

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.

APPLICATION NUMBER: 261084 APN: 028-304-59**
SITUS ADDRESS: 2861 South Palisades Avenue, Santa Cruz CA 95062

Proposal to construct a 498 square foot addition to an existing two-story single-family dwelling, with a first story rooftop deck and new bedroom, and recognize and relocate two existing sheds.

Requires a Coastal Development Permit.

Property is located between Chesterfield Drive and South Palisades Avenue (2861 South Palisades Avenue), approximately 25 feet southeast from the intersection with East Cliff Drive.

OWNER: Steve Russell

APPLICANT: Steve Russell

SUPERVISORIAL DISTRICT: 1

PLANNER: Alexandra Corvello, (831) 454-3209

EMAIL: Alexandra.Corvello@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. August 5, 2026.

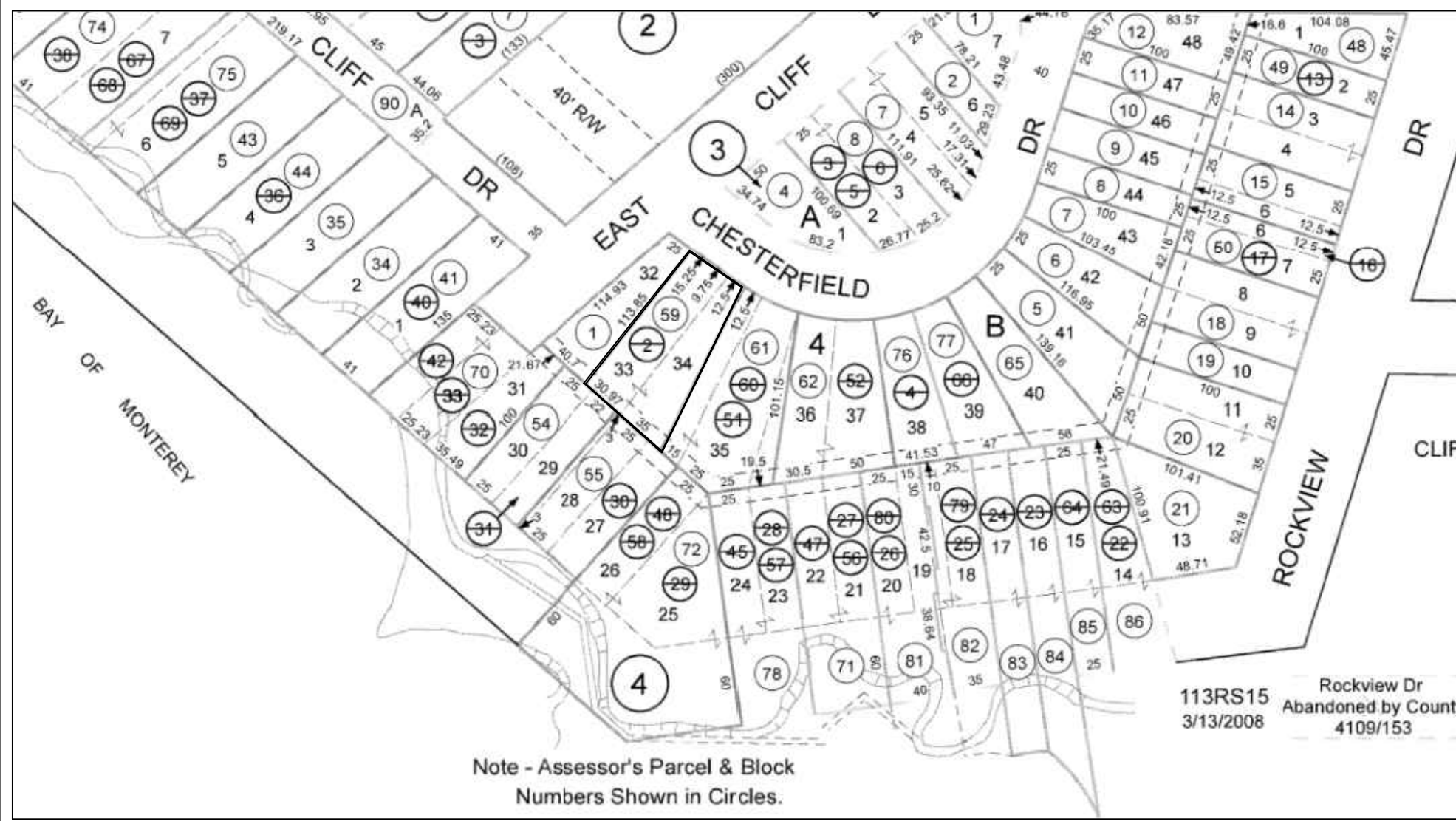
A decision will be made on or shortly after August 6, 2026.

** This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice.

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

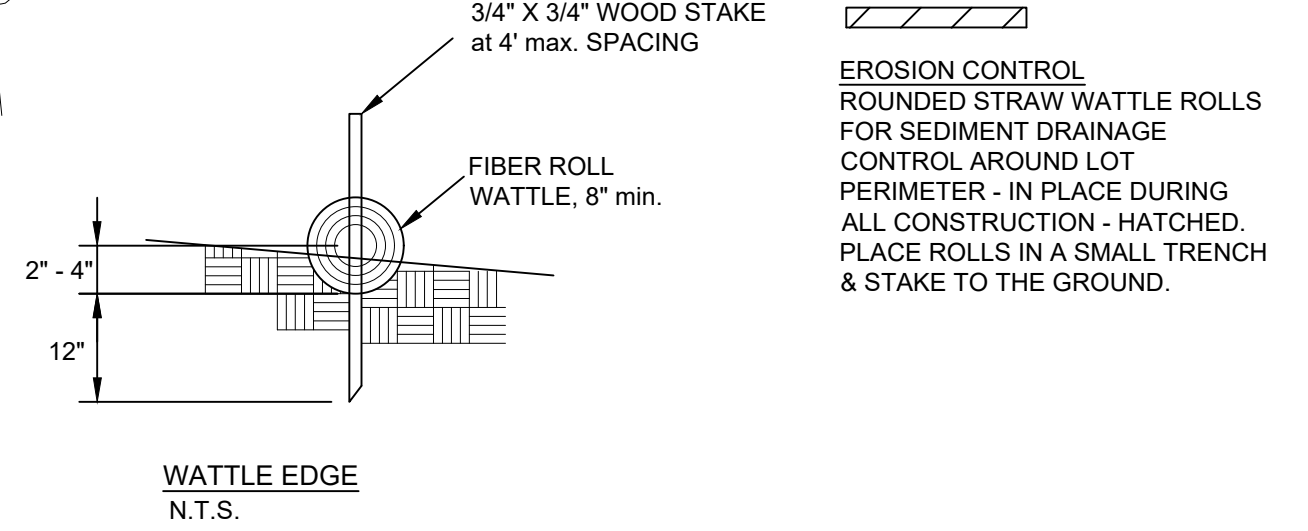
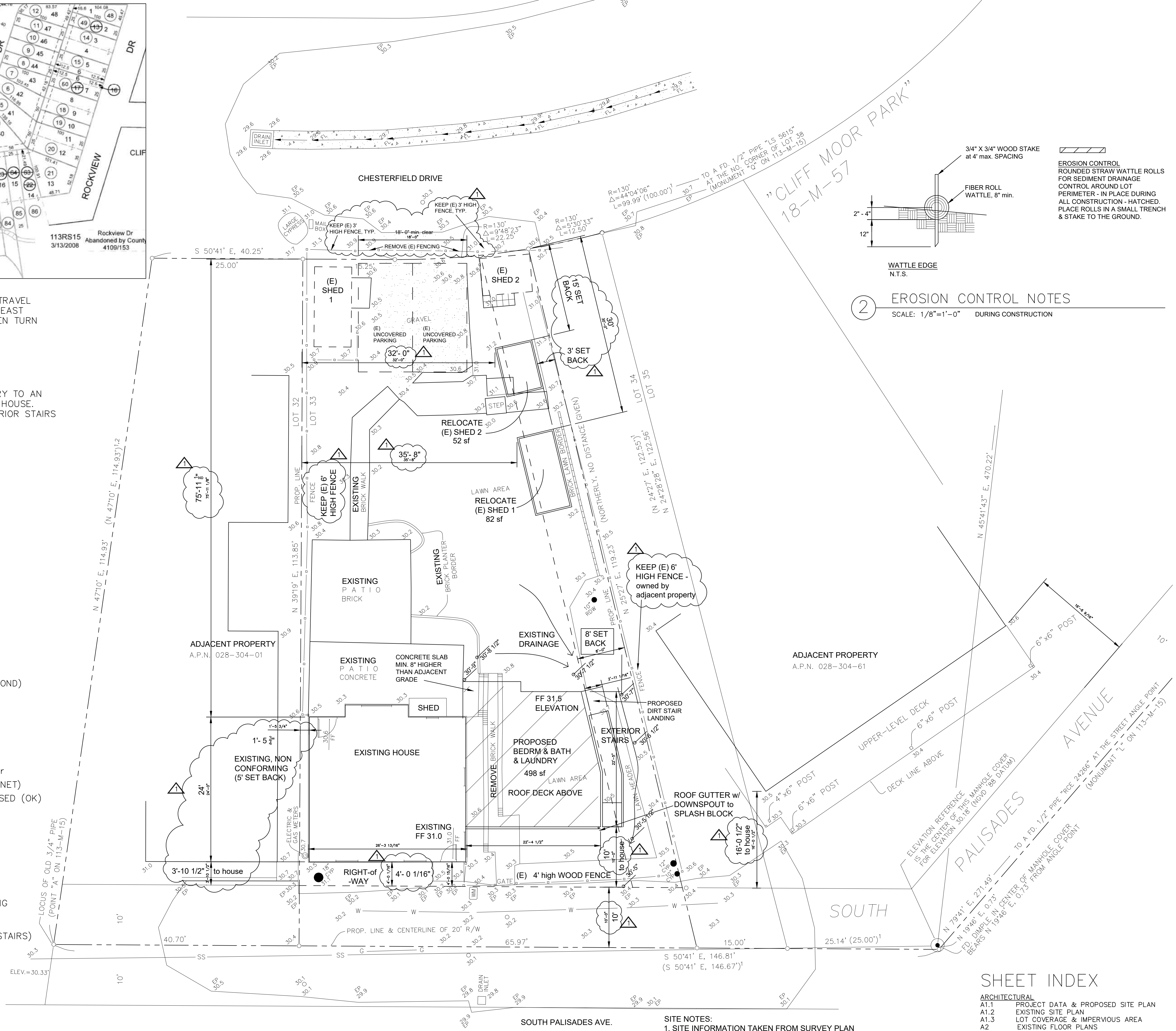
For more information, contact the project planner identified above.



DIRECTIONS –
FROM THE CORNER of 17th AVE & CAPITOLA ROAD TRAVEL
SOUTH ON CAPITOLA ROAD THEN TURN LEFT ON TO EAST
CLIFF DRIVE. TRAVEL EAST ON EAST CLIFF DRIVE THEN TURN
RIGHT ON SOUTH PALISADES AVE.
THE PROJECT HOUSE IS SECOND ON THE LEFT

PROJECT DATA

DESCRIPTION:	ADD A BEDROOM, BATH AND LAUNDRY TO AN EXISTING, 1 BEDROOM, 1 BATHROOM HOUSE. ALSO, ADD A ROOF DECK WITH EXTERIOR STAIRS
OWNER:	STEVE RUSSELL 2861 SOUTH PALISADES AVE SANTA CRUZ, CA 95062 1 651-395-9600
DESIGN PERMIT NUMBER:	TO BE DETERMINED
PROJECT ADDRESS:	2861 SOUTH PALISADES AVE. SANTA CRUZ, CA 95062
ASSESSORS PARCEL NUMBER:	028-304-59
ZONE DISTRICT:	R1-5-PP
NEW BUILDING HEIGHT:	+/- 14' -3" (UNDER 15' MAX)
OFF-STREET PARKING:	2 UNCOVERED (EXISTING)
PARCEL AREA:	6,534 S.F. (IRREGULAR) (10' RIGHT of WAY is 647 SF) 5,887 SF NET PARCEL AREA
GARAGE:	NO GARAGE
EXISTING FLOOR AREA:	796 SF (643 SF FIRST + 153 SF SECOND)
ADDITION FLOOR AREA	498 SF (PROPOSED ADDITION)
TOTAL FLOOR AREA	1,294 SF
INTERIOR REMODEL AREA	0 SF (NONE)
FLOOR AREA RATIO: 40% MAXIMUM	6,534 SF at 40% = 2,614 SF MAX. or 5,887 SF at 40% = 2,355 SF MAX. (NET) 1,294 SF PROPOSED (OK)
CONSTRUCTION TYPES:	TYPE V B
NUMBER OF STORIES:	EXISTING -TWO STORY, ADDITION -ONE STORY
OCCUPANCY GROUPS:	DWELLING UNIT: R-3
CUT & FILL:	NONE - ONLY FOUNDATION TRENCHING & FINISH GRADE
ADDITIONAL DISTURBANCE:	559 SF (498 SF ADDITION + 61 SF STAIRS)
IMPERVIOUS COVERAGE:	1,603 SF
PERVIOUS COVERAGE:	4,931 SF (6,534 SF - 1,603 SF)
OCCUPANCY TYPE:	DWELLING UNIT: R-3
PROPOSED LOT COVERAGE:	1,356 SF
HOMEOWNERS ASSOC:	NONE (N/A)
WATER SERVICE:	SANTA CRUZ MUNICIPAL WATER (NO WELL)
SEWER SERVICE:	PUBLIC (NO SEPTIC)



EROSION CONTROL NOTES

SCALE: 1/8"=1'-0" DURING CONSTRUCTION

STEVE
RUSSELL
2861 SOUTH PALISADES AVE
SANTA CRUZ, CA 95062
651-395-9600
Steve Russell

DRAWING DATE
3 / 17 / 2026

REVISIONS		
No.	DESCRIPTION	DATE
1	County Review #1	5/5/26

SOUTH PALISADES AVE.
BEDROOM & BATH ADDITION
2861 SOUTH PALISADES AVE., SANTA CRUZ CA
APN 028-304-59

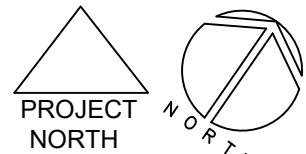
SHEET INDEX

ARCHITECTURAL	
A1.1	PROJECT DATA & PROPOSED SITE PLAN
A1.2	EXISTING SITE PLAN
A1.3	LOT COVERAGE & IMPERVIOUS AREA
A2	EXISTING FLOOR PLANS
A3	PROPOSED FLOOR PLANS
A4	SECTIONS/ELEVATIONS
A5	MODIFICATIONS EXISTING BUILDING

SITE NOTES:
1. SITE INFORMATION TAKEN FROM SURVEY PLAN

SETBACK - FRONT YARD AVERAGING:
3'-10 1/2" + 16'-0 1/2" = 19'-11" / 2 = 9'-11 1/2" (ROUND TO 10'-0")

LANDSCAPING: REMOVE LANDSCAPE MATERIALS AS NEEDED
FOR CONSTRUCTION. REPLACE WITH SIMILAR PLANTS.



1 SITE PLAN - PROPOSED

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

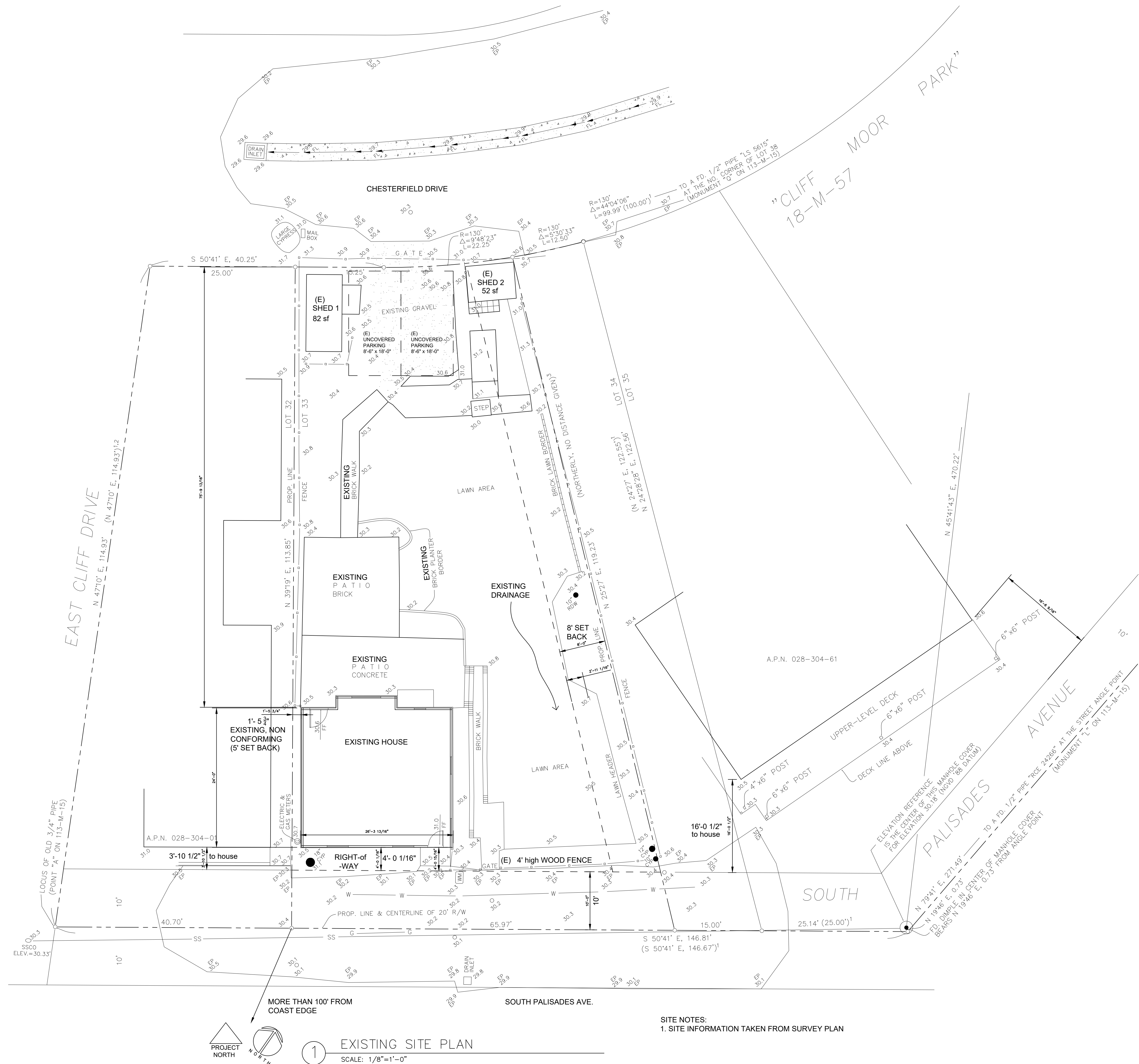
A1.1

Steve Russell

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**SOUTH PALISADES AVE.
BEDROOM & BATH ADDITION**
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A1.2



LOT COVERAGE PER TABLE 13.10.323-1... 40% Lot Cover MAX. (R1-6)
(N/A = Not Applicable)

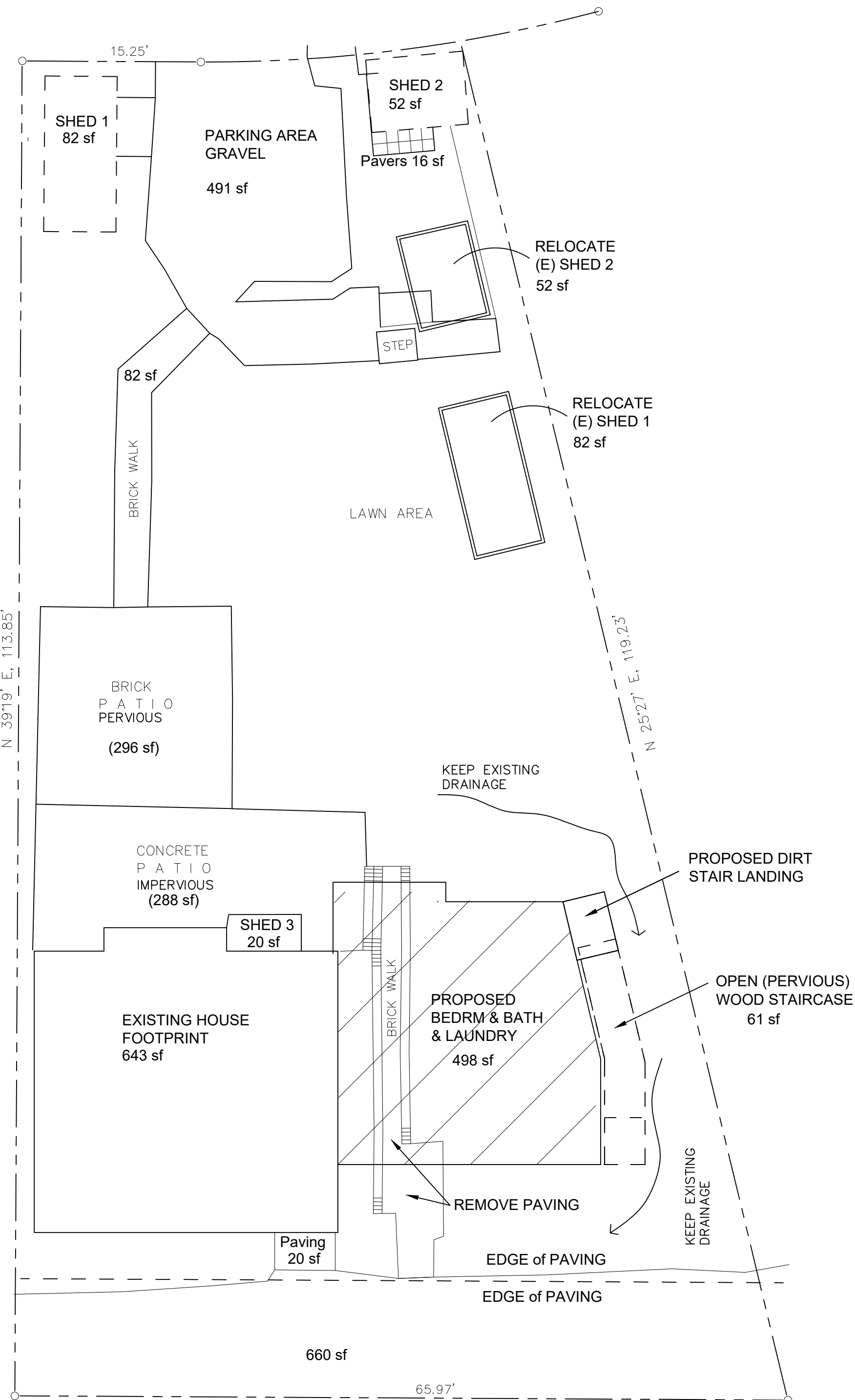
6534 sf LOT x 40% = 2,614 sf MAX COVERAGE

1,141 sf BUILDING COVERAGE AREA
(EXISTING HOUSE 643 sf + ADDITION 498 sf)
0 sf GARAGE - NONE

N/A ATTIC
N/A BASEMENT
N/A UNDER FLOOR
N/A MEZZANINE
N/A HIGH CEILING
N/A INTERIOR STAIRS/LANDINGS (INCLUDED IN BUILD AREA)
61 sf EXTERIOR UNENCLOSED STAIR (ADDITION 61 sf)
N/A DECK or PORCH - COVERED & ENCLOSED
N/A DECK, UNENCLOSED, CANTILEVER
N/A TRELLIS or ARBOR - COVER SOLID or OPEN
154 sf DETACHED ACCESSORY STRUCTURE (82 + 52 + 20 sf)
N/A BAY WINDOW
N/A EXTENDED EAVES, CHIMNEY/CHASE
N/A AWNINGS, FENCES & WALLS
N/A COVERED ENCLOSED ATRIUM
N/A UNCOVERED ATRIUM

1,356 sf CALCULATED AREA
(OK)

2,614 sf MAX.



3 LOT COVERAGE – PROPOSED
SCALE: 1/8"=1'-0"

IMPERVIOUS SURFACE
(N/A = Not Applicable)

6,534 sf LOT AREA

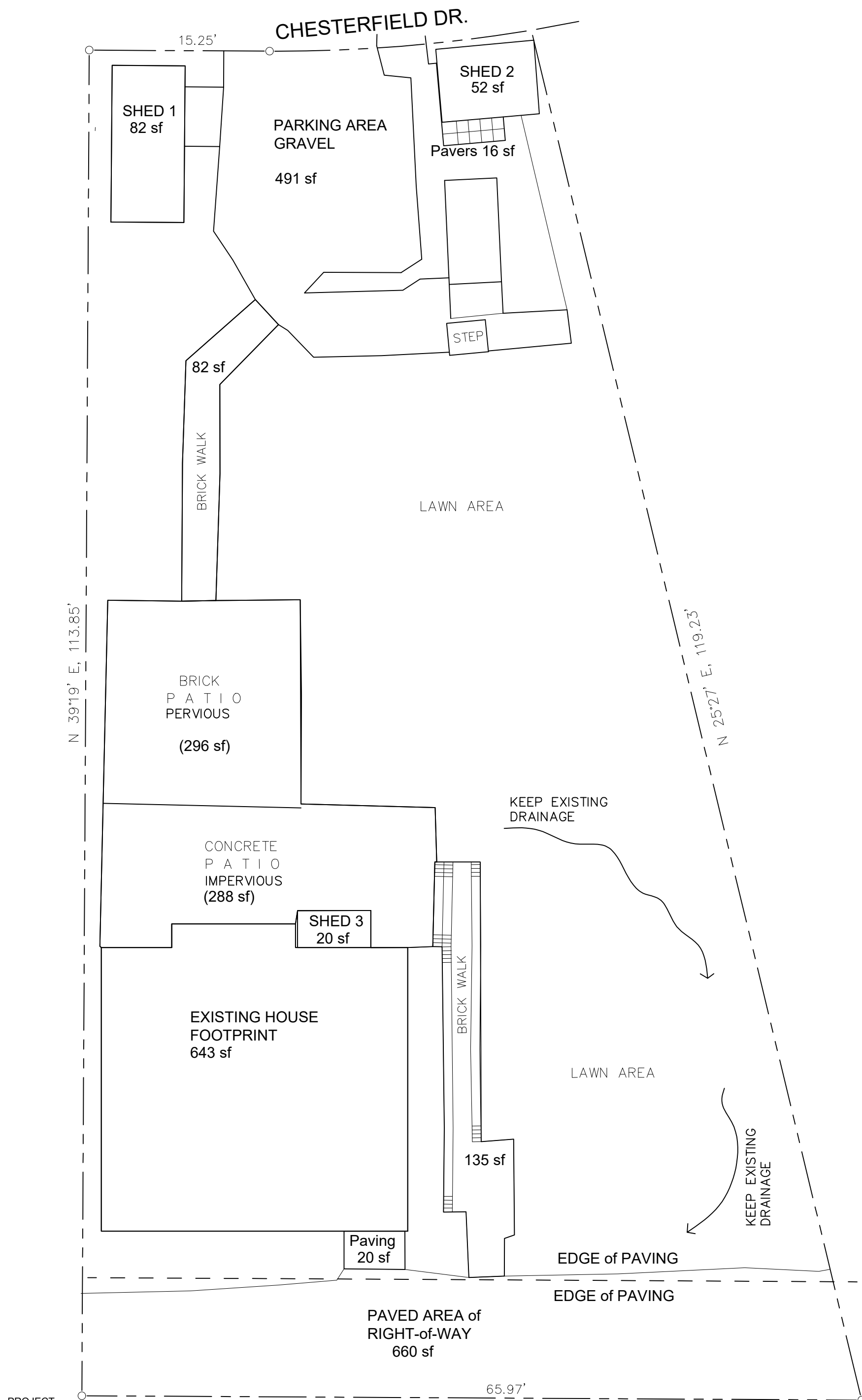
NOTE: NO PAVING TO BE REMOVED AND REPLACED

SOME SEMI-IMPERVIOUS BRICK SIDEWALK TO BE REMOVED

EXISTING HOUSE and ADDITION COMBINED

643 sf BUILDING COVERAGE AREA (EXISTING HOUSE FOOTPRINT)
498 sf BUILDING COVERAGE AREA (ADDITION)
N/A ATTIC
N/A BASEMENT
N/A UNDER FLOOR
N/A MEZZANINE
N/A HIGH CEILING
N/A INTERIOR STAIRS/LANDINGS (INCLUDED IN BUILD AREA)
N/A EXTERIOR UNENCLOSED STAIR - ADDITION PERVIOUS (N/A)
N/A DECK or PORCH - COVERED & ENCLOSED
288 sf CONCRETE PATIO - EXISTING HOUSE
20 sf ENTRY PAVING - EXISTING HOUSE
N/A DECK, UNENCLOSED, CANTILEVER
N/A TRELLIS or ARBOR - COVER SOLID or OPEN
N/A GARAGE
154 sf DETACHED ACCESSORY STRUCTURE (82 sf + 52 sf + 20 sf)
N/A BAY WINDOW
N/A EAVES, CHIMNEY/CHASE (ALL UNDER 24")
N/A AWNINGS, FENCES & WALLS
N/A COVERED ENCLOSED ATRIUMTEE
N/A UNCOVERED ATRIUM
N/A DRIVEWAY - EXISTING GRAVEL - PERVIOUS (N/A)

1,603 sf CALCULATED AREA (OK)



2 IMPERVIOUS SURFACE – EXISTING
SCALE: 1/8"=1'-0"

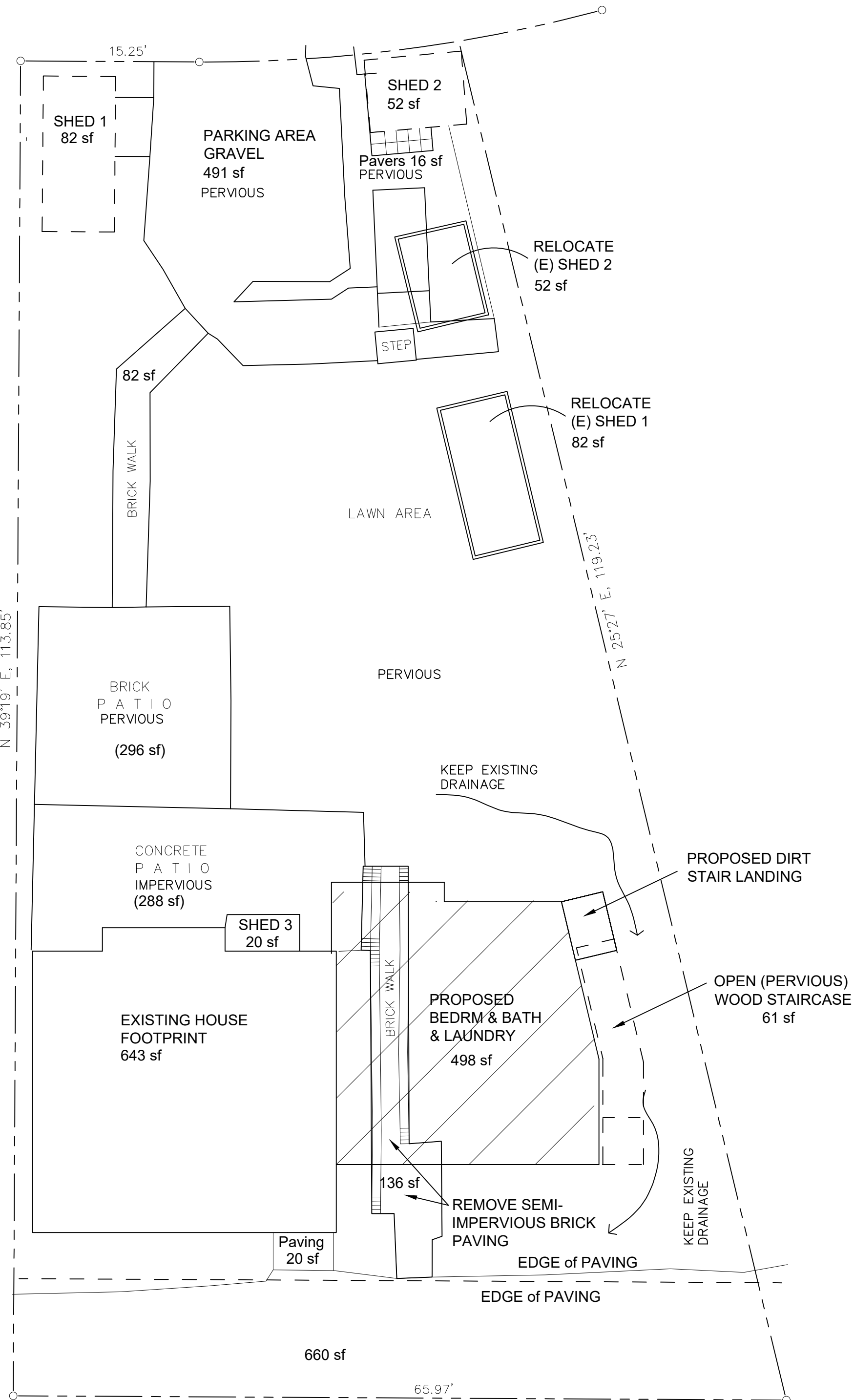
IMPERVIOUS SURFACE - (APPENDIX 'A')

6,534 sf LOT AREA

EXISTING HOUSE & SITE
643 sf BUILDING AREA (E) HOUSE FOOTPRINT
0 sf GARAGE (NON EXISTING)
0 sf DRIVEWAY - EXISTING GRAVEL - PERVIOUS (N/A)
288 sf CONCRETE PATIO
154 sf SHEDS (82 sf + 52 sf +20 sf)
20 sf ENTRY PAVING
0 sf BRICK WALKWAYS - SEMI-IMPERVIOUS (N/A)
1,105 sf TOTAL

PROPOSED ADDITION
498 sf ADDITION
0 sf GARAGE (NONE EXISTING)
0 sf EXTERIOR UNENCLOSED STAIRS - PERVIOUS (N/A)
498 sf SUB-TOTAL

1,603 sf ALL TOTAL (OK)



1 IMPERVIOUS SURFACE – PROPOSED
SCALE: 1/8"=1'-0"

STEVE
RUSSELL
2861 SOUTH PALISADES AVE
SANTA CRUZ CA 95062
651-395-9600
Steve Russell

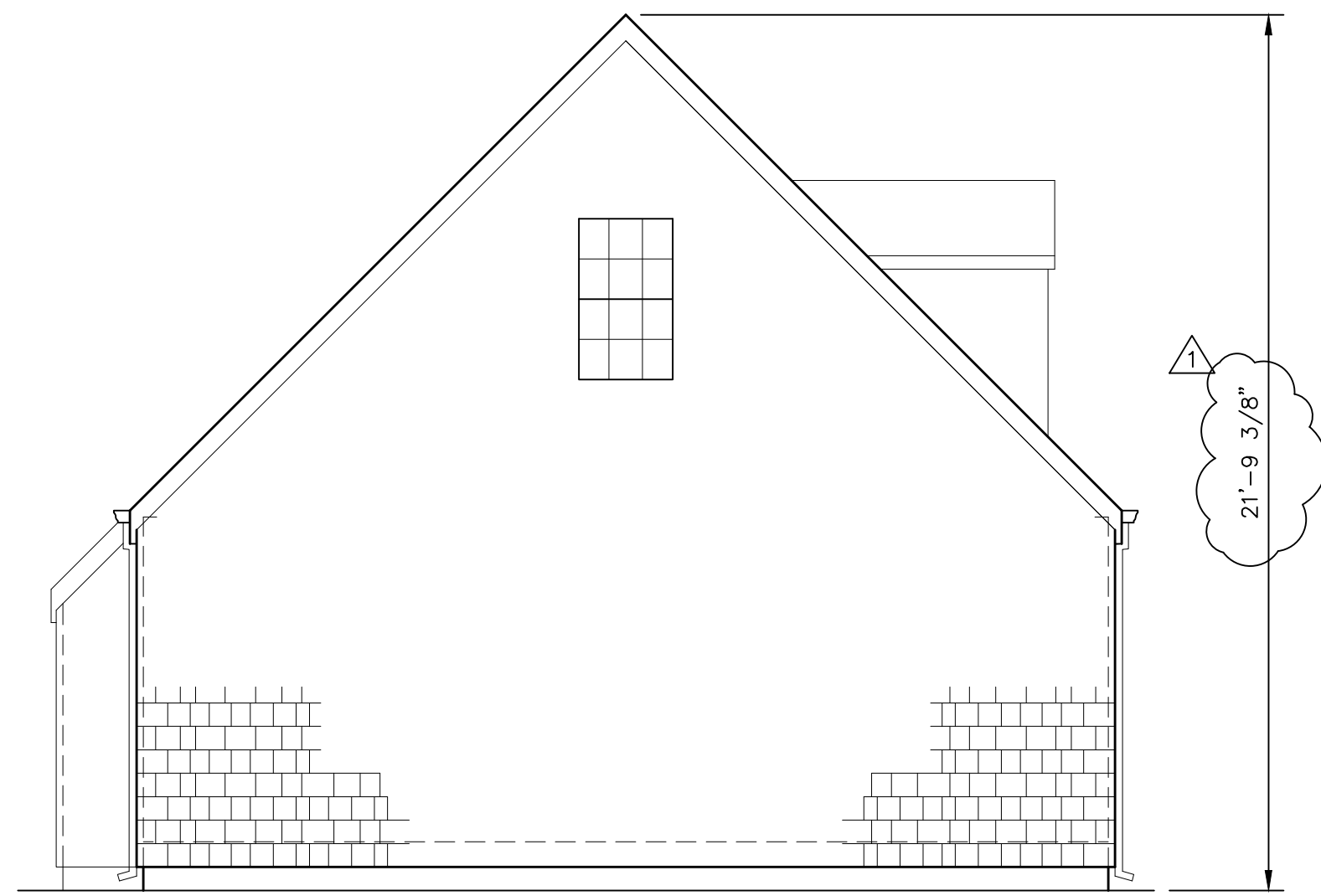
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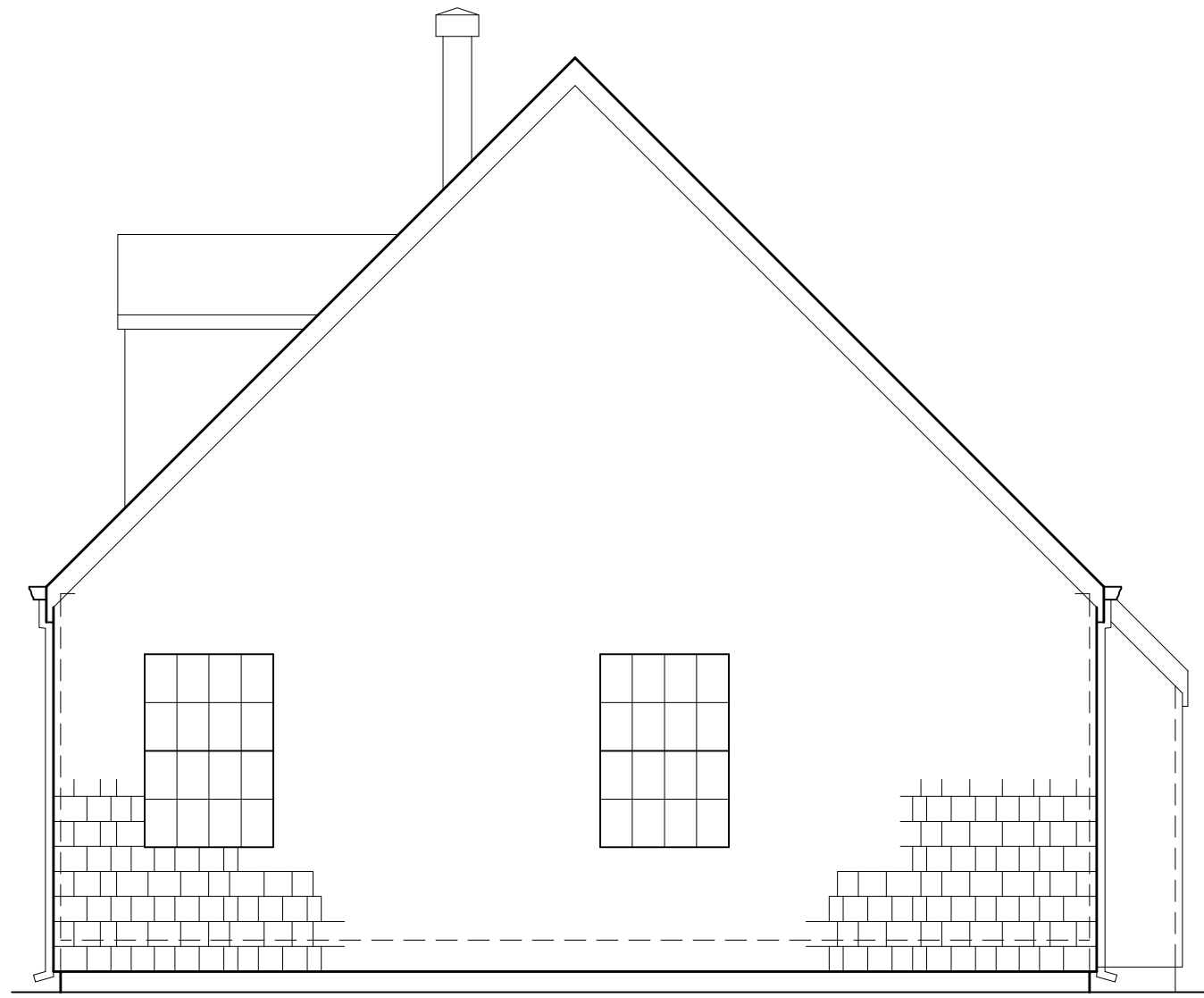
SOUTH PALISADES AVE.
BEDROOM & BATH ADDITION
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A1.3

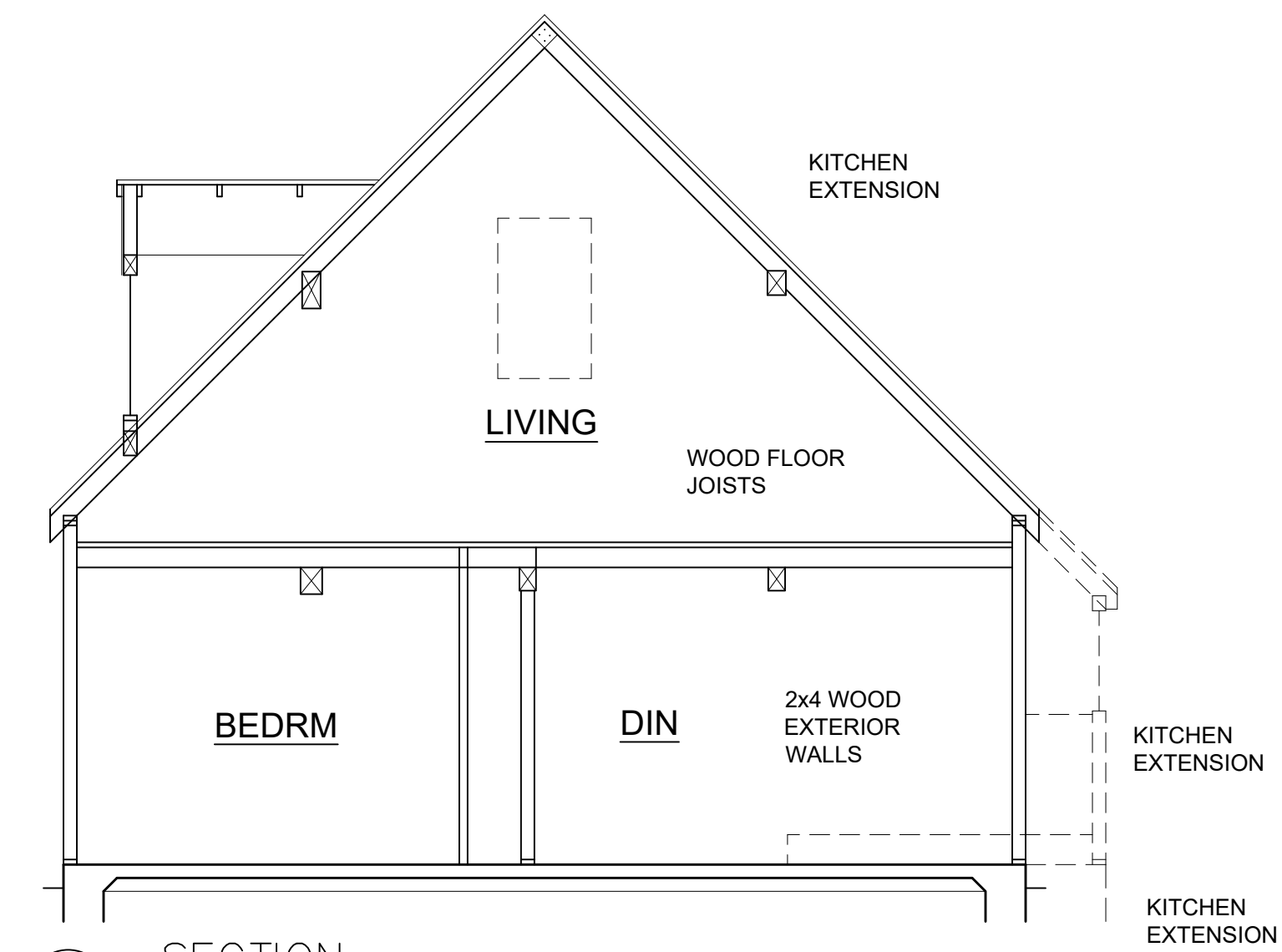
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9 WEST ELEVATION
SCALE: 1/4"=1'-0"



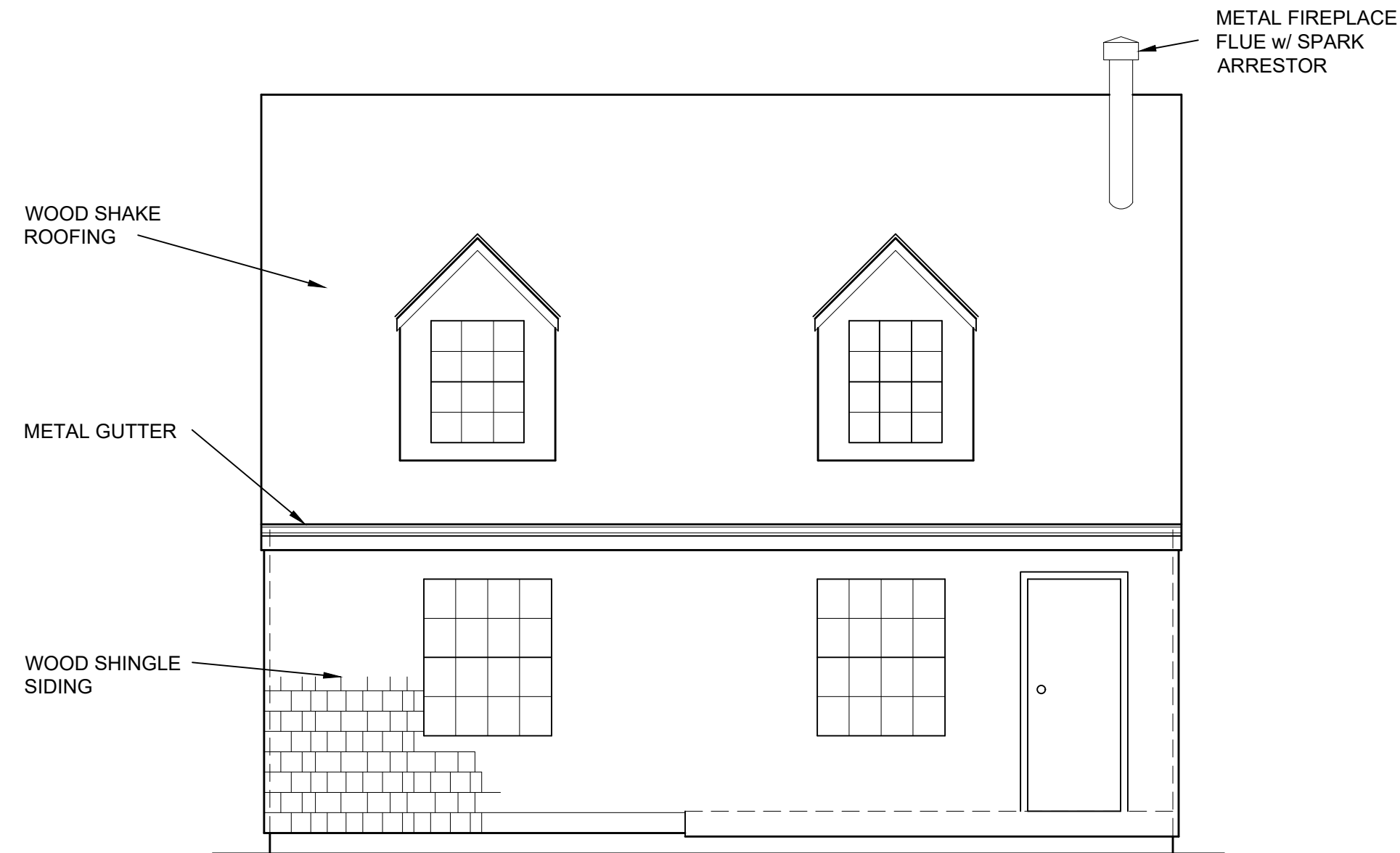
7 EAST ELEVATION
SCALE: 1/4"=1'-0"



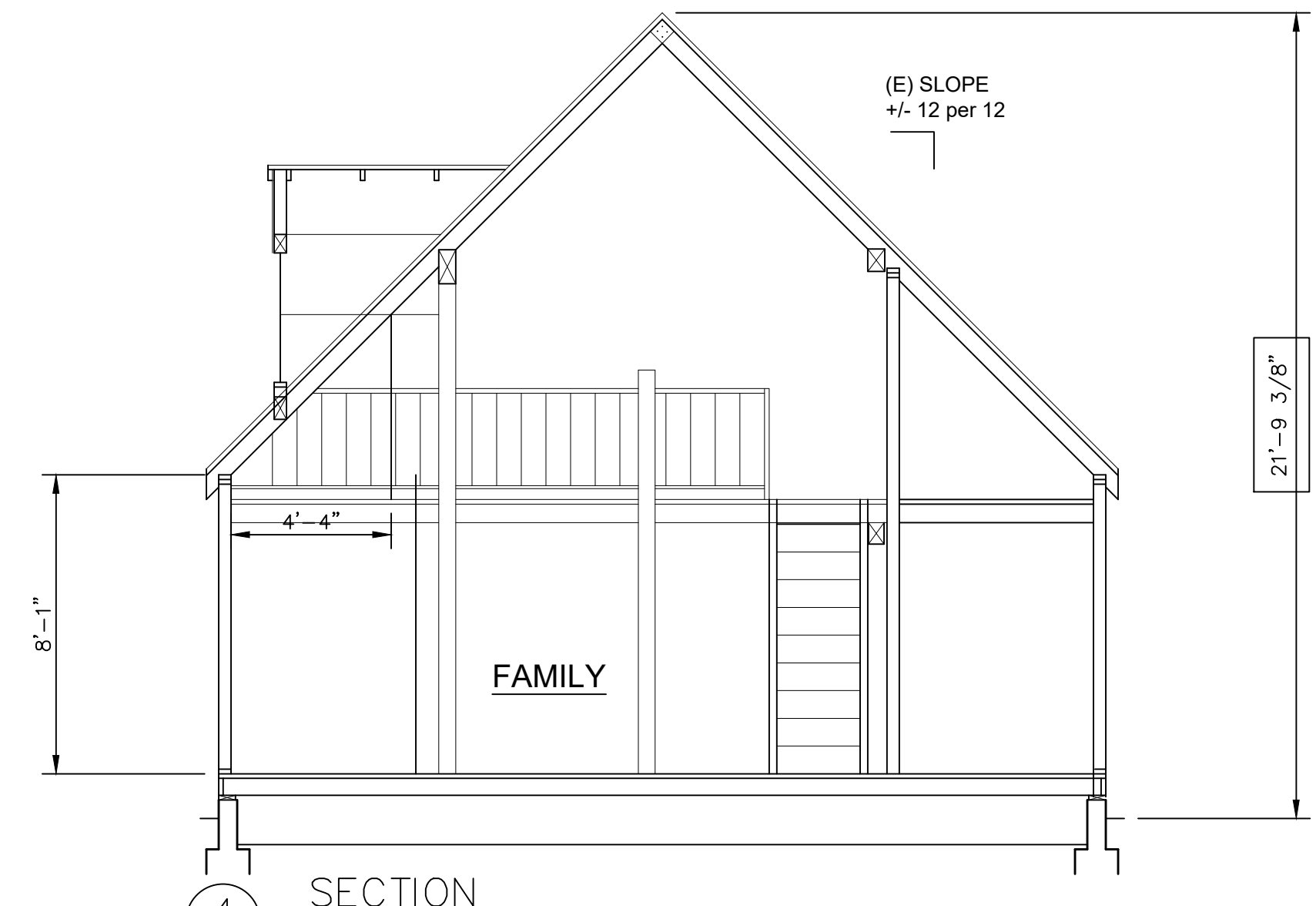
5 SECTION
SCALE: 1/4"=1'-0"



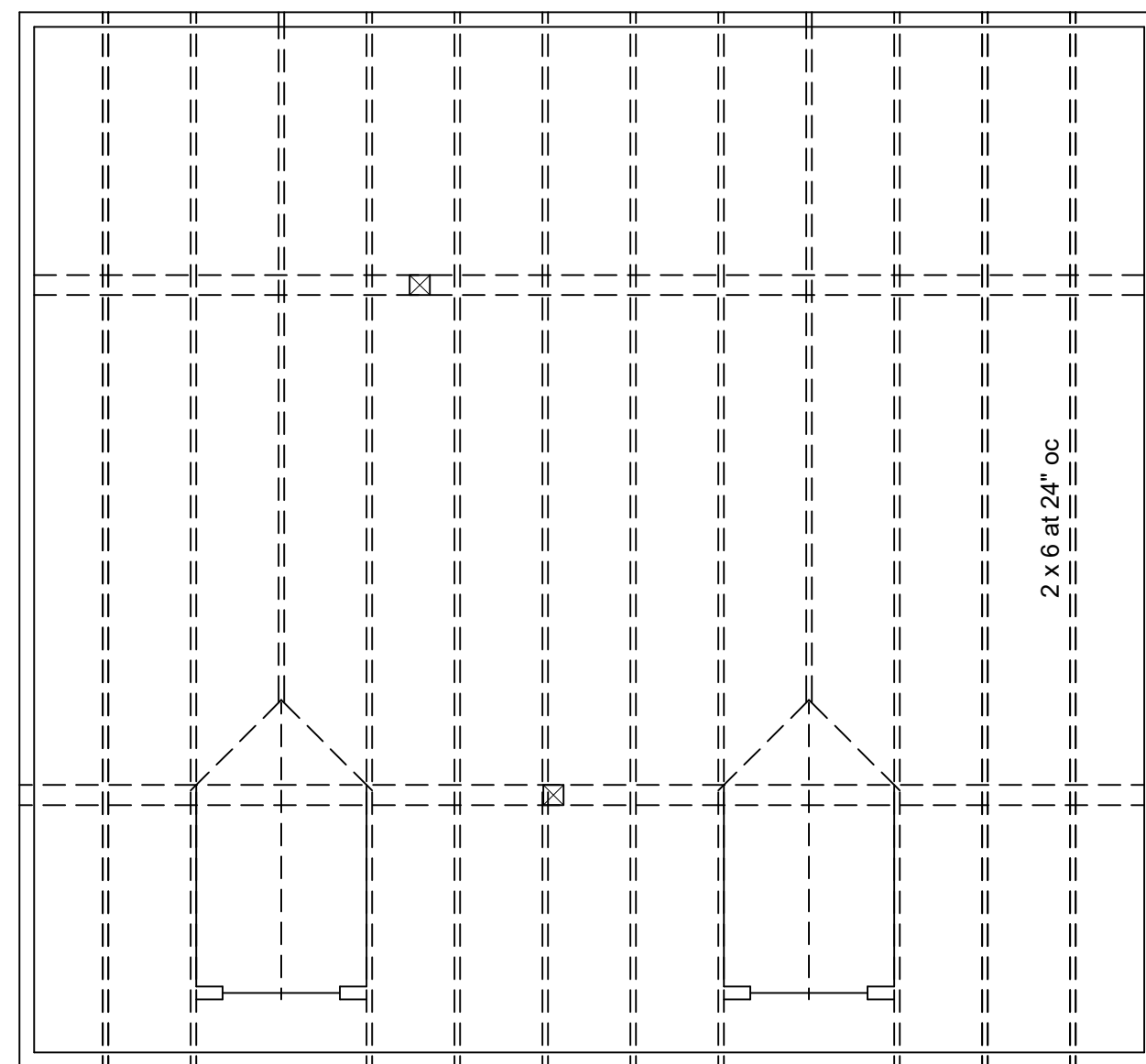
8 NORT ELEVATION
SCALE: 1/4"=1'-0"



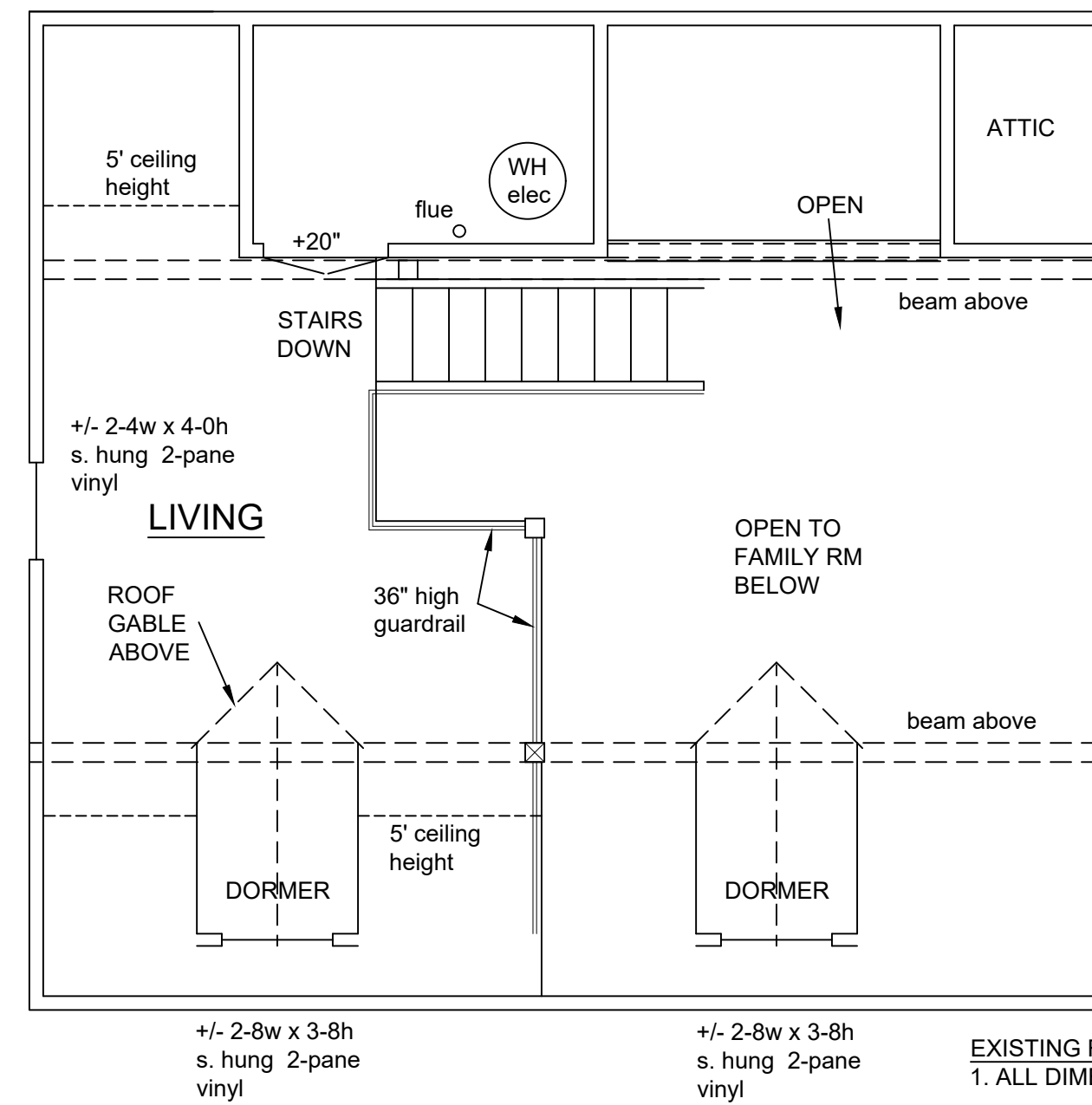
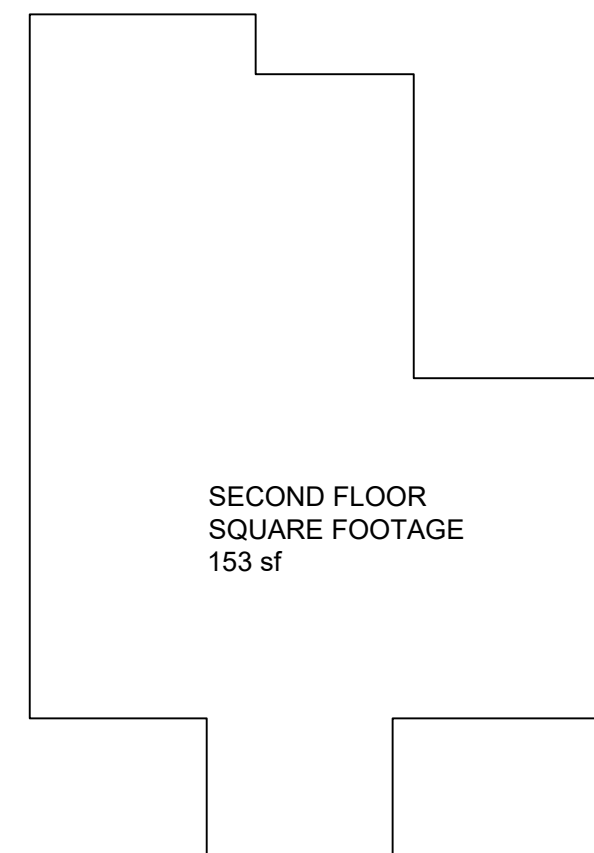
6 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

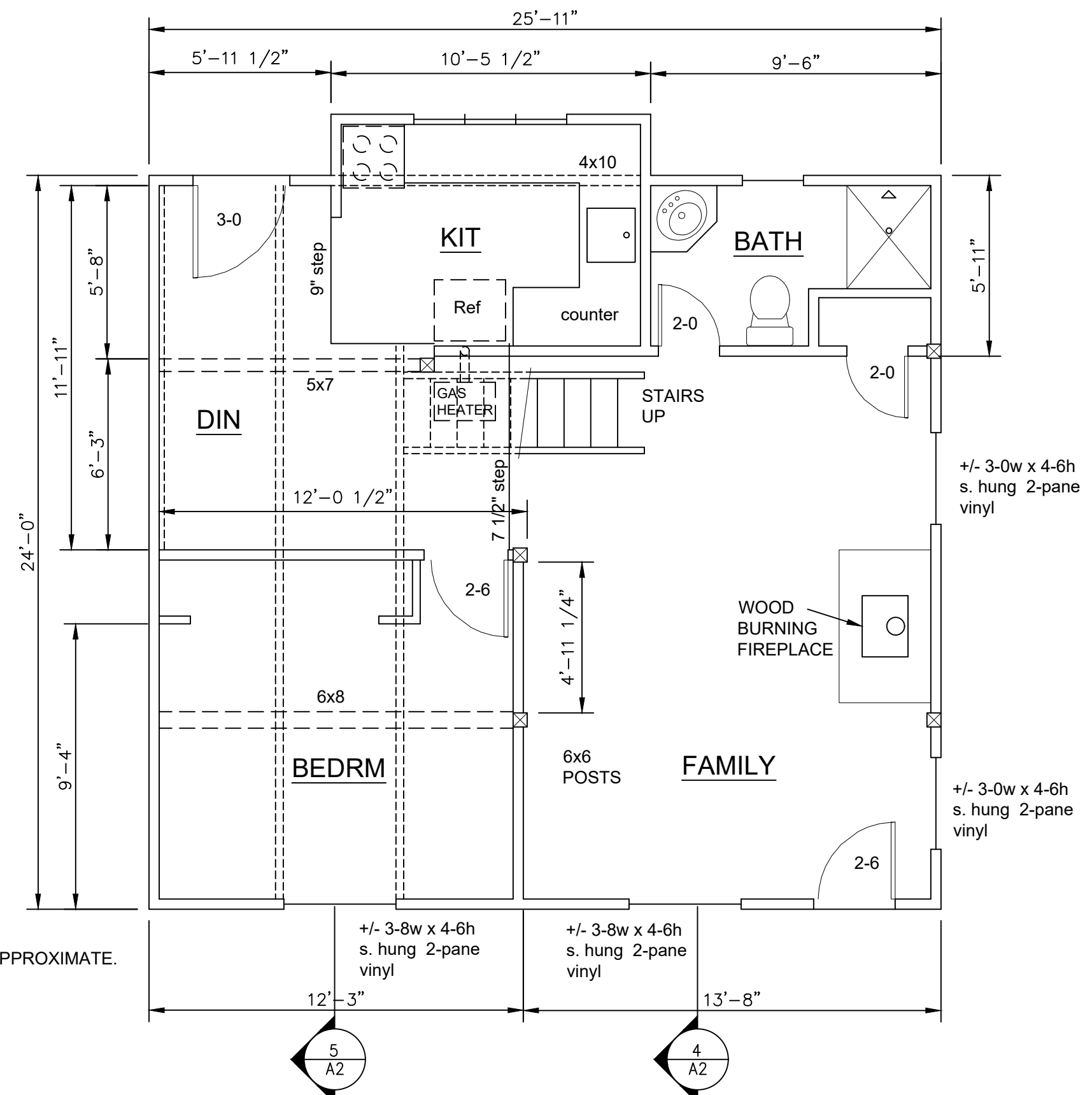


3 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



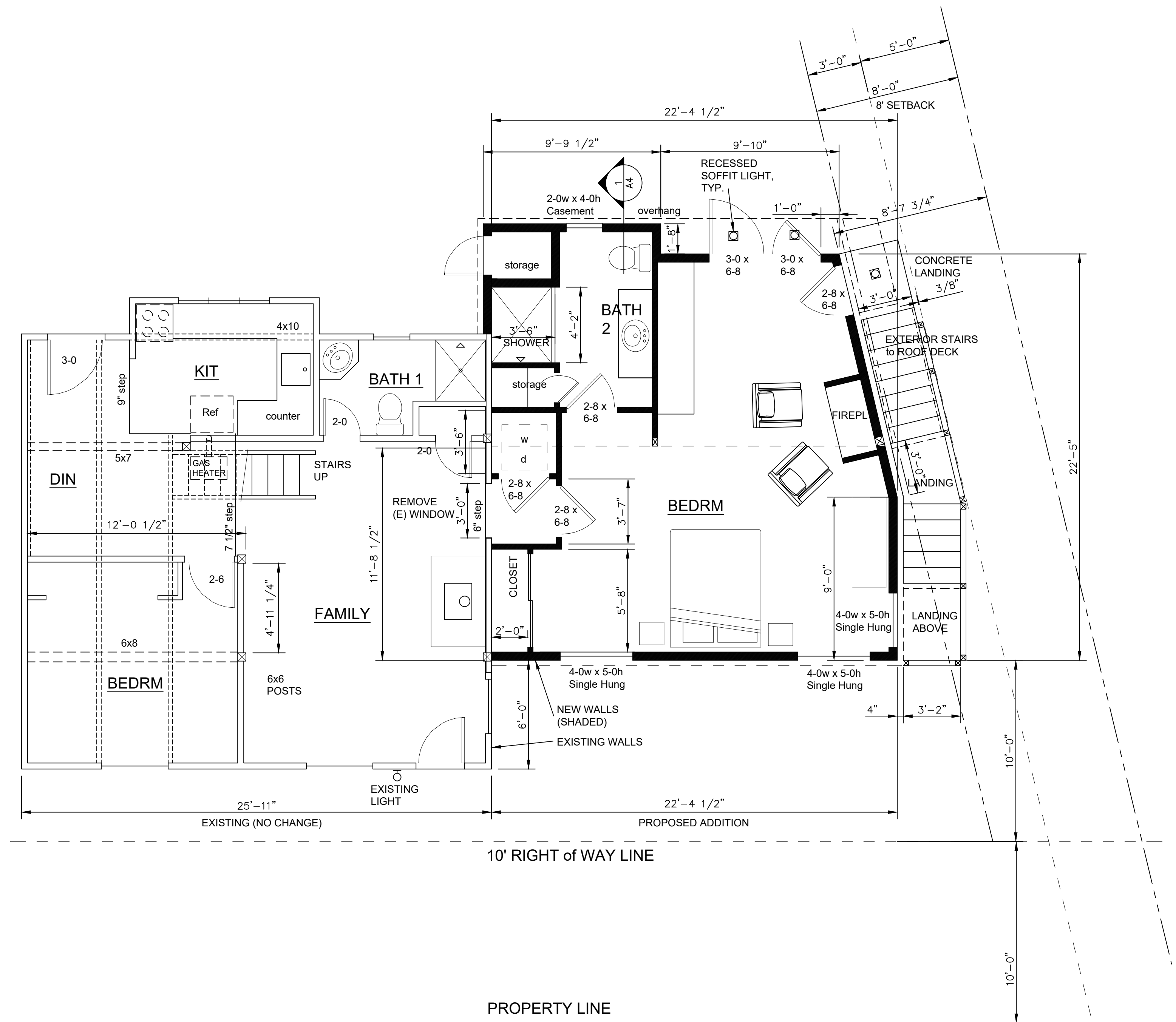
2 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

EXISTING FLOOR PLAN NOTES:
1. ALL DIMENSIONS & LOCATIONS ARE APPROXIMATE.



1 FIRST FLOOR PLAN 643 sf
SCALE: 1/4"=1'-0"

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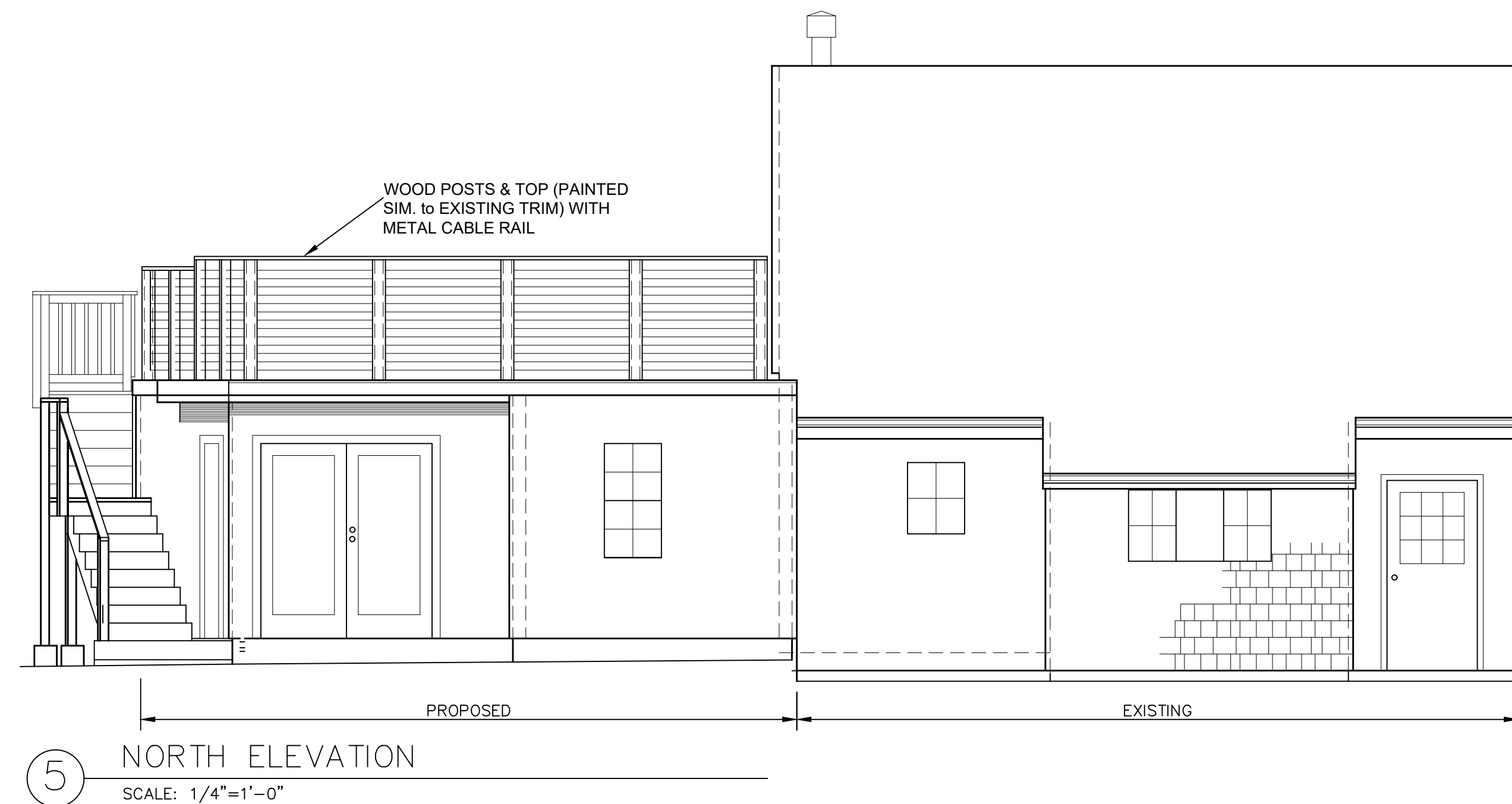
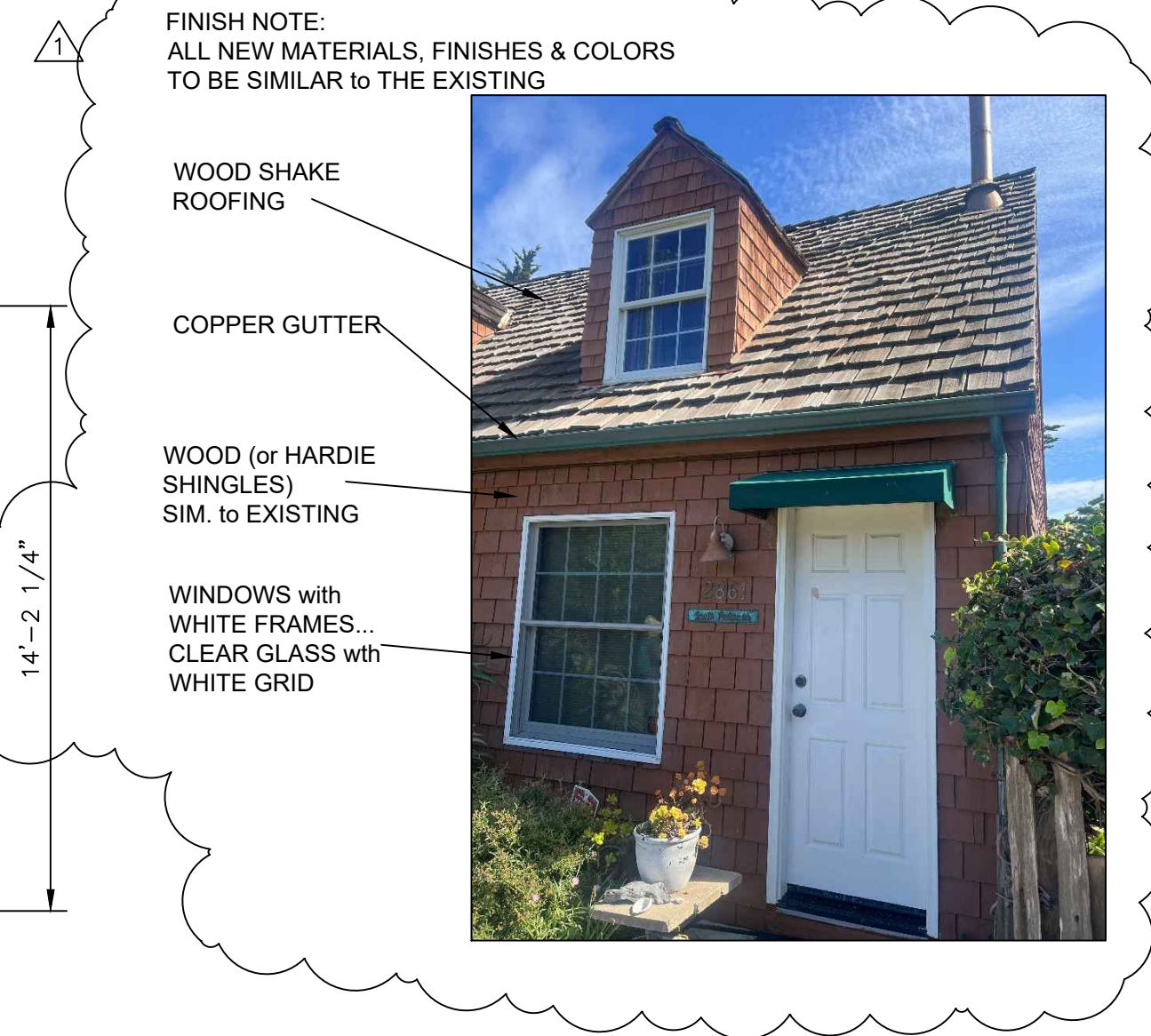
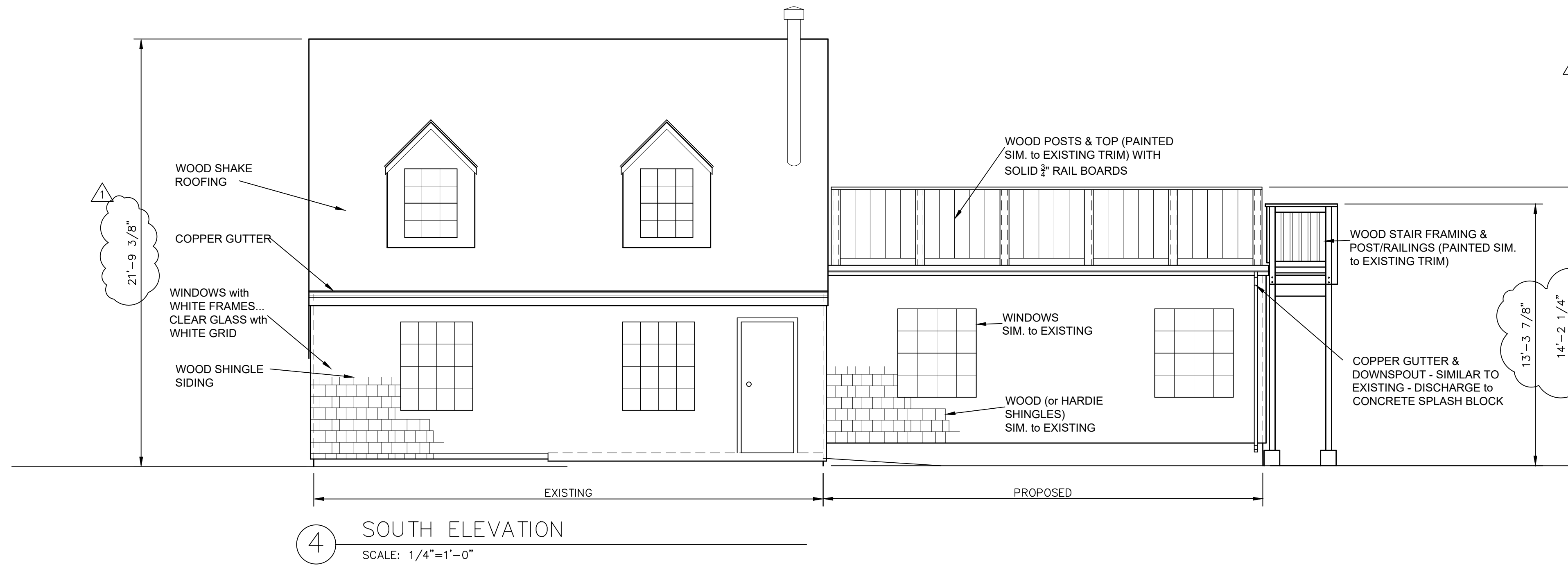
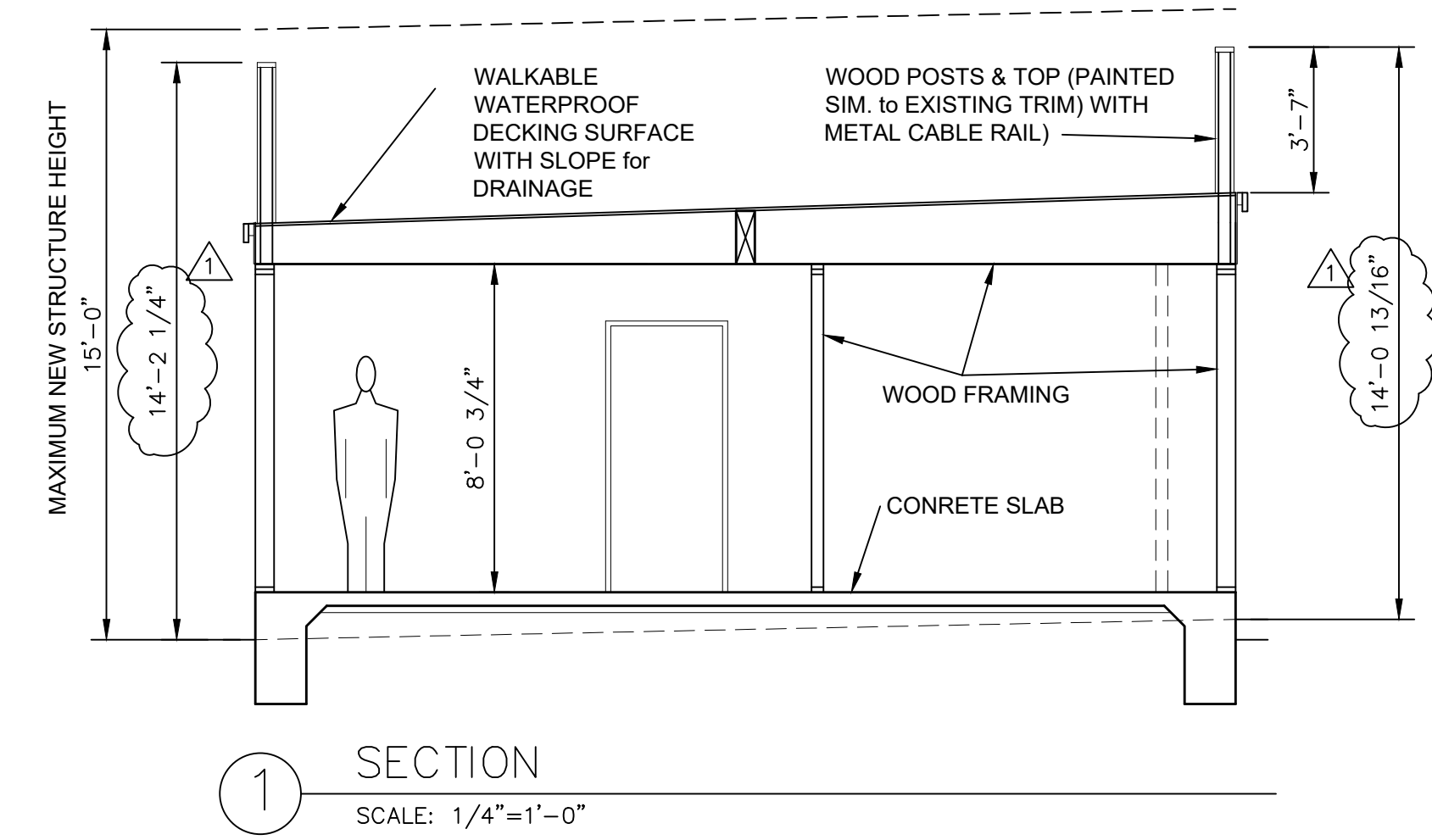
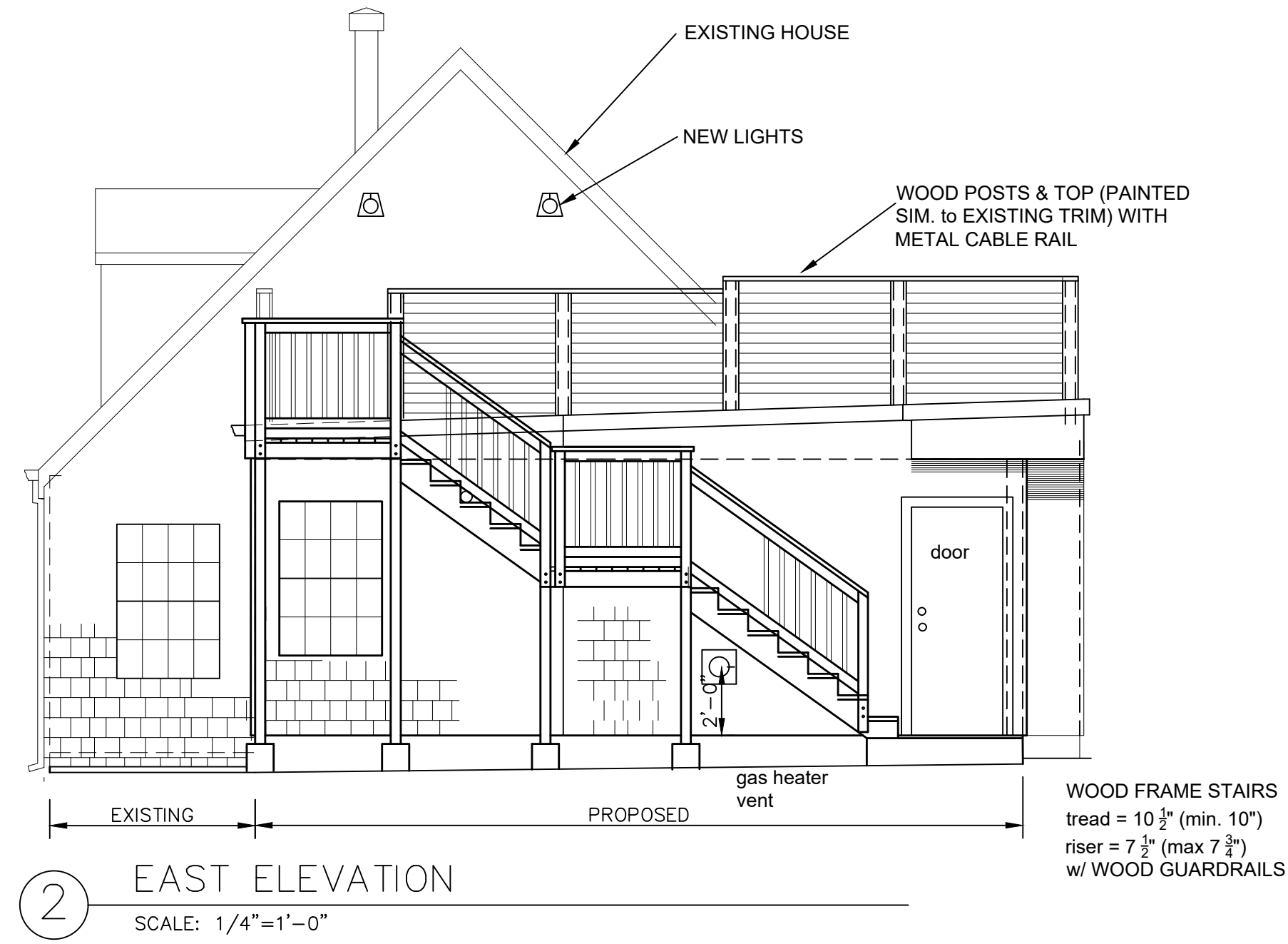
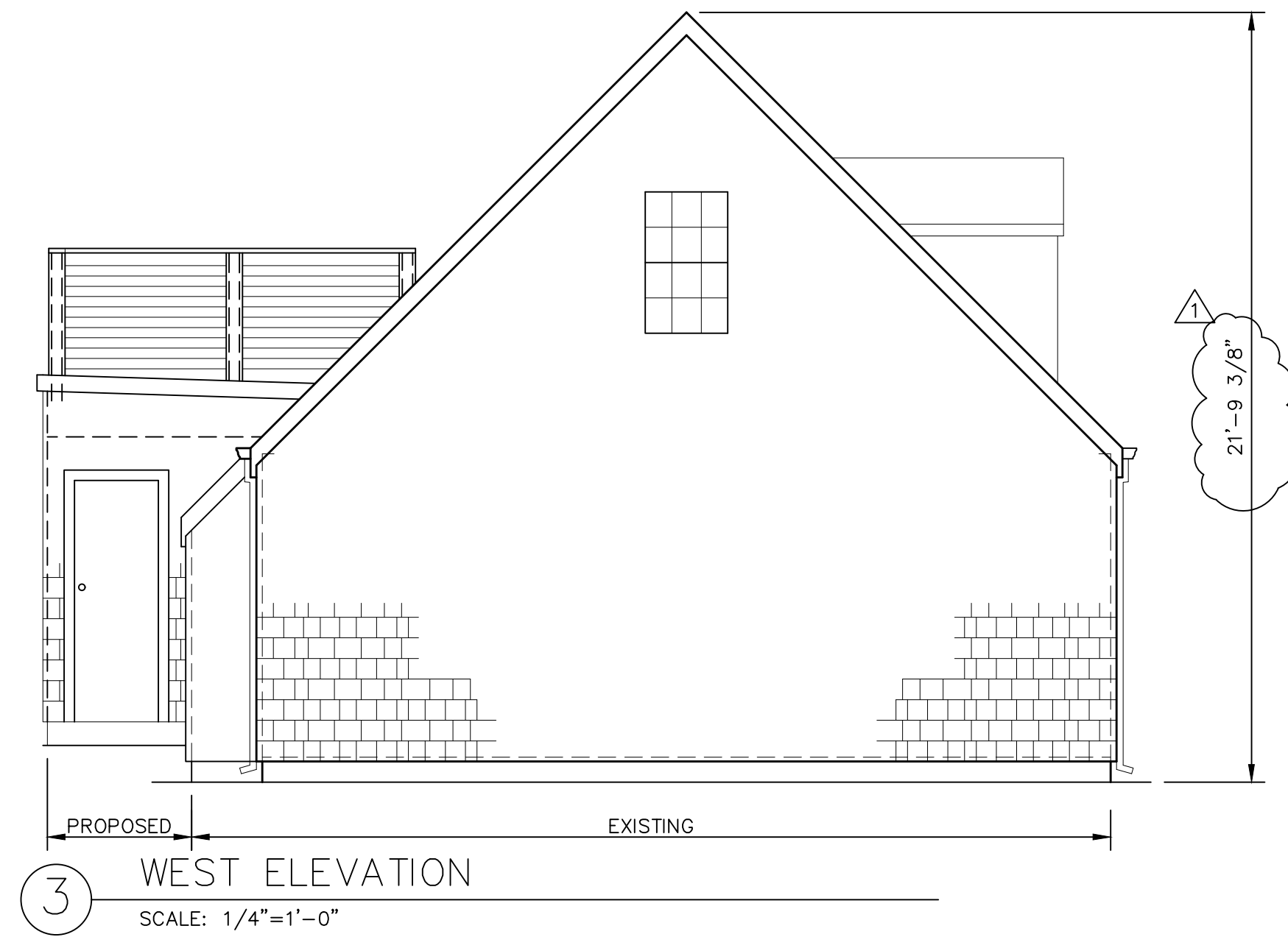


1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

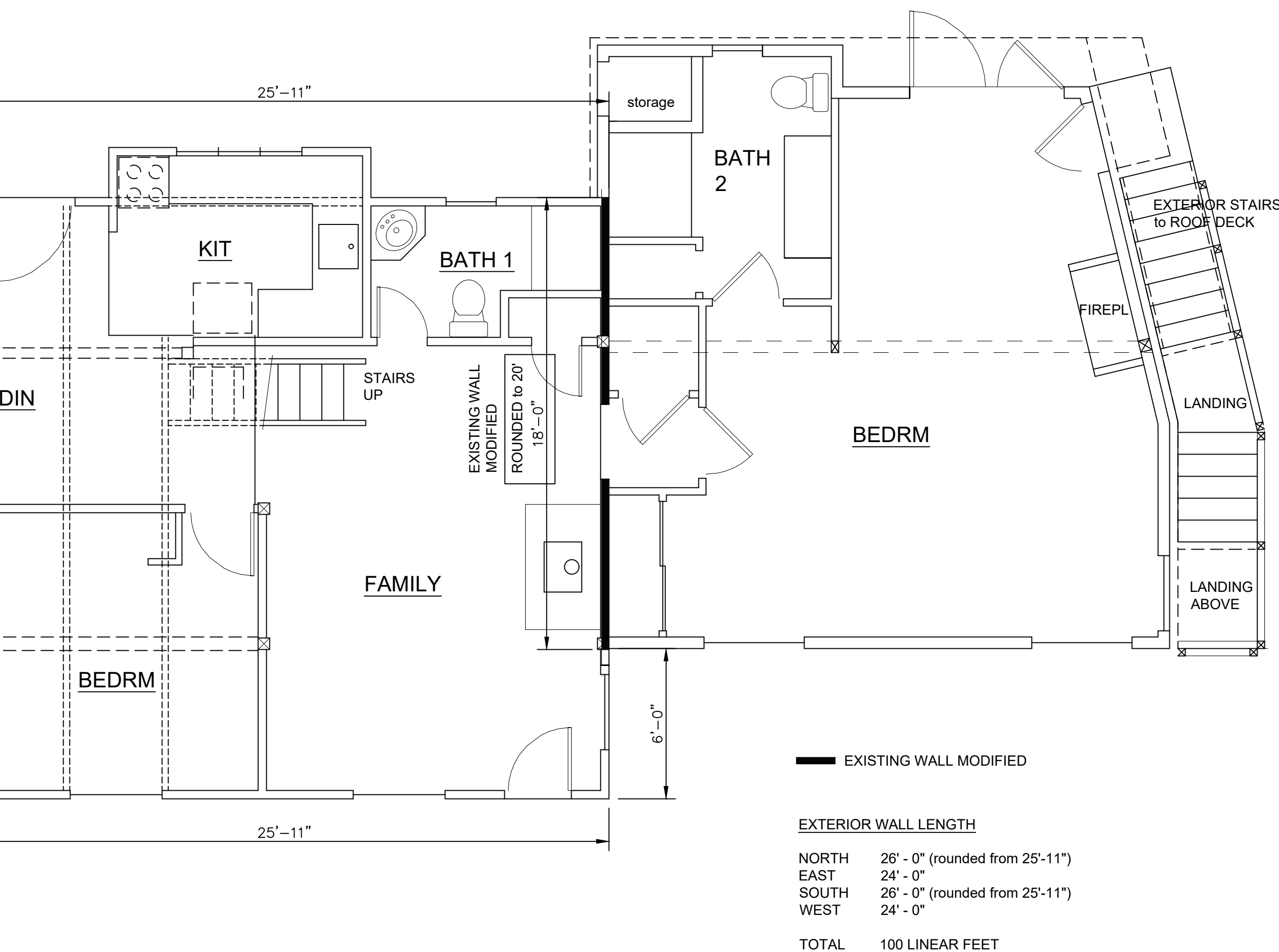
 NEW WALL
 EXISTING WALL

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1

NEW
SHEET