



Staff Report to the Zoning Administrator

Application Number: **131005**

Applicant: Matson-Britton Architects
Owner: John & Mo Machado
APN: 043-243-04

Agenda Date: June 14, 2013
Agenda Item #: 7
Time: After 9:00 a.m.

Project Description: Proposal to construct a new 2-story, 4-bedroom, 4.5 bath 3,886 square foot single-family residence with an attached 526 square foot garage in the R-1-6 zone district.

Location: The property is located on the southwest (ocean) side of Bayview Drive approximately 1,000 feet from the intersection of Bayview Drive and Cliff Drive at 546 Bayview Drive in the Aptos area.

Supervisory District: 2nd District (District Supervisor: Zach Friend)

Permits Required: Coastal Development Permit
Technical Reviews: Geotechnical Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131005, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | D. Project plans |
| B. Findings | E. Assessor's, Location, Zoning and General Plan Maps |
| C. Conditions | |

Parcel Information

Parcel Size:	11,056 square feet
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	residential
Project Access:	Driveway from Bayview Drive
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	R-1-6 (single-family residential, 6,000 square foot

Coastal Zone: minimum parcel size)
 X Inside Outside
Appealable to Calif. Coastal
 X Yes No
Comm.

Environmental Information

Geologic Hazards: Potential for slope retreat and/or seismic shaking
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Mostly level up to coastal bluff area, then steep contours toward
south edge of property
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: Six non-significant trees proposed to be removed
Scenic: Mapped scenic
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: County Sanitation
Fire District: Aptos- La Selva Beach Fire District
Drainage District: Zone 6

History

The parcel is currently undeveloped. A steel beam and wood lagging retaining wall near the top of the bluff face on the property is believed to have been constructed in 1982.

A geotechnical report (REV 131001) by Pacific Crest Engineering, Inc. dated December 2012 was submitted in conjunction with the currently proposed new residence. This report was reviewed and accepted by the County Geologist on February 1, 2013.

Project Setting

The project site is located in a residential neighborhood on the southwest (ocean) side of Bayview Drive in the Rio Del Mar area. The parcel is undeveloped and relatively flat up to the edge of a coastal bluff on its southwest area that slopes steeply downward toward Beach Drive. A steel beam and wood lagging retaining wall located at the top of the bluff face spans the entire width of the property and ranges in height from approximately 8 to 12 feet. In addition to the retaining wall, the coastal bluff in the vicinity is partially armored with several concrete and brick retaining walls.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 11,054 square feet, located in the R-1-6 (single-family residential, 6,000 square foot minimum parcel size) zone district, a designation which allows residential uses. The proposed single-family residence is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UL) Urban Low Residential General Plan designation. Four parking spaces (two covered, two uncovered) will be provided on the project site.

Local Coastal Program Consistency

The proposed single-family residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible and in scale with the character of the surrounding neighborhood. 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. The project site is not located between the shoreline and the first public road, is not identified as a priority acquisition site in the County's Local Coastal Program and will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed single-family residence complies with the requirements of the County Design Review Ordinance, in that the proposed project was reviewed for consistency with the requirements of the County Design Review Ordinance (Chapter 13.11) and Design Criteria for Coastal Zone Development (Chapter 13.20), and will incorporate site and design features such as stained wood shake siding, wood garage doors, copper gutters and shingle roofing in dark natural tones to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Environmental Review

Environmental review of the proposed project pursuant to the requirements of the California Environmental Quality Act (CEQA) has resulted in the determination that the proposed project is exempt per CEQA Section 15303, New Construction. The proposed project is for the construction of a new single-family residence in a residential zone district.

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 **131005**, 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

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Santa Cruz CA 95060
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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: 131005
Assessor Parcel Number: 043-243-04
Project Location: 546 Bayview Drive

Project Description: Proposal to construct a new 2-story, 4-bedroom, 4.5 bath 3,886 square foot single-family residence with an attached 526 square foot garage in the R-1-6 zone district.

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).

Specify type:

E. X Categorical Exemption

Specify type: Section 15303(a): New Construction or conversion of small structures.

F. Reasons why the project is exempt:

Construction of one new single-family residence in a residential zone district.

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

Alice Daly, AICP, Project Planner

Date: _____

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 square foot minimum parcel size), a designation which allows residential uses. The proposed single-family residence is a principal permitted use within the zone district, and the zoning is 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 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 13.20.130 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 will be natural in appearance and complementary to the site.

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 residence 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, 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 parcel size) 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 widely in the area, and the design submitted is consistent with the existing range of styles.

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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the single-family residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single-family residential, 6,000 square foot minimum parcel size) zone district as the primary use of the property will be one single-family residence 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 Urban Low Residential (R-UL) land use designation in the County General Plan.

The proposed single-family residence 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 residence will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single-family residence will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family residence will comply with the site standards for the R-1-6 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.

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 residence is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only peak trip per day, and such an increase will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family residence is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed single-family residence will be of an appropriate scale and design that will be compatible with the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit D: Project plans, 7 pages, by Matson-Britton Architects, dated 1/3/13.

- I. This permit authorizes the construction of a new 2-story, 4-bedroom, 4.5 bath 3,886 square foot single-family residence with an attached 526 square foot garage. This approval does not confer legal status on any existing structures or existing uses 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. Obtain a Grading Permit, if required, 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.
 - E. 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. Any changes that are not properly 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. Grading, drainage, and erosion control plans.
 3. The building plans must include a roof plan and a surveyed contour map

of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.

4. Details showing compliance with fire department requirements.
- 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 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - F. Pay the current fees for Parks and Child Care mitigation for 4 bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - G. Pay the current fees for Roadside and Transportation improvements for one new dwelling. Currently, these fees are, respectively, \$3,000 and \$3,000 per dwelling.
 - H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 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 that 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: _____

Wanda Williams
Deputy Zoning Administrator

Alice Daly, AICP
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.



DATE: 01/09/13
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

MACHADO RESIDENCE
546 BAYVIEW DRIVE
SAN JOSE, CA 95133
A.P.N. 083-243-04

TITLE SHEET



01/09/13
K.R.
MACHADO
P1

OWNERS:
JOHN AND MO MACHADO
450 WEST SANTA CLARA STREET
SAN JOSE, CA 95113

A. P. N.:
043-243-04

ZONING:
R-1.5

OCCUPANCY GROUP:
R-3 & U (PER 2010 C.R.C.)

CONSTRUCTION TYPE:
VB (NOT SPRINKLERS)

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF A NEW TWO STORY SINGLE FAMILY DWELING WITH FOUR BEDROOMS, BATH, KITCHEN, DINING, OFFICE AND WITCHEN. AN ATTACHED TWO CAR GARAGE IS ALSO PROVIDED.

CODE COMPLIANCE:
THIS PROJECT CONSTRUCTION COMPLIES WITH TITLE 24, AND THE FOLLOWING CODES: 2010 CALIFORNIA RESIDENTIAL CODES, 2010 CBC, 2010 CMC, 2010 CPC, AND 2010 CEC

PROJECT SUMMARY

BLUFF AREA: 1,322.24 SQ. FT.
NET AREA: 1,185.51 SQ. FT.
GROSS LOT AREA: 11,054.51 SQ. FT.

LOT COVERAGE PER COUNTY CALCULATIONS
FIRST FLOOR CONDITIONED AREA: 2,187.10 SQ. FT.
SECOND FLOOR CONDITIONED AREA: 2,187.10 SQ. FT.
TOTAL COVERAGE: 4,374.20 SQ. FT.
DECK: 295.80 SQ. FT.
TOTAL PROPOSED: 3,033.30 SQ. FT.
31.1%

MAX. LOT COVERAGE (@40% OF NET LOT SIZE): 475.00 SQ. FT.
9,279.51 (NET LOT SIZE) X .40 =
PROPOSED LOT COVERAGE: 3,033.30 SQ. FT.

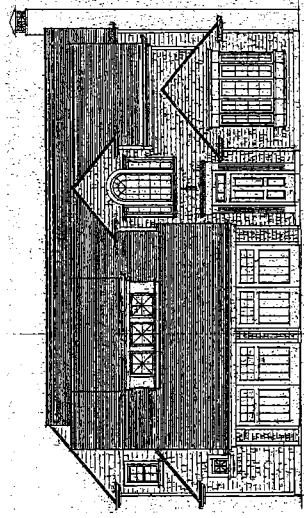
ALLOWABLE AREAS (85% OF NET LOT SIZE): 9,279.51 (NET LOT AREA) / 72 =
9,279.51 (NET LOT AREA) / 72 =
PROPOSED AREAS PER COUNTY CALCULATIONS
FIRST FLOOR CONDITIONED AREA: 2,187.10 SQ. FT.
SECOND FLOOR CONDITIONED AREA: 2,187.10 SQ. FT.
TOTAL COVERAGE: 4,374.20 SQ. FT.
DECK (295.8 - 140 CREDIT) =
TOTAL AREAS: 4,312.80 SQ. FT.

PROPOSED FAS: 44.3%
4,312.80 / 9,732.27 (NET LOT AREA) X 100 =
PARKING SPACES PROVIDED: 2 COVERED

PROJECT CALCULATIONS

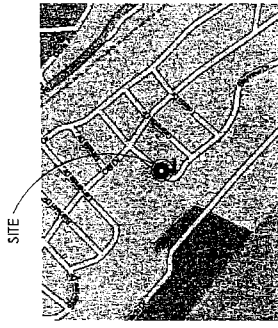
- P1 TITLE SHEET
- P2 PROPOSED SITE PLAN
- P3 PROPOSED FIRST AND SECOND FLOOR PLANS
- P4 PROPOSED EXTERIOR ELEVATIONS
- P5 PROPOSED EXTERIOR ELEVATIONS
- C1 GRADING AND DRAINAGE PLAN
- S1 SURVEY

SHEET INDEX



MACHADO RESIDENCE

NEW HOME
546 BAYVIEW DRIVE



SITE

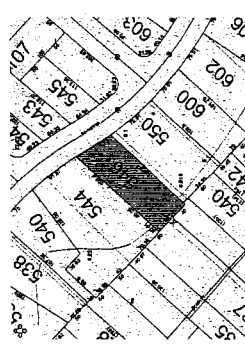
VICINITY MAP

ARCHITECT:
MATSON BRITTON ARCHITECTS
2245 CALIFORNIA AVENUE, SUITE A
SAN JOSE, CA 95128
PHONE: 831-425-0544

CIVIL ENGINEERING:
R.I. ENGINEERING, INC.
303 PORTER STREET, STE. 42-202
SAN JOSE, CA 95128
PHONE: 831-425-0544

SURVEYOR:
GILMAN & LUI, INC.
1400 CALIFORNIA AVENUE, SUITE A
SAN JOSE, CA 95128
PHONE: 209-447-8726

CONSULTANTS



PARCEL MAP

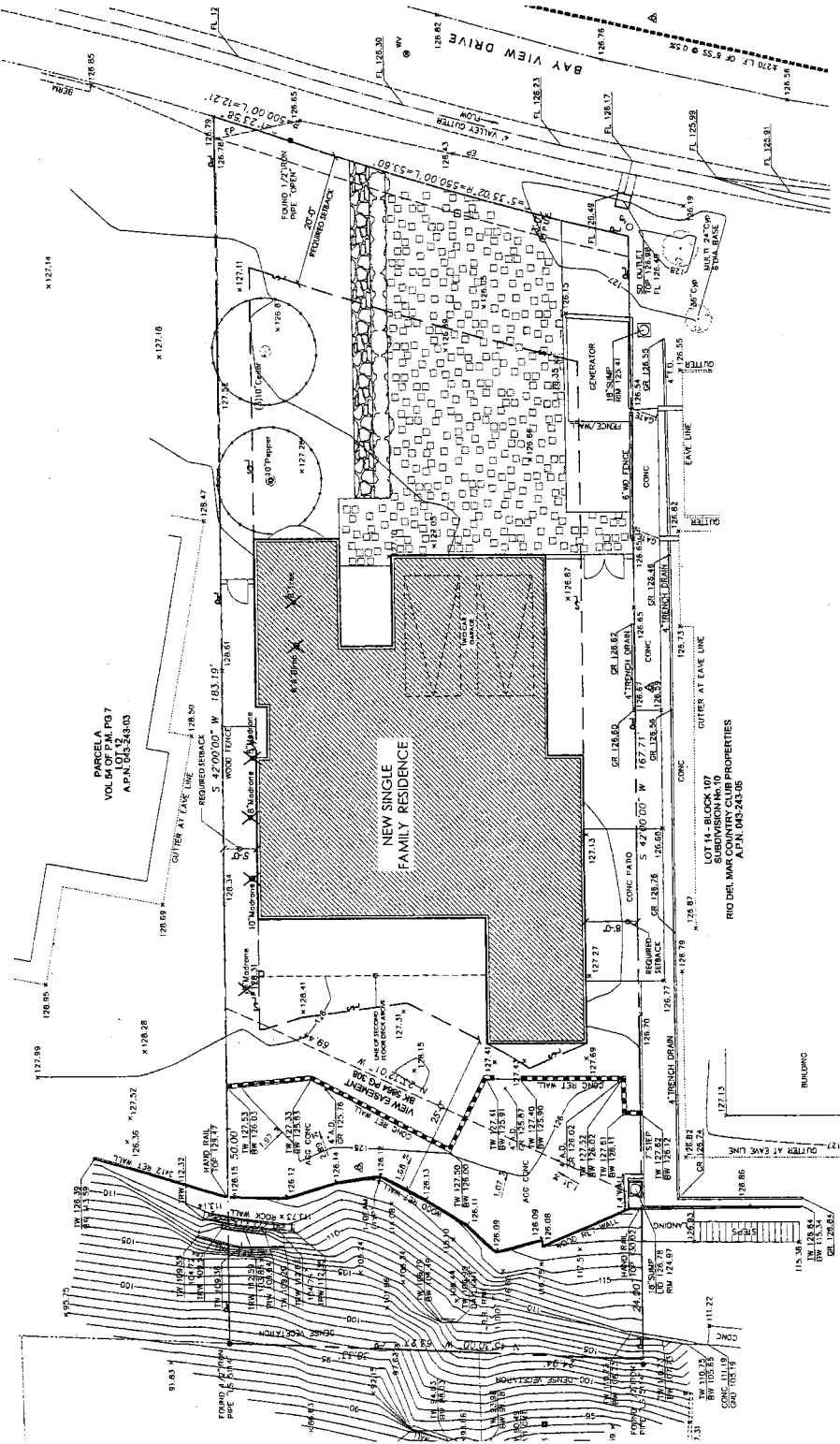
1. THESE PLANS SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODES (2010) AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3, TYPE V-B, NOT SPRINKLERED.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 250 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 70' FROM BUILDING.
8. THIRTY (30) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

FIRE PROTECTION NOTES

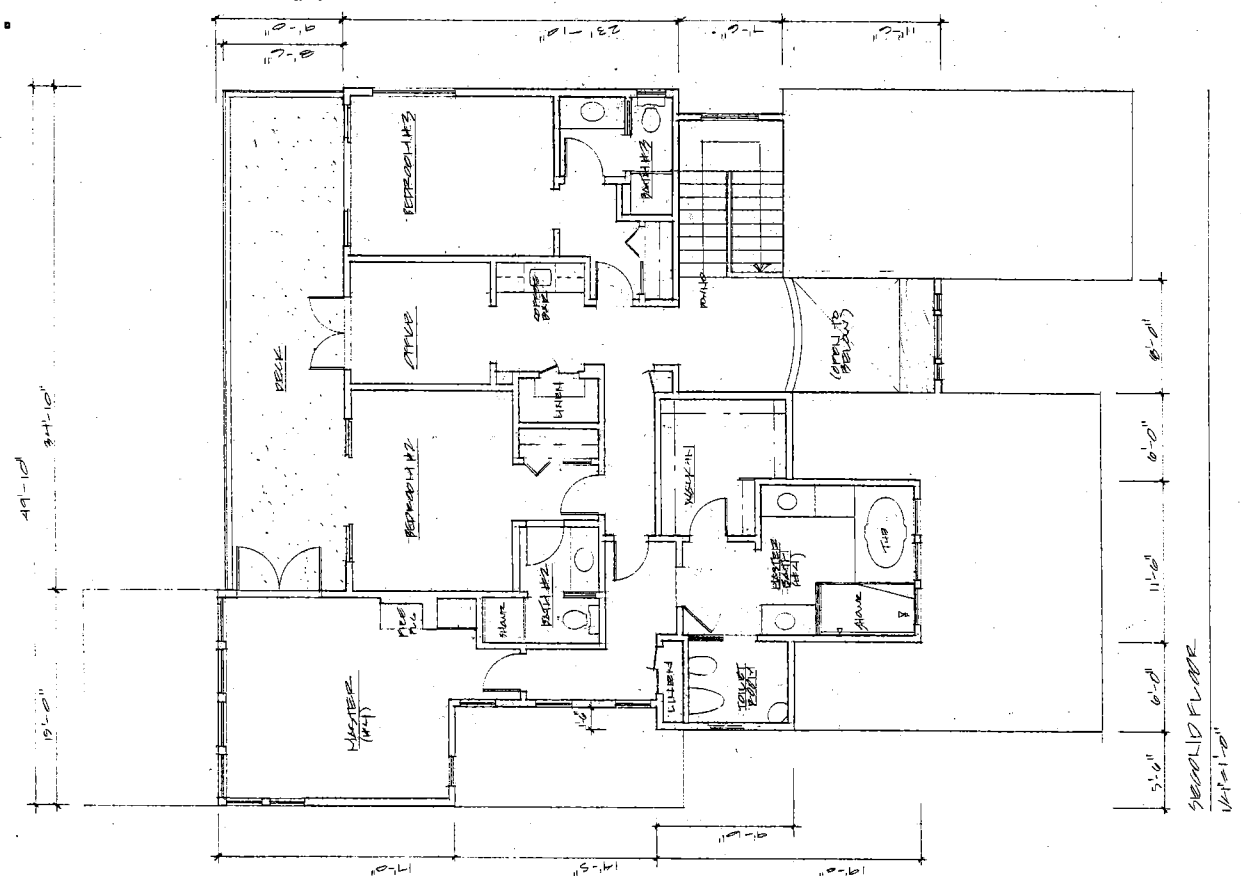
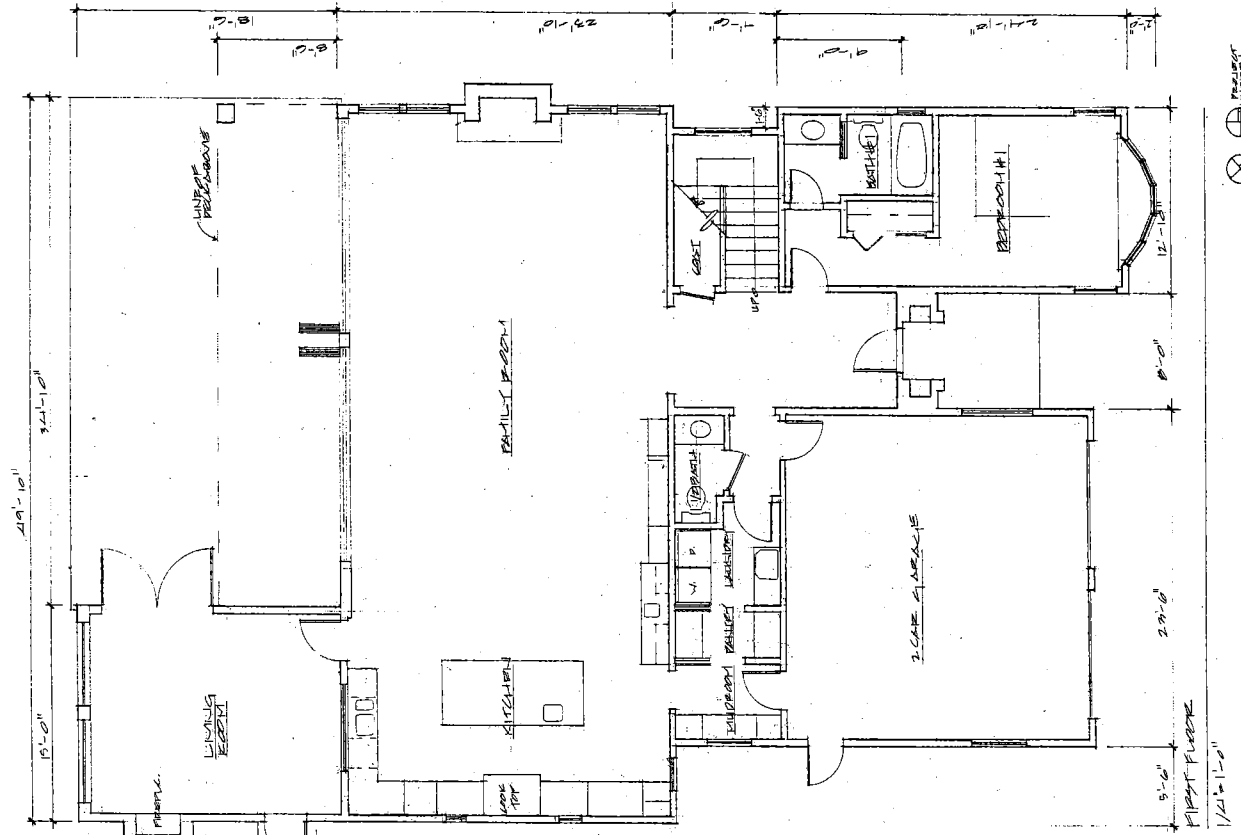
SITE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	(B) FENCE TO REMAIN
	TREE & DRIVELINE
	TREE PROTECTION
	NEW RESIDENCE
	NEW PREVIOUS PAVING
	NEW FLAGSTONE WALKWAY
	TREE REMOVED

SITE PLAN NOTES	
1. EXISTING TOPOGRAPHY, SITE FEATURES, & PROPERTY LINE BOUNDARY INFORMATION IS BASED ON SURVEY MAY COMPLETED BY GILIANI & KILL SURVEYING, SEE SURVEY.	
2. PROJECT REQUIRES MINIMAL GRADING UNDER 100 CUBIC YARDS THERE IS NO FILL GREATER THAN 3'-0" THERE IS NO FILL GREATER THAN 2'-0".	
3. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.	
4. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.	
5. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.	

DRAINAGE NOTES	
1. FULL ROOT GUARDS SHALL BE PLACED AT ALL TREE LOCATIONS AND DISPOSED TO GO TO NEW AND EXISTING DRAINS.	
3. ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNPOUTS.	
4. PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.	



SITE PLAN
SCALE: 1/8" = 1'-0"







ARCHITECT
1000 N. 10TH AVE.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.MATSONARCHITECT.COM

PROJECT
1000 N. 10TH AVE.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.MATSONARCHITECT.COM

DATE
10/1/11

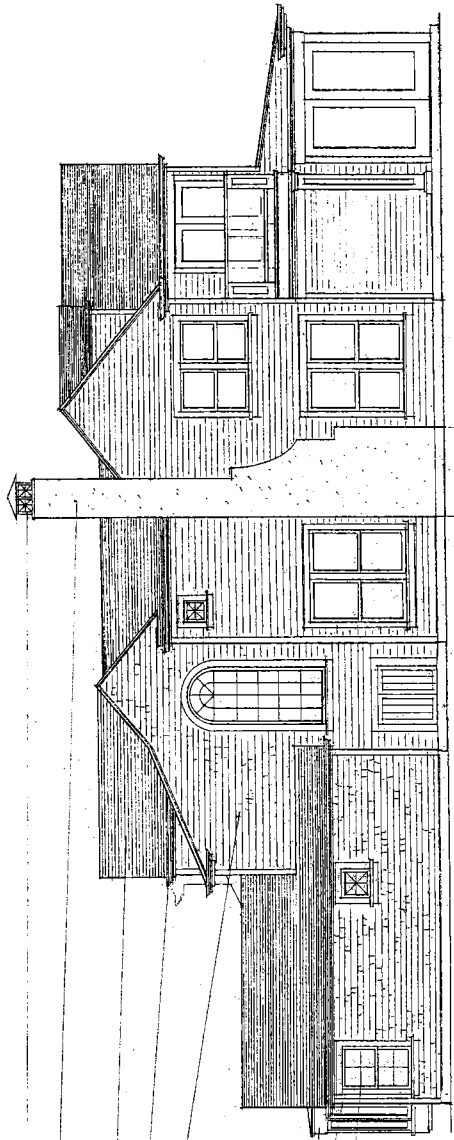
BY
MATSON ARCHITECT

REVISIONS
1. 10/1/11 - 10/1/11
2. 10/1/11 - 10/1/11
3. 10/1/11 - 10/1/11
4. 10/1/11 - 10/1/11
5. 10/1/11 - 10/1/11
6. 10/1/11 - 10/1/11
7. 10/1/11 - 10/1/11
8. 10/1/11 - 10/1/11
9. 10/1/11 - 10/1/11
10. 10/1/11 - 10/1/11

REVISIONS
1. 10/1/11 - 10/1/11
2. 10/1/11 - 10/1/11
3. 10/1/11 - 10/1/11
4. 10/1/11 - 10/1/11
5. 10/1/11 - 10/1/11
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9. 10/1/11 - 10/1/11
10. 10/1/11 - 10/1/11

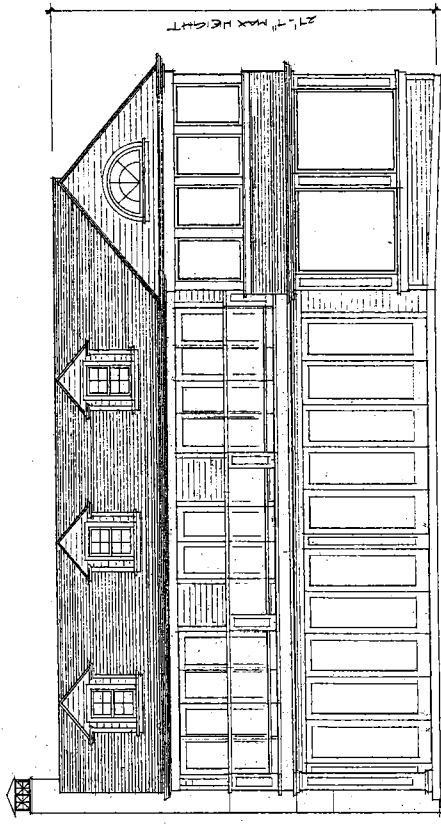
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15

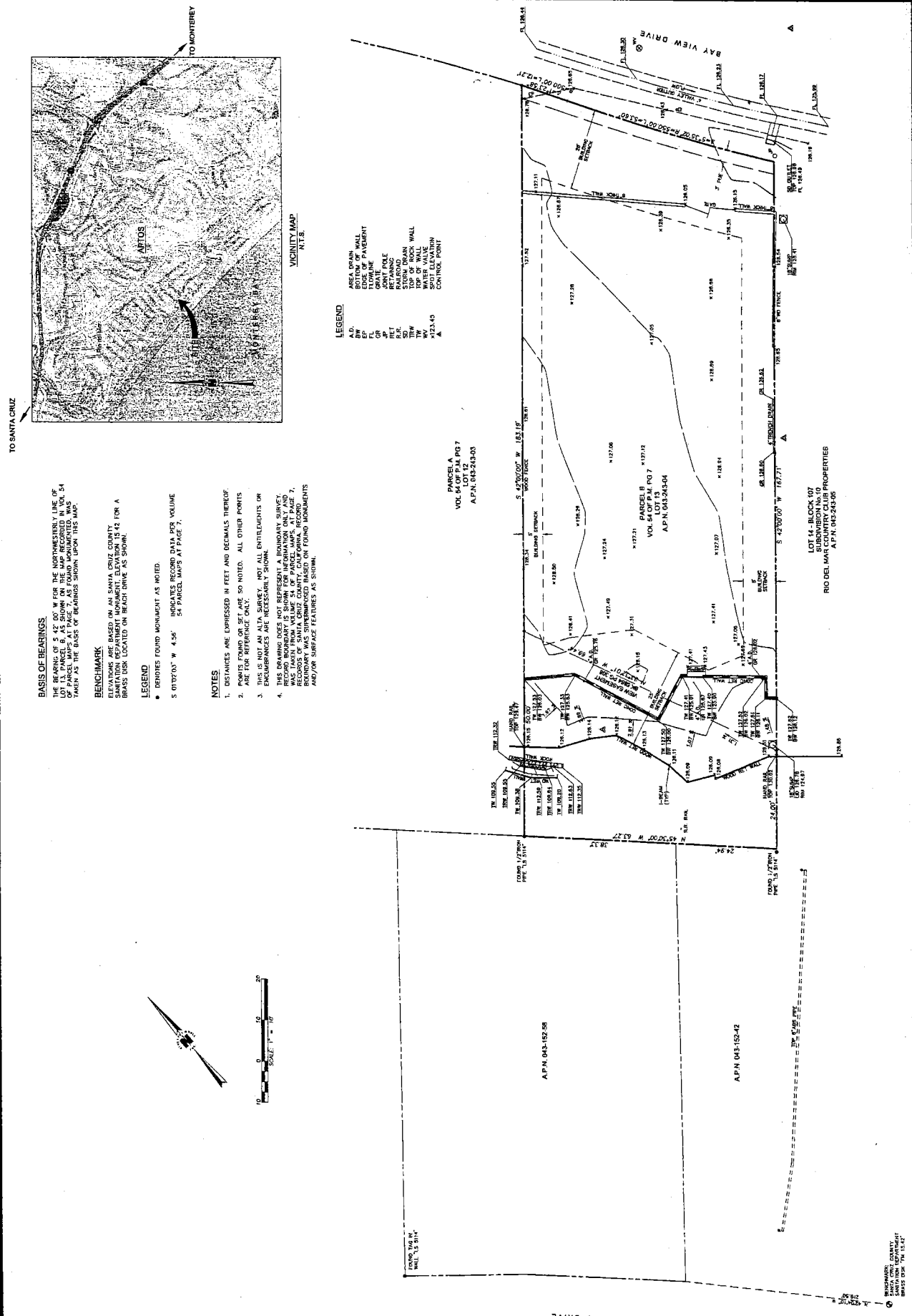


BRICK CHIMNEY
BRICK PORCH
BRICK WALKWAY
BRICK PATIO
BRICK DRIVEWAY
BRICK SIDEWALK
BRICK STAIRS
BRICK FENCE
BRICK GARDEN WALL
BRICK BENCH
BRICK BOLLARD
BRICK LIGHT FIXTURE
BRICK VENT
BRICK DUCT
BRICK FLUE
BRICK CHIMNEY
BRICK PORCH
BRICK WALKWAY
BRICK PATIO
BRICK DRIVEWAY
BRICK SIDEWALK
BRICK STAIRS
BRICK FENCE
BRICK GARDEN WALL
BRICK BENCH
BRICK BOLLARD
BRICK LIGHT FIXTURE
BRICK VENT
BRICK DUCT
BRICK FLUE

FRONT ELEVATION
1/4" = 1'-0"



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



FOR TAX PURPOSES ONLY

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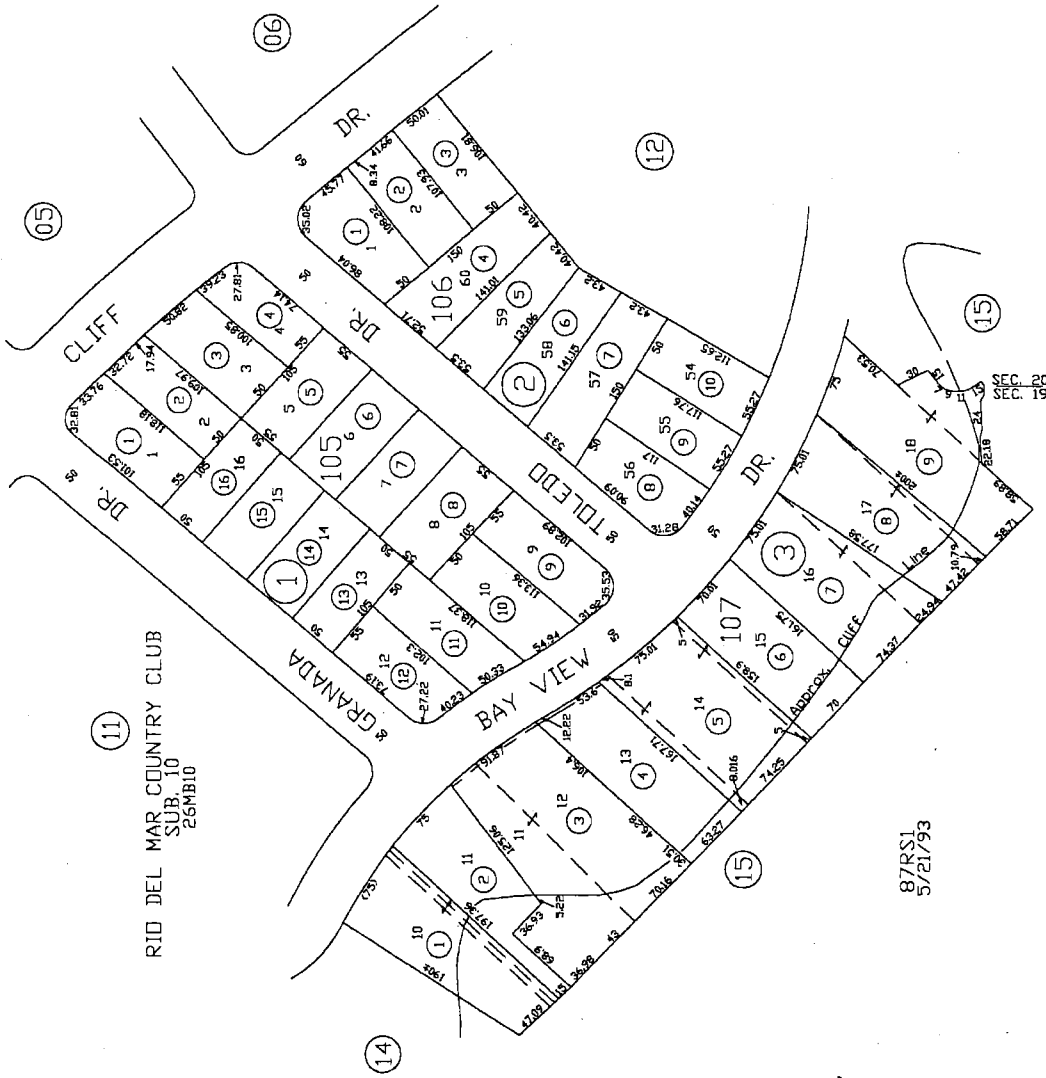
POR. APTOS RANCHO

N.E. 1/4 SEC. 19, & N.W. 1/4 SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code

69-273

43-24



54PM7
4/2/96

87RS1
5/21/93

Assessor's Map No. 43-24
County of Santa Cruz, Calif.
Feb. 1999

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

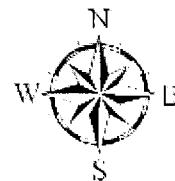


Location Map



LEGEND

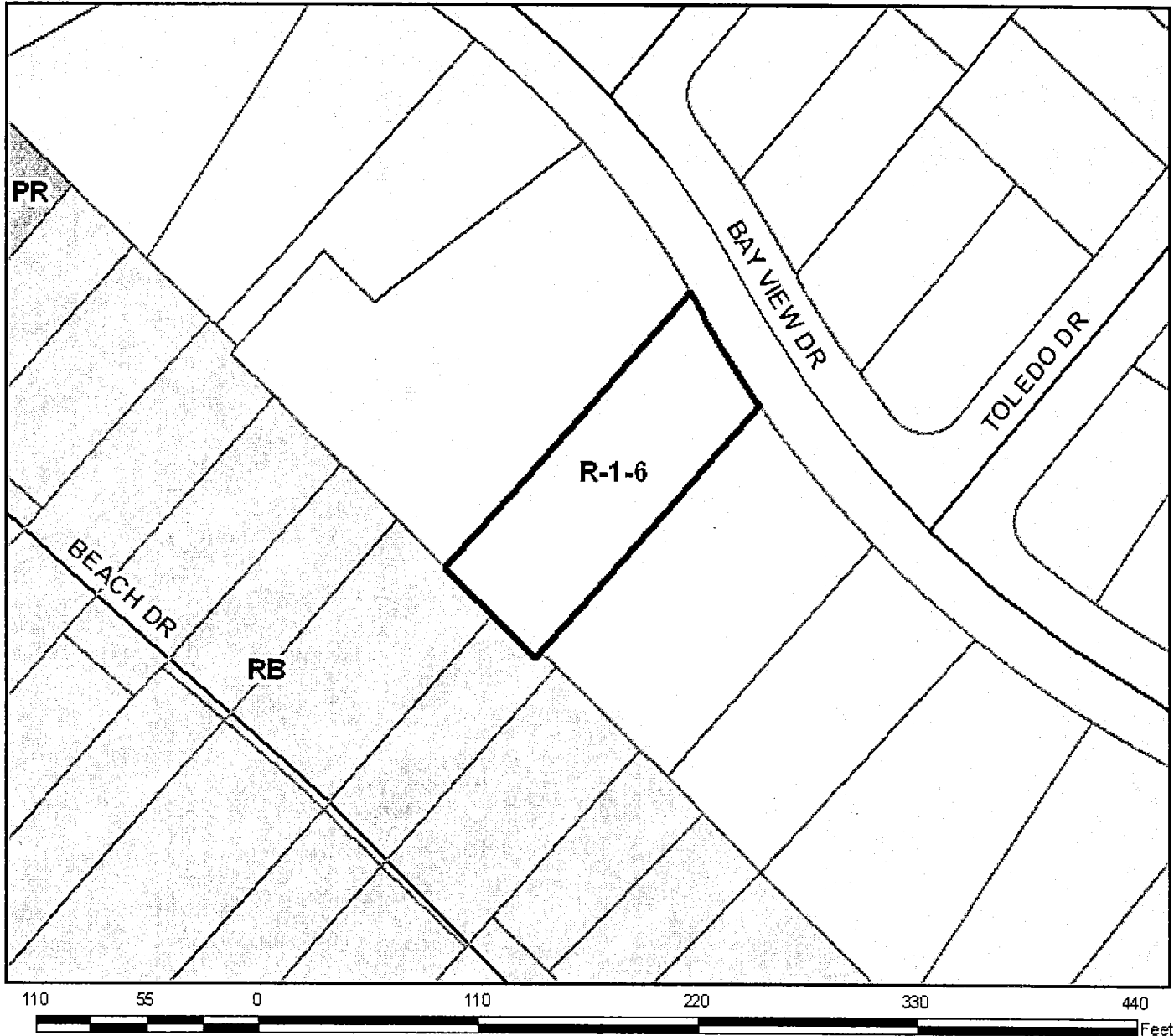
-  APN: 043-243-04
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
January 2013



Zoning Map



LEGEND



APN: 043-243-04



Assessors Parcels



Streets

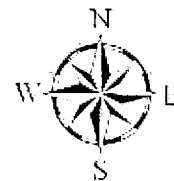
RESIDENTIAL-SINGLE FAMILY



RESIDENTIAL-OCEAN BEACH



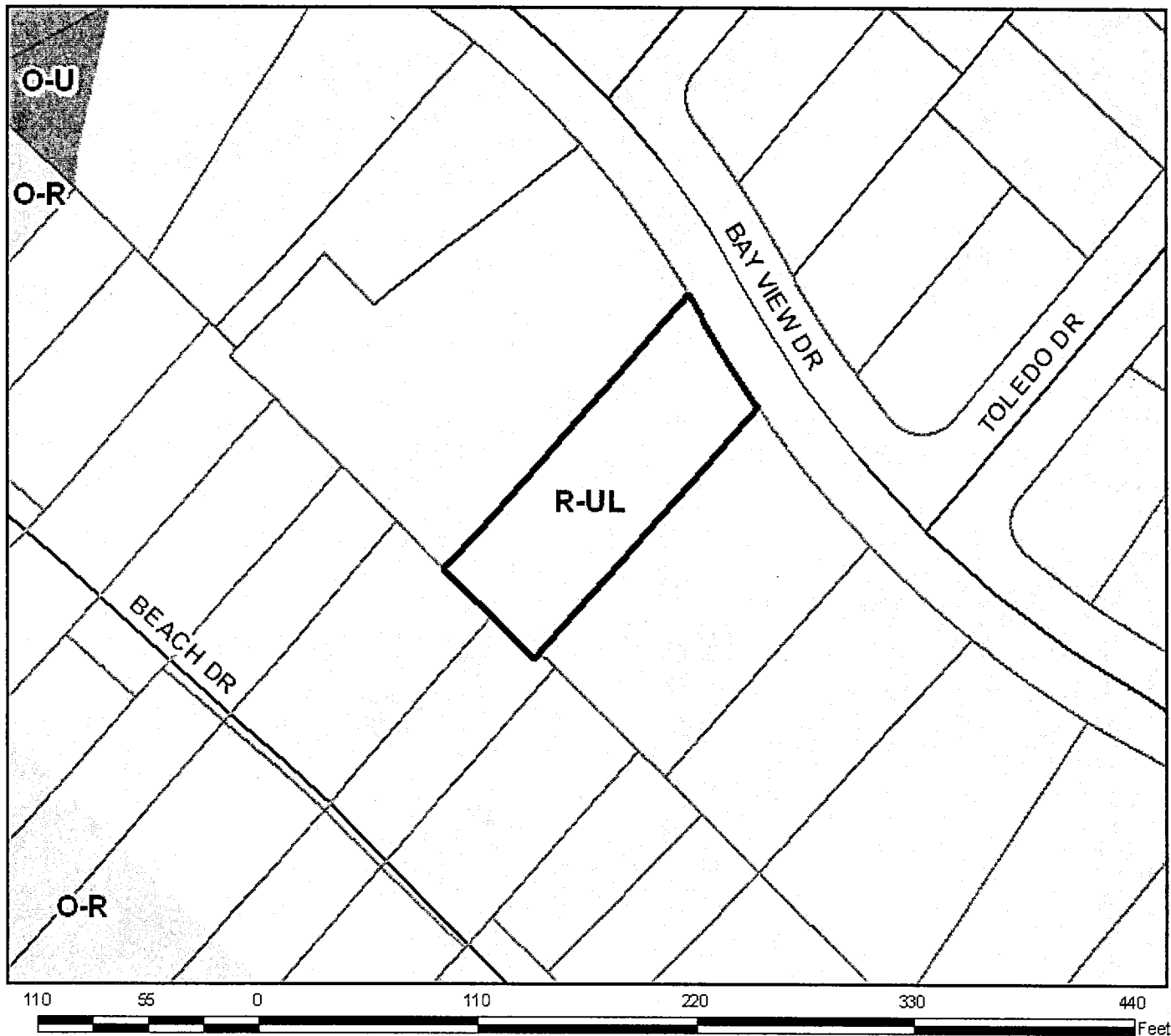
PARK



Map Created by
County of Santa Cruz
Planning Department
January 2013



General Plan Designation Map



LEGEND



APN: 043-243-04



Assessors Parcels



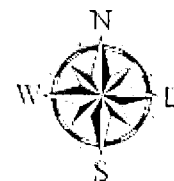
Streets

Residential - Urban Low Density

Parks and Recreation



Urban Open Space



Map Created by
County of Santa Cruz
Planning Department
January 2013