



Staff Report to the Zoning Administrator

Application Number: **131332**

Applicant: Marty Fiorovich
Owner: Michael and Monika Modest
APN: 054-223-18

Agenda Date: April 18, 2014
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: The proposal is to construct a 3,007 square foot two story single-family dwelling with a 550 square foot attached garage and to grade approximately 247 cubic yards on a vacant parcel in the R-1-6 zone district. This requires a Coastal Development Permit and Preliminary Grading Review (131332), and a Soils Report Review (REV131127).

Location: Property located on the south side of Via Malibu (1070 Via Malibu) about 50 feet west of its intersection with Via Palo Alto/Via Verde.

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

Permits Required: Coastal Development Permit (131332)

Technical Reviews: Soils Report Review (REV131127)

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131332, 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 | F. Comments and correspondence |

Parcel Information

Parcel Size:	9,240 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential neighborhood
Project Access:	Via Malibu
Planning Area:	Aptos

Land Use Designation: R-UL (Urban Low Residential)
Zone District: R-1-6 (Single-family Residential)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal X Yes ___ No
Comm.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: See submitted soils report.
Fire Hazard: Not a mapped constraint
Slopes: Mostly level building site with steep slopes down toward Via Palo Alto at the southwestern end of the parcel.
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 247 cubic yards
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic area, not visible from the beach or any scenic road.
Drainage: Preliminary drainage plan approved by the Department of Public Works, Stormwater Division.
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 of Santa Cruz Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6.

History

The parcel on which the dwelling is to be constructed was created as part of the Seascapes Beach Estates Unit Four subdivision that was recorded in March 1969. Since that time, although all of the surrounding lots have been developed with single-family homes, the subject parcel has remained vacant.

Project Setting

The Seascapes Beach Estates subdivision is developed on a terraced coastal site that was created by grading the original coastal bluff. The streets that serve the subdivision are located along the rear, inland, edge of each terrace, with large level residential lots located on the ocean facing side. As graded, approximately 75 percent of each lot is roughly level and the remaining 25 percent drops off very steeply to the next street that is at an elevation of approximately 25 feet lower. These steep slopes are mostly planted with mature shrubs, small trees and ground cover species including ice plant.

The subdivision is characterized by large newer homes that, in conformance with the adopted CC&Rs administered by the Homeowners Association, do not exceed 17 feet in height. These homes have been developed such that, as viewed from the street, they appear to be only one story but many are two-story in that they include a smaller lower level that is away from the street facing the ocean.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 9,240 square feet, located in the R-1-6 (Single-family Residential) zone district, a designation which allows residential uses. The proposed single-family dwelling 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.

As designed the proposed single-family dwelling conforms to all of the site and development standards for the zone district.

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. Similar to the surrounding homes, the proposed dwelling has been designed so that the main portion of the home will be a one-story structure but also includes a small lower floor area at the southern corner of the dwelling where the site slopes downwards toward the adjacent parcel. Developed parcels in the area contain single family dwellings that have all been designed in a similar manner, utilizing the terraced landform to maximize the potential for ocean views. Although the architectural styles of the surrounding homes vary the proposed home is similarly sized to the surrounding homes and the design submitted is consistent with the existing range of styles.

The project site is located between the shoreline and the first public road. However, the proposed home will be separated from the beach and ocean by existing developed homes along the ocean facing side of Via Palo Alto, the street that runs along the southwestern property boundary on the terrace below. Further, the site is not identified as a priority acquisition site in the County's Local Coastal Program. Although the property is located within a mapped scenic area, the proposed dwelling will not be visible to the public in views from the beach or from any public scenic road.

Access to the beach from the neighborhood is via an established pathway and a staircase that is accessed from Via Palo Alto, just west of the subject parcel. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will be a mostly single story structure with a small lower floor that is set into the existing grade to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The proposed dwelling has

been designed with curved metal roofs and extensive glazing, especially on the southwestern elevation to optimize the ocean views. Colors and materials include light earth-toned stucco, natural wood siding and a copper standing seam roof.

Environmental Review

Environmental Review is not required for the proposed project since, as proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 3, New Construction or Conversion of Small Structures (15303, in that the proposed dwelling is will be constructed within an area designated for residential uses and will conform to all of the required site and development standards for the 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 **131332**, 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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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: 131332

Assessor Parcel Number: 054-223-18

Project Location: 1070 Via Malibu

Project Description: Proposal to to grade approximately 247 cubic yards of material and to construct a 3,007 square foot single-family dwelling with a 550 square foot garage, on a vacant parcel.

Person or Agency Proposing Project: Marty Fiorovich

Contact Phone Number: (831) 212-2474

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

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a single family dwelling in a residential zone district.

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

Lezanne Jeffs, Project Planner

Date: _____

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), a designation which allows residential uses. The proposed single-family dwelling 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; and 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.**

The project site is located between the shoreline and the first public road. However, the proposed home will be separated from the beach and ocean by existing developed homes along the ocean facing side of Via Palo Alto, the street that runs along the southwestern property boundary on the terrace below. Further, the site is not identified as a priority acquisition site in the County's Local Coastal Program. Although the property is located within a mapped scenic area the proposed dwelling will not be visible in public views from the beach or from any public scenic road.

Access to the beach from the neighborhood is via an established pathway and a staircase that is accessed from Via Palo Alto, just west of the subject parcel. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Therefore this finding can be made.

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

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. Similar to the surrounding homes, the proposed dwelling has been designed so that the main portion of the home will be a one-story structure but also includes a small lower floor area at the southern corner of the dwelling where the site slopes downwards toward the adjacent parcel. Developed parcels in the area contain single family dwellings that have all been designed in a similar manner, utilizing the terraced site to maximize the potential for ocean views. Although the architectural styles of the surrounding homes vary, the proposed home is similarly sized to the surrounding homes and the design submitted is consistent with the existing range of styles. Additionally, residential uses are allowed uses in the R-1-6 (Single-family Residential) zone district, as well as the General Plan and Local Coastal Program land use designation.

Therefore this finding can be made.

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. 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 these amenities.

- 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.**

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-1-6 (Single-family Residential) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district. In addition, the design of the proposed dwelling has been reviewed and approved by the Seascape Beach Estates Homeowners Association.

- 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 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.

The proposed single-family dwelling 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 dwelling 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 dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (one peak trip per dwelling unit), 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.

The proposed structure is located in a neighborhood that contains a variety of architectural styles but where the homes are mostly one-story on the portion of the lot adjacent to the street with two story elements toward the rear of the lot. The proposed single-family dwelling is consistent with the land use intensity and density of the neighborhood in that the proposed dwelling has been designed so that the main portion of the home will be a one-story structure but the home also includes a small lower floor area at the southern corner of the dwelling where the site slopes downwards toward the adjacent parcel. Developed parcels in the area contain single family dwellings that have all been designed in a similar manner, utilizing the terraced site to maximize the potential for ocean views.

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 dwelling will be of an appropriate scale and type of design that will enhance 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: 7 sheets prepared by Martha A. Fiorovich A.I.A., dated November 13, 2013 and 4 sheets prepared by Michael F. Goodhue, Project Engineer, 2 sheets dated 7/2013, 1 sheet dated 11/2013 and 1 sheet dated 2/2014.

- I. This permit authorizes the construction of a two-story, single-family dwelling with an attached garage. 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 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.
- 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. In addition to showing the materials and colors on the elevation, the applicant shall supply two additional copies of the approved color and material board in 8 1/2" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. A stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.

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.

Drainage fees will be assessed on the net increase in impervious area. The fees are currently \$1.14 per square foot, and are subject to increase based on the amount applicable at permit issuance date. Reduced fees (50%) are assessed for semi-pervious surfacing (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.
- D. A recorded maintenance agreement will be required for the proposed retention system.
- E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- F. Submit 2 additional signed copies of the approved soils report.
- G. After plans are prepared that are acceptable to all reviewing agencies, please submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. Please note that the plan review form must reference the final plan set by last revision date. Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form.
- H. The proposed retaining wall along the eastern property line (adjacent to the neighbor's existing retaining wall) shall be designed by the structural engineer such that it does not interfere with the neighbor's wall. Plans shall detail excavation requirements to ensure the adjacent wall is not impacted during construction.
- I. Pay the current fees for Parks and Child Care mitigation for 3 bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- J. Pay the current fees for Roadside and Transportation improvements. Currently, these fees are, respectively, \$3,000 and \$3,000 per dwelling unit.
- K. 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.

- L. 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. The project civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
 - E. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.
 - F. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.
 - G. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the

Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. 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.

Application #: 131332
APN: 054-223-18
Owner: Michael and Monika Modest

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: _____

Wanda Williams
Deputy Zoning Administrator

Lezanne Jeffs
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.

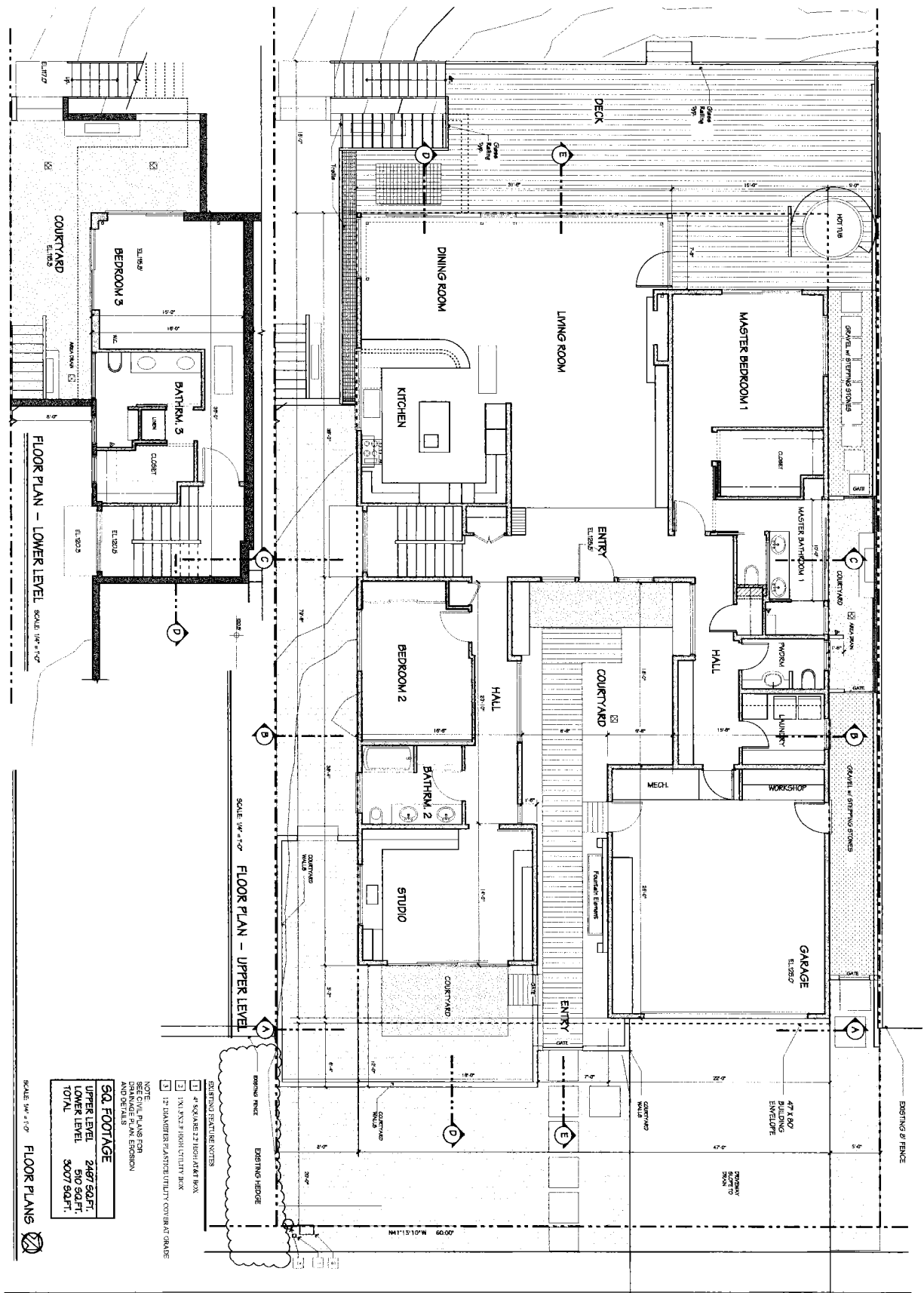
1070 VIA MALIBU
APT05, CA. 95003

NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/ CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

EXHIBIT 10



EXHIBIT 10



NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

VIA MALIBU

A2.0

NO. 1. 2000
AS NOTED

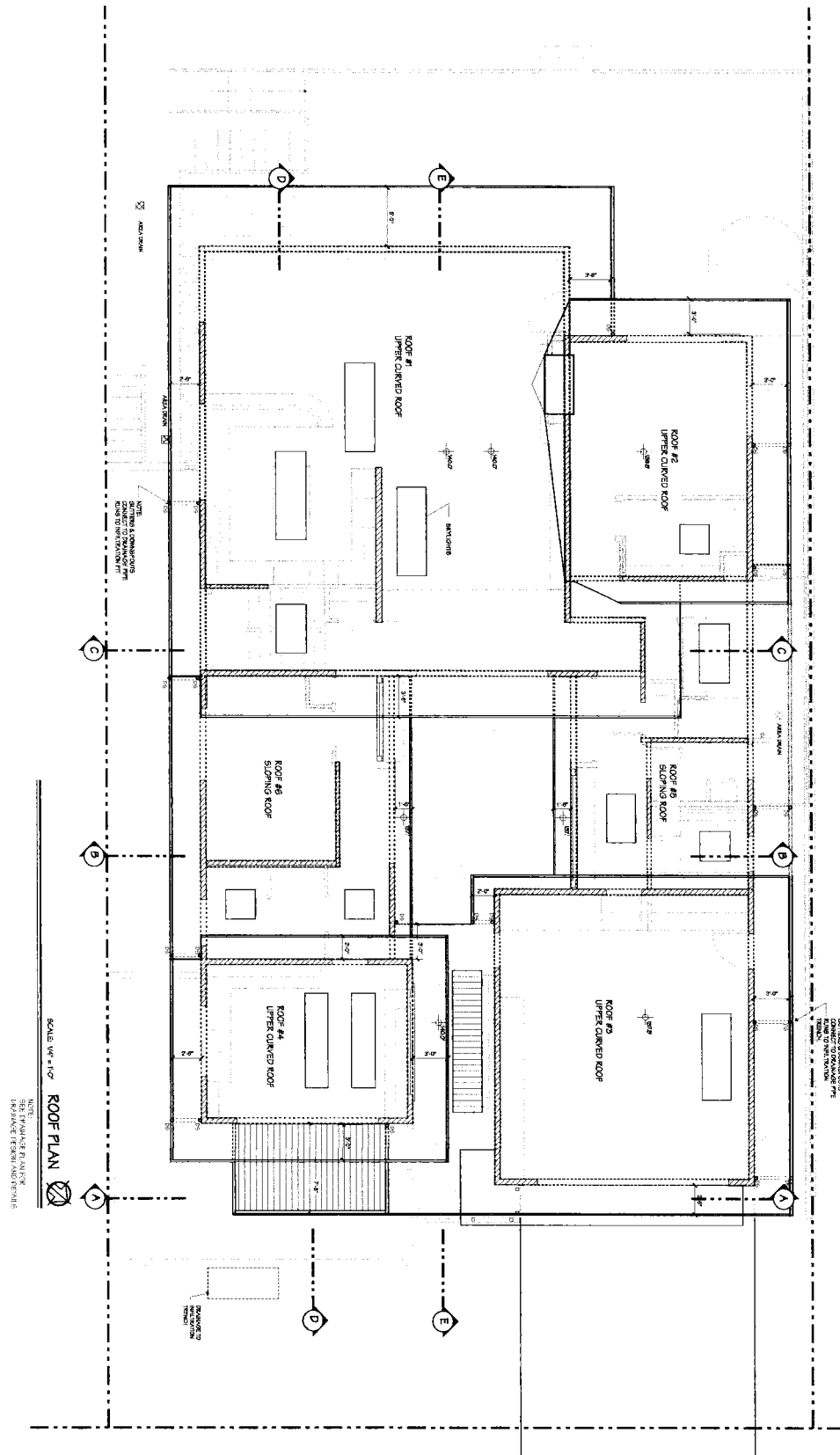
FLOOR PLANS

MODEST RESIDENCE
1070 VIA MALIBU
APTOS, CA 95003
APN: 064-223-18

Martha A. Fiorovich A.I.A.
Architect
17000 Via Malibu
Malibu, CA 90262
805-724-1378

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NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

VIA MALIBU

A3.0

NO. 5, 500
AS NOTED
AS NOTED

ROOF PLAN

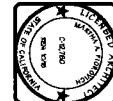
MODEST RESIDENCE
1070 VIA MALIBU
APTOS, CA 95003
APN: 054-223-18

Martha A. Florovich A.I.A.

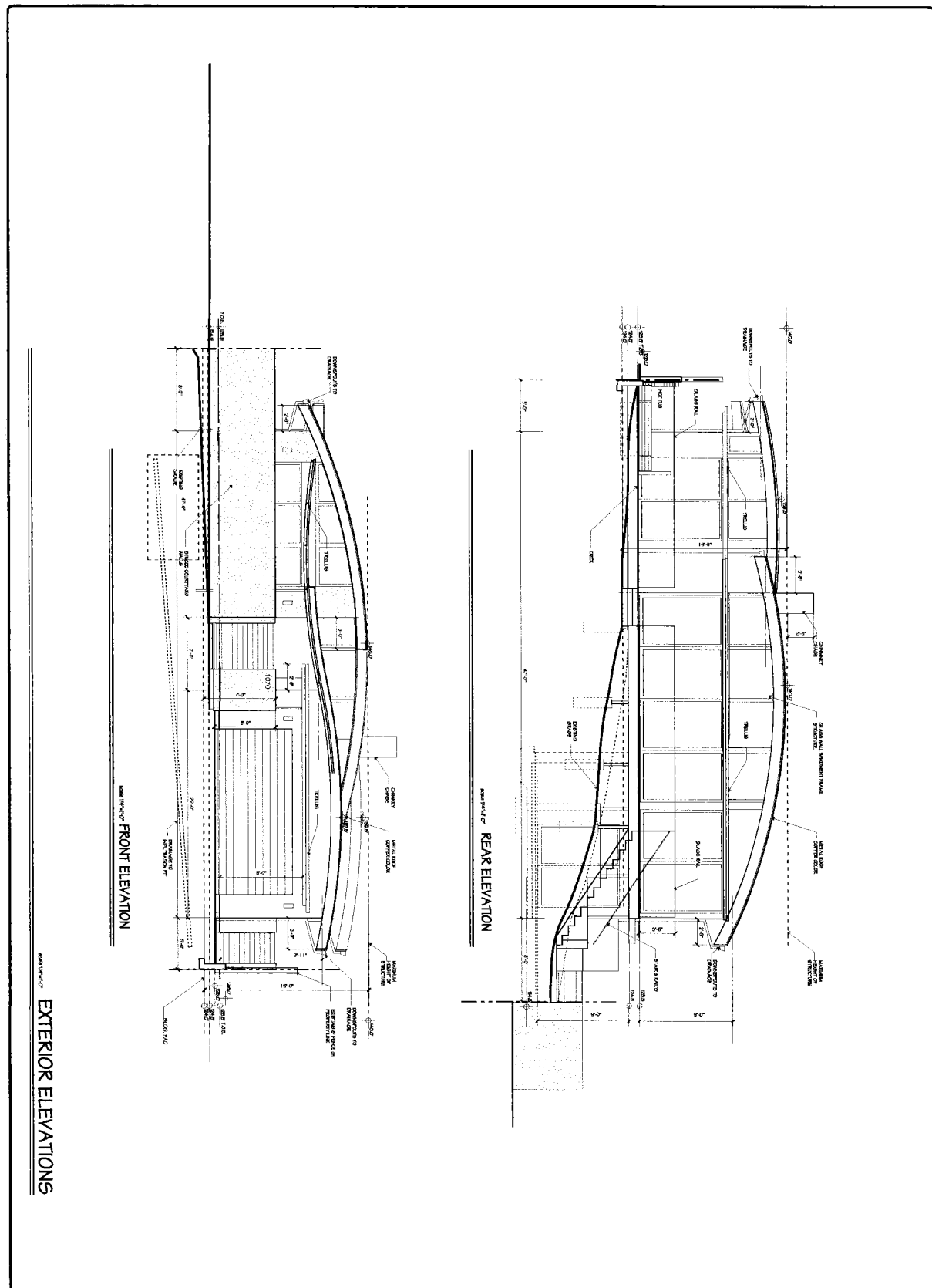
Architect
11 Palm St.
Malibu, CA 90260

805-724-4770

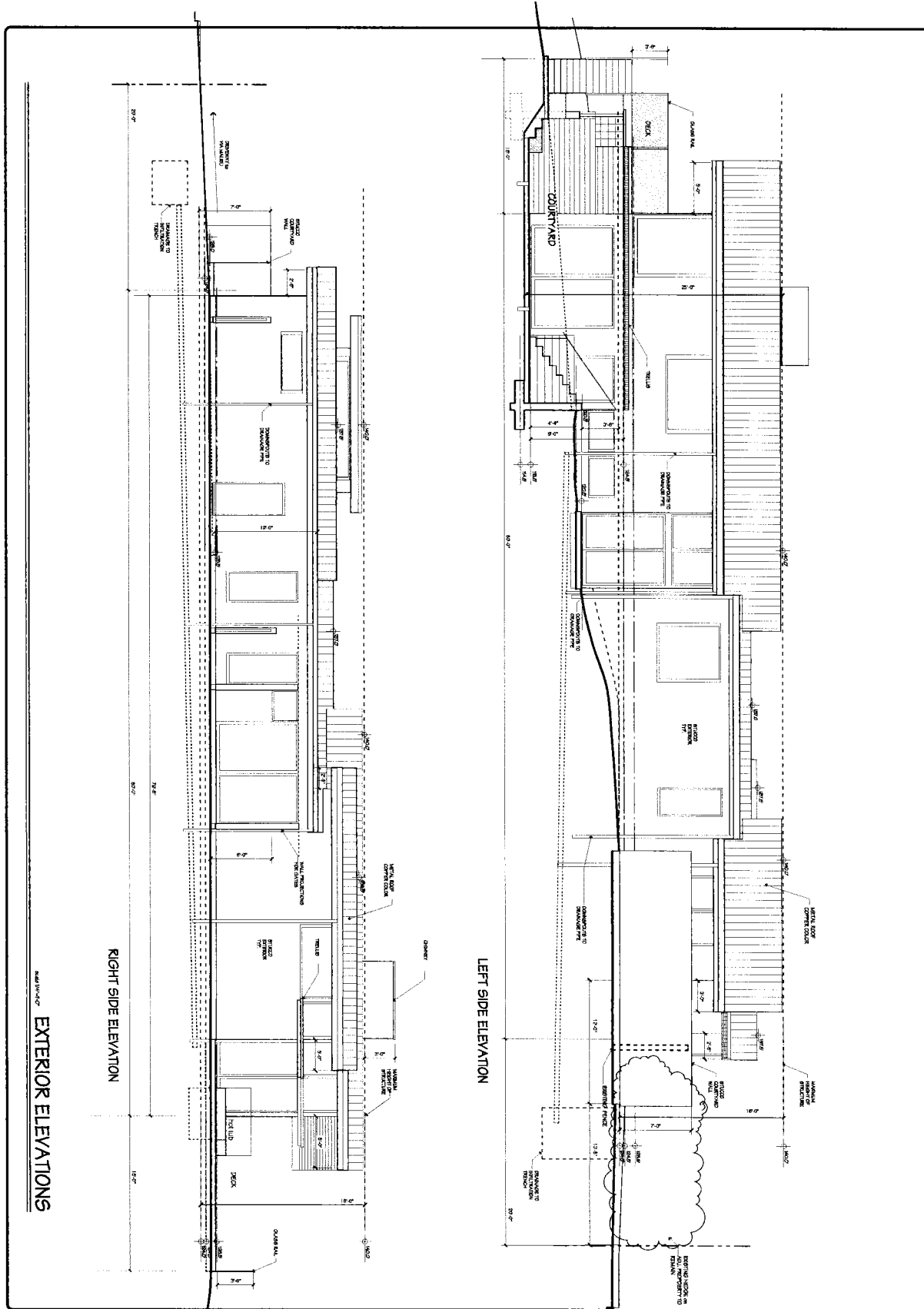
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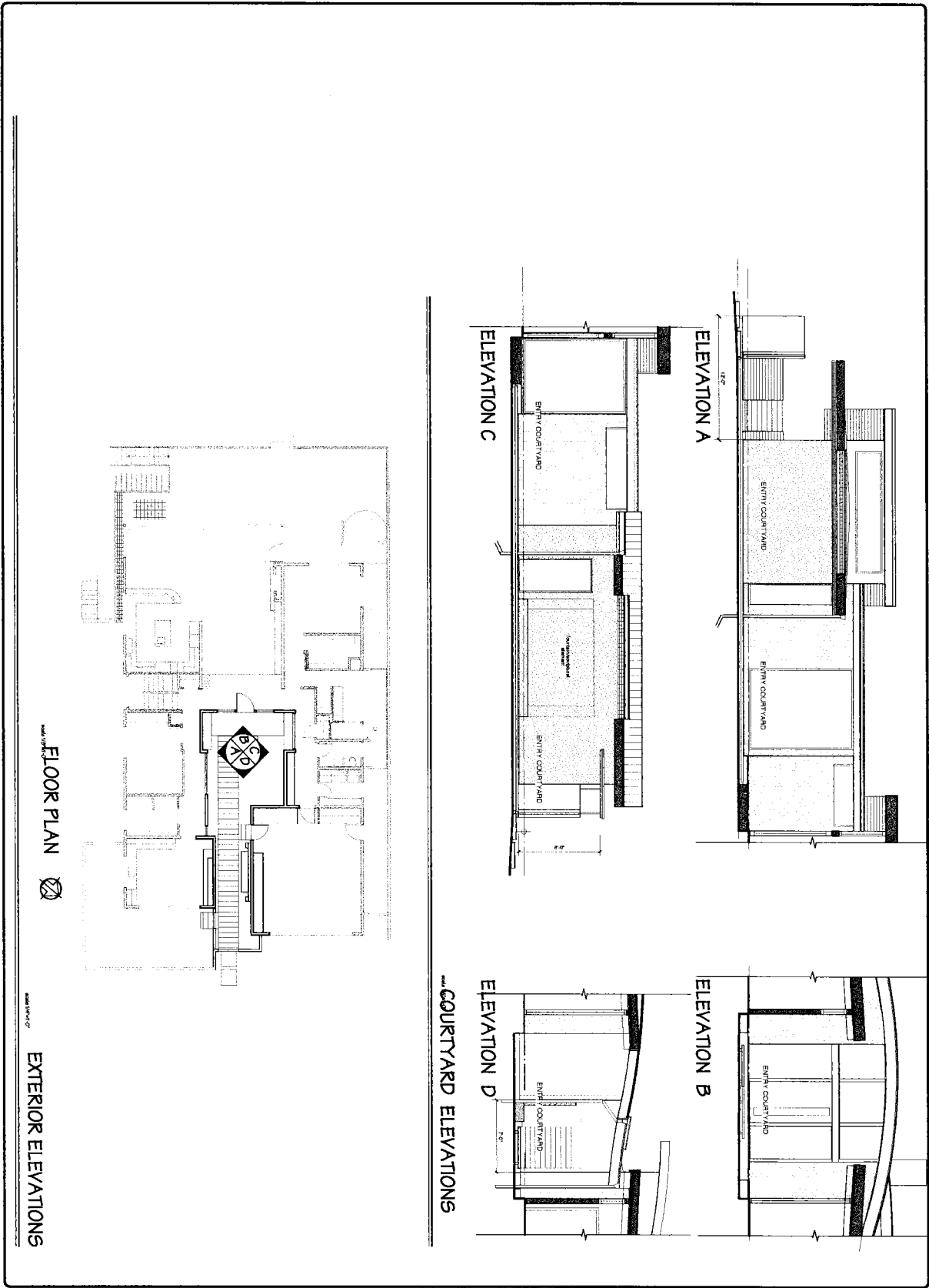
DATE	NO.
12/31/2024	500



<p>A4.0</p> <p>DATE: 10/15/2019</p> <p>BY: JAF</p> <p>APP: 10/15/2019</p>	<p>FRONT & REAR EXTERIOR ELEVATIONS</p>	<p>MODEST RESIDENCE</p> <p>1070 VIA MALIBU</p> <p>APTOS, CA 95003</p> <p>APN: 054-223-18</p>	<p>Martha A. Florovich A.I.A.</p> <p>Architect</p> <p>17 Adams Way</p> <p>Marina del Rey, CA 90276</p> <p>800-724-1876</p> <p><small>© Martha A. Florovich A.I.A. expressly reserves the copyright and other proprietary rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be conveyed to any third party without first obtaining the express written permission and consent of Martha A. Florovich, A.I.A.</small></p>	<p>10/15/2019</p> <p>10/15/2019</p>
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A4.1 SHEET	DATE NOV. 15, 2023	RIGHT & LEFT EXTERIOR ELEVATIONS	MODEST RESIDENCE 1070 VIA MALIBU APTOS, CA 95003 APN: 054-223-18	Martha A. Florovich A.I.A. Architect 17000 Via Malibu, CA 90262 650-724-4770 <small>© Martha A. Florovich A.I.A. expressly reserves the copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner without the express written consent of Martha A. Florovich, A.I.A.</small>		
	BY MAF					



NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

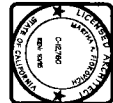
A4.2

NOT TO SCALE
AS SHOWN
AS NOTED

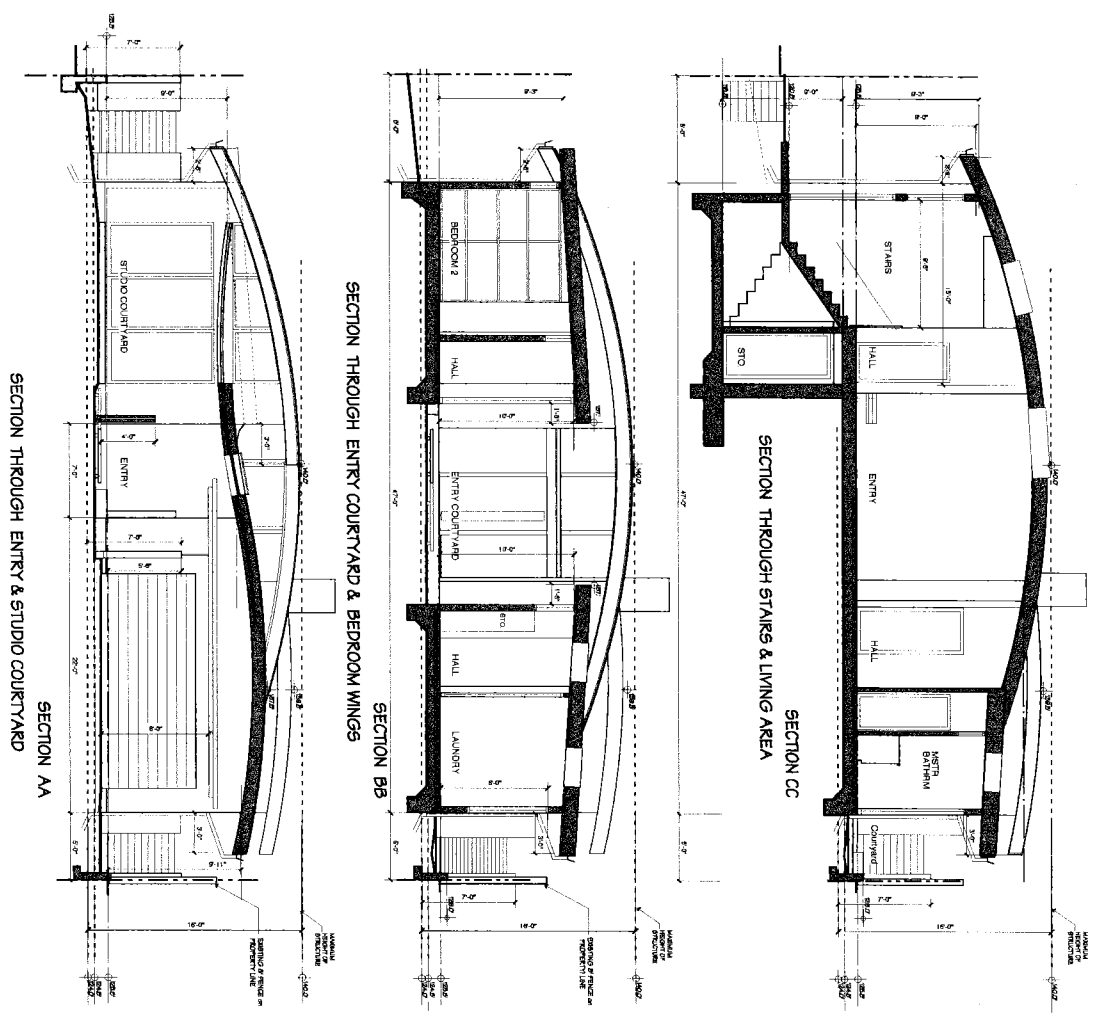
COURTYARD
EXTERIOR ELEVATIONS

MODEST RESIDENCE
1070 VIA MALIBU
APTOS, CA 95003
APN: 054-223-18

Martha A. Florovich A.I.A.
Architect
10000
Marina del Rey
California, CA 90295
805-754-4275
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DATE
BY
CHECKED
DATE

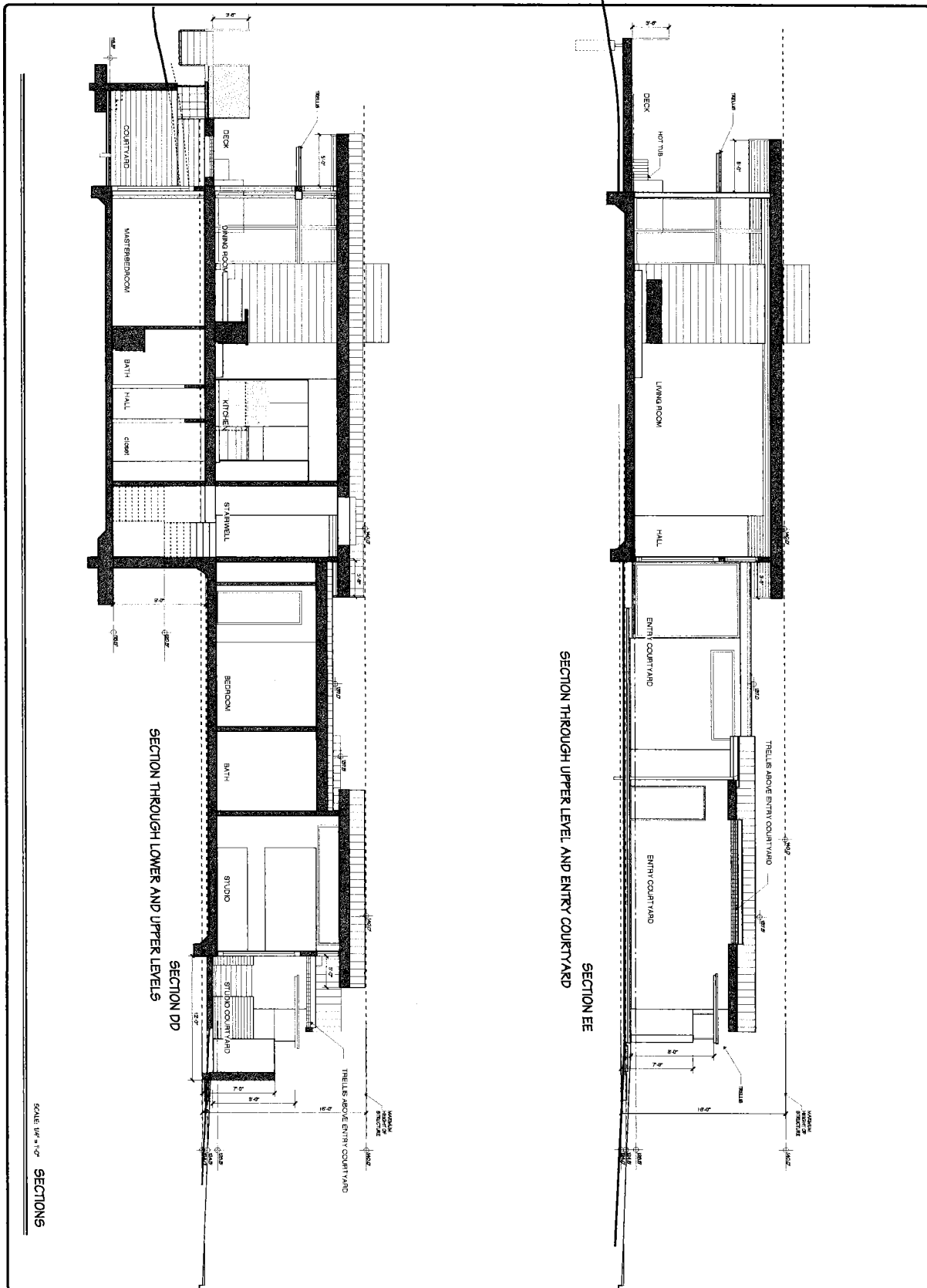


SCALE: 1/8" = 1'-0" SECTIONS

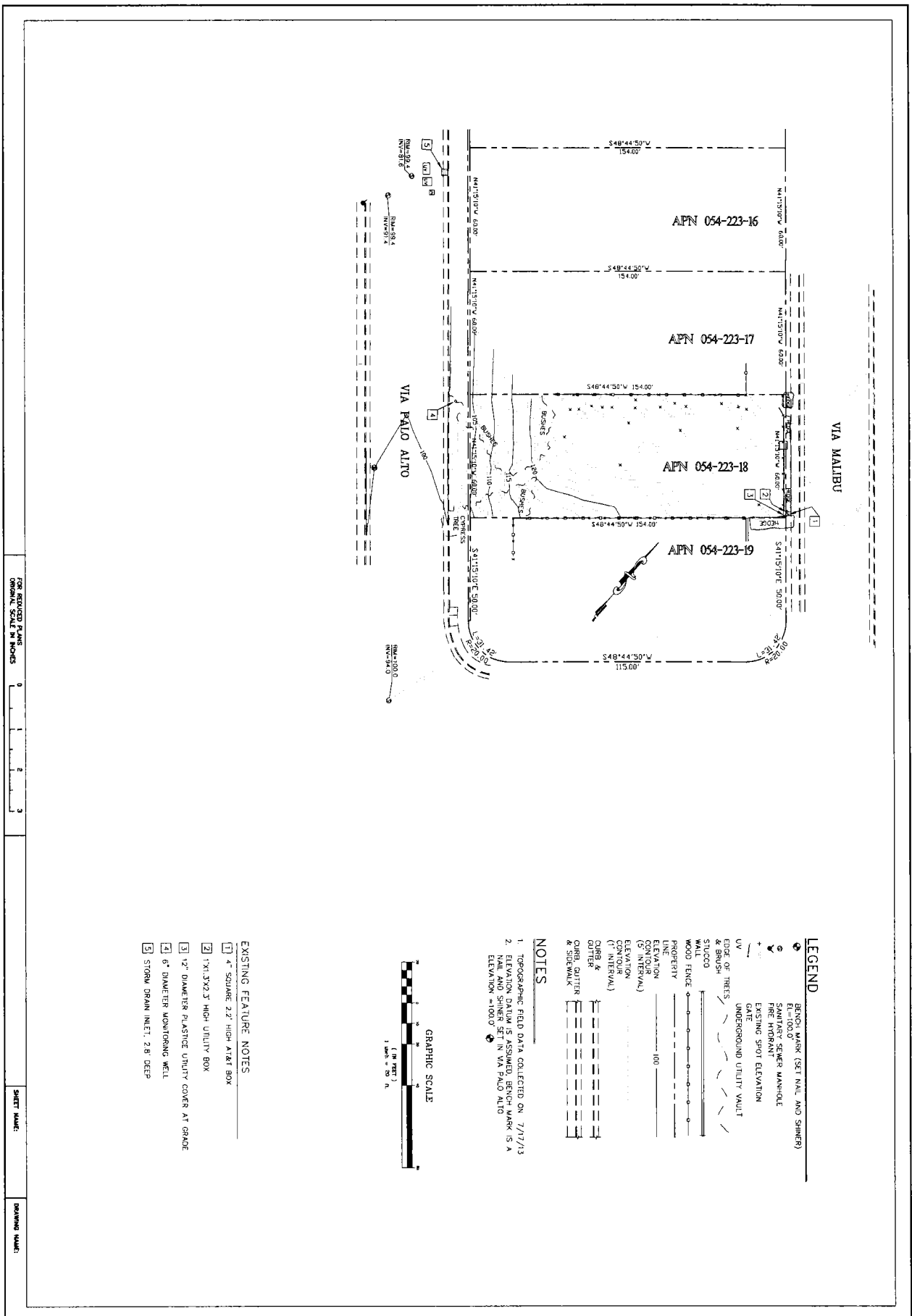
NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

<p>A5.0</p>	<p>SECTIONS</p>	<p>MODEST RESIDENCE 1070 VIA MALIBU APTOS, CA 95005 APN: 054-223-18</p>	<p>Martha A. Fiorovich A.I.A. Architect 17 Aspen Way Marina del Rey, CA 90293 855-724-1570</p> <p><small>© Martha A. Fiorovich A.I.A. expressly reserves the copyright for copyright and other proprietary rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Martha A. Fiorovich A.I.A.</small></p>		
	<p>NO. 15, 2020 AS NOTED AS NOTED</p>	<p>NO. 15, 2020 AS NOTED AS NOTED</p>	<p>NO. 15, 2020 AS NOTED AS NOTED</p>	<p>NO. 15, 2020 AS NOTED AS NOTED</p>	<p>NO. 15, 2020 AS NOTED AS NOTED</p>

EXHIBIT 1

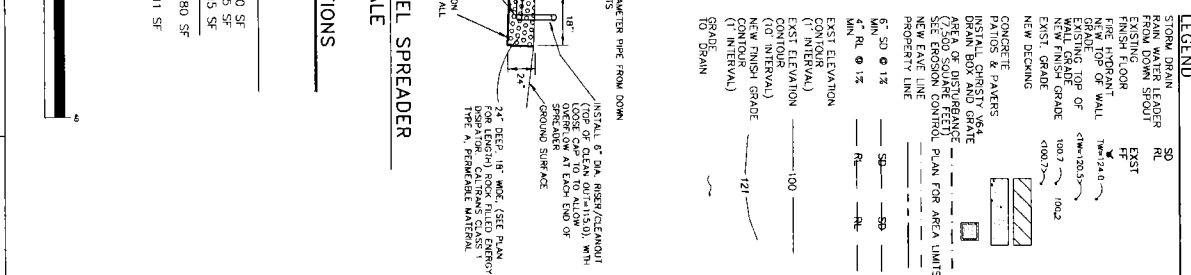




<p>SECTIONS</p> <p>A5.1</p> <p>DATE: 10/15/2015 BY: M. FIOROVICH CHECKED: M. FIOROVICH</p>	<p>MODEST RESIDENCE 1070 VIA MALIBU APTOS, CA 95003 APN: 054-223-1B</p>	<p>Martha A. Fiorovich A.I.A. Architect 17 Chapel Way Malibu, CA 90262 805-754-4278</p> <p><small>© Martha A. Fiorovich A.I.A. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Martha A. Fiorovich A.I.A.</small></p>	<p>REGISTERED ARCHITECT STATE OF CALIFORNIA C-25820 EXPIRATION DATE: 12/31/2016</p>	<p>PROJECT NO.: 1070 VIA MALIBU SHEET NO.: A5.1</p>
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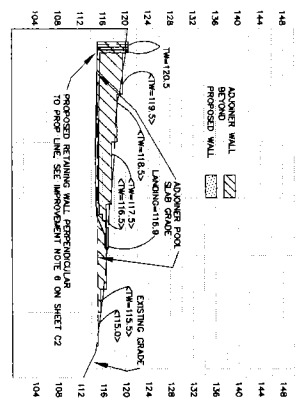


APN 054-223-18	PROJECT ENGINEER	DATE	REVISION	BY
TOPOGRAPHIC MAP	MICHAEL F. GOODHUE, P.E., L.S.			
1070 VIA MALIBU, APTOS, CA.	PO BOX 1914			
	APTOS, CA. 95001			
	(831) 763-1661			
	CEL (831) 601-9519			
DESIGN: MFG	SEAL: MFG	SEAL: LAND		
CHECKED: MFG	SEAL: MFG	SEAL: LAND		
DATE: 7/20/13				
SCALE: 1"=20'				
JOB NO.				
SHEET				
C1 of 4				

EXHIBIT D

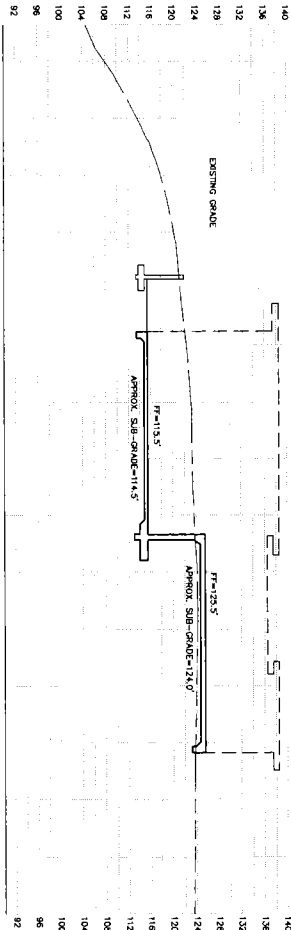


C2 of 4	JOB NO. SHEET	DRAWN: MFG. CHECKED: MFG. DATE: 11/13 SCALE: 1"=20'	APN 054-223-18	PROJECT ENGINEER			DATE 5/6/14	REVISION	BY
			GRADING PLAN & DETAILS 1070 VIA MALIBU, APTOS, CA.	MICHAEL F. GOODHUE, P.E., L.S. PO BOX 1914 APTOS, CA. 95001 (831) 763-1661 CEL (831) 601-9519			RESPOND TO PLAN CHECK COMMENTS ADD'D CROSS SECTIONS ON SHEET 3 REMOVED WALL ALONG SE PROP. LINE ADD'D EXIST WALL ALONG SE PROP. LINE	MFG	



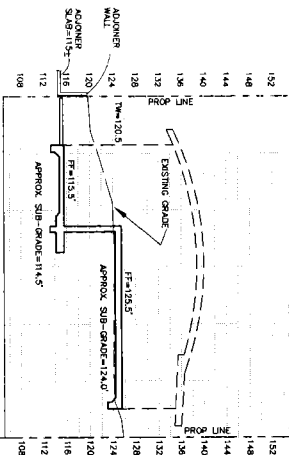
CROSS SECTION A-A

SCALE: 1"=10' H&V



CROSS SECTION B-B

SCALE: 1"=10' H&V



CROSS SECTION C-C

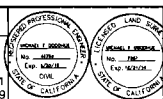
SCALE: 1"=10' H&V

FOR EXISTING & NEW
GROUND SCALE IN FEET

SHEET NAME:

DRAWING NAME:

APN 054-223-18	PROJECT ENGINEER	DATE	REVISION	BY
CROSS SECTIONS	MICHAEL F. GOODHUE, P.E., L.S.	2/6/14	RESPOND TO PLAN CHECK COMMENTS	MF
1070 VIA MALIBU, APTOS, CA.	PO BOX 1914		ADDED CROSS SECTIONS	
	APTOS, CA. 95001			
	(831) 763-1661			
	CEL (831) 601-9519			



DATE	2/20/14
CHECKED	MF
SCALE	1"=20'
JOB NO.	
SHEET	
C3	4

Lezanne Jeffs


Subject:

FW: app 131332

Attachments:

Via_Malibu_1070_Grade_R2_2_6_2014_ALL_SHEETS.pdf

Attachment 2

	<p>COUNTY OF SANTA CRUZ NOTICE OF PROPOSED DEVELOPMENT SIGN INSTALLATION CERTIFICATE</p>
---	--

Application Number: 131332 Date of Sign Installation: 9/15/14

Assessor's Parcel Number (APN): 054-223-18

Site Address: 1070 VIA MARIBU
APTOS, CA 95003

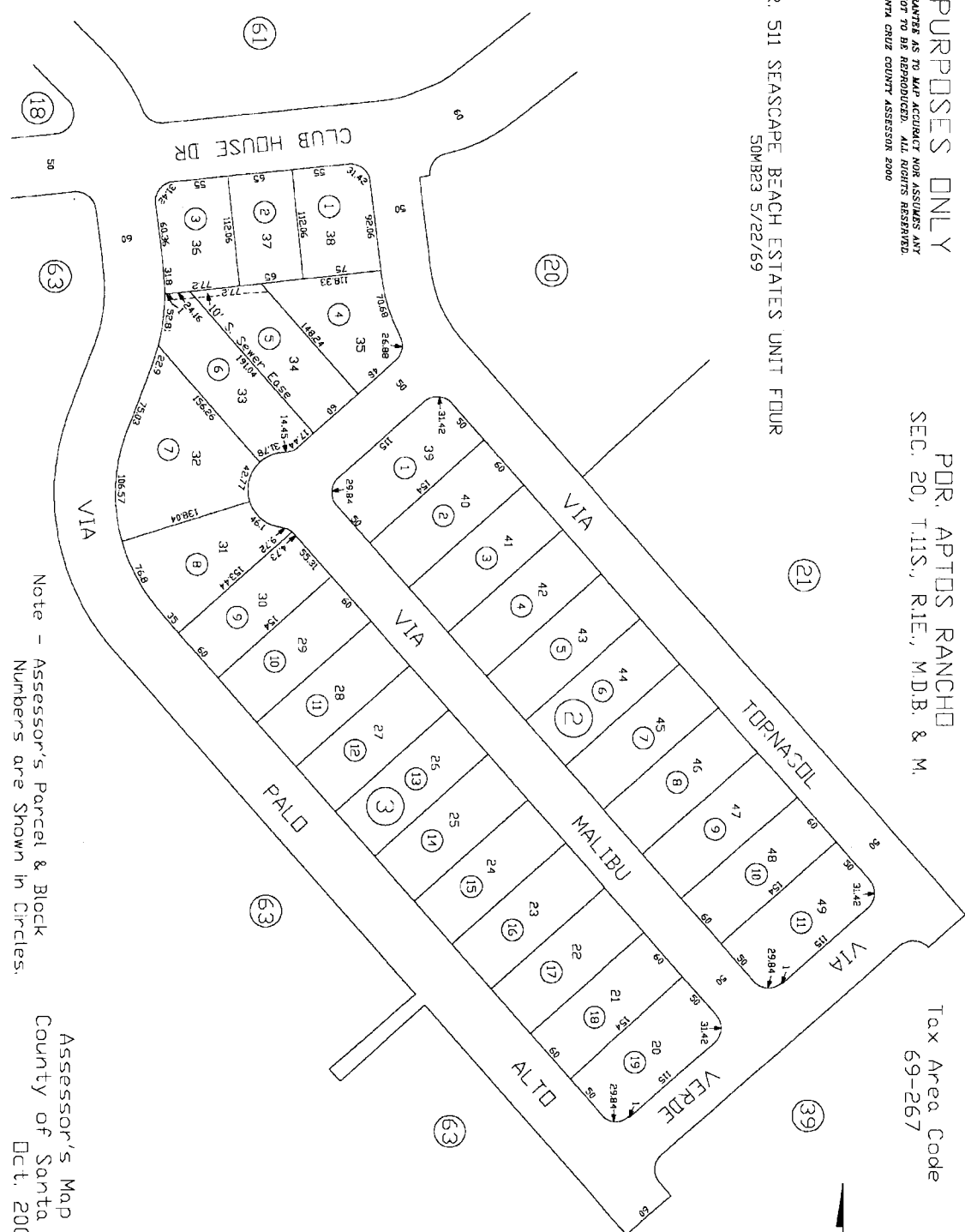


FOR TAX PURPOSES ONLY
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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

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

Tax Area Code 54-22
 69-267

TR. 511 SEASCAPE BEACH ESTATES UNIT FOUR
 50MB23 5/22/69

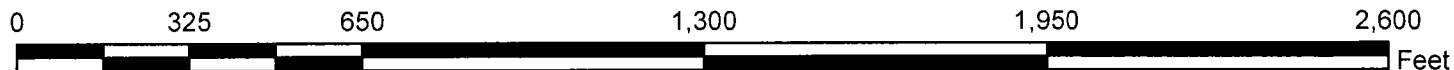


Note - Assessor's Parcel & Block
 Numbers are Shown in Circles.





Assessor's Map No. 54-22
 County of Santa Cruz, Calif.
 Oct. 2000



Location Map



LEGEND

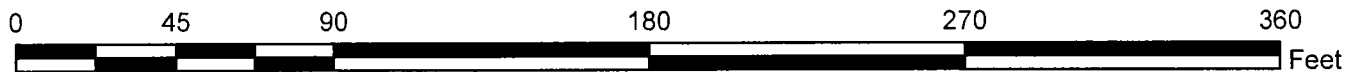
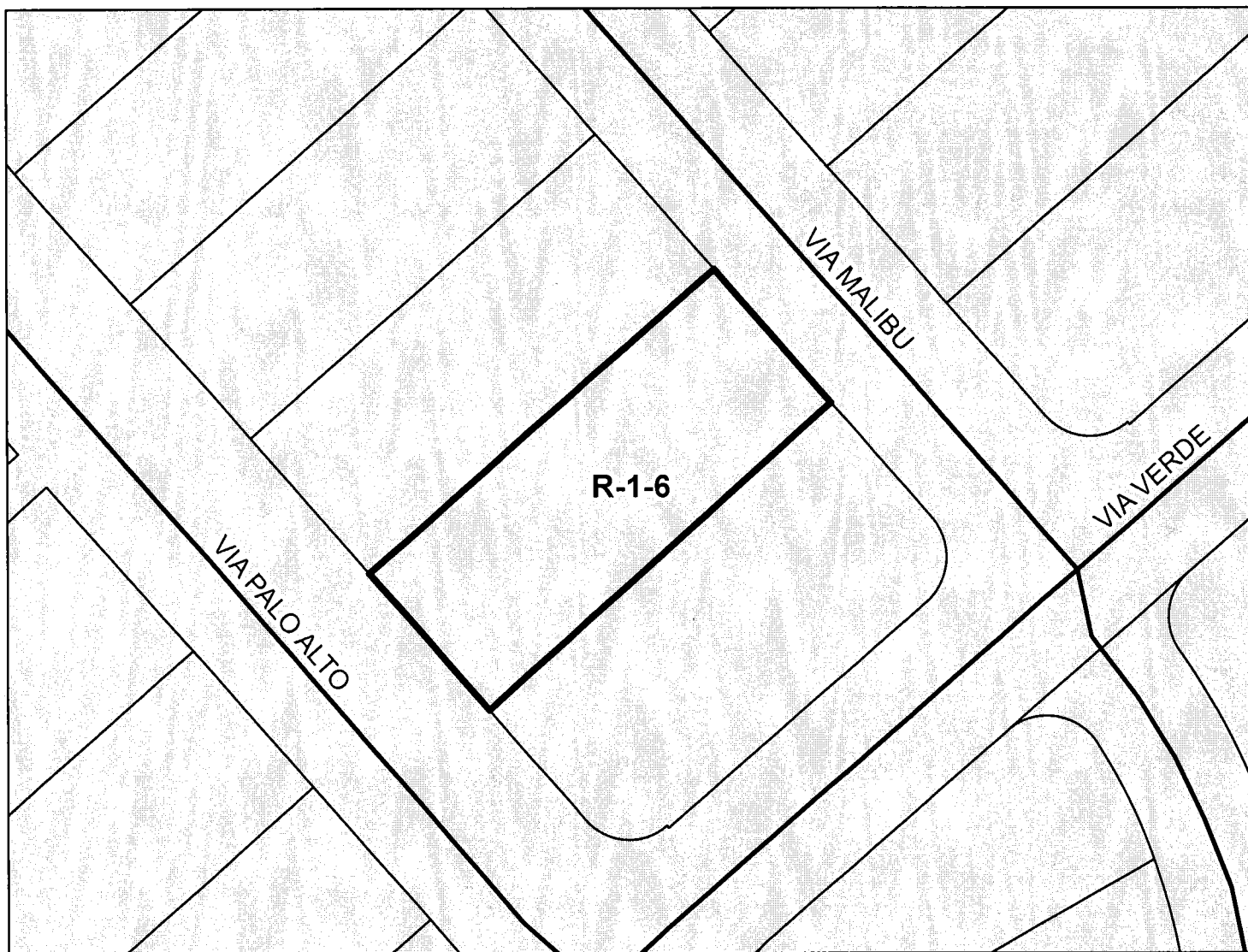
-  APN: 054-223-18
-  Assessors Parcels
-  Street
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
December 2013



Zoning Map



LEGEND



APN: 054-223-18



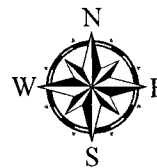
Assessors Parcels



Street



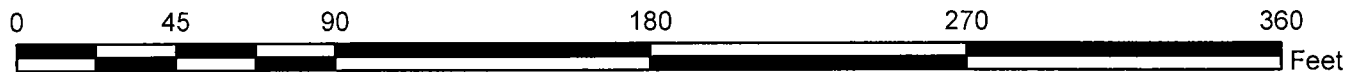
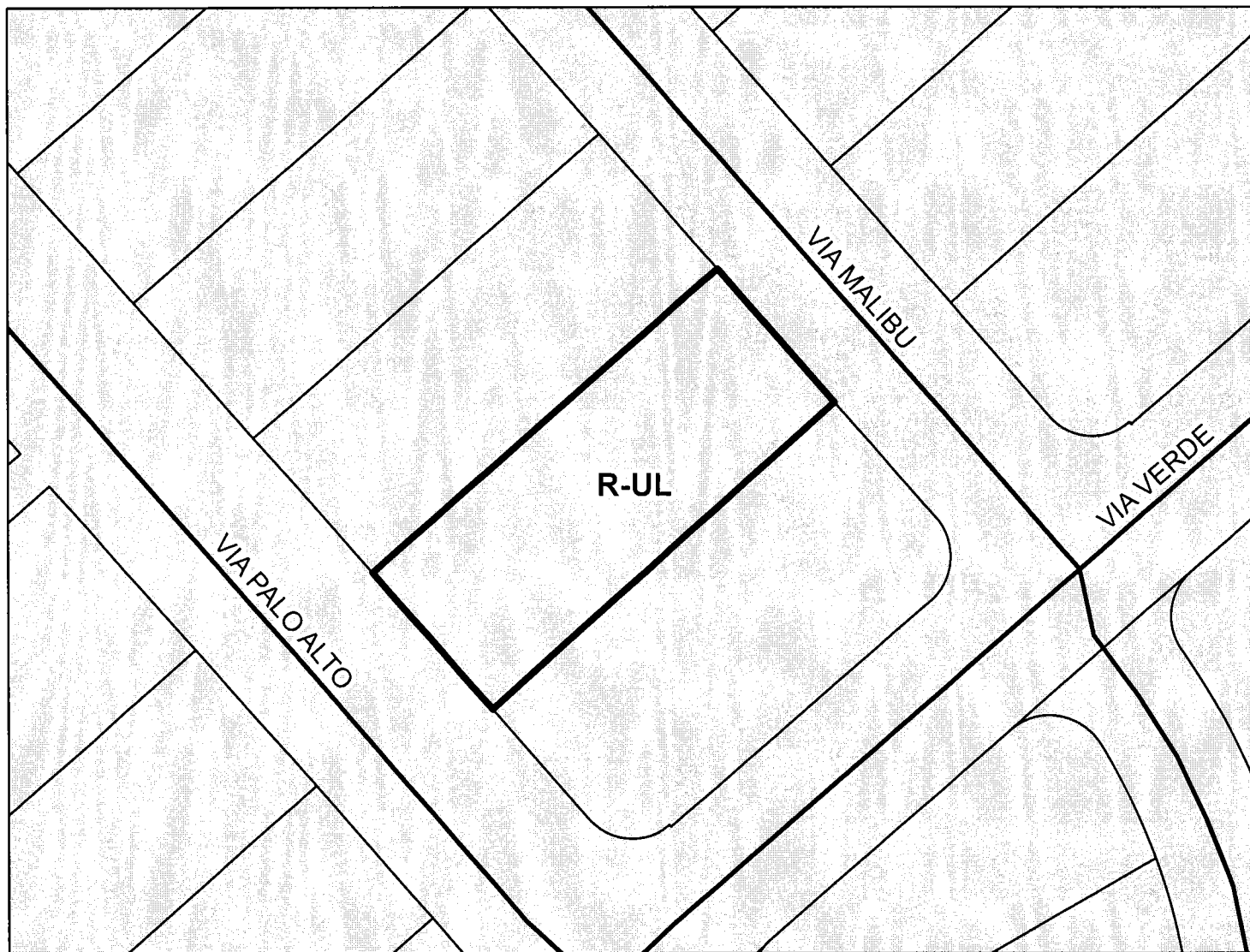
RESIDENTIAL-SINGLE FAMILY







Map Created by
County of Santa Cruz
Planning Department
December 2013

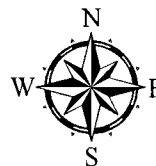


General Plan Designation Map



LEGEND

-  APN: 054-223-18
-  Assessors Parcels
-  Street
-  Residential - Urban Low Density



Map Created by
County of Santa Cruz
Planning Department
December 2013

Elizabeth Hayward

From: PLNAgendaMail@co.santa-cruz.ca.us
Sent: Monday, April 07, 2014 9:22 PM
To: PLN AgendaMail
Subject: Agenda Comments

Meeting Type : Zoning

Meeting Date : 4/18/2014

Item Number : 2.00

Name : James Baldacci

Email : JBaldacci@Castlecompanies.com

Address : 1010 Via Tornasol
Aptos, CA 95003

Phone : (925)876-1650

Mailing Address
212 Castle Creek Pl
Alamo CA 94507

Comments :

Dear Mr. Leazanne and Planning Department of the County of Santa Cruz

My home is on the street above the said proposed construction for APN; 054-223-18. Regarding item#2 131332** on the April 18th agenda for the proposal of the construction of a two story home on the south end of Via Malibu. If the construction of this home exceeds one story in height from the finish grade of Via Malibu (16 feet) I object to this proposal entirely on the basis that it will greatly diminish the value of the view corridor from my home and will represent a taking.

If the home does exceed 16 feet in height from the finish grade at the back of side walk on the west side of Via Malibu it will exceed the restrictions placed upon a home that is to be built in the Coastal Zone as dictated by the Coastal Commission. Further this house is subject to CC&R's dated June 23rd 1969 book 1954 page 221 that restricts lots 1,3 - 34, 36 & 37 to one story not to exceed 16 feet in height. Because these recorded and present restrictions are in place I expect this application to be rejected.

These are the guidelines and restrictions in place on the lot on Via Malibu under which I bought my home and assumed they would protect my home's views and value.

I would like to request that any proposal for improvement for this lot on Via Malibu Submitted for approval to the County of Santa Cruz should comply with the constraints and the Guidelines of the Coastal Commission and the CC&R's as sighted above.

Best Regards

James Baldacci
12885 Alcosta Blvd. Ste A

Lezanne Jeffs

From: Lezanne Jeffs
Sent: Thursday, April 10, 2014 10:36 AM
To: 'JBaldacci@Castlecompanies.com'
Subject: APN; 054-223-18. Regarding item #2 131332

Dear James Baldacci,

Thank you for your comments.

I thought that I would just write quickly to assure you that, although the house is technically two stories, it will not block your views. As designed the house is mostly a one story structure that will be constructed on the level portion of the lot. The second story is a small area of lower floor that will be constructed under the rear, southernmost corner of the dwelling towards the ocean where the land slopes away. This lower floor will be at a similar elevation as the lower floor of the next door house that lies to the southeast (1080 Via Malibu). In addition, the dwelling has been reviewed by the Homeowners Association and has been approved as being in conformance with the CC&R's of the subdivision.

I hope that this allays your concerns.

Lezanne

Lezanne Jeffs

Project Planner

Development Review

Tel: (831) 454 2480

lezanne.jeffs@co.santa-cruz.ca.us