



Staff Report to the Zoning Administrator

Application Number: **04-0596**

Applicant: Heidi Anderson Spicer

Owner: Susan Zare

APN: 038-213-08

Agenda Date: April 15, 2005

Agenda Item #: 7

Time: after 10:00 a.m.

Project Description: Proposal to demolish an existing one story s.f.d. and to construct a new two story single family dwelling with an attached garage (Variance to increase the allowable FAR from .5 to .65).

Location: 336 Park Drive, Aptos

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required Coastal Development Permit and Variance

Staff Recommendation:

- Approval of Application 04-0596, based on the attached findings and conditions.
- Certification that the ~~proposal~~ is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|---|---|
| A. Project plans | F. General Plan map |
| B. Findings | G. Zoning map |
| C. Conditions | H. Discretionary Application Comments |
| D. Categorical Exemption (CEQA determination) | I. Variance request and photos of adjacent residences |
| E. Location map | |

Parcel Information

Parcel Size:	3,251 sq. ft.
Existing Land Use - Parcel:	residential
Existing Land Use - Surrounding:	residential
Project Access:	Park Drive
Planning Area:	Aptos
Land Use Designation:	R-UM (Residential Urban Medium Density)
Zone District:	R-1-4 (4,000 sq. ft. min. site area)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u> </u> No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: 125
Fire Hazard: Not a mapped constraint
Slopes: NIA
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
Drainage: Existing drainage adequate
Traffic: NIA
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6

History

This application was received on November 23, 2004 and deemed complete on March 10, 2005. There are no additional applications involved with the current application.

Project Setting

The area is in a neighborhood of one and two story single family residential structures. Monterey Bay is approximately two blocks south of this site.

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere

	R-1-4 Standards	Proposed Residence
Front yard setback:	15 feet	20'-0"
Rear yard setback:	15 feet	16'-0"
Side yard setback:	5 feet / 5 feet	5'-0" / 5'-0"
Lot Coverage:	40 % maximum	36 %
Building Height:	28 feet maximum	27'-4"
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	65 % <i>(non-conforming)</i>
Parking	3 bedrooms – 3 (18' x 8.5')	one in garage two uncovered

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed.

Variance Request

The applicant is seeking a 65% Floor Area Ratio, where 50% is the standard maximum. Attached as "Exhibit I" is a letter from the architect explaining the rationale for the variance request. The following section of the County of Santa

Cruz Code (13.10.230) lists the findings required to be made for a Variance (bolding added):

The following findings shall be made prior to granting a Variance Approval in addition to the findings required for the issuance of a Development Permit pursuant to Chapter 18.10:

- 1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.*
- 2. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.*
- 3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.*

The following table lists the proposed residence in comparison with neighboring parcels:

STREET ADDRESS	YEAR BUILT	BUILDING AREA	SITE AREA	F.A.R.
336 Park Drive		2330	3251	.65
340 Park Drive	1978	2995	3223	.85 (see below for discussion)
107 Loma Place	1996	2059	3833	.53
335 Park Drive	1980	1915	3223	.59
Note: data has been obtained from County of Santa Cruz Assessor's Office records, as provided by the applicant.				

Application Number 95-0516 was a variance that was approved for 340 Park Place. The application requested a reduction of the five-foot east side setback to about 3 feet and an increase of the floor area ratio to about .65. The rationale for this variance was the "limited size of the lot" (3, 179 sq. ft.) and "the narrow width of the lot" (39 ft.).

The applicant's lot is 3,251 sq. ft. and the width of the lot is 34.50 ft. This is similar enough to the approved variance to warrant similar treatment. Given the small lot size and narrow lot width, the applicant has made every attempt to design a home that conforms with the zone district standards. All standards with the exception of Floor Area Ratio have been met or exceeded.

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

- APPROVAL of Application Number **04-0596**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831)454-2676
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Owner: Susan Zare

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-4 (4,000 sq. ft. min. site area), a designation that allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-UM) Residential Urban Medium Density General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

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

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (4,000 sq. ft. min. site area) zone district of the area, 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 widely in the area, and the design submitted is not inconsistent with the existing range.

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Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (4,000 sq. ft. min. site area) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

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

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

The proposed single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit).

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

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Owner: Susan Zare

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, 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. The special circumstances applicable to this parcel are the limited size of the lot, with an area of **3,251 sq. ft.**, and the narrow width of the lot at **34.50 ft.**

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

This finding can be made. The granting of the variance is in harmony with the general intent and purpose of the **R-1-4** zone district in that it complies with all development regulations with the exception of the increase in floor area ratio.

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

This finding can be made. The granting of the variance to increase the floor area ratio would not constitute a grant of special privilege to this parcel as several variances to setbacks and floor area ratios have been granted in the immediate neighborhood, such as at APN **038-212-11** (two blocks west), APN **038-217-28** (directly across the street), APN **038-215-08** (one block to the east) and the above mentioned APN **038-213-10** (340 Park Avenue), which has been discussed in the report. Variances have been granted due to the limited parcel size and the narrowness of the sites, which are typical of the Seacliff Drive neighborhood.

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Conditions of Approval

Exhibit A Architectural plans prepared by Heidi Anderson Spicer, Architect dated November 23, 2004, revised February 18, 2005.

- I. This permit authorizes the demolition of an existing one story single-family residence and the construction of a two story single family dwelling. 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 the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way (driveway shall conform to County of Santa Cruz DPW Design Criteria standards).
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area on the project plans.

Specific requirements include:

 1. Provide construction details for the proposed dispersal pits.
 2. Maintenance and safe overflow provisions shall be incorporated into the design of these facilities.

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3. These facilities shall be coordinated with the landscape design.
 - D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - E. Submit **3** copies of a soils report prepared and stamped by a licensed Geotechnical Engineer, if required.
 - F. 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.
 - G. 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 **16.42.100** 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 **16.42.100**, 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.

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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 two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
Project Planner

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 04-0596
Assessor Parcel Number: 038-213-08
Project Location: 336 Park Drive, Aptos

Project Description: Proposal to demolish an existing one story s.f.d and to construct a new two story single family dwelling with an attached garage (Variance to increase the allowable FAR to 65%).

Person Proposing Project: Susan Zare

Contact Phone Number: (650) 328-0890

- 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:
Replacement single family dwelling in a developed area.

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

Lawrence Kasparowitz, Project Planner

Date: _____

TRANSMITTAL - LEVEL 5, 6 & 7

DATE _____

TO support staff

FROM Lawrence Kasparowitz

RE: Application # 04-0596

PLEASE COMPLETE THE ITEMS CHECKED BELOW:

- ☐ Make ____ copies of the permit form and staff report, distribute **as follows**:

 - ☐ Distribute copies of **the** cover letter/permit/report/findings/conditions to Applicant & Owner
 - ☐ Mail a copy of **the** permit form and staff **report** to the California Coastal Commission
 - ☐ Appealable Project – Please mail **as soon as possible**, with **the** following instructions:
 - ☐ Send via certified mail
 - ☐ Send attached plans
 - ☐ District Supervisor _____ (via Inter-office mail)
 - ☐ Send other copies to: _____
 - ☐ **Return** original copies of cover letter/permit/report/findings/conditions to **the** planner.

☐ Send copy of permit conditions to: _____ (Local **Fire** District)

☐ Send copy **of** CEQA notice to the Clerk of **the** Board

 - ☐ Notice of Exemption
 - ☐ Notice of Determination/Negative Declaration
 - ☐ Certificate of Fee Exemption

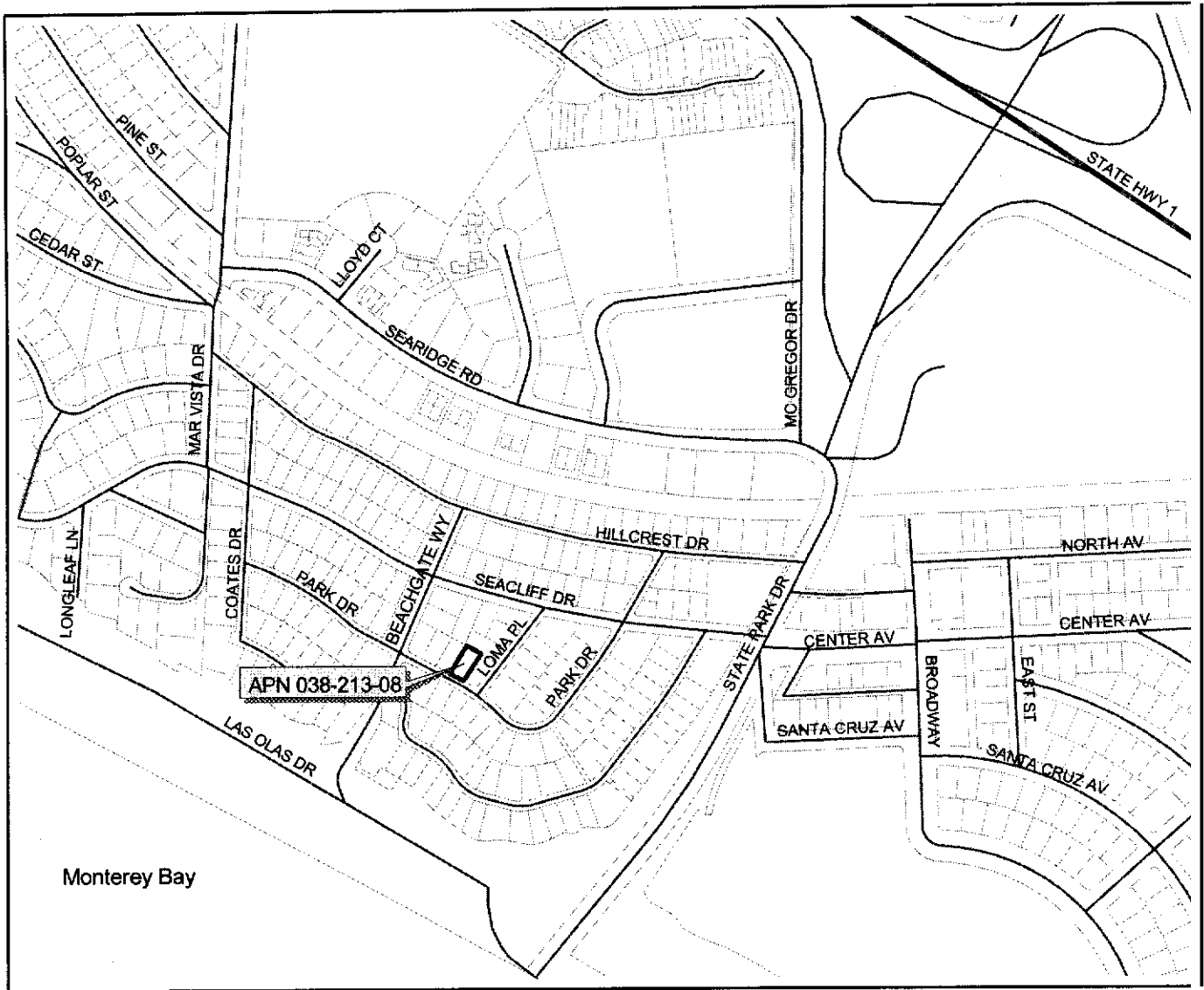
☐ Send copy of Coastal Exclusion to Coastal Commission.

O Special instructions:

 - ☐ Send **attached exhibit(s)** to ☐ owner / ☐ applicant.
 - ☐ Send attached **declaration(s)** (**and/or** recordable conditions) to ☐ owner/ ☐ applicant
 - O** _____
 - ☐ _____

Completed by: _____
(support staff) (date)

Location Map

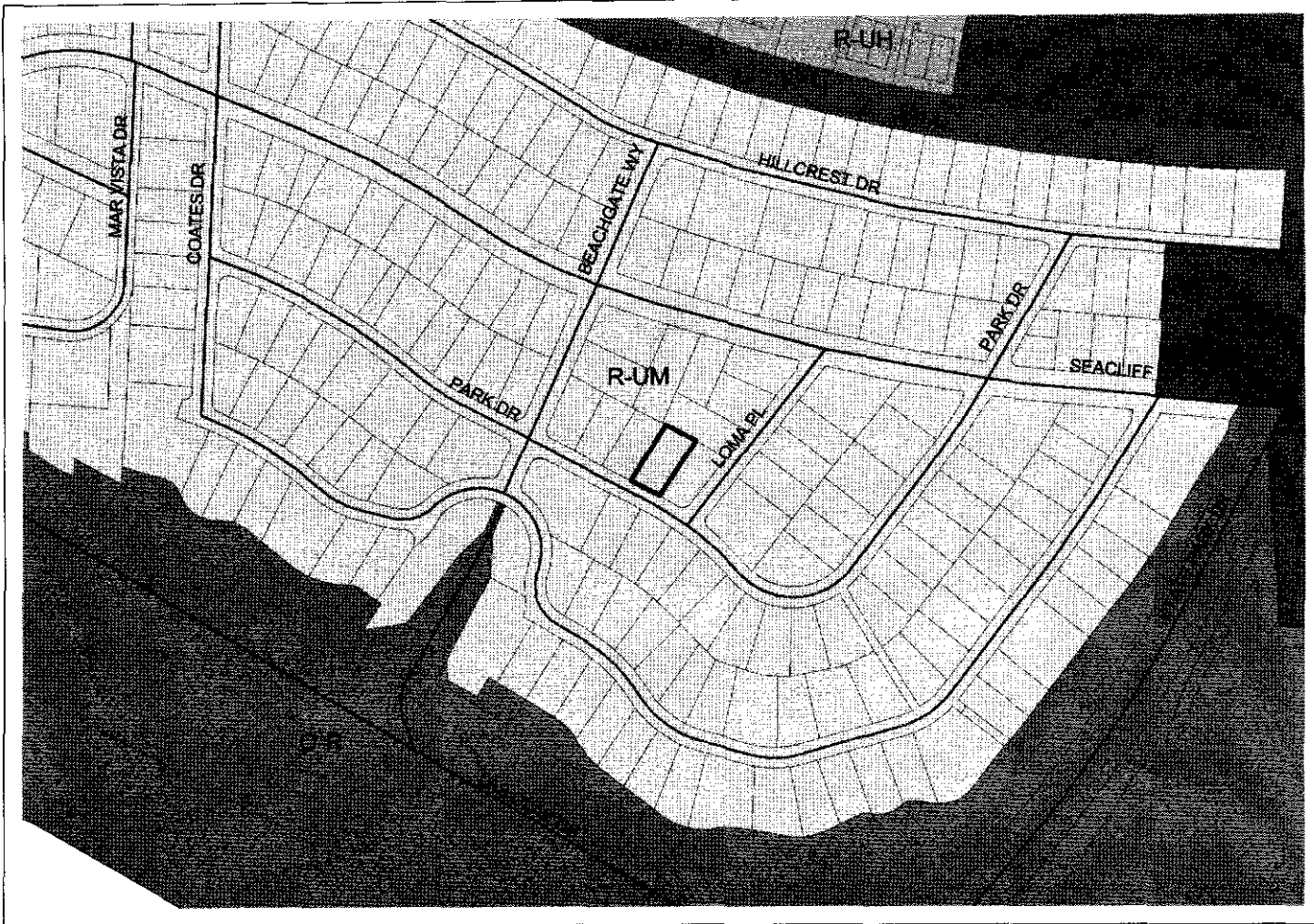


1000 0 1000 Feet

Map created by Santa Cruz County
Planning Department:
December 2004



General Plan Map



500 0 500 Feet

Legend

- APN 038-213-08
- Parcel boundaries
- Streets
- State Highway
- Neighborhood Commercial (C-N)
- Public Facilities (P)
- Parks and Recreation (O-R)
- Residential - Urban High Density (R-UH)
- Residential - Urban Medium Density (R-UM)



Map created by Santa Cruz County
Planning Department:
December 2004

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M I T T E E

Project Planner: Larry Kasparowitz
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Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 8, 2004 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 8, 2004 BY ROBIN M BOLSTER =====
NO COMMENT

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 13, 2004 BY ALYSON B TOM ===== Application with plans dated 11/23/04 has been received. Please address the following:

- 1) Additional topographic information is required. The note on sheet 1 that states that the lot is flat is not sufficient. Information that describes how the site drains is required. Will overflow from the proposed dispersal pits drain to adjacent properties or to Park Drive?
- 2) Describe the offsite drainage path. Will runoff or overflow from the dispersal pits enter adjacent properties? If so, what facilities are available to handle the runoff? If the runoff will drain to Park Drive describe what facilities are available on the road to handle the runoff.
- 3) How does the existing home drain? Are there any problems?
- 4) How will runoff from the side yards, outside shower, and driveway areas drain. Demonstrate that runoff will not adversely impact adjacent or downstream neighbors
- 5) Does this site currently receive any runoff from adjacent parcels? If so, how will the project continue to accept this runoff?

See miscellaneous comments for issues to be addressed prior to building permit issuance.

===== UPDATED ON MARCH 4, 2005 BY ALYSON B TOM ===== Application with plans dated 2/18/05 is complete with regards to drainage for the discretionary stage.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 13, 2004 BY ALYSON B TOM ===== The following should be addressed prior to building permit issuance:

- 1) Provide construction details for the proposed dispersal pits. Describe how these facilities were sized. Maintenance and safe overflow provisions should be incorporated into the design of these facilities. These facilities should be coordinated

Disciplinary Comments - Continued

Project Planner: Larry Kasparowitz
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LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 29, 2004 BY ERIN K STOW =====
NO COMMENT

HEIDI ANDERSON SPICER, Architect

Planning Department Staff
701 Ocean Street
County of Santa Cruz, CA 95062

23 November, 2004

Gentle people,

Below is a statement of Proposal for the attached submittal, APN# 038 213 08:

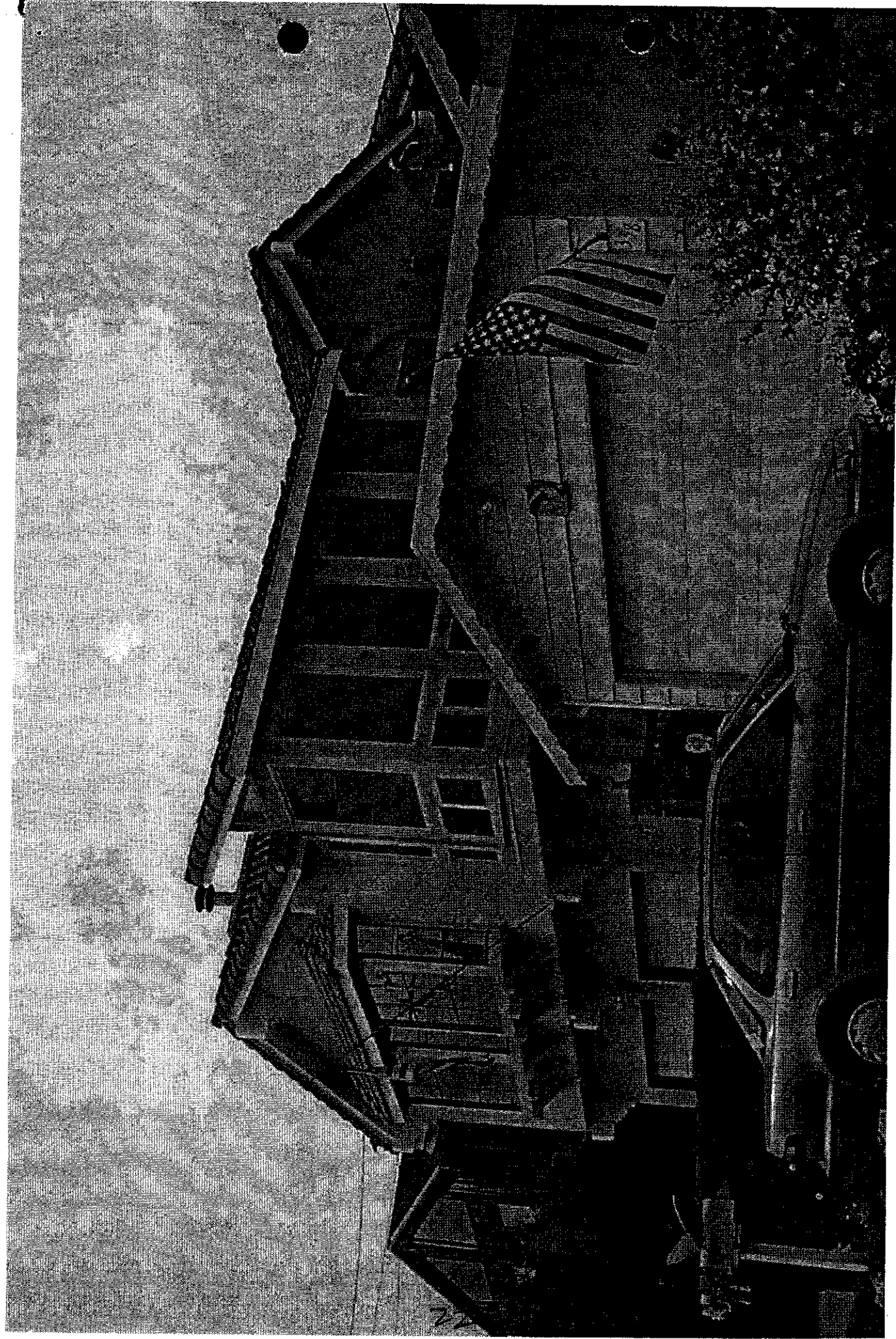
This proposal is for the replacement of an existing 1355 sq. ft. single family residence and 105 sq. ft. detached shed at 336 Park Drive with a new 2330 sq. ft., two story, four bedroom single family residence. This proposal includes a variance to exceed the allowable FAR (65% proposed, 50% allowable) while staying within the limitations of the maximum lot coverage (36% proposed, 40% allowable). The accompanying materials shows examples of residential development on similar lots in the immediate area which follow similar a pattern, setting precedents for this proposal.

- APN # 038 213 10 - 340 Park Drive, Aptos. Parcel size is 3223 sq. ft. Recent development allowed the construction of a 2357 sq. ft., two story, four bedroom residence with 187 sq. ft deck. Rough estimate of FAR is $2357 \text{ sq. ft.} + 638 \text{ sq. ft. garage} - 225 \text{ sq. ft.} = 2995 \text{ sq. ft.}$ divided by 3223 sq. ft. = $.85 \times 100 = 85\%$ FAR. Lot coverage is not known.
- APN# 038 213 06 - 107 Loma Place, Aptos. Lot size is 3833 sq. ft. Recent development allowed the construction of a new 1927 sq. ft., three bedroom single family residence with 221 sq. ft of decks. A rough estimate of FAR is $1927 \text{ sq. ft.} + 357 \text{ sq. ft. garage} - 225 \text{ sq. ft.} = 2059 \text{ sq. ft.}$ divided by 3833 sq. ft lot size = $.53 \times 100 = 53\%$ FAR. Lot coverage is not known.
- APN# 038 217 04 - 335 Park Drive, Aptos. Parcel size is 3223 sq. ft. Existing 1770 sq. ft., two story, 3 bedroom single family residence with 370 sq. ft garage and 196 sq. ft of decks. A rough estimate of FAR is $1770 \text{ sq. ft.} + 370 \text{ sq. ft.} - 225 \text{ sq. ft.} = 1915 \text{ sq. ft.}$ divided by 3223 sq. ft = $.59 \times 100 = 59\%$ FAR. Lot coverage is not known.

Other examples of development in the general neighborhood follow a similar pattern of development, but these are three examples in the immediate area of the target site. We feel that adequate precedents have been set for this sort of development allowing house to exceed FAR while conforming to standards of maximum lot coverage and setbacks. We hope that you will consider this proposal in a favorable light.

Sincerely yours,

Heidi Anderson Spicer, Architect



340 Park Drive, Aptos. EXHIBIT 10

02/05/04 COUNTY OF SANTA CRUZ
16:09:15 CHARACTERISTIC INQUIRY SCREEN

PARCEL NO.: 038 213 10
ASSESSEE NAME.. : MAYER NICK S & PHYLLIS TRUSTEES
SITUS..: 340 PARK DR APTOS
MAILING ADDRESS: 340 PARK DR APTOS CA 95003

USE CODE..: SINGLE RESIDENCE

STRUCTURE DATA

MAIN BUILDING..SQFT:	2357	NO. UNITS....:	CENTRAL	POOL.....:	NO
YEAR BUILT(EST)....:	1978	HEAT.....:		SPA.....:	NO
TOTAL ROOM COUNT..	8	CONCRETE.SQFT:		DECKS.....SQFT:	187
NO. BEDROOMS.....:	4	GARAGE..SQFT:	638	NO. FIREPLACES:	1
NO. BATHROOMS(F/H)...	2 / 1	CARPORT..SQFT:		ROOF.....:	TILE
MISC OTHER BUILDINGS:	NO				

LAND DATA

WATER.....: PUBLIC
SANITATION.....: PUBLIC
PARCEL NO.: 038 213 10
PARCEL SIZE (COMPUTER EST.).....SQFT: 3223.400
NO LIABILITY IS ASSUMED FOR ME ACCURACY OF THIS DATA. 1289
JUST PRESS 'ENTER' 1611

EX FAR BY 11594
N 1 DECKS

2357
638

2995
- 225

2770

Parcel. $\frac{13003.0}{2357} = .73$

R 1-4

PROPERTY PROFILE

PARCEL NUMBER 038 213 10
PROPERTY LOCATION 340 PARK DR APTOS
OWNER'S NAME MAYER NICK S & PHYLLIS TRUSTEES

OWNER'S MAILING ADDRESS 340 PARK DR APTOS CA 95003
ASSESSMENT ROLL VALUE INFORMATION: LAND 12,988
IMPROVEMENTS 164.103
PERSONAL PROPERTY
TOTAL VALUE 177,091
EXEMPTION AMOUNT AND TYPE 7.000 HOME

RECORDING REFERENCE CURRENT PREVIOUS
..... 1997-0023267 3916-592
RECORDING DATE 5/23/1997 12/05/1985
PREVIOUS OWNER'S NAME MAYER NICHOLAS S & PHYLLIS R H/W JT
PLEASE KEY A NEW APN OR PRESS RED 'END' KEY TO START OVER.
OR PRESS PF1 FOR PROPERTY CHARACTERISTICS.

DISADVANTAGE

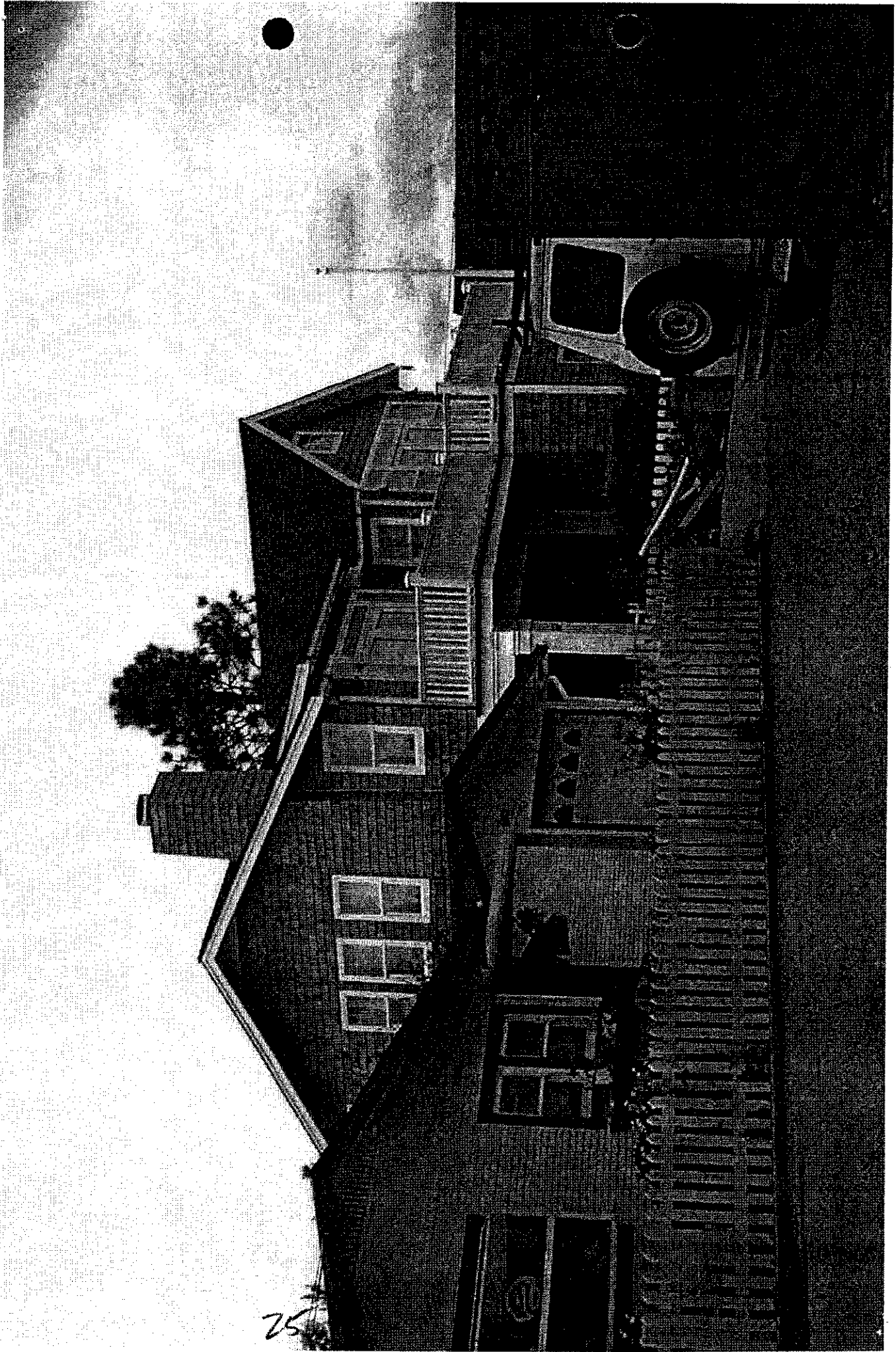


EXHIBIT 1

107 LOMA PLACE, APTOS

25

02/06/04 PP11
10:32:13

COUNTY OF SANTA CRUZ - ALUS 3.0
PARCEL NOTEBOOK INQUIRY

ALPLU110
ALSLU110

PARCEL NO.: 038 213 06 SUBJECT: PAGE: 1

PARCEL-----SUBJECT-----DATE-----WHO-----DESCRIPTION-----

03821306 BLDSITE 09/13/95 CLC BUILDING SITE

SOILS LETTER REPORT PREPARED BY HARO, KASUNICH AND ASSOC. PROJECT #SC4947

DATED SEPT. 6, 1995 FOR NEW SFD.

ALL FOUNDATION ELEMENTS TO BE EMBEDDED MINIMUM 12/18 INCHES (ONE STORY/TWO STORY). MOISTURE CONDITION ALL FOUNDATION EXCAVATIONS.

ALL FOUNDATION EXCAVATIONS TO BE INSPECTED BY SOIL ENGINEER TO DETERMINE WHETHER OR NOT RECOMMENDED DEPTHS ARE ADEQUATE.

FUTURE FOUNDATION WORK, ADDITIONS ETC. WILL REQUIRE EVALUATION BY SOILS ENGINEER.

03821306 BLDSITE 07/02/95 CLC BUILDING SITE

MINOR SOIL REPORT BY HARO, KASUNICH AND ASSOC. # SC4947 DATED 9/6/95 STANDARD FOUNDATIONS 12-18 INCHES RECOMMENDED. SOILS WERE DETERMINED TO HAVE LOW EXPAN

CONTINUED

PF8-SCROLL FORWARD

PF4-VIEW SUBJECTS

PA2-EXIT

EXHIBIT

HARD COPY AT 10:32:45 ON 02/06/04
USER PLN800 ON LU R62G3067 LOGGED ON TO VSE20711 ACB TU0027

02/06/04 PP11
10:32:13

COUNTY OF SANTA CRUZ . ALUS 3.0
PARCEL NOTEBOOK INQUIRY

I-ALPLU110
ALSLU110

PARCEL NO. : 038 213 06

SUBJECT:

PAGE: 2

PARCEL	SUBJECT	DATE	WHO	DESCRIPTION
03821306	BLDSITE	07/02/96	CLC	BUILDING SITE
SION POTENTIAL. FOUNDATION EXCAVATIONS FOUND SEPTIC TEST PIT EXCAVATIONS 4' X 6' WIDE AND 12' DEEP AND 3' DIAMETER AND 12' DEEP IN THE FOUNDATION AREA. EXCAVATIONS WERE FILLED WITH CONCRETE SLURRY.				

CHANGE INQUIRY
PF4-VIEW SUBJECTS

** THE END **
PF7-SCROLL BACK
PA2-EXIT

02/05/04 COUNTY OF SANTA CRUZ
16:14:12 CHARACTERISTIC INQUIRY SCREEN

PARCEL NO.. 038 213 06
ASSESSEE NAME.. : WIMMER GARY E & HEATHER L TRUSTEES
SITUS.. 107 LOMA PL APTOS
MAILING ADDRESS: 2440 VILLA NUEVA
MT VIEW CA 94040
USE CODE.. SINGLE RESIDENCE
MAIN BUILDING.. SQFT: 1927 STRUCTURE DATA 1 POOL NO
YEAR BUILT(EST)..... 1996 HEAT..... CENTRAL SPA..... NO
TOTAL ROOM COUNT.. 6 CONCRETE SQFT: 259 DECKS..... SQFT: 221
NO. BEDROOMS..... 3 GARAGE.. SQFT: 357 NO. FIREPLACES: 1
NO. BATHROOMS(F/H)..... 3 / 0 CARPORT.. SQFT: ROOF..... COMP.
MISC OTHER BUILDINGS: NO

LAND DATA

WATER..... PUBLIC
SANITATION..... PUBLIC PARCEL SIZE (COMPUTER EST.)..... SQFT: 3833.300
PARCEL NO.. 038 213 06
NO LIABILITY IS ASSUMED FOR THE ACCURACY OF MIS DATA. LC 1533
JUST PRESS ENTER TAL 1916

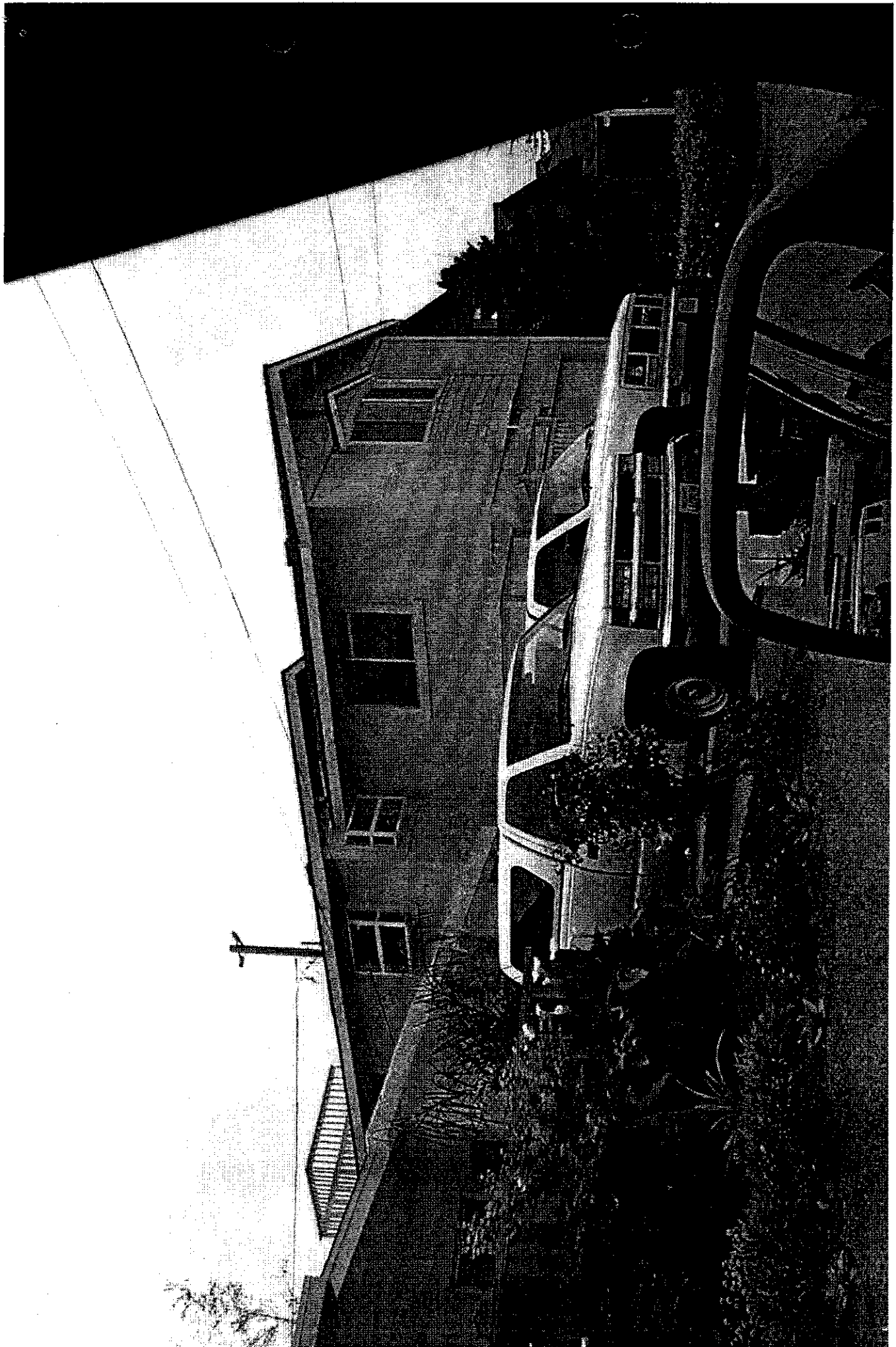
EX FOR 142.5
N DECKS

1927
887
- 225.00
2059.00

PROPERTY PROFILE

PARCEL NUMBER 038 213 06
PROPERTY LOCATION 107 LOMA PL APTOS
OWNER'S NAME WIMMER GARY E & HEATHER L TRUSTEES
OWNER'S MAILING ADDRESS 2440 VILLA NUEVA
MT VIEW CA 94040
ASSESSMENT ROLL VALUE INFORMATION: LAND 145,269
IMPROVEMENTS 201,855
PERSONAL PROPERTY
TOTAL VALUE 347,124
EXEMPTION AMOUNT AND TYPE
..... CURRENT PREVIOUS
RECORDING REFERENCE 2000-0025322 1998-0000458
RECORDING DATE 5/24/2000 1/06/1998
PREVIOUS OWNER'S NAME.. WIMMER GARY E & HEATHER L H/W CP
PLEASE KEY A NEW APN OR PRESS RED 'END' KEY TO START OVER.
OR PRESS PF1 FOR PROPERTY CHARACTERISTICS.

1 76 VARIANCE



335 Park Drive, Aptos

EXHIBIT 1

PROPERTY PROFILE

PARCEL NUMBER 038 217 04
PROPERTY LOCATION 335 PARK DR APTOS
OWNER'S NAME DOMENCH LILLIA N TRUSTEE
OWNER'S MAILING ADDRESS.. 1500 CALYPSO DR
ASSESSMENT ROLL VALUE INFORMATION: APTOS CA 95003
LAND 105,272
IMPROVEMENTS 136,707
PERSONAL PROPERTY
TOTAL VALUE 241,979
EXEMPTION AMOUNT AND TYPE
..... CURRENT PREVIOUS
RECORDING REFERENCE 5465-972 4862-589
RECORDING DATE 3/10/1994 7/05/1991
PREVIOUS OWNER'S NAME. DOMENCH LILLIA N
PLEASE KEY A NEW APN OR PRESS RED 'END' KEY TO START OVER.
OR PRESS PF1 FOR PROPERTY CHARACTERISTICS.

02/05/04 COUNTY OF SANTA CRUZ
16:13:11 CHARACTERISTIC INQUIRY SCREEN

PARCEL NO.: 038 217 04
ASSESSEE NAME...: DOMENCH LILLIA N TRUSTEE
SITUS.....: 335 PARK DR APTOS
MAILING ADDRESS: 1500 CALYPSO DR CA 95003
USE CODE..... SINGLE RESIDENCE

MAIN BUILDING... SQFT: 1770	STRUCTURE DATA	POOL..... NO
YEAR BUILT(EST).....: 1980	NO. UNITS... ..: 1	SPA..... NO
TOTAL ROOM COUNT.....: 5	HEAT CONCRETE SQFT: CENTRAL	DECKS..... SQFT: 196
NO. BATHROOMS(F/H).....: 3 / 0	CARPORT.. SQFT: 370	NO. FIREPLACES: 1
		ROOF.....: WOOD

MISC OTHER BUILDINGS: NO

LAND DATA

WATER..... PUBLIC
SANITATION..... PUBLIC
PARCEL NO.: 038 217 04
PARCEL SIZE (COMPUTER EST.)..... SQFT: 3223.400

NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THIS DATA

1009.2
1611.5

EXCEEDS FOR BQ 304.75
N N DECKS

1770
370
2140
- 225
1915
1611
304

EXHIBIT 1