



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.

Supervisory 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) | D. Project plans |
| B. Findings | E. Assessor's, Location, Zoning and General Plan Maps |
| C. Conditions | F. Comments & Correspondence |

Parcel Information

Parcel Size:	8,494
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Single family residential
Project Access:	Subdivision street, privately maintained (Antonelli Court)
Planning Area:	Live Oak
Land Use Designation:	R-UL (Residential, Urban Low)
Zone District:	R-1-6 (Single-family residential, 6,000 sq.ft. minimum)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

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:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<u> x </u> Inside <u> </u> Outside
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	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.

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: _____

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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.

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

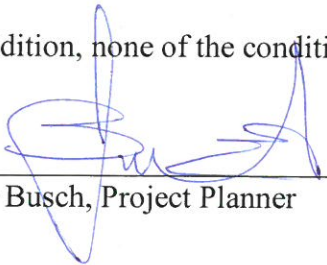
- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **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.



Jerry Busch, Project Planner

Date: 6-15-17

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, its 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. Settlement. 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. Successors Bound. "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: _____

Application #: 161160
APN: 02937113
Owner: Anderson

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.

OWNER:

Lance and Kendra Anderson
2326 Antonelli Ct.
Santa Cruz, Ca. 95062
831-479-8321
831-234-6156

PROJECT CONTACTS:

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bryan@designbuild.com

Bryan Martin Lic. #48934-04
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El Monte, Ca. 91724
626-552-3096
stanleyenergy@comcast.net

SHEET INDEX

A1.1 Cover page
A2.1 Existing floor plan
A3.1 Proposed floor plan, ground floor
A4.1 Proposed floor plan, second floor
A5.1 Exterior elevations, proposed
A1.1 Rendering



NORTH U.N.G.

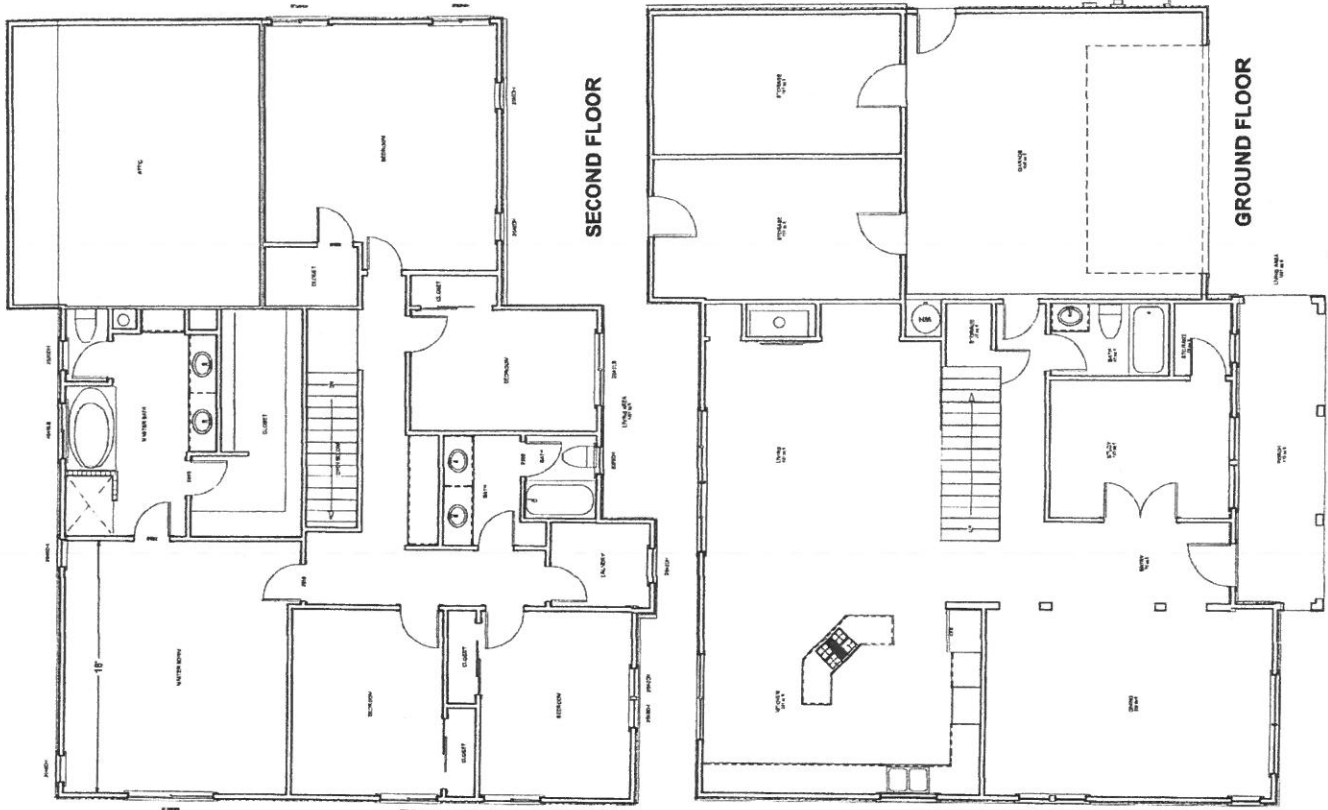
Date: 12.12.16
Issue: Development permit application
Development permit application Rev-1
01.04.17

Scale as noted. (Wall scale when printed at size 11"x17")

EXISTING FLOOR PLAN
1/8"=1'

A2.1

ALL DRAWINGS AND WRITTEN MATERIAL
HEREIN ARE THE PROPERTY OF BRYAN
MARTIN DESIGN BUILD. NO PARTS
HEREOF MAY BE REPRODUCED OR
UNPUBLISHED WORK OF THE DESIGNER AND
NOT BE DUBLICATED, USED, OR DISCLOSED
WITHOUT WRITTEN CONSENT OF BRYAN MARTIN
DESIGN BUILD.



EXISTING

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

PROJECT CONTACTS:
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STANLEY ENERGY SOLUTIONS
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 El Monte, Ca. 91734
 stanleyenergysolutions@gmail.com

SHEET INDEX

Cover page
 A1.1 Existing floor plan
 A2.1 Site plan existing and proposed
 A4.1 Proposed floor plan, ground floor
 A5.1 Proposed floor plan, second floor
 A6.1 Proposed floor plan, third floor
 A7.1 Rendering

WALL LEGEND

(N) Wall
 (E) Wall
 To be removed
 Altered



NORTH Line

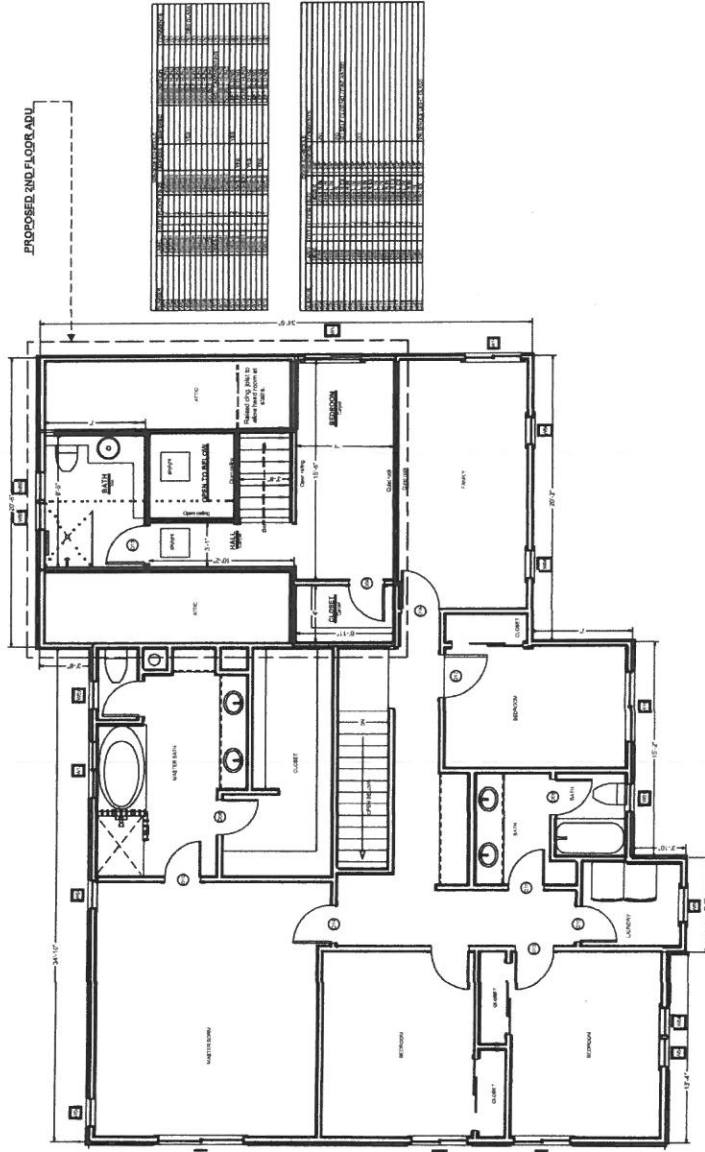
Date:	Issue:
12.12.16	Development permit application
01.04.17	Development permit applications Rev-1

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

FLOOR PLAN
 1/4"=1'

A5.1

ALL DRAWINGS AND WRITTEN MATERIAL
 APPEARING HEREIN CONSTITUTE ORIGINAL AND
 UNPUBLISHED WORK OF THE DESIGNER AND MAY
 NOT BE REPRODUCED, COPIED, OR DISCLOSED
 WITHOUT THE WRITTEN CONSENT OF BRYAN MARTIN
 DESIGN BUILD.



SECOND FLOOR

OWNER:
Lance and Kendra Anderson
2336 Antonelli Ct.
Santa Cruz, Ca. 95062
831-479-9321
831-234-5156

PROJECT CONTACTS:

BRYAN MARTIN DESIGN BUILD
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Bryan Martin Lic #493434
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STANLEY ENERGY SOLUTIONS
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SHEET INDEX

- A1.1 Cover page
- A2.1 Existing floor plan
- A3.1 Existing roof plan
- A4.1 Proposed floor plan, ground floor
- A5.1 Proposed floor plan, second floor
- A6.1 Exterior elevations proposed
- A7.1 Rendering

NORTH ↑

Date: 12.12.16
Developmental permit application
01.04.17
Development permit applications, Rev-1

NORTH

NORTH / WEST RENDERING OF PROPOSED ADU

EXHIBIT D

EXISTING WEST VIEW

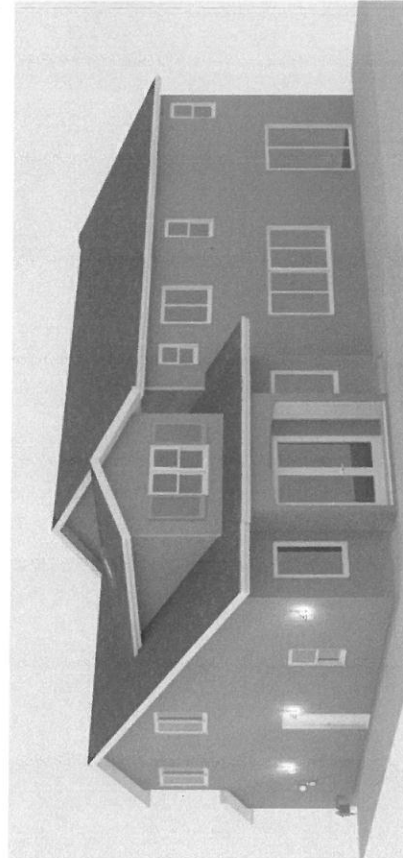


**PROPOSED LOCATION
OF (N) DORMER AND
ADU ENTRY**

All exterior windows, trim elements,
roofing, roof eaves, siding, and other
features shall closely match
features on existing residence.
Match (E) exterior paint colors.
*Use low / no voc paints.

- (N) Faced skylights
- Match (E) cement tile
roofing.
- Beard & batten. Match
(E) at front of house.
- (N) Dormer. Stucco
- (N) Wood shutters
(E) at front of
house.
- (N) White vinyl
siding or obscure
glass.
- (E) Stucco.
- (N) Covered porch.
- (N) Vinyl windows.
- (N) ADU entry (single
light french doors)

WEST



NORTH

NORTH / WEST RENDERING OF PROPOSED ADU

EXHIBIT D

NORTH

NORTH / WEST RENDERING OF PROPOSED ADU

EXHIBIT D

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EXHIBIT D

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NORTH / WEST RENDERING OF PROPOSED ADU

EXHIBIT D

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OWNER:

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

PROJECT CONTACTS:

BRYAN MARTIN DESIGN BUILD
 215 Caladonia Street,
 Santa Cruz, Ca. 95062
 831-332-7074
 bryan@bmdesignbuild.com

Bryan Martin, L.C. #69434

WAGGONER STRUCTURAL DESIGN
 1000 N. Main Street, Suite 100
 Santa Cruz, Ca. 95061-1381
 Phone 831-423-2225
 Fax 831-423-2225

STANLEY ENERGY SOLUTIONS
 PO Box 4672
 El Merido, Ca. 91734
 Phone 951-253-8888
 stanleyenergysolutions@gmail.com

SHEET INDEX

Cover page
 A1.1 Site plan
 A2.1 Site plan existing and proposed
 A3.1 Proposed floor plan, ground floor
 A4.1 Proposed floor plan, second floor
 A5.1 Proposed floor plan, third floor
 A6.1 Proposed floor plan, fourth floor
 A7.1 Rendering

NORTH U.N.O.

Date:

12.12.16

Issue:

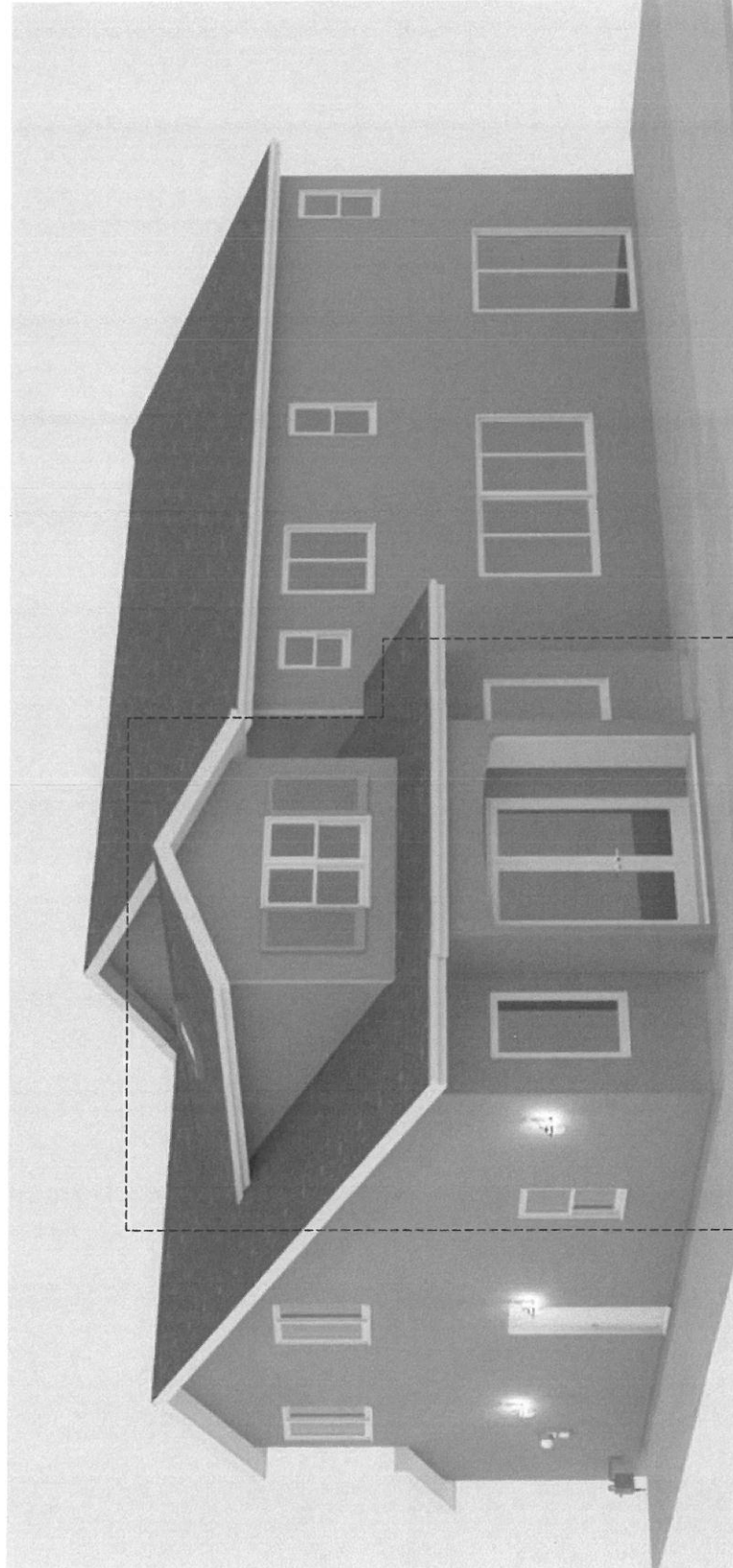
Development permit application
 01.04.17
 Development permit applications, Rev-1

Scale as noted (half scale when printed at paper B 13"x19")

RENDERING
 INTB

A7.1

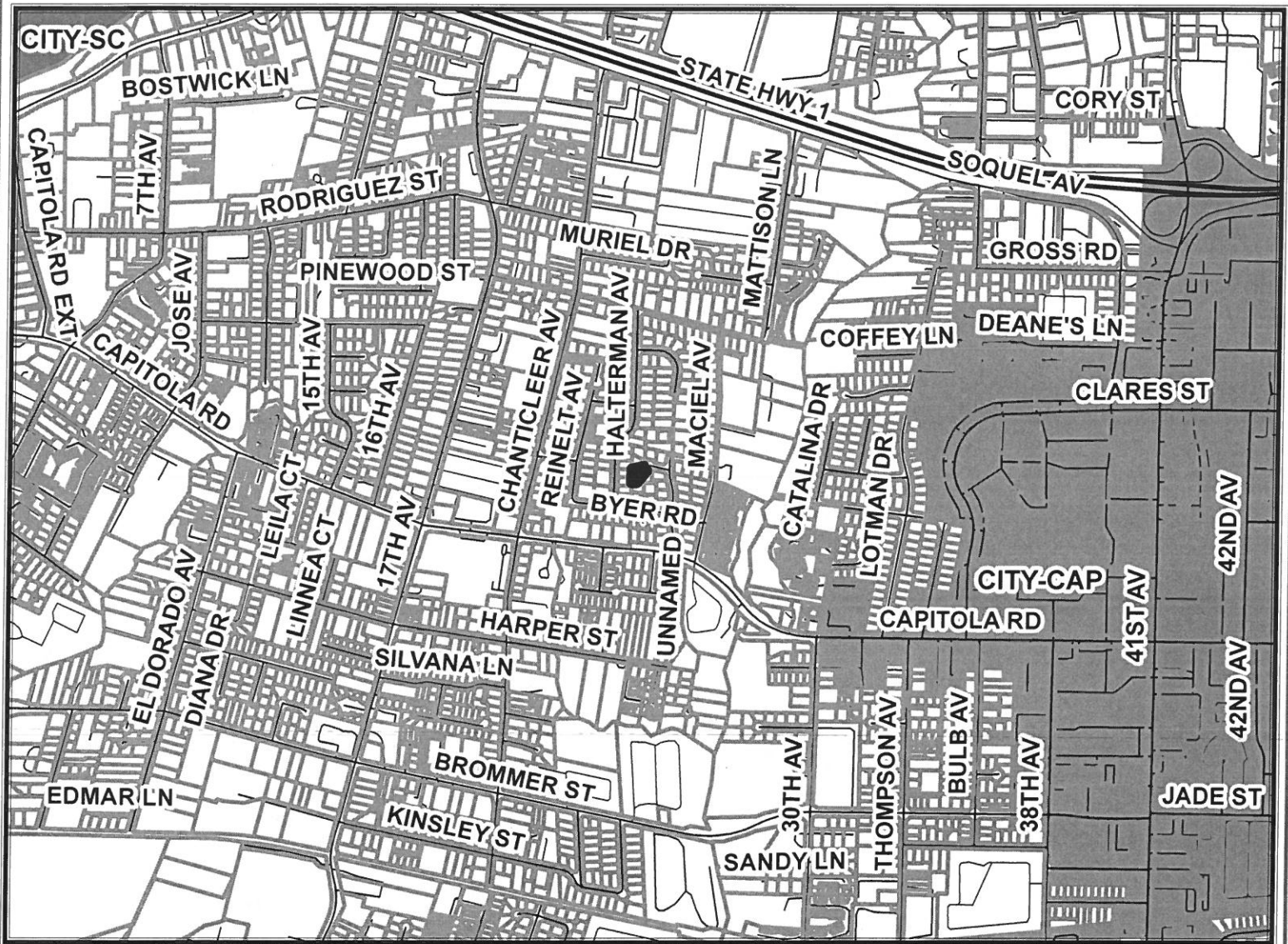
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 WITHOUT WRITTEN CONSENT OF BRYAN MARTIN
 DESIGN BUILD.






PROPOSED ADU

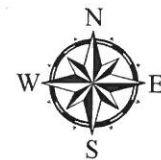


Vicinity Map



LEGEND

-  APN: 029-371-13
-  Assessors Parcels
-  Street
-  State Highways
-  CITY OF CAPITOLA
-  CITY OF SANTA CRUZ

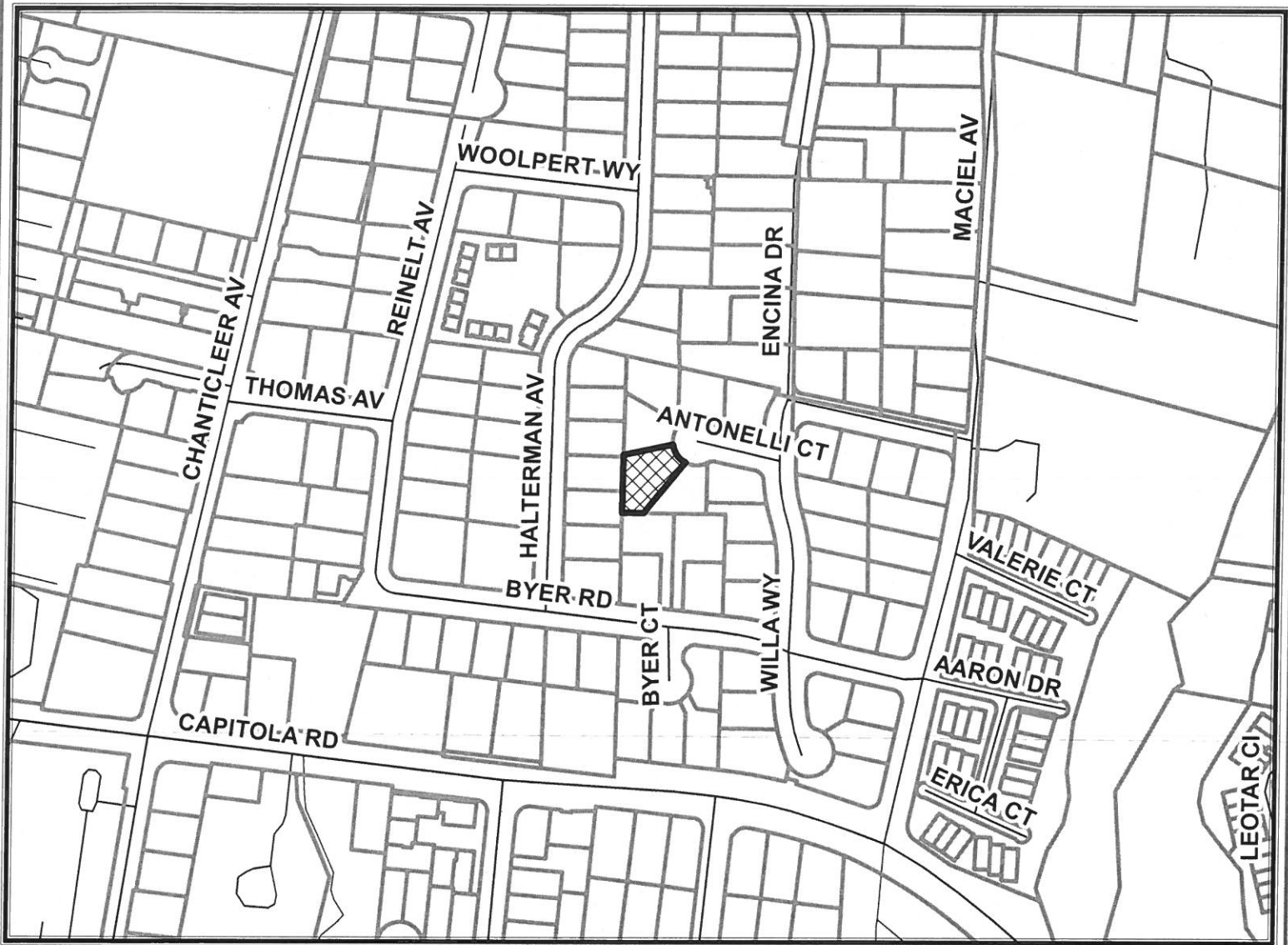


Map Created by
County of Santa Cruz
Planning Department
June 2016




EXHIBIT E



Location Map



LEGEND

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

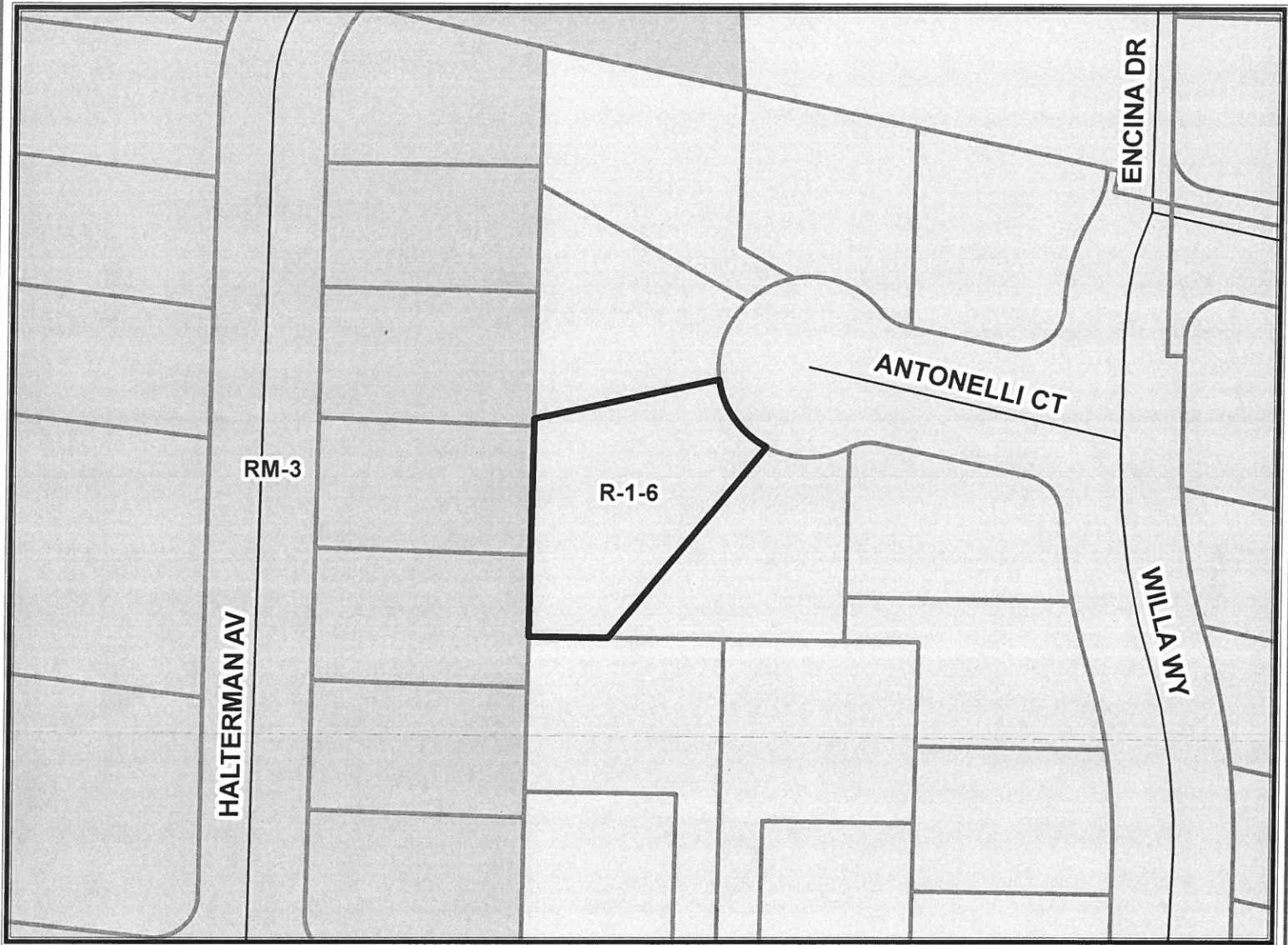


Map Created by
County of Santa Cruz
Planning Department
June 2016

EXHIBIT E



Zoning Map



LEGEND

- APN: 029-371-13
- Assessors Parcels
- Street
- RESIDENTIAL-SINGLE FAMILY
- RESIDENTIAL-MULTI FAMILY

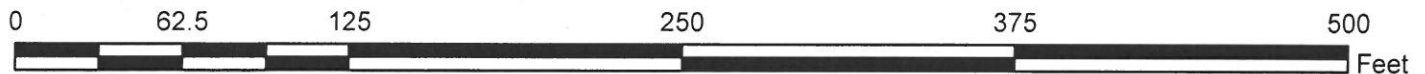
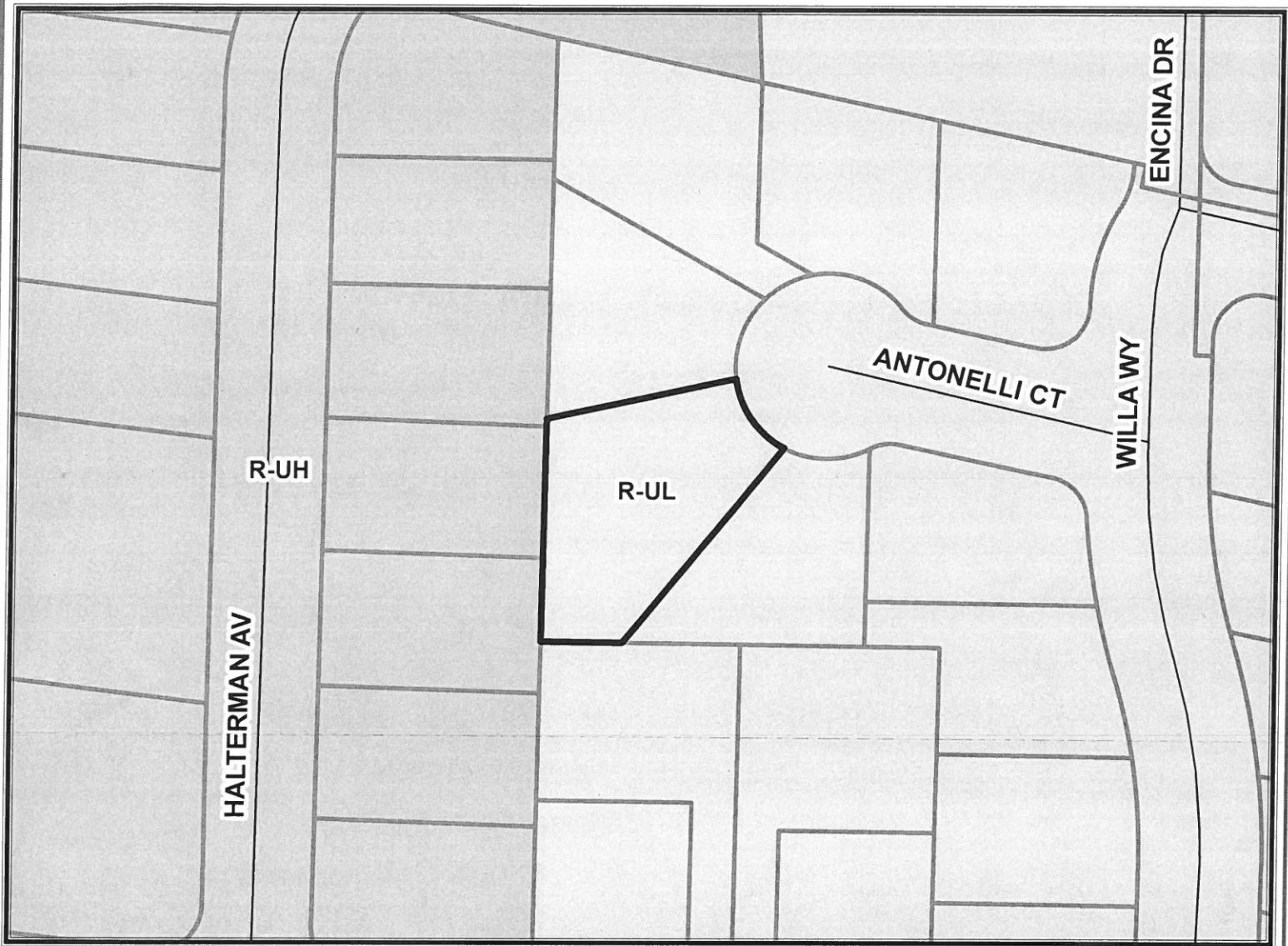


Map Created by
County of Santa Cruz
Planning Department
June 2016






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



Bryan Martin <bryan.bmdb@gmail.com>

Neighborhood meeting results

1 message

Lance Anderson <santacruzlance@me.com>

Thu, Jan 26, 2017 at 1:48 PM

To: Bryan & Patty Martin <bryan@bmddesignbuild.com>

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

2 attachments **MailList.pdf**
18K **7F56553B-7476-4965-BD44-9C45D2489623.pdf**
142K**EXHIBIT F**

029-071 13

161160

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

OWNER:
Lance and Kendra Anderson
2326 Antonelli Ct.
Santa Cruz, CA 95062
831-479-9321
831-234-6156

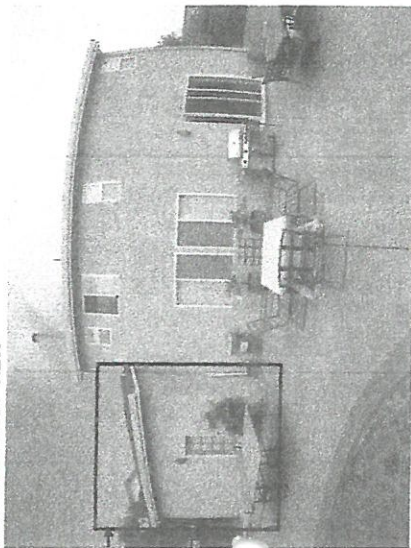
PROJECT CONTACTS:

BRYAN MARTIN DESIGN BUILD
215 Calabona Street,
Santa Cruz, CA 95062
831.332.7074
bryan@bmdbuild.com

WAGGONER STRUCTURAL DESIGN
PO Box 1281
Santa Cruz, CA 95061-1281
P/N/A 531.423.2235

STANLEY ENERGY SOLUTIONS
10000 Highway
E Monte, CA 91734
928-552-6099
stanleyenergysolutions@gmail.com

EXISTING WEST VIEW



**PROPOSED LOCATION
OF (N) DORMER AND
ADU ENTRY**

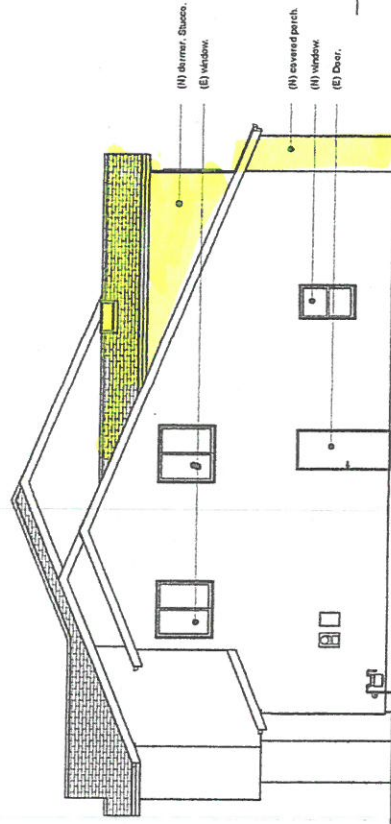
All exterior windows, trim elements, doors, shutters, and other finish materials shall be in accordance with features on existing residence.
Match (E) exterior paint colors.
Use low / no VOC paint.

- (N) Fixed skylight
- Match (E) cement tile roofing
- Paint & hardware. Match (E) at front of house.
- (N) Dormer. Shutter.
- (N) Wood shutters. Match (E) at front of house.
- (N) White Vinyl garage door w/ obscure glass.
- (E) Shutter.
- (N) Covered porch.
- (N) Vinyl windows.
- (N) ADU entry (single light french doors)

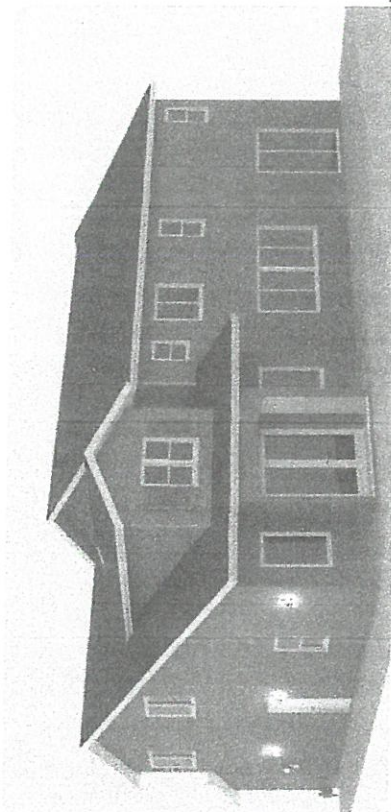
WEST

SHEET INDEX

- AI.1 Cover page
- AI.1 Building floor plan
- AI.1 Site plan showing and new
- AI.1 Photomontage
- AI.1 Exterior elevations



NORTH



NORTH / WEST RENDERING

Issue:	Development permit application
Date:	12.12.16
North U.S.A.	

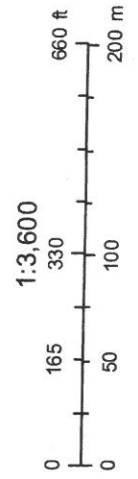
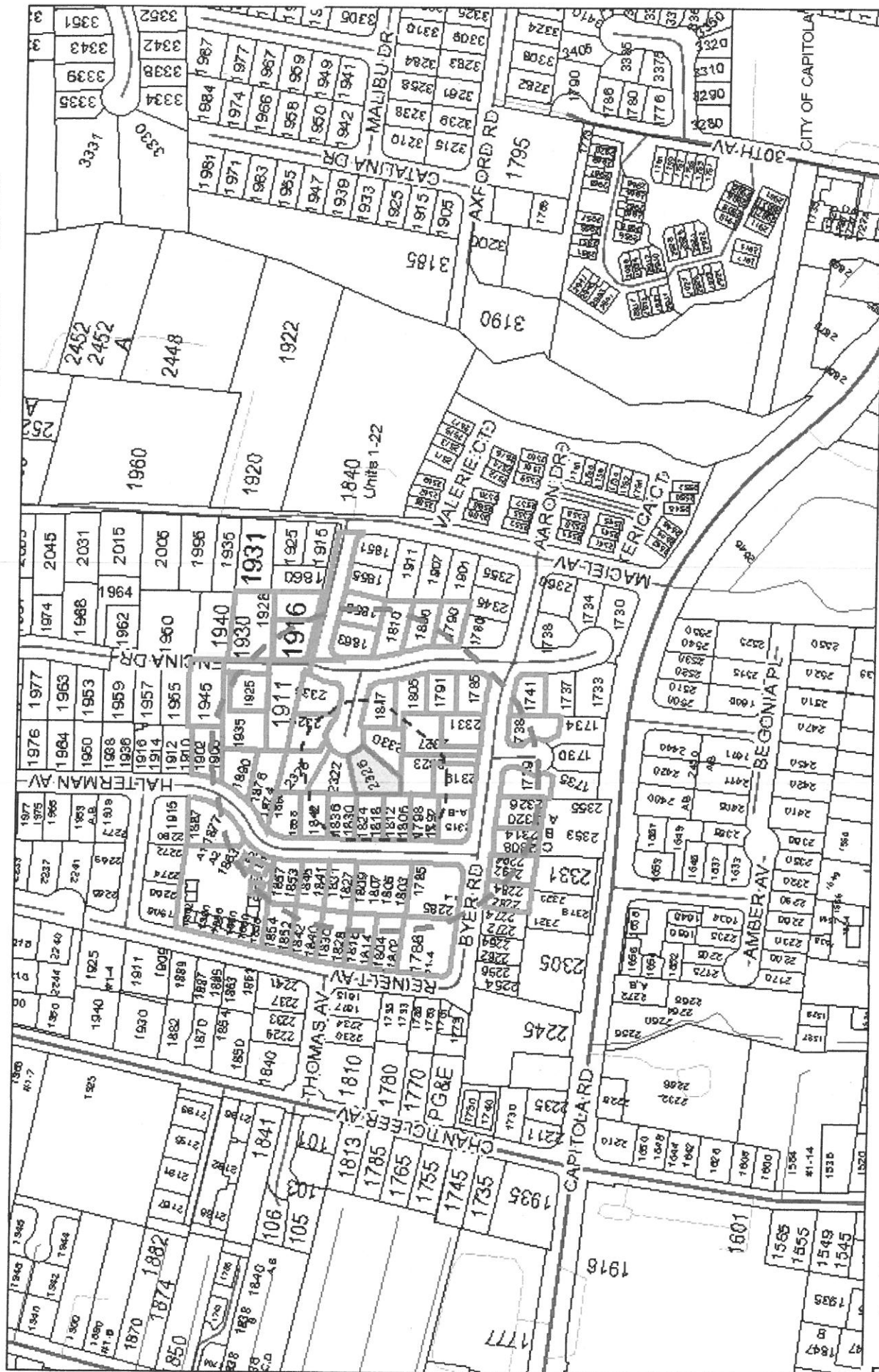
Scale as noted (Half scale when printed at Super B 12x18)

ELEVATIONS
1/4"=1'

A5.1

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



December 14, 2016

EXHIBIT F

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

02937116 OO
WONG CHRISTOPHER H/W CP ETAL
2329 ANTONELLI CT
SANTA CRUZ, CA 95062

02940105 OO
KELLEHER PATRICK C & DEBBIE D H/W CP
1800 WILLA WAY
SANTA CRUZ, CA 95062

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

02937114 OO
KARSAN DHARMESH & JAYMINI
2322 ANTONELLI CT
SANTA CRUZ, CA 95062

02937108 OO
FUNG KWOKCHIU H/W CP RS ETAL
1785 WILLA WAY
SANTA CRUZ, CA 95062

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

02909507 AO
DEWITT PATRICK G
2315 BYER RD B
SANTA CRUZ, CA 95062

02909406 AO
MORICONI DAVID P & CHRISTINE D H/W C
9415 MNZANITA AVE
BEN LOMOND, CA 95005

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

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

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

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

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

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

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

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

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

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

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

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

02909414 AO
CRHB LLC
934 ESCONDIDO CT
ALAMO, CA 94507

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

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

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

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

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

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

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

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

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

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

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

02937115 AO
NARAN ANIL P & NILA A TRUSTEES
210 2ND ST
SANTA CRUZ, CA 95060

02922114 AO
OWNERS OF OLIVE BRANCH GARDEN TR 659
1240 DIANA DR
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