



Staff Report to the Zoning Administrator

Application Number: **231254**

Applicant: Giles Beilby

Owner: Marina Sousa

APN: 054-191-26

Site Address: 793 Via Gaviota, Aptos

Agenda Date: September 15, 2023

Agenda Item #: 1

Time: After 9:00 a.m.

Project Description: Proposal to construct rear decks measuring approximately 982 square feet. Requires a Coastal Development Permit and a Variance to allow a portion of the deck to encroach approximately five feet into the required six-foot side yard setback.

Location: The subject property is located on the east side of Via Gaviota at 793 Via Gaviota in Aptos.

Permits Required: Coastal Development Permit, Variance

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231254, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is developed with an existing single-family dwelling, situated in a coastal setting within a predominantly single-family residential neighborhood and the Seascape Beach Estates community.

The property is accessed from Via Gaviota, a short north-south street, located to the south of the front property line. The property is an upsloping lot, sloping up from Via Gaviota, with steepening slopes at the rear yard. This is a proposal to construct an attached rear deck. The rear yard is steeply sloped, and the deck is sought as a solution for the property owner to access and enjoy their rear yard. The location and design of the proposed deck is based on a number of considerations including proximity to the main dwelling and minimizing grading activities.

Variance

The project proposes a reduction to the required six-foot side yard setback to approximately one foot for the construction of an approximately 50-square foot portion of the proposed deck. The

remaining deck (approximately 932 square feet) would be located within the buildable area of the lot, meeting setback requirements. The portion of the deck to be constructed within the side yard setback would be located over a steep slope. The deck at this location would reach approximately six feet in height above grade at the point at which grade would be at its relative lowest point, and the height of the deck at its highest point. From this high point, and moving in a direction toward the rear of the backyard, the height of the deck above grade would lessen as the slope would rise to meet the edge of the deck and stairs. It is noted, at the location of the deck to be constructed in the side yard setback, no side yard fencing currently exists along the shared property line between the subject property and the adjacent property located to the east (805 Via Gaviota). In order for a variance to be granted pursuant to SCCC 13.10.230, specific findings must be met. These findings can be met in that the subject parcel has topographic constraints that restrict development of the proposed deck. Due to parcel topographical constraints, a variance to the side yard setback is necessary for the construction of the type of development found on other parcels in the vicinity.

Zoning & General Plan Consistency

The subject property is a 6,272 square foot lot, located in the R-1-6-SBE (Single-Family Residential Seascape Beach Estates Combining District) zone district, a designation which allows residential uses. The proposed rear deck is a permitted residential accessory structure within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

Local Coastal Program Consistency

The proposed rear deck 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. Residentially developed parcels in the area contain rear decks. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public through road; however, it is not identified as a priority acquisition site in the County's Local Coastal Program, nor will the proposed project interfere with public access to the beach, ocean, or other nearby body of water.

Public Comment

The applicant has provided correspondence from the Seascape Beach Estates Architectural Review Board, confirming that the proposed deck design has been reviewed and approved per HOA rules. (Exhibit G)

A neighbor located at an adjacent property to the northeast reached out to the Department in regard to the proposed deck, initially citing concerns pertaining to private views and noise. The neighbor has since indicated an agreement has been reached where trees would be planted at the rear of the deck as a screening measure between properties. (Exhibit G)

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 **231254** , 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

Report Prepared By: Jonathan DiSalvo
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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: 231254

Assessor Parcel Number: 054-191-26

Project Location: 793 Via Gaviota, Aptos

Project Description: Proposal to construct rear decks measuring approximately 982 square feet. Requires a Coastal Development Permit and a Variance to allow a portion of the deck to encroach approximately five feet into the required six-foot side yard setback.

Person or Agency Proposing Project: Giles Beilby

Contact Phone Number: 831-324-2278

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

F. Reasons why the project is exempt:

15303 - Class 3 includes construction of accessory structures as allowed in an area designated for residential uses.

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

Jonathan DiSalvo, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6-SBE (Single-Family Residential Seascape Beach Estates Combining District), a designation which allows residential uses. The proposed rear deck as an accessory structure for an existing single-family dwelling is permitted within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the deck would not be visible from the beach.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available approximately 500 feet to the northwest at Hidden Beach County Park, as well as around 1,300 feet to the southeast from Via Palo Alto.

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

This finding can be made, in that the decks are sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood and will not be significantly visible from the street. Additionally, residential accessory uses such as decks are allowed in the R-1-6-SBE (Single-Family Residential 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 with rear decks. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

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

This finding can be made, in that although the project site is located between the shoreline and the first public road, the project will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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 rear deck 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 Seascaple Beach Estates Combining District) zone district as the primary use of the property will continue to be one single-family dwelling. The rear deck meets all current site standards for the zone district with the exception of encroachment of a portion of the deck within the required side yard setback for which findings for a Variance can be made.

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 rear deck 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 rear deck will not adversely shade adjacent properties, and will meet current setbacks for the zone district with the exception of encroachment of a portion of the deck within the required side yard setback for which findings for a Variance can be made.

The proposed rear deck 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 rear deck 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) with the exception of encroachment of a portion of the deck within the required side yard setback for which findings for a Variance can be made 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 rear deck is to be constructed on an existing developed lot. Additionally, the proposed deck does not contain any traffic generating features (bedrooms); therefore, the project will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed rear deck 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 rear deck will be of an appropriate scale and type of design that will complement the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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 location and configuration of the parcel create a special circumstance for which a Variance can be granted. The subject parcel is configured such that portions of the parcel are difficult to develop due to topographical constraints. Due to the steep upslope of the rear yard, the proposed location of the deck is appropriate as it minimizes grading activities and provides a convenient location for rear yard access. Use of a rear deck is a privilege enjoyed by other properties in the vicinity under identical zoning classification.

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

This finding can be made, in that the proposed rear deck will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties and will meet all current setbacks in the zone district other than the side yard setback requirement. Though the project proposes a reduction of the required six-foot side yard setback, the encroachment is not expected to be materially detrimental to public health safety or welfare, or injurious to property or improvements in the vicinity.

The project is also 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 insure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the project would not constitute a grant of special privileges in that the project would comply with all site standards for the zone district, with the exception of the side yard setback requirement. In all, the project design is within the range of styles found in the vicinity and consistent with the density and intensity of the area. The topography of the subject parcel results in constricted rear yard access. Consequently, the location of the proposed deck is appropriate as it minimizes grading activities, provides a location for a deck which is a use enjoyed by other properties in the vicinity.

Conditions of Approval

Exhibit D: Project plans, prepared by Dustin Baze, dated May 30, 2023.

- I. This permit authorizes the construction of a rear deck 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.
- 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

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.

VICINITY MAP



PROJECT SCOPE:

DECK REPLACEMENT SITE

DRAWING INDEX

| | |
|-----|--------------------|
| 1 | TITLE SHEET |
| 5 | SITE PLAN |
| A1 | ASBUILT DECK PLAN |
| A2 | PROPOSED DECK PLAN |
| A3 | ELEVATIONS |
| S1 | FOUNDATION PLAN |
| S2 | DECK FRAMING PLAN |
| 101 | DETAILS |
| 104 | DETAILS |

PARCEL INFO

AIN:

PARCEL NUMBER: 33004100310

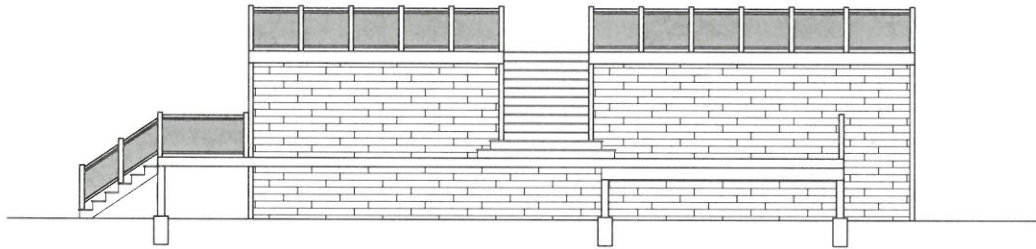
CODE DATA

| | |
|------------------|---|
| BUILDING CODE: | 2018 INTERNATIONAL RES. CODE |
| BUILDING TYPE: | R-3 |
| OCCUPANCY: | SINGLE-FAMILY |
| BUILDING HEIGHT: | 2 STORY WITH SLAB ON GRADE |
| BUILDING AREA: | EXISTING: 1339 SFT. DECK: 352 SFT. NEW: 942 SFT. |
| | MAIN HOUSE: 1935 SFT. LOT AREA: 6299 SFT. DECKING: 751 SFT. LOT COVERAGE: 142% |
| DESIGN LOADS: | SOIL: 1,500 P.S.F. (ASSUMED) GROUND SNOW LOAD: 50 P.S.F. FLOOR D.L.: 15 P.S.F. LL: 40 P.S.F. TOTAL 55 P.S.F. ROOF D.L.: 17 P.S.F. LL: 50 P.S.F. TOTAL 67 P.S.F. SEISMIC ZONE: 2 |

GENERAL NOTES:

- EXCEPT WHERE THE DRAWINGS ARE MORE RESTRICTIVE, ALL WORK AND MATERIALS SHALL CONFORM WITH APPLICABLE REQUIREMENTS OF THE UNIFORM BUILDING CODE, LATEST EDITION, AND ALL APPLICABLE CITY, COUNTY, AND STATE ORDINANCES, CODES, LAWS AND REGULATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL TRANSFORMERS AND UTILITIES IN CONFORMANCE WITH APPLICABLE UTILITY COMPANIES.
- SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS. SUBCONTRACTORS SHALL VERIFY THAT ANY WORK RELATED TO THEM, WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED TO CODE PRIOR TO COMMENCING THEIR WORK.
- THESE DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTORS, SUBCONTRACTORS, AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK, AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE WORK REGARDLESS OF WHERE THE INFORMATION OCCURS IN THE DRAWINGS.
- CONTRACTOR TO VERIFY ALL CONDITIONS AT THE JOB SITE.
- THE CONTRACTOR IS REQUIRED TO VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE.
- LARGEST SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS.
- SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE DESIGNER FOR VERIFICATION.
- DIMENSIONS ARE TO FACE OF CONCRETE AND FACE OF STUDS AT EXTERIOR WALLS AND TO FACE OF STUDS AT INTERIOR WALLS UNLESS INDICATED OTHERWISE. SEE NEXT SCALE DRAWINGS.
- ALL EXTERIOR WOOD FRAMED WALLS SHALL BE 2X6 @ 16" O.C. UNLESS OTHERWISE REQUIRED.
- ALL INTERIOR WOOD FRAMED WALLS SHALL BE 2X4 @ 16" O.C. UNLESS OTHERWISE REQUIRED.
- MECHANICAL & ELECT. SYSTEMS TO BE DESIGN-BUILD. CONTRACTOR TO VERIFY ALL MECH/ELECT. REQUIREMENTS WITH OWNER.

SOUSA DECK 793 VIA GAVIOTA, APTOS, CA 95003



DEZIGNZ

DUSTIN BAZE
208-660-6341
DUSTIN@DEZIGNZ.COM

DECK ADDITION
793 VIA GAVIOTA, APTOS, CA 95003
MARINA SOUSA

TITLE SHEET

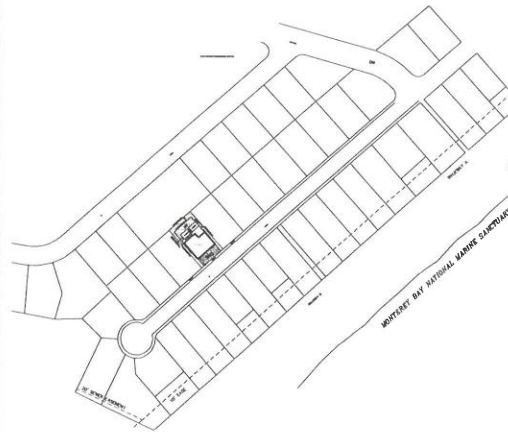
| | |
|-------------------------|-------------|
| DESIGNED AND CHECKED BY | DUSTIN BAZE |
| DRAWN BY | DB |
| DATE | 5-30-23 |
| REVISIONS | |

SHEET NO.

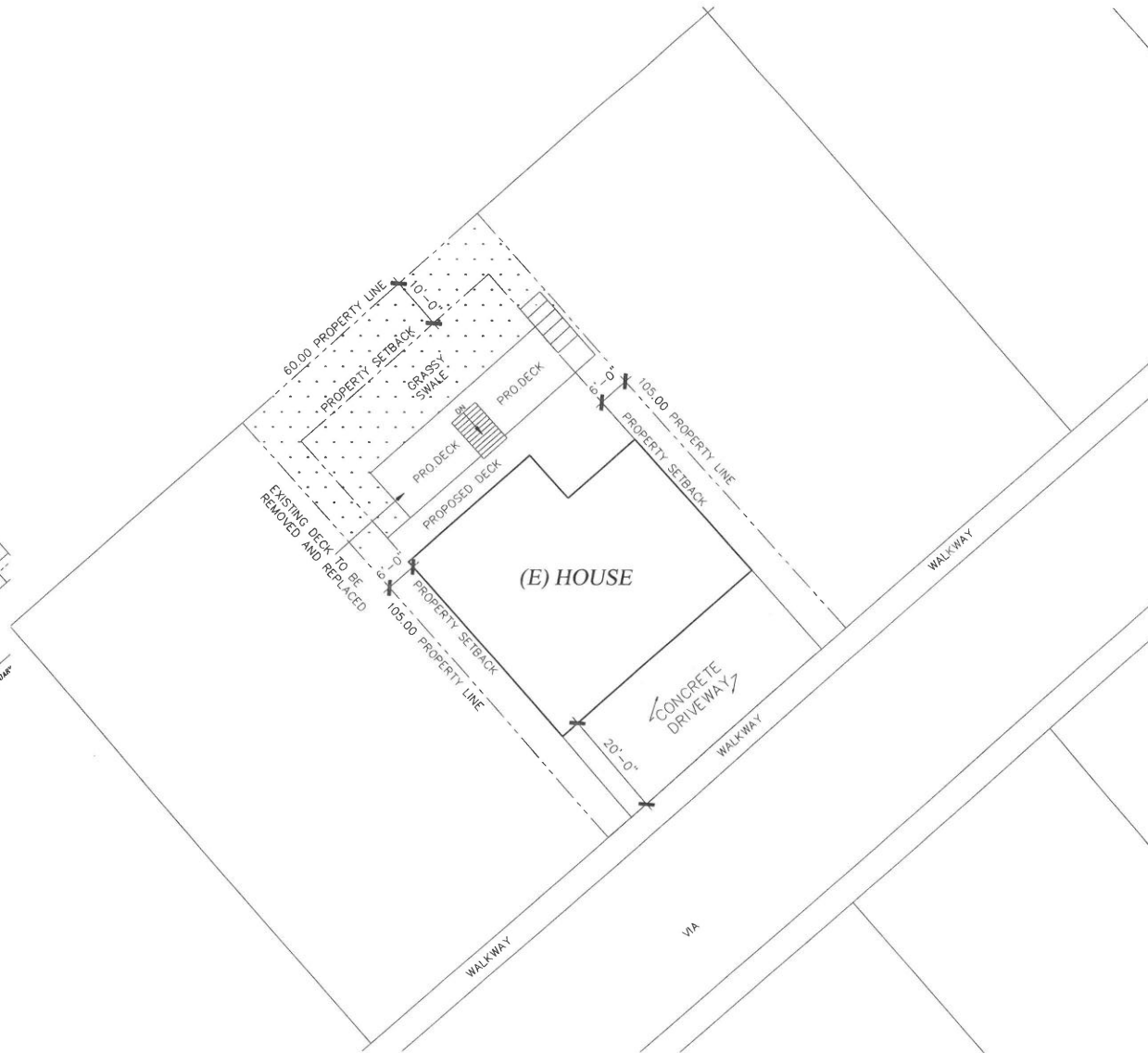
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SITE NOTES

1. JOB SITE:
ALL SITE/CONSTRUCTION WORK SHALL CONFORM TO THE REQUIREMENTS OF SANTA CRUZ COUNTY
2. SEWER SYSTEM:
CONTRACTOR TO VERIFY CONNECTION TO EXISTING SEWER SYSTEM. SYSTEM PER REQUIREMENTS OF SANTA CRUZ COUNTY. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWING FOR AGENCY REVIEW AND APPROVAL.
3. UTILITIES:
CALL BEFORE YOU DIG 811 VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION WORK. COORDINATE WORK WITH LOCAL UTILITY COMPANIES.
4. SOILS AND DRAINAGE:
CONTRACTOR TO VERIFY FINAL HEIGHT OF FLOOR ABOVE EXISTING GRADE PRIOR TO CONSTRUCTION. PROVIDE DRAINAGE AWAY FROM BUILDING.
5. CIVIL/LANDSCAPE:
REFER TO CIVIL/LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS IF PROVIDED
6. STAIRS:
NUMBER OF STEPS TO THE HOUSE AND GARAGE TO BE F.V. AFTER PROPERTY HAS BEEN GRADED AND SLOPED AWAY FROM HOME AND GARAGE IS IN NEW LOCATION. IF REQUIRED HAND RAILS TO BE ADDED AS PER RESIDENTIAL CODE.
7. GRADE:
GRADE AROUND HOUSE TO BE SLOPED AWAY FROM HOME AND FLUSH WITH SIDEWALK IN FRONT OF HOUSE.



SITE PLAN
SCALE: 1" = 120'-0"



ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

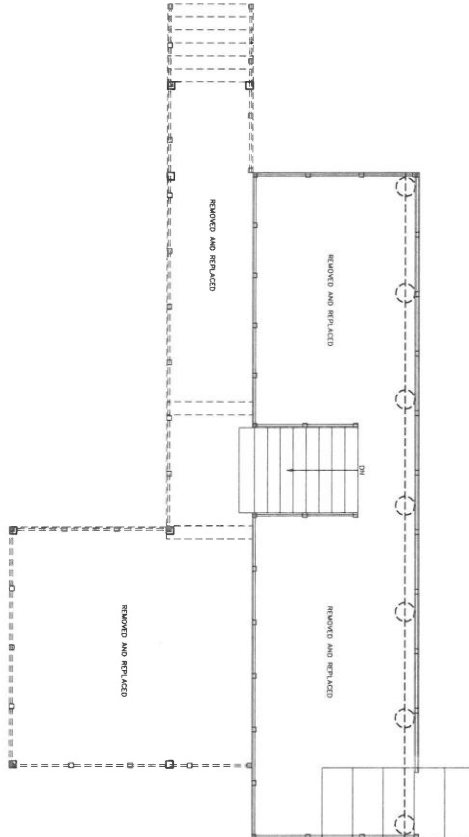


DECK ADDITION
793 VIA GAVIOTA, APTOS, CA 95003
MARINA SOUSA
SITE PLAN

DESIGNED AND CHECKED BY
DUSTIN BAZE
DRAFTED BY DB
DATE 5-30-23
REVISIONS

SHEET NO
SITE

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



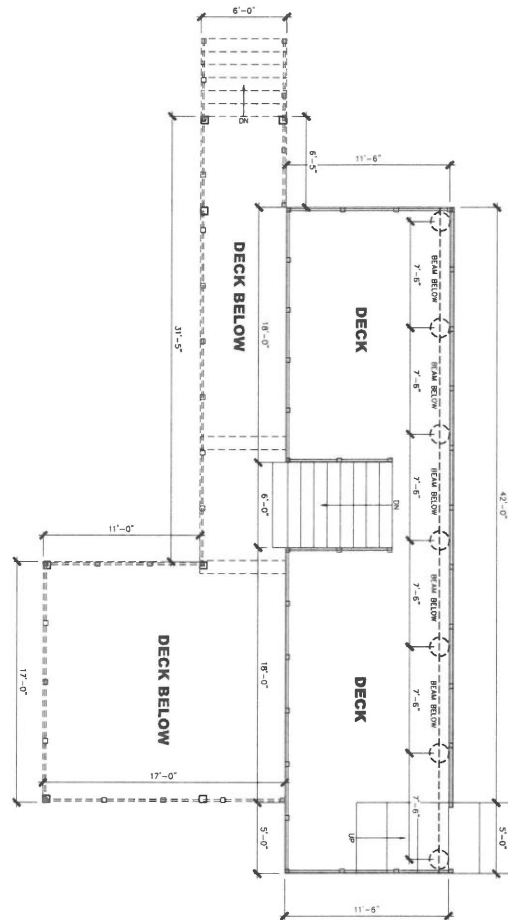
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| DESIGNED AND CHECKED BY | |
| DUSTIN BAZE | |
| DRAFTED BY | DB |
| DATE | 5.30.23 |
| REVISIONS | |
| SHEET NO | |

DECK ADDITION
793 VIA GAVIOTA, APTOS, CA 95003
MARINA SOUSA

ASBLT DECK PLAN

DEZIGNZ
DUSTIN BAZE
208-660-6397
DUSTIN@DEZIGNZ.COM

EXHIBIT D



PROPOSED DECK PLAN

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

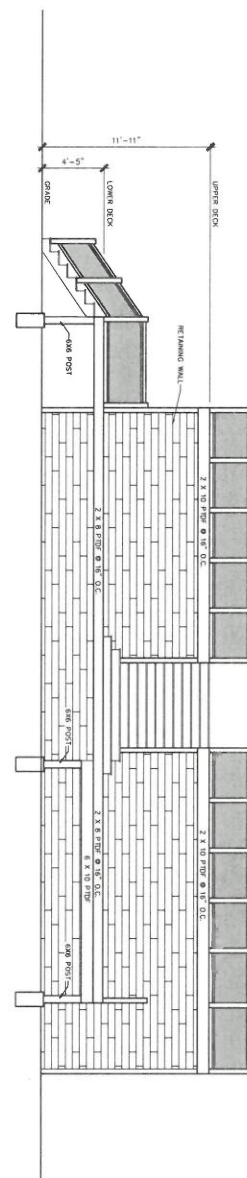
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DESIGNED AND CHECKED BY
DUSTIN BAZE
CREATED BY
DB
REVISIONS

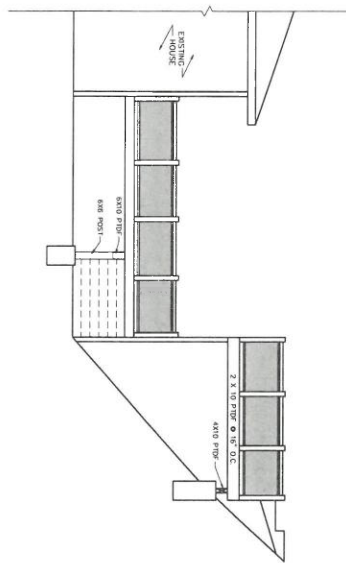
DECK ADDITION
793 VIA GAVIOTA, APTOS, CA 95003
MARINA SOUSA
PROPOSED DECK PLAN

DEZIGNZ
DUSTIN BAZE
208-660-6397
DUSTIN@DEZIGNZ.COM

EXHIBIT D

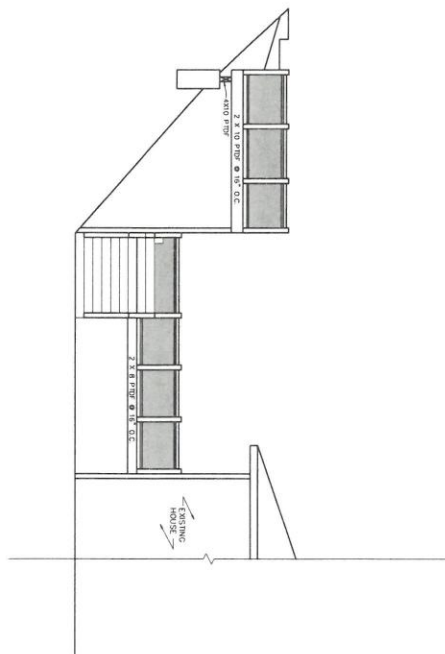


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION

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



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

NOTE

ELEVATIONS ARE PRELIMINARY
ONLY AND ARE SUBJECT TO
CHANGE

DEZIGNZ

DUSTIN BAZE
208-660-6397
DUSTIN@DDEZIGNZ.COM

EXHIBIT D

DECK ADDITION
793 VIA GAVIOTA, APTOS, CA 95003
MARINA SOUSA

ELEVATIONS

| | |
|-------------------------|---------|
| DESIGNED AND CHECKED BY | |
| DUSTIN BAZE | |
| DRAWN BY | DB |
| DATE | 5-30-23 |
| REVISIONS | |

SHEET NO.

A3

FOUNDATION NOTES

ALL FOOTING& SHALL BEAR ON FIRM, UNDISTURBED, NON-ORGANIC NATIVE SOIL, OR ON FILL COMPACTED TO 95% OF MAXIMUM DENSITY BASED ON ASTM D 1557 WITH-1 APPROPRIATE TESTING.

ALL PIERS AND FOOTINGS OUTSIDE OR AT THE PERIMETER OF THE STRUCTURE, OR IN OTHER UNHEATED AREAS SHALL BE SET TO A DEPTH OF AT LEAST 24" BELOW NATURAL GRADE, OR AT A DEPTH BELOW THE FROST LINE, WHICHEVER IS GREATER.

SOIL BEARING PRESSURE SHALL BE ASSUMED AT 1,500 PSF.

ALL FOOTING& ARE TO BE LEVEL OR STEPPED.

FOUNDATION WALLS AND FOOTINGS TO BE MIN. 2,500 PSI CONCRETE ("S SACK") AT 28 DAYS.

FOOTING WIDTH: 12" FOR ONE STORY, 15" WIDE FOR TWO STORY, 16" WIDE FOR BASEMENT WALLS.

DO NOT BACKFILL BASEMENT AND RETAINING WALLS UNTIL CONCRETE HAS REACHED 80% STRENGTH AND FLOOR FRAMING IS IN PLACE AND SHEATHED.

REFER TO DETAILS FOR DAMPROOFING OR WATERPROOFING. PROVIDE WATERPROOFING AT ALL BASEMENT CONDITIONS AND DAMPROOFING AT ALL CRAWL SPACE WALLS UNLESS NOTED OTHERWISE.

BACKFILL AROUND CONCRETE FOUNDATION& SHALL BE GRANULAR, DRAINING ROCK REFER TO PLANS FOR PERFORATED DRAIN PIPING IF REQUIRED.

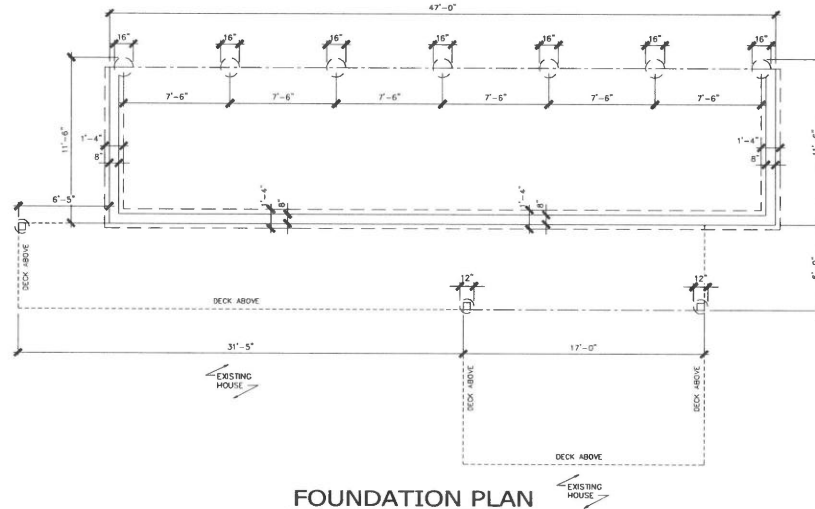
SILL PLATES TO BE PRESSURE TREATED HEM-FIR #2 OR BETTER. ATTACH TO CONCRETE STEW WALLS WITH 1/2" DIA X 10' ANCHOR BOLTS UNLESS NOTED OTHERWISE ON PLANS.

BOLT SPACING SHALL BE 72" O.C. AND WITHIN 12" OF EVERY CORNER, UNLESS MORE STRINGENT BRACED OR SHEAR WALL REQUIREMENTS APPLY.

REBAR:
ALL REINFORCING BAR TO BE DEFORMED BAR GRADE 40 #4 SIZE U.N.O. LAP SPICES A MINIMUM OF 40 BAR DIAMETERS (20" FOR #4 BAR) PROVIDE 3" MIN. CONCRETE COVER BETWEEN RE-BAR AND EDGE OF CONCRETE. REFER TO DRAWING& FOR RE-BAR SIZE AND LAYOUT.

DO NOT STAB RE-BAR. ALL RE-BAR SHALL BE PRE-TIED AND SET IN PLACE PRIOR TO CONCRETE POUR.

CONCRETE SLABS, MIN. COMPRESSIVE STRENGTH-1 OF 3,500 PSI. PROTECT SLABS FROM FREEZING. PROVIDE SAW-CUT OR TOOLED CONTROL JOINTS EVERY 20'-0" MAXIMUM. PROVIDE 6XS WWF OR GLASS FIBER MESH IN ALL SLABS.



FOUNDATION PLAN

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

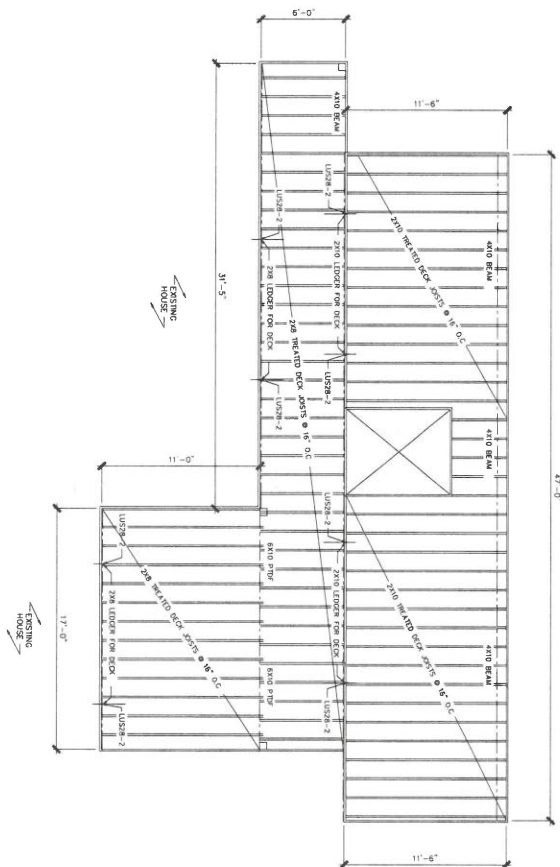
DECK ADDITION
793 VIA GAVIOTA, APTOS, CA 95003
MARINA SOUSA
FOUNDATION PLAN

DESIGNED AND CHECKED BY
DUSTIN BAZE
DRAFTED BY DB
DATE 5-30-23
REVISIONS

SHEET NO
S1

DEZIGNZ
DUSTIN BAZE
208-660-6397
DUSTIN@DEZIGNZ.COM

EXHIBIT D

[illegible]

DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"

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

| | |
|-------------------------|---------|
| DESIGNED AND CHECKED BY | |
| DISTIN BAZTE | |
| DRAWN BY | DB |
| DATE | 5-30-23 |
| REVISIONS | |
| SHEET NO. | |

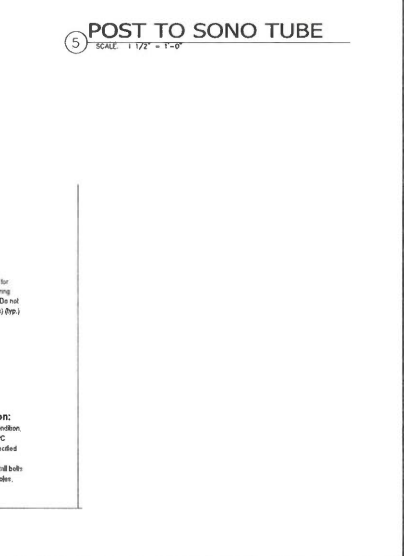
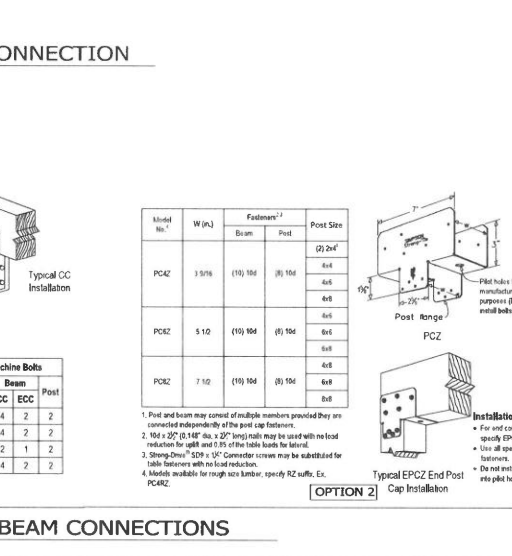
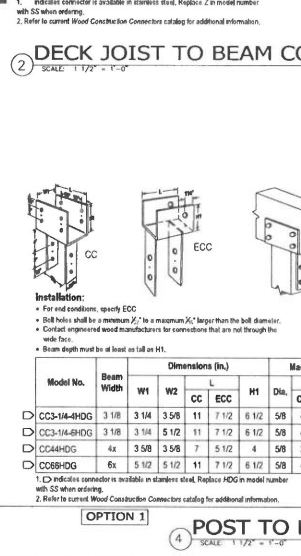
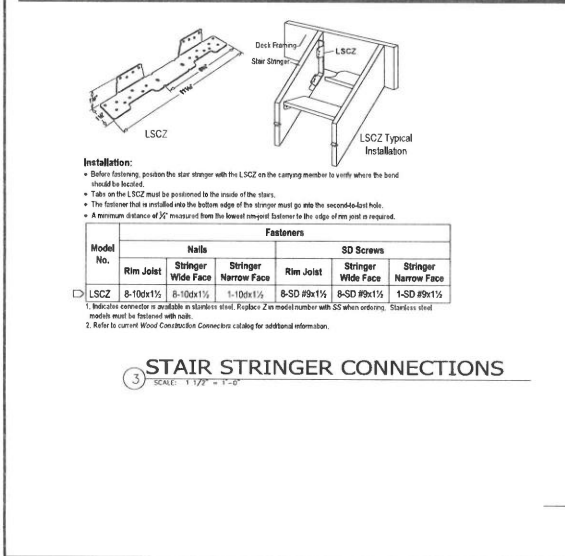
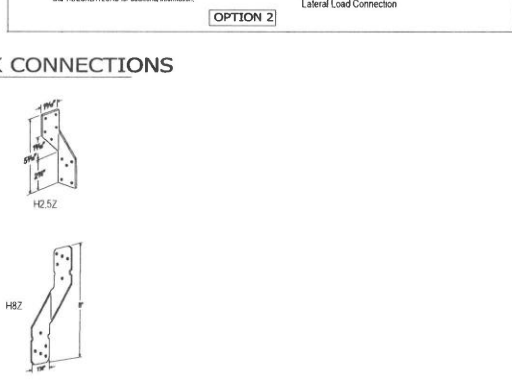
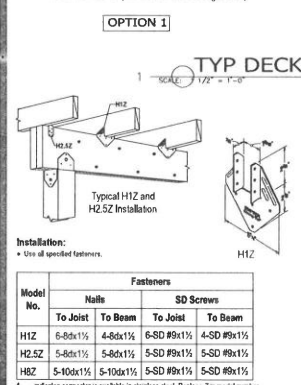
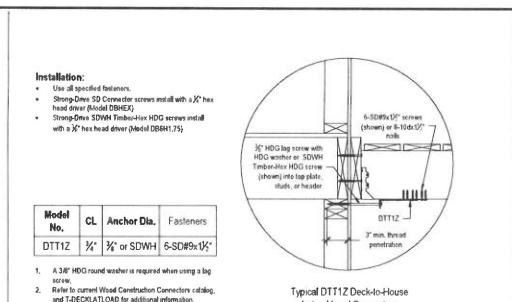
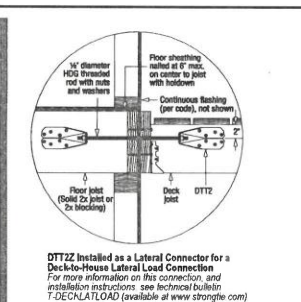
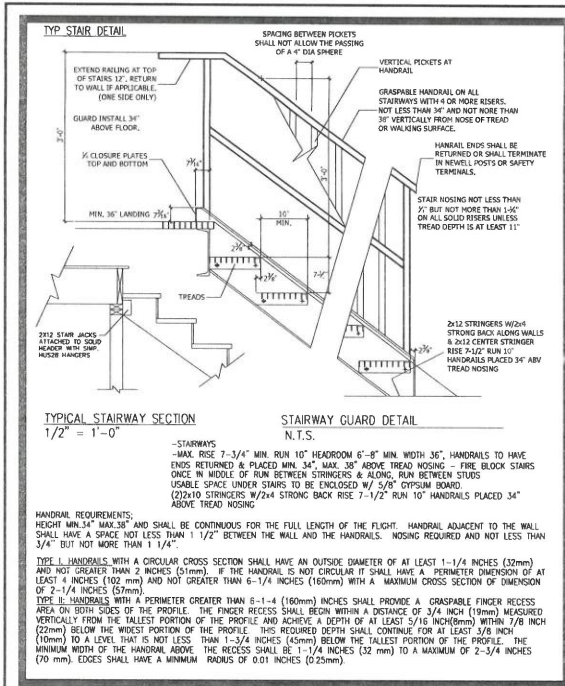
DECK ADDITION
793 VIA GAVIOTA, APTOS, CA 95003
MARINA SOUSA

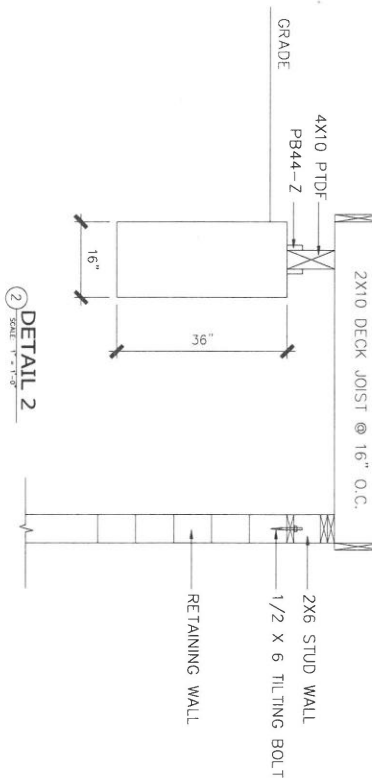
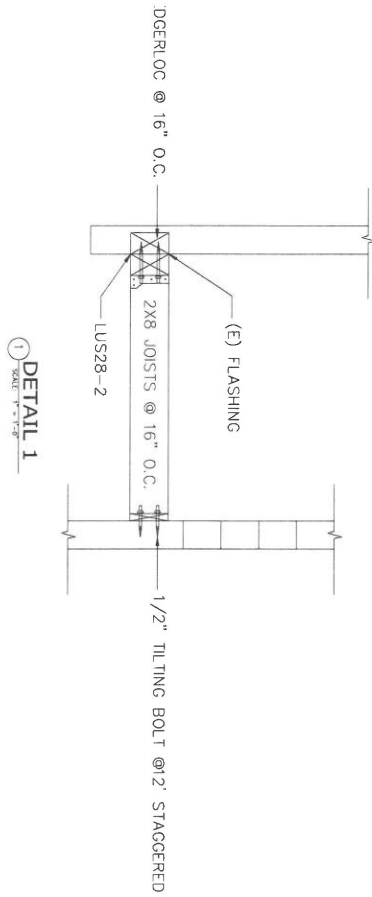
DECK FRAMING PLAN

DEZIGNZ

DUSTIN BAZE
208-660-6397
DUSTIN@DDEZIGNZ.COM

EXHIBIT D





S4

DESIGNED AND DRAWN BY
DUSTIN BAZE
DATE: 5.30.21
REVISIONS:

DECK ADDITION
793 VIA GAVIOTA, APTOS, CA 95003
MARINA SOUSA
DETAILS

DEZIGNZ

DUSTIN BAZE
208-660-6397
DUSTIN@DDEZIGNZ.COM

EXHIBIT D

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. APTOS RANCHO
SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-267

54-19

EXHIBIT E



Electronically redrawn 10/10/00 KSA
Rev. 10/10/00 KSA (Per to Pg. 62)
Rev. 6/15/01 mm (changed page refs)
Rev. 7/20/01 mm (changed page refs)
Rev. 6/4/2019 AN (per to page 23)



SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area

Hidden
Beach Park

VIA GAVIOTA

VIA CONCHA

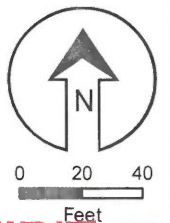
054-191-26

VIA GAVIOTA

Parcel: 05419126

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 5 Sep. 2023

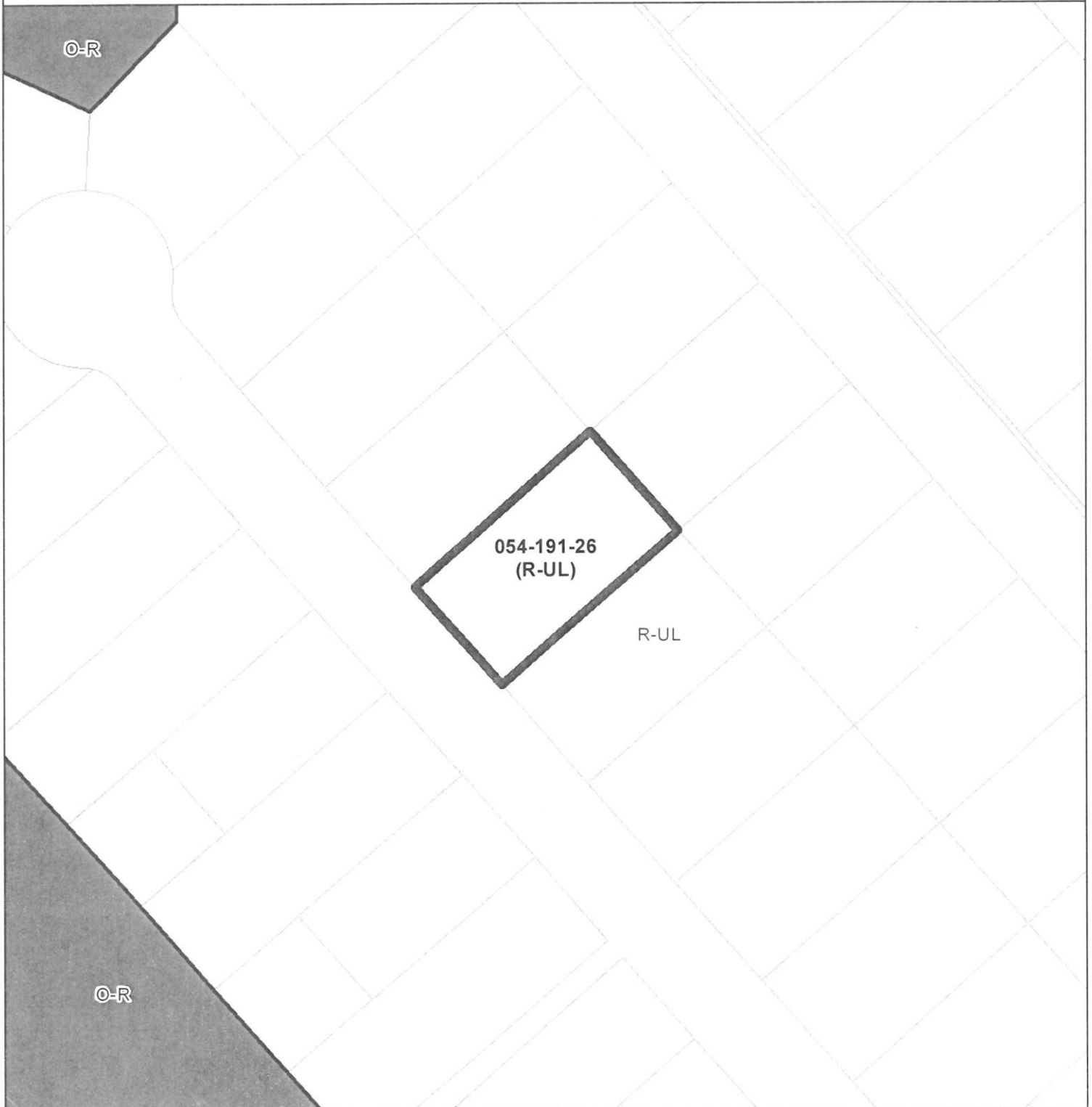






Parcel General Plan Map



Mapped
Area



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



0 20 40

Feet

Parcel Information

Services Information

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

Parcel Information

| | |
|------------------------------------|---|
| Parcel Size: | 6,272 square feet |
| Existing Land Use - Parcel: | Residential |
| Existing Land Use - Surrounding: | Residential |
| 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 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 |

Environmental Information

| | |
|--------------------|---|
| Geologic Hazards: | Not mapped/no physical evidence on site |
| Fire Hazard: | Not a mapped constraint |
| Slopes: | 0% to greater than 50% |
| Env. Sen. Habitat: | Not mapped/no physical evidence on site |
| Grading: | No grading proposed |
| Tree Removal: | No trees proposed to be removed |
| Scenic: | Mapped Scenic |
| Archeology: | Not mapped/no physical evidence on site |

SEASCAPE BEACH ASSOCIATION

September 6, 2023

THE DOROTHY CHIESA RESIDENCE TRUST AGREEMENT
c/o CAROLYN CHIESA
290 ST. ANDREWS DRIVE
APTOS, CA95003

RE: Architectural Application

Dear THE DOROTHY CHIESA RESIDENCE TRUST AGREEMENT,

The Architectural Review Committee has reviewed the application you submitted to 'Replace back deck and inclusion of a landing for landscape access. See plans.'

This has been conditionally approved, based on the fact that the County and Coastal Commission approvals will be required and that the trees at the rear of the property be maintained so as to not obstruct the view of other homeowners from above.

The committee has approved the application also subject to the following conditions:

1. All permits from public agencies be applied for and granted (if applicable)
2. Construction is in accordance with the plans submitted and approved.
3. All work must be in compliance with local building codes and requirements.
4. Homeowner acknowledges that any improvement not in compliance with City codes or requirements will be reported to the City Building Code inspector.

Please note, any variance to the approved plans (materials or dimensions) requires an amended approval. If the Architectural Committee does not approve the changes, the improvement(s) may have to be removed.

Please note, in order to be in compliance with the Associations' governing documents you must receive written ARC approval before you begin work. Failure to do so may end up in removal and/or fine.

Best of luck with your project.

On Behalf of the Architectural Review Committee

CC: Board of Directors

COMMUNITY MANAGEMENT BY:
ANDERSON & COMPANY | 783 RIO DEL MAR BLVD, SUITE 59 | APTOS, CA 95003
831.688.1090 | GENERAL@ACOMGT.COM



Jonathan DiSalvo

From: jamesdwolfe <jamesdwolfe@aol.com>
Sent: Monday, August 28, 2023 9:06 AM
To: Jonathan DiSalvo
Subject: Re: 793 Via Gaviota

Follow Up Flag: Follow up
Flag Status: Flagged

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Good morning Jonathan:

We met with the owners of 793 Via Gaviota over the weekend. They have committed to plant Monterey cypress trees behind the deck providing screening of the deck that will mitigate the impact of the size of the deck and noise emanating from the deck. Consequently we now have no objection to the neighbor's plan to put in the deck with a side yard variance.

Thank you for your help in this matter.

If you have any questions, please contact me.

Best regards,
Jim and Karen Wolfe
183 Via Concha.

On Aug 15, 2023, at 9:07 AM, Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcounty.us> wrote:

Hello Jim,

Apologies, I forgot to mention that I am working remotely today. You can call me at the following phone number: 831-359-7754.

Thanks,

<image001.png>

Jonathan DiSalvo

Senior Planner
Community Development & Infrastructure

Phone: 831-454-3157
701 Ocean Street, Room 400

From: Dr. Wolfe <jamesdwolfe@aol.com>
Sent: Monday, August 14, 2023 5:02 PM
To: Jonathan DiSalvo <Jonathan.DiSalvo@santacruzcounty.us>
Subject: Re: 793 Via Gaviota