

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: 191069

APN: 028-122-26

Proposal to construct an approximately 2,109 square foot single-family dwelling and to increase FAR maximum from 50% to 55.8%.

Requires a Minor Exception. Property located approximately 300 feet south from Prospect Street at 2990 East Cliff Drive.

OWNER: Mark DeMattei

APPLICANT: Alex & Kris Ingram

SUPERVISORIAL DISTRICT: 1

PLANNER: Jonathan DiSalvo, (831) 454-3157

EMAIL: Jonathan.DiSalvo@santacruzcounty.us

Public comments must be received by 5:00 p.m. July 17, 2019.

A decision will be made on or shortly after July 18, 2019.

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.

PROJECT SCOPE

PROJECT INVOLVES A MODIFICATION/CHANGE ORDER TO APP B-191487, WHICH IS AN APPLICATION TO CONSTRUCT A NEW 2 STORY SFD OF 1,842 SQ. FT. THIS MODIFICATION IS TO INCREASE THE FAR FROM 50% TO 55.8% (57.5% ALLOWED), DUE TO THE SMALL LOT SIZE OF 3,784 SQ. FT. THE MODIFICATION RAISES THE WALLS OF 1 ATTIC SPACE FROM 8' TO 9', CREATING AN ADDITIONAL 222 SQ. FT. OF CONDITIONED SPACE. OCCUPANCY R-3, U. CONSTRUCTION TYPE V-A, SPRINKLED

1ST FLOOR = 1,103.6 SQ. FT.
2ND FLOOR = 1,006.3 SQ. FT.
TOTAL CONDITIONED AREA IS 2,109.9 SQ. FT.
GARAGE AREA = 275 SQ. FT.
1ST FLOOR DECK = 643 SQ. FT.
2ND FLOOR DECK = 597 SQ. FT.

PROJECT DATA

ZONING: R1
LOT = 3,784 S.F.

FOOTPRINT = 1,104 S.F.
LOT COVERAGE = 29.2%

1ST FLOOR = 1,103.6 S.F.
2ND FLOOR = 1,006.1 S.F.
TOTAL CONDITIONED AREA = 2,109.7 S.F.
GARAGE AREA = 275 S.F.

SEE SHEET A-07 FOR FAR CALCULATIONS

CODES

PLANS CONFORM TO CBC 2016, CRC 2016, CFC 2016, CFC 2016,
CMC 2016, CEC 2016, CGBC 2016,

SCHEDULE OF SHEETS

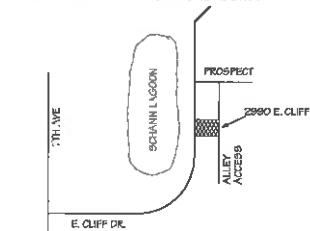
A-01 COVER, VICINITY MAP, NOTES, INDEX
A-02 SITE PLAN
A-03 1ST FLOOR PLAN, SECTION
A-04 2ND FLOOR PLAN
A-05 ELEVATIONS
A-06 SECTIONS
A-07 FAR CALCULATION

FIRE NOTES

STRUCTURE IS TYPE V-B, SPRINKLED.

DWELLING IS TO BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM MEETING ALL REQUIREMENTS OF NPFA 13D. SYSTEM TO BE INSTALLED BY DESIGNER. PLANS TO BE A DEFERRED SUBMITTAL AND SHALL BE APPROVED BEFORE INSTALLATION.

ADDRESS NUMBERS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET, ON A CONTRASTING BACKGROUND.



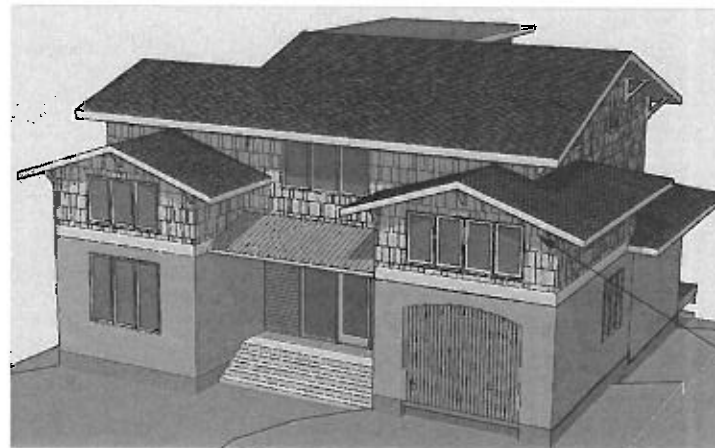
VICINITY MAP
NO SCALE

DEMATTEI PROJECT

2990 EAST CLIFF DR.
SANTA CRUZ, CA



AS PROPOSED



THIS APPLICATION IS TO RAISE
THIS ATTIC ROOF

AS SUBMITTED

04-22-19
06-21-19



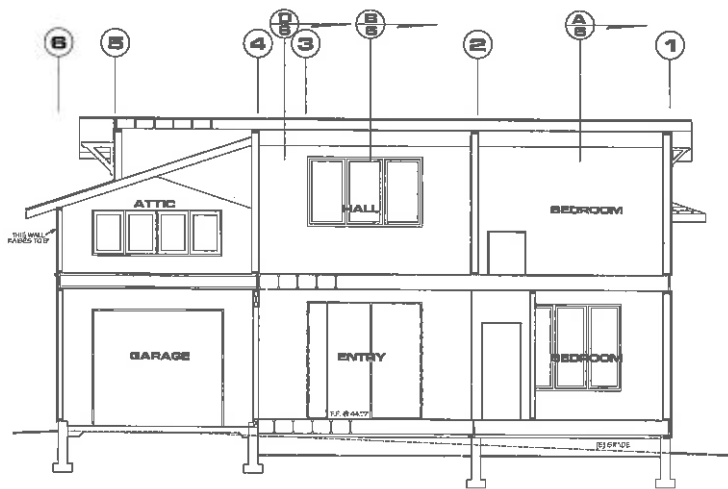
LEIF RIDEOUT ARCHITECT
552 BEAN CREEK RD. #35
SCOTT'S VALLEY, CA 95068
831-484-0781
831-681-0786 FAX
LEIF@LEIFRIDEOUT.COM

3D
NOTES
SHEET INDEX
VICINITY MAP

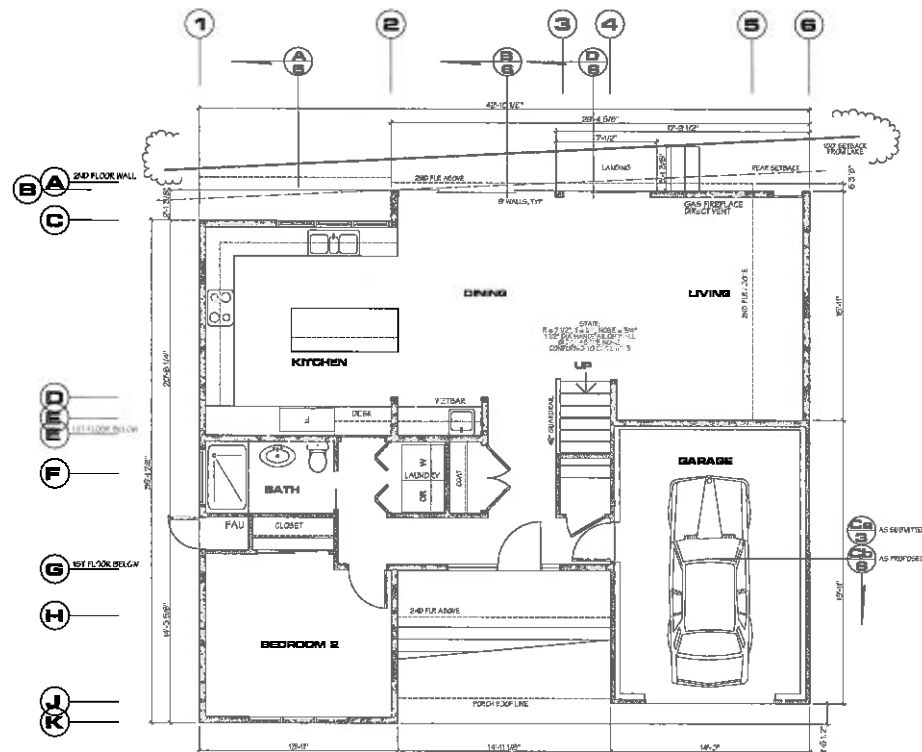
DEMATTEI PROJECT
2990 EAST CLIFF DR.
SANTA CRUZ, CA 95062
APN 029-122-83

03-18-19

A-01



SECTION Ca
AS SUBMITTED



1ST FLOOR PLAN

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

1ST FLOOR HEATED: 1,304 S.F.
GARAGE: 275 S.F.

1ST FLOOR DECK: 645 S.F.



04-22-19
06-21-19



LEIF RIDEOUT ARCHITECT
552 BEAN CREEK RD. #35
SCOTT'S VALLEY, CA 95066
831-484-0791
831-621-0795 FAX
LEIF@LEIFRIDEOUT.COM

1ST FLR

DEMATTEI PROJECT
2-590 EAST CLIFF DR.
SANTA CRUZ, CA 95062
APN: 028-122-23

03-18-19

A-03



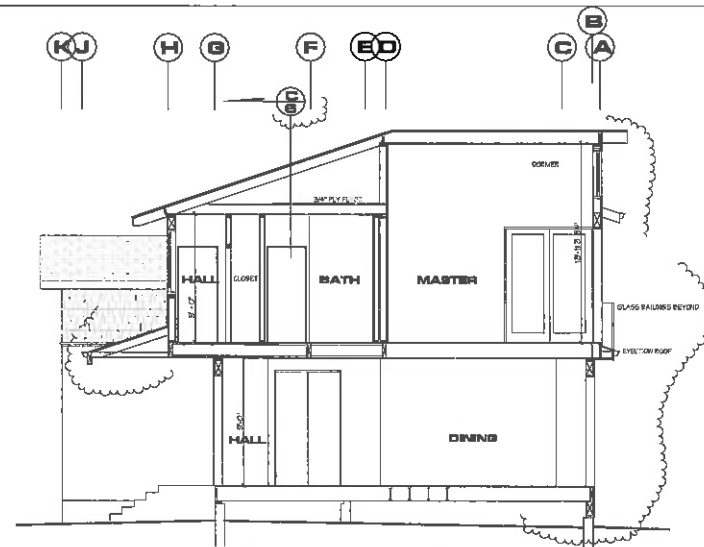
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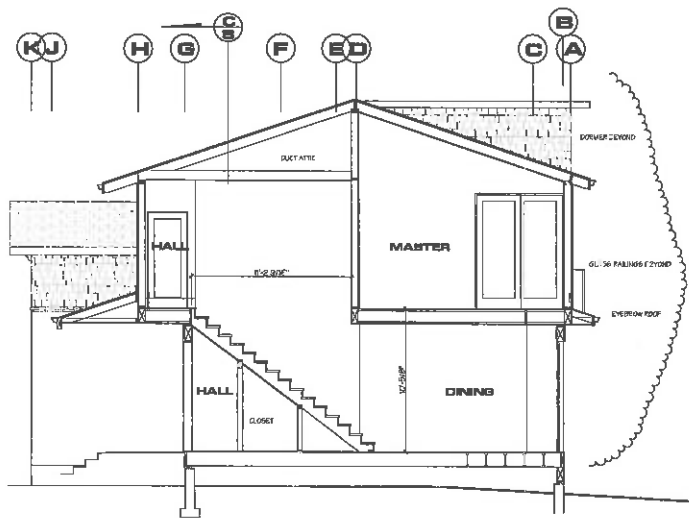
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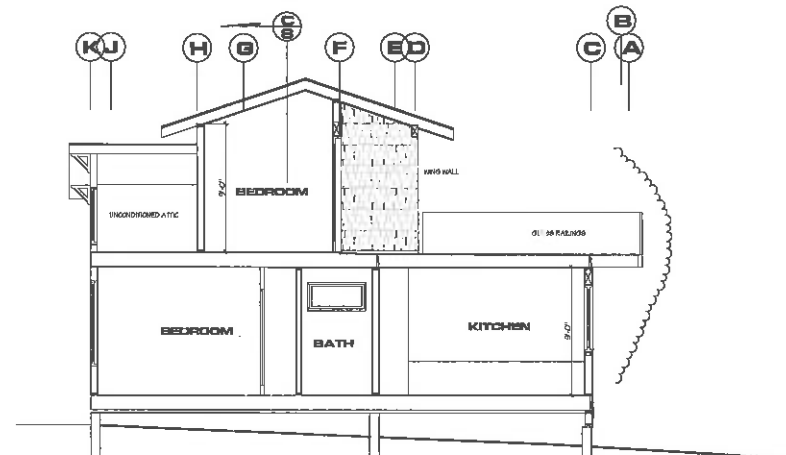
SECTION Cb
PROPOSED



SECTION B



SECTION D



SECTION A

04-22-19
06-21-19



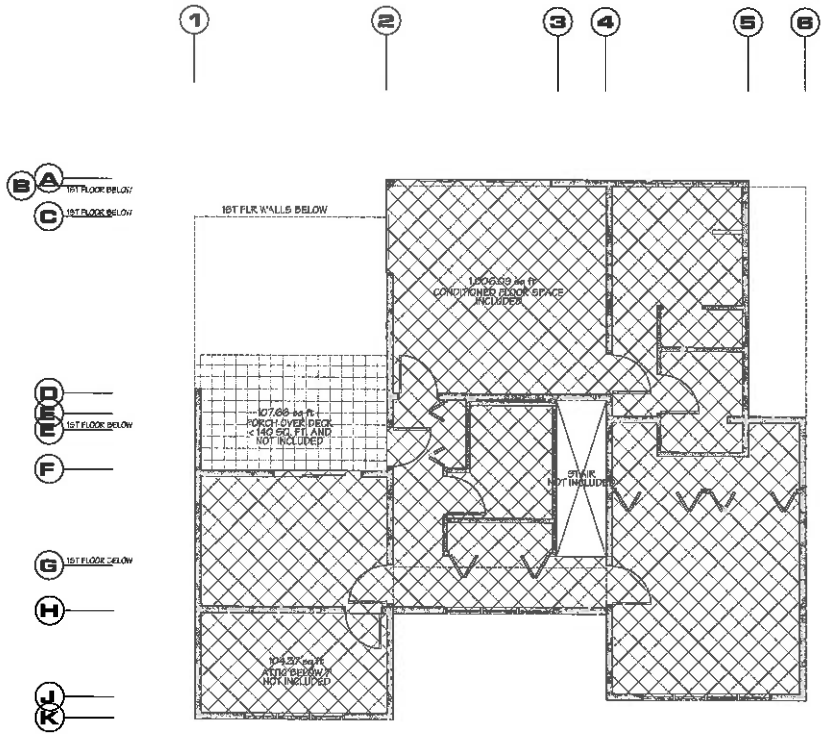
LEIF RIDEOUT ARCHITECT
5622 BEAN CREEK RD. #38
SCOTT'S VALLEY, CA 95068
931-454-0791
931-621-0795 FAX
LEIF@LEIFRIDEOUT.COM

SECTIONS

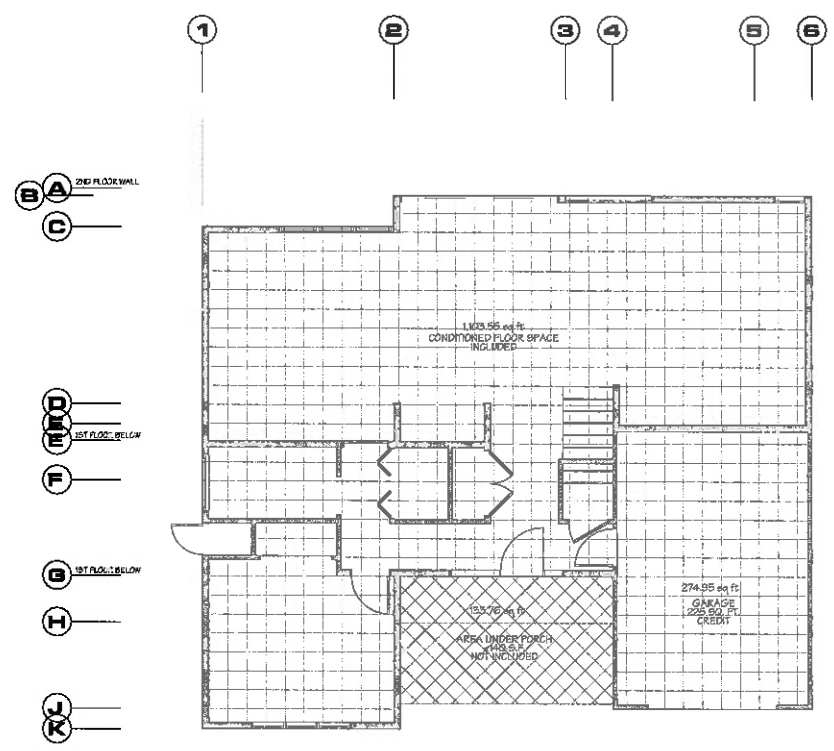
DEMATTEI PROJECT
2-590 EAST CLIFF DR.
SANTA CRUZ, CA 95062
APN: 028-12B-23

03-18-19

A-06



2ND FLR FAR CALC
1/4" = 1' - 0"



1ST FLR FAR CALC
1/4" = 1' - 0"

LOT SIZE: 3,784 S.F. X 5.75 = 2,175.8 + 225 S.F. = 2,400.8 S.F. ALLOWABLE

1ST FLOOR HEATED: 1,000.0 S.F.
2ND FLOOR HEATED: 1,000.0 S.F.
TOTAL CONDITIONED: 2,108.7 S.F.
GARAGE: 274.95 S.F.

TOTAL AREA: 2,384.7 S.F. < 2,400.8 S.F.

FAR = 2,108.7 ÷ 3,784 = 55.6%

04-22-19		FAR CALCULATION	DEMATTEI PROJECT 8-990 EAST CLIFF DR. SANTA CRUZ, CA 95062 APN 028-122-23
06-21-19			
LEIF RIDDOUT ARCHITECT 552 BEAN CREEK RD. #36 SCOTT'S VALLEY, CA 95066 831-484-0781 831-621-0795 FAX LEIF@LEIFRIDDOUT.COM			
			03-18-19
			A-07