

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT  
701 Ocean Street, 4<sup>th</sup> 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: 171215**

**APN: 037-041-33**

Proposal to construct a sunroom and laundry room at an existing single-family dwelling. Requires a Minor Exception to reduce the required 15 foot rear yard setback to 12 feet 9 inches.

Property located on the east side of Fairway Drive (3384 Fairway Dr.) approximately 250 feet south of the intersection with Hazzard Dr.

**OWNER: Lise Groleau**

**APPLICANT: Valerie Hart**

**SUPERVISORIAL DISTRICT: 1**

**PLANNER: Lezanne Jeffs, (831) 454-2480**

**EMAIL: Lezanne.Jeffs@santacruzcounty.us**

**Public comments must be received by 5:00 p.m. October 2, 2017.**

**A decision will be made on or shortly after October 3, 2017.**

**Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.**

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

**For more information, call the project planner identified above.**

# GROSS BUILDING AREA WORKSHEET

## LOT COVERAGE CALCULATION

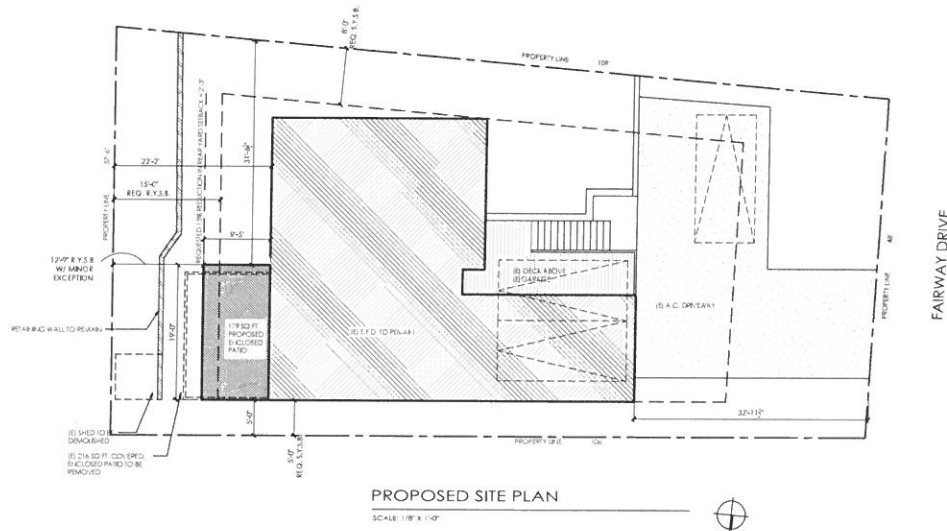
1. LOT AREA:	8,724 sq. ft.
2. PARCEL AREA:	5,724 sq. ft.
3. AREA OF EIGHTH-OF-WAY:	0 sq. ft.
4. NET PARCEL AREA (2-3):	5,724 sq. ft.
5. COVERAGE BY STRUCTURES:	3,132 sq. ft.
6. PARCEL COVERAGE (5/514 x 100):	55%
(MAX. 40%)	

## HEATED SPACE CALCULATION

1. HEATED SPACE:	
A) LOWER FLOOR:	0 sq. ft.
B) UPPER FLOOR:	1,428 sq. ft.
1. TOTAL HEATED SPACE:	1,428 sq. ft.
2. TOTAL UNHEATED SPACE:	
A) LOWER FLOOR (GARAGE):	522 sq. ft.
B) UPPER FLOOR:	179 sq. ft.
GARAGE CREDIT:	125 sq. ft.
	396 sq. ft.

## FLOOR AREA CALCULATION BY TYPES OF SPACE

1. BASEMENT:	0 sq. ft.
2. LOWER FLOOR (GARAGE-SEE #6 BELOW):	
A) AREA W/ CEILING LESS THAN 14'-0" IN HEIGHT:	0 sq. ft.
B) AREA W/ CEILING 14'-0" TO 24'-0" IN HEIGHT: (A2)	0 sq. ft.
C) AREA W/ CEILING GREATER THAN 24'-0" IN HEIGHT: (K3)	0 sq. ft.
D) TOTAL FIRST FLOOR AREA: 2-D)	0 sq. ft.
3. UPPER FLOOR:	
A) AREA W/ CEILING LESS THAN 14'-0" IN HEIGHT:	1,428 sq. ft.
(LESS AREA OF STAIRS (1) 157 sq. ft. = 58 sq. ft.)	
B) AREA W/ CEILING 14'-0" TO 24'-0" IN HEIGHT: (A2)	0 sq. ft.
C) AREA W/ CEILING GREATER THAN 24'-0" IN HEIGHT: (K3)	0 sq. ft.
D) TOTAL SECOND FLOOR AREA: 3-D)	1,428 sq. ft.
4. MEZZANINE:	NONE
5. ATTIC:	N/A
B) ANY PART OF ATTIC B 7'-6": THE TOTAL AREA IN ATTIC GREATER THAN 547" IN HEIGHT:	N/A
6. GARAGE:	
A) TOTAL GARAGE AREA:	522 sq. ft.
B) GARAGE CREDIT:	125 sq. ft.
C) TOTAL GARAGE AREA:	397 sq. ft.
7. TRELLIS AND ARBOR:	NONE
8. UNENCLOSED, COVERED AREA:	
A. 1) AREA BELOW EAVE > 3'-0":	
TOTAL:	NORTH EAST SOUTH WEST
EAVE CREDIT:	0 sq. ft. 0 sq. ft. 155 sq. ft. 0 sq. ft.
(-140 sq. ft. EACH SIDE)	
	0 sq. ft. 0 sq. ft. 0 sq. ft. 0 sq. ft.
A. TOTAL EAVE AREA: = 0 sq. ft.	
B. 1) COVERED AREA (AREA UNDER BUILDING > 3'-0":	
TOTAL:	NORTH EAST SOUTH WEST
EAVE CREDIT:	0 sq. ft. 0 sq. ft. 0 sq. ft. 0 sq. ft.
(-140 sq. ft. EACH SIDE)	
	0 sq. ft. 0 sq. ft. 0 sq. ft. 0 sq. ft.
B. TOTAL COVERED AREA: = 0 sq. ft.	
9. TOTAL FLOOR AREA OF THE BUILDINGS:	1,735 sq. ft.
SUM OF ITEMS ABOVE:	
10. FLOOR AREA RATIO CALCULATION:	30%
PROPOSED FLOOR AREA (9) / NET PARCEL AREA (MAX. 50%)	



## BUILDING INFORMATION SUMMARY

### PROJECT DESCRIPTION:

### PROJECT ADDRESS:

### PARCEL NUMBER:

### ZONING DESIGNATION:

### CONSTRUCTION TYPE:

### OCCUPANCY CLASSIFICATION

### LOT AREA:

### SETBACK INFORMATION:

### REQUIRED:

### PROPOSED:

### FLOOR AREA:

### BUILDING COVERAGE:

### SEE LOT COVERAGE CALC.:

### PARKING (PROVIDED):

DEMOLITION OF EXISTING 214 SQ. FT. ENCLOSED PATIO AND CONSTRUCTION OF NEW 173 SQ. FT. NONHABITABLE ENCLOSED PATIO. MINOR EXCEPTANT REQUESTED FOR 15% (25'-0") REDUCTION OF THE REAR YARD SETBACK FROM 12' TO 12'-0".

3384 FAIRWAY DRIVE  
SIOQUEL, CA 95073

034041-33

R-1-4 SFR

TYPE V-B NON-SPRINKLERED

R-301

5,720 SQ. FT.

FRONT YARD	SIDE YARD	REAR YARD
20'-0"	5'-0" (8'-0")	15'-0"
SEE SITE PLAN	SEE SITE PLAN	12'-0"

1,735 SQ. FT. (30%)

2,132 SQ. FT. (37%)

2 COVERED AND 1 UNCOVERED

### CODE NOTE:

ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH THE FOLLOWING CODES: 2014 CBC, CBC, CMC, CPC, CA ELECT CODE, CAL GREEN, CA ENERGY CODE

## DRAWING INDEX

### ARCHITECTURAL SHEETS:

- T1: TITLE SHEET
- A1: EXISTING DEMOLITION PLAN
- A2: EXISTING ELEVATIONS
- A3: PROPOSED FLOOR PLAN
- A4: PROPOSED ELEVATIONS

## PROJECT TEAM

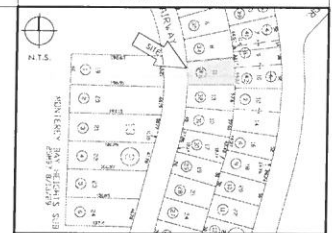
### OWNER:

IRE GROLEAU  
3384 FAIRWAY DRIVE  
SIOQUEL, CA 95073

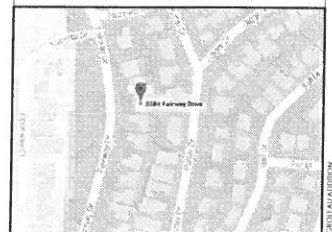
### PROJECT DESIGNER:

VALERIE HART RESIDENTIAL DESIGN  
VALERIE HART  
3680 N. RODEO GULCH ROAD  
SIOQUEL, CA 95073  
PH: (831) 239-1609  
valerie95062@yahoo.com

## PARCEL MAP



## VICINITY MAP



## TITLE SHEET

VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH RD. SIOQUEL, CA 95073  
(831) 239-1609 valerie95062@yahoo.com

groleau addition

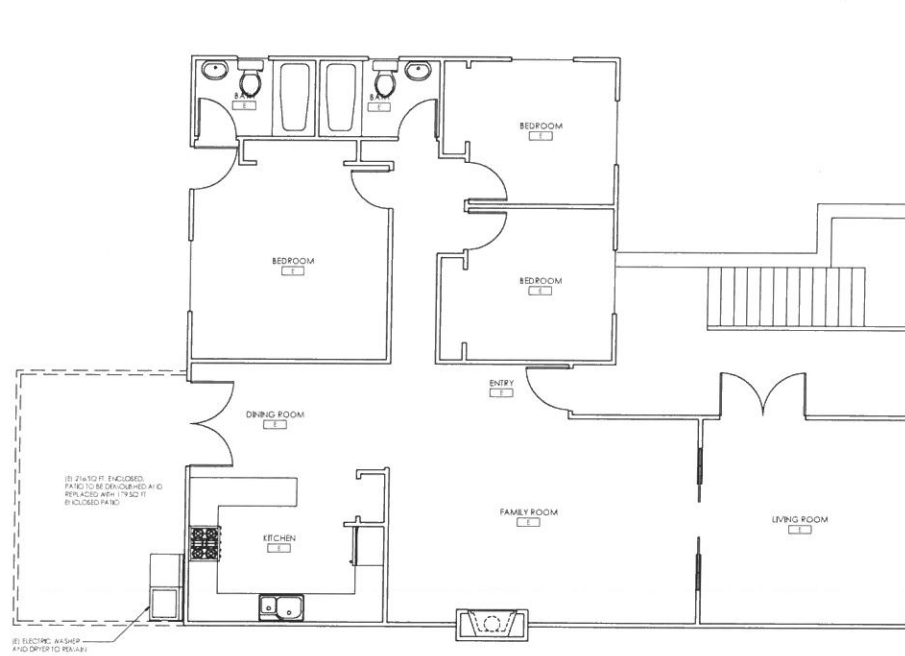
3384 fairway drive, siquel, ca 95073  
apn: 037-041-33

planning submital

JULY 27, 2017

SHEET:

T1



WALL LEGEND	
	EXISTING STUD WALL
	DEMOLITION WALL

# EXISTING/DEMOLITION FLOOR PLAN

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



VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH RD. SOQUEL, CA 95073  
(831) 239-1609 valerie95062@yahoo.com

**groleau addition**

3384 fairway drive, soquel, ca 95073  
apn: 037-041-33

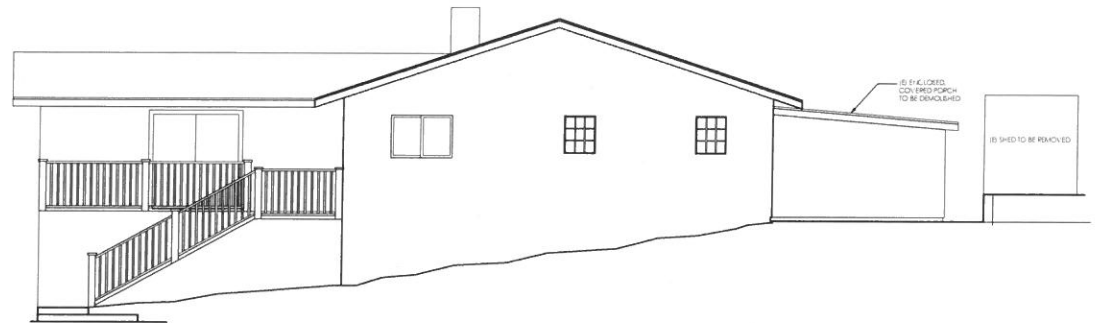
planning submit

JULY 27, 2017

SHEET:

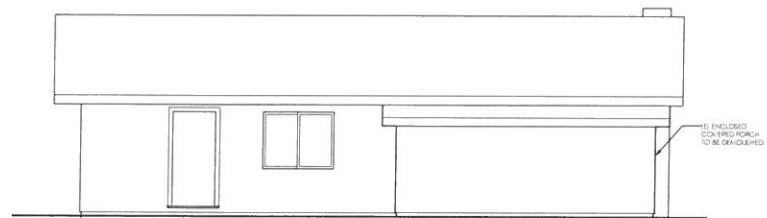
**A1**

GROLEAU ADDITION



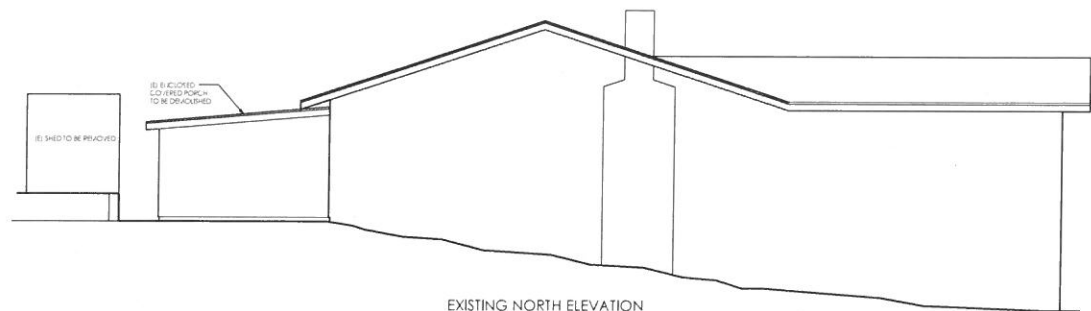
EXISTING SOUTH ELEVATION

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



EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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

## EXISTING ELEVATIONS

VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH RD. SOQUEL, CA 95073  
(831) 239-1609 valerie95062@yahoo.com

**groleau addition**

3384 fairway drive, soquel, ca 95073  
apn: 037-041-33

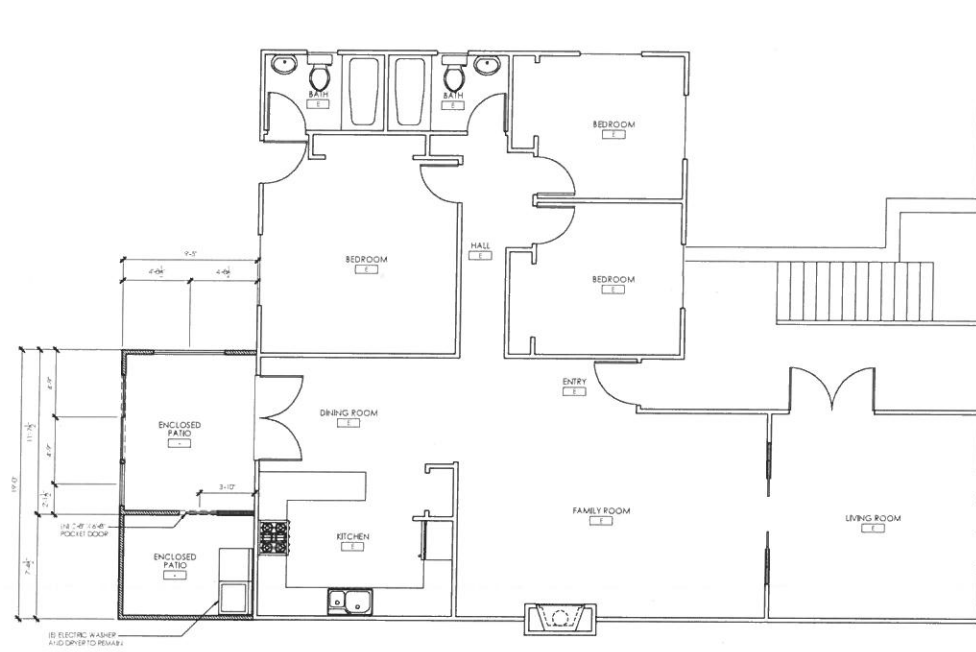
planning submital

JULY 27, 2017

SHEET:

**A2**

CELESTE HART ARCHITECT



WALL LEGEND	
	EXISTING STUD WALL
	NEW 2x4 STUD WALL

PROPOSED FLOOR PLAN

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

VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH RD. SOQUEL, CA 95073  
(831) 239-1609 valerie95062@yahoo.com

groleau addition

3384 fairway drive, soquel, ca 95073  
apn: 037-041-33

planning submital

JULY 27, 2017

SHEET:

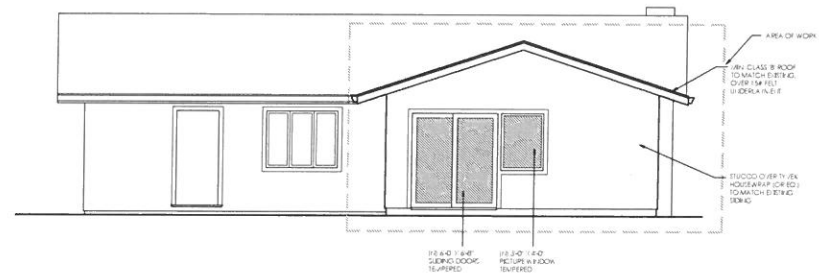
A3

DATE: 11/11/2016



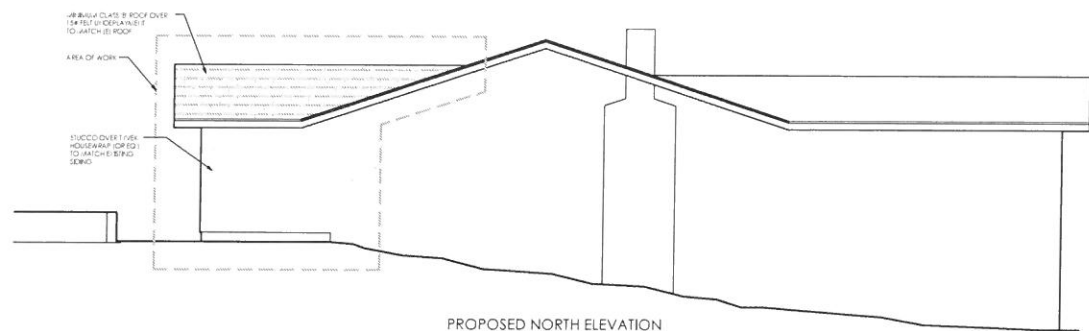
PROPOSED SOUTH ELEVATION

SCALE: 1/4" X 1/4"



PROPOSED EAST ELEVATION

SCALE: 1/4" X 1/4"



PROPOSED NORTH ELEVATION

SCALE: 1/4" X 1/4"

## PROPOSED ELEVATIONS

VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH RD. SOQUEL, CA 95073  
(831) 239-1609 valerie95062@yahoo.com

groleau addition

3384 fairway drive, soquel, ca 95073  
apn: 037-041-33

printing submit

JULY 27, 2017

SHEET

A4

CELESTINE ANDERSON