

Staff Report to the Planning Commission

Application Number: 161160

Applicant: Bryan Martin

Owner: Anderson **APN:** 029-371-13

Agenda Date: July 26, 2017

Agenda Item #: 9
Time: After 9:00 a.m.

Project Description: Proposal to construct a 2nd-story second unit. Requires an amendment to MLD 98-0564 to modify the floor plan for Exhibit A and to amend the conditions of approval to allow additional windows facing existing development.

Location: Property located at the end of Antonelli Court (2326 Antonelli Ct.) approximately 175 feet west of the intersection with Willa Way.

Supervisorial District: 1st District (District Supervisor: Leopold)

Permits Required: Amendment to MLD 98-0564

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 161160, based on the attached findings and conditions.

Exhibits

A. Categorical Exemption (CEQA

determination)

B. Findings

C. Conditions

D. Project plans

E. Assessor's, Location, Zoning and

General Plan Maps

F. Comments & Correspondence

Parcel Information

Parcel Size:

8,494

Existing Land Use - Parcel:

Single family residence Single family residential

Existing Land Use - Surrounding:

Subdivision street, privately maintained (Antonelli Court)

Project Access: Planning Area:

Live Oak

Land Use Designation:

Sive Ouk

Zone District:

R-UL (Residential, Urban Low)

Zone District.

R-1-6 (Single-family residential, 6,000 sq.ft. minimum)

Coastal Zone:

__ Inside

x Outside

County of Santa Cruz Planning Department 701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Environmental Information

Geologic Hazards:

Not mapped/no physical evidence on site

Fire Hazard:

Not a mapped constraint

Env. Sen. Habitat:

Not mapped/no physical evidence on site

Grading:

No grading proposed

Tree Removal:

No trees proposed to be removed

Scenic: Drainage:

Not a mapped resource Existing drainage adequate

Archeology:

Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:

x Inside Outside

Water Supply: Sewage Disposal: City of Santa Cruz Water Department Santa Cruz County Sanitation District

Fire District:

Central Fire Protection District

Drainage District:

Flood Zone 5

History

The Exhibit A for Subdivision 98-0564, approved on 6/9/1999, included floor plans and elevations for the subject dwelling unit and required that all future construction on the lots would conform to the approved floor plans and elevations, which were incorporated into the conditions as an exhibit. Permit 98-0564 does not prohibit accessory dwelling units.

The original conditions of 98-0564 also provided that "no changes in the placement of windows that face directly towards existing residential development ... shall be permitted without a major amendment to this permit that consists of the review and approval by the decision making body at a public hearing noticed in accordance with section 18.10.223 of the Santa Cruz County Code."

Subdivision 98-0564 was amended by permit 00-0164, approved by the Planning Commission, to allow several dwellings in the development, including the dwelling on the subject parcel, to be two stories high. The conditions of approval for that amendment required that, in addition to any changes in the approved design being subject to Planning Commission approval, that "All second story bathroom windows shall have opaque glass."

On 3/28/17, a revision to the County Code took effect that required only a building permit for two-story accessory dwelling units within the urban area. The amended code provides that proposed accessory dwelling units that are attached new construction, as is the proposed project, are subject only to the standards for height and number of stories that are provided by the applicable zoning district, in this case, the R-1-6 district that allows 2 stories and 28 feet height.

The proposed project therefore requires an amendment to Permit 98-0564 only to modify the approved floor plan for parcel 029-371-13 and to allow additional windows facing existing development at the rear of the parcel.

Project Setting

The project site is within a single-family residential neighborhood. All of the dwellings on Antonelli Court, to the east and to the north of the subject site, are two-story structures, as are the dwellings along Byer Road and Willa Way to the south. The neighboring dwellings to the rear (west) of the parcel, on Halterman Avenue, are single-story; however, a two-story multiplex exists on the west side of Halterman Avenue directly across the street from the residence at the rear.

Zoning & General Plan Consistency

The subject property is a 8,494 square foot lot, located in the R-1-6 (Single-family residential, 6,000 square foot minimum) zone district, a designation which allows Residential uses. The proposed Accessory Dwelling Unit is a principal permitted use within the zone district and the project is consistent with the site's R-UL (Residential, Urban Low) General Plan designation. The proposed parking includes 3 offstreet spaces for the existing residence and one for the ADU, as required by the zoning ordinance.

Analysis

The existing dwelling has six windows, a sliding glass door and a single paned door facing the existing dwelling to the rear. A total of four new windows and a replacement window door are proposed for the ADU. On the second floor, two new windows are proposed – bathroom windows filled with obscure glass as required by the parent permit as amended. On the first floor, the existing paned access door would be replaced with a double-door with windows, and two windows would be added to either side of the double door. Although the ground floor windows face the existing building to the rear, their views of the neighboring dwelling to the rear would be screened by an existing 6-foot rear yard fence and the proposed addition of a row of Japanese privet shrubs that reach 10-12 feet in height. Therefore, the privacy impact of the proposed windows on the existing dwelling to the rear would be negligible. A moderate increase in pedestrian activity and recreational use of the rear yard is expected, typical of an ADU on any parcel as provided by the zoning ordinance and State law.

The 640 square-foot ADU would modify the ground floor of the existing residence by converting two existing storage rooms to a family room, kitchen and half-bath. On the second floor, a dormer will added to convert about 175 square feet of existing attic space to habitable area, with a hallway, an open-to-below area, and a bathroom. The total floor area of the combined residential structure will be increased by less than 175 square feet, as part of the existing attic counts as floor area. The existing garage will not be altered.

Environmental

The proposed project is exempt from further review under the California Environmental Quality Act under Sect. 15301 (Class 1) - Existing Facilities, minor modification of an existing single family dwelling.

APN: 02937113 Owner: Anderson

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP, and with all of the conditions of approval of permits 98-0564 and 00-0164, except as provided by the this proposed amendment. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number 161160, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By

Jerry Busch

Santa Cruz County Planning Department

701 Ocean Street, 4th Floor Santa Cruz CA 95060

Phone Number: (831) 454-3234

E-mail: jerry.busch@co.santa-cruz.ca.us

Report Reviewed By:

Steven Guiney, AICP Principal Planner Development Review

Santa Cruz County Planning Department

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

e - (are remem(e) which have been specified in this document.
Application Number: 161160 Assessor Parcel Number: 02937113 Project Location: 2326 Antonelli Court
Project Description: Proposal to construct a 2nd-story second unit. Requires an amendment to MLD 98-0564 to modify Exhibit A and to amend the conditions of approval to allow additional windows facing existing development.
Person or Agency Proposing Project: Bryan Martin
Contact Phone Number: (831)332-7074
 A The proposed activity is not a project under CEQA Guidelines Section 15378. B The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c). C Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment. D Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. X Categorical Exemption
Specify type: Class 1 - 15301. Existing Facilities
F. Reasons why the project is exempt:
Minor modification of an existing single family dwelling.
In addition, none of the conditions described in Section 15300.2 apply to this project. Date: 4-15-17 Jerry Busch, Project Planner

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for Residential uses and accessory dwelling units, and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed Accessory Dwelling Unit will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood. The privacy of adjoining neighbors will be maintained by obscure glass in two new 2nd-story windows, and by a 6-foot fence and privet hedge on the ground level.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the Accessory Dwelling Unit and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single-family residential, 6,000 square foot minimum) zone district as the primary use of the property will be one Accessory Dwelling Unit that meets all current site standards for the zone district. The dwelling will be consistent with the existing minor land division permit 98-0564 as amended by 00-0164, except for the new windows facing the rear and the modified floor plan to convert existing storage and attic space to an ADU. The proposed modifications are also consistent with the zoning district and will have a negligible impact on existing dwellings to the rear, consistent with the intent of the original minor land division approval.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed Residential use is consistent with the use and density requirements specified for the R-UL (Residential, Urban Low) land use designation in the County General Plan.

The proposed Accessory Dwelling Unit will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the Accessory Dwelling Unit will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed Accessory Dwelling Unit will be properly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed Accessory Dwelling Unit will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed Accessory Dwelling Unit is to be attached to an existing dwelling unit. The expected level of traffic generated by the proposed project is anticipated to one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed ADU would add a second-story dormer to an existing two-story dwelling located in a mixed neighborhood containing two-story dwellings to the north, east and south. The project would mitigate potential visual and use impacts on single story dwellings to the rear (west) by using obscure windows on the second story, and screening new windows and doors on the first story. The view of the proposed ADU from neighboring parcels to the rear will not be significantly altered, as the proposed dormer adds articulation and color to the existing sloped roof with composition shingles facing the rear. The proposed Accessory Dwelling Unit is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed Accessory Dwelling Unit modifies a minor land division approval (98-0564) that was subject to Design Review. The proposed exterior changes, a new dormer in an existing two-story house, and new windows on the first floor, will add articulation to the existing rear façade and only a minor effect on the building silhouette, which is already two stories above the garage. The proposed body and trim color and materials will match the existing dwelling and break up the mass of the lengthy roof plane and existing composition shingles of the existing second story. Landscaping is proposed to screen the addition and associated yard from the adjoining residence to the rear, and to protect privacy of both parcels. The proposed project will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit D: Plans dated 1-04-17

- I. This permit authorizes a remodel / addition to an existing single family dwelling to establish an Accessory Dwelling Unit, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for any off-site work performed in the County road right-of-way.
 - D. Submit a Will Serve Letter from the City of Santa Cruz Water Department with the Building Permit application.
 - E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 - 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 - 2. One elevation shall indicate the following:

- a. Materials and colors to match existing structure.
- b. Obscure glass in bathroom windows.
- 3. Landscape planting plan and irrigation plan for required landscaping.
- 4. Drainage and erosion control plans.
- 5. Detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure and interior modified wall and floor assemblies. Maximum height is 28 feet, two stories.
- 6. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- B. Meet all requirements of and pay any applicable Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on any net increase in impervious area.
- C. Meet all requirements of the City of Santa Cruz Water Dept.
- D. Meet all requirements of the Santa Cruz County Sanitation District, including, but not necessarily limited to, obtain a separate connection permit directly from the Sanitation District and pay a separate connection fee (\$3,000, cash or check) directly to the Sanitation District prior to issuance of any building or demolition permit.
- E. Meet all requirements of the Environmental Planning section of the Planning Department.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- H. Pay any applicable fees for Roadside and Transportation improvements for 1 bedroom.
- I. Pay the current Affordable Housing Impact Fee. The fees apply to ADUs and are based on unit size; the current fee for a dwelling up to 2,000 square feet is \$2 per square foot. The proposed ADU represents 486 square feet of new habitable area, and 154 square feet incorporated from existing habitable area.

- J. Provide required off-street parking for four cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- L. Complete and record a Declaration of Restriction to construct an Accessory Dwelling Unit. You may not alter the wording of this declaration. Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. The conditions of approval for permits 98-0564 and permit 00-0164 remain effective except as modified by this permit 161160.
- B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development

Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. <u>Settlement</u>. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. <u>Successors Bound</u>. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit(s) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date:	-
Effective Date:	
Expiration Date:	

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

VICINITY MAP

STREET VIEW

PROJECT

4.30' clearance will be maintained witnow-combustible vegetation structures

All requirements of the single-family guide ere to be met.

Breet address to be posted and maintained with a minimum of 4" numbers height and of a color contrasting to their background and visible from street

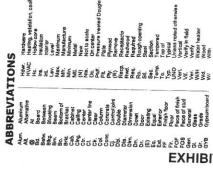
Roof coverings to be no loss then class "A" rated roof.

opposition of the property and a property of the property and stainways shall be oppositely forces, we are soften a good for regardes or loss shall be solved the strong objection. The property of the property of the property of the stay of staff or the property of th

The building is currently protected by an approxed streamate fire sprinkler syste complying with the currently adopted edition of NFPA, 130 and distates 35 of California building tools and adopted standards of the authority having jurisdictiv

und fire protection system working drawing must be prepared by the segrec'resisier. Jurrent residence is equipped with an automatic fire sprinkler system.

Carbon monoxida system atem locations: Ottatio of each separata dwelling um steoping area in the inmodals vicinity o bedrooms. On every level of a dwelling unit including besements.



GENERAL NOTES

This project shall compy with the kinst adilion of the California building code, other national, state or local godes or agencies with jurisdiction.

Proposed new two story 640sf accessory dwelling unit within the footprint of an existing single family home. 1 badroom plus 1 and 12 baths.

SCOPE OF WORK

The general contractor shall purchase and maintain adequate frautance as will protect him or har from claims under workers compensation and general lability including personnel hybry and property damage. These drawings are an instrument of service and are the property of the designer. They may not be reproduced or alsred without his permission.

Subcontractors shall supply varification of workers compensation covering there workers, and comprehensive general lability.

The contractor shall maintain adequate protection of his or her work and shall protect the owner's property from injury or bas. He or she shall repair any such demage promptly and at no additional cost to the owner. The contractor shall provide and maintain santary facilities for the curation of the work.

Basides general broom cleaning, the contractor shat do the following cleaning at the compelion of the work. Clean at new gass, remove all dust, dirt, paint, fingesprints, etc. Fromwells, cellings, findures, and appliances.

During progress of the work, the owner or owner's responsessensitive may impact progress and dusting of the work to defermine in general if the work processing it accordants with the contract Cochment. The contraction contraction contraction of the work has peculose and sivel require the same degree of cooperation for form all subcorparations.

The contractor, upon competion of his work, shalf (unlish owner with maintenance, operating manuals and instructions for all appliances and findure.

The cartractor shall gutrantee all his or her work for a period of one year when the notice of completion is filed. All work and malerials shall be feft in perfect working order upon the completion of work.

The contractor shall verify at dimensions, savations and conditions prior to preying construction. The designer and owner shall be notified immediately for discreancies. Should the contentor find discrepancies in or omissions from the drawings o specifications, or have questions as to their meaning, he or she shaf at once notify designer.

Lot size: 8,494 st (E) two story single family residence 2,925sf (yr. bullt 2001)

(N) covered porch 25sf (N) ADU:

Noverfloor 363sf Manufloor 277sf Total ADU 640sf

TYPE OF CONSTRUCTION: (VB) OCCUPANCY GROUP (R-3/J)

Submission of a bid shall be conclusive evidence that the centractor has examined the documents, found them adequate for the proper completion the work, has visited the site, and is thoroughly familiar with all field condit

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA BUILDING STAND
2016 CALIFORNIA GREEN BUILDING STAND
2016 CALIFORNIA GREEN BUILDING STAND

(N) post project impaintous surface area (pavemen and buildings) 4858af (also coverage 58%) (E) FAR 40% (total) 4,285af staira 458af settic -171sf and garage -466f a 3,571sf) (E) Impendous surface area (pavement and buildings) 4857ef (elte coverage 57%)

(E) Building site coverage 2,307sf (27%) (N) Building site coverage 2,332sf (27%)

Parking provided: Two covered, and three incovered.

BACKYARD VIEW

omdesignbuild.com



DESIGNBUILD

215 Caledonia Stret, Santa Cruz, Ca. 95052 bryan@bmdeelgrbuid.com 831,332,7074

LOCATION OF PROPOSED BUILDING MODIFICATIONS

PROJECT CONTACTS:

BRYAN MARTIN DESIGN BUILD 215 Caledonia Street, 8arta Cruz, Ca. 55062 831 332,7074 bryan@bmdesignkulid.com

Lance and Kendra Anderson 2326 Antonelli Ct. Sarta Cruz, Ca. 95062 831-479-8231 831-234-5156

OWNER:

DEFERRED SUBMITTALS
Structural and engineering drawings.
Nechanical drawings.

Title 24 energy. Fire sprinkler drawings / calculations.

WAGGONER STRUCTURAL DESIGN PO Box 1281

Bryan Martin Lic.#499434

SPECIAL INSPECTIONS REQUIRED

SYMBOLS

AREA CALCULATIONS

PROJECT ADDRESS: 2326 Antonelli Ct. Sents Cruz, Cs.

APN: 029-371-13 ZONNING: R-1-5

PROJECT DATA /



SECTION (drawing number, pg number)

REVISION

SHEET INDEX

STANLEY ENERGY SOLUTIONS PO Bax 4672 El Monte, Ce. 81734 826-852-8099 stanleyenergysolution Santa Cruz, Ca. 85081-1261 Ph/Fex 831.423.2226

NORTH UN.O.

Davelopment permit application Development permit applications, Rev-1

Scale as noted (Half scale when printed at super B 13"X19")

COVER SHEET

ALL DRAWINGS AND WRITTEN MATERIAL
PREMAUNG HEIGHT CONSTITUE OUGINAL, AND
UNDBLISHED WORK OF THE DESIGNER, AND MAY
NOT BE DUBLICATED, USED, OR DISCLOSED
WITHOUT WRITTEN CONSENT OF BRYAN MARTIN
DESIGN BUILD.

These plans and all work to be in compliance with 2013 California building and fire codes.

The designer/installer shall submit thee (3) sets of plane and calculations for the modifications and additions to the overhead residential submissibilities benefits a submissibilities benefits the benefits of the propor

EXHIBIT D



B R Y A N M A R T I N
DESIGNBULL

215 California Blant, Barria Cut. 68 8682

byan@contemporation 831,332,7014

344

OWNER: Lance and Kendra Anderson 2326 Artonell Ct. Santa Cruz, Ca. 95062 831-479-9231 831-234-5156

PROJECT CONTACTS:

WAGGONER STRUCTURAL DESIGN PO Box 1261 Santa Chz, Cs. 85061-1261 PhFex 831 A23,2225 STANLEY ENERGY SOLUTIONS PO Box 4672 El Monte, Ca. 81724 828-552-8098 stariey on stype Udova @gmall.com Bryan Martin Lic.#499434

SECOND FLOOR

SHEET INDEX

2222222

Potage

NORTH U.R.O. 12.12.16 01.04.17

Sound Season

Issue: Development permit application Devalopment permit applications, Rev-1

Scale as noted (Half scale when printed at scar B 137X197)

EXISTING FLOOR PLAN

147-11

ALL DAAWINGS AND WRITTEN MATERIAL, PREPARANGH EITHEN CONSCITUTE ORGIGINA, AND UNPUBLISHED WORK OF THE DESIGNER AND MAN NOT BE DUBLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF BRYAN MARTIN DESIGN BUILD.

GROUND FLOOR

Uning Auga

1000

1000 0 0 1 Θ 0 21 52 Θ 1 ON THE **EXISTING**



PROJECT SITE VIEW

SITE DRAINAGE NOTES

ROOF DRAINAGE: DOWNSPOUTS SHOULD DISCHARGE DHTO SPLASH BLOCKS IN LANDSCAPED AREA DRANADE AROUND BURLDING: FINAL GRADED GROUND BLOPES BHOULD BE AW FROM THE PROPOSED STRUCTURE TO PREVENT PONDING OF WATER NEAR THE POUNDATIONS.

THE FINAL GROUND BURFACES SHOULD SLOPE 5% AWAY PERPENDICLILAR TO ALL BUILDINGS EXTERIO! WALLS FOR A HORIZONTAL DISTANCE OF 10"

SITE PLAN LEGEND

HARDSCAPE / DRIVEWAY PLANTED AREA ***

PROPERTYLINE --- P.K ----

DESIGN**BUILD**

215 Caledonia Street, Barta Cruz, Ca. 95052 bryan@bmdesignbuld.com 831.332.7074

SETBACKLINE

PERMEABLE PAVING

DOWNSPOUT & DIRECTION 0.8.

aceae) TO BE USED FOR SCREENING BETWEEN

Lance and Kendra Anderson 2328 Antonell Ct. Senta Ct.uz, ca. 95062 831-479-9221 831-234-5156

OWNER:

LINGUSTRUM (Obscobe) (Japonicum) TO BE USED FOR BCREENING BETWEEN HOFERTHEN HOPERTHEN PROPERTIES OF BOARD WAX but Index (10-12' tal 6:8' Wide, Ensient plant for Inequal or screens, Moderate watering.

PROJECT CONTACTS:

BRYAN MARTIN DESIGN BULD 216 Caledonia Street, Sera Cruz, Ca. 85062 831.3327.074 bryan@bridesignbuld.com

Bryan Martin Llc.#499434

WAGGONER STRUCTURAL DESIGN PO Box 1281 Saris Cnz, Cs. 95051-1281 Ph/Fex 631,423,225

REMOVE EXISTING CONCRETE NEW 8'TALL WODD FENCE (match existing)

1

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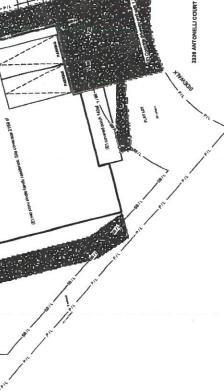
NEW CONCRETE PATIO NEW COVERED PORCH

STANLEY ENERGY SOLUTIONS PO Box 4872 El Monto, Ca. 81734 626-552-9099 stanleyornergysolution@gmalcom

SHEET INDEX

A864324

ACT STATE OF STATE OF



EXISTING & PROPOSED ARCHITECTURAL SITE PLAN



NORTH U.O.

Development permit application Cevelopment permit applications, Rav-1 12.12.16 01.04.17

Scale as noted (Half scale when pinted at super B 13'X19")

SITE PLAN

EXHIBIT D

FOUR PHOTOS ABOVE WERE TAKEN FROM PROPOSED ADU ENTRY.

LOOKING NORTH / WEST

actor shall werify rough opening prior to ordering and prior to sfort, which owere & manufleating, with other flashing materials actor shall use copper headfleshing with other flashing materials becoming to provide a weather. Egit project. actor shall werify compliance with Title & energy forms, agress

codes, & tempered galaxy codes, just to colored year.

Each stepping room self tawe one (1) agrees window. Marinum
requirement, 5. at 81 topen also sens, 24° Cleance or minimum helpt, 2
dearance minimum wide, bottom of the clear opening for memogracy
assigns and results of the color opening for memogracy
assigns and results one opening an or gaparite and "A" F.F. CRC \$210,
opening directly into a public openie, laby, court, or year discults village.

he following shall be considered hazardous locations and provided

and parties in a self parties. As a self parties is a self parties in a self parties. As a self parties in a self parties in the self parties in the self parties in a self parties in the self parties in a self parties in self-and self-an

Mounty conditions and an inchividual pane greater than 9 s.t.
H. Exposed terms of an inchividual pane greater than 9 s.t.
J. Exposed bottom redge least ben in 8 above the floor
J. Exposed to sedge greater than 35 above the floor
C. One or more welling surfaces within 35 incorporately of the pane of the

Loubing in railings regardees of height above the weking auritoce.

Catalogue and a training and a proper control of the contr

DOOR NOTES:

dor shall use copper head flashing with other flashing materi th techniques to provide a weather light project at entrance of dor shall verify compliance with title 24 energy forms prior to ractor shall verify openings prior to ordering and prior to o owner and manufacture.

ordering.
Contrador shall varify compliance with egress prior to ordering.
Contrador shall varify wall thickness for unit depth requirement

state shall verify make and model type, operation, direction, refer, finish, threashold, size, etc. prior to ordering. eric doors shall be fully weather stripped and type to be verify

See elevations for light configurations. All doors with glazing shall be tempered glazing.

Marker doors onto deade / porches shall be provided with landings.
With or each leading allow the ble less than the door served.
With order shall have a minimum dimension of 38 inches measured of effection of the sea, Exterior innoffing are permitted in have a or of exceeding 1/4 unit vertical in 12 units horizontal (2%), (CRC, 5851.3).

B. Exterior landings at the required agress door shall not be more the 1-12 brines lower them in the top of the threshold for the outswinging door and more than 7-244 inches below the top of the breshold for I inswinging door. (CRC Sec.R311.3.1).

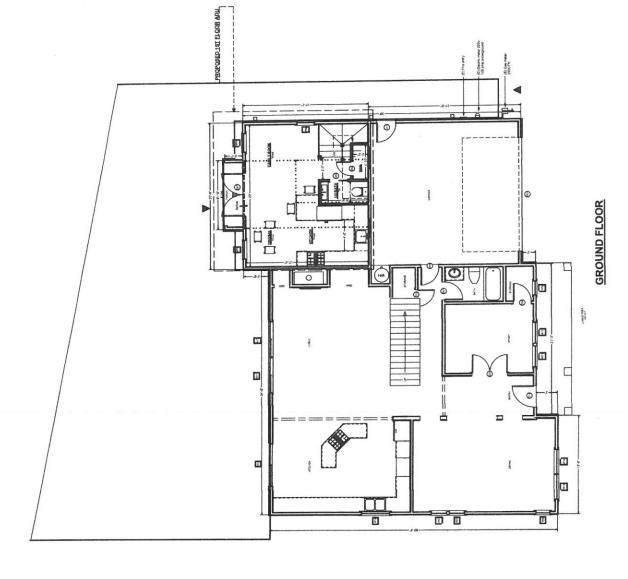
RESIDENTIAL STAIRWAY AND HANDRAIL

the mealing of stages shall be 7.34° and 4° minimum. The minimum read eachen 1003.3. He helps, needed above the stafe tread needing, shall be light, needed above the stafe tread needing, shall be light, not less than 34° and not more than 38° per CBC Section.

Whenevery self-are loss than 37° in date width at all points of the premitted foredding leading to the premitted foredding leading of before the required heading with self-are loss of the self-are l

kine. The walkine across whider treads shall be concentric to the ord direction of trave forward pit has man closufed 12 from the side or the winders are narrows. The 12 dimension shall be measures the winders point of other size wild by the winding strates of the effect winders are adjacent which he fight the point of the widest of state width of the objector winders shall be used. R311.73.

EXHIBIT D



DESIGNBUILD 215 Caledonia Street, Santa Cruz, Ce. 95062 bryan@bmdesignbuild.com 831.332.7074

OWNER:

PROJECT CONTACTS: Lance and Kendra Anderson 2326 Artonelli Ct. Santa Cruz, Ca. 95062 831-479-9321 831-234-5156

BRYAN MARTIN DESIGN BUILD 215 Caledona Street, Sarta Cruz, Ca. 95082 831.332,7074 bryan@bmdesignbulld.com

WAGGONER STRUCTURAL DESIGN PO Box 1261 Santa Cruz, Ca. 95061-1261 PNF ex 831.423.2225 Bryan Martin Lic.#499434

STANLEY ENERGY SOLUTIONS PO Box 4872 El Monte, Ca. 81734 828-552-8099 stanleyenergysolutions@gmall.com

SHEET INDEX

WALL LEGEND

(E) wall
To be removed C = = = = Altered

Date:

NORTH U.P.O.

Scale as noted (Helf scale when printed at super B 13"X19")

Development permit application Development permit applications. Rev-

FLOOR PLAN

ALL DRAWINGS AND WRITTEN MATERIAL AND PREABAING HERBY CONSTITUTE ORIGINAL AND WITH DESIGNER AND MY ONT BE DUBLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF BRYAN MARTIN DESIGN BUILD.



DESIGNBUILD

215 Caledonia Street, Santa Cruz, Ca. 95052 bryan@bmdesignbuikt.com 831:332.7074

OWNER: Lance and Kendra Anderson 2326 Antonelli Ct. Sarta Cruz, Ca. 95062 831-479-9321 831-234-5156

PROPOSED 2ND FLOOR ADU

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PROJECT CONTACTS:

BRYAN MARTIN DESIGN BUILD 215 Caledonia Street, Sarta Cru, Ca. 85662 831.332,7074 bryan@brndesignbuild.com

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Bryan Martin Lic.#499434

WAGGONER STRUCTURAL DESIGN PO Box 1281 Sarta Cruz, Ca. 95061-1281 PhFax 831-423.225

STANLEY ENERGY SOLUTIONS PO Box 4672 El Monte, Ca. 91734 928-552-9099 stanleyenergysoktions@gmall.com

SHEET INDEX

WALL LEGEND
(N) Wall
(E) well
To be removed CEEE

NORTH U.n.o.

Development permit application Development permit applications. Rev-

Date: 12.12.16 01.04.17

Scale as noted (Half scale when printed at super B 13°X19°)
FLOOR PLAN

SECOND FLOOR

DESIGN**BUILD** 215 Caledonia Street, Santa Cruz, Ca. 95052 bryan@bmdesignbuid.com 831;332,7074

EXISTING WEST VIEW

OWNER:

Lance and Kendra Anderson 2326 Artonelll Ct. Sarta Cruz, Ca. 95062 831-479-9321 831-234-5156

<u>(i)</u>

PROJECT CONTACTS: BRYAN MARTIN DESIGN BUILD 216 Caledonia Street, Sarta Cru, Ce. 95062 831.332,7074 bryan@bridesignbulld.com

> (E) (E)

Bryan Martin Lic.#499434

WAGGONER STRUCTURAL DESIGN PO Box 1281 Sants Cruz, Cs. 95081-1261 PhFax 831.423.225

STANLEY ENERGY SOLUTIONS PO Box 4872 El Monte, Ca. 91734 628-552-8089

SHEET INDEX

(N) dormer. Stuco

(E) window.

NORTH U.N.O. Date: 12.12.16 01.04.17 (N) covered porch

(N) window.

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NORTH

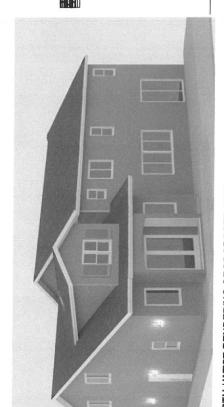
Development permit application Development permit applications. Rev-1

Scale as noted (Half scale when printed at super B 13"X19") ELEVATIONS

ALL DRAWINGS AND WRITTEN MATERIAL PREPAING, HERN CONSTITTE DRIGHAL AN UNPUBLISHED WORK OF THE DESIGNER AND THE DESIGNER AND THE DESIGNER AND THE DUBLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF BRYAN MAD DESIGN BUILD.

(E) (E) (E) (E) 1 WEST Match (E) exterior paint colors. *Use low / no voc paints. (N) Wood shutters. Match (E) at front of house. Autition - (N) Fixed skylights

PROPOSED LOCATION OF (N) DORMER AND ADU ENTRY



NORTH / WEST RENDERING OF PROPOSED ADU



B R Y A N M A R T I N
DESIGNBUILD
215 Calebrain Strest Sarte Cuz. Ca. 8502
byon@brudes-public com. 831,332,7074

OWNER: Lance and Kendra Anderson 2326 Antonelli Ct. Santa Cruz, Ca. 95062 831-479-9321 831-234-5156

PROJECT CONTACTS:

BRYAN MARTIN DESIGN BUILD 215 Caledonia Street, Sans Cruz, Ca. 95062 83, 332.7074 bryan@bndesignbuld.com

WAGGONER STRUCTURAL DESIGN PD Box 1261 Serta Cruz, Ce. 95061-1281 PhFax 831.423.225 Bryan Martin Lic.#499434

STANLEY ENERGY SOLUTIONS PO Box 4672 El Monte, Ca. 91734 626-562-8098 stanleyenergysokutora@gmall.com

SHEET INDEX

NORTH U.n.o.

Issue:
Development permit application
Development permit applications. Rev-1

12.12.16 01.04.17

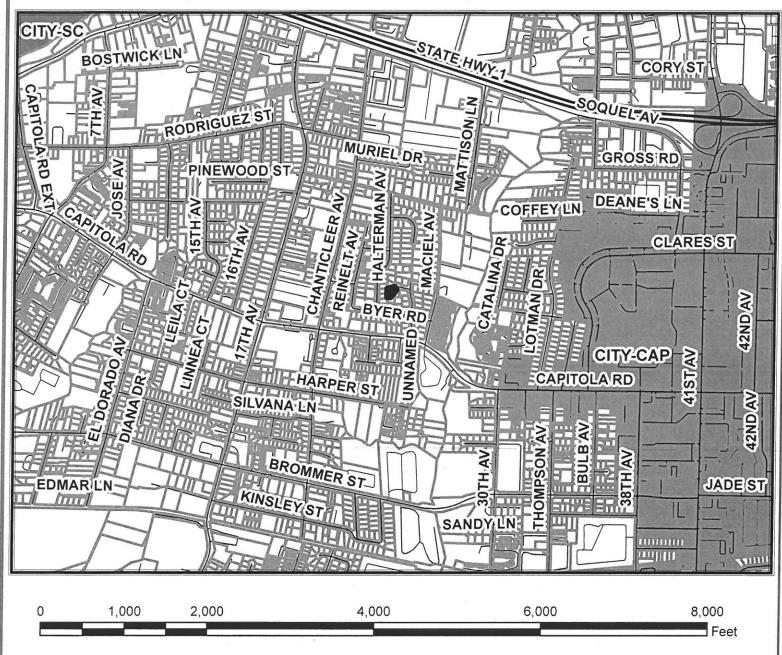
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RENDERING
NTS

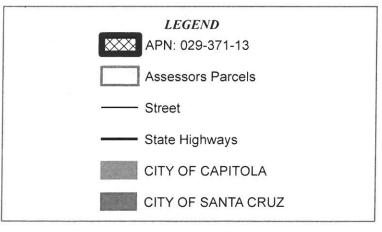
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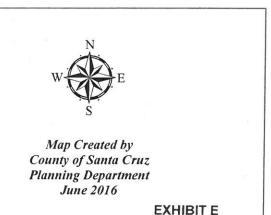
PROPOSED ADU



Vicinity Map









Location Map



LEGEND Feet

APN: 029-371-13

Assessors Parcels

Street

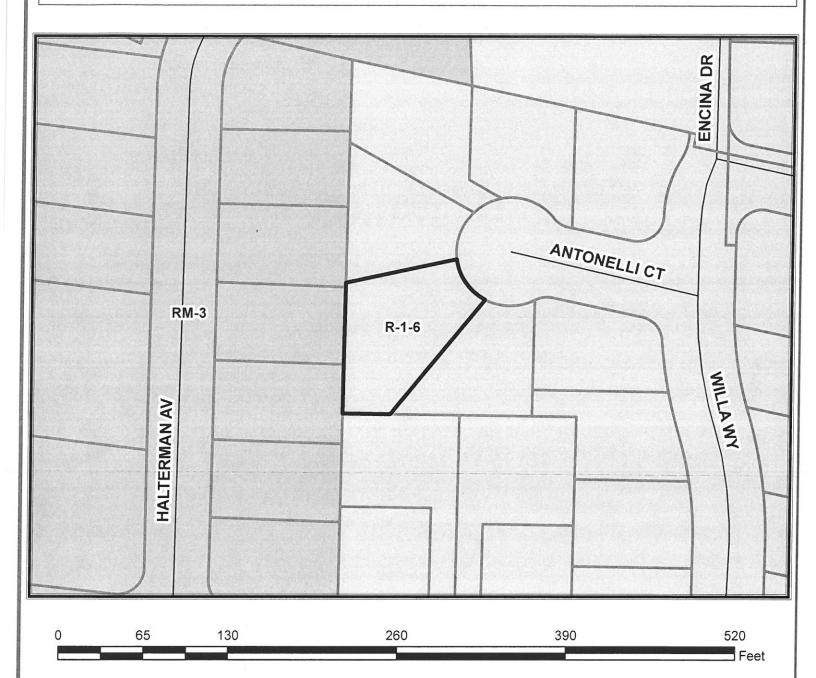


Map Created by County of Santa Cruz Planning Department June 2016

EXHIBIT E



Zoning Map



LEGEND

APN: 029-371-13

Assessors Parcels

Street

RESIDENTIAL-SINGLE FAMILY

RESIDENTIAL-MULTI FAMILY

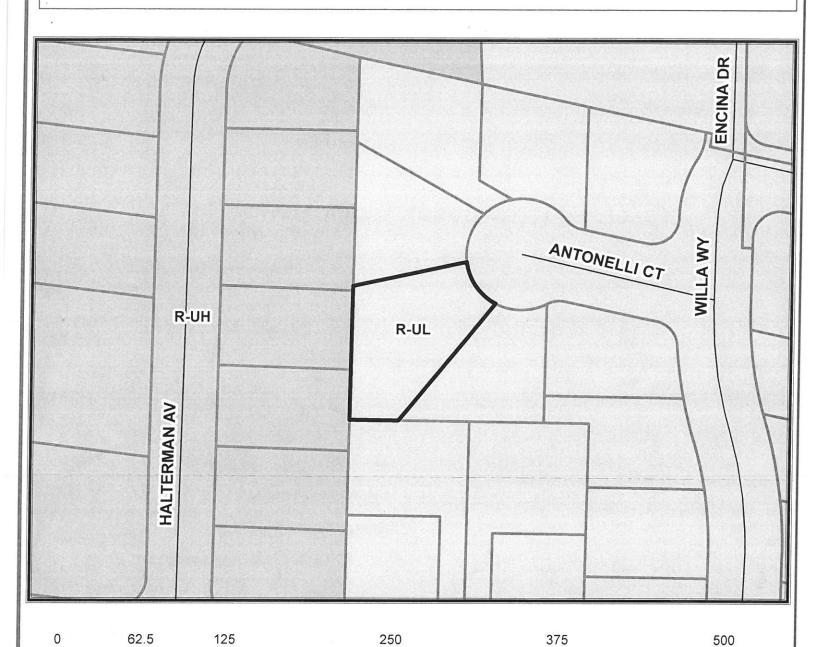


Map Created by County of Santa Cruz Planning Department June 2016

EXHIBIT E



General Plan Designation Map



LEGEND
APN: 029-371-13
Assessors Parcels
—— Street

Residential - Urban Low Density

Residential - Urban High Density



Map Created by County of Santa Cruz Planning Department June 2016

EXHIBIT E

Feet



Bryan Martin

bryan.bmdb@gmail.com>

Neighborhood meeting results

1 message

Lance Anderson <santacruzlance@me.com>
To: Bryan & Patty Martin <bryan@bmdesignbuild.com>

Thu, Jan 26, 2017 at 1:48 PM

Hi Bryan,

The results of the neighborhood meeting held last night at 7pm on January 25, 2017 was that one neighborhood couple showed up. Their names and address: Jacques and Yvette Lasserre of 1791 Willa Way, SC 95062.

We've had some other neighborhood support as well, having been discussed with the following neighbors in recent weeks. Their support for the project has been expressed. Their names/addresses are:

Chris and Laurie Karwick-1810 Willa Way, SC 95062

Jasmines Roseman-2330 Antonelli Ct, SC 95062

Miguel and Lori Valencia, 1805 Willa Way, SC 95062

Alma Donato (on the mailing list of nearby properties provided by SC County)-her mailing address of 515 Monterey Ave, Capitola CA 95010

Attached is the list of neighborhood properties and associated property owners or renters which was provided by Austin Robey, contact info below. All of them were mailed a copy of the ADU plan with explanation of design.

Austin Robey GIS Analyst II County of Santa Cruz, California austin.robey@santacruzcounty.us (831) 454-3126

Thank you,

Lance & Kendra Anderson 2326 Antonelli Ct, SC 95062 831-234-5156

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MailList.pdf

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029-07-1 13

Jerry

To: All property owners/tenants located near 2326 Antonelli Court, Santa Cruz CA 95062

From: Lance and Kendra Anderson
Property Owners
2326 Antonelli Court, Santa Cruz CA 95062

We are holding a neighborhood meeting at our house (property address above) on Wednesday, January 25 2017 at 7pm to solicit any questions or concerns about our plans for remodeling our home to accommodate what the County defines as an Additional Dwelling Unit (ADU).

We have submitted plans to the County for the ADU at our house/property and invite you to come see all the details. Our building contractor will be present at the meeting to help answer any questions about the project. The proposed addition will not alter the footprint of our existing house and will mostly involve moving existing interior walls, plumbing, and electrical. The house will appear the same from the front of the house, ie nothing in the front will change at all.

On the backside we will be converting some of our upstairs attic area to a dormer resulting in a small outside structure on the second floor facing our backyard. This dormer will be a bathroom which will have two frosted windows to ensure privacy for our backside neighbors. Also ensuring privacy will be the planting of foliage along our back fence tall enough to block line of sight from bathroom to neighborhood backyard.

On the ground level, in the backyard, will be the ADU entrance consisting of a set of French doors, with a additional windows on both sides of the French doors. A small overhead protective porch will provide some cover for the French door entrance.

We are "empty nesters" and have have been renting several of our 5 bedrooms to a very nice Mother and her daughter for over 3 years with no impact on our neighbors. Our intent is to make the current arrangement more comfortable for them with no additional impact upon our neighbors.

Please see enclosed diagram. Note that the yellow highlighted areas indicate the addition to the outside of our house.

Respectfully,

Lance & Kendra Anderson 2326 Antonelli Court Santa Cruz, CA 95062 831-234-5156



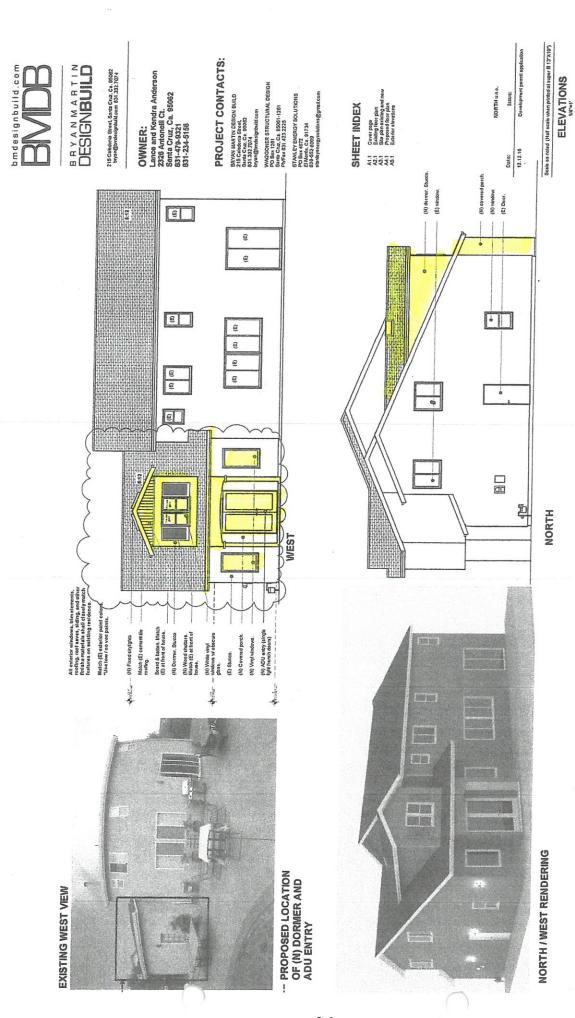
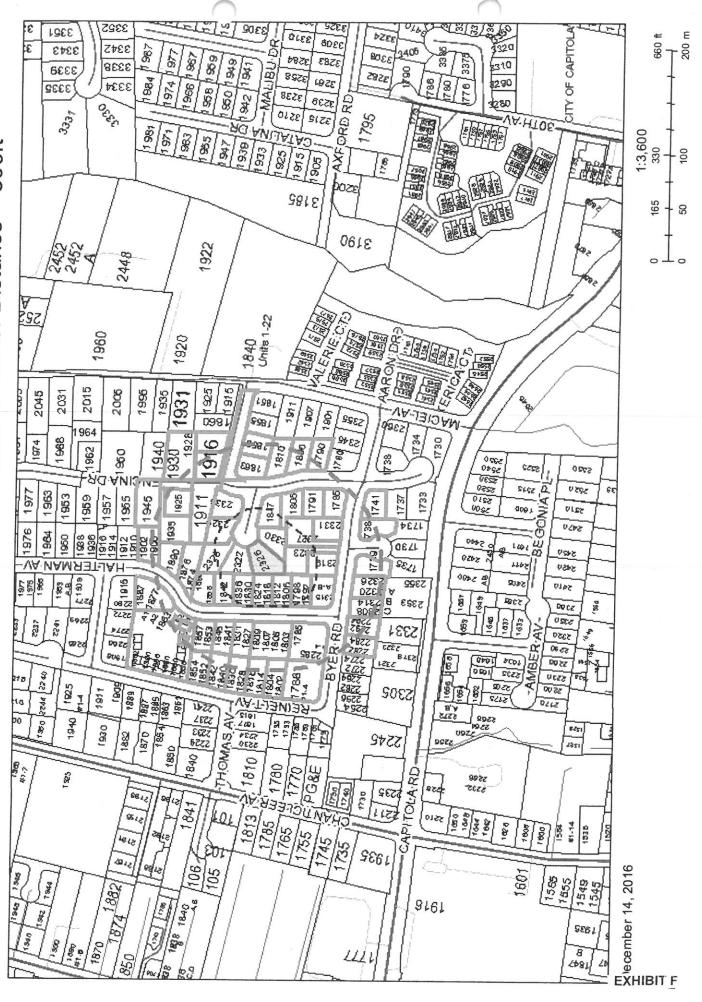


EXHIBIT F

300ft 2326 Antonelli Ct Buffer Distance= Mail List Map for Address:



02909512 OO LOGAN MARIE LOUISE 1842 HALTERMAN AVE SANTA CRUZ, CA 95062

02909417 OO MARTINEZ RAMON M/M SS 1852 REINELT AVE SANTA CRUZ, CA 95062

02909528 OO BENNETT MICHAEL L H/W CP RS ETAL 1935 ENCINA DR SANTA CRUZ, CA 95062

02911138 OO TAM ANN M 2284 BYER RD SANTA CRUZ, CA 95062

02909413 OO KENDALL LANCE V TRUSTEE 1804 REINELT AVE SANTA CRUZ, CA 95062

02935109 OO PEREZ CELINA R & AGUSTIN M W/H JT 2327 BYER RD SANTA CRUZ, CA 95062

02935108 OO MINYARD ADAM & SHANNON H/W JT 2323 BYER RD SANTA CRUZ, CA 95062

02935107 OO NAJERA ALICIA 2331 BYER RD SANTA CRUZ, CA 95062

02940108 OO MC CAULEY CHRIS H/W JT ETAL 1859 ENCINA DR SANTA CRUZ, CA 95062

02937114 OO KARSAN DHARMESH & JAYMINI 2322 ANTONELLI CT SANTA CRUZ, CA 95062 02937116 OO WONG CHRISTOPHER H/W CP ETAL 2329 ANTONELLI CT SANTA CRUZ, CA 95062

02935104 OO WILCOX DARLENE A U/W 1739 BYER CT SANTA CRUZ, CA 95062

02937107 OO DI BENEDETTO JERRY & KATHY H/W JT 1741 WILLA WAY SANTA CRUZ, CA 95062

02937110 OO VALENCIA MIGUEL & LONI H/W JT 1805 WILLA WAY SANTA CRUZ, CA 95062

02937111 OO MOORE SAMUEL & LAURA H/W CP RS 1817 WILLA WAY SANTA CRUZ, CA 95062

02940104 OO FROSHMAN JEFFREY S & MERLE F 1790 WILLA WAY SANTA CRUZ, CA 95062

02940106 OO KARWICK CHRISTOPHER A H/W CP RS ETAL 1810 WILLA WAY SANTA CRUZ, CA 95062

02937117 OO LEUNG PAUL & SUE H/W CP 2333 ANTONELLI CT SANTA CRUZ, CA 95062

02937112 OO ROSEMAN SCOTT MICHAEL 2330 ANTONELLI CT SANTA CRUZ, CA 95062

02937108 OO FUNG KWOKCHIU H/W CP RS ETAL 1785 WILLA WAY SANTA CRUZ, CA 95062 02940105 OO KELLEHER PATRICK C & DEBBIE D H/W CP 1800 WILLA WAY SANTA CRUZ, CA 95062

02940107 OO COBO DANY X & MARCI S H/W CP RS 1863 ENCINA DR SANTA CRUZ, CA 95062

02937109 OO LASSERRE JACQUES R TRUSTEE ETAL 1791 WILLA WAY SANTA CRUZ, CA 95062

02909615 OO NATHE ALAYNA M 1916 ENCINA DR SANTA CRUZ, CA 95062

02909407 AO DONATINI MARY M TRUSTEE ETAL 250 PETREY LN APTOS, CA 95003

02909416 AO GOUW ANTHONY TRUSTEE P O BOX 67133 SCOTTS VALLEY, CA 95067

02909415 AO MC NULTY JOHN W & MONICA H/W CP RS P O BOX 1002 SOQUEL, CA 95073

02909526 AO THOITS FRED & DIANA CO-TRUSTEES ETAL 235 14TH AVE SANTA CRUZ, CA 95062

02909508 AO TILUS REINO & BONNIE TRUSTEES 10 OLD COACH RD SCOTTS VALLEY, CA 95066

02909509 AO MATHIS DYANA 1585 WEDGEWOOD DR HILLSBOROUGH, CA 94010 02909510 AO SAFARI AHMAD H/W JT ETAL 105-D POST OFFICE DR APTOS, CA 95003

02909511 AO CLEMENTS JOHN Z M/M SS 160 DE ANZA CT SOQUEL, CA 95073

02911139 AO VERUTTI MICHAEL W TRUSTEE ETAL 10123 HWY 9 BEN LOMOND, CA 95005

02935106 AO AULT KARUNA K 161 ROBLES DR SANTA CRUZ, CA 95060

02927107 AO DONATO MARIA F TRUSTEE 515 MONTEREY AVE CAPITOLA, CA 95010

02909414 AO CRHB LLC 934 ESCONDIDO CT ALAMO, CA 94507

02911140 AO GARDELLA KENNETH M SUCCESSOR TRUSTEE P O BOX 664 LINDEN, CA 95236

02909421 AO RING RALPH W & DOROTHEA J ETAL JT 5171 WESTON WAY GRANITE BAY, CA 95746

02909408 AO SMITH LESLIE D TRUSTEE ETAL 1830 15TH AVE SANTA CRUZ, CA 95062

02937115 AO NARAN ANIL P & NILA A TRUSTEES 210 2ND ST SANTA CRUZ, CA 95060 02909507 AO DEWITT PATRICK G 2315 BYER RD B SANTA CRUZ, CA 95062

02927106 AO SMITH PATRICIA J TRUSTEE P O BOX 516 BEN LOMOND, CA 95005

02909515 AO BARTLETT CHRISTOPHER S/M AS JT ETAL P O BOX 5 SOQUEL, CA 95073

02909412 AO WONG TSUP CHIN & MAMIE TRUSTEES 579 ARLENE DR WATSONVILLE, CA 95076

02937113 AO ANDERSON KENDRA & LANCE W/H CP RS 1840 41ST AVE 102 CAPITOLA, CA 95010

02909404 AO WELLS FARGO BANK NA SUCCESSOR TRUSTE P O BOX 13519 ARLINGTON, TX 76094

02935105 AO VASCONI PETER C & JUDY G 3713 COTTONWOOD DR CONCORD, CA 94519

02909514 AO SHERIDAN DANIEL B TRUSTEE 2060 E AVENIDA DE LOS ARBOLES D311 THOUSAND OAKS, CA 91362

02909411 AO RAY JAMES W 3405 MISSION DR SANTA CRUZ, CA 95065

02922114 AO OWNERS OF OLIVE BRANCH GARDEN TR 659 1240 DIANA DR SANTA CRUZ, CA 95062 02909406 AO MORICONI DAVID P & CHRISTINE D H/W C 9415 MNZANITA AVE BEN LOMOND, CA 95005

02909505 AO PALMADESSA STEVEN R TRUSTEES P O BOX 66888 SCOTTS VALLEY, CA 95067

02909610 AO DITZ GEORGE A III TRUSTEE 170 PIONEER RD WATSONVILLE, CA 95076

02940115 AO CAPITOLA GARDENS II LLC 4444 SCOTTS VALLEY DR 7B SCOTTS VALLEY, CA 95066

02922101 AO KLAUS ALISA U/W 1863 HALTERMAN E2 SANTA CRUZ, CA 95062

02922102 AO CHAMBERLIN MICHELE S/W 1863 HALTERMAN AVE E1 SANTA CRUZ, CA 95062

02922103 AO LEARY PATRICIA U/W 1863 HALTERMAN AVE D3 SANTA CRUZ, CA 95062

02909508 1R Resident 1798 HALTERMAN AVE SANTA CRUZ, CA 95062

02909508 1R Resident 1792 HALTERMAN AVE SANTA CRUZ, CA 95062

02909509 1R Resident 1812 HALTERMAN AVE SANTA CRUZ, CA 95062 02909509 1R Resident 1806 HALTERMAN AVE SANTA CRUZ, CA 95062

02909510 1R Resident 1824 HALTERMAN AVE SANTA CRUZ, CA 95062

02909510 1R Resident 1818 HALTERMAN AVE SANTA CRUZ, CA 95062

02909511 1R Resident 1836 HALTERMAN AVE SANTA CRUZ, CA 95062

02909511 1R Resident 1830 HALTERMAN AVE SANTA CRUZ, CA 95062-1903

02935106 1R Resident 2319 BYER RD SANTA CRUZ, CA 95062

02937115 1R Resident 2325 ANTONELLI CT SANTA CRUZ, CA 95062

02909507 1R Resident 2315 BYER RD #B SANTA CRUZ, CA 95062

02909507 1R Resident 2315 BYER RD #A SANTA CRUZ, CA 95062

02937113 1R Resident 2326 ANTONELLI CT SANTA CRUZ, CA 95062