

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 161301

APN: 028-293-26

Proposal to demolish an existing nonconforming 735 square foot one-story single-family dwelling and to construct a two-story 1,093 square foot replacement dwelling with a 248 square foot garage. Requires a Minor Exception to reduce the required 15 foot rear setback to 12 feet 9 inches and 20 foot setback to the front of a garage to 18 feet 2 inches, and a Site Development Permit to allow for a rear setback of approximately 2 feet 1 ¼ inches to the garage. Property located on the west side of Anchorage Avenue at the corner with Scriver Street, (437 Anchorage Avenue).

OWNER: Christine Elizabeth Blue

APPLICANT: Rick Steres

SUPERVISORIAL DISTRICT: 1

PLANNER: Lezanne Jeffs, (831) 454-2480

email: Lezanne.jeffs@santacruzcounty.us

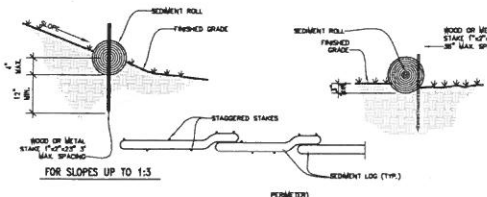
Public comments must be received by 5:00 p.m. February 16, 2017.

A decision will be made on or shortly after February 23, 2017.

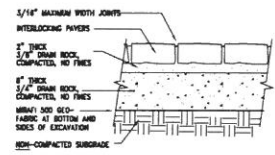
Appeals of the decision will be accepted until 5:00 p.m. March 9, 2017.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130 Monday through Friday.

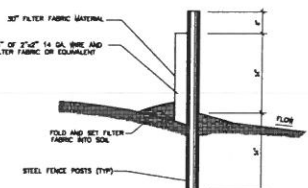
For more information, call the project planner identified above.



1 SEDIMENT LOG (TO BE USED ON SLOPES AT PROPERTY)
1"=1'-0"



3 PERMEABLE PAVED SURFACE
1"=1'-0"



2 SILT FENCE

EROSION CONTROL NOTES

EROSION CONTROL

Erosion Control Measures shall be in place at the end of each day's work between October 15 and April 15.

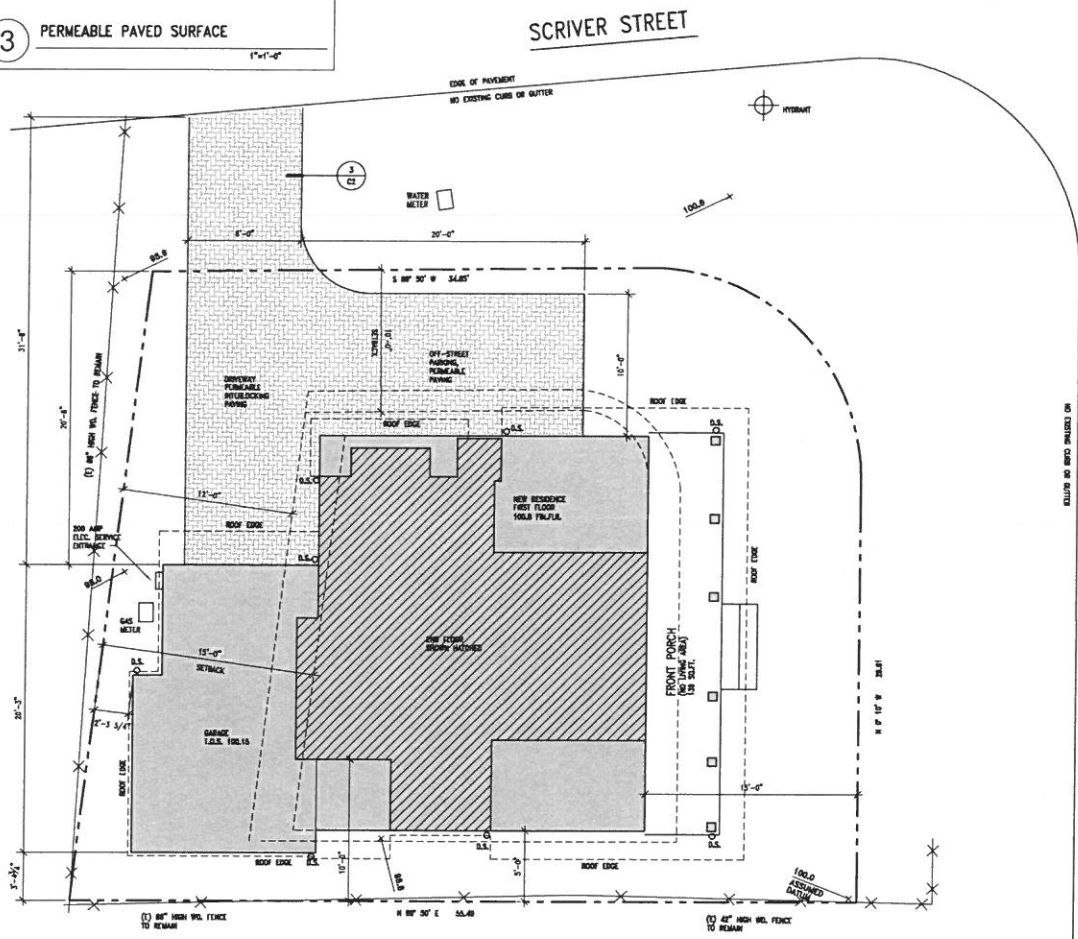
All downspouts that do not discharge directly into a drain line or onto pavement shall spill onto 12"x16" splash blocks.

All disturbed surfaces resulting from grading operations shall be prepared and maintained to control erosion. This control may consist of effective planting, such as rye grass, barley or some other fast germinating seed.

The Building Official may require watering of planted areas to assure growth.

Where it is determined by the Building Official that cut slopes are not subject to erosion due to the erosion-resistant character of the materials, such protection may be omitted.

Silt Fences, sediment logs, riprap, straw bales, erosion control netting and/or methods shall be employed to control erosion.



Site & Erosion Control Plan

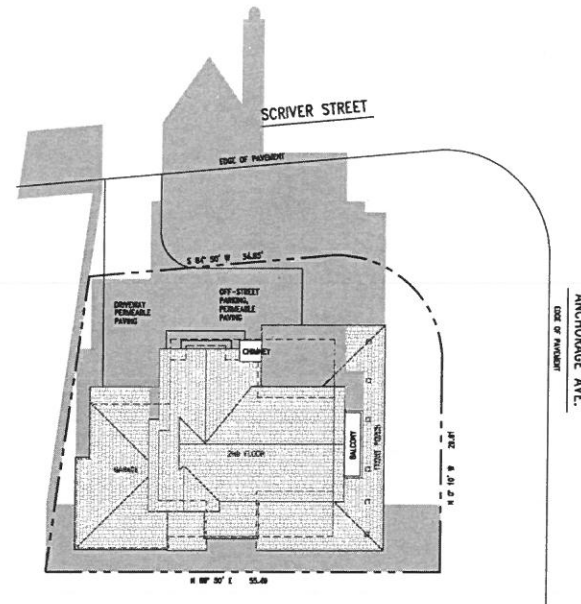
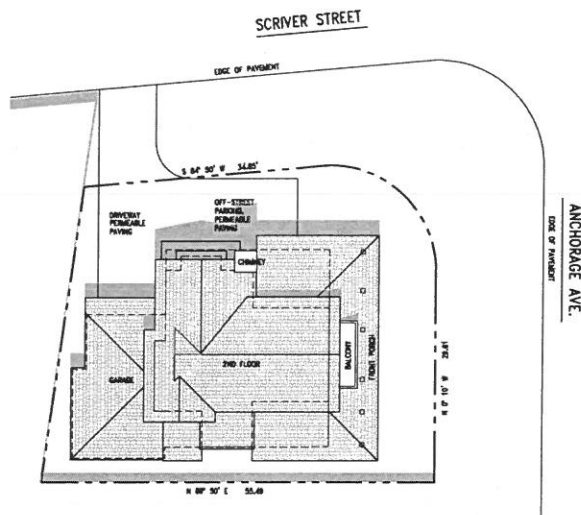
REVISION	BY
12/16/2018	

Rock Stiles Architect
 1811-184-1111
 12200 1st Avenue Suite 4, Pacific Grove, CA 93950
 811-1111
 12200 1st Avenue Suite 4, Pacific Grove, CA 93950
 811-1111

ARCHITECT VINCENZO C. C. 14191
 1811-184-1111
 12200 1st Avenue Suite 4, Pacific Grove, CA 93950
 811-1111

Site & Erosion Control Plan
 NEW SINGLE FAMILY RESIDENCE
Christine Blue Residence
 417 ANCHORAGE AVENUE, SANTA CRUZ, CA 95062

DATE: MAY 2017
 SCALE: 1/4"=1'-0"
 JOB NUMBER: 1004
 SHEET: C2



Sun Angle Analysis



NO.	REVISION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Blot Stares Architect

1111 11th Street, Suite 100, Anchorage, Alaska 99501

Phone: (907) 556-1111

Fax: (907) 556-1112

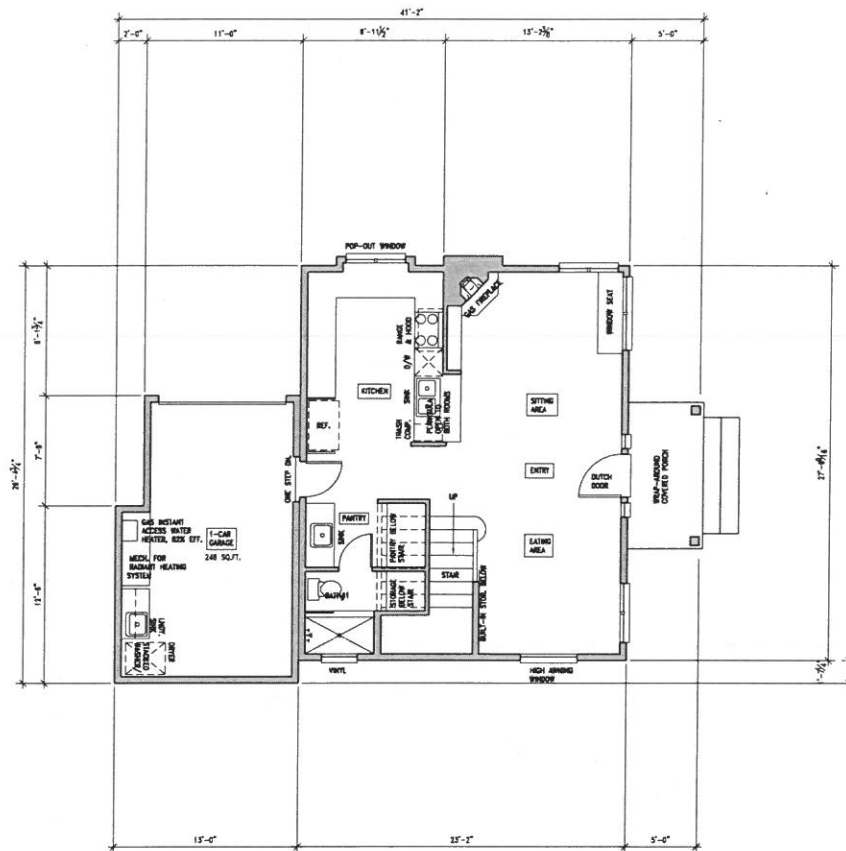
Email: info@blotstares.com

Sun Angle Analysis

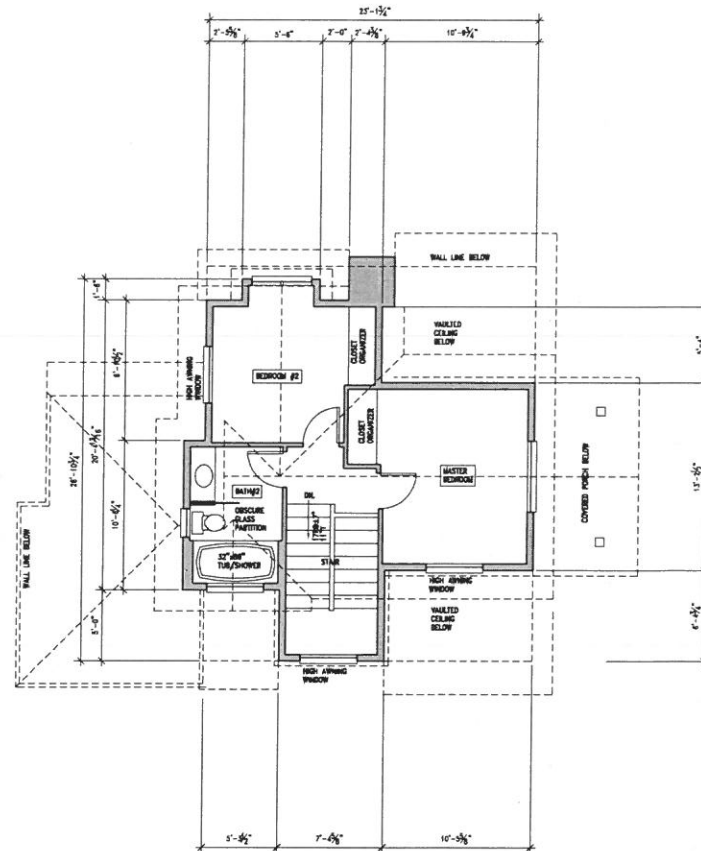
Christine Blue Residence

417 ANCHORAGE AVENUE, SUITE 100, ANCHORAGE, ALASKA 99501

DATE	DECEMBER 16, 2016
SCALE	1/8"=1'-0"
DATE PREPARED	12/16/16
DRAWN BY	C3
CHECKED BY	
DATE	



1st Floor Plan



2nd Floor Plan

NOTES:

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINES AND ALL OPENINGS INTO THE BUILDING (DRYER VENTS, BATH AND UTILITY FANS MUST BE 3 FT. FROM DOORS, WINDOWS, OPERABLE SKYLIGHTS AND ATTIC VENTS).

EMERGENCY EGRESS WINDOWS:

MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT.
MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH.
MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.
MAXIMUM SILL HEIGHT OF 44" ABOVE FLOOR.

ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED. LABEL SHALL SHOW SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE.

[illegible]

Floor Plans

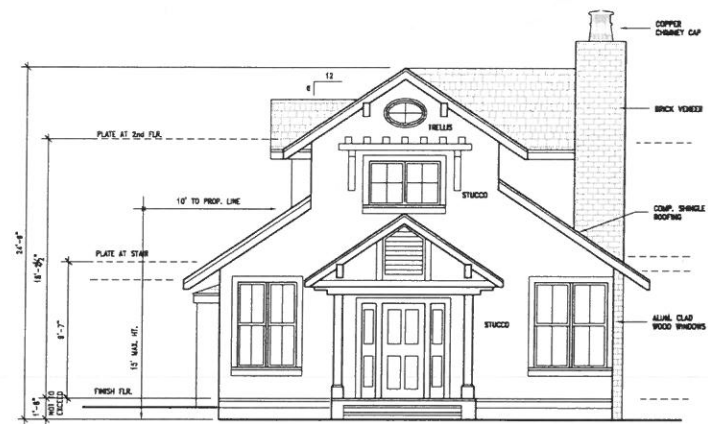
NEW SINGLE FAMILY RESIDENCE

NEW SINGLE FAMILY RESIDENCE
Christine Blue Residence
157 ANCHORAGE AVENUE, SANTA CRUZ, CA 95062

DATE
MAY 2017
SCALE
1/4"=1'-0"
JOB NUMBER
1904
SHEET
A1
OF 28 SHEETS



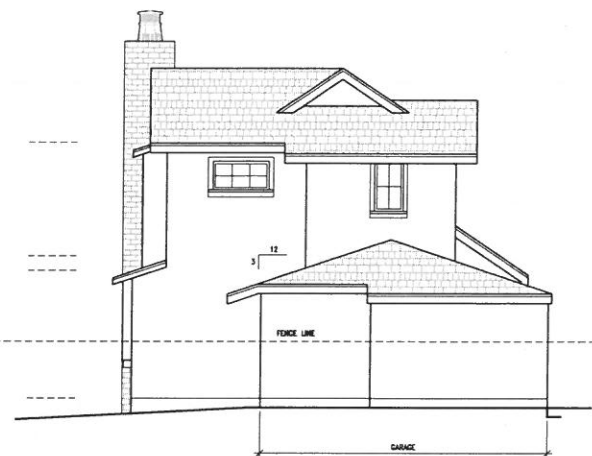
North (facing Scriver Street)



East (facing Achorage Ave.)



South (lt. side)



West (rear)

REVISIONS	BY

Plot Stares Architect
 Phone & Fax: 831-448-1121
 4377 Achorage Avenue, Suite A, Santa Cruz, CA 95060
 christineblue@plotstares.com
 Plot Stares Architect
 C 14191
 SANTA CRUZ, CA 95060
 LICENSED ARCHITECT VINTNORIA CO.

Exterior Elevations
 897 SINGLE FAMILY RESIDENCE
 CHRISTINE BLUE RESIDENCE
 437 ACHORAGE AVENUE, SANTA CRUZ, CA 95060

DATE: MAY 2017
 SCALE: 1/8"=1'-0"
 JOB: TUCKERMAN
 1504
 SHEET
 A2
 OF 2 SHEETS

