



Staff Report to the Zoning Administrator

Application Number: **09-0099**

Applicant: Susan Dee Cummins
Owner: Glen Davis
APN: 054-192-02

Agenda Date: June 5, 2009
Agenda Item #: 10
Time: After 10:00 a.m.

Project Description: Proposal to recognize remodel of an existing 2-story single-family dwelling, includes replacement of front porch and existing exterior siding with stucco facade, modification of second floor deck and front columns, addition of porch roof over front door, replacement of existing windows in-kind, relocation of front door, replacement of deck railing, and removal of existing exterior stairs on the southeastern side of dwelling.

Location: Project located on the northeast side of Via Gaviota approximately 100 feet east from the intersection with Clubhouse Drive (927 Via Gaviota)

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0099, based on the attached findings and conditions.

Exhibits

- | | |
|--------------------------------|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Assessor's Residential Building |
| D. Categorical Exemption (CEQA | Records |
| determination) | G. Comments & Correspondence |

Parcel Information

Parcel Size:	6,358 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential
Project Access:	Via Gaviota

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Planning Area: Aptos
Land Use Designation: R-UL (Urban Low Residential)
Zone District: R-1-6 (Single-Family Residential – 6,000 sq. ft. minimum lot size))
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Environmental Information

Geologic Hazards: At the toe of a steep coastal bluff, however no ground was disturbed by the work proposed to be recognized
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: At the toe of a steep coastal bluff, however no ground was disturbed by the work proposed to be recognized
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading occurred
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource
Drainage: Existing drainage 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: Public
Fire District: Aptos-La Selva Fire Protection District
Drainage District: Zone 6

History

Assessor's Residential Building Records (Exhibit F) indicate that the subject single-family dwelling was constructed in 1973 in substantially the same configuration as exists today. The original dwelling was constructed with a second story rooftop deck, prior to the enactment of the ordinance in the early 1990s, which prohibited such rooftop decks.

Records also indicate the historic presence of the existing second story decks at the front and rear of the dwelling. Submitted plans for the subject application show a living room and bathroom to the rear of the garage. Nothing in the Assessor's records negates the possibility that both the living room and bathroom were original to the house.

On January 20, 2009 a red tag was issued against the subject property for unpermitted remodeling work to both the exterior and interior of the dwelling. This Coastal Permit addresses the exterior construction work, which is subject to Section 13.20 of the County Code and requires a Coastal Development Permit. The interior remodel work has not impacted the exterior of the house, nor has it altered the number of bedrooms or otherwise affected the intensity of the

use of the property. Therefore the interior remodel work does not require Coastal Approval. No ground disturbance has occurred as a result of the unpermitted construction, nor has there been any change to the square footage of the existing dwelling.

Project Setting

The subject parcel is 6,300 square feet in area and is developed with an existing 2,689 square foot two-story single-family dwelling and attached garage. The lot is located at the base of a steep coastal bluff and is about 140 feet from the beach. The parcel is essentially flat and approximately 27% of the site is located within the VE Flood Zone and subject to high velocity waters, including tidal and coastal inundation. The house takes access from Via Gaviota, a private road. The property is zoned R-1-6 and located in the Aptos Planning Area.

The current proposal is to recognize the replacement of existing exterior siding, modification of second floor deck, relocation of front door, construction of new porch entry over front door, replacement of existing windows in-kind, replacement of deck railing, removal of existing exterior stairs along the southeastern side of the house, and interior remodel of kitchen and bathroom. Both the original and remodeled dwelling configuration conform to all required site standards of the R-1-6 zone district. The remodel work that has occurred has not significantly impacted the overall square footage of the dwelling and no ground disturbance has taken place in conjunction with the unpermitted work recognized by this permit.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 6,300 square feet, located in the R-1-6 (Single-Family Residential – 6,000 square foot minimum site area) zone district, a designation, which allows residential uses. The proposed recognition of residential remodeling is a principal permitted use within the zone district and the project is consistent with the site's R-UL (Urban Low Residential) General Plan designation.

Local Coastal Program Consistency

The proposal to recognize existing residential remodeling 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. The modification to existing windows and front door, decks, siding, and covered porch represent upgrades to what had been a very dated and drab exterior. Additionally, the improvements to the existing decks were necessary for the safety of those structures. Developed parcels in the area contain one and two-story single-family dwellings. Size and architectural styles vary widely in the area, and the work that has been performed fits easily within that range. The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. The dwelling is located at the base of a coastal bluff and the configuration has been largely unchanged. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed recognition of residential remodeling work complies with the requirements of the County Design Review Ordinance, in that the project generally maintains the original configuration and design of the existing structure while providing updates to original features such as replacement of the weathered wood siding and outdated deck and deck railing material. The proposed changes also include the use of a more contemporary color palette, a new front porch and more pronounced entry area that will be more welcoming than the original design. The modest updates reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. This project was reviewed and approved by the Larry Kasparowitz, the County Urban Designer.

Environmental Review

The proposed residential addition is categorically exempt from review under the Environmental Quality Act (CEQA) consistent with CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

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

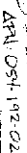
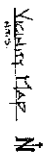
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 09-0099, based on the attached findings and conditions.

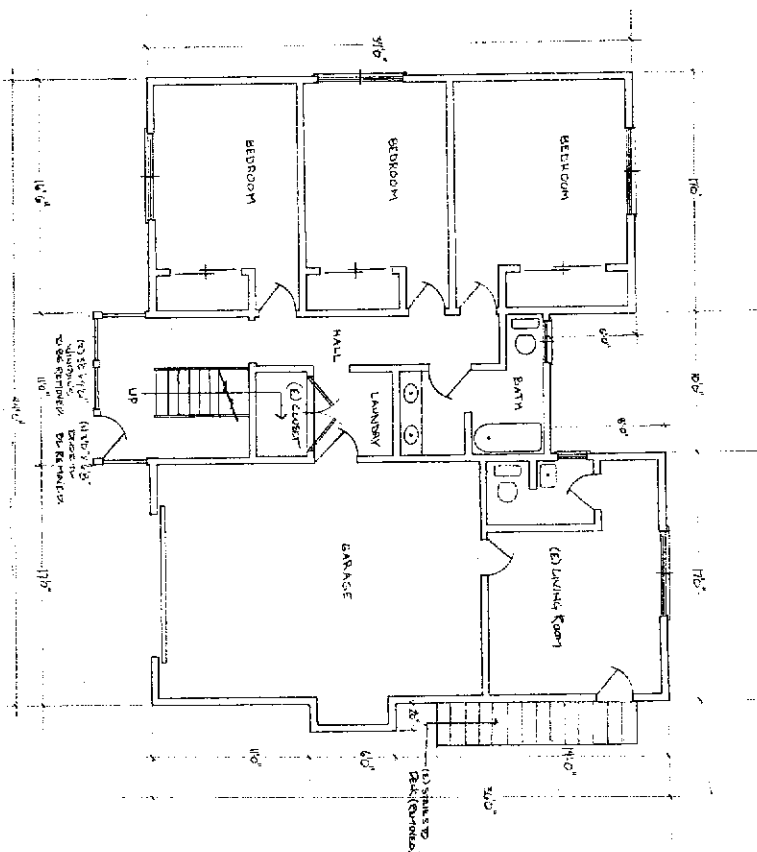
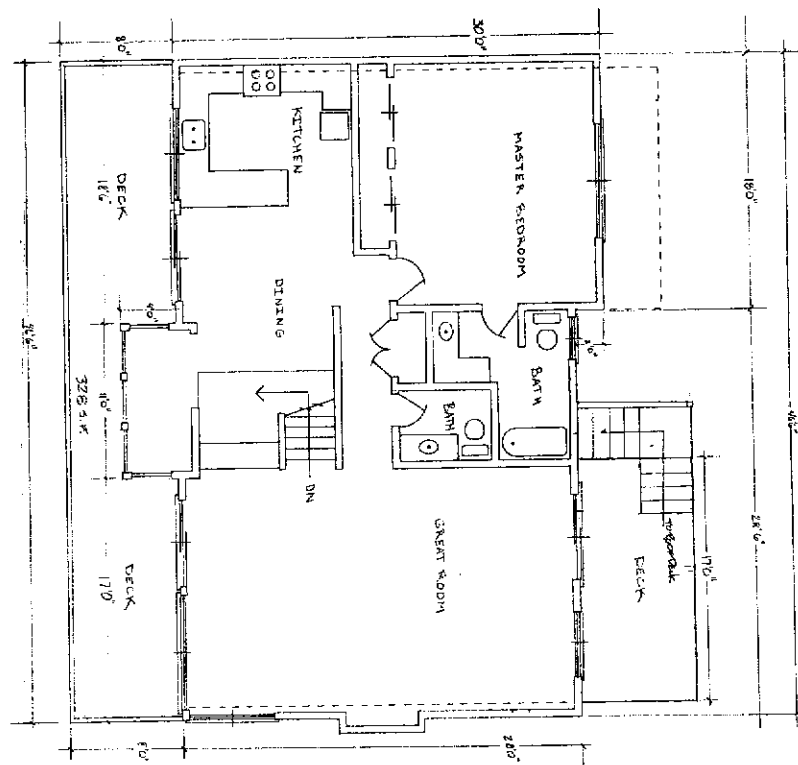
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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: Robin Bolster-Grant
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5357
E-mail: Robin.Bolster@co.santa-cruz.ca.us

RIO DEL MAR/SEASCAPE, CA 95003





ORIGINAL FLOOR PLANS
SCALE: 1/4" = 1'-0"

SCALE: ¼" = 1'-0"

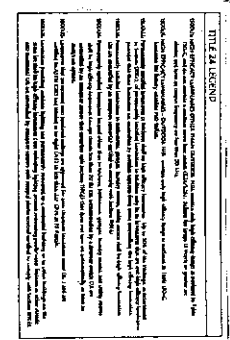
PROPOSED REMODEL
FOR THE DAVIS FAMILY
927 VIA GAVITOA
RIO DEL MAR/SEASCAPE, CALIFORNIA 95003 (408) 678-0476

BRETT THOMAS DESIGNS
1238 LINCOLN AVENUE - SAN JOSE, CA 95126 (408) 309-8375

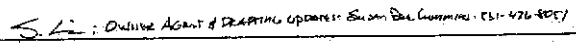
ORIGINAL FIRST & SECOND FLOOR PLANS

- 6 / 30

EXHIBIT A



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

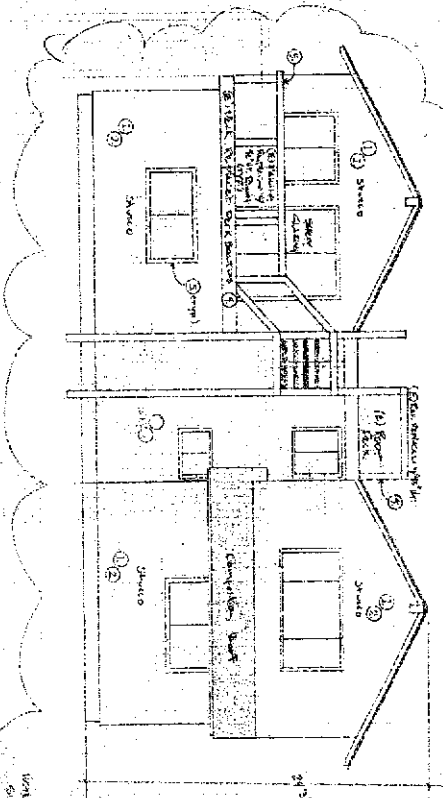




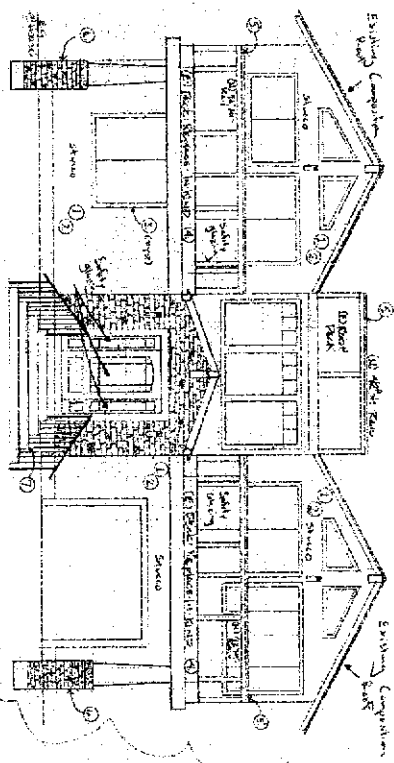
Note: Please reference structural engineer plans for element info

SCALE: 1/2" = 1'-0"

EXHIBIT A



REMODELED REAR ELEVATION
(North East)



REMODELED FRONT ELEVATION
(South West)

- Details**
- 1) House: Replaces vertical board siding w/ r/a wood
 - 2) Paint: Bath, Body Ridge #ECC-25-14
 - 3) Trim: 6" Foam Ruxco Color: Bath Echo Valley #ECC-25-20
 - 4) Deck boards: Tim Asceno Color: Maple
 - 5) Rail: Rail Simple: Clearview 42" railing system Paint color: Bath Echo Valley #ECC-25-14
 - 6) Columns: base & door front: Natural ledge stone panels Color: Midnight Sky
 - 7) Landing & steps: stamped concrete

Notes: Original: Vertical board siding replaced w/ r/a wood. Bath, Body Ridge #ECC-25-14. Trim: 6" Foam Ruxco Color: Bath Echo Valley #ECC-25-20. Deck boards: Tim Asceno Color: Maple. Rail: Rail Simple: Clearview 42" railing system Paint color: Bath Echo Valley #ECC-25-14. Columns: base & door front: Natural ledge stone panels Color: Midnight Sky. Landing & steps: stamped concrete.

REMODELED EXT. ELEVATION
SCALE: 3/4" = 1'-0"

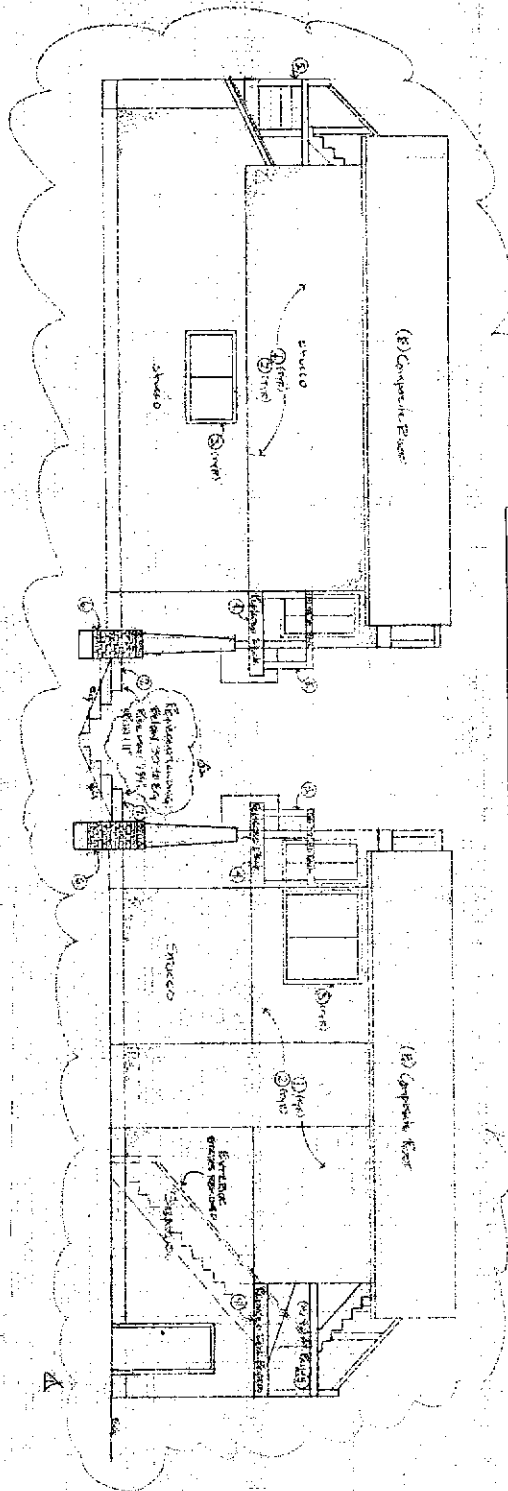
Sketch: Outline about / Drawing updates: Susan Lee, Contractor 931-432-8671

REMODELED LEFT SIDE ELEVATION

(Northwest)

REMODELED RIGHT SIDE ELEVATION

(South East)

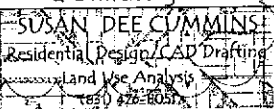
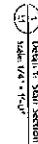


Finish
1) House: Replace vertical board siding w/ shingles
2) Paint: Behr, Lady Ridge #ECC-25-14
3) Trim: 6" Farm Sheds Cabin Behr, Echo Valley #ECC-25-24
4) Deck boards: Trex Accents Cedar Saddle
5) Rail: Rail Simple, Cleverline 42" railing system Paint color: Behr, Echo Valley #ECC-25-44
6) Column base & door frame: Natural beige stone panels Color: Mulholland Sky
7) Landing & steps: Stamped concrete

REMODELED EXT. ELEVATION

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

S-62 OWNER/AGENT DRAFTING UPDATES: Susan Dee Gammill 916-476-6071



LANDSCAPING LEGEND				
Key	Botanical Name	Common Name	Plant Type	Notes
1	<i>P. indica</i>	Shorea robusta	Shorea	Shorea
2	<i>Artocarpus lacucha</i>	Artocarpus lacucha	Artocarpus	Artocarpus
3	<i>Macaranga pinnata</i>	Macaranga pinnata	Macaranga	Macaranga
4	<i>Macaranga pinnata</i>	Macaranga pinnata	Macaranga	Macaranga
5	<i>M. indica</i>	M. indica	M. indica	M. indica
6	<i>Artocarpus lacucha</i>	Artocarpus lacucha	Artocarpus	Artocarpus
7	<i>Macaranga pinnata</i>	Macaranga pinnata	Macaranga	Macaranga
8	<i>Macaranga pinnata</i>	Macaranga pinnata	Macaranga	Macaranga
9	<i>Macaranga pinnata</i>	Macaranga pinnata	Macaranga	Macaranga
10	<i>Macaranga pinnata</i>	Macaranga pinnata	Macaranga	Macaranga

NOTE:
All new planted trees shall have 2" min. bark
thickness (typ.)

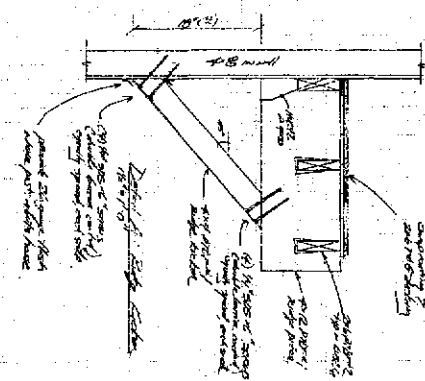
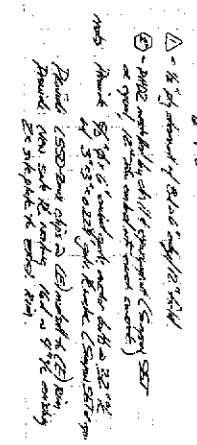
5 indicates # of plants
1 indicates legend key

Davis Residence
927 Via Gaviota
Aptos, CA 95003
APN: 054-192-02

Site, Drainage & Landscape Plan

11 / 30

EXHIBIT A-



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-1-6 (Single-Family Residential – 6,000 minimum parcel area), a designation which allows residential uses. The proposed residential remodel is a principal permitted use within the zone district, consistent with the site's () R-UL (Urban Low Residential) General Plan designation.

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

This finding can be made, in that 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. No increase in footprint or ground disturbance is proposed.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors are natural in appearance and complementary to the site; the development site is on a beach, but represents only a small change in the overall appearance of the existing dwelling. The proposed changes are a modest effort to update the 37-year old dwelling, while maintaining the existing character and style of the structure.

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 while the project site is located between the shoreline and the first public road, the site is located at the toe of a steep coastal bluff and the construction has not resulted in any increase in the footprint of the existing dwelling. Consequently, the residential remodel does 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-1-6 zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain both one and two-story single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Conditions of Approval

Exhibit A: Project plans, 8 sheets: A1-A6, L1 prepared by Susan Dee Cummins, dated 3-12-09, Sheet S1 prepared by Waggoner Structural Design, dated April 2009.

- I. This permit authorizes the replacement of existing exterior siding, modification of second floor deck, relocation of front door, construction of new porch entry over front door, replacement of existing windows in-kind, replacement of deck railing, and the removal of existing exterior stairs along the southeastern side of the house. 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 the Planning Department 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 the Planning Department 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.
 - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.

2. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable plan check fee of the Aptos-La Selva Fire Protection District.
 - E. 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. 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.

- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- 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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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: _____

Don Bussey
Deputy Zoning Administrator

Robin Bolster-Grant
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: 09-0099

Assessor Parcel Number: 054-192-02

Project Location: 927 Via Gaviota

Project Description: Residential Remodel

Person or Agency Proposing Project: Susan Dee Cummins

Contact Phone Number: 831-476-8051

- 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).

Specify type:

E. ☒ Categorical Exemption

Specify type: Existing Facilities, CEQA Guidelines Section 15301(e)

F. Reasons why the project is exempt:

Proposal involves a residential remodel, which is less than 50% of the floor area of the existing residence, less than 2,500 square feet and not located in an environmentally sensitive area.

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

Robin Bolster-Grant, Project Planner

Date: _____

TRANSMITTAL - LEVEL 5, 6 & 7

DATE: _____

TO: Support Staff

FROM: «Planning_Staff»

RE: Application # «Application_Number»

PLEASE COMPLETE THE ITEMS CHECKED BELOW:

Return all original documents to the planner, unless checked ⇒ ☐ Use original documents for distribution

☐ Make _____ copies of the attached documents; distribute as follows:

☐ Mail copies to: ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)

☐ Send a copy to District Supervisor _____ (via Inter-office mail)

☐ Send copies to: ☐ DPW Surveyor (Plans & Conditions – all land divisions)

☐ Housing (Conditions – projects with affordable housing reqts.)

☐ _____

☐ Extra copy to planner

☐ Mail a copy to the California Coastal Commission: ☐ Certified Mail ☐ Send attached plans

☐ Mail copy of Coastal Exclusion to Coastal Commission with any attached documents/exhibits.

☐ Mail 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

☐ Special instructions:

☐ Send attached exhibit(s) to:

☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)

☐ Send attached recordable documents to:

☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)

☐ _____

☐ _____

Completed by: _____

(support staff)

(date)

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: 09-0099

Assessor Parcel Number: 054-192-02

Project Location: 927 Via Gaviota

Project Description: Residential Remodel

Person or Agency Proposing Project: Susan Dee Cummins

Contact Phone Number: 831-476-8051

- 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).

Specify type:


E. ☒ Categorical Exemption

Specify type: Existing Facilities, CEQA Guidelines Section 15301(e)

F. Reasons why the project is exempt:

Proposal involves a residential remodel, which is less than 50% of the floor area of the existing residence, less than 2,500 square feet and not located in an environmentally sensitive area.

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



Robin Bolster-Grant, Project Planner

Date: 5/8/09

FOR TAX PURPOSES ONLY

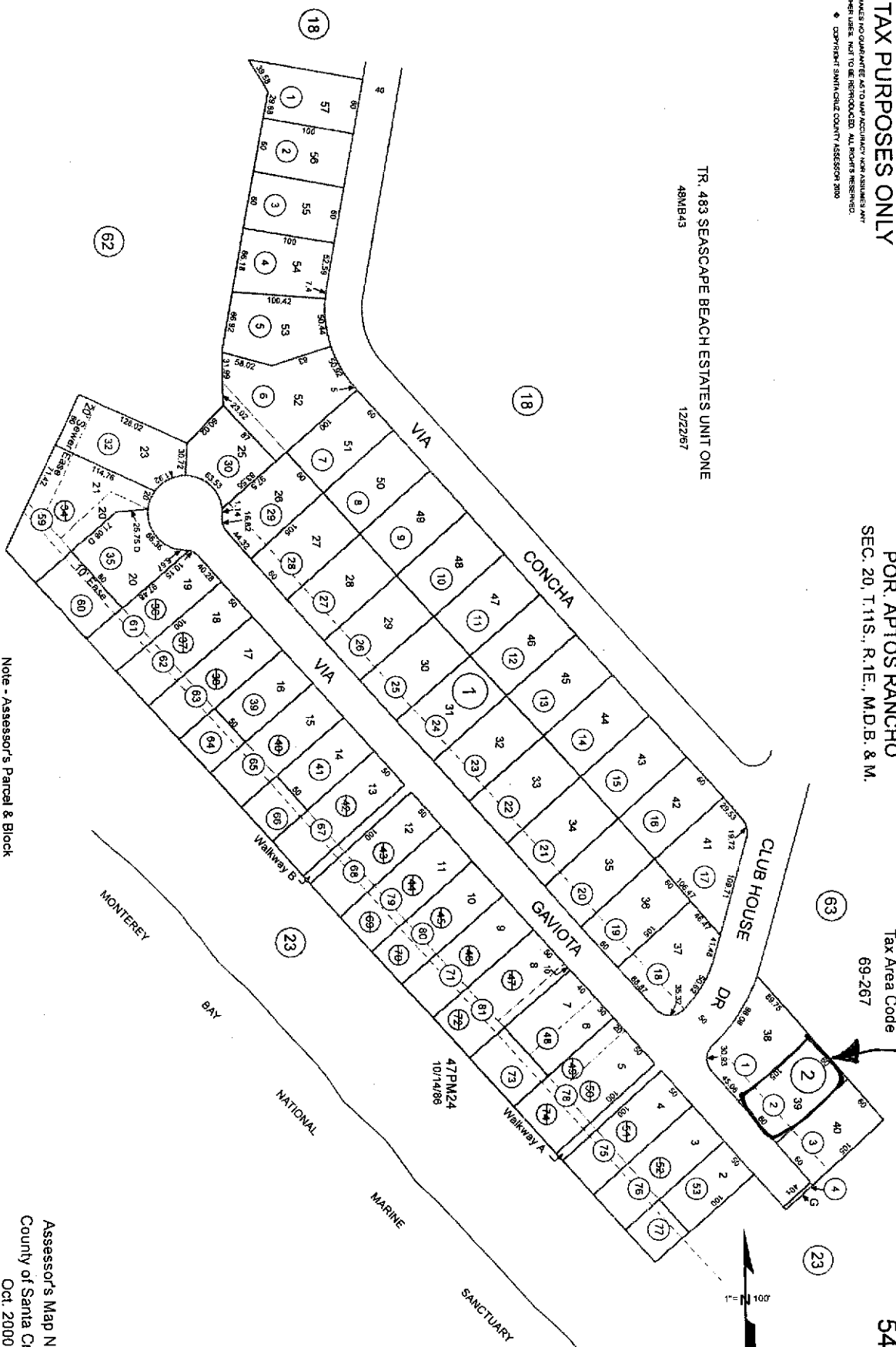
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

POR. APTOS RANCHO
 SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code
 69-267

54-19

TR. 483 SEASCAPE BEACH ESTATES UNIT ONE
 48MB43 122267



Note - Assessor's Parcel & Block
 Numbers are Shown in Circles.





Assessor's Map No. 54-19
 County of Santa Cruz, Calif.
 Oct. 2000

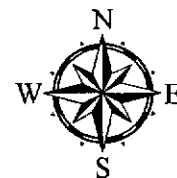


Location Map



LEGEND

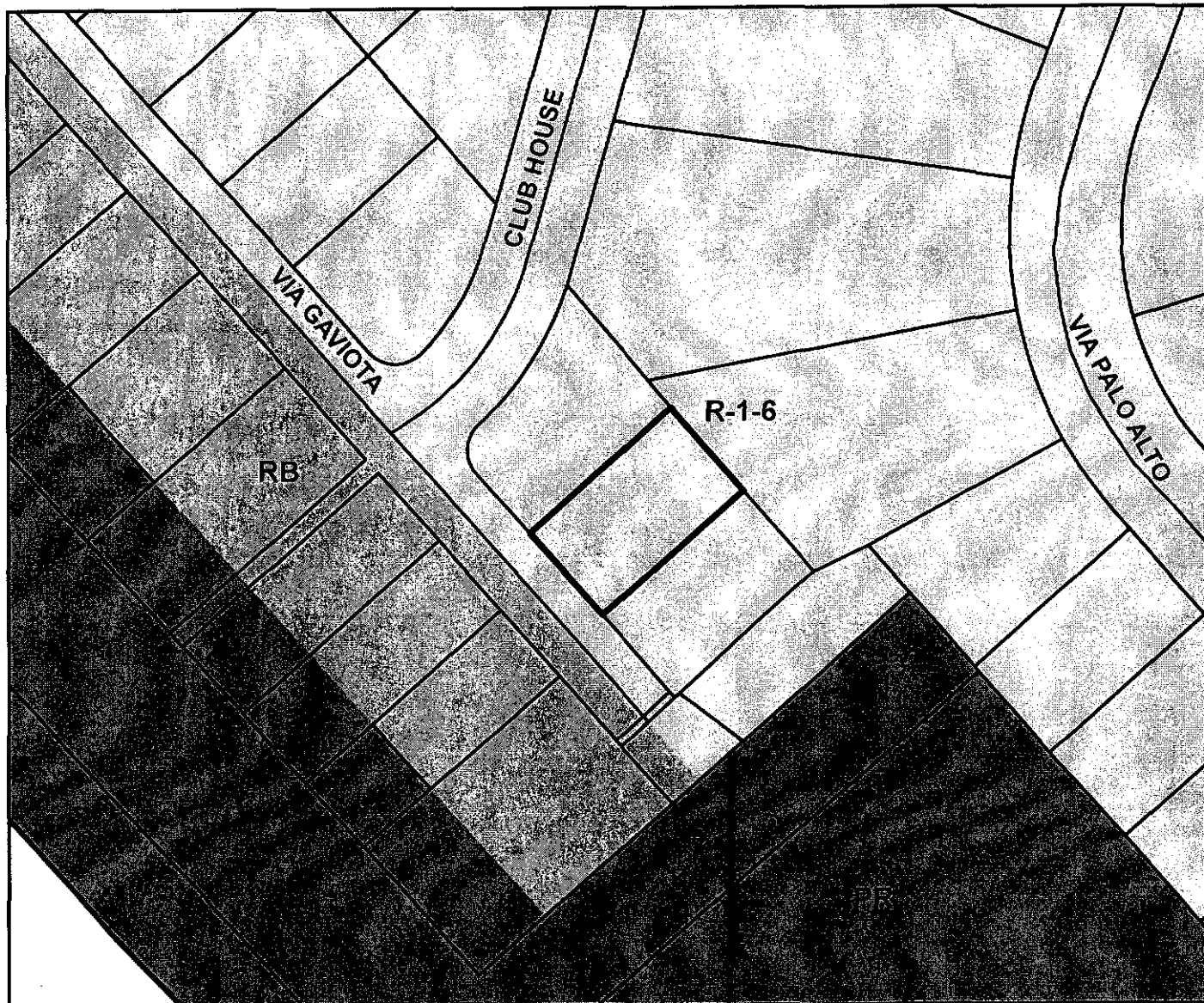
-  APN: 054-192-02
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
April 2009










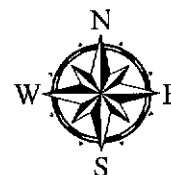
Zoning Map



120 60 0 120 240 360 480 Feet

LEGEND

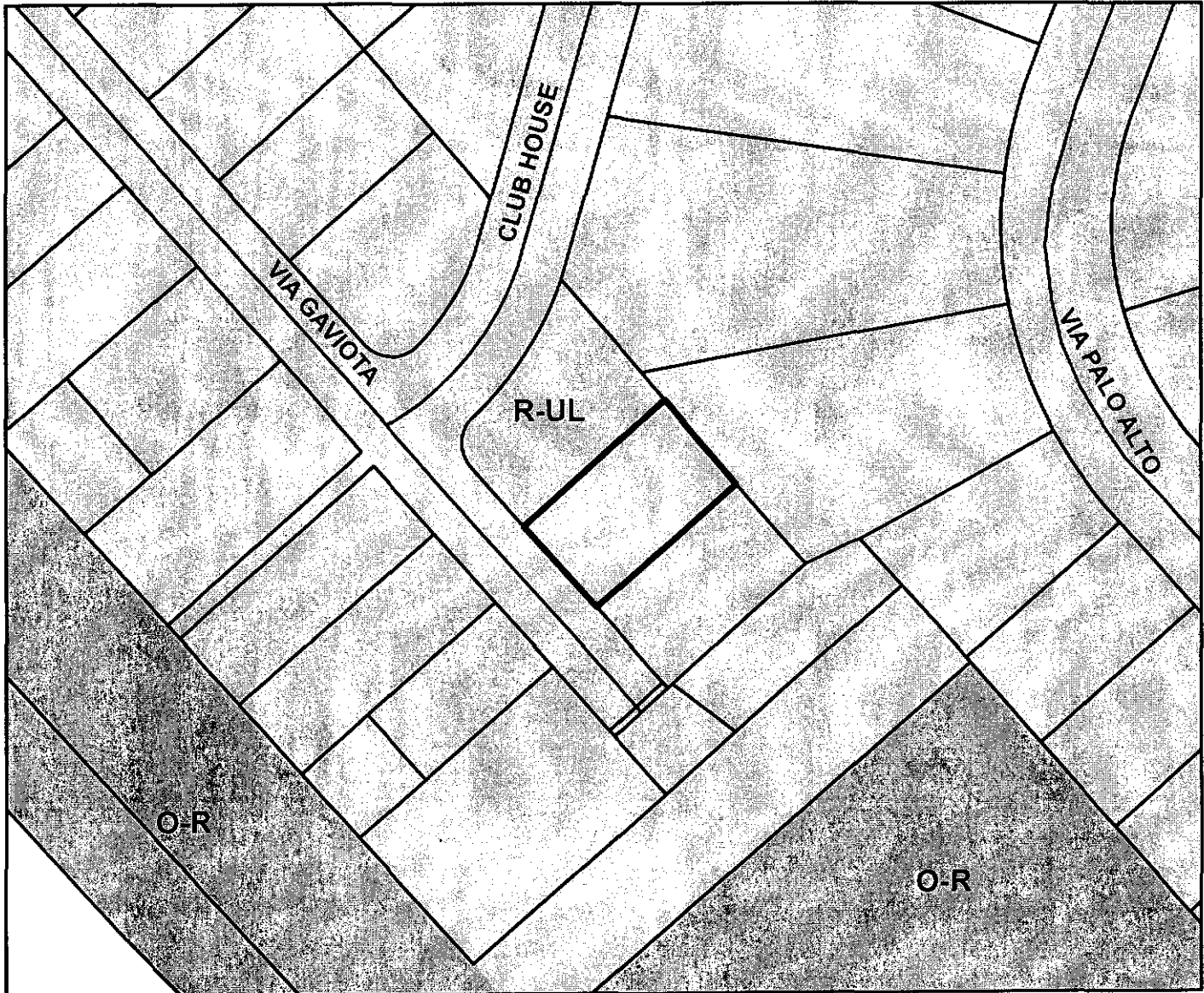
-  APN: 054-192-02
-  Assessors Parcels
-  Streets
-  County Boundary
-  RESIDENTIAL-SINGLE FAMILY
-  RESIDENTIAL-OCEAN BEACH
-  PARK



Map Created by
County of Santa Cruz
Planning Department
April 2009



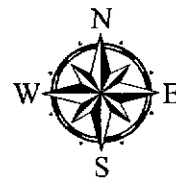
General Plan Designation Map



120 60 0 120 240 360 480 Feet

LEGEND

- APN: 054-192-02
- Assessors Parcels
- Streets
- County Boundary
- Residential - Urban Low Density
- Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
April 2009

2010

700-192-5

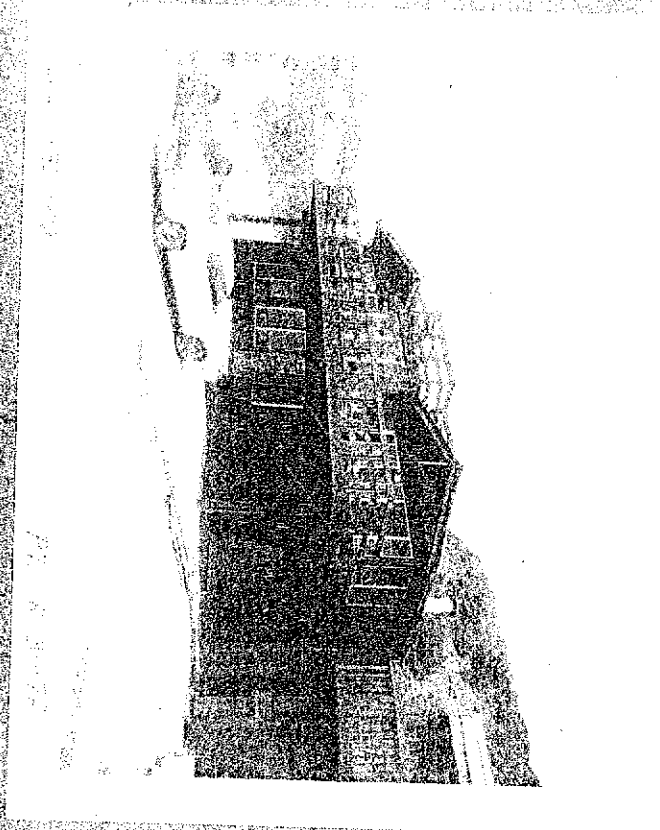
PARCEL 44-57-08

SHEET _____ OF _____ SHEETS

SHEETS

26 / 30

EXHIBIT F



C C N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: Robin Bolster
Application No.: 09-0099
APN: 054-192-02

Date: April 16, 2009
Time: 17:22:01
Page: 1

Code Compliance Completeness Comments

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

The structural Plan submitted with application 09-0099 does not address all code violations. Conditions of approval must state that all code violations be addressed with the building application and that all code cost associated with the notice of violation be included. ===== REVIEW ON APRIL 7, 2009 BY LAURA MADRIGAL =====
NO COMMENT

Code Compliance Miscellaneous Comments

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

===== REVIEW ON APRIL 7, 2009 BY LAURA MADRIGAL =====
NO COMMENT

Dpw Drainage Completeness Comments

===== REVIEW ON APRIL 7, 2009 BY TRAVIS RIEBER =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

===== REVIEW ON APRIL 7, 2009 BY TRAVIS RIEBER =====

1. For fee calculations please provide tabulation of existing impervious areas and new impervious areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces please provide documentation such as assessor-s records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.

Note: A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 30, 2009 BY DEBBIE F LOCATELLI =====
No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 30, 2009 BY DEBBIE F LOCATELLI =====
No comment.

INTEROFFICE MEMO

APPLICATION NO: 09-0099

Date: April 15, 2009

To: Robin Bolster-Grant, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Remodel at 927 Via Gaviota, Aptos

COMPLETENESS ITEMS

- *none*

COMPLIANCE ISSUES

- *A roof top deck over two stories is not permitted.*