

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: 261134 APN: 027-273-73
SITUS: 21511 E. Cliff Drive , Santa Cruz CA 95062

Proposal to remodel a previously permitted market to a deli to include on-site indoor and outdoor dining with more than 12 seats, off-site beer and wine sales, the installation of skylights, rooftop mounted equipment and screening. Requires an Amendment to 77-1340PD. Property is located approximately 250 feet north from where East Cliff Drive intersects with 16th Avenue (21511 E. Cliff Dr. Santa Cruz, CA 95062).

OWNER: Green Valley Corporation
APPLICANT: WCK Architects
SUPERVISORIAL DISTRICT: 1
PLANNER: Nicholas Brown, (831) 454 -5317
EMAIL: Nicholas.Brown@santacruzcountycalifornia.gov

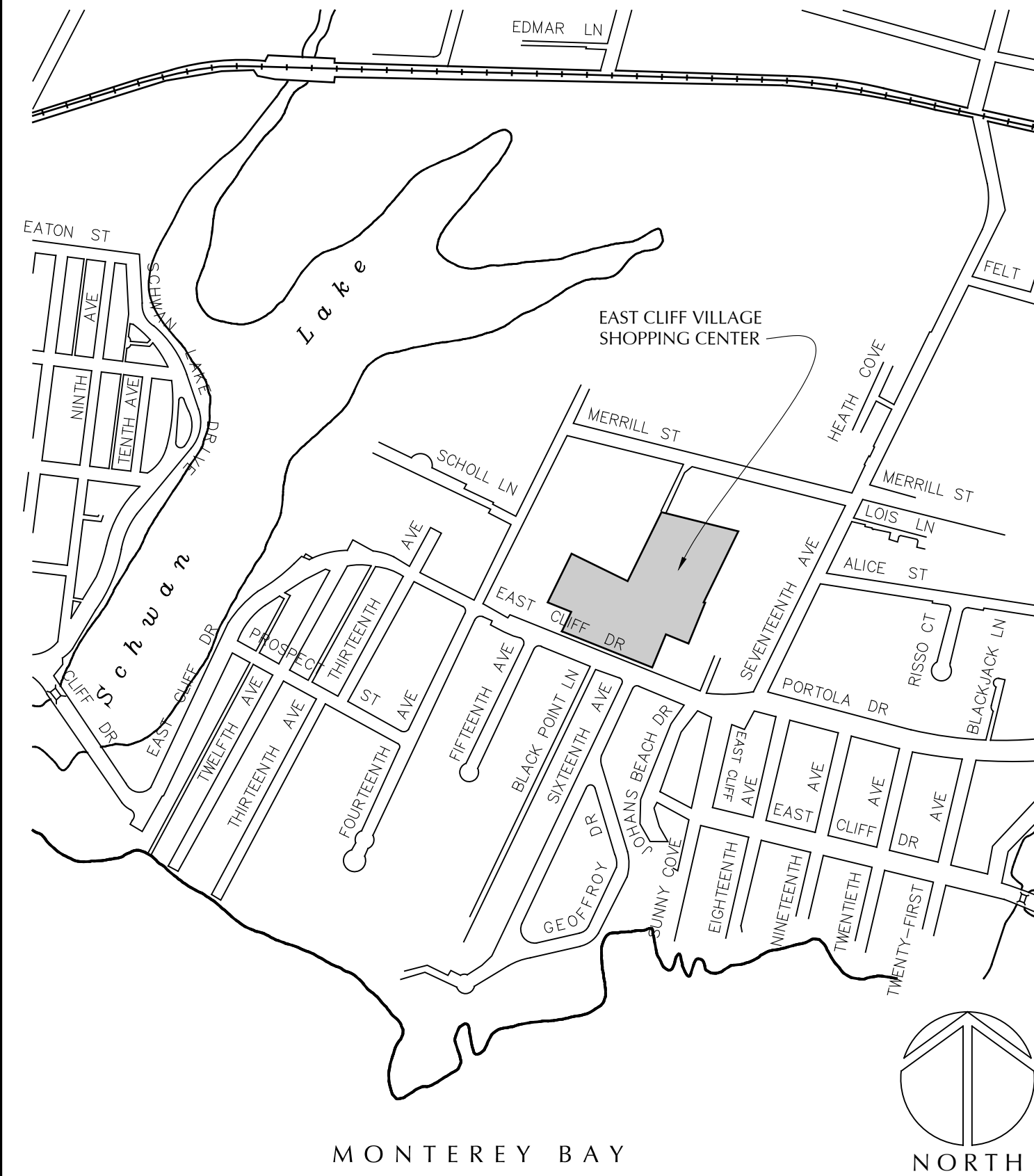
Public comments must be received by 5:00 p.m. 8/3/2026. A decision will be made on or shortly after 8/4/2026.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.

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

SITE DEVELOPMENT PERMIT FOR
POINT BUTCHER SHOP
21511 EAST CLIFF DRIVE, SANTA CRUZ, CA

VICINITY MAP



ABBREVIATIONS & SYMBOLS

& Ø O A.B. ALUM. APPROX. BD. BLKG. BM. BOT. CAB. C.J. CLG. CLR. C.M.U. COL. CONC. CONT. DBL. DTL. DIM. DN. D.F. DR. D.W. EA. EL. EQ. EQUIP. EXIST. (E) EXT. F.N. F.O.. F.O.B. F.O.C. F.O.F. F.O.S. FT. FTG. GA. GALV. G.I. GL.B. H.C. HDR. H.M. HORIZ. HT. I.D. IN.	AND AT DIAMETER ANCHOR BOLT ALUMINUM APPROXIMATE BOARD BLOCKING BEAM BOTTOM CABINET CONTROL JOINT CEILING CLEAR CONCRETE MASONRY UNIT COLUMN CONCRETE CONTINUOUS DOUBLE DETAIL DIMENSION DOWN DOUGLAS FIR DOOR DISHWASHER EACH ELEVATION EQUAL EQUIPMENT EXISTING EXISTING EXTERIOR FOUNDATION FACE OF FACE OF BLOCK FACE OF CONCRETE FACE OF FINISH FACE OF STUD FOOT OR FEET FOOTING GAUGE GALVANIZED GALVANIZED IRON GLUE LAM BEAM HOLLOW CORE HEADER HOLLOW METAL HORIZONTAL HEIGHT INSIDE DIAMETER INCHES	INSUL. INT. JT. K.D. LAM. LAV. MAX. M.B. MAT. MECH. MER. MIN. M.O. MTL. (N) N.I.C. N.T.S. O/ O.C. O.D. OPNG. P.A.F. PL. PLYWD. (P) P.T. P.V.C. QTR. R. REF. REINF. REQ'D. RM. RND. R.O. RWD. S.B. S.C. SIM. SPEC. SQ. S.S. STD. STL. STRUC. T.E.N. T&G THK. T.O.. T.O.C. T.O.P.	INSULATION INTERIOR JOINT KILN DRIED PLASTIC LAMINATE LAVATORY MAXIMUM MACHINE BOLT MATERIAL MECHANICAL MANUFACTURER MINIMUM MASONRY OPENING METAL NEW NOT IN CONTRACT NOT TO SCALE OVER ON CENTER OUTSIDE DIAMETER OPENING POWDER ACTUATED FASTENER PLATE PLYWOOD PROPOSED PRESSURE TREATED POLY VINYL CHLORIDE QUARTER RADIUS REFRIGERATOR REINFORCING REQUIRED ROOM ROUND ROUGH OPENING REDWOOD SOLID BLOCKING SOLID CORE SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL TYPICAL EDGE NAILING TONGUE & GROOVE THICK TOP OF TOP OF CONCRETE TOP OF PLATE	T.O.S. T.O.W. T.S.F. TYP. U.O.N. VERT. W/ W.C. WD. W.H. W/O WT. W.W.M. WOOD TRIM DIMENSIONAL LUMBER WOOD BLOCKING PLYWOOD GYPSUM WALL BOARD CONCRETE CONCRETE BLOCK BRICK METAL WALL WALL TO BE REMOVED 24 E 36 3 A15	TOP OF SLAB TOP OF WALL TOP OF SUB-FLOOR TYPICAL UNLESS OTHERWISE NOTED VERTICAL WITH WATERCLOSET WOOD WATER HEATER WITHOUT WEIGHT WELDED WIRE MESH WOOD TRIM DIMENSIONAL LUMBER WOOD BLOCKING PLYWOOD GYPSUM WALL BOARD CONCRETE CONCRETE BLOCK BRICK METAL WALL WALL TO BE REMOVED ROOM NUMBER DOOR REFERENCE WINDOW REFERENCE DETAIL REFERENCE
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CONSULTANTS

ARCHITECT: WILLIAM C. KEMPF, ARCHITECTS
105 LOCUST ST., SUITE B
SANTA CRUZ, CA 95060
BILL KEMPF: (831) 459-0951

DRAWING INDEX

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PROJECT DATA

PROPERTY OWNER: GREEN VALLEY CORPORATION
777 NORTH FIRST STREET, 5TH FLOOR
SAN JOSE, CA 95112
(408) 287-0246

TENANT: POINT BUTCHER SHOP
3615 PORTOLA DRIVE
SANTA CRUZ, CA 95062
TIM ESTRADA: (831) 600-7889

PROJECT SITE: APN: 027-273-73
21511 EAST CLIFF DRIVE
SANTA CRUZ, CALIFORNIA 95062

ZONING: C-2 (COMMUNITY COMMERCIAL)

SITE AREA: 259,617 S.F. (5.96 ACRES)

TENANT AREA: 2,380 S.F. (AREA OF WORK)

OCCUPANCY TYPE: M - MERCANTILE - MARKET

NUMBER OF STORIES: ONE

CONSTRUCTION TYPE: TYPE V-B

FIRE SPRINKLERS: NONE EXISTING, NONE PROPOSED

REFERENCE CODES: 2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING CODE
2025 CALIFORNIA ENERGY CODE

PROJECT DESCRIPTION:

ADMINISTRATIVE SITE DEVELOPMENT PERMIT FOR A BUTCHER SHOP AND MARKET
TO PROVIDE ADDRESS:

- NEW INDOOR AND OUTDOOR SEATING FOR THE BUSINESS.
- NEW ROOF SCREENING TO CONCEAL ROOF TOP EQUIPMENT.
- NEW SKYLIGHTS AT EXISTING COVERED WALKWAY AREAS.
- NEW AUTOMATIC SLIDING DOORWAY AT EXTERIOR WALL.
- REMOVAL OF A SECTION OF EXISTING RAILING AT COVERED WALKWAY.
- NEW CONCRETE PAD FOR NEW TRANSFORMER & GENERATOR IN ALLEY.

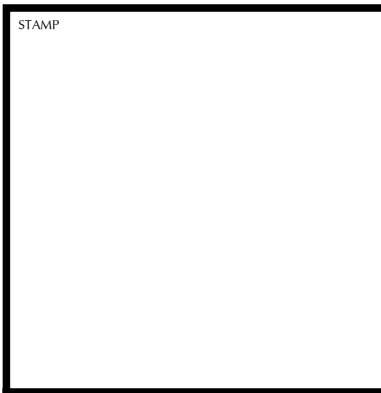


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SITE DEVELOPMENT PERMIT FOR
POINT BUTCHER SHOP
21511 EAST CLIFF DRIVE, SANTA CRUZ, CA
VICINITY MAP & PROJECT DATA

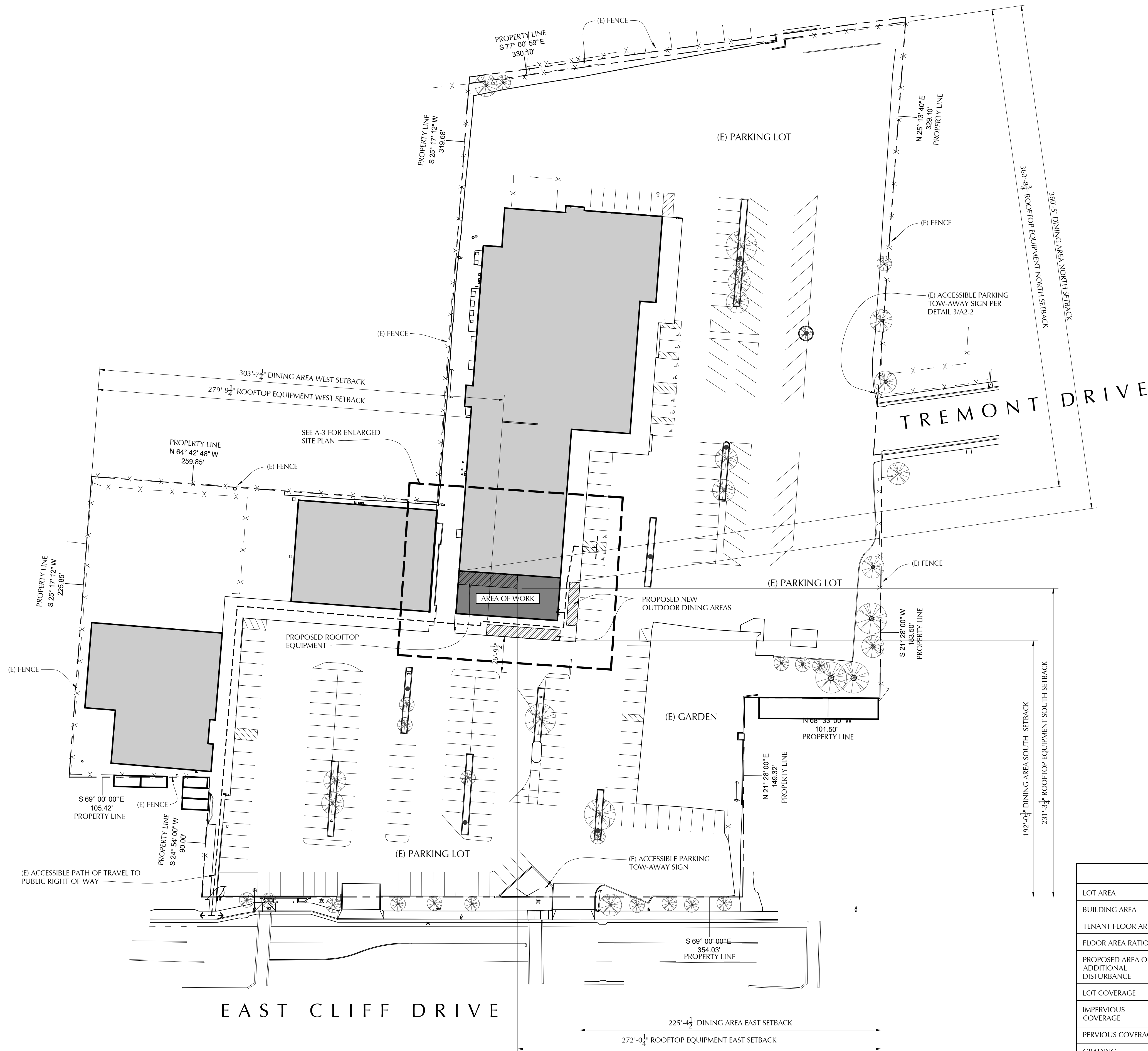
DRAWING DATE:	MARCH 25, 2026
A.P.N.	027-273-73
CLIENT NAME:	TIM ESTRADA
PROJECT NAME:	POINT BUTCHER - EAST CLIFF

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	6/2/26



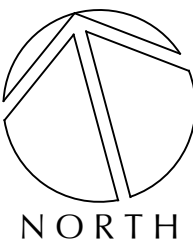
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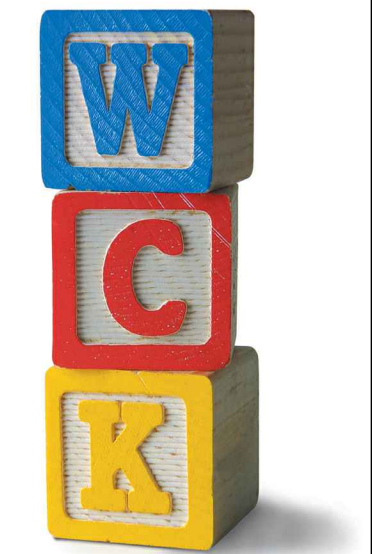


1

SITE PLAN
SCALE: 1" = 40'-0"



PROJECT DATA TABLE	
LOT AREA	259,617 S.F. (5.96 ACRES)
BUILDING AREA	47,955 S.F. (ALL BUILDING ON-SITE)
TENANT FLOOR AREA	2,380 S.F.
FLOOR AREA RATIO	0.185 (EXISTING TO REMAIN)
PROPOSED AREA OF ADDITIONAL DISTURBANCE	NONE
LOT COVERAGE	47,955 S.F.
IMPERVIOUS COVERAGE	223,284 S.F. (EXISTING TO REMAIN)
PERVIOUS COVERAGE	36,333 S.F. (EXISTING TO REMAIN)
GRADING	NONE PROPOSED
PARKING	222 (EXISTING TO REMAIN)
SETBACKS	SEE ADJACENT PLAN
MAXIMUM HEIGHT OF ALL PROPOSED STRUCTURES	18'-0 3/4" - SEE SHEETS A-7 & A-8

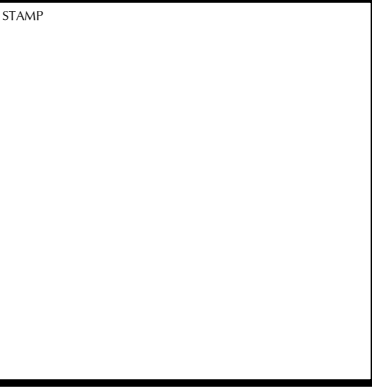
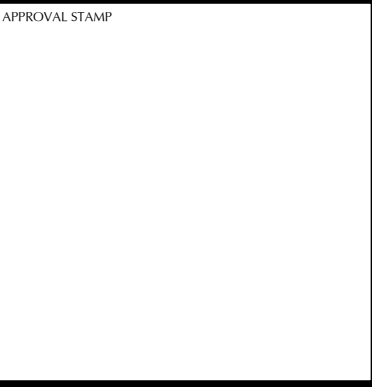


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SITE DEVELOPMENT PERMIT FOR
POINT BUTCHER SHOP
21511 EAST CLIFF DRIVE, SANTA CRUZ, CA
SITE PLAN

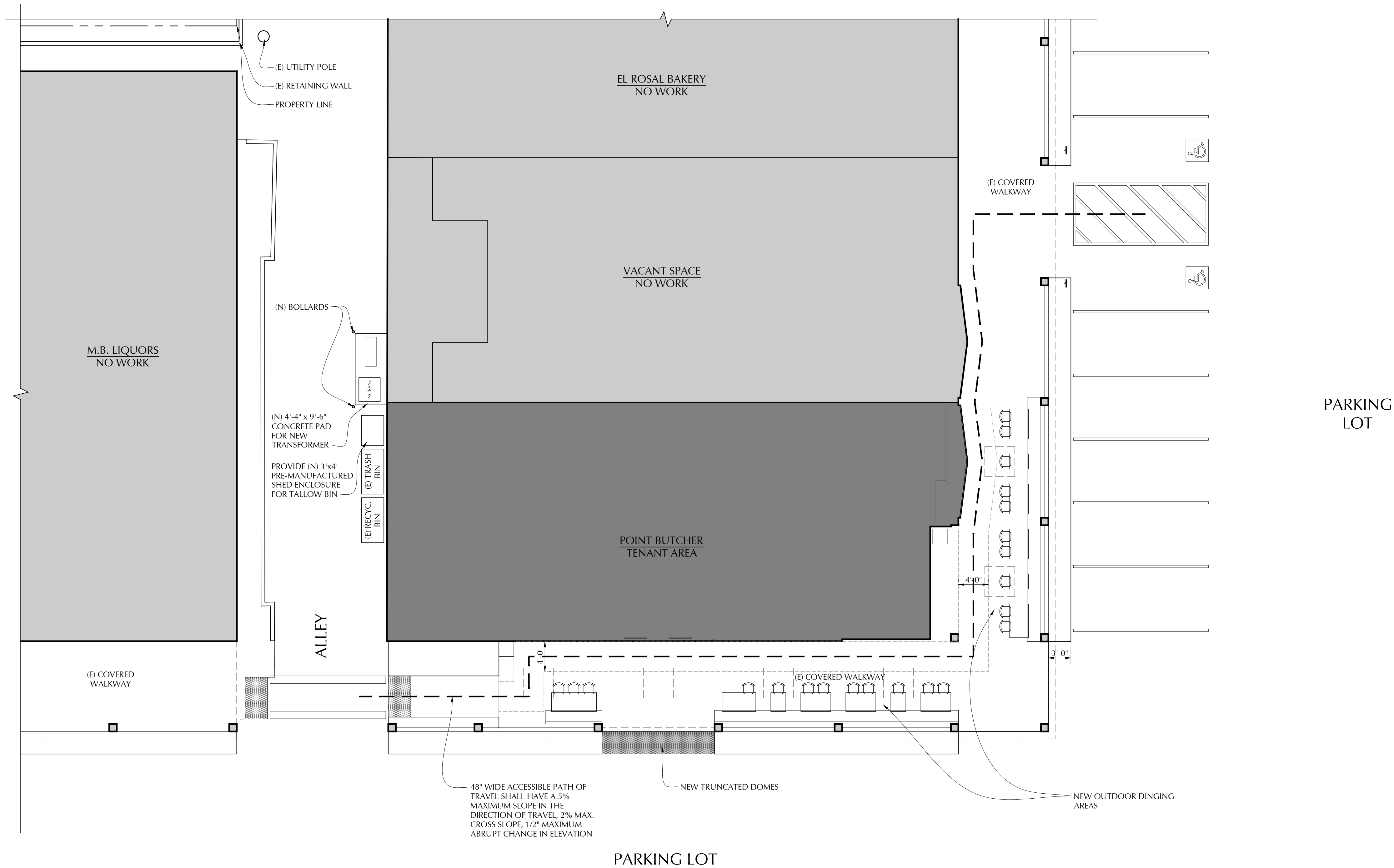
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MARCH 25, 2026	
A.P.N.	027-273-73
CLIENT NAME:	TIM ESTRADA
PROJECT NAME:	POINT BUTCHER - EAST CLIFF

REVISIONS		
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1	PLAN CHECK 1	6/2/26



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SHEET
A-2



1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

- SITE ACCESSIBILITY NOTES:
- ALL ACCESSIBILITY REQUIREMENTS SHOULD BE IN ACCORDANCE WITH THE 2025 CBC
 - ALL ACCESSIBLE PATHS SHALL HAVE A 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX. CROSS SLOPE, 1/2" MAXIMUM ABRUPT CHANGE IN ELEVATION AND A MINIMUM WIDTH OF 48"
 - ALL ACCESSIBLE DOOR THRESHOLDS SHALL BE 1/2" MAX VERTICAL OFFSET
 - 36" WIDE CONTINUOUS DETECTABLE WARNINGS SHALL BE PROVIDED WHERE AN ACCESSIBLE PATH CROSSES OR ADJOINS A VEHICULAR WAY OR POTENTIAL HAZARD
 - THE ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY PER C.B.C. 11B-216.6

W
C
K

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SITE DEVELOPMENT PERMIT FOR
POINT BUTCHER SHOP
21511 EAST CLIFF DRIVE, SANTA CRUZ, CA
ENLARGED SITE PLAN

DRAWING DATE:	MARCH 25, 2026
A.P.N.	027-273-73
CLIENT NAME:	TIM ESTRADA
PROJECT NAME:	POINT BUTCHER - EAST CLIFF

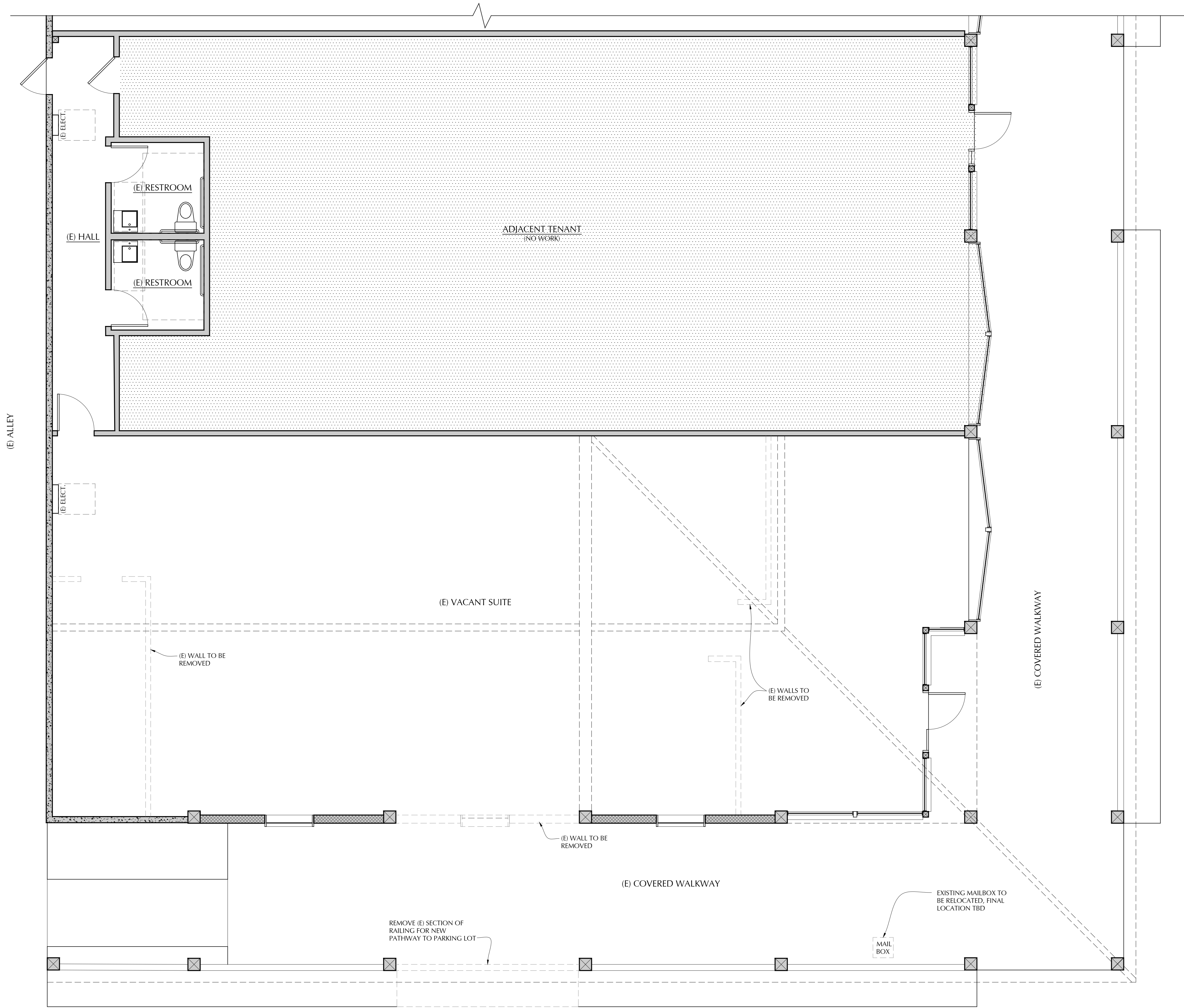
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1	PLAN CHECK 1	6/2/26

APPROVAL STAMP

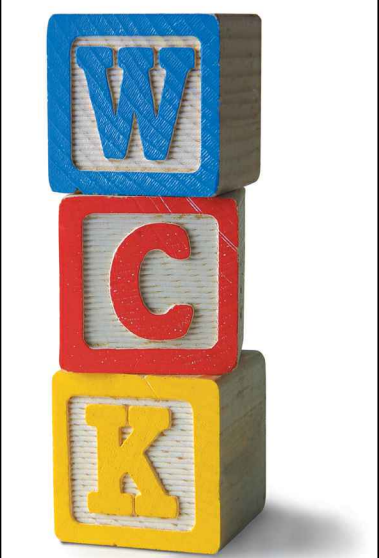
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WALL LEGEND	
	(E) WOOD FRAMED WALL
	(E) CONCRETE WALL
	(E) 8" CMU WALL
	(E) WALL TO BE REMOVED



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SITE DEVELOPMENT PERMIT FOR
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21511 EAST CLIFF DRIVE, SANTA CRUZ, CA

EXISTING & DEMOLITION FLOOR PLAN

DRAWING DATE:	MARCH 25, 2026
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CLIENT NAME:	TIM ESTRADA
PROJECT NAME:	POINT BUTCHER - EAST CLIFF

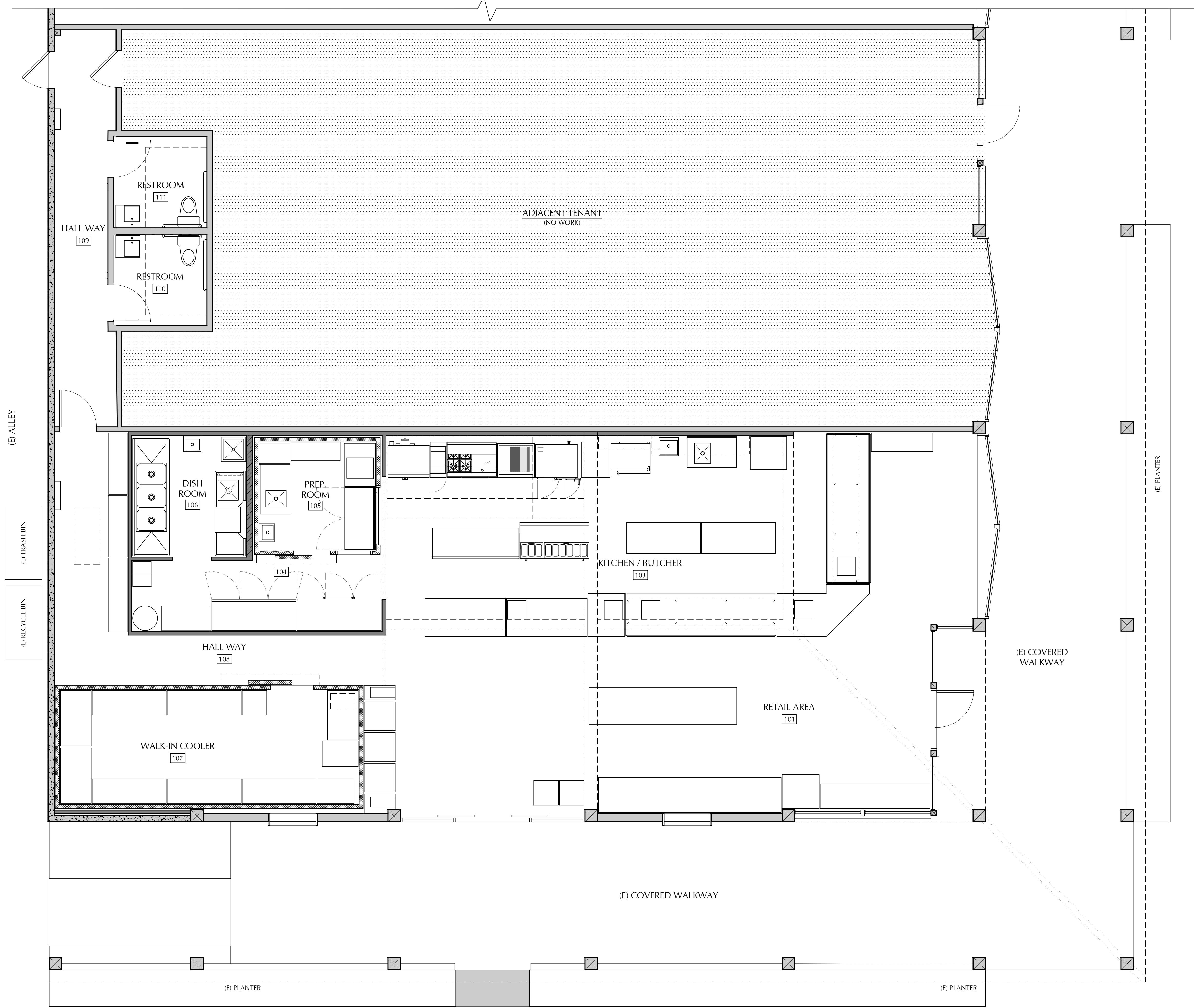
REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	6/2/26

APPROVAL STAMP

STAMP

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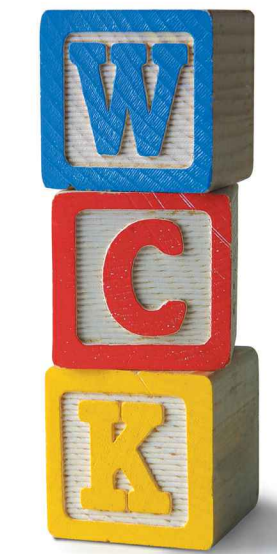
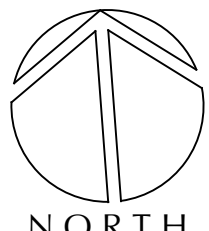


1

APPROVED BUILD OUT - FLOOR PLAN

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

NOTE: FLOOR PLAN LAYOUT SHOWN AS 'APPROVED BUILD OUT' IS CURRENTLY UNDER CONSTRUCTION UNDER PERMIT B-261174

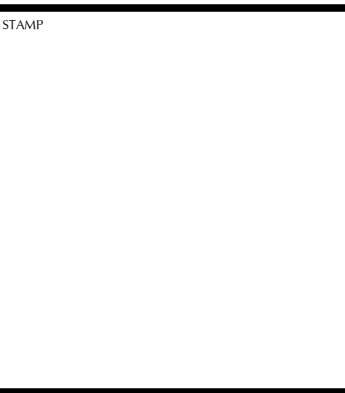


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21511 EAST CLIFF DRIVE, SANTA CRUZ, CA
APPROVED BUILD OUT - FLOOR PLAN

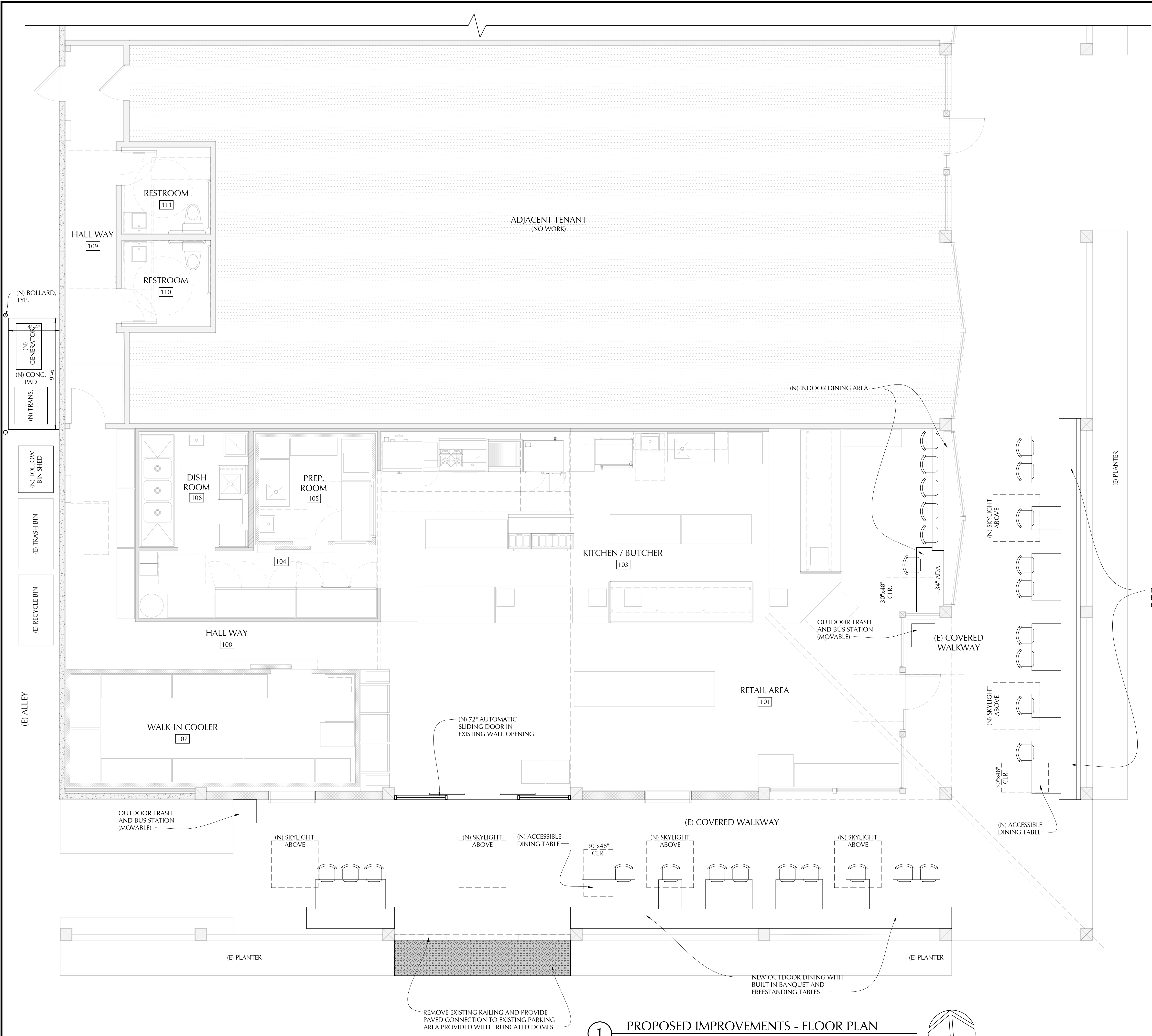
DRAWING DATE:		
MARCH 25, 2026		
A.P.N.:		
027-273-73		
CLIENT NAME:		
TIM ESTRADA		
PROJECT NAME:		
POINT BUTCHER - EAST CLIFF		

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	6/2/26



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SHEET
A-4.2



1 PROPOSED IMPROVEMENTS - FLOOR PLAN

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

NOTE: FLOOR PLAN LAYOUT SHOWN AS 'APPROVED BUILD OUT' IS CURRENTLY UNDER CONSTRUCTION UNDER PERMIT B-261174

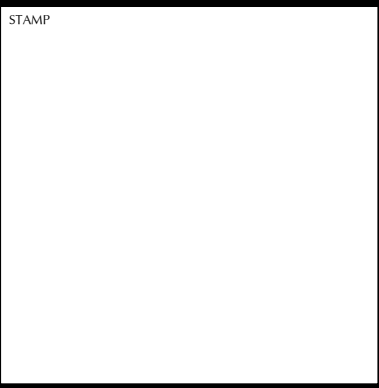
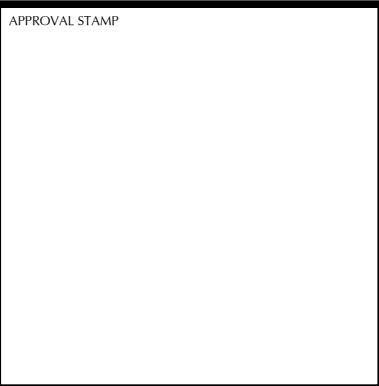


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SITE DEVELOPMENT PERMIT FOR
POINT BUTCHER SHOP
21511 EAST CLIFF DRIVE, SANTA CRUZ, CA
PROPOSED IMPROVEMENTS - FLOOR PLAN

DRAWING DATE:	MARCH 25, 2026
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PROJECT NAME:	POINT BUTCHER - EAST CLIFF

REVISIONS		
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NEW SKYLIGHTS SHALL BE VELLUX
DECK MOUNTED DOME (DMT2)
SKYLIGHT. INSTALL PER
MANUFACTURER SPECIFICATIONS.



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1	PLAN CHECK 1	6/2/26

ATTENTIONAL STAFF

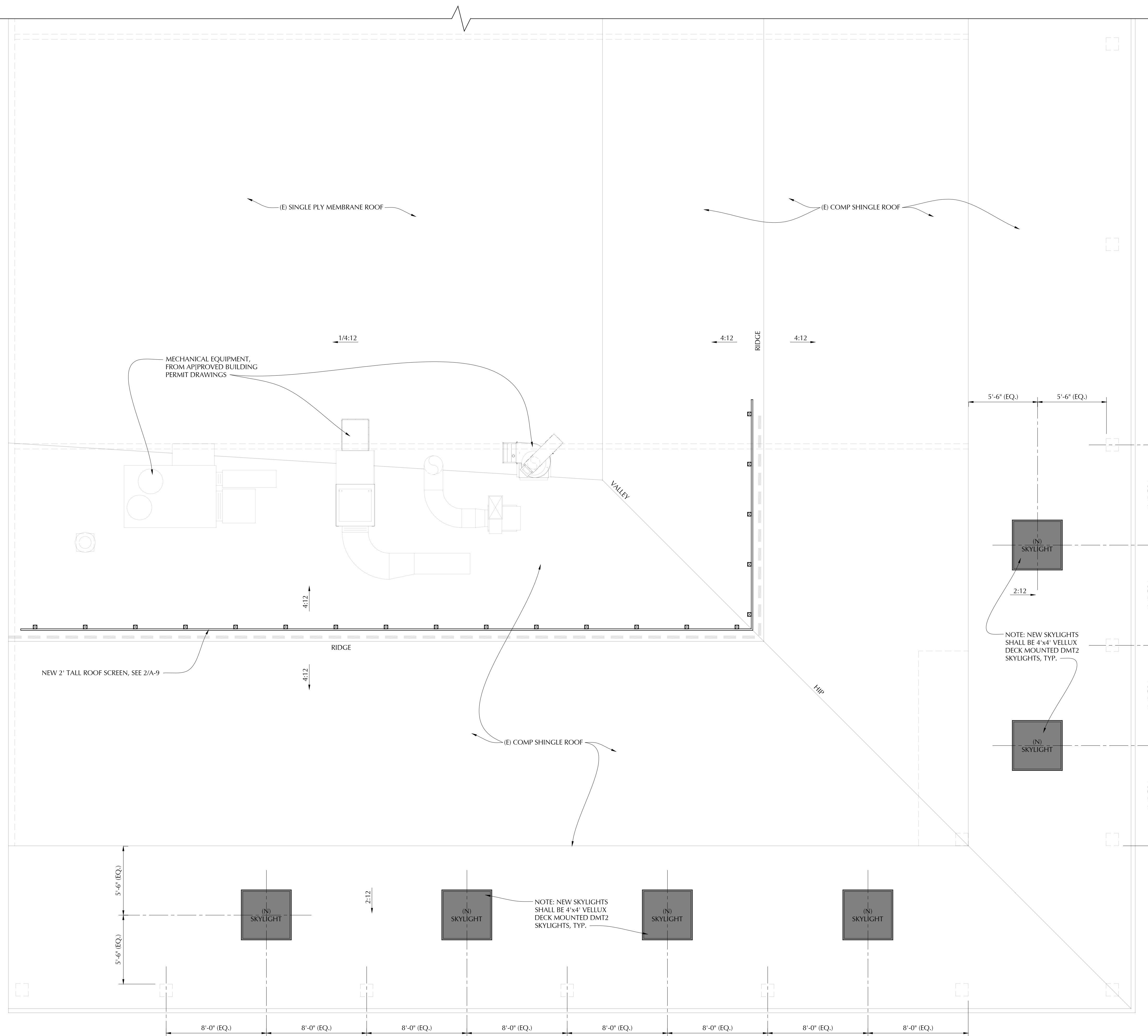
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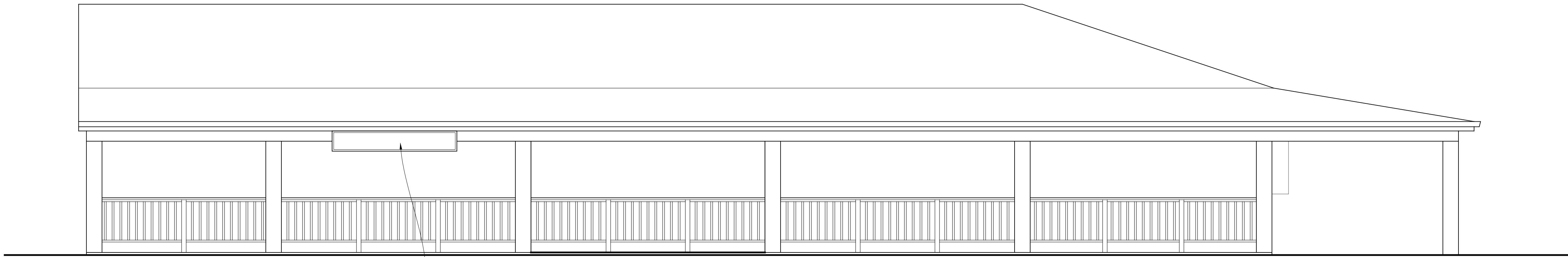
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50 REET

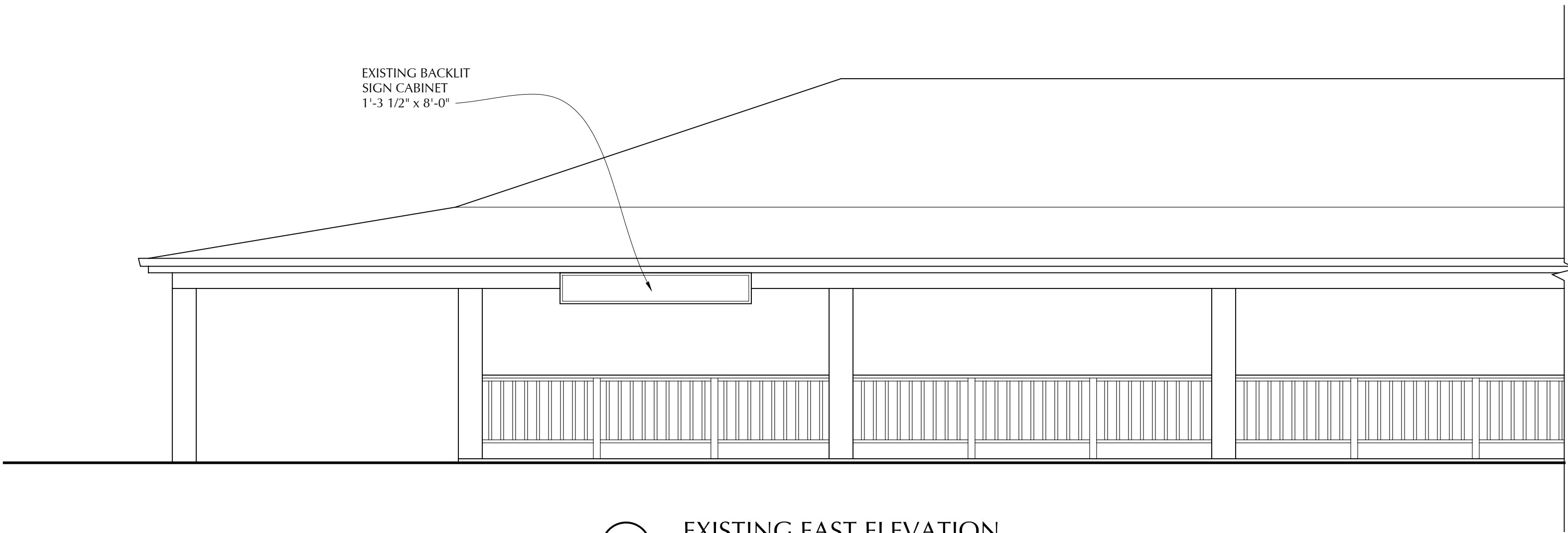
A-6



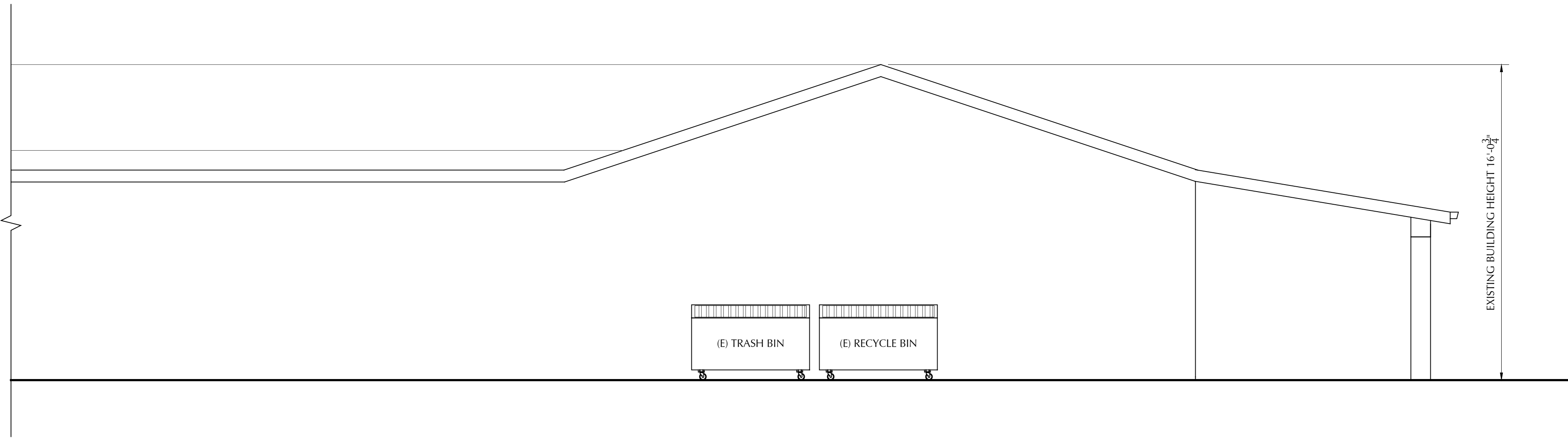
1 ROOF PLAN
SCALE: 1/4" = 1'-0"



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



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



3 EXISTING WEST ELEVATION (FROM ALLEY)
SCALE: 1/4" = 1'-0"

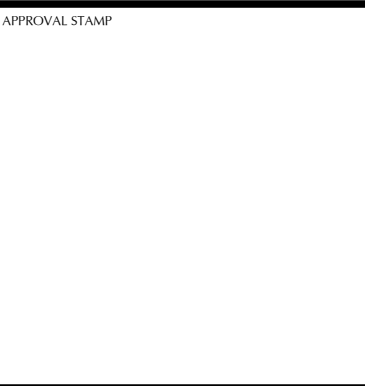


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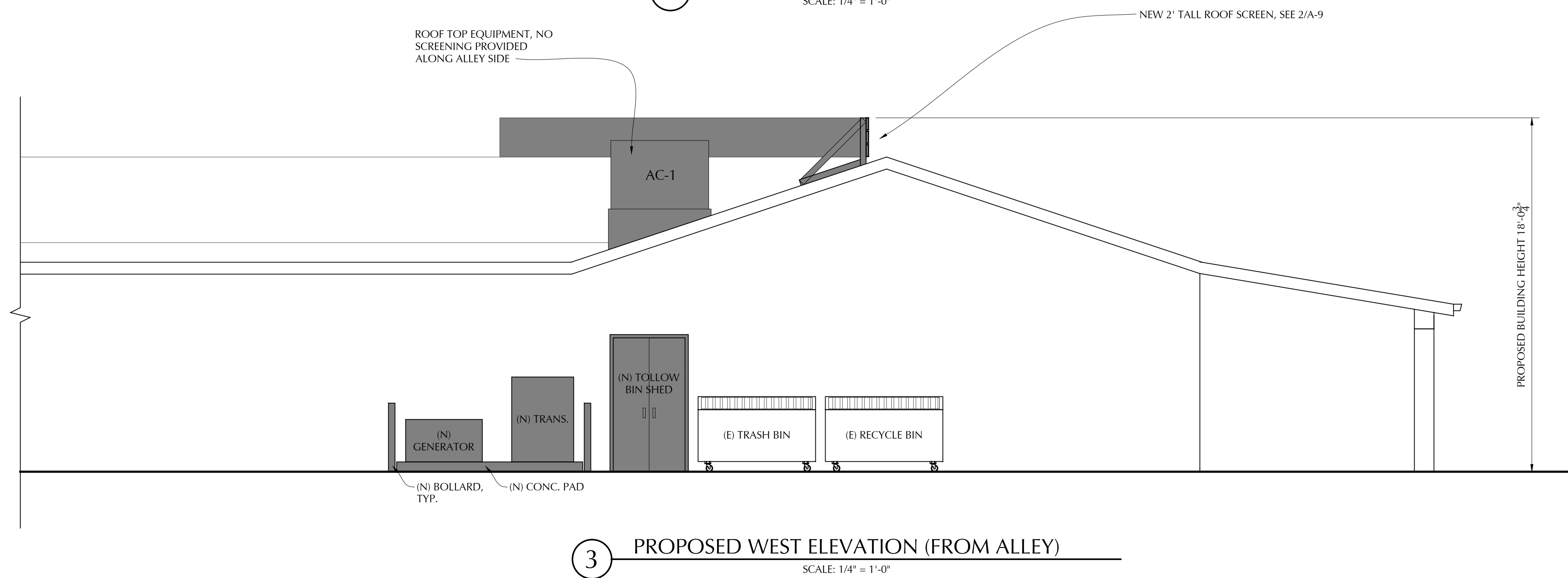
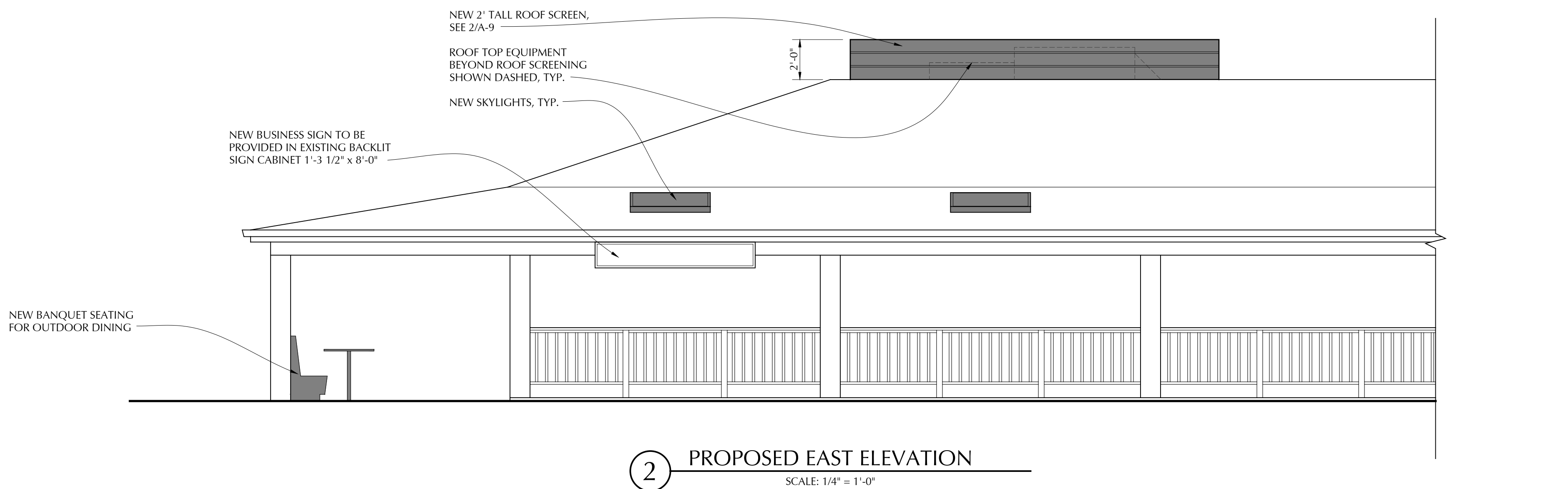
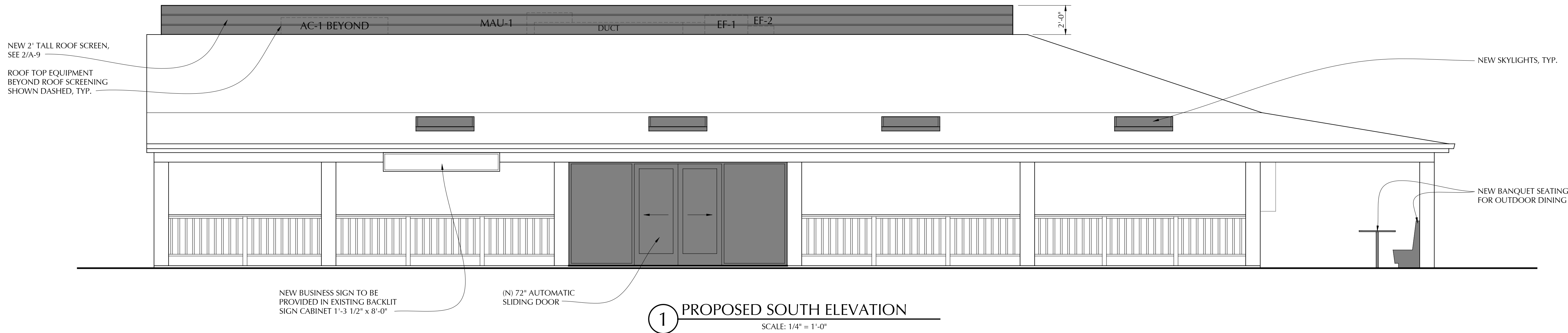
SITE DEVELOPMENT PERMIT FOR
POINT BUTCHER SHOP
21511 EAST CLIFF DRIVE, SANTA CRUZ, CA
EXISTING ELEVATIONS

DRAWING DATE:	MARCH 25, 2026
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1	PLAN CHECK 1	6/2/26



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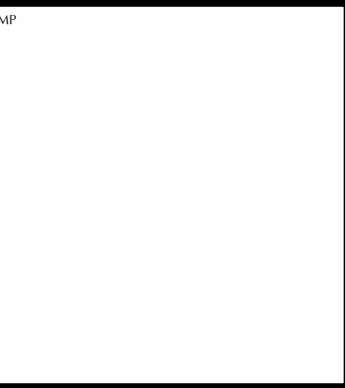
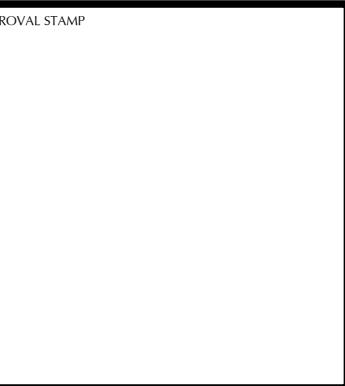


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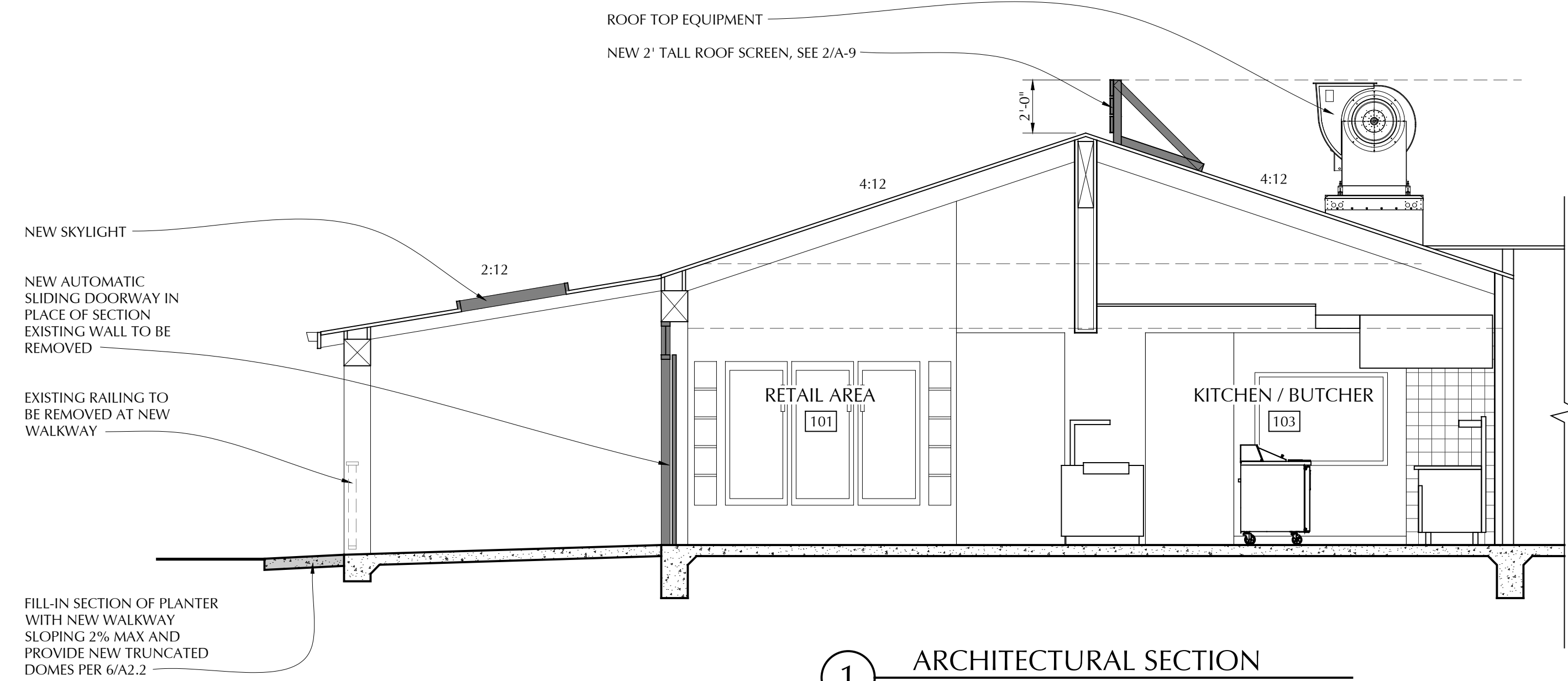
SITE DEVELOPMENT PERMIT FOR
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PROPOSED ELEVATIONS

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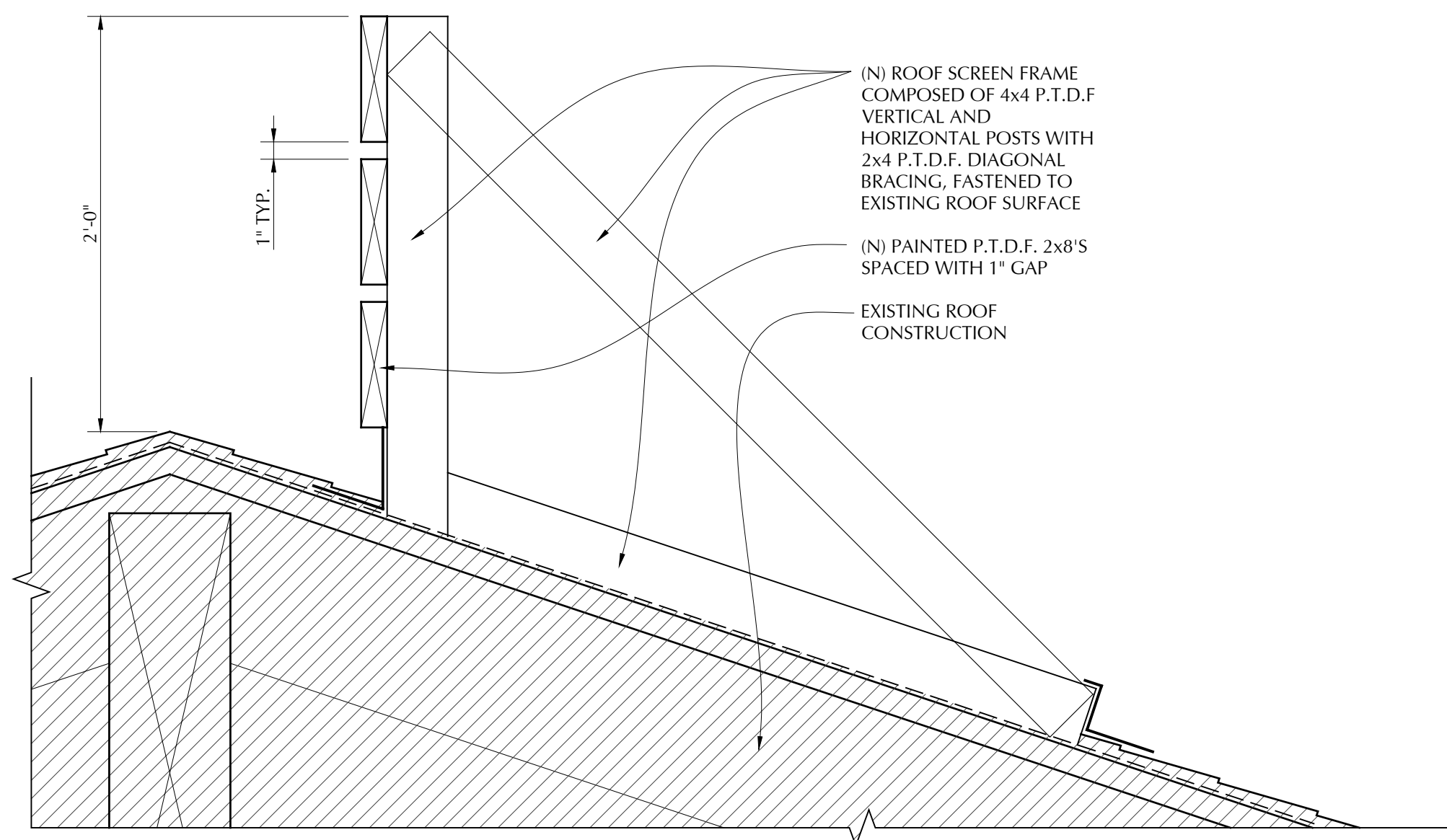
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1 ARCHITECTURAL SECTION
SCALE: 1/4" = 1'-0"



2 ROOF SCREENING DETAIL
SCALE: 1.5"=1'-0"

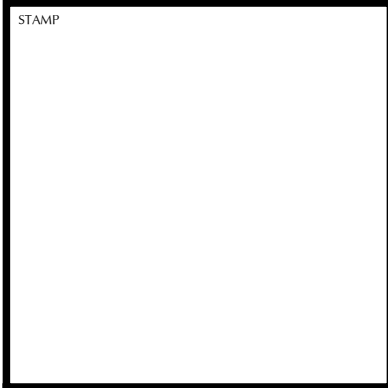


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SITE DEVELOPMENT PERMIT FOR
POINT BUTCHER SHOP
21511 EAST CLIFF DRIVE, SANTA CRUZ, CA
SCHEDULES & ARCHITECTURAL SECTION

DRAWING DATE:	MARCH 25, 2026
A.P.N.:	027-273-73
CLIENT NAME:	TIM ESTRADA
PROJECT NAME:	POINT BUTCHER - EAST CLIFF

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK 1	6/2/26



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