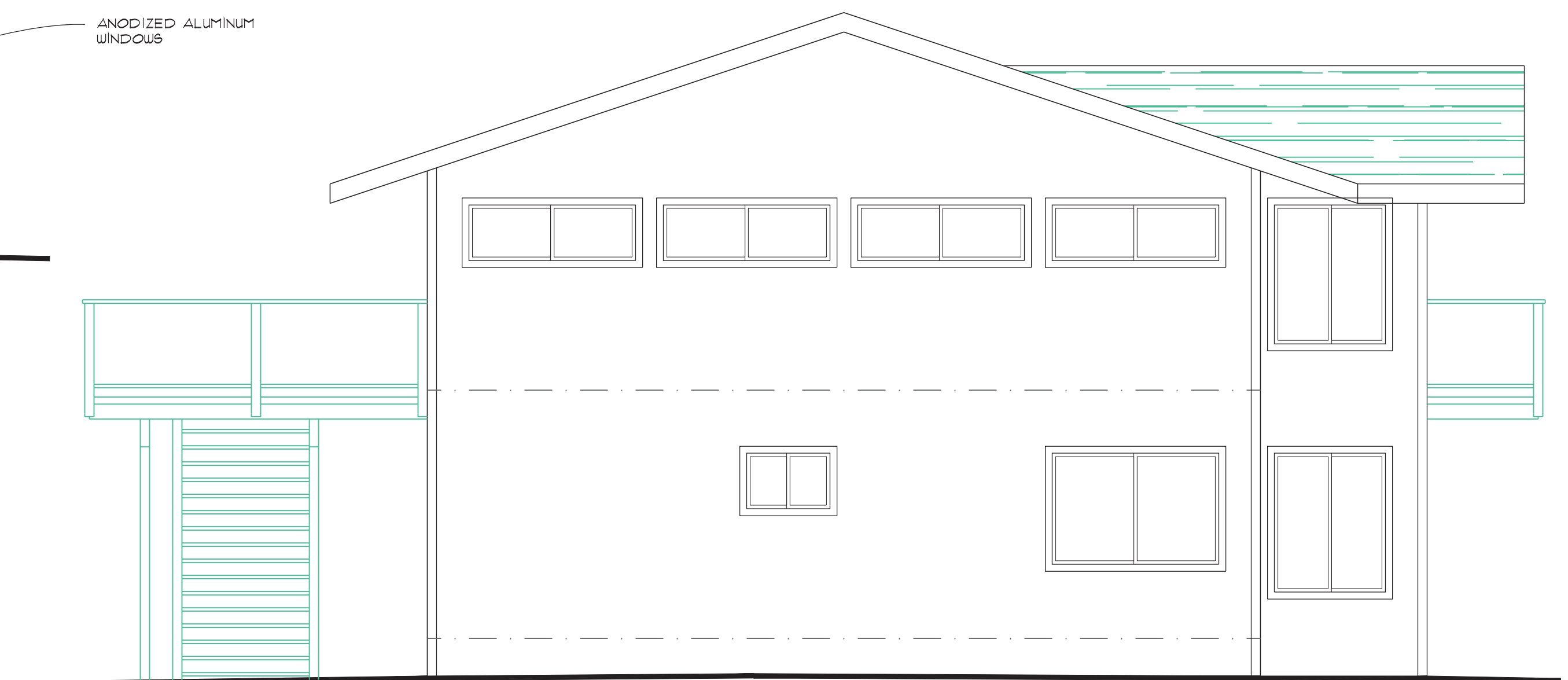
As-Built



NORTH

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

As-Built



WEST

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

As-Built

107
Mar
Vista
Drive

OWNER:
JOHN & SILVIA GIACOMAZZI
107 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

DATE: OCTOBER 31, 2022

SCALE: AS NOTED

DRAWN: R. A. D.

FILE: 2014AB3.DWG

SHEET TITLE:

**EXISTING
BUILDING
ELEVATIONS**

- LORI Review -

AB-3

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Exhibit D

107
Mar
Vista
Drive

OWNER:
JOHN & SILVIA GIACOMAZZI
107 MAR VISTA DRIVE
APTOS, CA 95003-3542
SANTA CRUZ COUNTY, CALIF.

APN: 038-175-06

REVISIONS

DATE OCTOBER 31, 2022

SCALE AS NOTED

DRAWN R. A. D.

FILE 2014AB4.DWG

SHEET TITLE:

AS-BUILT
EXTERIOR
PICTURES

- LORI Review -

AB-4

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F NORTHWEST



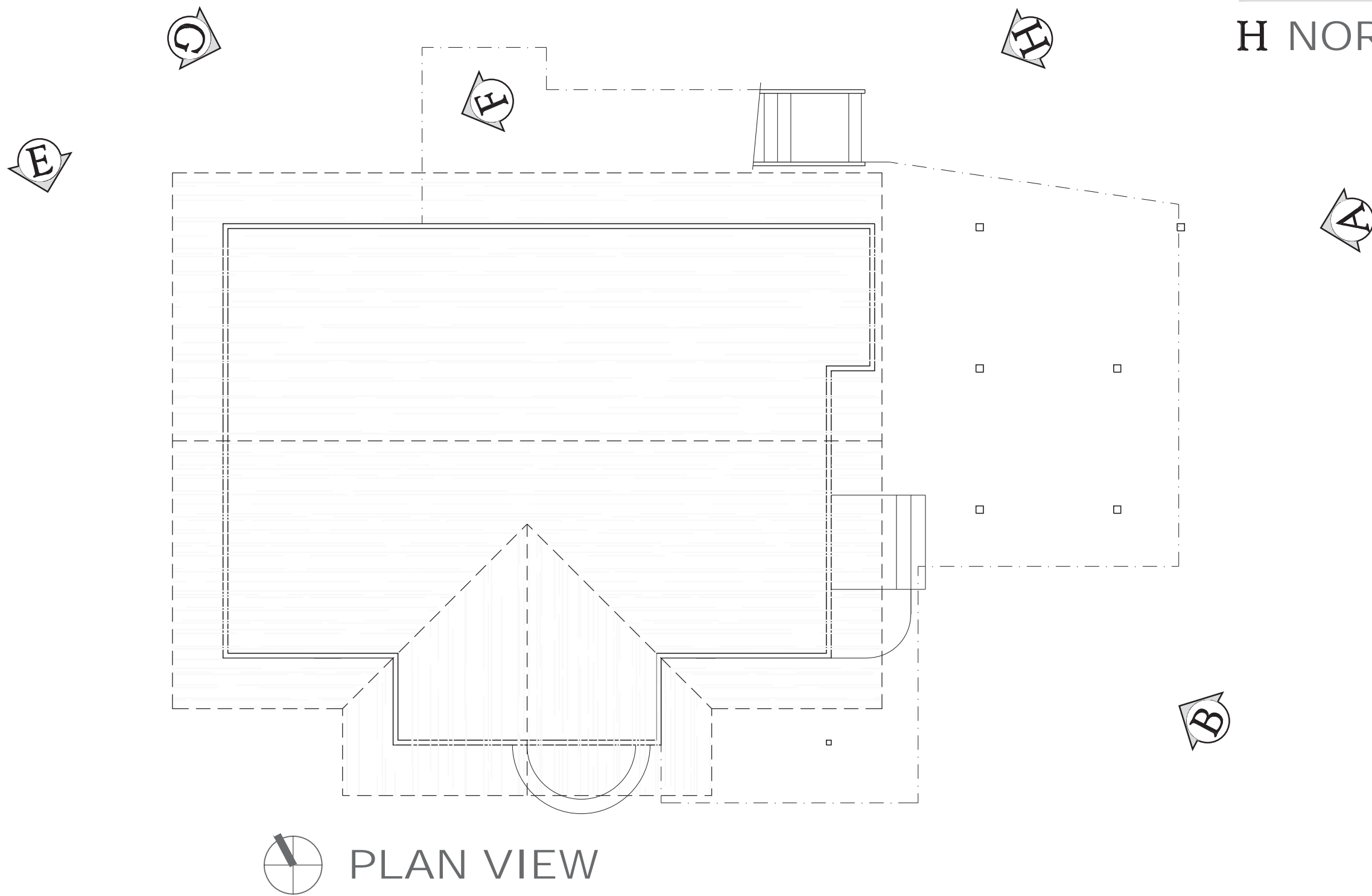
G NORTH



H NORTHEAST



E WEST



PLAN VIEW



A EAST



D SOUTHWEST



C SOUTH



B SOUTHEAST

Exhibit D



SANTA CRUZ COUNTY PLANNING DEPARTMENT
Parcel Location Map

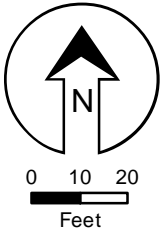


Parcel: 03817506

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 22 Aug. 2023

Exhibit E

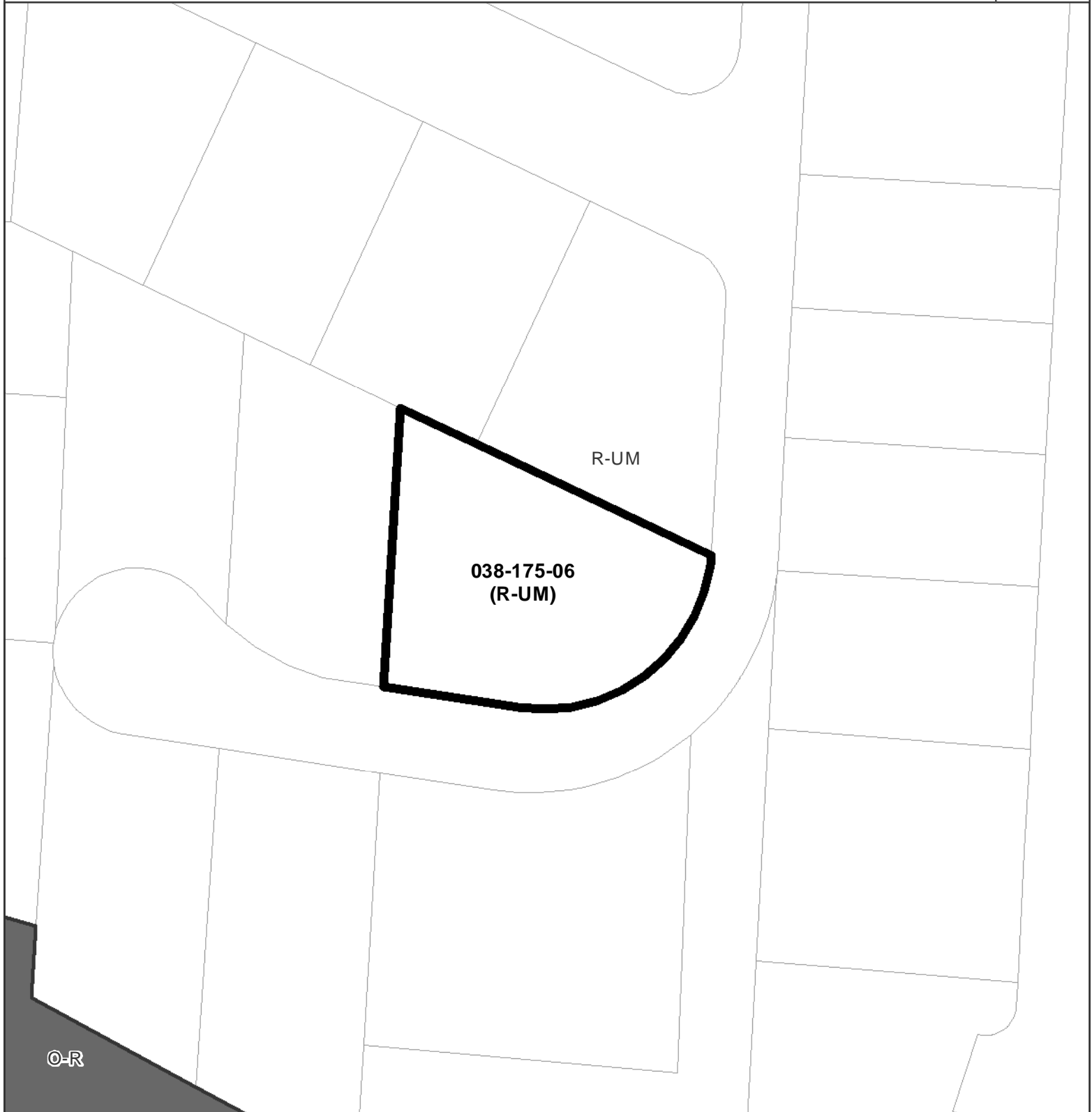




SANTA CRUZ COUNTY PLANNING DEPARTMENT
Parcel General Plan Map

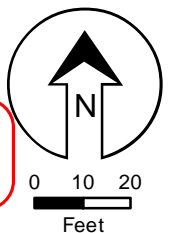


Mapped
Area



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

Exhibit E

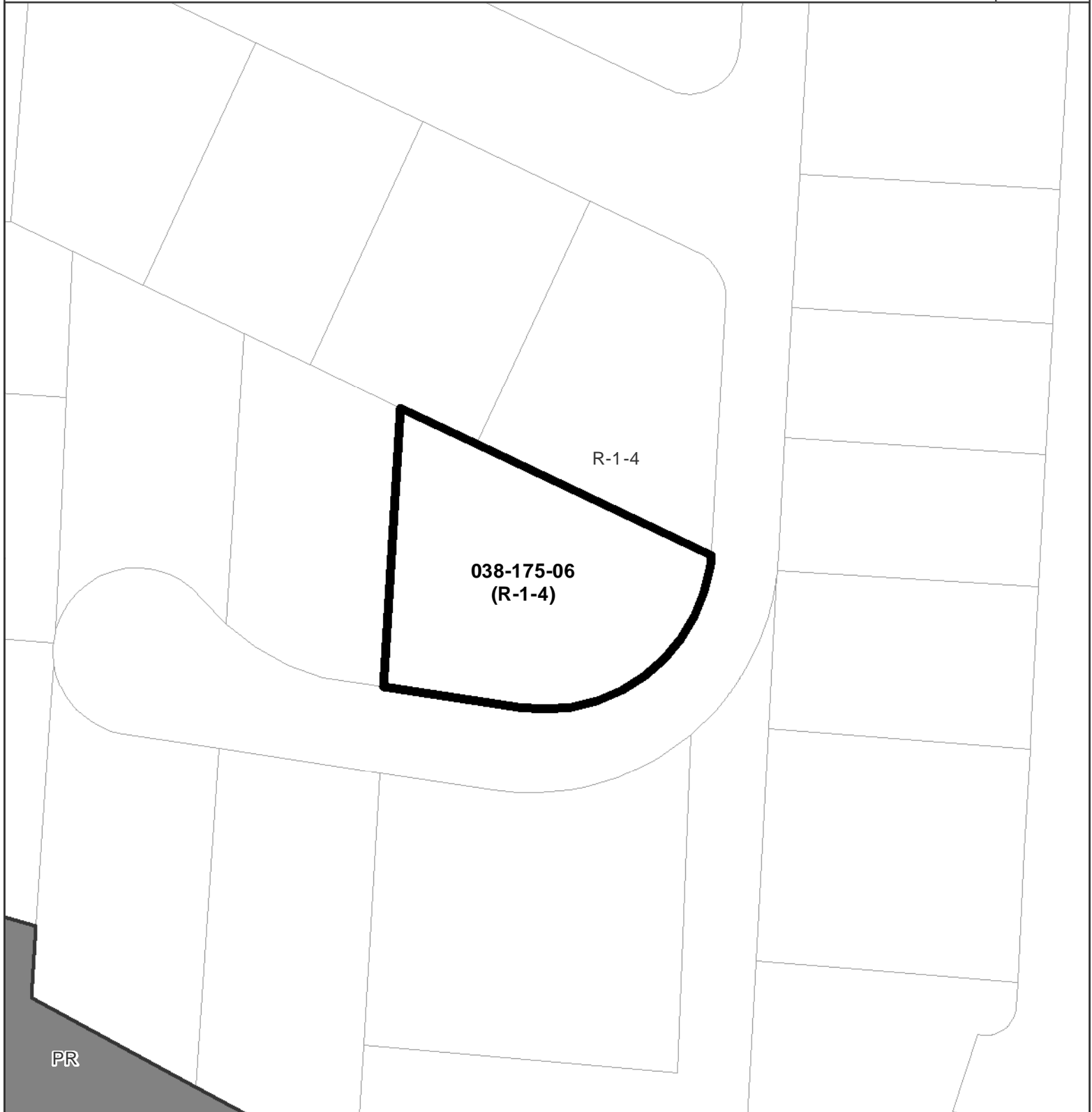






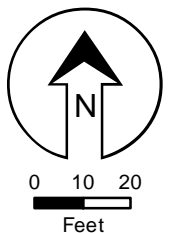
Parcel Zoning Map



Mapped
Area



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



Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Sewer
Fire District: Central Fire
Drainage District: Flood Control Zone 6

Parcel Information

Parcel Size: 5,837 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Public, via Mar Vista Drive
Planning Area: Aptos
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-4 (single-family residential, 4,000 square foot parcel size)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm.: X Yes No

Environmental Information

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