



Staff Report to the Zoning Administrator

Application Number: **231173**

Applicant: Robert Grinager

Owner: Craig Worthley

APN: 040-217-04

Site Address: 545 Cathedral Drive, Aptos 95003

Agenda Date: 12/15/23

Agenda Item #: 4

Time: After 9:00 a.m.

Project Description: Proposal to construct a 216 square-foot addition to an existing detached accessory structure (garage with storage and an unenclosed underfloor).

Location: Property is located on the western side of Cathedral Drive, approximately 0.25 miles from the intersection of Trout Gulch Road and Cathedral Drive in Aptos (545 Cathedral Drive).

Permits Required: Variance to exceed the maximum height of 28 feet by five feet and to reduce the rear-yard setback from 15 feet to 10.6 feet.

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 231173, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is an irregular shape that contains five sides. The topography of the parcel is steeply sloped downward, away from Cathedral Drive. The subject parcel is approximately 10,300 square-feet in size and developed with a 1,719 square-foot single-family dwelling and a 936 square-foot detached garage.

The existing garage conforms to the site standards for the zone district however the back wall of the garage runs parallel to the rear-yard setback, which creates an irregularly shaped structure. The result is a garage with unequal length sides preventing two cars from being parked inside. The proposed addition will add nine feet of wall length to the upper and lower levels, resulting in a structure that is square on all sides, and can fit two cars. The proposed addition will encroach into the rear-yard setback by approximately five feet.

The front of the garage measures approximately 11-feet tall while the rear measures 28-feet (measured from the roof edge to the finished grade below). The proposed addition will be constructed over downward sloping grade below. Due to the site's topography and the County's

method for measuring height, the nine-foot wall extension would result in the structure that measures approximately 32-feet from the roof edge to the finished grade below. There are no proposed changes to the southern and eastern walls.

Variance

As proposed, the project requires a variance to reduce the rear-yard setback from 15 feet to 10 feet, and to exceed the maximum height of 28 feet by five feet. Due to the sloping topography and the irregular shape of the parcel, special site conditions exist to support the granting of a variance.

Reducing the rear-yard setback and allowing an increase in maximum height would be in harmony with the intent of the zoning ordinance in that the proposed addition would result in a structure that is visually compatible with surrounding development. The proposed addition would also reduce the demand for on-street parking by creating an additional parking space on the project site.

Further, the project would not result in a granting of special privileges in that many of the properties along Cathedral Drive content with similar topographic constraints which restrict development.

Zoning & General Plan Consistency

The subject property is a 10,323 square foot lot, located in the R-1-15 (Single-Family Residential) zone district, a designation which allows residential uses. The proposed garage addition is a principal permitted use within the zone district and the zoning is consistent with the site's R-M (Mountain Residential) General Plan designation.

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 **231173**, 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: Michael Lam
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3371
E-mail: Michael.Lam@santacruzcountyca.gov

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. Report review letters

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: 231173

Assessor Parcel Number: 040-217-04

Project Location: 545 Cathedral Drive, Aptos 95003

Project Description: Proposal to construct a 216 square-foot addition to an existing detached accessory structure (garage with storage and an unenclosed underfloor).

Person or Agency Proposing Project: Robert Grinager

Contact Phone Number: (831) 426-4264

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

Specify type: Class 1 – Existing Facilities (Section 15301).

F. Reasons why the project is exempt:

Construction of a less than 2,500 square foot addition to an existing structure.

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

Michael Lam, Project Planner

Date:_____

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 parcel is zoned for residential uses and the proposed addition is a principally permitted use in the zone district. The proposed variances are supported due to special circumstances applicable to the property, which include the irregular parcel shape and the steeply sloped topography.

Rear-Yard Setback: The western wall of the garage runs parallel with rear-yard setback, which results in a trapezoidal shaped structure. The northern side of the garage is limited by the rear-yard setback, and measures 15-feet in length, compared to the southern side which measures 24-feet. This short side prevents the garage from having enough area to accommodate two parking spaces that conform to the County's parking space standards (8.5 feet x 18 feet per parking space). The proposed addition would create a square-shaped garage that contains two parking spaces. The addition would encroach into the rear-yard setback by approximately five feet.

Height: The subject property is constrained by slopes that drop off steeply toward the rear of the parcel. The topography of the parcel results in a structure that measures 11-feet at the southeastern corner and 28-feet at the northwestern corner. The existing grade at the rear of the parcel continues to slope downward. The proposed addition will have a finished grade that is approximately five-feet lower than the existing finished grade. Although the height will not appear taller from the street, the proposed addition will measure 33-feet down to the finished grade below.

The strict application of the zoning ordinance, given the unique shape and topography, deprives the property of constructing a conforming addition to the existing garage. Therefore, the proposed variance to increase in allowed height of 28 feet to 33 feet and reduction to the 15-foot rear yard setback to 10 feet can be supported.

2. That the granting of the variances 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 addition to the existing garage is an allowed use in residential zone districts. The proposed addition will be constructed to the western side of the existing garage. A reduction in the rear-yard setback will not be detrimental to public health, safety, or welfare or be injurious to property or improvements in the vicinity. The increased height will not adversely impact adjacent properties, as the topography and existing vegetation provides natural screening from adjacent properties. Furthermore, the project will result in an additional off-street parking space which will reduce the demand for on-street parking.

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.

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Owner: Craig Worthley

This finding can be made, in that a variance can be approved on any residentially zoned parcel. A variance approval is a discretionary authorization of exceptions to the zoning district site and development standards for a property. The shape of the parcel constrains potential development in the rear yard. The topography of the parcel will inherently result in structures that reach the maximum allowed height. Reducing the rear yard setback by five feet and allowing the structure to exceed the maximum height by five feet would not constitute a grant of special privileges that are inconsistent with the limitations upon other properties in the vicinity. The surrounding parcels are encumbered with similar topographic constraints that are consistent with the subject property's developability. Due to the topographic constraints present along Cathedral Drive, granting of such variances would not constitute a grant of special privileges.

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 garage 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-1-15 (Single-Family Residential) zone district as the primary use of the property will be one single family dwelling with a detached garage that meets all current site standards for the zone district with the exception of rear-yard setbacks and maximum height for which a variance can be supported.

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-M (Mountain-Residential) land use designation in the County General Plan.

The proposed addition 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 addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district with exception to the rear yard setback and maximum height, where a variance to the site standards can be supported.

The garage 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 addition will comply with the site standards for the R-1-15 zone district (including lot coverage, floor area ratio, and number of stories), with the exception of setbacks and height for which a variance can be supported. As proposed, the project will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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 addition is to be constructed to an existing garage. The project is not expected to result in additional traffic generated by the site, therefore will not adversely impact existing roads or intersections in the surrounding area. The proposed garage addition will not overload utilities are already serving the project site.

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 addition is consistent with the land use intensity and density of the neighborhood. The proposed project will include new shingle siding and roof material to match the main dwelling on site. The existing dwelling utilizes wood colored shingle siding to blend with the surrounding environment.

Conditions of Approval

Exhibit D: Project plans, prepared by SC Building Design, dated April 20, 2023.

- I. This permit authorizes the construction of an addition to an existing garage, 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. Grading, drainage, and erosion control plans.
 4. 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.

5. 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. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
 - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - G. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
 - H. Provide required off-street parking for three 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.
 - I. 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

Application #: 231173
APN: 040-217-04
Owner: Craig Worthley

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.

GARAGE ADDITION &
NEW RETAINING WALL
FOR
CRAIG T. WORTHLEY
545 CATHEDRAL DRIVE
APTOS, CA

VICINITY MAP



PROJECT DIRECTORY

OWNER	CRAIG T. WORTHLEY 545 CATHEDRAL DRIVE APTOS, CA 95003 408-742-1715 CRAIG.T.WORTHLEY@GMAIL.COM
DESIGNER	ROBERT GRINAGER SC BUILDING DESIGN, INC. PO BOX 186 CAPITOLA, CA 95010 831-426-4264 INFO@SCBUILDINGDESIGN.COM
GEOTECHNICAL	HARO, KASUNICH AND ASSOCIATES, INC. 116 EAST LAKE AVENUE WATSONVILLE, CA 95076 831-722-4175 ABUCKNER@HAROKASUNICH.COM
CIVIL	JEFF ROPER ROPER ENGINEERING 48 MANN AVE CORRALITOS, CA 95076-1114 831-724-5300 JEFF@ROPERENGINEERING.COM
STRUCTURAL	ANDREW H. PETERSEN CONSULTING ENGINEER 1697 MARSELLE LN ROSEVILLE, CA 95747 831-686-2006 ANDREW@HHH@MAC.COM

SITE & PLANNING DATA

APN:	040-217-04
ADDRESS:	545 CATHEDRAL DR.
LOT SIZE:	10,357 SQFT
ZONING:	R-1-15
WUI:	SRA MODERATE
LOT COVERAGE:	21%
FLOOR AREA RATIO:	26%

PROJECT DESCRIPTION

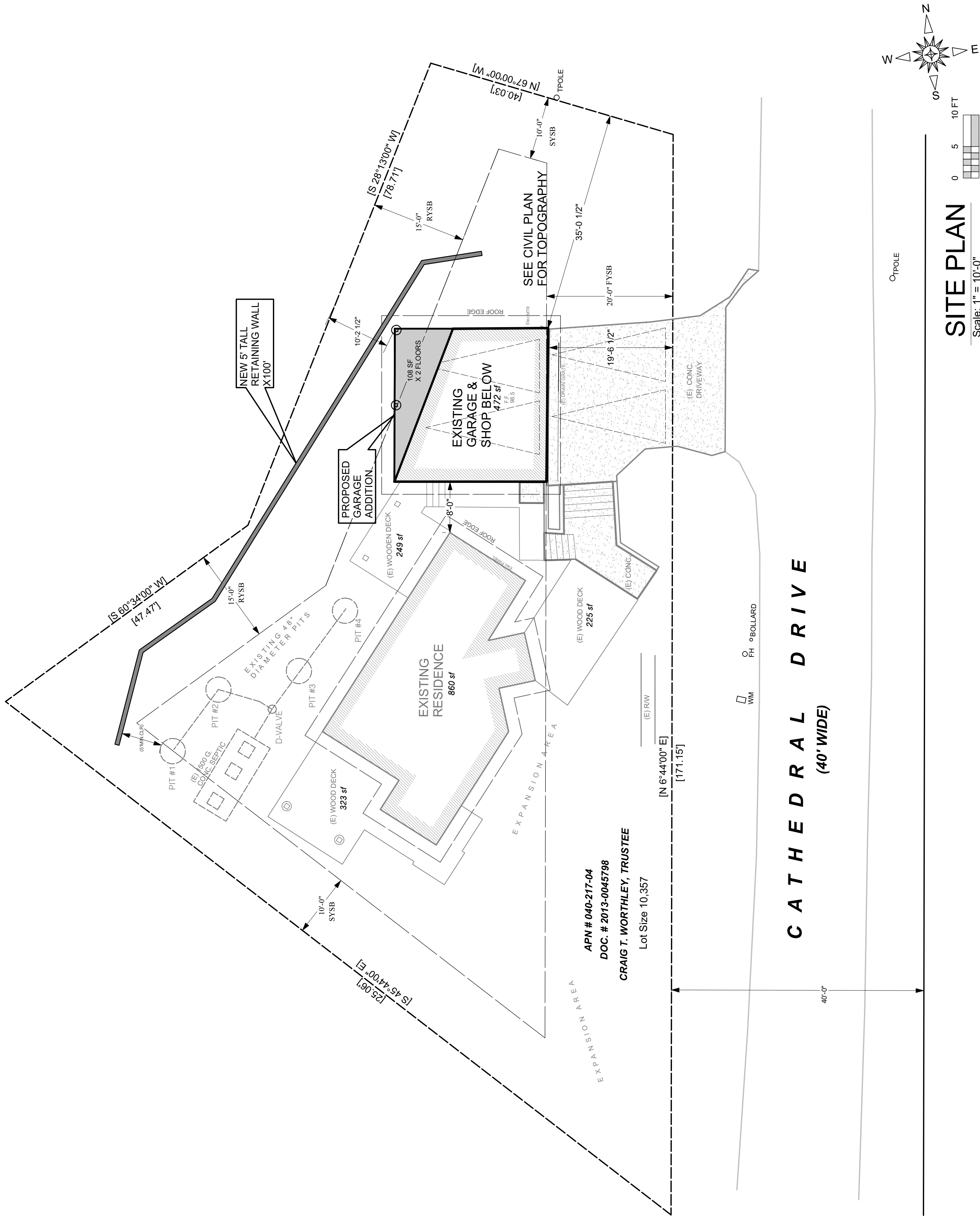
1. AT AN EXISTING DETACHED TWO-STORY ACCESSORY BUILDING COMPRISED OF A STREET LEVEL GARAGE AND NON-CONDITIONED LOWER FLOOR SHOP :
A. EXTEND BACK AND RIGHT SIDE WALLS OF GARAGE SUCH THAT THE RESULTING GEOMETRY OF THE FLOOR PLAN IS A TRUE RECTANGLE, FROM THE EXISTING TRAPEZOID SHAPE.
B. REBUILD ROOF OF GARAGE FROM A FLAT ROOF TO A GABLE ROOF, TO MATCH THE EXISTING CHARACTER OF THE EXISTING MAIN DWELLING.
C. EXTEND BACK AND RIGHT SIDE WALLS OF SHOP TO MATCH THE EXTENSION OF THE GARAGE FLOOR ABOVE.
D. REPLACE SIDING ON ENTIRE STRUCTURE TO MATCH RESIDENCE.
2. NEW SITE RETAINING WALL OF 100 LINEAR FEET, APPROXIMATELY FOUR TO FIVE FEET IN HEIGHT.

DRAWING INDEX

PAGE	SHEET	DESCRIPTION
1	G1	COVER SHEET
2	P1	PLANNING SITE PLAN
3	P2	PHOTOS EXISTING
4	P3	PLANNING 3D RENDERINGS
5	C1	GRADING PLAN
6	A1	EXISTING FLOOR PLANS
7	A2	PROPOSED FLOOR PLANS
8	A3	EXISTING ELEVATIONS FRONT & REAR
9	A4	NEW ELEVATIONS FRONT & REAR
10	A5	EXISTING ELEVATIONS LEFT & RIGHT
11	A6	NEW ELEVATIONS LEFT & RIGHT
12	A7	SECTION

OWNER CRAIG T. WORTHLEY 545 CATHEDRAL DR APTOS, CA 95003	
REV.	DATE DESCRIPTION
NO DATE ISSUE NOTE	
Project Manager Drawn By	
Date APRIL 20, 2023	
Reviewed By	
Project Title WORTHLEY VARIANCE	
Sheet Title	

GARAGE ADDITION & NEW RETAINING WALL



OWNER
CRAIG T. WORTHLEY
545 CATHEDRAL DR
APTOS, CA 95003

REV.	DATE	DESCRIPTION
1	7/20/23	REVISION

NO.	DATE	ISSUE NOTE
Project Manager		
		Drawn By

Date APRIL 20, 2023	Reviewed By
Project ID	
WORTHLEY VARIANCE	
Sheet Title	

PLANNING SITE PLAN

GARAGE ADDITION & NEW RETAINING WALL

545 CATHEDRAL DR
APTOS, CA 95003
A.P.N. 040-217-04



EXISTING GARAGE & SHOP REAR YARD VIEW

EXISTING
RESIDENCE



STREET SCAPE EXISTING GARAGE

PHOTOS EXISTING

Sheet No.

P2

TOWNER
CRAIG T. WORTHLEY
545 CATHEDRAL DR
APTOS, CA 95003

REV.	DATE	DESCRIPTION
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NO.	DATE	ISSUE NOTE
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Project Manager	Drawn By
APRIL 20, 2023	Reviewed By
Project Title	WORTHLEY VARIANCE
Sheet Title	



EXISTING FRONT



PROPOSED FRONT



EXISTING REAR



PROPOSED REAR

GARAGE ADDITION & NEW RETAINING WALL

545 CATHEDRAL DR
APTOS, CA 95003
A.P.N. 040-217-04

info@scbuildingdesign.com

831.426.4264

CAPTITOLA, CA 95010

SC BUILDING
DESIGN, INC.

Sheet No.

P3

PLANNING 3D
RENDERING

Project No. WORTHLEY VARIANCE
Sheet Title

Reviewed By

Drawn By

Project Manager

NO.

DATE

ISSUE NOTE

REV.

DATE

DESCRIPTION

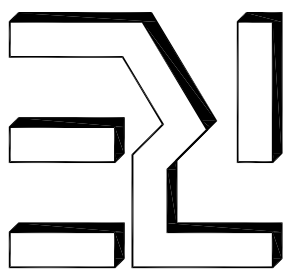
OWNER

CRAIG T. WORTHLEY
545 CATHEDRAL DR
APTOS, CA 95003



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS NOT VALID. THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com



GARAGE ADDITION FOR CRAIG WORTHLEY
545 CATHEDRAL DRIVE, APTOS APN 040-217-04
PRELIMINARY GRADING PLAN

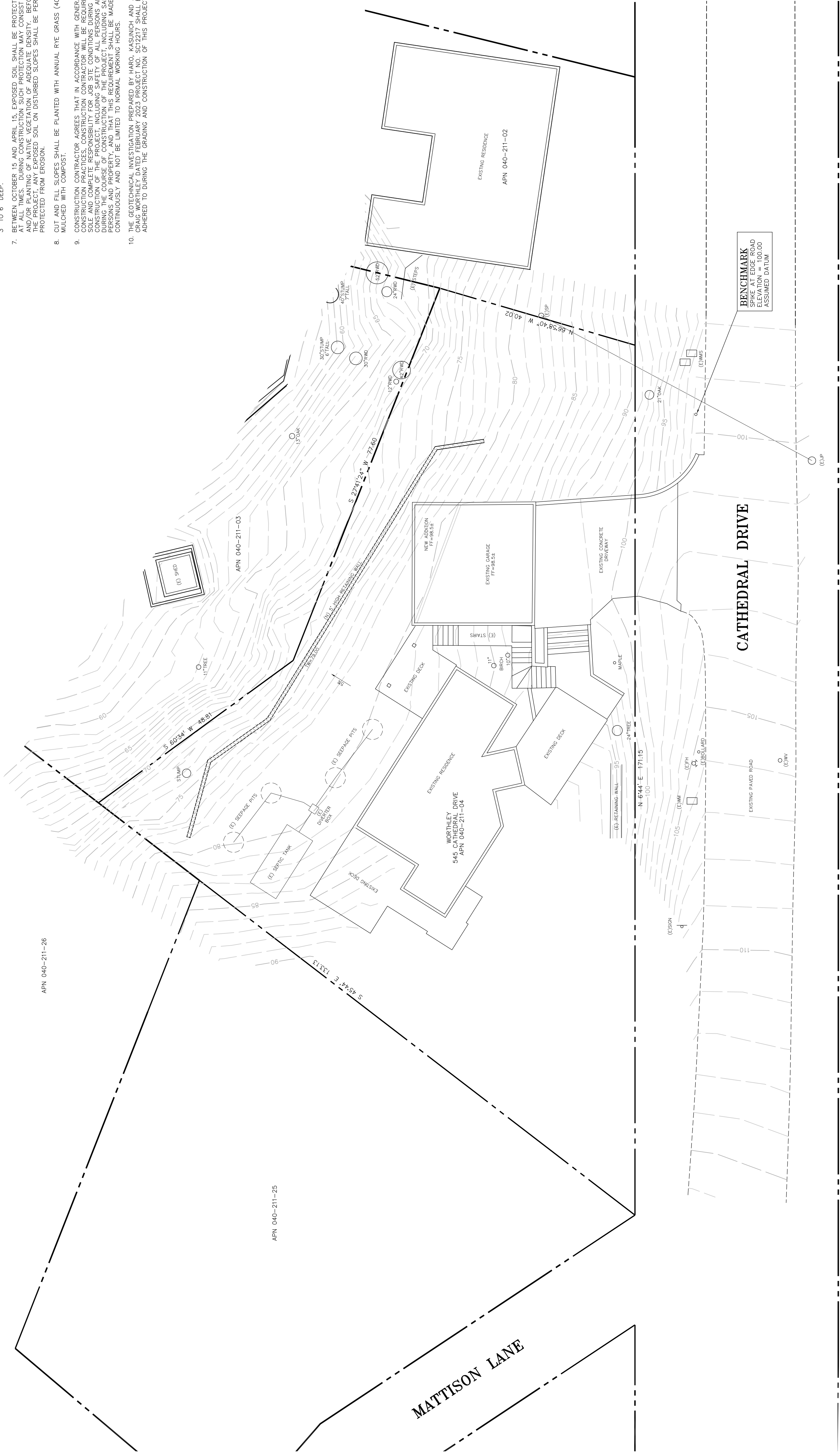
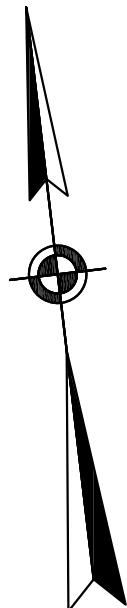
SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	APRIL 20, 2023
REVISED:	
JOB NO:	22053
SHEET	

C1

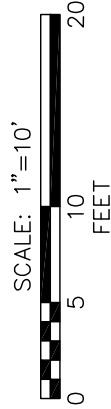
OF 1 SHEETS

GRADING NOTES

1. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
2. VEGETATION, ROOTS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
3. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE ENGINEER.
4. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
5. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
6. AFTER GRADING, SPREAD TOPSOIL FROM STRIPPINGS ON SLOPES AND LANDSCAPED AREAS 3" TO 6" DEEP.
7. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND COVERING EXPOSED SOIL WITH EROSION CONTROL MATS. ANY EROSION CONTROL MEASURES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
8. CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRE) AND MULCHED WITH COMPOST.
9. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND CONDITIONS OF THE PROJECT, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
10. THE GEOTECHNICAL INVESTIGATION PREPARED BY HARO, KASUNICH AND ASSOCIATES FOR CRAIG WORTHLEY DATED FEBRUARY 2023 PROJECT NO. SC12217 SHALL BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THIS PROJECT.

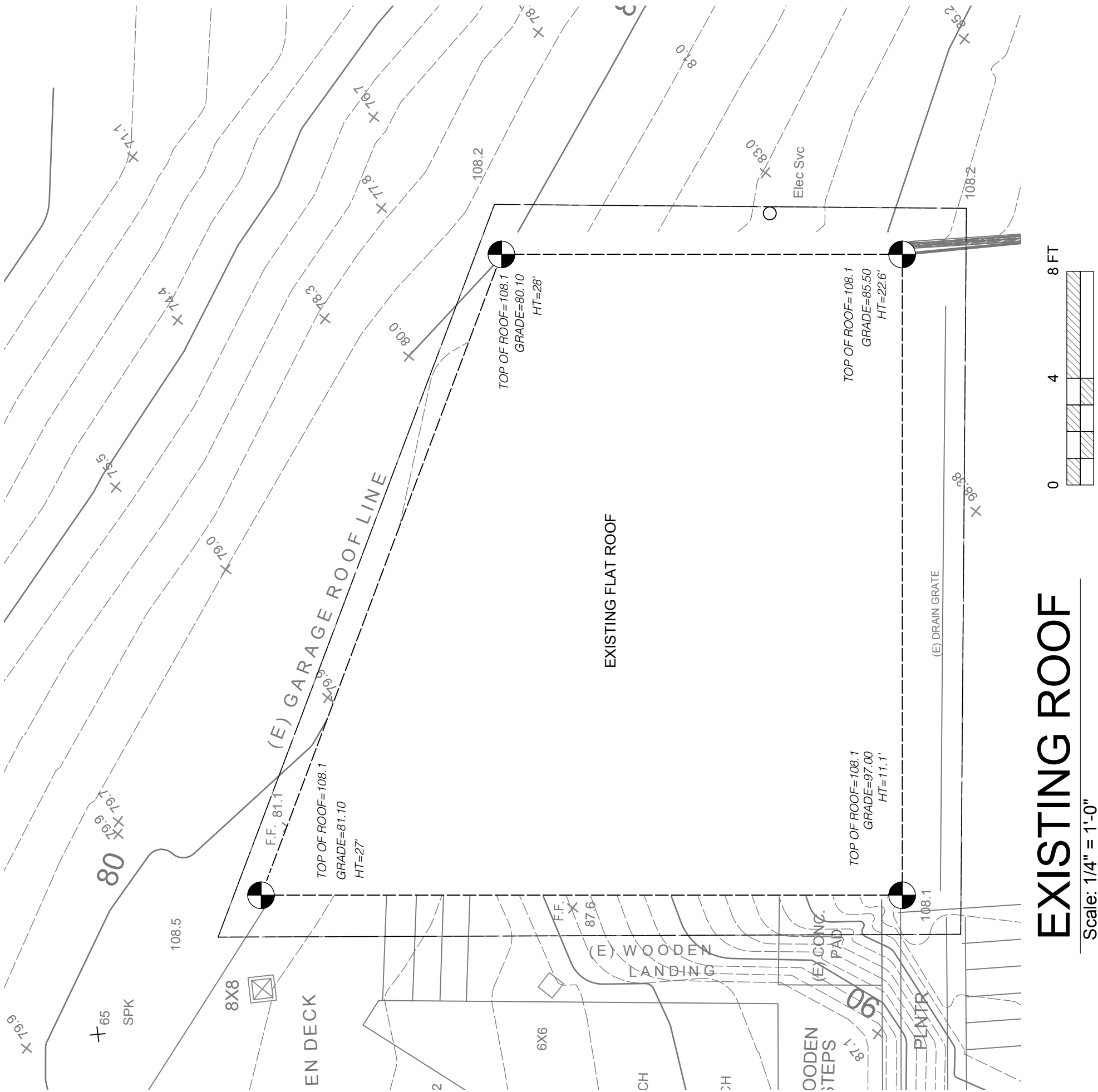


PRELIMINARY GRADING PLAN



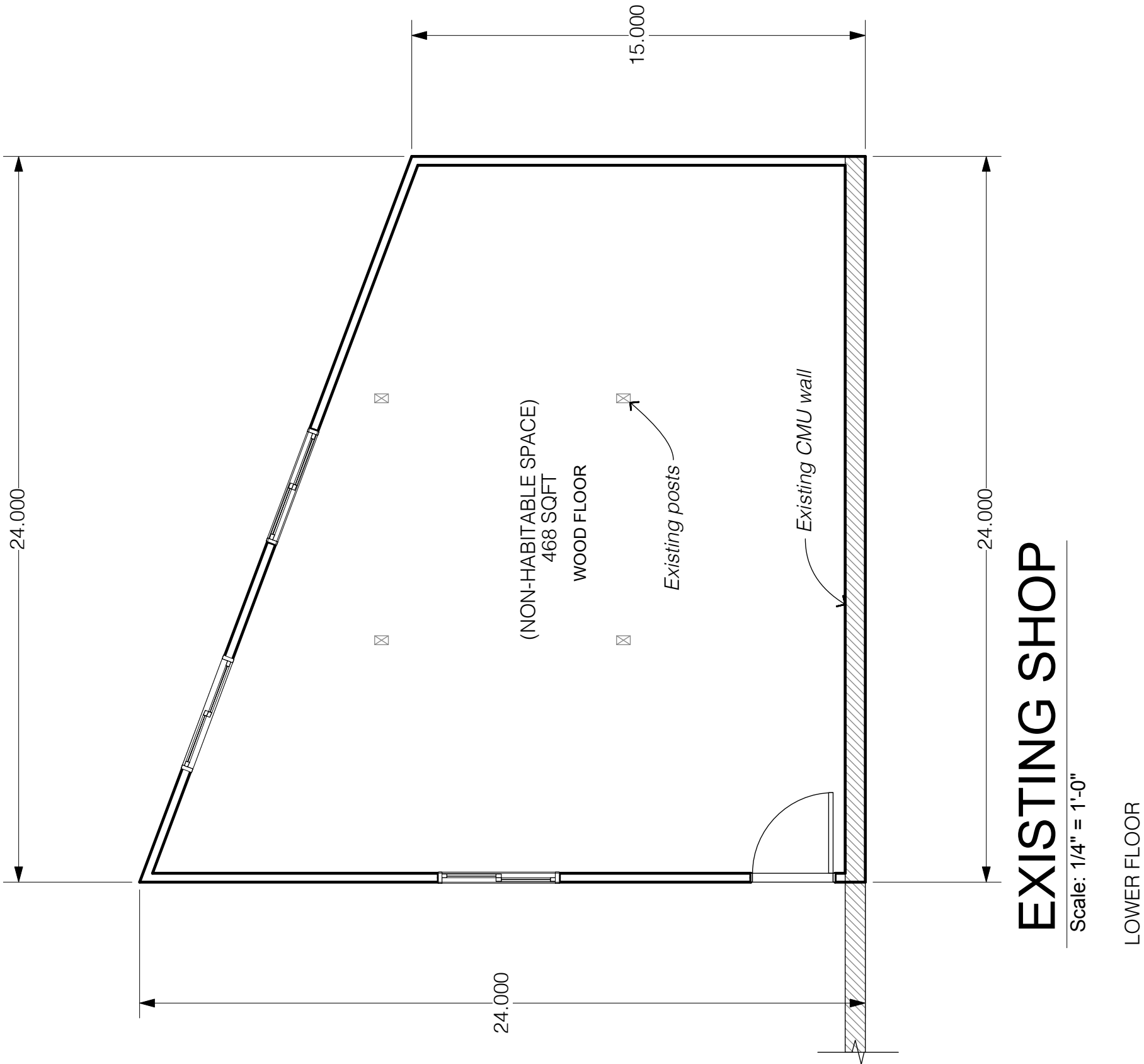
TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY RICK THOMPSON, PROFESSIONAL LAND SURVEYOR, LICENSE NO. 53333, STATE OF CALIFORNIA. BOUNDARY LINES COMPILED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

GARAGE ADDITION & NEW RETAINING WALL

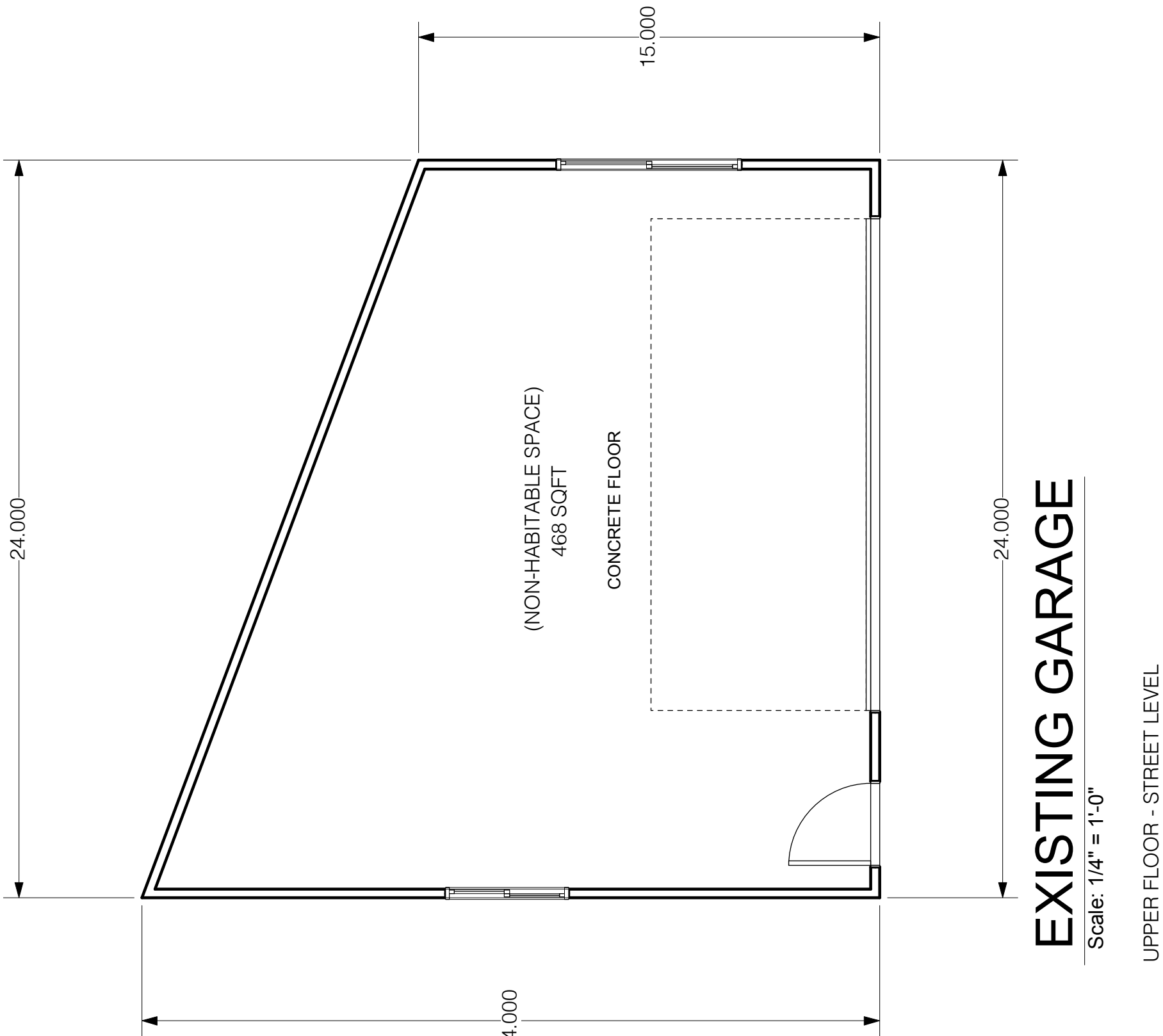


EXISTING ROOF

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



LOWER FLOOR



UPPER FLOOR - STREET LEVEL

TOWNER
CRAIG T. WORTHLEY
545 CATHEDRAL DR
APTOS, CA 95003

REV. DATE DESCRIPTION

NO. DATE ISSUE NOTE

Project Manager Drawn By

Date APRIL 20, 2023 Reviewed By

Project Title WORTHLEY VARIANCE

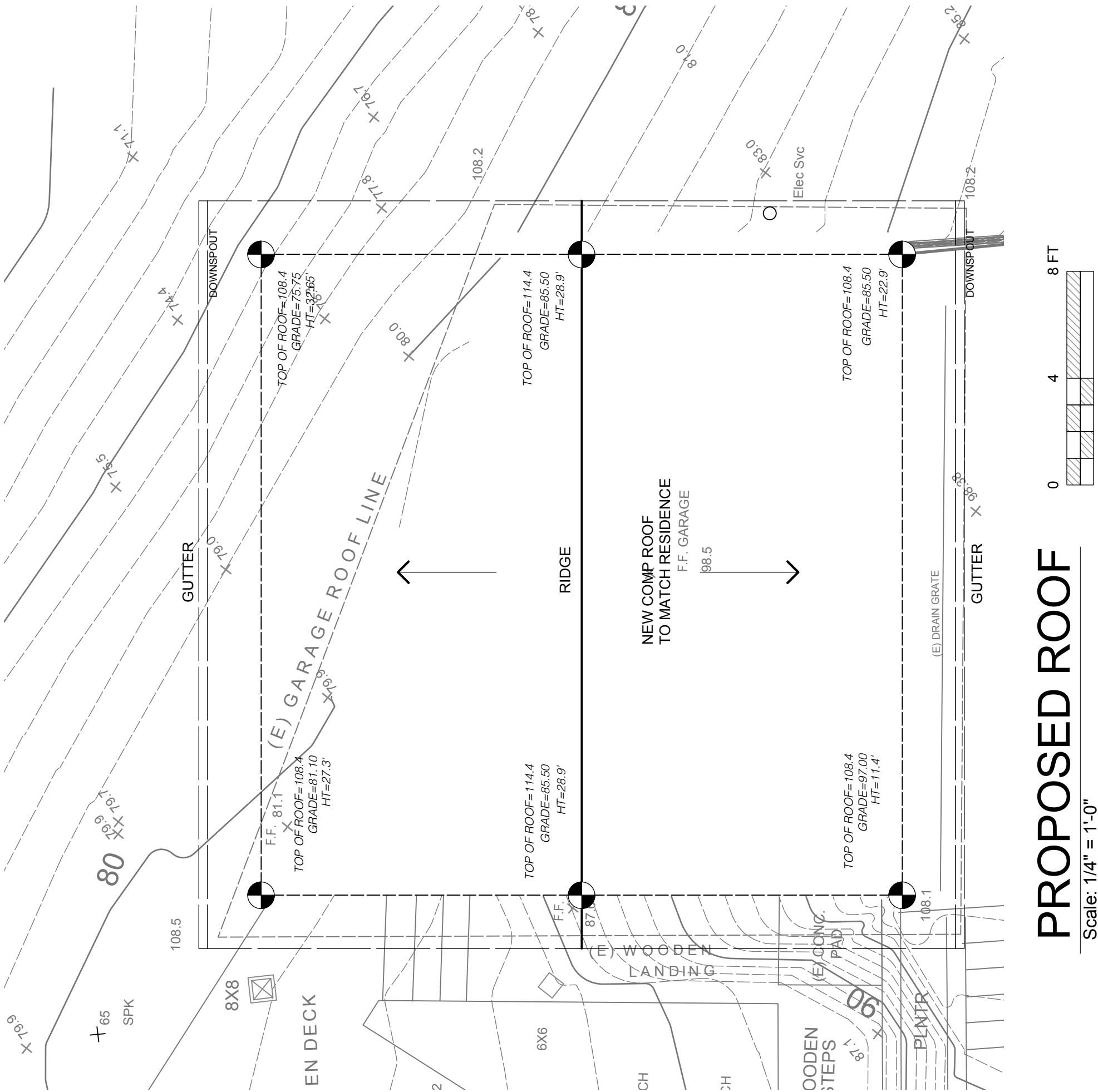
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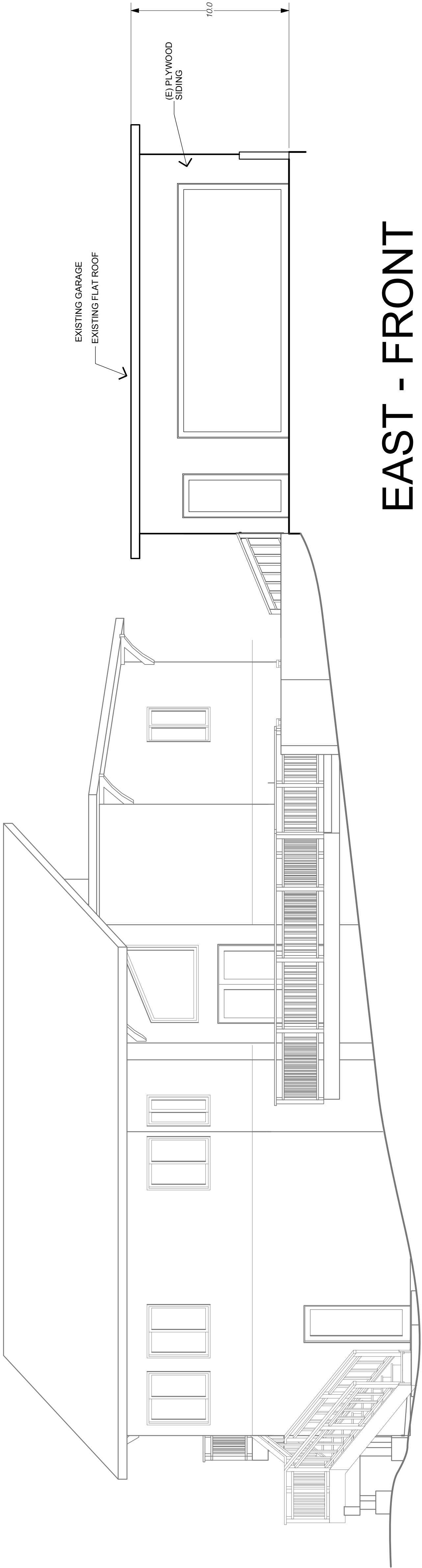
EXISTING PLANS

Sheet No.

A1

GARAGE ADDITION & NEW RETAINING WALL





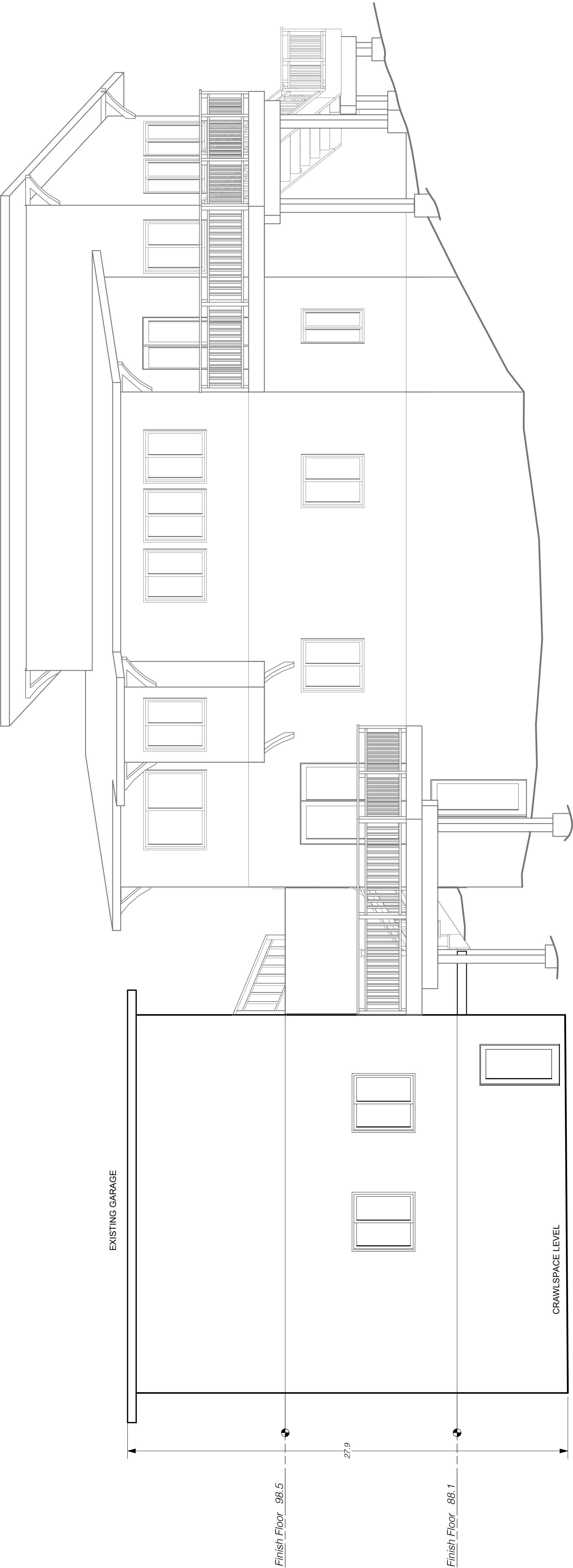
EAST - FRONT

GARAGE ADDITION & NEW RETAINING WALL

545 CATHEDRAL DR
APTOS, CA 95003
A.P.N. 040-217-04

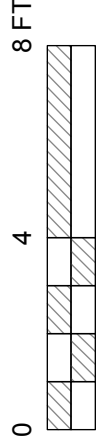
SC BUILDING
DESIGN, INC.

PO BOX 186
CAPITOLA, CA 95010
831.426.4264
info@scbuildingdesign.com



WEST - REAR

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



A3

Sheet No.

EXISTING
ELEVATIONS FRONT
& REAR

Sheet Title

Project Title: WORTHLEY VARIANCE

Reviewed By

APRIL 20, 2023

Project Manager

NO.

DATE

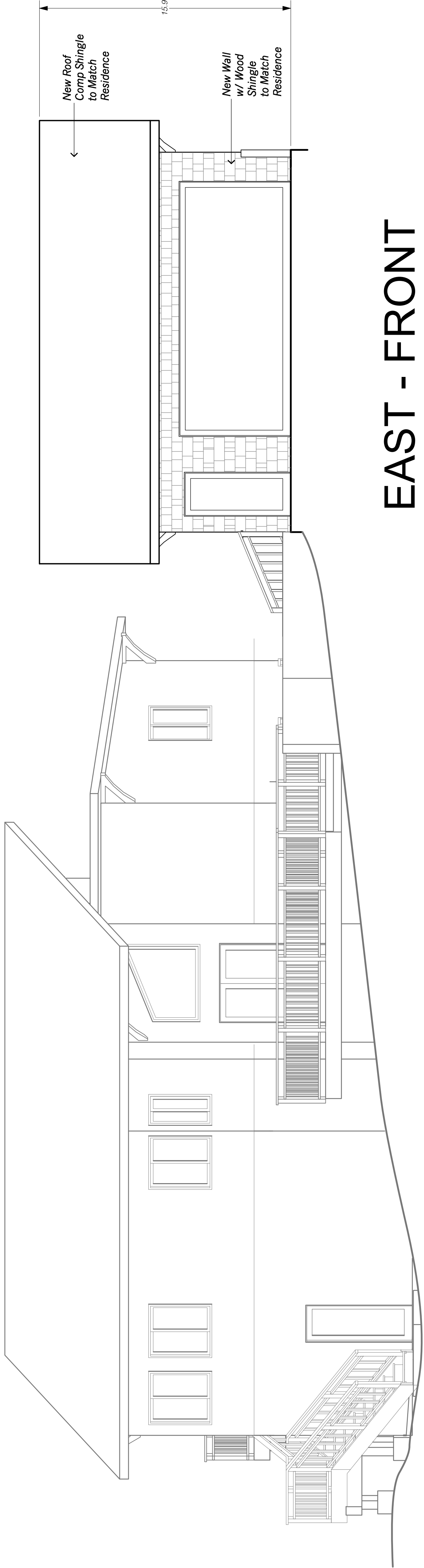
ISSUE NOTE

REV.

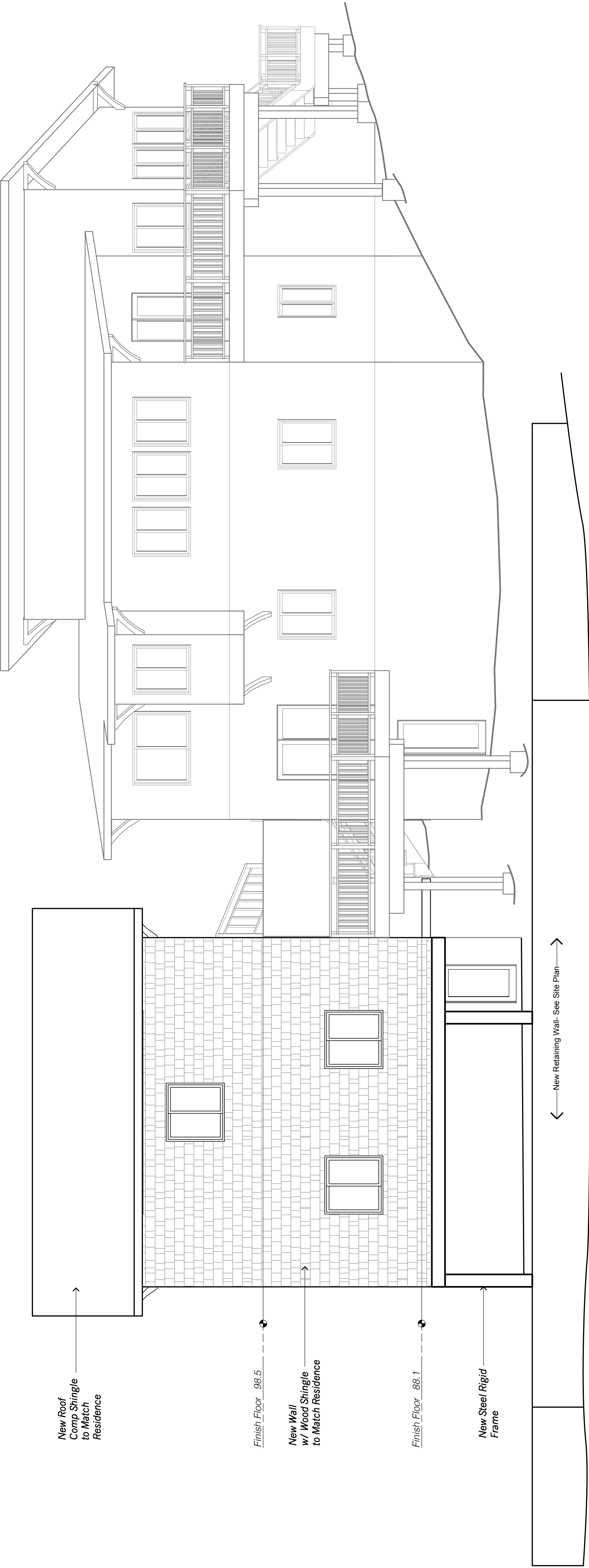
DATE

DESCRIPTION

TOWNER
CRAIG T. WORTHLEY
545 CATHEDRAL DR
APTOS, CA 95003

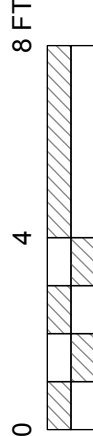


EAST - FRONT



WEST - REAR

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

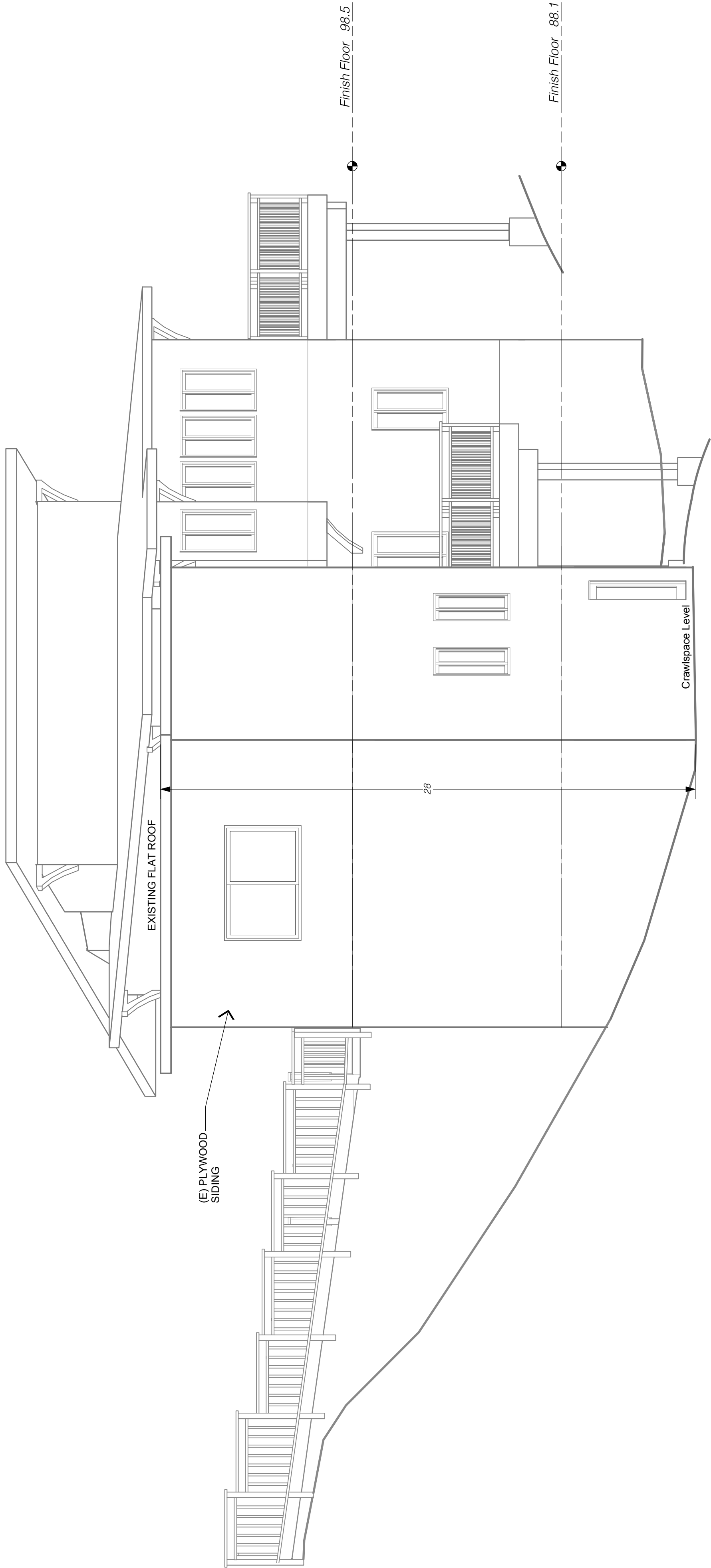


OWNER		CRAIG T. WORTHLEY 545 CATHEDRAL DR APTOS, CA 95003	
REV.	DATE	DESCRIPTION	
NO.		DATE	ISSUE NOTE
Project Manager		Drawn By	
Date		Revised By	
APRIL 20, 2023			
Project Title		WORTHLEY VARIANCE	
		Sheet Title	

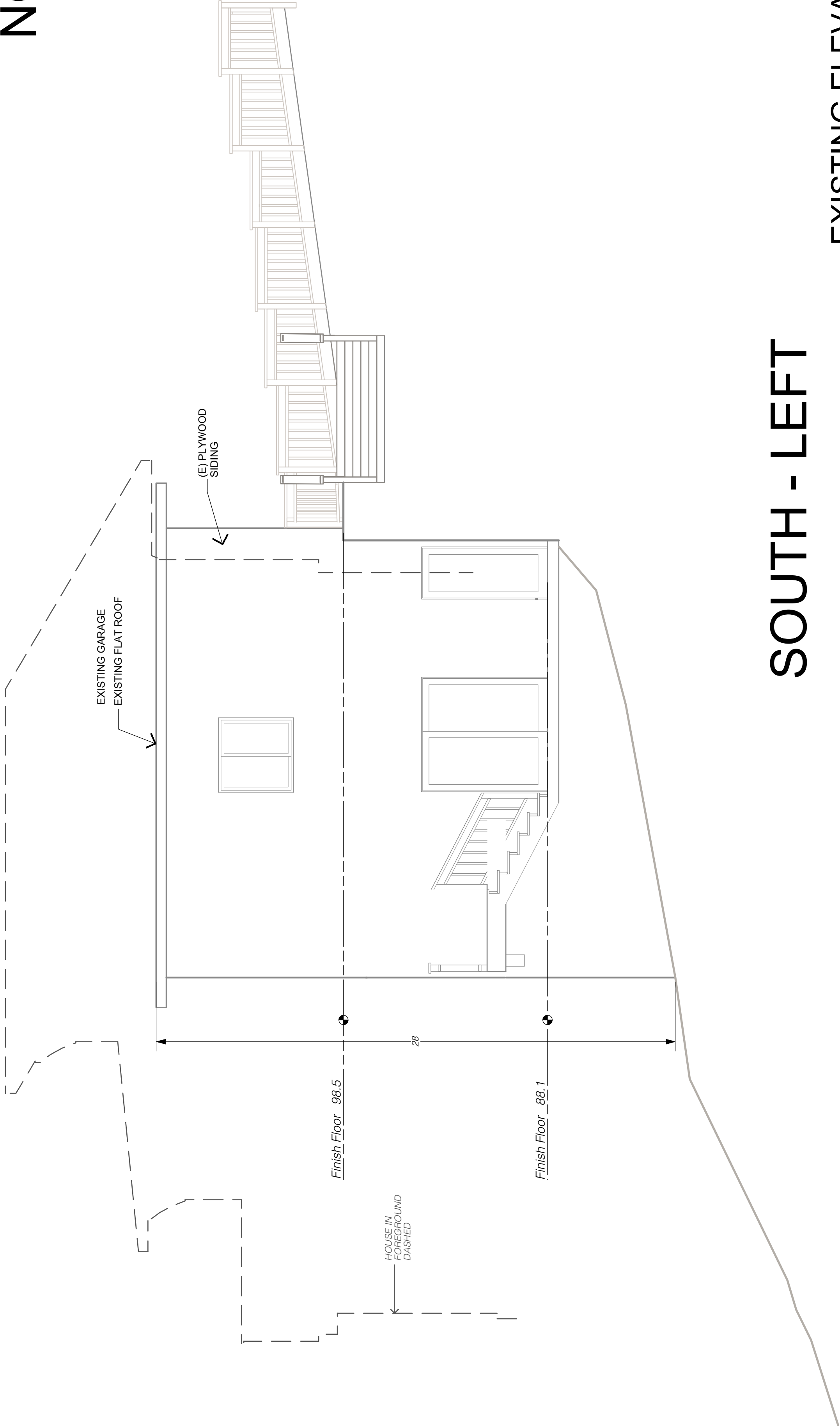
NEW ELEVATIONS
FRONT & REAR

A4

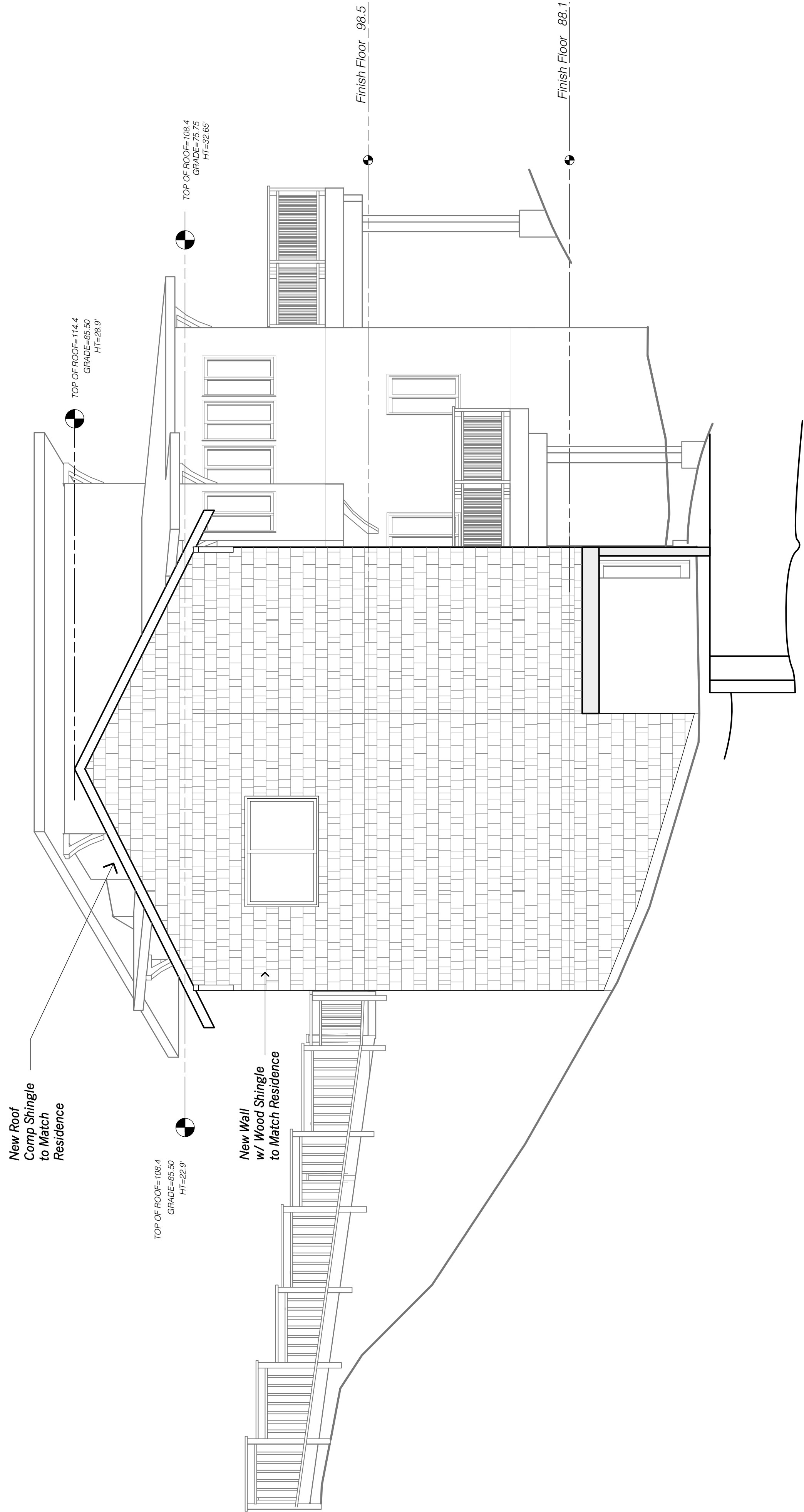
GARAGE ADDITION & NEW RETAINING WALL



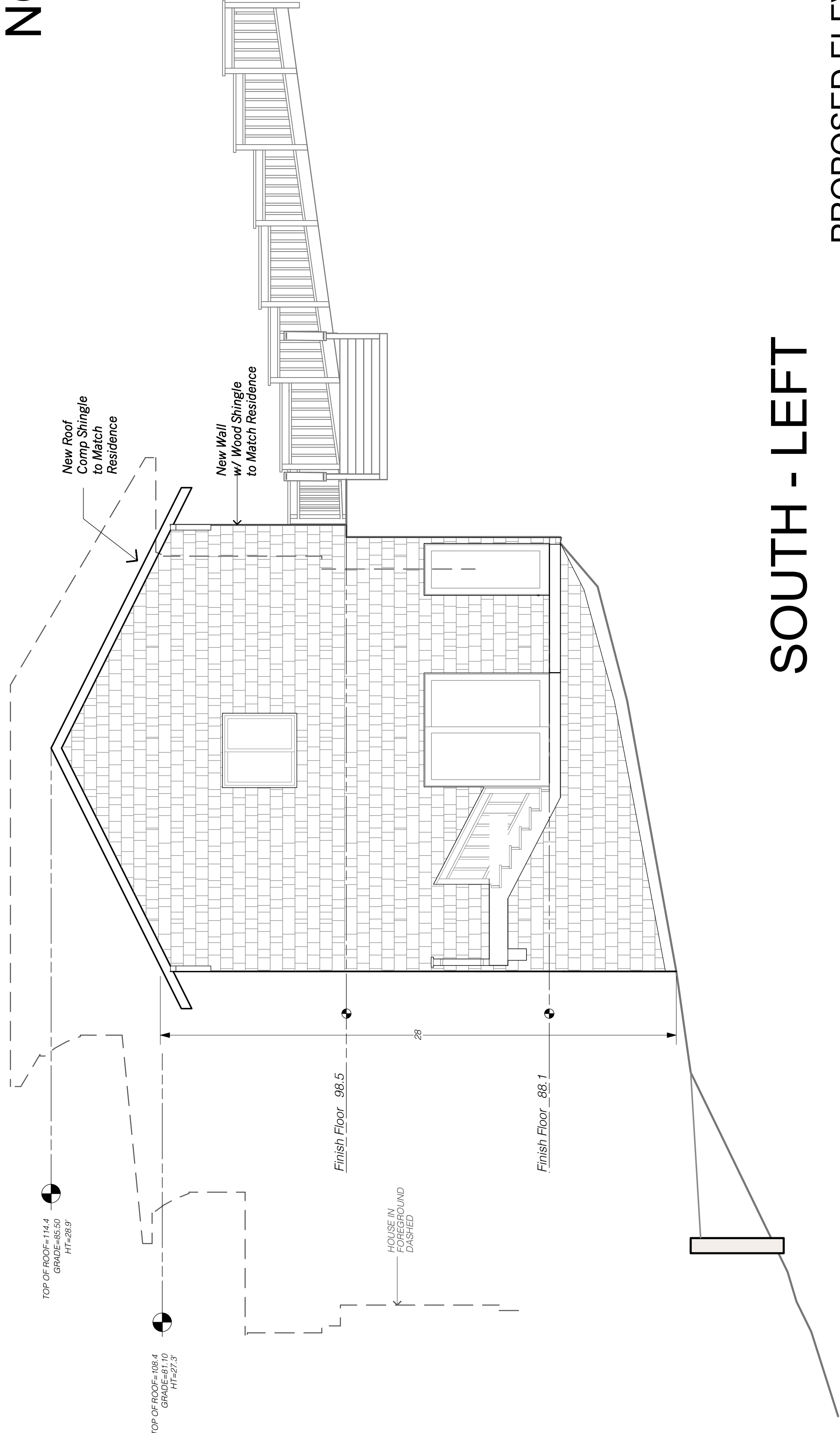
NORTH - RIGHT



SOUTH - LEFT



NORTH - RIGHT

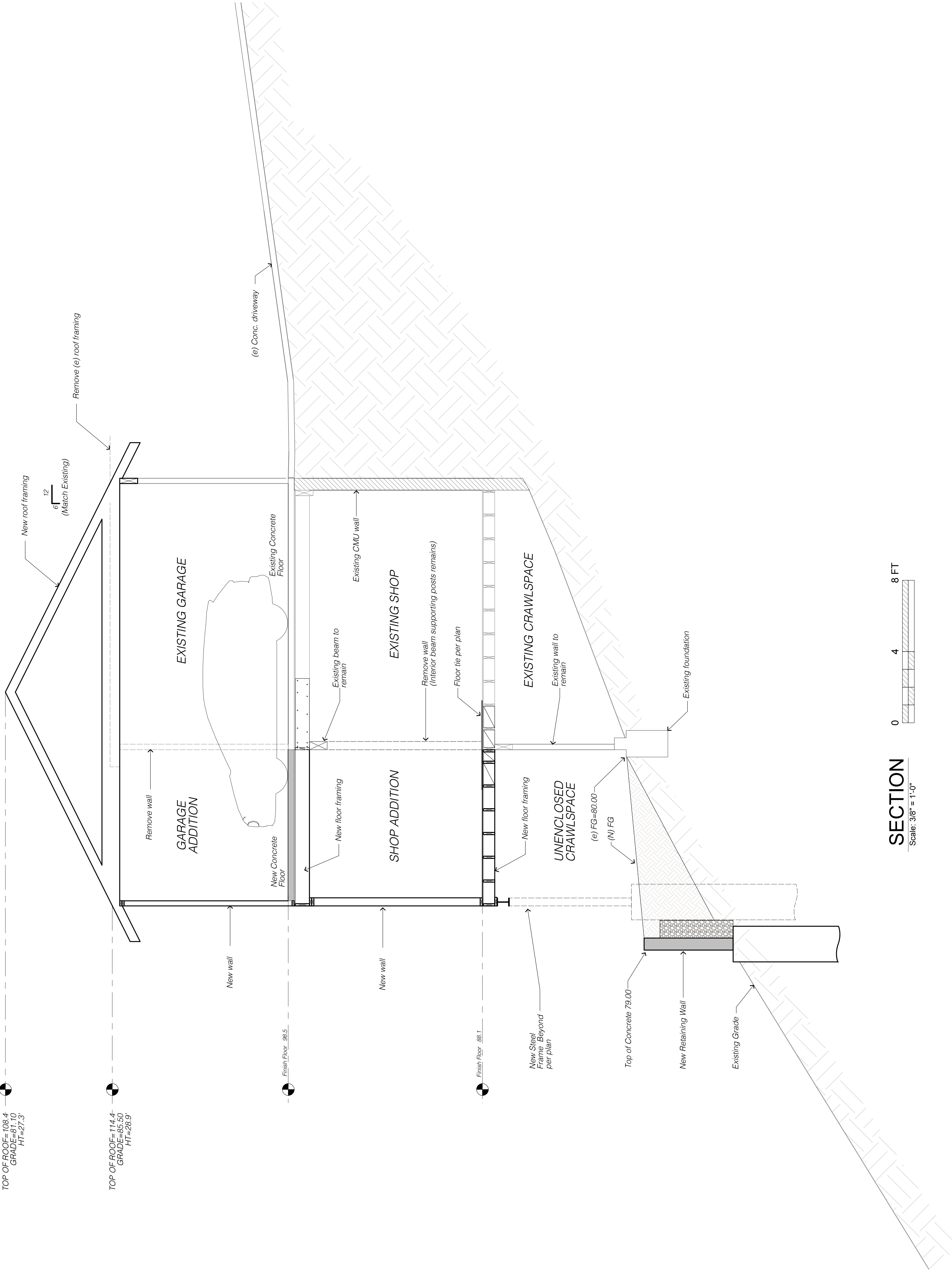


SOUTH - LEFT

OWNER		CRAIG T. WORTHLEY 545 CATHEDRAL DR APTOS, CA 95003	
REV.	DATE	DESCRIPTION	
NO.		DATE	ISSUE NOTE
Project Manager		Drawn By	
Date		Reviewed By	
APRIL 20, 2023			
Project Title		WORTHLEY VARIANCE	
		Sheet Title	

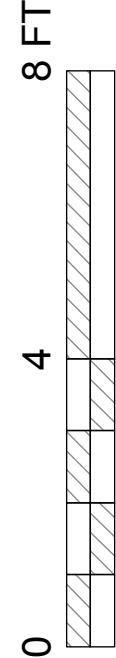
TOP OF ROOF= 108.4'
GRADE=81.10'
HT=27.3'

TOP OF ROOF= 114.4'
GRADE=85.50'
HT=28.9'



SECTION

Scale: 3/8" = 1'-0"



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CAPTITOLA, CA 95010
831.426.4264
info@scbuildingdesign.com

GARAGE ADDITION & NEW RETAINING WALL

545 CATHEDRAL DR
APTOS, CA 95003
A.P.N. 040-217-04

TOWNER
CRAIG T. WORTHLEY
545 CATHEDRAL DR
APTOS, CA 95003

REV.	DATE	DESCRIPTION
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NO.	DATE	ISSUE NOTE
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Project Manager		Drawn By
-----------------	--	----------

Date	Reviewed By
------	-------------

Project No.	Project Name
-------------	--------------

Sheet Title

SECTION

Sheet No.

A7

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. 7 & 18, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-273 69-280

40-21

SEC. 18
SEC. 7

MONTE TOYON SUB #1
24MB22 6/13/1928

Bk.41
78

62PM37
12/17/2015

22

BURNS
AVE

20

CATHEDRAL

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Parcel Location Map



Parcel: 04021704

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 4 Dec. 2023

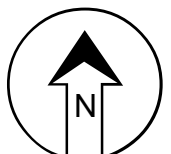
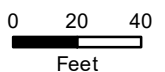
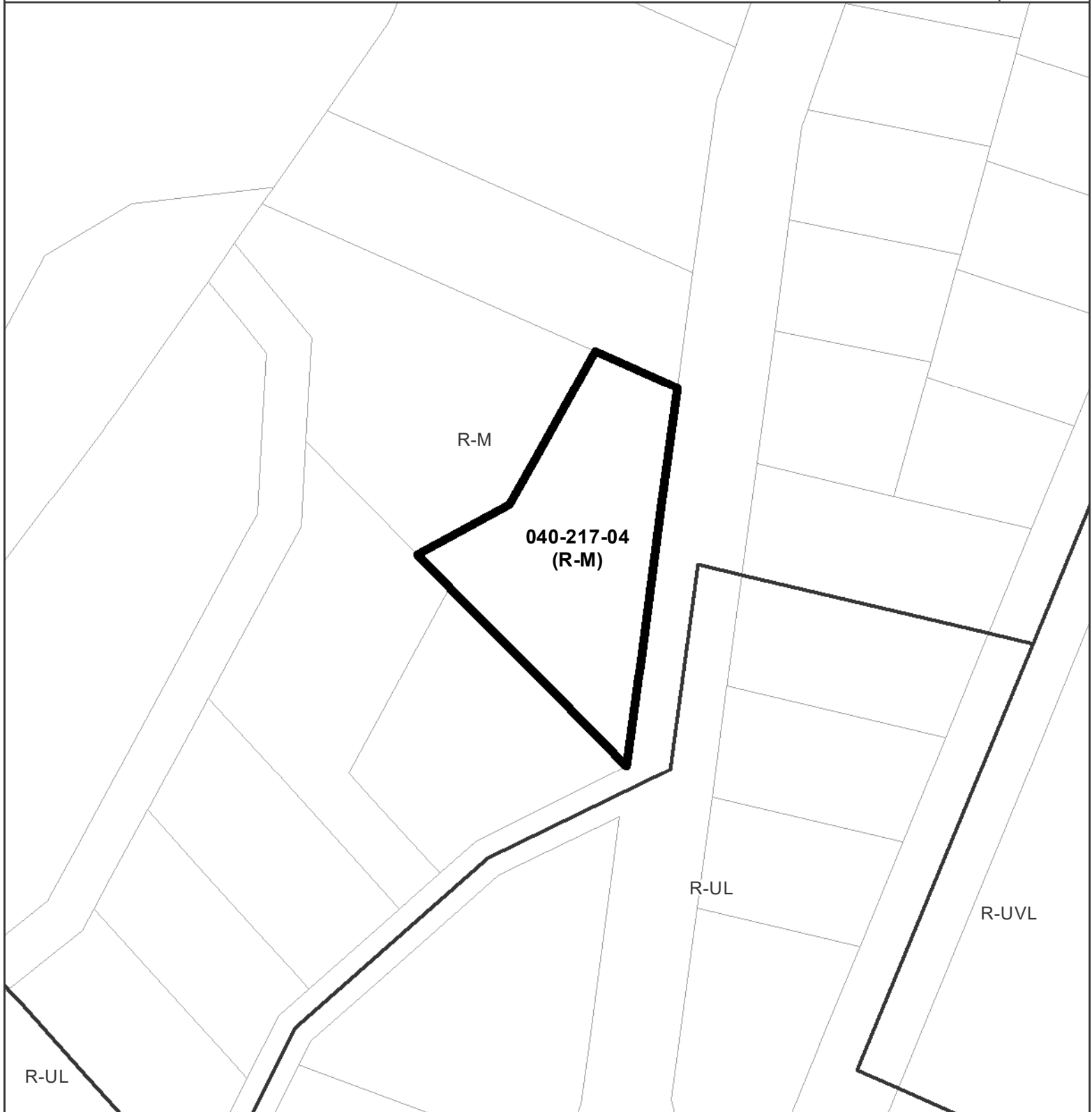


EXHIBIT E





Parcel General Plan Map



- ☐ R-M *Residential Mountain*
- ☐ R-UL *Res. Urban Low Density*
- ☐ R-UVL *Res. Urban Very Low Density*

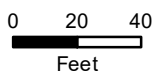
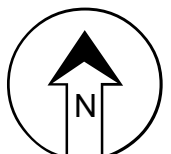
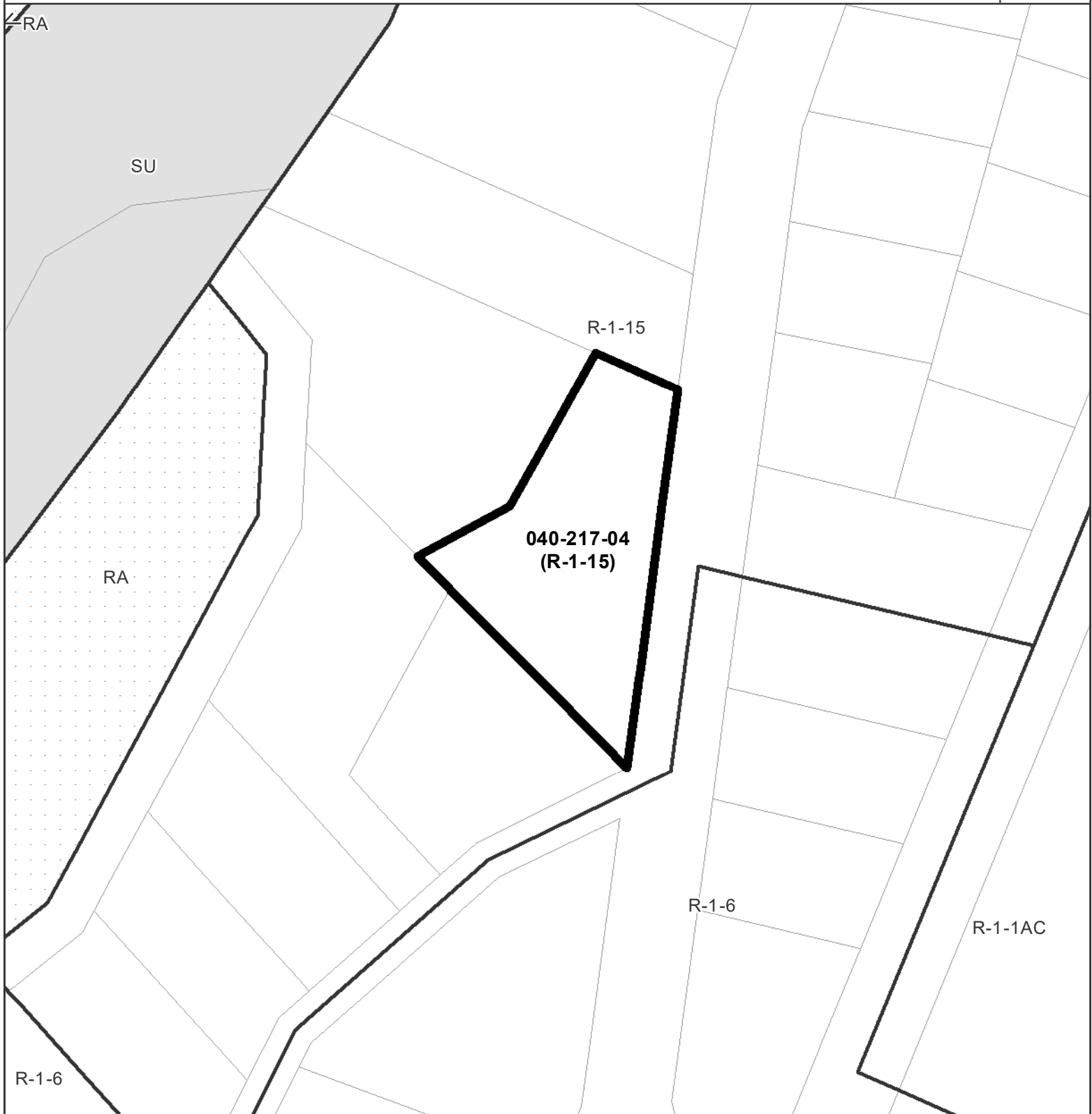





EXHIBIT E



Parcel Zoning Map



-  RA Residential Agricultural
-  R-1 Single-Family Residential
-  SU Special Use

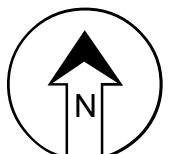
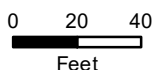


EXHIBIT E



Parcel Information

Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Septic Maintained
Fire District:	Central Fire Protection District
Drainage District:	Outside Flood Control District

Parcel Information

Parcel Size:	10,323 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Cathedral Drive
Planning Area:	Aptos
Land Use Designation:	R-M (Mountain Residential)
Zone District:	R-1-15 (Single-Family Residential)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Technical Reviews: Geotechnical Report Review (REV231065)

Environmental Information

Geologic Hazards:	Not mapped
Fire Hazard:	Not a mapped constraint
Slopes:	30% to 50%+
Env. Sen. Habitat:	No physical evidence on site
Grading:	Foundation only
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

13 June 2023

Craig Worthley <craig.t.worthley@gmail.com>
545 Cathedral Drive
Aptos, CA 95003

Subject: Review of the Geotechnical Investigation Report for the Proposed New Garage Addition and Retaining Wall at 545 Cathedral Drive, Aptos, CA/APN 040-217-04 dated 7 February 2023 by Haro, Kasunich and Associates Inc.
Project No. SC12217

Project: 545 Cathedral Drive
APN 040-217-04
Application No. REV231065

Dear Applicant:

The Planning Department has accepted the project site geotechnical investigation report. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the subject report; and
2. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and "Assistance & Forms".

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

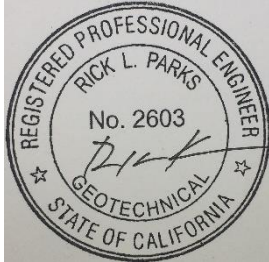
Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: <https://www.sccoplanning.com/PlanningHome/ZoningDevelopment/Appeals/PlanningAppealsforDiscretionaryPermits.aspx>

REV231065
APN 040-217-04
13 June 2023
Page 2

If we can be of any further assistance, please contact the undersigned at: 831.454.3168 or
rick.parks@santacruzcounty.us

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning Section
County of Santa Cruz Planning Department

Cc: Environmental Planning Department, Attn: Robert Loveland
Haro, Kasunich and Associates, Attn: Ashton Buckner, PE
Owner's Agent: Robert Grinager <info@scbuildingdesign.com>

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.