Staff Report to the Zoning Administrator

Application Number: 261184

Applicant: Matson Britton Architects
Owner: Sal Giovannotto
APN: 028-212-05
Site Address: 150 Geoffroy Drive, Santa Cruz

Agenda Date: September 18, 2026
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to remodel and construct an 85 square foot addition to an existing 1,559 square foot one story three-bedroom, three-bathroom single-family dwelling, resulting in a 1,644 square foot structure. The project includes replacement of exterior wood siding with stucco, adding a pitched roof (increasing height from 11.75 feet to about 16.2 feet), changes to the existing exterior concrete flatwork at the perimeter of the house, and minor site grading to include regrading swale in rear yard to create continuous drainage patterns throughout the rear yard area. The project requires a Coastal Development Permit.

Location: The project site is located on the ocean side of Geoffroy Drive, at the intersection of Geoffroy Drive and 16th Avenue (150 Geoffroy Drive).

Permits Required: Coastal Development Permit

Supervisorial District: 2nd District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 261184, based on the attached findings and conditions.

Project Description & Setting

The project site is an approximately 6,697 square foot lot located on the south side of Geoffroy Drive, near the intersection of Geoffroy Drive and 16th Avenue. The property extends from Geoffroy Drive about 110-feet south to the edge of the coastal bluff, which is separated from the Monterey Bay by about 70 feet of rock shelf. The site is developed with a three-bedroom, three-bathroom, single-family dwelling with a 440 square foot attached garage. The parcel maintains a limited permit history; however, Assessor's records indicate construction circa 1949.

The rear yard of the property is landscaped with concrete flatwork abutting the perimeter of the dwelling, and the south portion of the yard is comprised of a drainage swale that extends off the rear of the property. The entire property is fenced; a six-foot fence separates the site from a public walkway on the west side of the parcel, and an approximately three-foot fence extends across the rearmost portion of the property.

The proposed project includes an 85 square foot addition to the living/dining area near the rear of the house, changing the pitch and orientation of the roof from a low/flat design to a roughly 10:12 pitch roof (and increasing the maximum roof height from 12-feet to about 16-feet), and 226 square feet of new concrete flatwork at the rear patio, consistent with the pattern of existing concrete flatwork at the site. The project also includes re-grading the drainage swale at the rear yard to align with the existing slope in the rear yard.

A Coastal Development Permit is required for the proposed project. The site is located in the appealable area of the Coastal Zone, within 50 feet of a Coastal blufftop edge, and therefore cannot be exempted from the requirement to obtain a Coastal Development Permit as provided under Santa Cruz County Code (SCCC) 13.20.061.

Zoning & General Plan Consistency

The subject property is a 6,697 square foot lot, located in the R-1-6 (Single Family Residential - 6,000 square foot parcel size) zone district, a designation which allows residential uses. Single-family dwellings are a principally permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

The resulting single-family dwelling would comply with the site and development standards prescribed for the R-1-6 zone district; lot coverage and floor area ratio (FAR) would increase from 26 percent to about 28 percent and building height would increase from about 12 feet to just over 16 feet.

Geologic Hazards Ordinance Consistency (SCCC 16.10)
Pursuant to SCCC 16.10.040, the site is designated a “coastal hazard area”, subject to physical hazards as a result of coastal processes. SCCC 16.10.070(H) further establishes criteria for development in coastal hazard areas, including a requirement to demonstrate the stability of the site in its current condition for a minimum of 100 years as determined by a geologic hazards assessment and a requires a minimum setback od 25-feet from the top edge of the bluff or alternatively, the distance necessary to establish a stable building site over a 100-year lifetime (whichever is greater).

The geologic report submitted by the applicant, prepared by Pacific Crest Engineering (REV261105), anticipates approximately 8 feet of retreat over 100 years and based on the County’s 25-foot prescriptive minimum setback from the bluff edge, establishes the suitable building area, indicated on Page 10 of the project plans (Exhibit D). The County accepted the recommendations of the report on July 17, 2026 (Exhibit G).

The proposed development (including concrete flatwork) would be located entirely inland of the minimum setback, and the grading of the drainage swale is exempt from the criteria for development in the Coastal Hazard area.

Local Coastal Program Consistency
The proposed additions are in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Proposed materials include dark bronze window

frames and trims, off-white stucco, wood-appearing porcelain tile, and a dark bronze standing seam metal roof. The proposed design is consistent with the design criteria prescribed for development in the Coastal zone, including visual compatibility and the requirement for appropriately scaled development so as to minimize impacts to public viewshed and neighborhood character. 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 is located between the shoreline and the first public road, but the site does not provide through-access to the shoreline and is not identified as a priority acquisition site in the County's Local Coastal Program. Furthermore, the project is conditioned to preserve public walkway access through the duration of the project (Condition of Approval III, Page 11). Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **261184,** 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. Report acceptance letter for REV261105, dated 7/17/26

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 reasons(s) which have been specified in this document.

Application Number: 261184
Assessor Parcel Number: 028-212-05
Project Location: 150 Geoffroy Drive, Santa Cruz

Project Description: Proposal to remodel and construct an 85 square foot addition to an existing 1,559 square foot one story three-bedroom, three-bathroom single-family dwelling, resulting in a 1,644 square foot structure. The project includes replacement of exterior wood siding with stucco, adding a pitched roof (increasing height from 11.75 feet to about 16.2 feet), changes to the existing exterior concrete flatwork at the perimeter of the house, and minor site grading to include regrading swale in rear yard to create continuous drainage patterns throughout the rear yard area. The project requires a Coastal Development Permit.

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: 831-425-0544

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

F. Reasons why the project is exempt:

The proposed project involves the remodeling and an 85 square foot addition to an existing single-family dwelling. The additions are located within areas geologically suitable for development, as established by a geotechnical engineer. None of the conditions described in Section 15300.2 apply to this project.



Date: 9/3/26

Evan Ditmars, Project Planner

EXHIBIT A

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (Single Family Residential - 6,000 square foot minimum), a designation which allows residential uses. Single-family development is a principally permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

(B) 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. The west side of the project site borders a 10-foot parcel which provides access to the rocky ledge and shoreline below the site. The proposal is conditioned to ensure construction activities do not conflict with pedestrian access.

(C) 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 and the colors will be natural in appearance and complementary to the site. The development is on a prominent blufftop, but the proposed remodel is designed to remain visually compatible with existing development in the vicinity. Proposed materials include dark bronze window frames and trims, off-white stucco, wood-appearing porcelain tile, and a dark bronze standing seam metal roof.

(D) 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 on the west side of the project site, via a 10-foot alley and stairway, or about 500-feet east of the site at Sunny Cove.

(E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single Family Residential - 6,000 square foot minimum) 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.

(F) 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 through road, the proposed project would not affect 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.

(G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

Discretionary Permit Findings

(a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, 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 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 that the project 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 be materially injurious to properties or improvements in the vicinity.

(b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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 additions to the single-family dwelling, and the conditions under which the dwelling unit would be operated or maintained, will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential - 6,000 square foot minimum) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

The project has been designed to comply with the requirements of the County Geologic Hazards regulations (SCCC 16.10), in that all of the proposed development would be located inland of the 25-foot geologic setback, which exceeds the extent of retreat over 100 years anticipated by the applicant's geotechnical engineer.

(c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

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

The project demonstrates compliance with Policies 6.2.10, 6.2.11, 6.2.12, and 6.2.14 of the Public Safety Element of the General Plan, in that the proposal has been sited outside of the anticipated geologic hazard area, 25-feet inland of the bluff edge.

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

(d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review

under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

(e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed additions are not associated with additional bedrooms or other traffic generating features. The project is not expected to generate traffic beyond the existing conditions. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

(f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed additions would result in a single-family dwelling that is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. The design is similar in character to existing development in the neighborhood.

(g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

(a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the remodel of the existing dwelling will result in a structure is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. The remodeled home will include changes to the roof pitch and would increase the height from twelve to sixteen feet, but would remain one-story, is well below the twenty-eight foot height maximum for the district, and is lower than either of the adjacent dwellings. Materials used in the proposed project are similar to those utilized on adjacent properties and other homes in the neighborhood. Therefore, the structure would be visually compatible with existing development in the neighborhood.

(b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any

other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the existing dwelling would be remodeled to be in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses. Roof pitch will be changed from nearly flat to a pitched roof, consistent with the Design Guidelines for development to include roofline variation. Materials proposed for the project would enhance the appearance of the structure and would be consistent with materials utilized on either side of the project.

Application #: 261184
APN: 028-212-05
Owner: Sal Giovannotto

Conditions of Approval

Exhibit D: Project plans, prepared by Matson Britton Architects, dated 2/23/26.

I. This permit authorizes the remodel, 85 square foot addition, and miscellaneous exterior flatwork at an existing 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 must be clearly called out in the Building Permit 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. Details showing compliance with fire department requirements.

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.

2. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.

C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.

Pursuant to the Conditions of Approval incorporated into the technical report acceptance letter (Exhibit G), and Santa Cruz County Code Chapter 16.10.070, leveling, grading, or earthwork in the rear yard shall be performed by hand.

D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

E. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.

F. Pay the current fees for Parks mitigation. Currently, these fees are $7.74 per square foot for single-family dwellings.

G. Pay the current fees Child Care mitigation. Currently, these fees are $0.96 per square foot for single-family dwellings.

H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. During construction, applicants and/or owner shall ensure that parking, staging or storage of materials, and other construction activities do not prevent pedestrian access or use of the alley on the west side of the property.

IV. 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.

V. 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.

VI. 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.

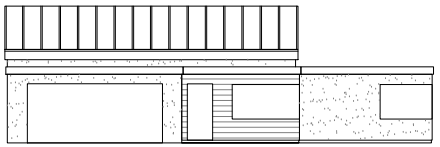
150 GEOFFROY REALTY LLC
APN# 028-212-05

ABBREVIATIONS

&	AND
L, A	ANGLE
@	AT
°	DEGREE
A.B.	ANCHOR BOLT
(A)	ABOVE
A.C.I.	AMERICAN CONCRETE INSTITUE
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
A.I.S.C.	AMERICAN INSTITUE OF STEEL CONSTRUCTION
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS
(B)	BELOW
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
B.O.	BOTTOM OF
BOT., BOTT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
C.B.	CEILING BEAM
C.J.	CEILING JOIST
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOS
CTR.	CENTER
CL	CENTERLINE
Db	BAR DIAMETER
DBL.	DOUBLE
DEG.	DEGREE
DEMO.	DEMOLISH
DET., DTL.	DETAIL
D.W.	DISHWASHER
DWG.	DRAWING
DWN., DN.	DOWN
(E)	EXISTING
EA.	EACH
E.N.	EDGE NAILING
EL., ELEV.	ELEVATION
ELEV.	ELEVATOR
ENG.	ENGINEER
EQ.	EQUAL
EXT.	EXTERIOR
E.W.	EACH WAY
F.B.	FLOOR BEAM
F.F.	FINISHED FLOOR
FIN.	FINISH(ED)
F.J.	FLOOR JOIST
FL.	FLUSH
FLR.	FLOOR
F.N.	FIELD NAILING
FND.	FOUNDATION
F.O.	FACE OF
FP.	FIREPLACE
F.R.	FIRE RATED
FT.	FOOT OR FEET
FTG.	FOOTING
FZR.	FREEZER
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
GLB.	GLU-LAM BEAM
GYP. BD., G.W.B.	GYPSUM WALL BOARD
H.B.	HOSE BIB
HDR.	HEADER
HDWR.	HARDWARE
HORIZ.	HORIZONTAL
HT., H.	HEIGHT
I.D.	INSIDE DIAMETER
IN.	INCH(ES)
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
K.P.	KING POST
L.	LENGTH
LIN.	LINEAR
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
MW.	MICROWAVE
N.	NORTH
(N)	NEW
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OV.	OVEN
N.I.C.	NOT IN CONTRACT
PL.	PLATE
PLYWD.	PLYWOOD
PKG.	PARKING
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
QTY.	QUANTITY
RAD.	RADIUS
R.B.	ROOF BEAM
RCP.	REFLECTED CEILING PLAN
RE:	REFERENCE
REF.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
R.R.	ROOF RAFTER
SCHED.	SCHEDULE
SF., SQ. FT.	SQUARE FOOT
SHTG.	SHEATHING
SHT.	SHEET
SIM.	SIMILAR
SL.	SLOPED
SPKL.	SPRINKLER
SQ.	SQUARE
STAGG.	STAGGER
STD.	STANDARD
STL.	STEEL
STR., STRUCT.	STRUCTURAL
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
THK.	THICK
T.O.	TOP OF
T.P.	TOILET PAPER
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
VERT.	VERTICAL
W.	WIDTH
WD.	WOOD
WH.	WATER HEATER

150 GEOFFROY REALTY LLC

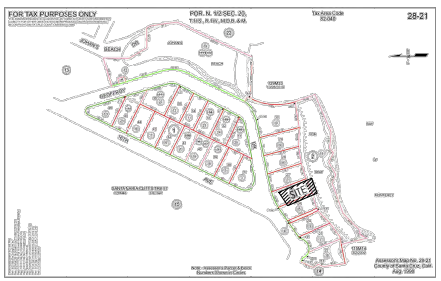
RESIDENTIAL REMODEL AND ADDITION
150 GEOFFROY DRIVE
SANTA CRUZ, CA 95062





VICINITY MAP

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PARCEL MAP

N

FIRE NOTES

1. THESE PLANS SHALL COMPLY WITH 2025 CALIFORNIA BUILDING CODE AND 2025 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
3. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
4. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
5. PUBLIC FIRE HYDRANT REQUIRED WITHIN 600 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW.
6. ONE HUNDRED (100) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

Exhibit D
Project Plans
Application 261184

SHEET INDEX

ARCHITECTURAL DRAWINGS

P0	TITLE SHEET
P1	SITE PLAN
P2.1	EXISTING FLOOR PLAN
P2.2	PROPOSED FLOOR PLAN
P3.1	EXISTING ELEVATIONS
P3.2	EXISTING ELEVATIONS
P3.3	PROPOSED ELEVATIONS
P3.4	PROPOSED ELEVATIONS

SURVEY

SU1	SURVEY PLAN

GEOLOGY

PLATE 1	GEOLOGICAL SITE MAP
PLATE 2	GEOLOGICAL CROSS SECTION

CODE COMPLIANCE

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE FOLLOWING CODES:

2025 CALIFORNIA RESIDENTIAL CODE (CRC)
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA ENERGY CODE (CEnC)

PROJECT INFORMATION

OWNER: 150 GEOFFROY REALTY LLC
150 GEOFFROY DRIVE
SANTA CRUZ, CA 95062

A. P. N.: 028-212-05

ZONING: R-1-6 PER PROJECT

PROJECT DESCRIPTION:
A REMODEL AND ADDITION TO AN EXISTING 1,559 S.F. SINGLE STORY, 3 BEDROOM, 3 BATH SINGLE-FAMILY RESIDENCE. THE ADDITION WILL ADD A 85 S.F. TO THE MAIN LIVING SPACE, RESULTING IN A TOTAL 1,644 S.F. WITH NO CHANGE TO BEDROOM AND BATH COUNT. REMODEL INCLUDES THE REPLACEMENT OF WOOD SIDING WITH STUCCO, MODIFICATIONS TO THE EXISTING ROOF, AND REVISIONS TO THE FLATWORK: AN AREA OF 226 S.F. WILL BE ADDED TO THE SOUTHEAST CORNER, AND ANY EXISTING DAMAGED FLATWORK WILL BE REPLACED.

CONSULTANTS

ARCHITECTS:
MATSON BRITTON ARCHITECTS
728 N. BRANCIFORTE
SANTA CRUZ, CA 95062
PHONE: 831-425-0544
FAX: 831-425-4795

SURVEYING:
HANAGAN LAND SURVEYING, INC
305-C SOQUEL AVE
SANTA CRUZ, CA 95062
PHONE: 831-469-3428
FAX: 831-469-3400

ENGINEERING:
R.I. ENGINEERING, INC.
303 POTRERO STREET, STE. 42-202
SANTA CRUZ, CA 95060
PHONE: 831-425-3901
FAX: 831-425-1522

GEOLOGICAL:
ZINN GEOLOGY
2231 40TH AVE
SANTA CRUZ, CA 95062
PHONE: 831-334-4833

GEOTECHNICAL:
PACIFIC CREST ENGINEERING, INC
444 AIRPORT BLVD
WATSONVILLE, CA 95076
PHONE: 831-722-9446
FAX: 831-722-9158

NOTE: PROJECT SHALL CONFORM TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS

PROJECT CALCULATIONS

TOTAL LOT SIZE:	GROSS:	8,098 S.F.
	NET:	5,399 S.F.
MAX LOT COVERAGE (40% OF NET LOT SIZE):		
5,399 S.F. X .40 =		2,160 S.F.
EXISTING FIRST FLOOR:		1,559 S.F.
EXISTING GARAGE:		440 S.F.
EXISTING LOT COVERAGE: (1,999 / 5,399)= .37		37%
GARAGE (440 S.F. - 225 S.F. GARAGE CREDIT):		215 S.F.
EXISTING FIRST FLOOR:		1,559 S.F.
		1,774 S.F.
EXISTING FAR (1,774 / 5,399)= 0.33		33%
PROPOSED ADDITION		
FIRST FLOOR ADDITION:		85 S.F.
PROPOSED FIRST FLOOR TOTAL:		1,644 S.F.
PROPOSED LOT COVERAGE: (2,084 / 5,399)= .38		38%
GARAGE (440 - 225 GARAGE CREDIT):		215 S.F.
PROPOSED FIRST FLOOR:		1,644 S.F.
		1,859 S.F.
PROPOSED FAR (1,859 / 5,399)= .34		34%
FLATWORK		
EXISTING CONCRETE DECK:		1,316 S.F.
CONCRETE DECK ADDITION:		226 S.F.
NEW CONCRETE DECK TOTAL:		1,542 S.F.

MATSON

728 N. BRANCIFORTE SANTA CRUZ CA 95062 831-425-0544

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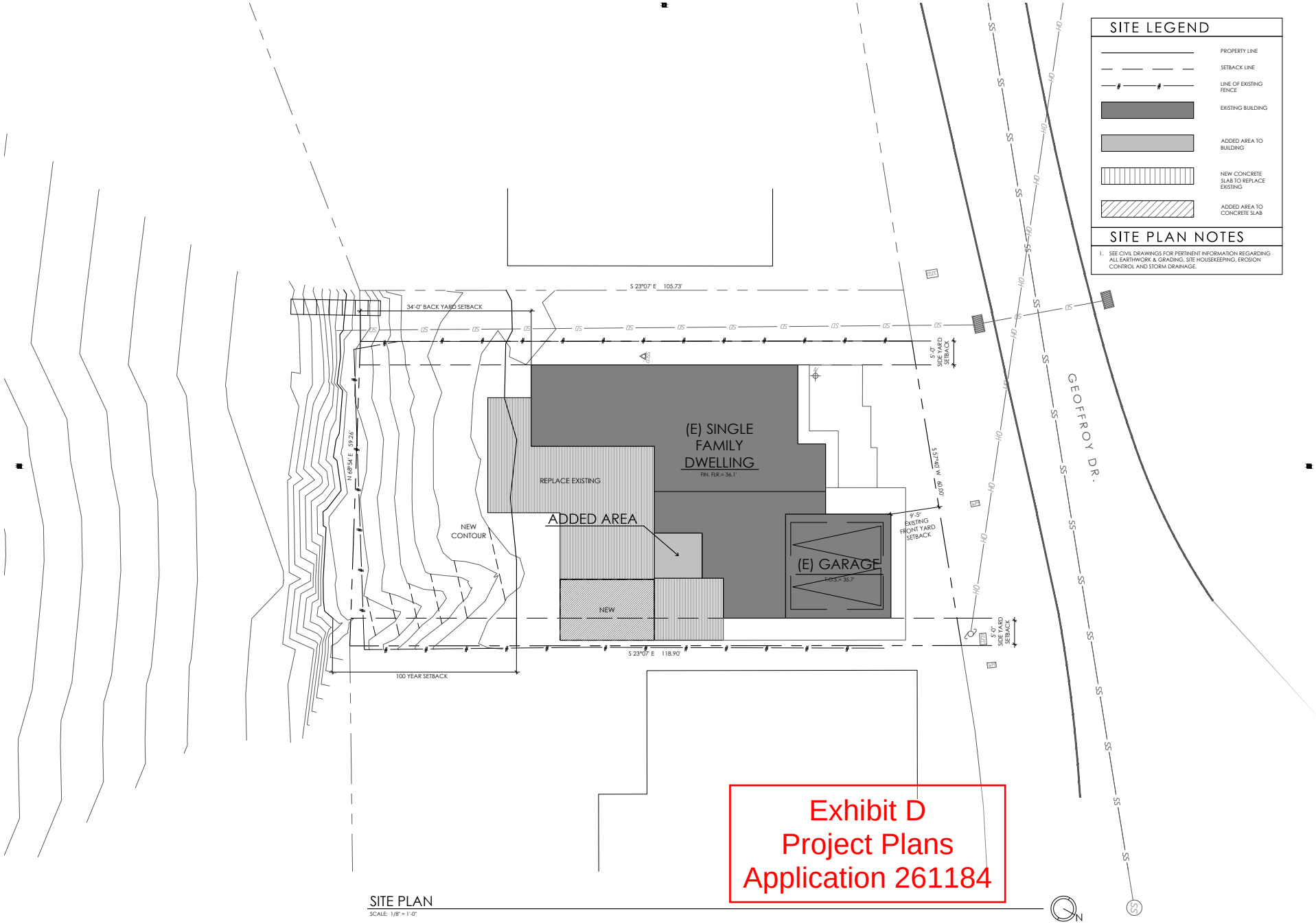
REVISIONS

150 GEOFFROY REALTY LLC
RESIDENTIAL REMODEL AND ADDITION
150 GEOFFROY DRIVE
SANTA CRUZ, CA 95062
A.P.N. 028-212-05

TITLE SHEET

LICENSED ARCHITECT CLOVE BRITTON NO. C-28616 8/31/27 RENEW STATE OF CALIFORNIA

DATE
2 / 23 / 26
DRAWN
I.B.
JOB
GEOFFROY
SHEET
P0



MATSON
728 N BRANCIFORTE
SANTA CRUZ
CA 95062
831.425.0544

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150 GEOFFROY REALTY LLC
RESIDENTIAL REMODEL AND ADDITION
150 GEOFFROY DRIVE
SANTA CRUZ, CA 95062
A.P.N. 028-212-05

SITE PLAN

LICENSED ARCHITECT
CLOVE BRITTON
NO. C-23416
8/31/27
STATE OF CALIFORNIA

DATE
2 / 23 / 26
DRAWN
I.B.
JOB
GEOFFROY
SHEET
P1

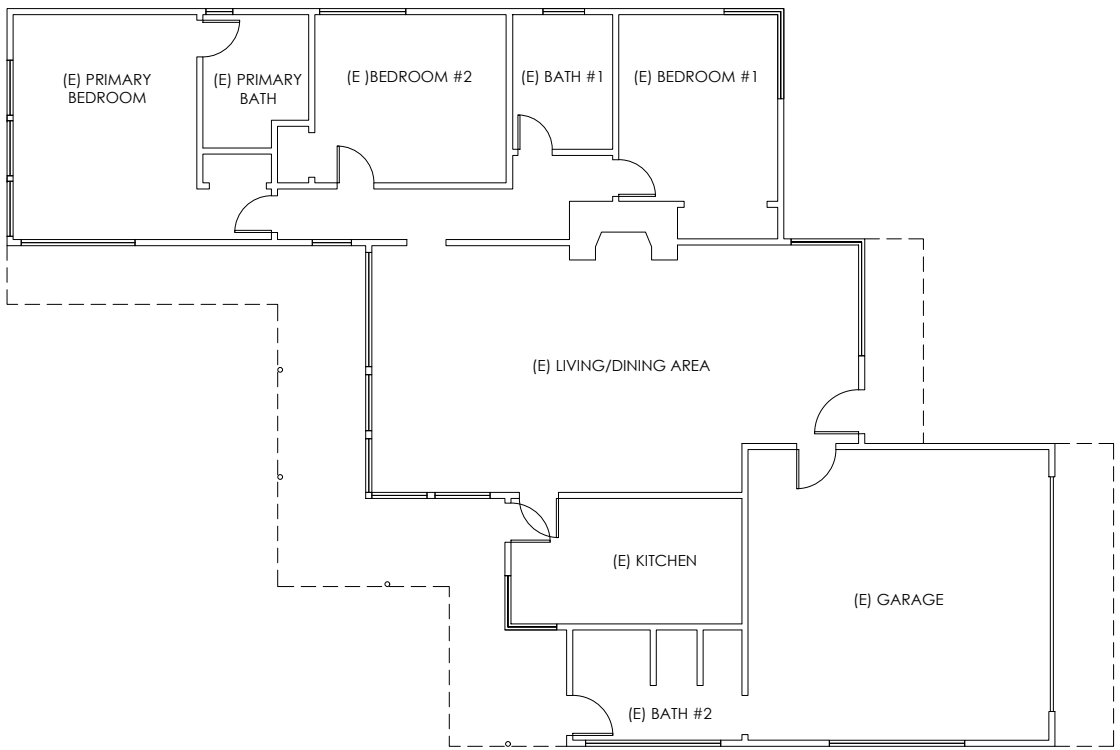


Exhibit D
Project Plans
Application 261184

EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

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728 N BRANCIFORTE
SANTA CRUZ
CA 95062
831-425-0544

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REVISIONS

150 GEOFFROY REALTY LLC
RESIDENTIAL REMODEL AND ADDITION
150 GEOFFROY DRIVE
SANTA CRUZ, CA 95062
A.P.N. 028-212-05

EXISTING FLOOR PLAN

LICENSED ARCHITECT
CLOVE BRITTON
NO. C-23616
8/31/27
STATE OF CALIFORNIA

DATE
2 / 23 / 26
DRAWN
I.B.
JOB
GEOFFROY
SHEET
P2.1

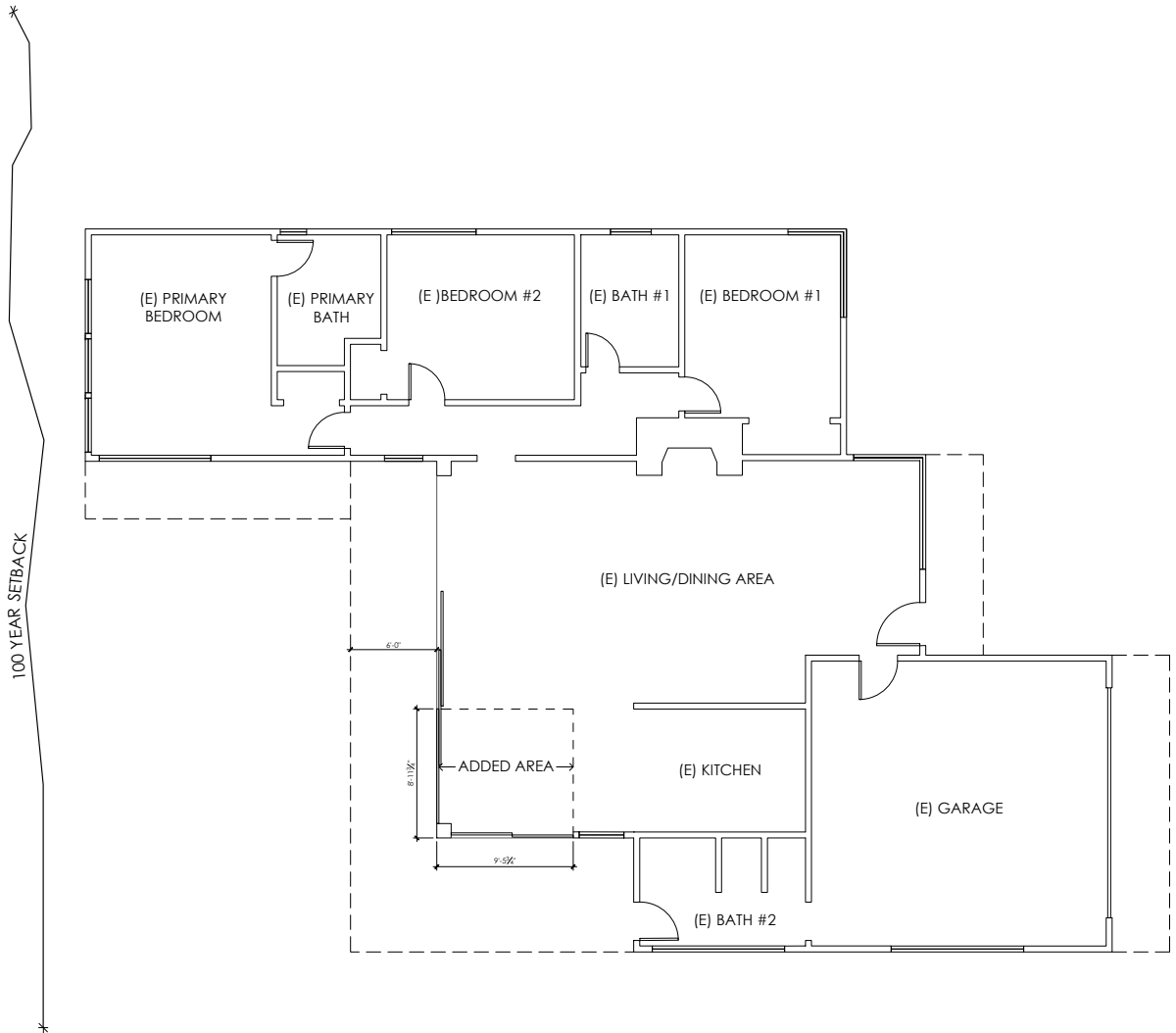


Exhibit D
Project Plans
Application 261184

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

N

MATSON
728 N BRANCIFORTE
SANTA CRUZ
CA 95062
831.425.0544

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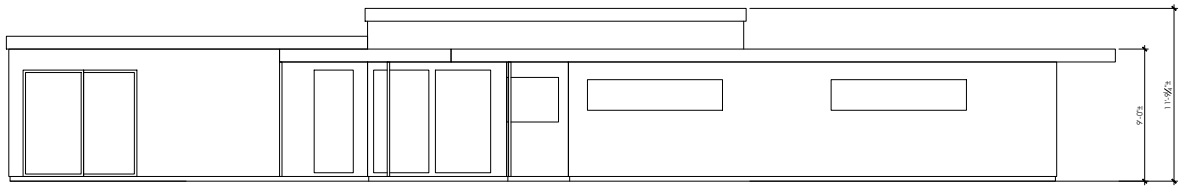
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150 GEOFFROY REALTY LLC
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150 GEOFFROY DRIVE
SANTA CRUZ, CA 95062
A.P.N. 028-212-05

FLOOR PLAN

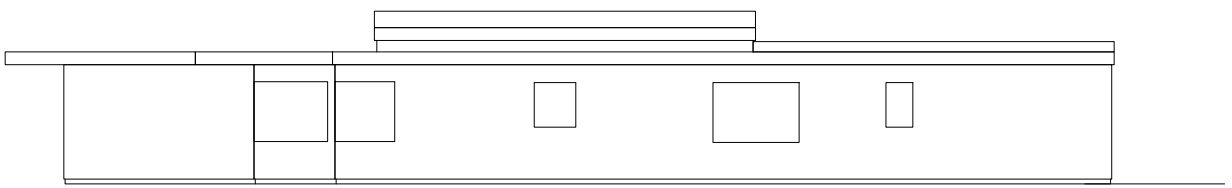
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JOYCE BRITTON
NO. C-23616
8/31/27
STATE OF CALIFORNIA

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I.B.
JOB
GEOFFROY
SHEET
P2.2



EAST ELEVATION (E)

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



WEST ELEVATION (E)

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

Exhibit D
Project Plans
Application 261184

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728 N BRANCIFORTE
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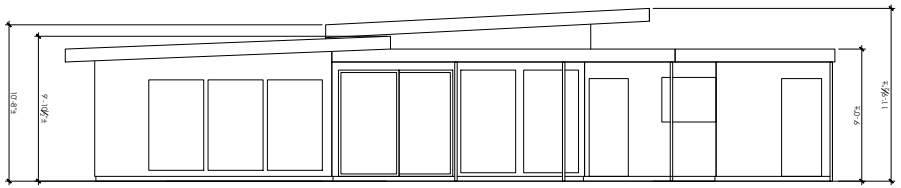
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150 GEOFFROY REALTY LLC
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150 GEOFFROY DRIVE
SANTA CRUZ, CA 95062
A.P.N. 028-212-05

EXISTING ELEVATIONS

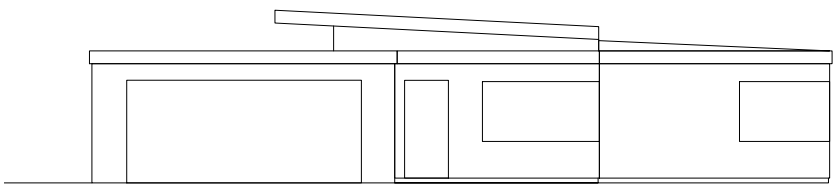
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NO. C-23616
8/31/27
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P3.1



SOUTH ELEVATION (E)

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



NORTH ELEVATION (E)

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

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Project Plans
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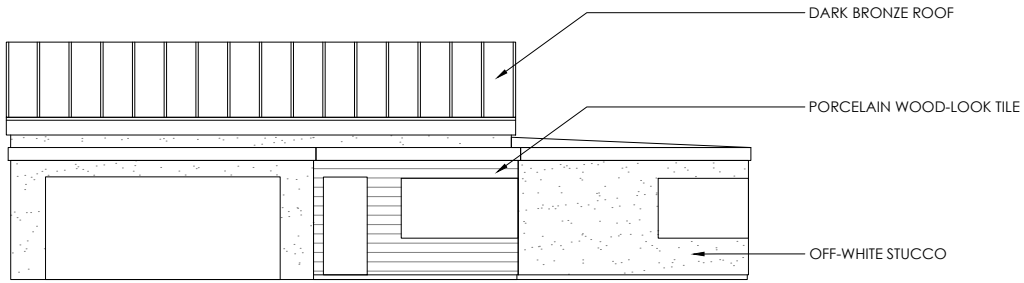
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EXISTING ELEVATIONS

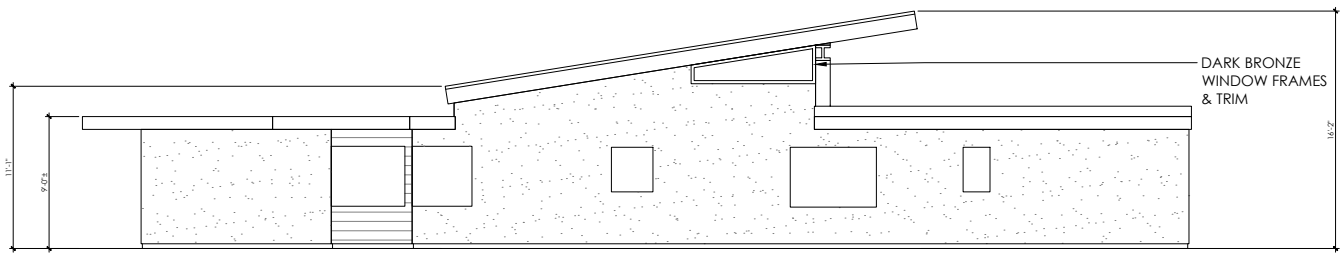
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NO. C-23616
8/31/27
STATE OF CALIFORNIA

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I.B.
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SHEET
P3.2



NORTH ELEVATION

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



WEST ELEVATION

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

Exhibit D
Project Plans
Application 261184

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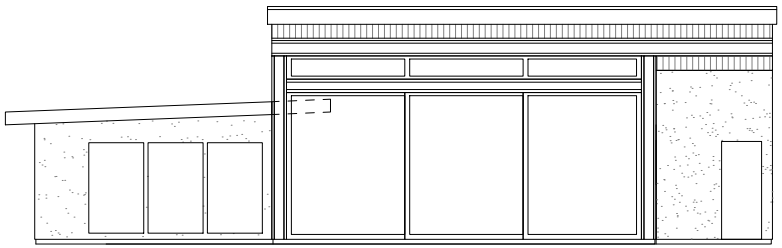
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RESIDENTIAL REMODEL AND ADDITION
150 GEOFFROY DRIVE
SANTA CRUZ, CA 95062
A.P.N. 028-212-05

ELEVATIONS

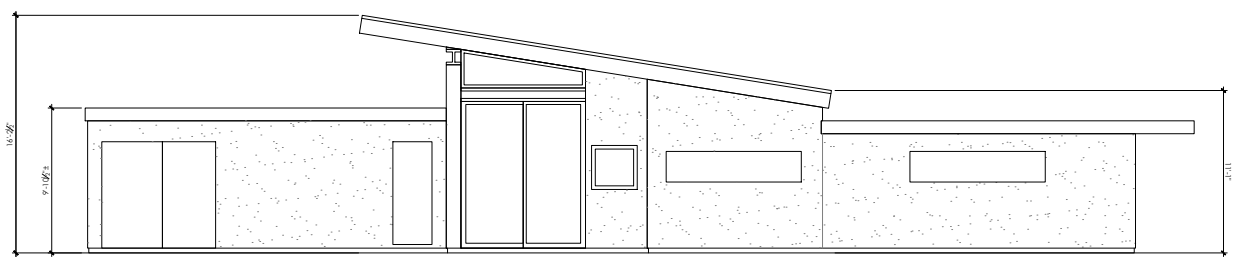
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JOVE BRITTON
NO. C-23616
8/31/27
STATE OF CALIFORNIA

DATE
2 / 23 / 26
DRAWN
I.B.
JOB
GEOFFROY
SHEET
P3.3



SOUTH ELEVATION

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



EAST ELEVATION

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

Exhibit D
Project Plans
Application 261184

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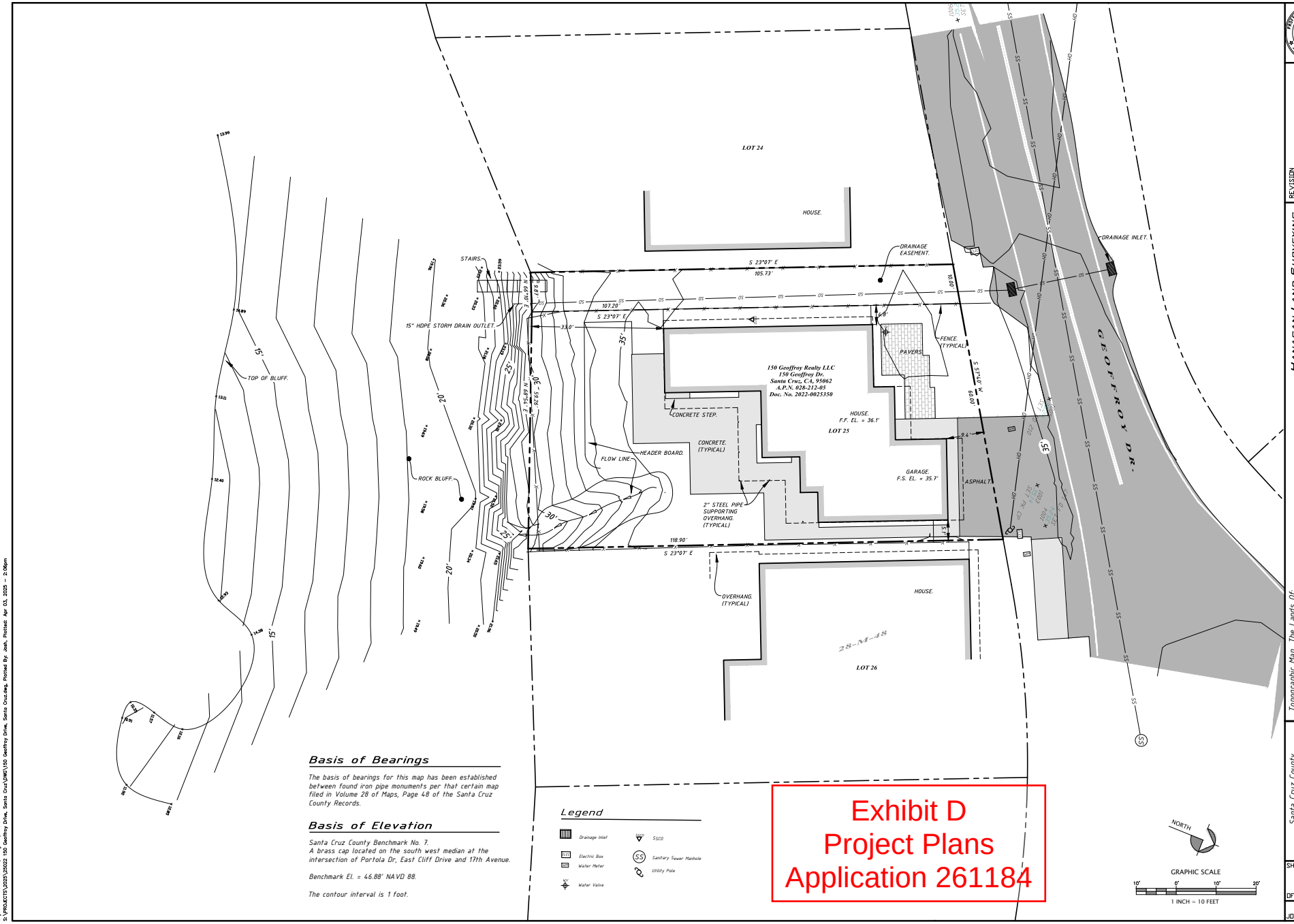
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150 GEOFFROY DRIVE
SANTA CRUZ, CA 95062
A.P.N. 028-212-05

ELEVATIONS

LICENSED ARCHITECT
CLOVE BRITTON
NO. C-23616
8/31/27
STATE OF CALIFORNIA

DATE
2 / 23 / 26
DRAWN
I.B.
JOB
GEOFFROY
SHEET
P3.4



PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 STATE OF CALIFORNIA

REVISION

APPROVED Paul Hanagan
Paul Hanagan LS 7797

HANAGAN LAND SURVEYING
305-C SOQUEL AVE.
SANTA CRUZ, CA 95062
PHONE (831) 460-3428

Topographic Map, The Lands Of:
150 Geoffroy Realty LLC
150 Geoffroy Dr., Santa Cruz, CA, 95062

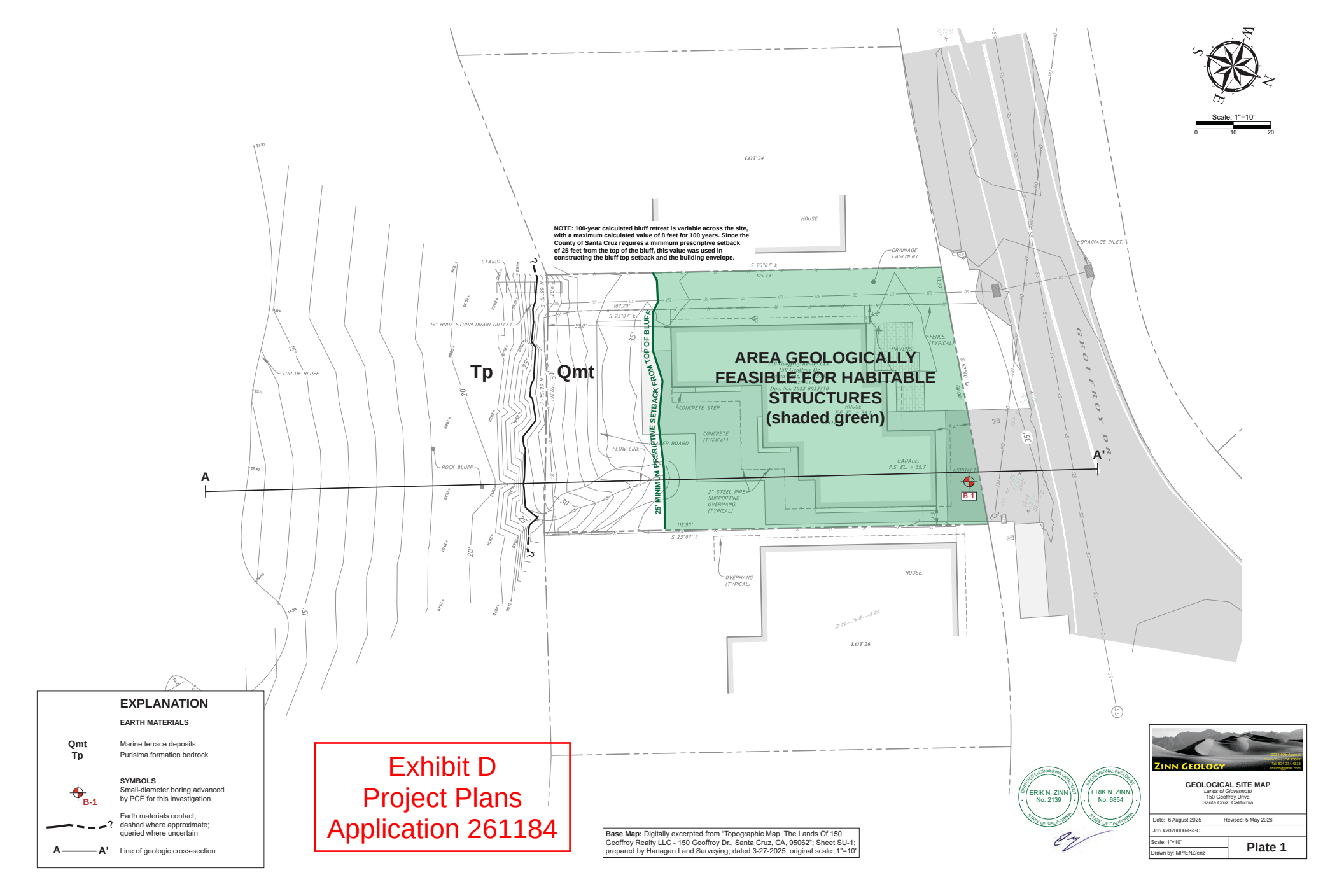
Santa Cruz County
A.P.N. 028-212-05

DATE 3-27-2025
DESIGN
DRAWN J. Kaneg
SCALE 1" = 10'

SHEET SU-1
OF 1 SHEETS
JOB NO. 25022

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Layout Tab: 11x17 Plotted By: Josh
S:\PROJECTS\2025\25022 150 Geoffroy Drive, Santa Cruz\DWG\150 Geoffroy Drive, Santa Cruz.dwg, Plotted By: Josh, Plotted: Apr 03, 2025 - 2:05pm



EXPLANATION

EARTH MATERIALS

Qmt	Marine terrace deposits
Tp	Purisima formation bedrock

SYMBOLS

B-1	Small-diameter boring advanced by PCE for this investigation
?	Earth materials contact; dashed where approximate; queried where uncertain
A — A'	Line of geologic cross-section

Exhibit D
Project Plans
Application 261184

Base Map: Digitally excerpted from "Topographic Map, The Lands Of 150 Geoffroy Realty LLC - 150 Geoffroy Dr., Santa Cruz, CA, 95062"; Sheet SU-1; prepared by Hanagan Land Surveying; dated 3-27-2025; original scale: 1"=10'

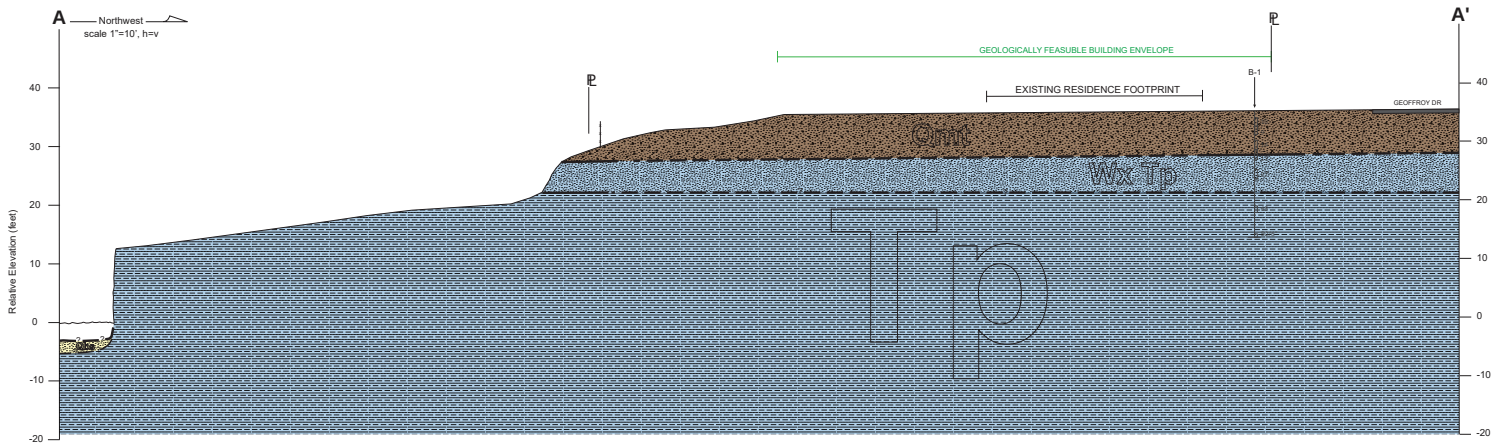
CERTIFIED ENGINEERING GEOLOGIST · ERIK N. ZINN No. 2139 · STATE OF CALIFORNIA

PROFESSIONAL GEOLOGIST · ERIK N. ZINN No. 6854 · STATE OF CALIFORNIA

ZINN GEOLOGY

GEOLOGICAL SITE MAP
Lands of Giovannoto
150 Geoffroy Drive
Santa Cruz, California

Date: 6 August 2025	Revised: 5 May 2026
Job #2026006-G-SC	
Scale: 1"=10'	**Plate 1**
Drawn by: MP/ENZ/enz	



NOTE: Bedrock pattern and orientation of bedding is generalized and depicted schematically. Water level shown at the base of the platform was not measured and is only shown schematically.

EXPLANATION

EARTH MATERIALS

Qbs - Beach sand

Qmt - Marine terrace deposits

Wx Tp - Weathered Purisima formation

Tp - Purisima Formation

SYMBOLS

Earth materials contact on cross section - dashed where approximate, queried where uncertain

B-1

Small-diameter boring advanced by Pacific Crest Engineering for this project

Exhibit D
Project Plans
Application 261184

CERTIFIED ENGINEERING GEOLOGIST
ERIK N. ZINN
No. 2139
STATE OF CALIFORNIA

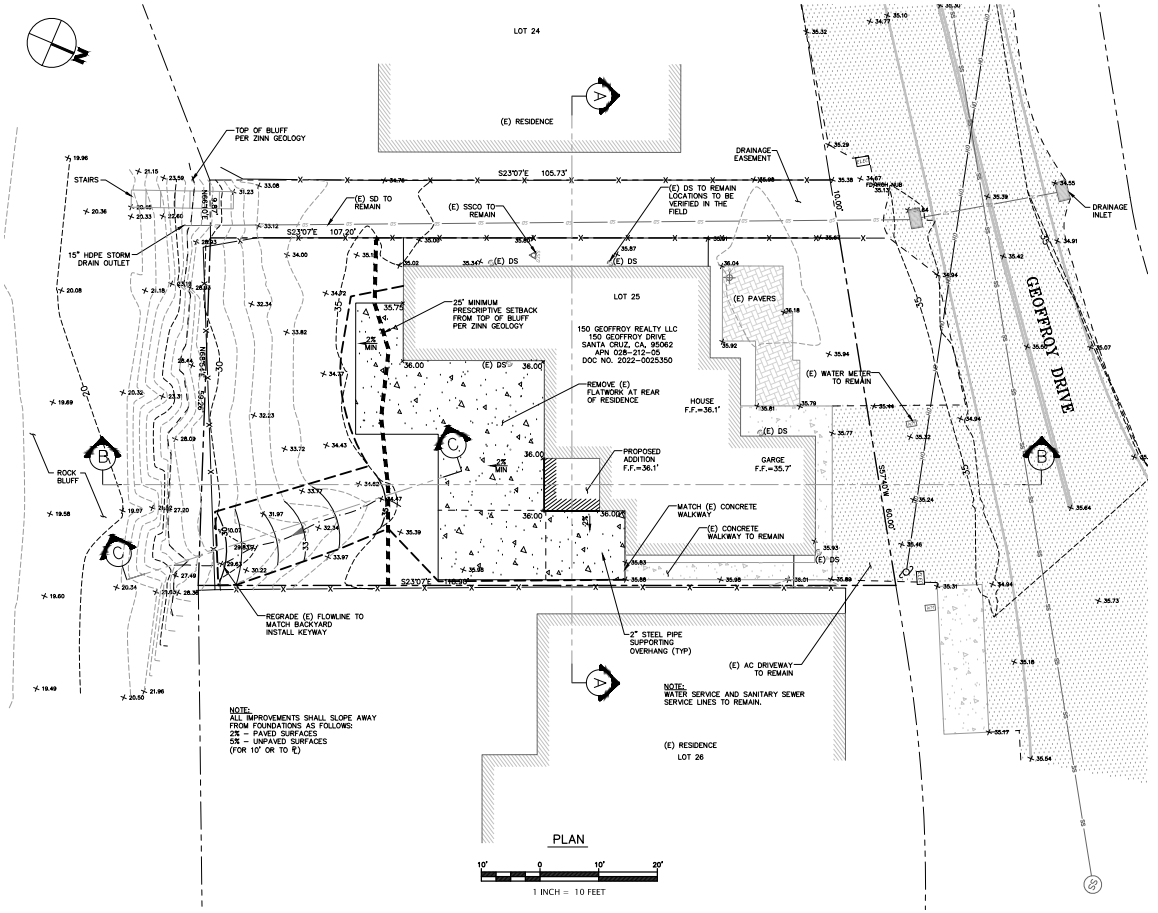
PROFESSIONAL GEOLOGIST
ERIK N. ZINN
No. 6854
STATE OF CALIFORNIA

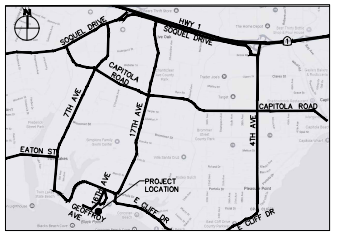
ZINN GEOLOGY

GEOLOGICAL CROSS SECTION

Lands of Giovannoto
150 Geoffroy Drive
Santa Cruz, California

Date: 6 August 2025	Revised: 5 May 2026
Job #2026006-G-SC	
Scale: 1"=10', h=v	**Plate 2**
Drawn by: MP/ENZ/enz	





VICINITY MAP
NTS

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED CONCRETE
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- SETBACK LINE
- PROPOSED LIMIT OF GRADING
- 450 / 449 MAJOR / MINOR (E) GRADE CONTOUR LINES
- 450 / 449 MAJOR / MINOR PROPOSED CONTOUR LINES

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA, ø	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEYING. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP HAS BEEN ESTABLISHED BETWEEN FOUND IRON PIPE MONUMENTS PER THAT CERTAIN MAP FILED IN VOLUME 28 OF MAPS, PAGE 48 OF THE SANTA CRUZ COUNTY RECORDS.

BASIS OF ELEVATION

SANTA CRUZ COUNTY BENCHMARK NO. 7
A BRASS CAP LOCATED ON THE SOUTHWEST MEDIAN AT THE INTERSECTION OF PORTOLA DR, EAST CLIFF DRIVE AND 17TH AVENUE.

BENCHMARK EL. = 46.88' NAVD88

THE CONTOUR INTERVAL IS 1 FOOT.

PROJECT INFORMATION

PROPERTY OWNER	PETER GIOVANNOTTO
PROJECT ADDRESS	150 GEOFFROY DRIVE, SANTA CRUZ, CA
APN	028-212-05

CIVIL ENGINEER
RI ENGINEERING, INC.
303 POTRERO ST, SUITE 42-202
SANTA CRUZ, CA 95060
PH: (831) 425-3901

LAND SURVEYOR
HANAGAN LAND SURVEYORS
565 RISSO COURT
SANTA CRUZ, CA 95062
PH: (831) 469-3428

GEOLOGIST
ZINN GEOLOGY
2231 40TH AVENUE
SANTA CRUZ, CA 95062
PH: (831) 224-4833

GEOTECHNICAL ENGINEER
PACIFIC CREST ENGINEERING
444 AIRPORT BOULEVARD
WATSONVILLE, CA 95076
PH: (831) 722-9446

Exhibit D
Project Plans
Application 261184

PLANNING SUBMITTAL

△ REVISED PER COUNTY COMMENTS – 8/3/2026

RICHARD A. REISS No. 40880 Exp. 12-31-26 CIVIL OF CALIFORNIA
8/3/2026

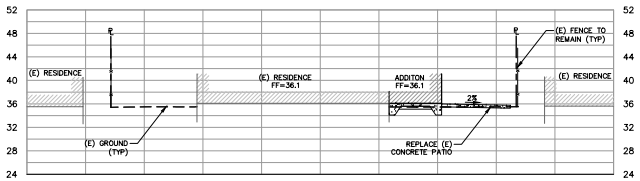
RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rlengineering.com

RESIDENTIAL ADDITION
FOR
PETER GIOVANNOTTO
150 GEOFFROY DRIVE
SANTA CRUZ COUNTY
APN 028-212-05

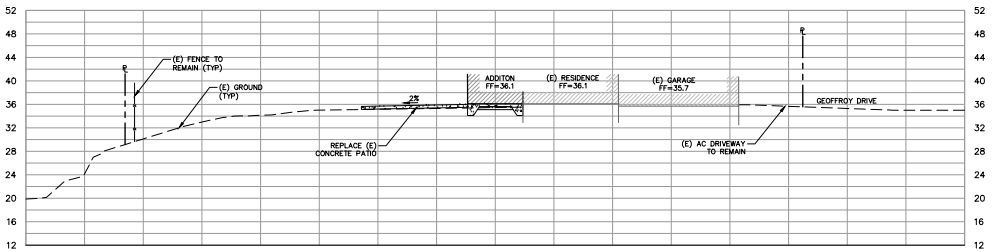
GRADING & DRAINAGE PLAN

project no.
25-084-1
date
MAY 2026
scale
AS SHOWN
dwg name
CIVIL 1

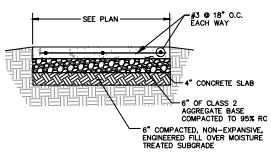
C-1



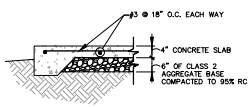
SECTION A–A
SCALE: 1"=10' HORIZONTAL, VERTICAL



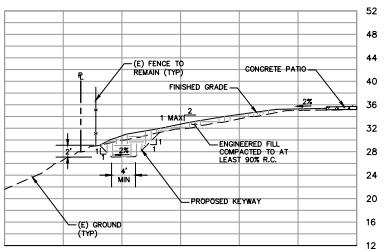
SECTION B–B
SCALE: 1"=10' HORIZONTAL, VERTICAL



CONCRETE WALKWAY DETAIL 1/C-2
NTS



EDGE OF CONCRETE WALKWAY & PATIO DETAIL 2/C-2
NTS



SECTION C–C
SCALE: 1"=10' HORIZONTAL, VERTICAL

County of Santa Cruz

Department of Community Development & Infrastructure
701 Ocean Street, 4th Floor, Santa Cruz, CA 95060-4070
(831) 454-2160

Project Information & Threshold Determination - Appendix A

Completion of this form shall be used as a guidance by the applicant for determining the projects stormwater requirements. Applicants are encouraged to contact the Stormwater Management staff with any questions. Definitions, standard details and further guidance is provided within Part 3 of the **Design Criteria** linked on the Public Works website at https://dpw.co.santa-cruz.ca.us/Home.aspx

PROJECT & CONTACT INFORMATION

Project Site Address: 150 Geoffroy Drive

Property Owner, Applicant, or Representative Name: Peter Giovannotto

Contact Phone Number:

Assessor's Parcel Number (APN): 028-212-05

Flood Control District (additional permit fees for lot coverage may be assessed, refer to Unified Fee Schedule) Zone 5

Building Permit No. /Discretionary Application:

PROJECT DESCRIPTION

Lot Coverage	Actual		Adjusted	
A. Total lot size:	6,696	sq.ft.		
B. Existing Permitted Impervious Area:	3,864	sq.ft.		
C. Replaced Permitted Impervious Area:	938	sq.ft.		
D. Replaced Permitted Semi-Impervious* Area:		sq.ft.	0	sq.ft.
E. Total proposed Self-mitigating Area:		sq.ft.		
F. Proposed Impervious Area:	217	sq.ft.		
G. Proposed Semi-Impervious* Area:		sq.ft.	0	sq.ft.

Values in these tables are automatically calculated, user does not need to enter information here if filled out electronically.

Total **REPLACED** impervious & semi-impervious area [C + D]: 938 sq.ft.

Total **NEW** impervious & semi-impervious area [F + (0.5*G)]: 217 sq.ft.

Project Threshold Classification (*Value will auto-sum if filled out electronically, otherwise add* **REPLACED** *and* **NEW** *to obtain total for determining project size below*): 1,155 sq.ft.

- ☐ **Small Project** (less than 500 sq.ft. created and/or replaced) - Use *Appendix B 'Small Project Submittal Requirements'* for submittal requirement guidance.
- ☑ **Medium Project** (more than 500 sq.ft. but less than 5,000 sq.ft. created and/or replaced) - Use *Appendix C 'Medium Project Submittal Requirements'* for submittal requirement guidance.
- ☐ **Large Project** (more than 5,000 sq.ft. created and/or replaced **OR** 50% increase in permitted impervious area**) - Use *Appendix D 'Large Project Submittal Requirements'* for submittal requirement guidance.

1. Application is part of a phased project OR master plan?	Yes ☐	No ☑
2. No diversion is proposed and pre-development runoff patterns will be maintained.	Yes ☑	No ☐
3. Application complies with Part 3 of the Design Criteria requirements .	Yes ☑	No ☐
4. Drainage has been evaluated. There are no existing drainage issues on/near the site and none anticipated.	Yes ☑	No ☐
5. Safe stormwater overflow has been incorporated into the project design. No adverse impacts to neighboring properties, drainage pathways, or roadways are anticipated.	Yes ☑	No ☐

Signature Required

By signing this form, the signee agrees the information provided here represents, to the best of their knowledge the scope of work being proposed. Signee acknowledges this document is to be used as a guidance for determining the project size and stormwater requirements, additional requirements and clarification may be required.

*Form will apply a 50% credit for semi-impervious areas as final count. Applicant shall not apply the credit.
** Projects that add more than 50% impervious area coverage are required to mitigate the entire site.

Version 2022 - County Design Criteria

Exhibit D
Project Plans
Application 261184

PLANNING SUBMITTAL

⚠ REVISED PER COUNTY COMMENTS – 8/3/2026

PROFESSIONAL ENGINEER — RICHARD A. IRISH — No. 45880 — Exp. 12-31-26 — CIVIL — CALIFORNIA
8/3/2026

RI Engineering Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rlengineering.com

RESIDENTIAL ADDITION
FOR
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150 GEOFFROY DRIVE
SANTA CRUZ COUNTY
APN 028-212-05

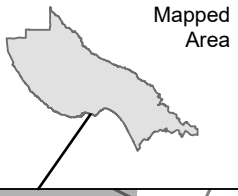
DETAILS AND CROSS SECTIONS

project no.
25-084-1
date
MAY 2026
scale
AS SHOWN
dwg name
CIVIL 1

C-2

Santa Cruz County Planning Department

Parcel Location Map





Parcel: 02821205

Subject Parcel

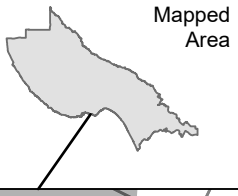
Map printed: 3 Sep. 2026

Exhibit E
Maps
Application 261184

0 30 60
Feet

Santa Cruz County Planning Department

Parcel General Plan Map



16TH AV

GEOFFROY DR

R-UL

028-212-05

O-R

O-R

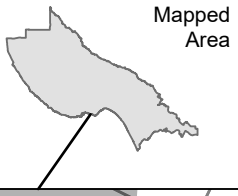
Subject Parcel

Exhibit E
Maps
Application 261184

0 30 60
Feet

Santa Cruz County Planning Department

Parcel Zoning Map



16TH AV

GEOFFROY DR

R-1-6

028-212-05

PR

PR

Subject Parcel

Exhibit E
Maps
Application 261184

0 30 60
Feet

Application #: 261184
APN: 028-212-05
Owner: Sal Giovannotto

Parcel Information

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	City of Santa Cruz Water
Sewage Disposal:	County Sanitation
Fire District:	Central Fire District
Drainage District:	Flood Control Zone 5

Parcel Information

Parcel Size:	6,697 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Parks and Open Space
Project Access:	Public, via Geoffroy Drive
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single Family Residential - 6,000 square foot minimum)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_X_ Yes __ No

Technical Reviews: REV261105 (Combined Soils and Geologic Report) accepted July 17, 2026

Environmental Information

Geologic Hazards:	Mapped Coastal High Hazard Area
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:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site

EXHIBIT F

Project Information

Address: 150 Geoffroy Drive
APN: 028-212-05
Applicant/Owner: Cove Britton/150 Geoffroy Realty LLC
REV 261105 Review #:
Related Applications: CDP# 261184

Reserved for County Stamp

Project Description

Proposal for a remodel and 85 square foot addition to an existing one story residence atop a coastal bluff.

Reports Reviewed ☐ Geologic ☐ Geotechnical ☑ Combined Geologic & Geotechnical

Title: Geological Investigation, 150 Geoffroy Drive, Santa Cruz, CA, 95062
Firm / Preparer: Zinn Geology, Erik Zinn Date: 5 May 2026
Supplemental Documents Dates:
Title: Geotechnical Investigation, 150 Geoffroy Drive, APN 028-212-05, Santa Cruz, CA
Firm / Preparer: Pacific Crest Engineering, Inc. Date: 6 May 2026
Supplemental Documents Dates:

The Planning Division has accepted the subject reports in conformance with SCCC 16.10.060 (c).
Please submit a copy of this acceptance form as a part of the supplemental (SUP) file in future discretionary and building permit applications associated with this project.

Any updates to report recommendations necessary to address conflicts between the reports and subsequent plans or revisions must be provided via a separate addendum to the subject reports and may be subject to additional technical review.

All project design and construction shall comply with the recommendations of the reports. [SCCC 16.10.070]

Final plans shall reference the subject reports by titles, authors, and dates. Final plans should also include a statement that the project shall conform to the reports' recommendations. [SCCC 16.10.070]

After plans are prepared that are acceptable to all reviewing agencies, please request that your project ☑ geologist and/or ☑ geotechnical engineer submit a completed, signed and stamped, *Consultant Plan Review Form* (PLG-300), to be included within the supplemental (SUP) file. Please note that the plan review forms must reference the final plan set by the last revision date. [SCCC 16.10.070]

After issuance of the building permit, the County requires your geologist and/or geotechnical engineer to be involved during construction. Please refer to relevant holds on the building permit for minimum requirements, including pre-pour inspections that must be completed prior to foundation installation.

Exhibit G
REV261105 Acceptance Letter
Application 261184

At the completion of construction, a ☑ *Geotechnical (Soils) Engineer Final Inspection Form (PLG-305)* and/or ☑ *Geologist Final Inspection Form (PLG-305)* are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the accepted reports.

If the *Final Inspection Form (PLG-305)* identifies portions of the permitted project that were not observed by the geotechnical engineer and/or geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer and/or geologist must complete and sign an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.

Electronic copies of all forms required to be completed by the Engineering Geologist and/or Geotechnical Engineer may be found on our website:
https://cdi.santacruzcountyca.gov/UPC/EnvironmentalPermitsTechnicalReviews/GeologyandSoils/AssistanceandForms.aspx

The following items, if selected, shall also be required as a condition of report acceptance:

☑ A Declaration of Geologic Hazards shall be recorded prior to ☐ issuance / ☑ final of building permit(s) for the proposed project. The declaration form will be prepared and provided along with instructions for recording upon building permit submittal. Contact the reviewer below for a copy of the declaration and steps for recording. [SCCC 16.10.070]

☐

☐

☑ See attached page for additional conditions of acceptance.

Reviewed by: Gregory Easton
Position: Consulting Engineering Geologist for Santa Cruz County
Date: 17 July 2026
Email: jessica.degrassi@santacruzcountyca.gov

Reviewed by: Priska Cheng, PE
Position: Senior Plan Check Engineer
Date: 30 July 2026
Email: priskac@csgengr.com

Copied:
Pacific Crest Engineering, attn: Matt Maciel
Zinn Geology, attn: Erik Zinn
owner

Exhibit G
REV261105 Acceptance Letter
Application 261184

Additional Conditions of Acceptance

General Note: condition approval that only grading by hand may be performed within setback, per code

Exhibit G
REV261105 Acceptance Letter
Application 261184