



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

July 23, 2025

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: Public hearing to consider an appeal of Zoning Administrator's approval of Application 241408, a proposal for a remodel and addition to a single-family dwelling consisting of a 618 square foot basement, a 675 square foot accessory dwelling unit (ADU), and a 739 square foot addition at 4570 Opal Cliff Drive.

Members of the Commission:

On October 30, 2025, application 241408 was submitted by Matson Britton Architects. On June 6, 2025, the Zoning Administrator approved the project, subject to a condition allowing an addition of up to 1,012 square feet and a detached accessory dwelling unit of up to 800 square feet in the front yard.

On June 10th, 2025, the applicant appealed the Zoning Administrator's approval of the proposed project and requests reconsideration of the project by the Planning Commission. The appeal includes the following requests to your Commission, with additional discussion in Exhibit 1A:

1. Remove the 1,012 square foot limit as a condition of approval;
2. Acknowledge that ADU's are exempt from development thresholds under State law and County practice;
3. Clarify that 16.10.040 is a procedural review trigger, not a development cap;
4. Recognize this as part of a documented pattern of unauthorized reinterpretation by Environmental Planning;
5. Approve the project as proposed, with no redesign or forced detachment.

Planning Staff have reviewed the contents of the appeal and recommend your Commission uphold the Zoning Administrators June 6th, 2025 approval of the application.

Project Description and Permits Required

The applicant proposes to add 1,997 square feet to an existing 2,023-square-foot single-family dwelling. The project includes substantial structural renovations, impacting approximately 59 percent of the building's structural components. This includes complete replacement of the roof

framing and partial replacement of both the exterior walls and floor framing. The resulting dwelling would total about 4,020 square feet, with 675 square feet of that total comprising a second story ADU.

The project site is located between the shoreline and the first public through road, and therefore cannot be exempted from the Coastal Development permitting requirements pursuant to Santa Cruz County Code 13.20.061, and the project is appealable to the Coastal Commission. Issuance of a Coastal Development Permit requires findings in addition to those required under County Code Chapter 18.10. Both sets of findings must demonstrate consistency with the Local Coastal Program (LCP), while Chapter 18.10 also requires a determination that the project complies with all applicable County ordinances and General Plan policies.

Compliance Evaluation

The subject property is located almost entirely within a designated Coastal Hazard Area, as defined by the County's Geologic Hazards Ordinance (SCCC 16.10). According to the applicant's submitted geologic assessments, the entirety of the existing homesite is projected to be lost due to bluff erosion within the next 100 years (Attachment 1B). Pursuant to Santa Cruz County Code Section 16.10.070, any development within this designation must meet specific standards, including but not limited to:

- (a) For all development and for nonhabitable structures, demonstration of the stability of the site, in its current, pre-development application condition, for a minimum of 100 years as determined by either a geologic hazards assessment or a full geologic report.*
- (b) For all development, including that which is cantilevered, and for nonhabitable structures, a minimum setback shall be established at least 25 feet from the top edge of the coastal bluff, or alternatively, the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater.*

Development, or development activity, in the context of this chapter is defined as “any project that includes activity in any of the following categories”:

- (a) The construction or placement of any habitable structure, including a manufactured home and including a non-residential structure occupied by property owners, employees and/or the public;*
- (b) The addition of habitable square footage to any structure, where the addition increases the habitable square footage by more than 50 percent or 500 square feet, whichever is greater, over the existing habitable space within a consecutive five-year period. This allows a total increase of up to 50 percent of the original habitable space of a structure, whether the additions are constructed at one time or as the sum of multiple additions over a consecutive five-year period;*

The proposed addition of 1,997 habitable square feet to the existing 2,023-square-foot home represents a 98.7 percent increase in habitable space. This exceeds the 50 percent maximum allowable expansion limit for properties located within the Coastal Hazard Area and, therefore, cannot be approved. While the proposed additions are situated outside the delineated Coastal Hazard Area, the Geologic Hazards Ordinance applies and restricts additions to structures located within the Coastal Hazard Area.

ADUs and Development Thresholds

Compliance notwithstanding, the appellants assertion that ADUs are categorically exempt from development thresholds under State law, and that Santa Cruz County Code Section 16.10.040 is merely a procedural trigger, is factually inaccurate. While State law does provide certain protections for ADUs, it does not exempt them from all local development standards. Local jurisdictions retain the authority to establish objective zoning standards for ADUs, including size and height limits, as evidenced by the County's adopted ADU ordinance. Government Code Section 66321 affirms this authority:

(a) Subject to subdivision (b), a local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units.

However, agencies may not impose a minimum or maximum size that would preclude development of at least one 800 square foot ADU, provided that the project is in compliance with all other local development standards.

(b)(3) Any requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

The County adopted ADU ordinance exceeds this baseline by allowing up to 800 square feet of ADU area to be excluded from lot coverage and floor area ratio (FAR) calculations, which are development standards distinct from the Coastal Hazard area regulations in 16.10.

The standards applied to this project do not prevent the development of an ADU. The approved application does not require the ADU to be relocated or eliminated from the scope of the project. However, the proposed additions (ADU, bedroom, basement, entry, and stairway) do not comply with the other local development standards adopted in the LCP and Geologic Hazards regulations. Coastal Development permits cannot be approved when in conflict with adopted policies.

Under SCCC 16.40.040, "development" functions both as a procedural trigger and a threshold or "cap". With Coastal Hazard areas, proposed development triggers geologic review, and Section 16.10.070 requires that the recommendations of that review be incorporated into project plans. This section further establishes that these recommendations and the associated development conditions (including the 50 percent development "cap") become mandatory standards for approval:

"The recommendations of the geologic hazards assessment, full geologic report, and/or the recommendations of other technical reports (if evaluated and authorized by the Planning Director), shall be included as permit conditions of any permit or approvals subsequently issued for the development. In addition, the requirements described below for specific geologic hazards shall become standard conditions for development, building and land division permits and approvals. No development, building and land division permits or approvals shall be issued, and no final maps or parcel maps shall be recorded, unless such activity is in compliance with the requirements of this section."

Accordingly, both the County Code and LCP require the imposition of conditions to limit development in Coastal Hazard areas. The current project could not have proceeded without the conditional approval granted on June 6.

Planning Commission Action

Santa Cruz County Code 18.10.330 allows for the following actions for items considered on appeal by the Planning Commission (after making the required findings):

1. Deny the application,
2. Approve the application,
3. Approve the application with modifications subject to such conditions as it deems advisable, or
4. Continue the application.

Staff Recommendation

The project as approved and conditioned allows the applicant to move forward with a substantially similar design while remaining within the allowable thresholds. The approval does not require relocation of the ADU, permits development of an ADU up to 800 square feet, and as such, complies with both State law and County Code. Planning Staff recommend that the Planning Commission uphold the June 6th, 2025, Zoning Administrator approval of application 241408 by approving the application with the conditions as represented in Attachment 1C (Staff Report to the Zoning Administrator).

Sincerely,


Evan Ditmars

Evan Ditmars
Development Review Planner
CDI Planning

Reviewed by: _____
Principal Planner
CDI Planning

Attachments

- 1A. Appeal Letter, dated 6-10-25
- 1B. Predicted 100-year Top of Coastal Bluff, prepared by Pacific Crest Engineering, 5-7-24
- 1C. Approved Staff Report to the Zoning Administrator, dated 6-6-25
- 1C. Public Comments



FORMAL APPEAL of Conditions of Approval relating to size for Application 241408

4570 Opal Cliff Drive, Santa Cruz, CA

To: Santa Cruz County Planning Commission

From: Matson Britton Architects on behalf of Neehar and Radica Giri

Date: June 10, 2025

Introduction

We submit this formal appeal of the Zoning Administrator Lezanne Jeff's condition(s) of approval relating to size for Application 241408. The staff-imposed limitation of 1,012 square feet of attached habitable space—based on a misreading of the Geologic Hazards Ordinance—is factually unsupported, legally indefensible, and inconsistent with both the Santa Cruz County Code and State law. The condition is unnecessary and must be removed.

The project is fully code-compliant, entirely landward of the 100-year setback line, and supported by accepted geologic and geotechnical reports. It includes a modest basement, a small ADU, and a first-floor addition, all inland of the geologic setback. The only issue in dispute is staff's flawed interpretation of Santa Cruz County Code §16.10 and ADU law.

Clarification on ADU Configuration

On June 7, 2025, hearing officer Lezanne Jeffs issued a clarification stating: "There is no condition of approval requiring that the ADU be detached, only that attached additions to the existing dwelling not exceed 1,012 square feet. [...] A 1,012 square foot addition that includes an attached ADU would also be acceptable."

While this clarification acknowledges that detaching the ADU is not required, it advances an equally problematic premise: that in order to retain the attached ADU, the homeowners must **reduce the size of the primary residence** to stay within the 1,012 square foot limit. This approach is unlawful.

Under California Government Code §65852.2, local jurisdictions may not apply development standards in a way that **effectively precludes the construction of an 800 square foot ADU**, unless specific public health or safety risks are present. None exist here. The County may not require homeowners to choose between a lawful, code-compliant addition to their residence and their separate statutory right to add an ADU.

This "trade-off" structure—conditioning approval of the ADU on the reduction of other habitable components of the home—violates the core protections of State ADU law. It represents an impermissible burden on the exercise of a protected housing right and has no basis in either State statute or local implementing ordinances.

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Misapplication of the Geologic Hazards Ordinance

The staff report cites SCCC §16.10.040 and §16.10.070 to justify limiting additions that exceed 50% of the existing structure's habitable space—even where the proposed addition lies entirely outside the geologic setback and is supported by accepted reports²⁴¹⁴⁰⁸ Staff Report. This is a fundamental misreading of the ordinance.

Santa Cruz County Code §16.10.040 defines “development” not as a limitation on square footage but as a **procedural trigger**—specifically, the point at which technical geologic and geotechnical review is required. Nowhere does the Code indicate that triggering a geologic report mandates a cap on development.

The correct procedure is this: once a project meets the “development” definition, it must be evaluated for geologic risk and compliance with the 100-year setback. This project meets that standard. All new habitable space is located landward of the mapped setback, and the required technical reports have been submitted, reviewed, and accepted.

Staff's interpretation transforms a review requirement into a development prohibition. This is not authorized by §16.10 and amounts to a new restriction created entirely through administrative reinterpretation—without legislation, notice, or public process.

Pattern of Misapplication: Documented and Ongoing

This is not an isolated case. The pattern of staff—particularly within **Environmental Planning**—misreading or reinterpreting established County Code has become chronic and well-documented. The 2025 **Baker Tilly Organizational Assessment** confirms this, noting:

- A “culture of no” among review staff;
- Ad hoc and shifting interpretations of policy;
- A failure to respect statutory limitations and applicant rights;
- And the routine imposition of discretionary constraints that lack legislative or legal basis.

Scope of §16.10: Countywide Implications

The implications of this misinterpretation are massive. SCCC §16.10 applies to properties in any designated hazard zone, including:

- Coastal bluffs,
- Liquefaction zones,
- Landslide-prone areas,
- Seismic hazard zones,
- FEMA flood zones.

These designations cover a **majority of Santa Cruz County's existing housing stock**, including neighborhoods in Pleasure Point, the San Lorenzo Valley, Davenport, Soquel, Bonny Doon, Live Oak, Aptos Hills, and Watsonville's urban fringe.

If exceeding 50% of existing square footage triggers a hard limit on additions—even when those additions are code-compliant and geologically safe—then **tens of thousands of homes are affected**. This includes:

- All homes within mapped coastal hazard areas;
- All homes within FEMA flood zones, including new AB 2140 designations;
- All CZU fire survivors seeking to rebuild and adapt their homes to modern needs.

It is unacceptable that such a sweeping and damaging policy shift has been made through internal memos and case-by-case reinterpretations, rather than legislative amendment or public rulemaking.

Coastal Act and LCP Findings Are Resolved

It must also be emphasized that this appeal has **nothing to do with Coastal Act or LCP compliance**. The County's own findings confirm that the project:

- Does not interfere with coastal access;
- Does not obstruct public viewsheds;
- Is visually compatible with the neighborhood;
- Is consistent with both the General Plan and the certified Local Coastal Program 241408 Staff Report.

All relevant Coastal Act considerations have been satisfied. The only unresolved issue is the County's improper application of its **countywide Geologic Hazards Ordinance**, which applies equally in both coastal and inland zones.

Requested Relief

We respectfully request that the Planning Commission:

1. Remove the 1,012 square foot limit as a condition of approval;
2. Acknowledge that ADUs are exempt from development thresholds under State law and County practice;
3. Clarify that §16.10.040 is a procedural review trigger—not a development cap;
4. Recognize this as part of a documented pattern of unauthorized reinterpretation by Environmental Planning;
5. Approve the project as proposed, with no redesign or forced detachment.

Conclusion

The conditions imposed by staff are not based on hazard, statute, or precedent—but on an internally constructed reading of §16.10 that now threatens to limit thousands of homeowners from modernizing their homes or rebuilding after disaster.

The Planning Commission must act. We urge you to enforce the Code as written, reject unauthorized staff-made policy, and uphold the County's legal and moral responsibility to support reasonable housing development for all residents.

Sincerely,

Cove Britton

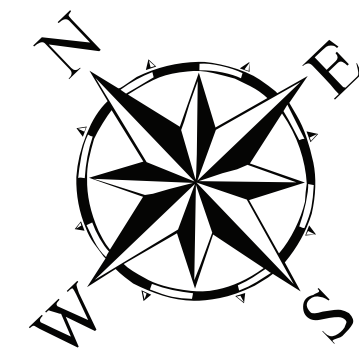
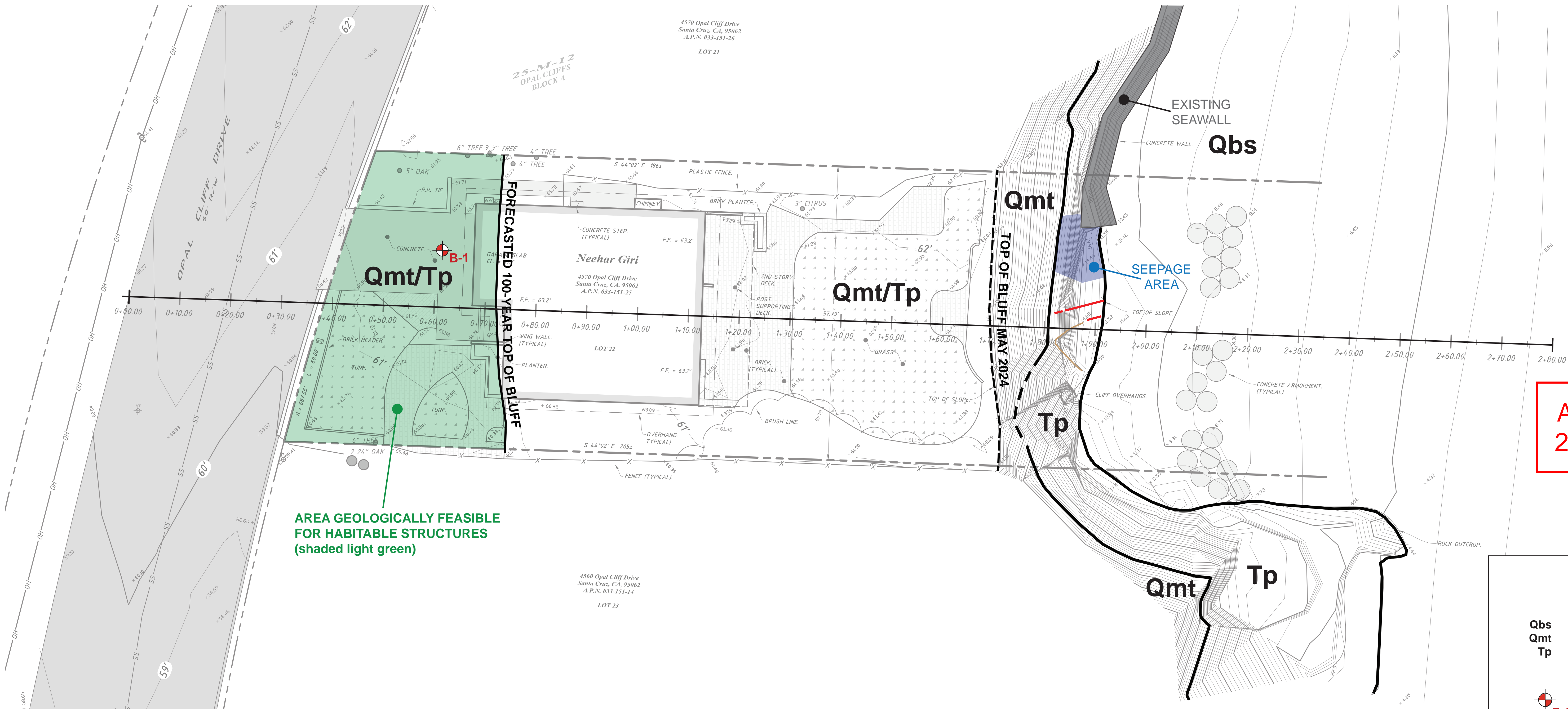
Matson Britton Architects

cove@matsonbritton.com

(831) 425-0544



Attachment 1A
241408 Appeal



Scale: 1"=10'
0 10 20

Attachment 1B
241408 Appeal

EXPLANATION

EARTH MATERIALS

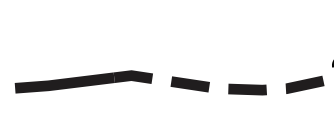
Qbs
Qmt
Tp

Beach sand
Marine Terrace Deposits
Purisima Formation bedrock

SYMBOLS



Small-diameter borings advanced
by PCE for this investigation



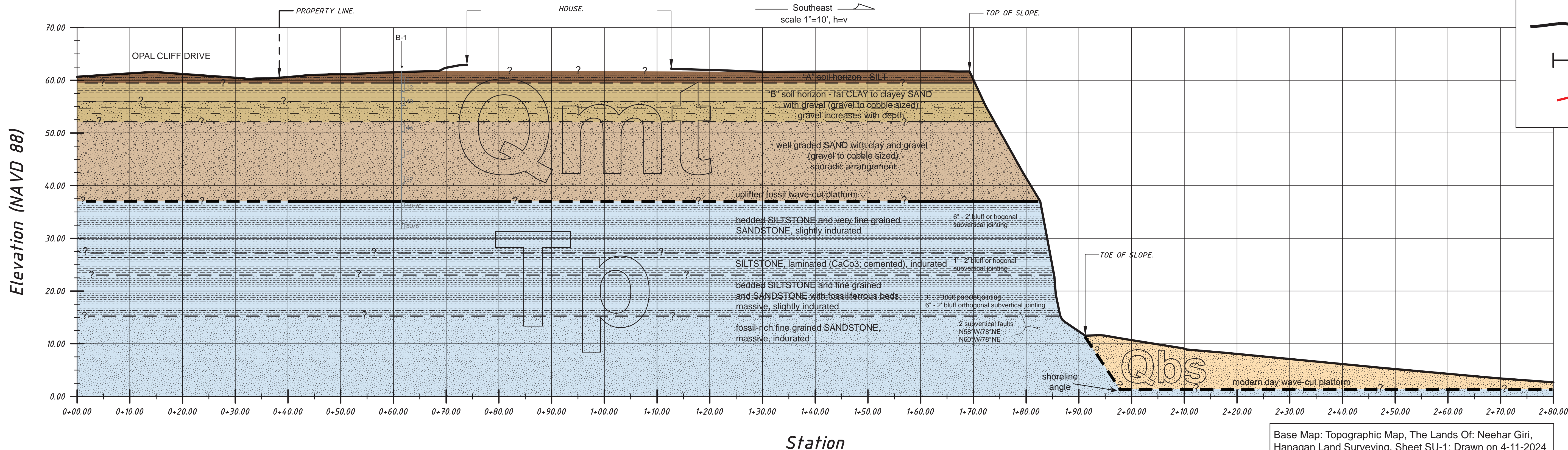
Earth materials contact;
dashed where approximate;
dotted where concealed



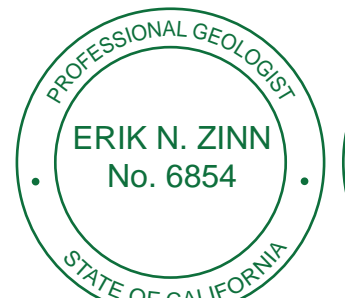
Line of geologic cross-section



Inactive fault mapped by PCE
for this investigation;
dashed where approximate



Ery



Pacific Crest
ENGINEERING INC
GEOLOGIC SITE PLAN AND CROSS-SECTION
4570 Opal Cliff Drive
Santa Cruz, California

Date: 30 May 2024

Revised: 29 January 2025

Job #24037

Scale: 1"=10'

Drawn by: ENZ/MP/mp

Plate 1

Base Map: Topographic Map, The Lands Of: Neehar Giri,
Hanagan Land Surveying, Sheet SU-1; Drawn on 4-11-2024



Staff Report to the Zoning Administrator

Application Number: **241408**

Applicant: Matson Britton Architects

Owner: Ziggy LLC

APN: 033-151-25

Site Address: 4570 Opal Cliff Drive, Santa Cruz

Agenda Date: June 6, 2025

Agenda Item #: 3

Time: After 9:00 a.m.

Project Description: Public hearing to consider a proposal for a remodel and addition to an existing 1,950 square foot single-family dwelling. Project includes a 739 square foot addition, a 618 square foot basement, and a 675 square foot ADU, resulting in a 3,282 square foot dwelling with 3 bedrooms, 3.5 bathrooms, and 675 square foot attached ADU. Requires a Variance to construct an enclosed stairway within the front yard setback, Coastal Development Permit, Site Development Permit with Design Review, and a Preliminary Grading Review.

Consider a determination that the project is exempt from further analysis under the California Environmental Quality Act.

Property is located on the ocean side of Opal Cliff Drive, approximately 0.25 miles from the intersection of Opal Cliff Drive.

Location: Property is located on the ocean side of Opal Cliff Drive, approximately 0.25 miles from the intersection of Opal Cliff Drive and Cliff Drive (4570 Opal Cliff).

Permits Required: Coastal Development Permit, Variance, Site Development Permit

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241408, based on the attached findings and conditions.

Project Description & Setting

The project site is an 11,107 square foot parcel located on the ocean side of Opal Cliff Drive, approximately a quarter of a mile southwest of the intersection of Opal Cliff Drive and Cliff Drive. Roughly 4,000 square feet of the property are comprised of coastal bluff and shoreline. Development on the remaining 7,000 square feet consists of a 2,023 square foot, three-bedroom single-family dwelling with a 482 square foot attached garage. Records indicate that the home was initially constructed in 1977 and additional improvements to date have been limited to minor repairs, siding replacement, and a kitchen remodel.

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 Owner: Ziggy LLC

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The proposed project includes remodel of the existing dwelling and addition of a basement, a bedroom addition on the first floor, an accessory dwelling unit (ADU) on the second floor, and a new courtyard deck located between the proposed ADU and the second floor of the existing home. The proposed 1,942 square foot addition increases the habitable square footage in the structure from 2,022 square feet to 3, 965 square feet.

The proposal requires a Variance to allow an enclosed stairway to be constructed within the front yard setback, a Minor Site Development Permit for an addition greater than 500 square feet on a sensitive site, and a Coastal Development Permit.

General Plan Consistency

Where structures are developed in locations known to present an elevated risk of hazards, such as areas prone to flooding, wave inundation, landslides, and bluff erosion, policies have been developed to discourage or prevent development that is exposed to risk over a decided interval. In areas exposed to bluff retreat, the geologic setback delineates the area where development is limited in acknowledgement of the elevated risk of hazard over 100 years.

This practice is implemented through General Plan Objective 6.2 (Slope Stability):

“To reduce safety hazards and property damage caused by landslides and other ground movements affecting land use activities in areas of unstable geologic formations, potentially unstable slopes and coastal bluff retreat.”

Policy 6.2.13 acknowledges the necessity to consider significant measures as an alternative to continued development within the geologic setback, granting exceptions to foundation repairs of existing structures located within the setback only when the repair does not exceed 25% of the area of the structure and when relocation of the structure is not feasible due to lack of available site area.

Additional context is provided in Policy 6.2.20, which establishes a policy of encouraging the “relocation to a new footprint” structures damaged by disaster, disallowing reconstruction of significantly damaged structures (repairs exceeding 50 percent of the value of the structure) located within the Geologic Setback, and allowing only in-kind repairs.

Geologic Hazards Compliance

The aforementioned General Plan policies are implemented by Santa Cruz County County Code Chapter 16 (Geologic Hazards). Specifically, SCCC 16.10.040 establishes a definition for “development” to indicate project types which are subject to the Geologic Hazards regulations. Most relevant to the proposed project is the following category of development:

(c) The addition of habitable square footage to any structure, where the addition increases the habitable square footage by more than 50 percent or 500 square feet, whichever is greater, over the existing habitable space within a consecutive five-year period. This allows a total increase of up to 50 percent of the original habitable space of a structure, whether the additions are constructed at one time or as the sum of multiple additions over a consecutive five-year period

By definition, the project is considered “development” in that the proposed addition (1,942 square

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feet) increases habitable square footage of the existing structure (2,022 square feet) by more than 50 percent (96 percent increase).

For projects located on coastal bluffs and beaches subject to coastal bluff erosion, SCCC 16.10.070 (H) (1) (a) mandates:

- (a) *For all development and for nonhabitable structures, demonstration of the stability of the site, in its current, pre-development application condition, for a minimum of 100 years as determined by either a geologic hazards assessment or a full geologic report.*

SCCC 16.10.070 (H)(1)(b) further mandates that all projects constituting “development” are required to meet the geologic setback:

- (b) *For all development, including that which is cantilevered, and for nonhabitable structures, a minimum setback shall be established at least 25 feet from the top edge of the coastal bluff, or alternatively, the distance necessary to provide a stable building site over a 100-year lifetime of the structure, whichever is greater.*

The Geologic and Geotechnical reports submitted with the application and reviewed and accepted by the County Geologist and Engineer, established a geologic setback of approximately 100 feet which is inland of the existing structure (Exhibit D, Sheet 17). Therefore, the existing home does not conform to the 100-year geologic setback.

Since the building site is anticipated to experience an elevated level of risk from slope instability over the next 100 years, the project is inconsistent with the Public Safety Element of the General Plan. An alternative project with the scope reduced to the extent that it falls below the threshold for “development” would allow for a similar design concept as that proposed. Therefore, a conditional of approval is recommended to allow the project to move forward in concept.

Conditional Approval

Notwithstanding noncompliance of the overall proposed development, staff recommends conditional approval including the requirement to reduce the project scope to comply with the Geologic Hazards regulations by falling below the threshold for “development”. Thus, the total habitable square footage of the project cannot exceed 1,012 square feet or 50 percent of the existing habitable square footage.

The current project proposal includes 530 square feet of new first floor area, a 14 square foot second floor addition, a 618 square foot basement addition, and a 779 square foot second story ADU addition.

As detached habitable structures are not considered additions in the Geologic Hazards Ordinance, and in that State law prohibits local jurisdictions from establishing a front yard setback requirement that precludes development of at least an 800 square foot ADU, the revised project scope could retain all of the elements of the proposed project (ADU, basement, and bedroom additions) by constructing the ADU as a detached structure in the front yard (and outside of the geologic setback) and distributing the remaining/allotted 1,012 square feet between the basement and bedroom additions. This allows the original concept to move forward with minor changes to the project

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 Owner: Ziggy LLC

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overall.

Variance Approval

The front yard setback in the R-1-5 zone district is 15 feet, and the project includes an enclosed stairway within the setback (12-feet from the front property line). This 3-foot encroachment into the front yard is supported by Staff based on the previously discussed geologic constraints at the site, and in that that new development on the inland side of the structure is expected to be compliant with the projected 100-year geologic setback shown on Sheet 17 of the Project Plans (Exhibit D) Variance findings are included in Exhibit B.

ADU's under 800 square feet are exempt from lot coverage and floor area ratio (FAR). Therefore, a design revision to locate an ADU in the front yard would not require Variance approval for setbacks, lot coverage, or floor area ratio, and would not affect the other determinations included in this report.

Design Review

The project was evaluated for and determined to be consistent with the design standards and guidelines of Chapter 13.11 of County Code and design criteria for Coastal Zone developments described in 13.20.130. The proposed design is consistent with the scale of development found at other sites along Opal Cliff Drive and is consistent with range of architectural styles used in the vicinity. The range of materials used at the exterior of the structure will provide an interesting and attractive built environment.

As the majority of new development is on the inland side of the existing structure, the project would not substantially increase the prominence of the dwelling when viewed from the shoreline. There would be no impacts to the public viewshed resulting from construction of the proposed project, as the shoreline is not visible from the street in this location.

Local Coastal Program Consistency

The proposed single family dwelling, as conditioned, is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles.

The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. Neither construction nor the completed project will interfere with public access to the beach, ocean, or other nearby body of water.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. 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

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APN: 033-151-25
Owner: Ziggy LLC

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California Environmental Quality Act.

- **APPROVAL** of Application Number **241408**, 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 Division, 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.sccoplanning.com

Report Prepared By: Evan Ditmars
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Santa Cruz CA 95060
Phone Number: (831) 454-3227
E-mail: evan.ditmars@santacruzcountyca.gov

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project Plans
- E. Project Data Reference Sheet
- F. Assessor's, Location, Zoning and General Plan Maps
- G. Parcel information
- H. Report review letters, REV251047, REV241206

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 241408
Assessor Parcel Number: 033-151-25
Project Location: 4570 Opal Cliff Drive, Santa Cruz

Project Description: Proposal for a remodel and addition to an existing single-family dwelling. Project includes a basement bedroom addition, a ground level bedroom addition, and an ADU

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: 831-425-0544


- 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 - Existing Facilities (Section 15301), Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Remodel and addition to an existing single-family dwelling in an area designated for residential uses. The project includes construction of a basement and bedroom addition and proposes a less than 800 square foot ADU.

In addition, none of the conditions described in Section 15300.2 apply to this project.

DocuSigned by:

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Evan Ditmars, Project Planner

Date: 6/6/2025

Attachment 1C
241408 Appeal

EXHIBIT A

Application #: 241408
 APN: 033-151-25
 Owner: Ziggy LLC

Variance Findings

- (1) That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;

This finding can be made, in that the site is constrained for development by a potentially geologically hazardous area (“geologic setback”) in which new development is precluded by County Code and General Plan policies. The geologic setback is determined to extend to within 27-feet of the front property line, therefore, the ability to construct conforming development is limited.

Properties across the street from the subject property, which share the R-1-5 zoning designation, are not subject to geologic hazards from bluff retreat and therefore are not subject to the limits of development at the subject property.

- (2) That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity; and

This finding can be made, in that proposed project has been determined to be substantially in compliance with the intent of the Zoning Objectives and General Plan. The project was evaluated for consistency with the Design Review Standards and Guidelines of Chapter 13.11 of Santa Cruz County Code. Other than a three-foot encroachment into the front yard setback, the project is consistent with the development standards (lot coverage, FAR, maximum building height, number of stories, etc.) for the R-1-5 zone district. The variance to reduce the front yard setback from 15-feet to 12-feet would not be detrimental to adjacent properties and would not be injurious to property or improvements in the vicinity.

At the applicant’s discretion, a revised project design would establish an ADU in the front yard setback. State law disallows local jurisdictions from establishing a setback requirement that would preclude an 800 square foot ADU and up to 800 square feet of an ADU are exempt from lot coverage and FAR, therefore, a revised design which includes an ADU in the front yard would not require a Variance to the development standards for the zone district.

- (3) That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated. The proposed location of the project and the conditions under which it would be developed, 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 be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that variance approvals are common for properties encumbered with documented hazards including approvals to reduce setbacks and increase building height to develop outside of hazards areas. Properties with similar constraints as the subject property could also be considered for a reduction of site standards if it was demonstrated that the reduction improved compliance with other elements of County Code and which would result in increased public safety and welfare.

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Coastal Development Permit Findings

- (A) That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-5 (single-family residential, 5,000 square foot parcel size), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

- (B) That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

- (C) That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the range of architectural style surrounding neighborhood; the site is surrounded by lots developed to an urban density; and the colors will be natural in appearance and complementary to the site.

Although the development is on a bluff, the majority of new development is on the inland side of the existing structure so the project would not substantially increase the prominence of the dwelling when viewed from the shoreline. There would be no impact on the public viewshed resulting from construction of the proposed project, as the shoreline is not visible from the street in this location.

- (D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is 300 feet west of the site at 4520 Opal Cliff Drive (Private's Beach).

- (E) That the project conforms to all other applicable standards of the certified LCP.

The project, as conditioned, complies with the adopted policies in the certified LCP, including Policies for limited development in hazardous areas on coastal bluffs. As conditioned, development attached to the existing structure would not exceed a 50 percent increase in new habitable square footage and would comply with the County's adopted Geologic Hazards regulations development on coastal bluffs.

The structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5 (single-family residential, 5,000 square foot parcel size) zone district, as well as the General Plan and

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Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

- (F) If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that although the project site is located between the shoreline and the first public road, the site is separated from the shoreline by a bluff. There is no public access to the shoreline through the site, so the proposed single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

- (G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

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Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, 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 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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project 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 be materially injurious to properties or improvements in the vicinity.

The proposed additions, as conditioned, will be located outside of the geologic setback, which reduces risk of damage from geologic hazards over an anticipated 100-year period.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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 single family dwelling and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-5 (single-family residential, 5,000 square foot parcel size) zone district as the primary use of the property will be one single family dwelling that, except for the front yard setback, meets all current site standards for the zone district.

As conditioned, the project will comply with the limits of ‘development’ as defined in SCCC 16.10.

- (c) **General Plan Conformance.** The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is in substantial conformance with the use and density requirements specified for the R-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The project, as conditioned, complies with General Plan Policy 6.2.10 (Site Development to Minimize Hazards) and Policy 6.2.12 (Setbacks from Coastal Bluffs) in that all the proposed additions to the structure have been conditioned below the threshold for “development”, and the square footage added to the structure will be developed outside of the geologic setback, in a location that is considered a stable building site over the 100-year lifetime of the structure.

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

- (d) **CEQA Conformance.** The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the

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natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed project represents a bedroom and ADU addition to a dwelling on an existing developed lot. No additional traffic is anticipated as a result of construction, and the project would not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings for Discretionary Permits

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed single family dwelling is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. The proposed development is substantially consistent with the site and development standards prescribed for the R-1-5 zone district, except where a slight reduction in front yard setback is required (from 15-feet to 12-feet). Resulting development would be consistent with the development patterns found along Opal Cliff Drive. Variance findings are attached

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While the proposed home design is distinct among neighboring properties, the scale of the development is consistent in the range of homes in the neighborhood. Except for where a portion of the structure encroaches into the setback, the proposed development meets the site and development standards for the zone district. Materials proposed, including stone veneer, stucco, wood siding, and standing seam metal roofing are design aspects found, to varying degrees, in newer homes throughout the neighborhood.

The design does not include features that inordinately loom, shadow, or otherwise infringe on adjacent properties. Adjacent parcels are separated from the subject property, to some extent, by vegetation which softens the potential impacts from new second story windows.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed single family dwelling is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property. Lighting from the proposed project will not be visible from or shine onto adjacent properties. The site will be conditioned to meet the landscaping standards described in the County Design Standards. The project is largely compliant with the Design Criteria of the Coastal zone in that a variety of materials are utilized, the project will not be prominently visible from any public or shoreline viewsheds, and the architecture used in the project includes indentations, varied rooflines, offsets, and projection to provide an interesting aesthetic.

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Conditions of Approval

Exhibit D: Project plans, prepared by Matson Britton Architects, dated 10/16/24.

- I. This permit authorizes a remodel and addition to an existing single-family dwelling. 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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. Plans shall include a reduction in scope of the project to comply with the Geologic Hazards Ordinance. New square footage attached to the single-family dwelling shall not exceed 1,012 square feet (50% of the existing square footage).
 - a. Revised plans may utilize a reduced front yard setback to 12-feet, except for the two-car garage, which is required to maintain an 18-foot minimum setback.

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Plans shall include a complete Modification Worksheet (PLG-215) and accompanying modification plan diagrams as specified in the List of Required Information. Modification to the existing major structural components exceeding 50% of the total structural components are prohibited.

3. Project plans shall reflect a maximum driveway width of 24 feet.
 4. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 5. Grading, drainage, and erosion control plans.
 6. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 7. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management.
1. Drainage fees will be assessed on the net increase in impervious area.
 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
- C. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer and Geologist.

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- G. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
 - H. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings.
 - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 4,000 square feet is \$10 per square foot.
 - J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.
 - K. 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.
 - L. 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.
- 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. The project must comply with all recommendations of the approved geologic and geotechnical (soils) reports.
 - D. Final landscaping consistent with the standards described in 13.11.070.
 - E. The concrete driveway and wall within the County right-of-way may be required to be relocated if property development includes a bedroom addition or greater.
 - F. 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.

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IV. Operational Conditions

- A. 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. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor's in interest, transferee(s), and assign(s) of the applicant

Attachment 1C
 241408 Appeal


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and/or the owner.

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 (or permits) 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:	6/6/2025
Effective Date:	6/20/25
Expiration Date:	6/20/28

DocuSigned by:

7E61134543EF423...
Deputy Zoning Administrator

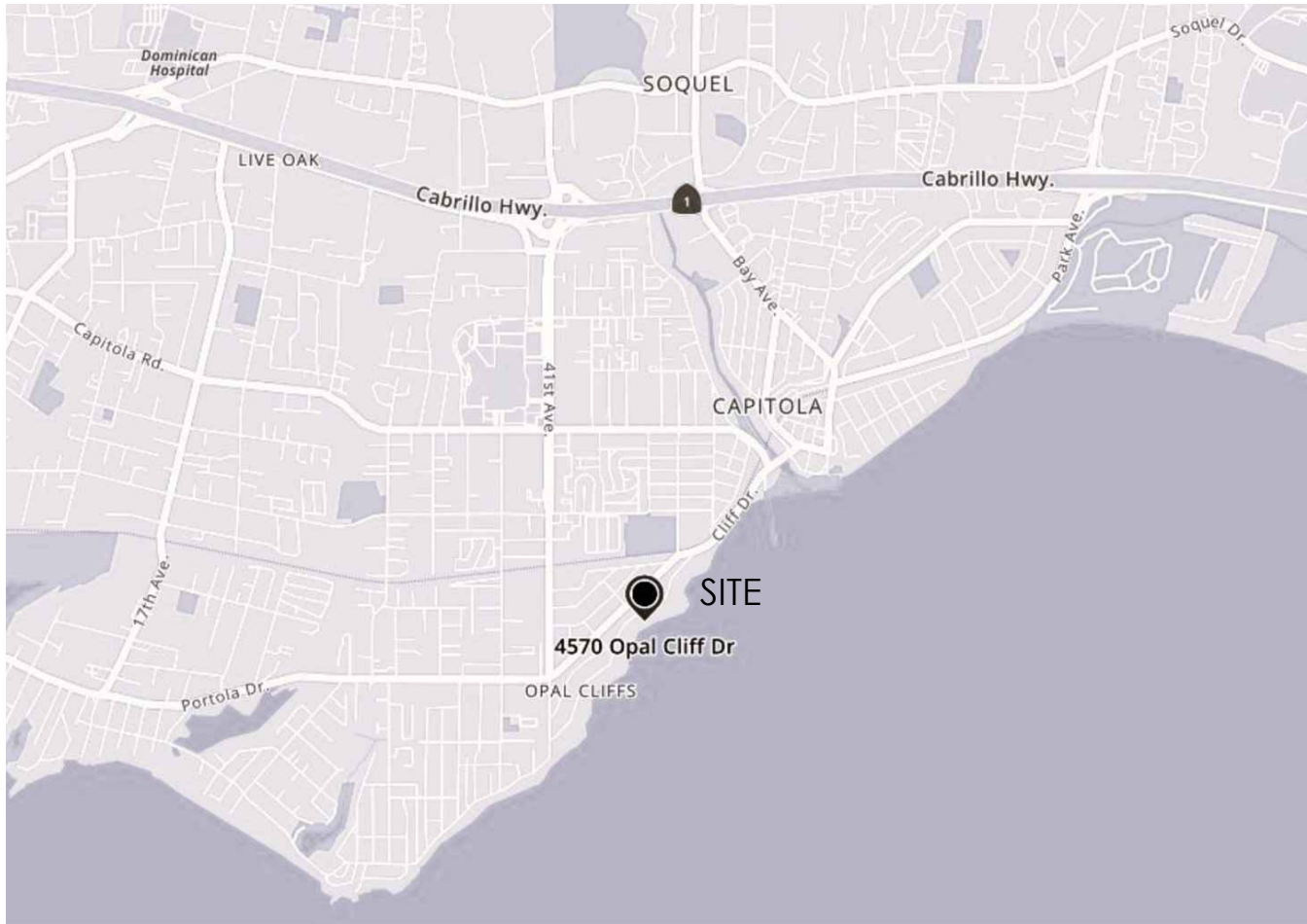
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

GIRI REMODEL & ADU
APN# 033-151-25

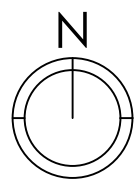
ABBREVIATIONS

&	AND	H.B.	HOSE BIB
L, A	ANGLE	HDR.	HEADER
@	AT	HDWR.	HARDWARE
'	DEGREE	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	HT., H.	HEIGHT
(A)	ABOVE	I.D.	INSIDE DIAMETER
A.C.I.	AMERICAN CONCRETE INSTITUTE	IN.	INCH(ES)
		INSUL.	INSULATION
		INT.	INTERIOR
ADJ.	ADJACENT	JT.	JOINT
A.F.F.	ABOVE FINISH FLOOR	K.P.	KING POST
		L.	LENGTH
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LIN.	LINEAR
		MAX.	MAXIMUM
ALT.	ALTERNATE	M.B.	MACHINE BOLT
ALUM.	ALUMINUM	MEMB.	MEMBRANE
APPROX.	APPROXIMATELY	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	MISC.	MISCELLANEOUS
		MTL.	METAL
(B)	BELOW	MW.	MICROWAVE
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	(N)	NEW
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM.	BEAM	O/	OVER
B.N.	BOUNDARY NAILING	O.C.	ON CENTER
B.O.	BOTTOM OF	O.D.	OUTSIDE DIAMETER
BOT.,	BOTTOM	O.H.	OPPOSITE HAND
		OV.	OVEN
BOTT.		N.I.C.	NOT IN CONTRACT
BTWN.	BETWEEN	PL.	PLATE
CAB.	CABINET	PLYWD.	PLYWOOD
C.B.	CEILING BEAM	PKG.	PARKING
C.J.	CEILING JOIST	P.S.F.	POUNDS PER SQUARE FOOT
CLG.	CEILING	P.S.I.	POUNDS PER SQUARE INCH
CLR.	CLEAR	QTY.	QUANTITY
COL.	COLUMN	RAD.	RADIUS
CONC.	CONCRETE	R.B.	ROOF BEAM
CONT.	CONTINUOUS	RCP.	REFLECTED CEILING PLAN
CTR.	CENTER	RE:	REFERENCE
CL	CENTERLINE	REF.	REFRIGERATOR
Db	BAR DIAMETER	REINF.	REINFORCED
DBL.	DOUBLE	REQ'D.	REQUIRED
DEG.	DEGREE	RM.	ROOM
DEMO.	DEMOLISH	R.O.	ROUGH OPENING
DET., DTL.	DETAIL	R.R.	ROOF RAFTER
D.W.	DISHWASHER	SCHED.	SCHEDULE
DWG.	DRAWING	SF.,	SQUARE FOOT
DWN.,	DOWN	SQ. FT.	
DN.		SHTG.	SHEATHING
(E)	EXISTING	SHT.	SHEET
EA.	EACH	SIM.	SIMILAR
E.N.	EDGE NAILING	SL.	SLOPED
EL.,	ELEVATION	SPKL.	SPRINKLER
		SQ.	SQUARE
ELEV.		STAGG.	STAGGER
ELEV.	ELEVATOR	STD.	STANDARD
ENG.	ENGINEER	STL.	STEEL
EQ.	EQUAL	STR.,	STRUCTURAL
EXT.	EXTERIOR	STRUCT.	
E.W.	EACH WAY	T&B	TOP & BOTTOM
F.B.	FLOOR BEAM	T&G	TONGUE & GROOVE
F.F.	FINISHED FLOOR	THK.	THICK
FIN.	FINISH(ED)	T.O.	TOP OF
F.J.	FLOOR JOIST	T.P.	TOILET PAPER
FL.	FLOOR	TYP.	TYPICAL
FLR.	FLOOR	U.B.C.	UNIFORM BUILDING CODE
F.N.	FIELD NAILING		
FND.	FOUNDATION	VERT.	VERTICAL
F.O.	FACE OF	W.	WIDTH
FP.	FIREPLACE	WD.	WOOD
F.R.	FIRE RATED	WH.	WATER HEATER
FT.	FOOT OR FEET		
FTG.	FOOTING		
FZR.	FREEZER		
GA.	GAUGE		
GALV.	GALVANIZED		
G.B.	GRADE BEAM		
GLB.	GLU-LAM BEAM		
GYP. BD.,	GYPSON WALL BOARD		
G.W.B.			

GIRI
REMODEL ADDITION AND ADU
4570 OPAL CLIFF DRIVE
SANTA CRUZ, CA 95062



VICINITY MAP



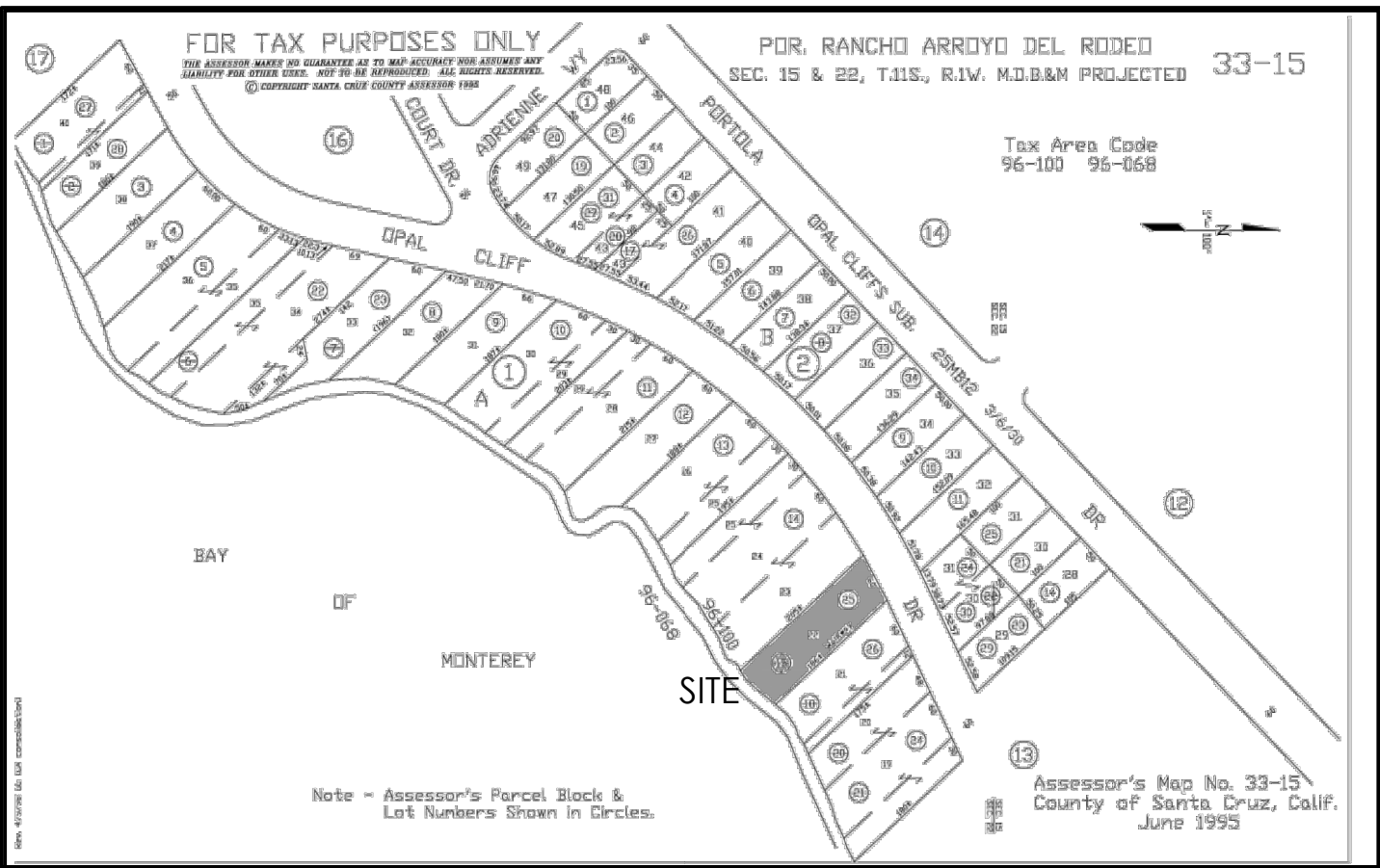
CODE COMPLIANCE

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE FOLLOWING CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE (CEnc)

FIRE NOTES

- THESE PLANS SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
- OCCUPANCY R-3 & U, TYPE V-B, FULLY SPRINKLED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
- THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE CENTRAL FIRE PROTECTION DISTRICT.
- ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- ROOF COVERING SHALL BE NO LESS THAN CLASS "A" RATED.
- THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
- PUBLIC FIRE HYDRANT REQUIRED WITHIN 600 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 320' FROM BUILDING.
- ONE HUNDRED (100) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.



PARCEL MAP



PROJECT CALCULATIONS

TOTAL LOT SIZE: GROSS: 11,107.8 SQ. FT. (0.255 ACRE)
NET: 7,565.6 SQ. FT.

MAX LOT COVERAGE (40% OF NET LOT SIZE):
7,565.6 S.F. X .40 = 3,026.24 S.F.

PROPOSED LOT COVERAGE - FAR
FIRST FLOOR: 1,684.79 S.F.
GARAGE (ADJUSTED): 472.10 S.F.
COVERED PORCH (UNDER DECK): 356.60 S.F.
TOTAL AREA FOOTPRINT: 2,513.49 S.F.
LOT COVERAGE: (2653.15 / 7565.6)= .3506 (40% MAX) 35 %

EXISTING
EXISTING GARAGE: 482.0 S.F.
EXISTING RESIDENCE:
FIRST FLOOR LIVING AREA: 1,098.55 S.F.
SECOND FLOOR LIVING AREA (INCLUDING 2-STORY AREA): 924.65 S.F.
2,023.2 S.F.

PROPOSED
GARAGE:
(E)482.7 - 126.25 CONVERTED TO LIVING + 115.66 ADDITION 472.1 S.F.

ADU (675.2) + STAIRS (104.3) (FAR EXEMPT): 779.5 S.F.

RESIDENCE
(N) BASEMENT: (618.3 S.F. NOT COUNTED) N/A S.F.
(E) FIRST FLOOR: 1,098.55 S.F.
(N) 126.24 SF (CONVERTED GARAGE AREA) + (N) 460.0SF
(ENTRY & BEDROOM 1) = TOTAL 1ST FLOOR ADD (NEW AREA): 586.24 S.F.

TOTAL FIRST FLOOR LIVING AREA (E) 1098.55 SF + (N) 586.24 SF: 1,684.79 S.F.
(E) SECOND FLOOR LIVING AREA 924.65 + 13.29: 937.94 S.F.

PROPOSED TOTAL LIVING
BASEMENT 618.3 + 1ST FLOOR 1684.79 + 2ND FLOOR 937.94: 3,241.0 S.F.

PROPOSED FAR
GARAGE (472 SF - 225 SF GARAGE CREDIT): 247.0 S.F.
FAR CALCULATION (GARAGE 247 SF + LIVING AREA 3,241): 3,488.0 S.F.
3488 SF / NET SITE AREA 7565.6 SF = .4610 FAR 46.1 %

DECKS
UNCOVERED 915.2 S.F.
COVERED 356.3 S.F.

PARKING: 2 COVERED, 2 UNCOVERED

PROJECT INFORMATION

OWNER: NEEHAR AND RADICA GIRI
4570 OPAL CLIFF DRIVE
SANTA CRUZ, CA 95062

A. P. N.: 033-151-25

ZONING: R-1-5

OCCUPANCY GROUP: R-3 & U (PER 2022 CRC)

CONSTRUCTION TYPE: VB (SPRINKLERED)

PROJECT DESCRIPTION:
A REMODEL AND ADDITION TO AN EXISTING 2023 SQ FT TWO-STORY, 3 BEDROOM, 2.5 BATH SINGLE-FAMILY RESIDENCE. THE ADDITIONS OF A 586 S.F. MAIN FLOOR ADDITION, A 780 S.F. ADU ADDITION AND STAIRS, AND A 618 S.F. BASEMENT ADDITION WILL RESULT IN A 3,240 S.F. TWO-STORY SINGLE FAMILY RESIDENCE CONSISTING OF 3 BEDROOMS, 3.5 BATHS AND ATTACHED ADU. THE REMODELED AREA WILL RESULT IN A MODEST S.F. DECREASE TO THE GARAGE. PROPOSED MODERN UPGRADES THROUGHOUT. THE EXTERIOR TO BE COMPLETELY UPGRADED, REMODELED WITH A CONTEMPORARY DESIGN.

CONSULTANTS

ARCHITECTS: MATSON BRITTON ARCHITECTS
728 N. BRANCIFORTE
SANTA CRUZ, CA 95062
PHONE: 831-425-0544
FAX: 831-425-4795

SURVEYING: HANAGAN LAND SURVEYING, INC
305-C SOQUEL AVE
SANTA CRUZ, CA 95062
PHONE: 831-469-3428
FAX: 831-469-3400

ENGINEERING: R.I. ENGINEERING, INC.
303 POTRERO STREET, STE. 42-202
SANTA CRUZ, CA 95060
PHONE: 831-425-3901
FAX: 831-425-1522

GEOLOGICAL: PACIFIC CREST ENGINEERING, INC
444 AIRPORT BLVD
WATSONVILLE, CA 95076
PHONE: 831-722-9446
FAX: 831-722-9158

GEOTECHNICAL: PACIFIC CREST ENGINEERING, INC
444 AIRPORT BLVD
WATSONVILLE, CA 95076
PHONE: 831-722-9446
FAX: 831-722-9158

OWNER MAILING ADDRESS: NEEHAR AND RADICA GIRI
15124 SOBEY RD
SARATOGA, CA 95070

NOTE: PROJECT SHALL CONFORM TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS

SHEET INDEX

ARCHITECTURAL DRAWINGS

- P1 TITLE SHEET
- P2 SITE PLAN
- P3 FIRST FLOOR PLAN
- P4 SECOND FLOOR PLAN
- P5 BASEMENT FLOOR PLAN
- P6 ROOF PLAN
- P7.1 BUILDING ELEVATIONS
- P7.2 BUILDING ELEVATIONS
- P8.1 AS-BUILT FIRST FLOOR PLAN
- P8.2 AS-BUILT SECOND FLOOR PLAN
- P8.3 AS-BUILT BUILDING ELEVATIONS

CIVIL DRAWINGS

- C-1 GRADING & DRAINAGE PLAN (WITH APPENDIX-A FORM)
- C-2 DETAILS
- C-3 STORMWATER POLLUTION CONTROL PLAN
- C-4 DRAINAGE BASIN MAPS

SURVEY

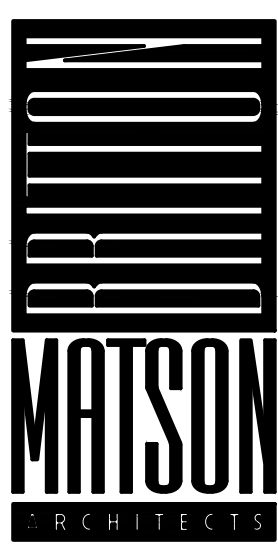
- SU1 SURVEY PLAN

GEOLOGICAL

- PLATE 1. PREDICTED 100-YEAR TOP OF COASTAL BLUFF MAP

Attachment 1C
241408 Appeal

Exhibit D



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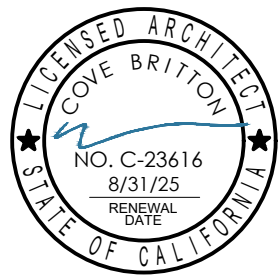
REVISIONS

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04/07/25 PLANNING

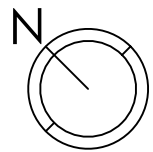
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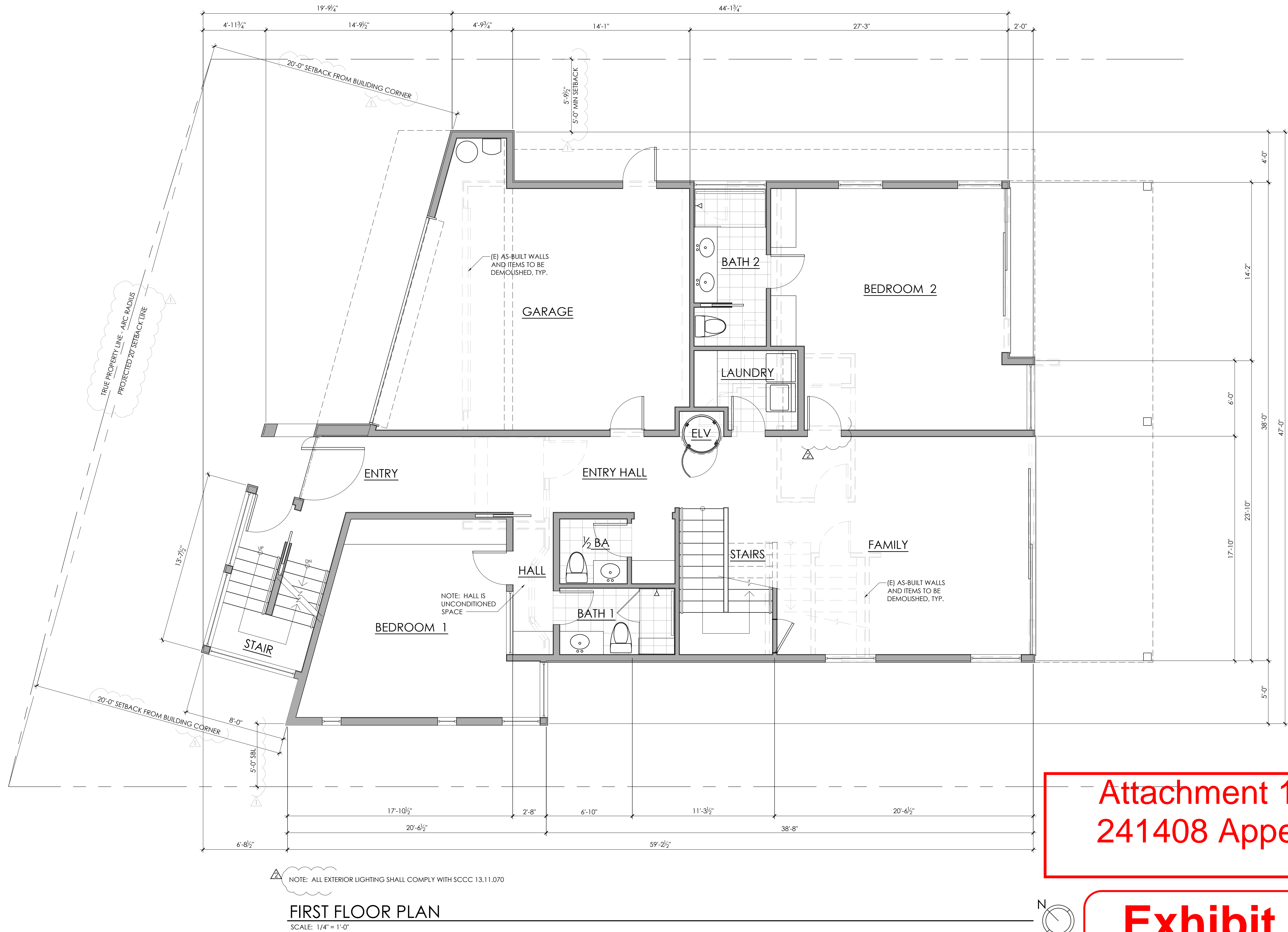
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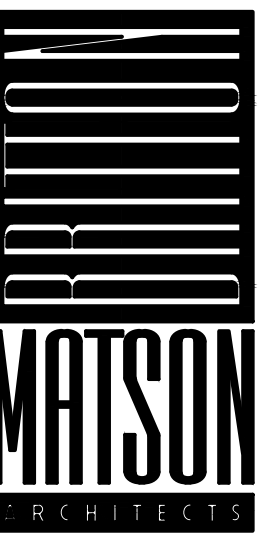
P1





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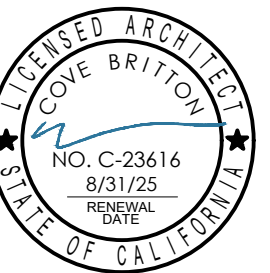
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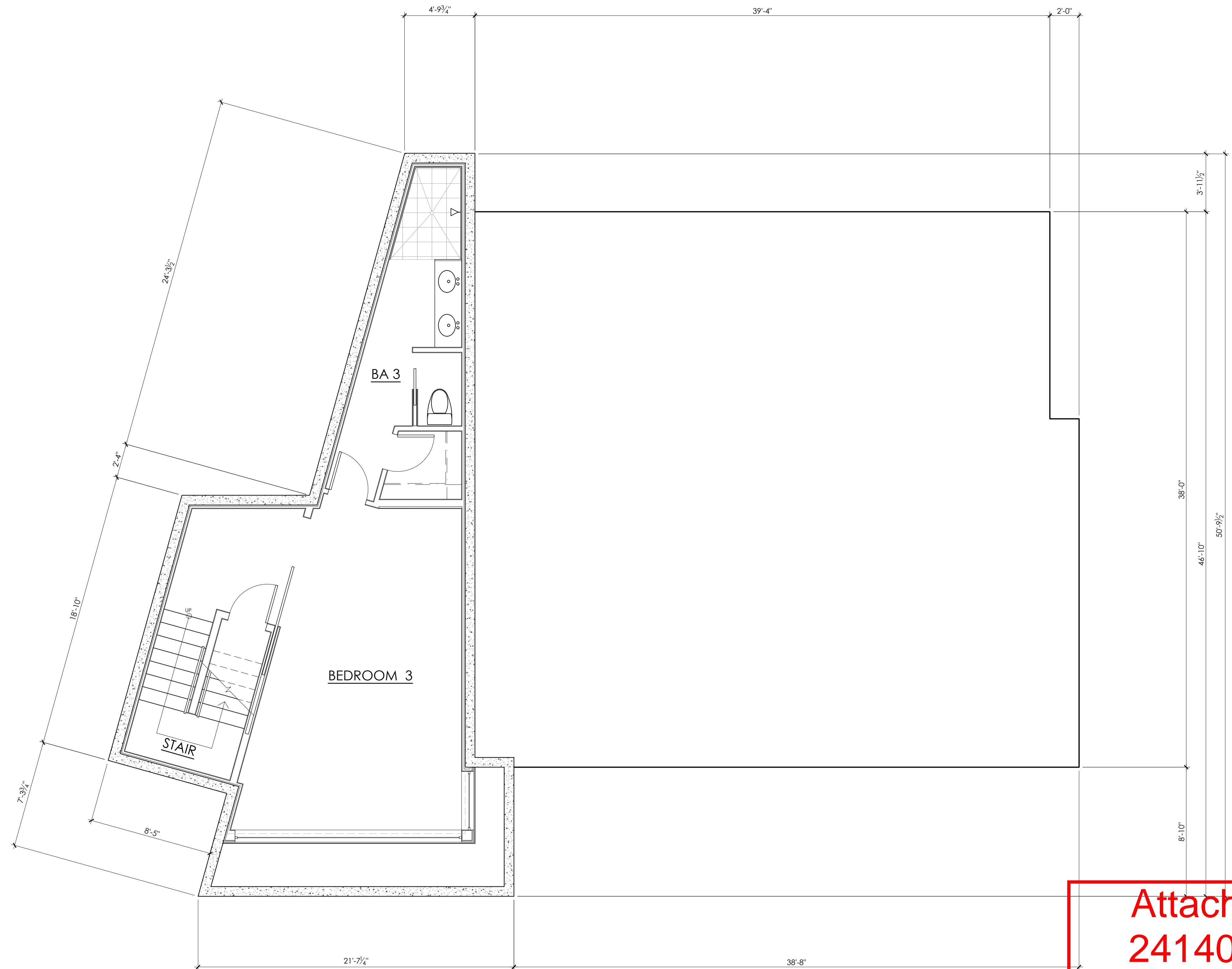
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FIRST FLOOR PLAN



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P3



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

Attachment 1C
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CA 95062
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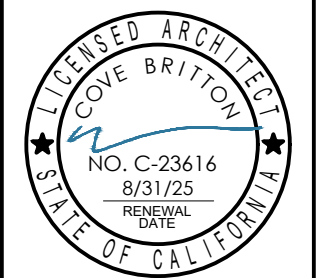
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NO.	DATE	DESCRIPTION
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04	07/25	PLANNING

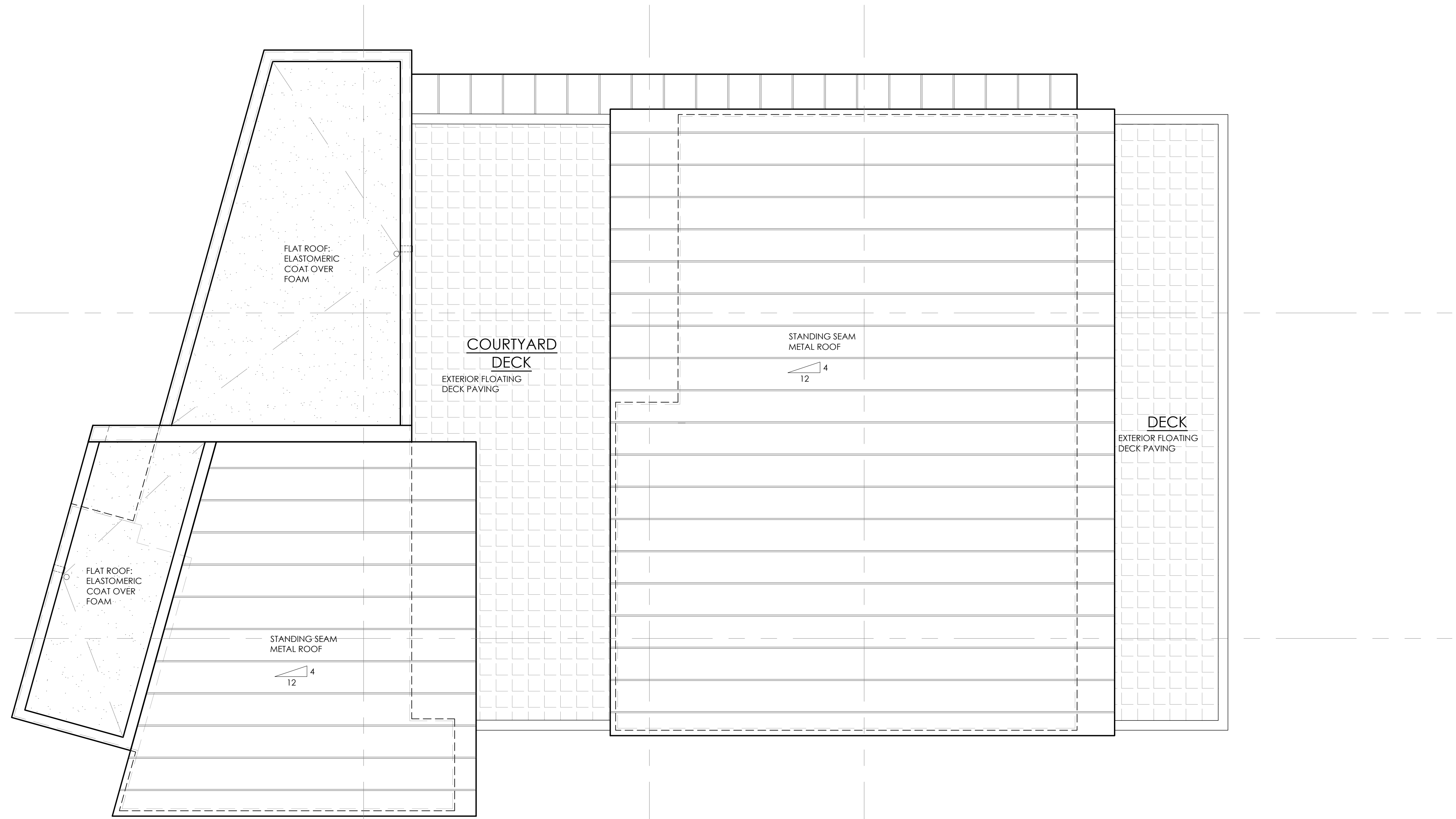
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SANTA CRUZ, CA 95062
APN: 033-151-25

BASEMENT FLOOR PLAN

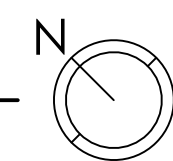


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P5



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



Attachment 1C
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Exhibit D



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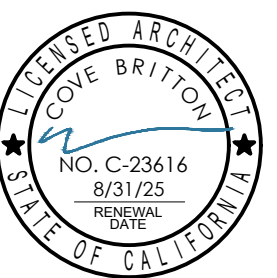
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ROOF PLAN



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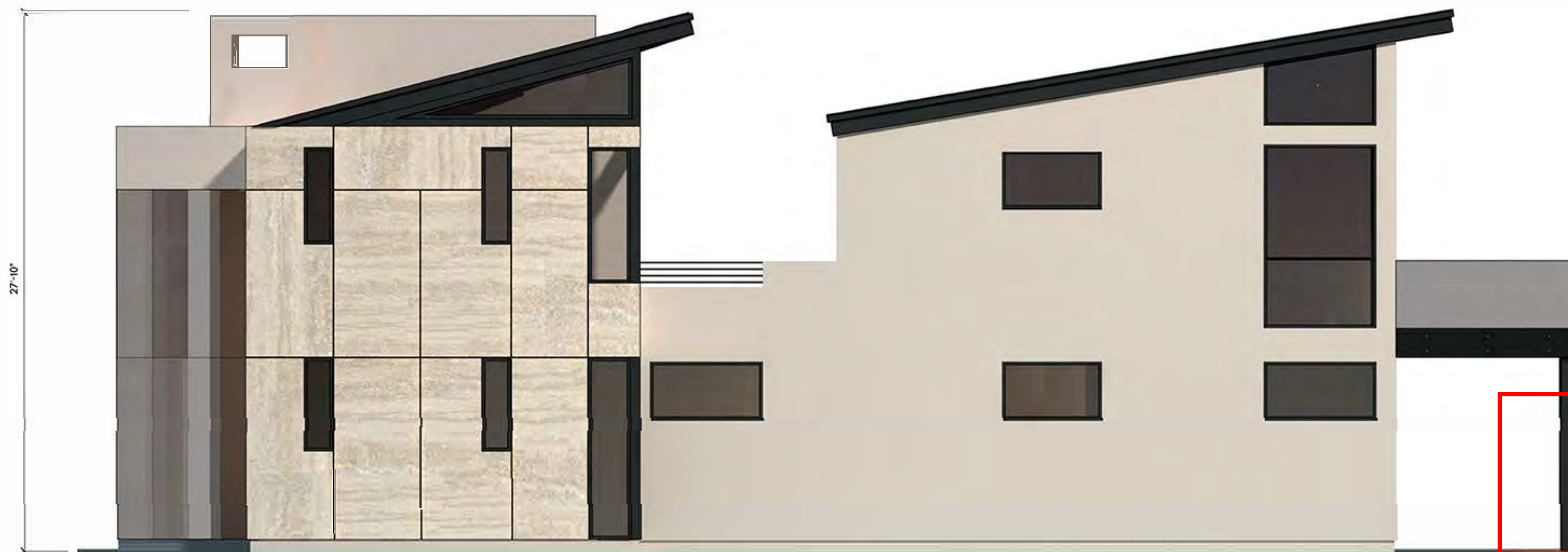
P6



NORTHWEST ELEVATION - ENTRY

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

EXTERIOR COLORS AND MATERIALS	
ROOF	STANDING SEAM METAL ROOF - GRAY
MAIN BODY	STUCCO - LT. GRAY/BEIGE
ACCENT BODY	WOOD SIDING - BROWN
ACCENT PANELS	STONE VENEER - BEIGE



SOUTHWEST ELEVATION

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

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APR. 03/31/25

PROPOSED
EXTERIOR ELEVATIONS



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P7.1



SOUTHEAST ELEVATION

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



NORTHEAST ELEVATION

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

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APN: 033-151-25

PROPOSED
EXTERIOR ELEVATIONS



D	A	T
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P7.2

34



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SECOND FLOOR
AS-BUILT PLAN

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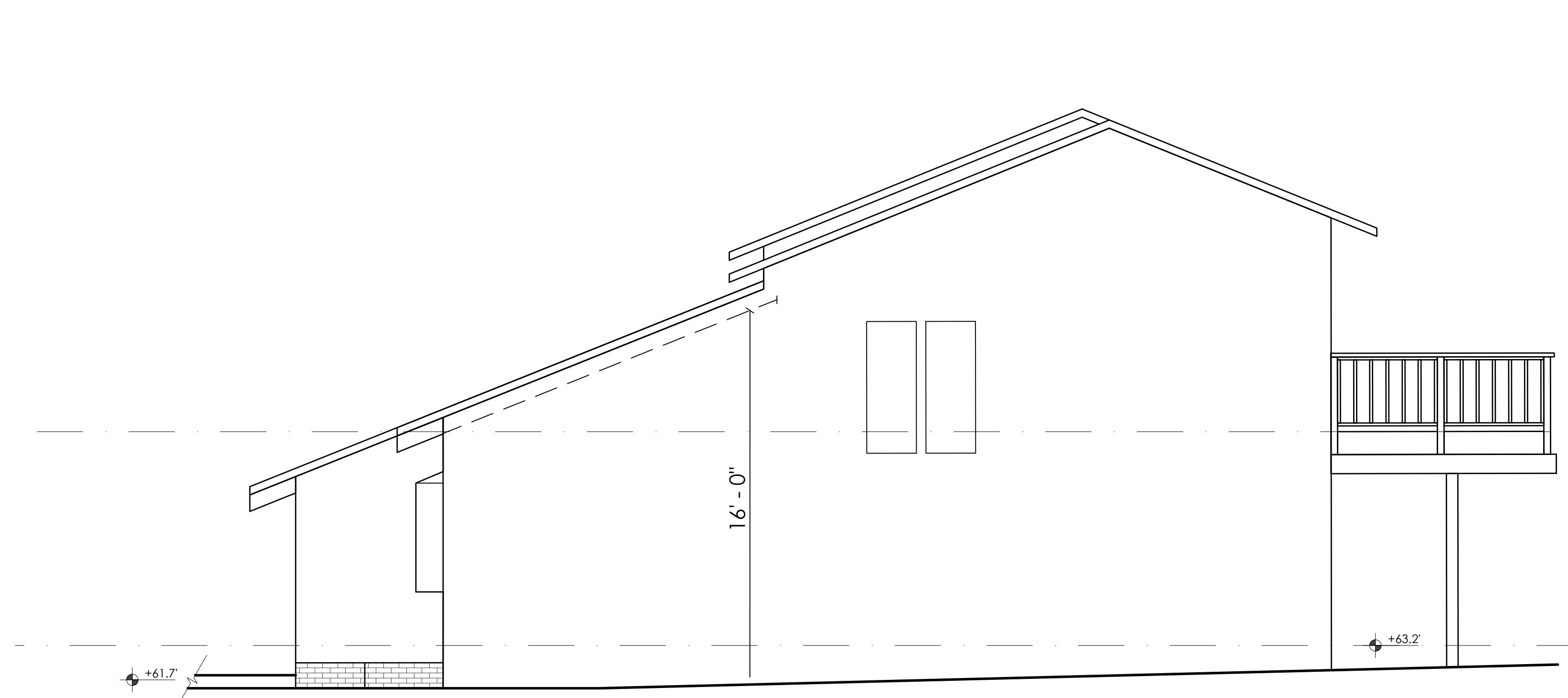
P8.2



SECOND FLOOR AS-BUILT PLAN
SCALE: 1/4" = 1'-0"

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241408 Appeal

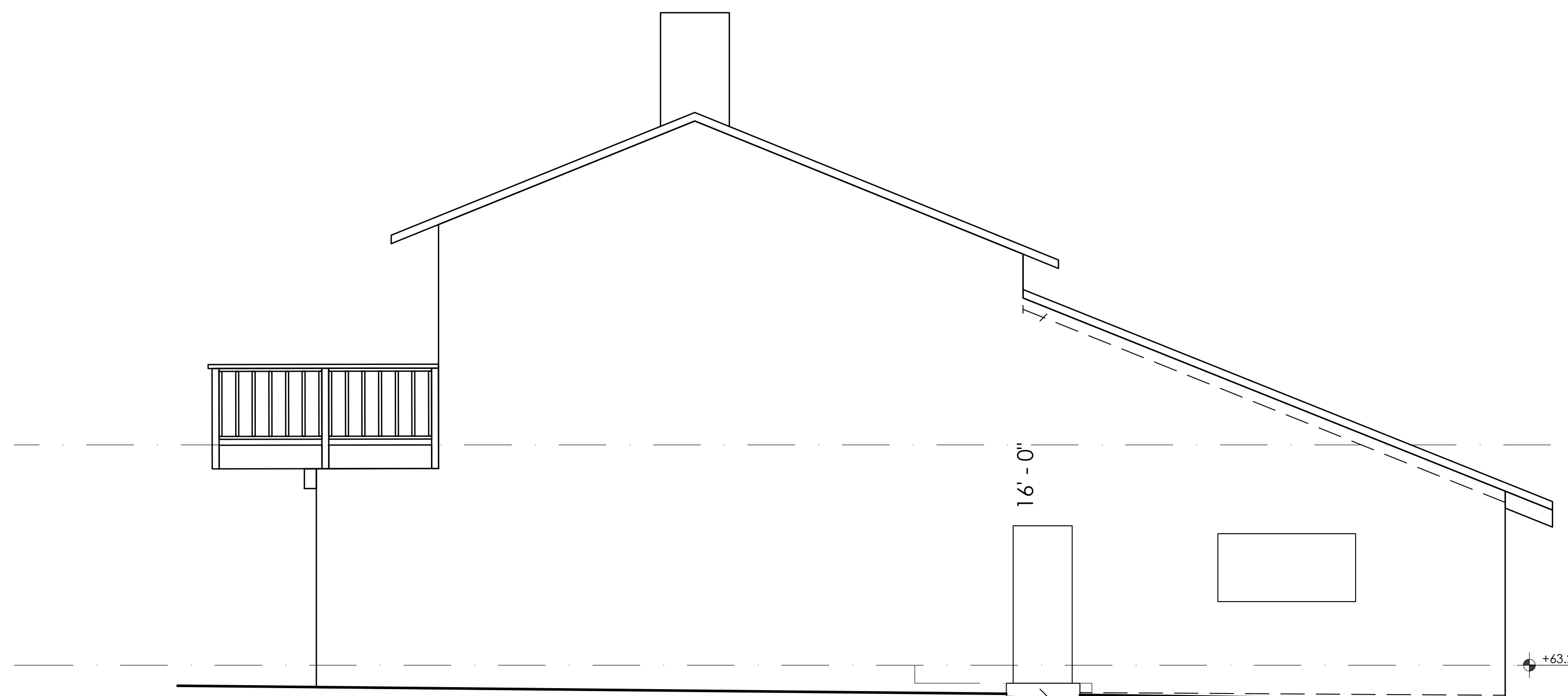
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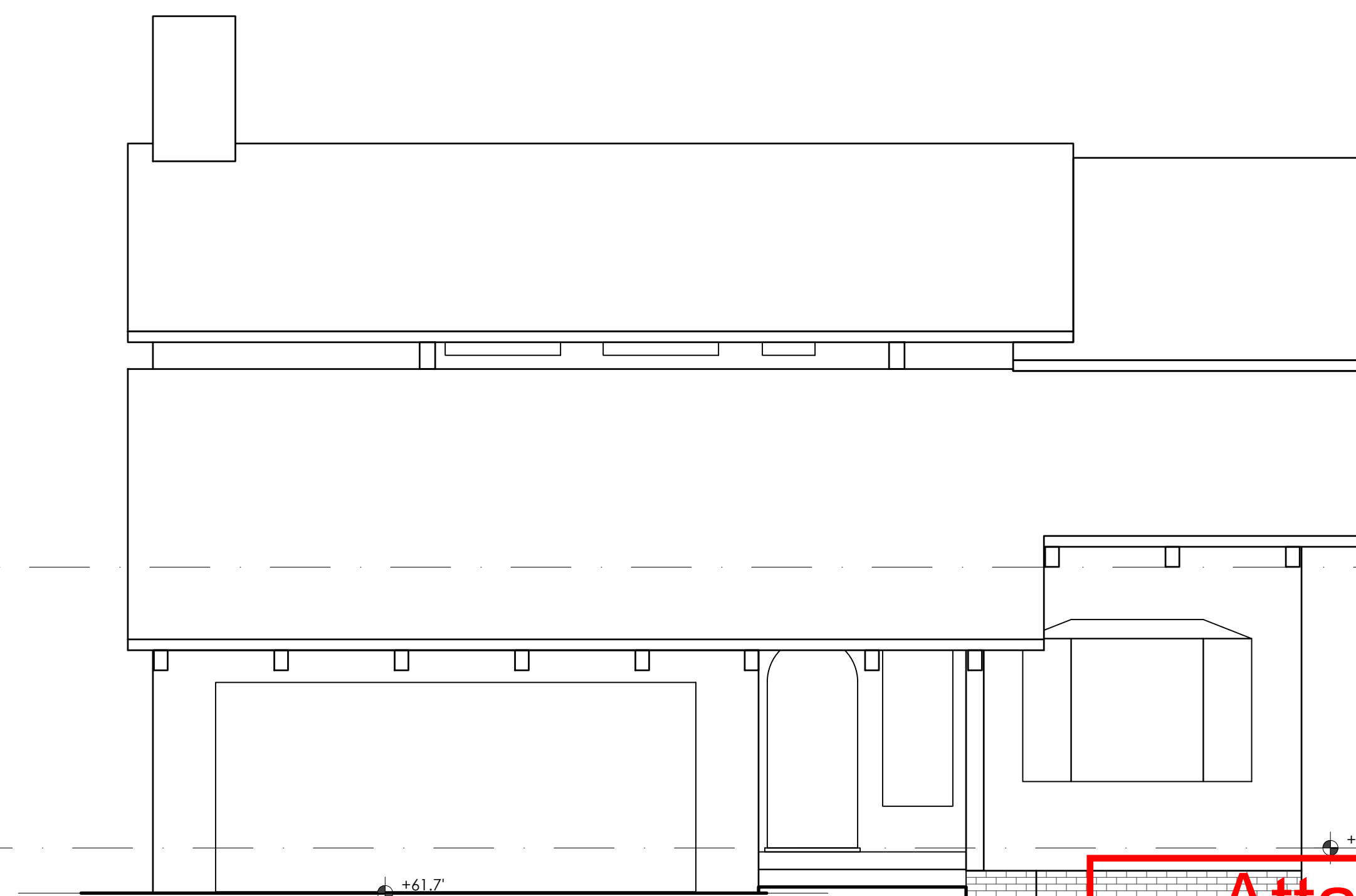
EXISTING SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



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

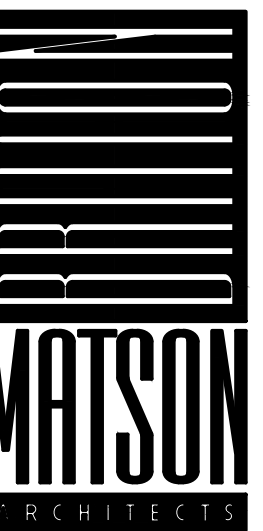


EXISTING NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



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

Attachment 1C
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Exhibit D



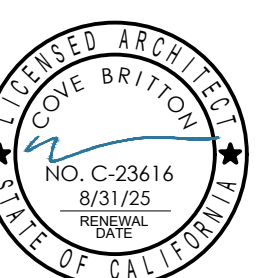
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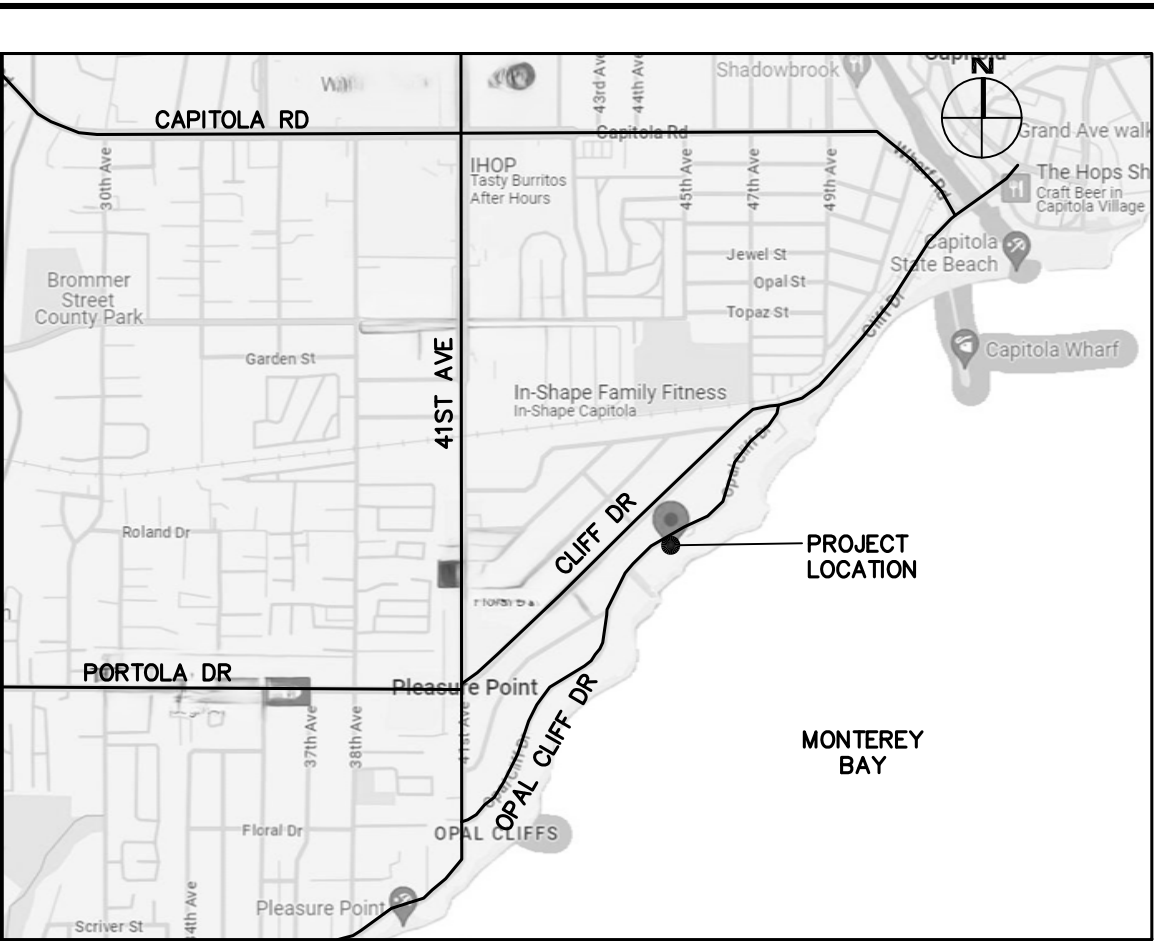
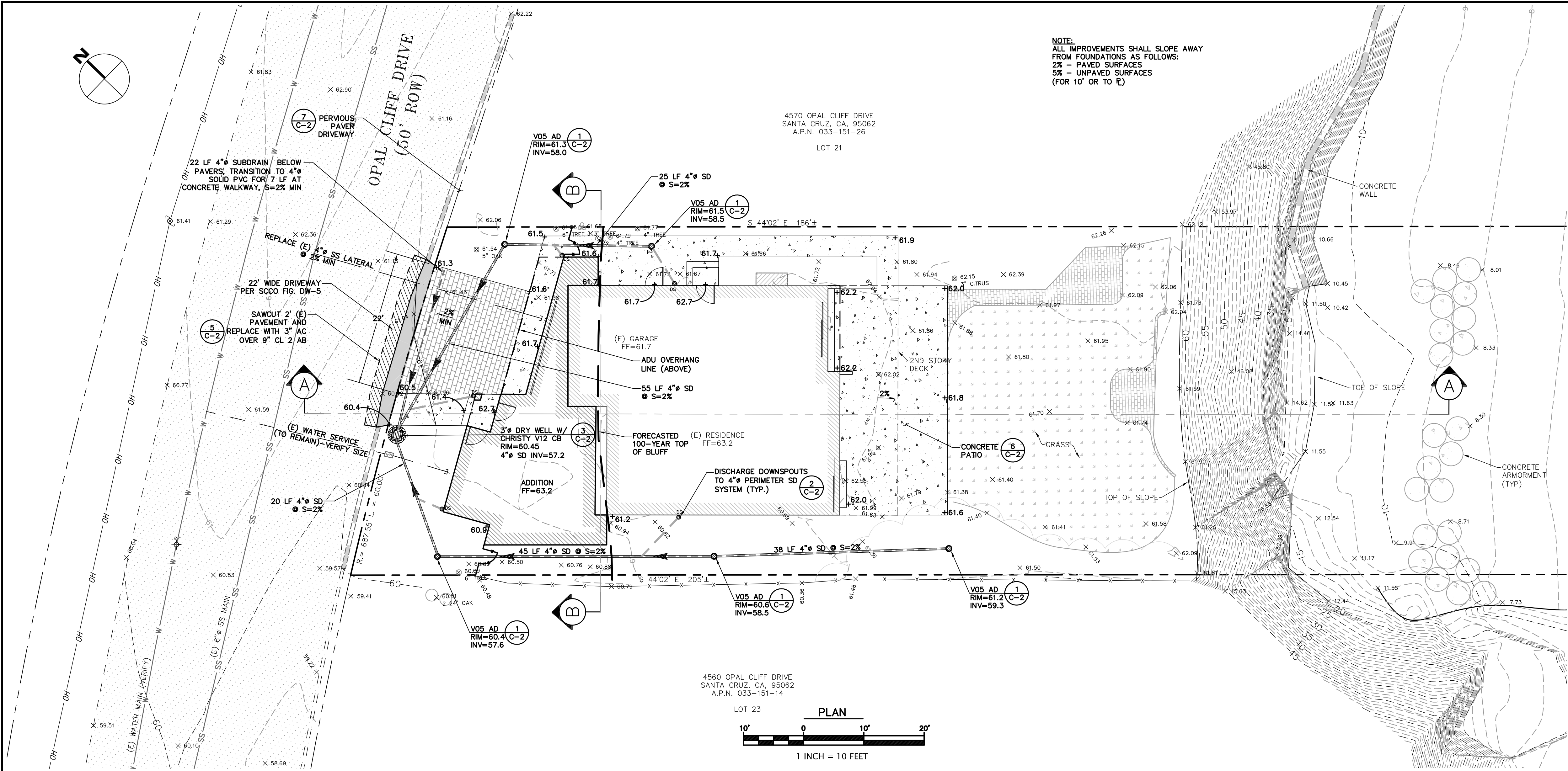
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AS-BUILT EXISTING
EXTERIOR ELEVATIONS



D A T E
10/6/24
D R A W N
BK
J O B
GIRI
S H E E T

P8.3



VICINITY MAP
NTS

LEGEND

- (E) AB
- (E) AC
- (E) BRICK WALKWAY
- PROPOSED AC
- PROPOSED CONCRETE
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- SETBACK LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED AC BERM
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED SDCO
- PROPOSED CB

ABBREVIATIONS

- BW BOTTOM OF WALL
- CB CATCH BASIN
- CONST CONSTRUCT
- DIA. # DIAMETER
- DS DOWNSPOUT
- DTL DETAIL
- DWY DRIVEWAY
- (E) EXISTING
- EL ELEVATION
- EOP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FG FINISH GRADE
- FS FIRE SERVICE
- HP HIGH POINT
- INV INVERT
- LF LINEAR FEET
- LP LOW POINT
- MAX MAXIMUM
- N.T.S. NOT TO SCALE
- RW RETAINING WALL
- RM RIM ELEVATION
- SS SLOPE
- SCCO COUNTY OF SANTA CRUZ
- SSCO SANITARY SEWER CLEANOUT
- SDCO STORM DRAIN CLEANOUT
- TYPICAL TYPICAL
- W TOP OF WALL
- WATER SERVICE WATER SERVICE

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	CUBIC YARDS	
	CUT	FILL
	<20	<20

- NOTES:
- EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
 - EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
 - EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

Exhibit D

BUILDING PERMIT SUBMITTAL

GENERAL NOTES

- THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO DETERMINE THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.
- ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW. BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.
- THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
- ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
- NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
- BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
- WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
- PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 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 ARCHEOLOGICAL 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 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE. THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.
- ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

SEWER LATERAL NOTES

- SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC SDR26) AND SHALL HAVE A SMOOTH INTERIOR.
- SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%.

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

- CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.
- INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
- DISCHARGE ALL DOWNSPOUTS TO PERIMETER STORM DRAIN SYSTEM.

POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS
SWALES	ANNUAL	1. WASHOUTS 2. MISPLACED ROCK 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE TRANSPORTED ROCK 2. REMOVE TRASH & DEBRIS
GRAVEL RETENTION PIT	ANNUAL	1. DISPLACEMENT OF GRAVEL 2. SCOUR AROUND PERIMETER 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE GRAVEL 2. REPAIR DAMAGED SLOPES & FABRIC. 3. REMOVE TRASH & LOOSE DEBRIS
PAVERS	ANNUAL	1. RAVELING OF PAVERS 2. SCOUR AROUND PERIMETER 3. ACCUMULATION OF SEDIMENT	1. REPLACE/RESET PAVERS 2. REPAIR CONCRETE RESTRAINT CURB 3. VACUUM/SWEEP PERMEABLE PAVEMENT

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEYING. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

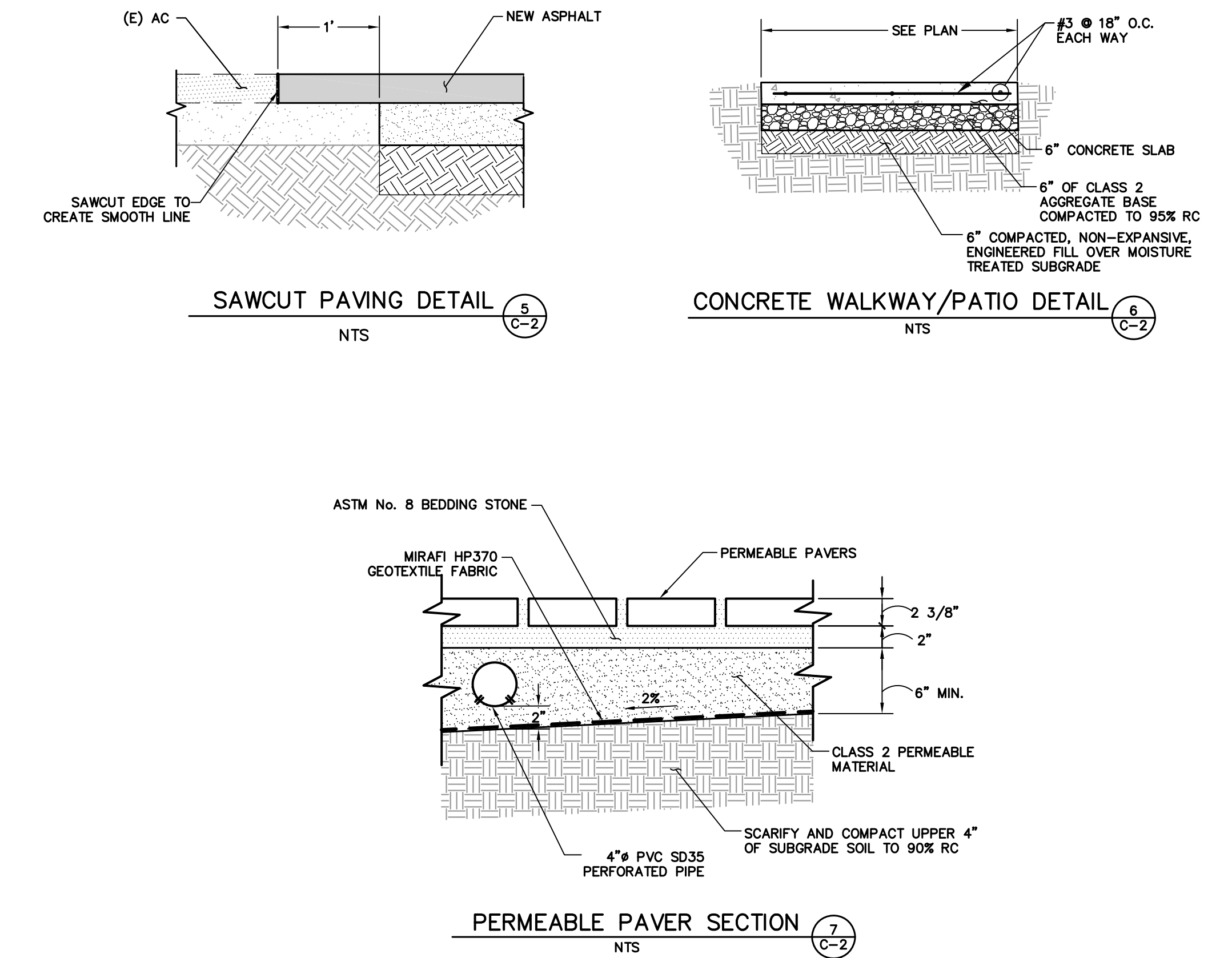
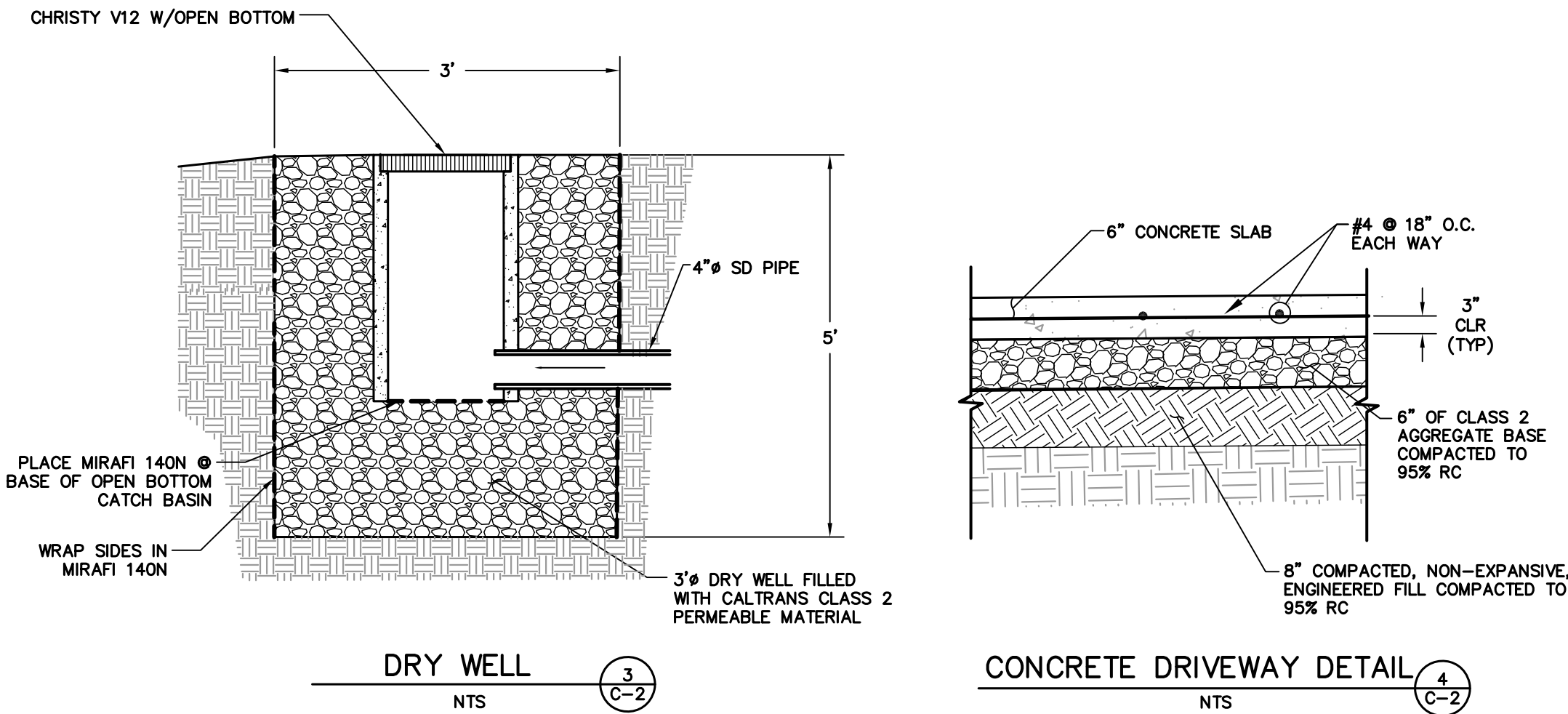
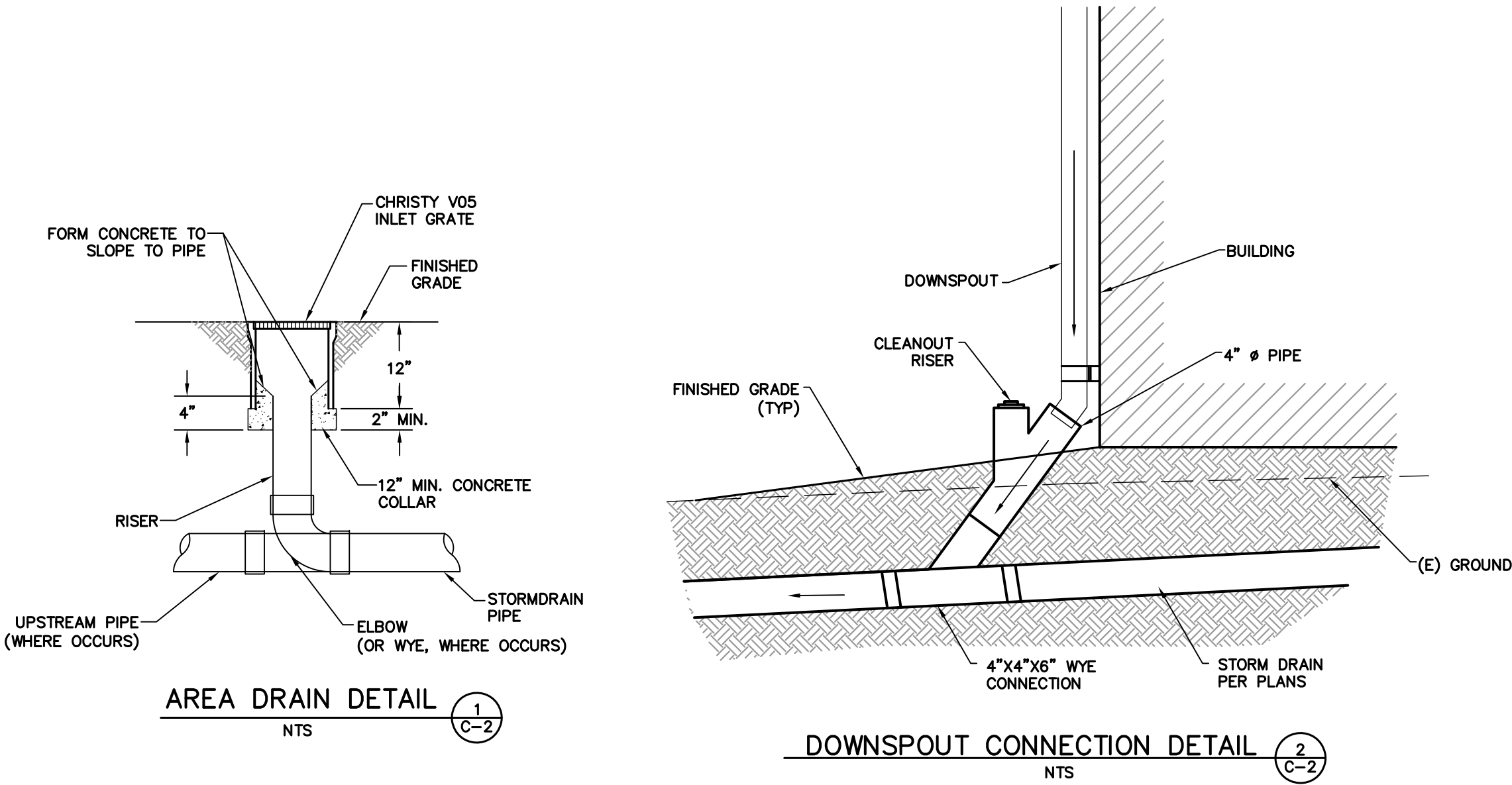
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS BETWEEN MONUMENTS FOUND ON OPAL CLIFF DRIVE PER THAT CERTAIN SUBDIVISION MAP FILED IN VOLUME 25, AT PAGE 12 OF THE SANTA CRUZ COUNTY RECORDS.

BASIS OF ELEVATION

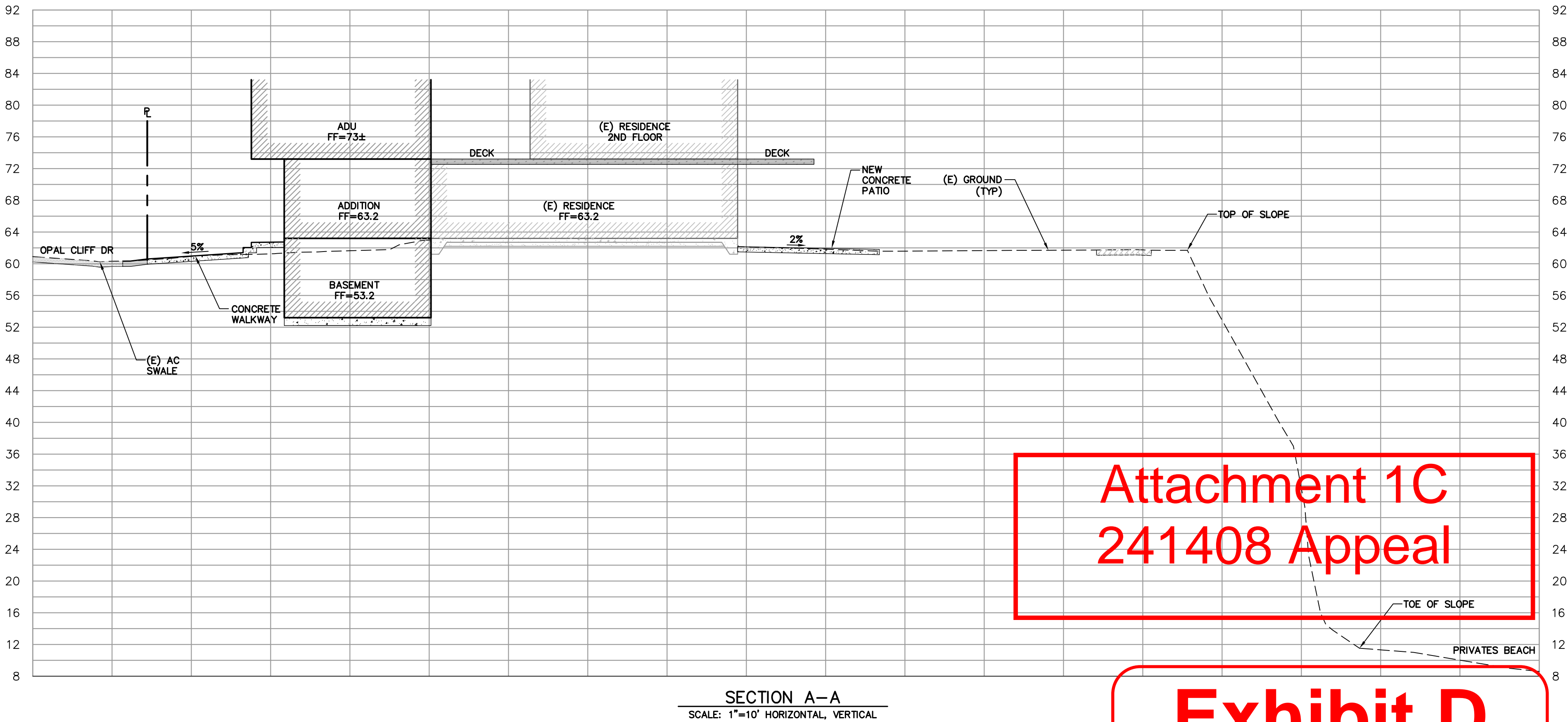
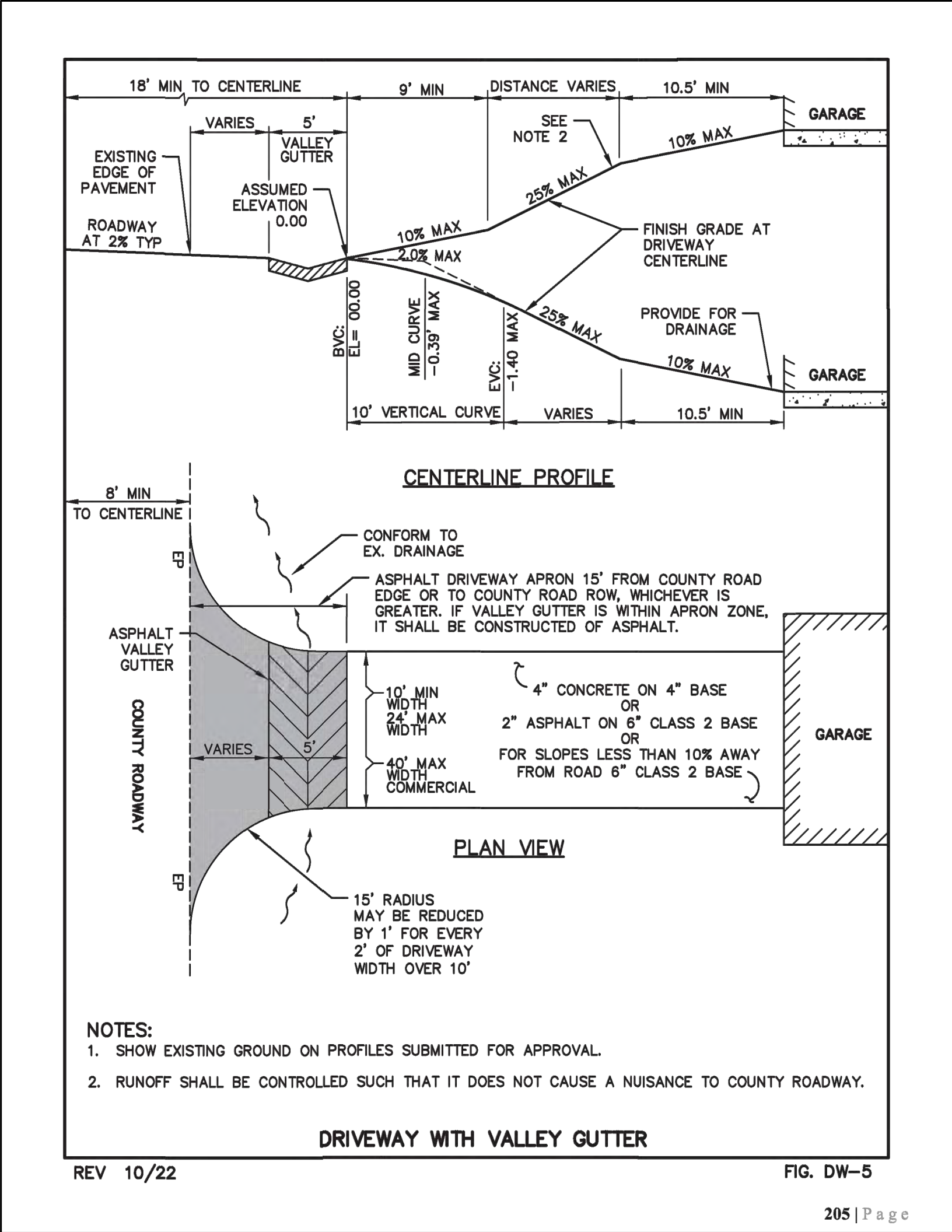
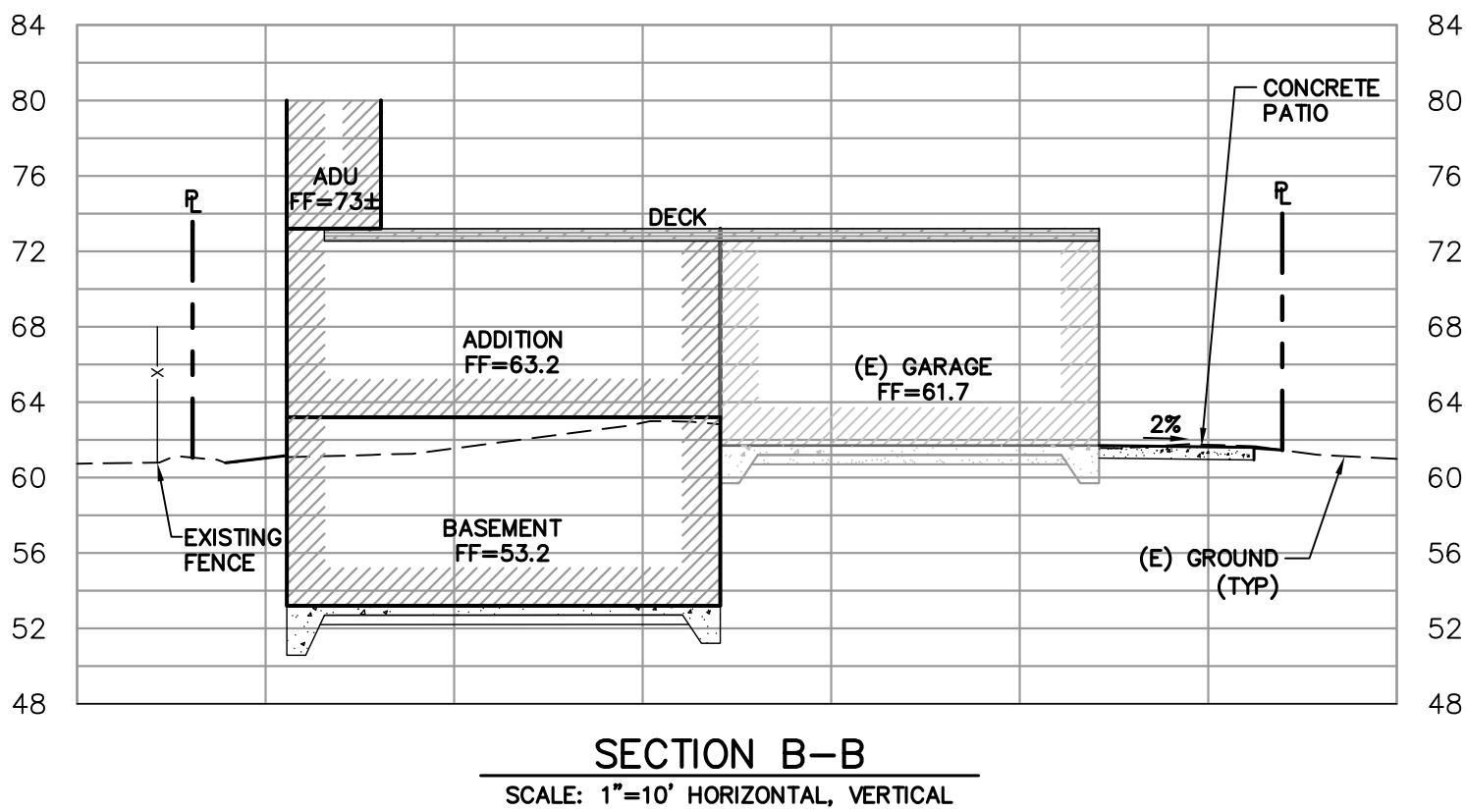
SANTA CRUZ COUNTY BENCHMARK #245, LOCATED ON TOP OF A CURB AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 41ST AVENUE AND OPAL CLIFF DRIVE.

BENCHMARK ELEVATION = 48.99' NAVD 88 (THE CONTOUR INTERVAL IS 1 FOOT)



EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY PACIFIC CREST ENGINEERING, ENTITLED "GEOTECHNICAL INVESTIGATION," DATED OCTOBER 2024. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT PACIFIC CREST ENGINEERING FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6", WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY PACIFIC CREST ENGINEERING.
9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.
10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.



Attachment 1C
241408 Appeal

Exhibit D



1/23/2025

RJ Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

RESIDENTIAL REMODEL
FOR
NEEHAR & RADICA GIRI
4570 OPAL CLIFF DRIVE
SANTA CRUZ COUNTY
APN 033-151-23
DETAILS

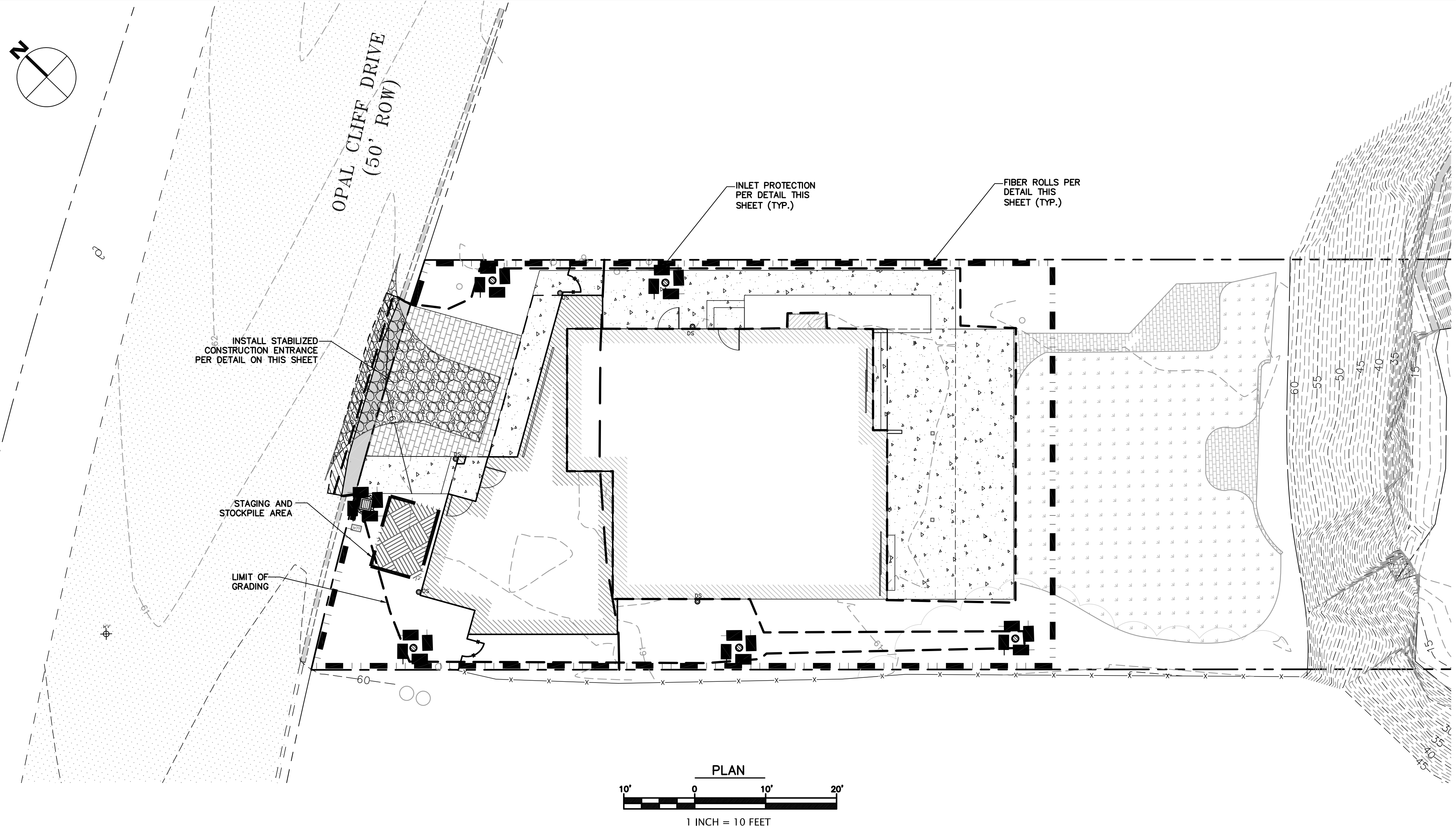
project no.
24-057-1
date
JANUARY 2025
scale
AS SHOWN
dwg name
CIVIL2.DWG

C-2

TOTAL AREA OF DISTURBANCE = 3,000 SQFT

SITE HOUSEKEEPING REQUIREMENTS

- CONSTRUCTION MATERIALS**
1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
 2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
 3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
 4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.
- LANDSCAPE MATERIALS**
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
 2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
 3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
 4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
 5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.
- VEHICLE STORAGE AND MAINTENANCE**
1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
 2. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
 3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.
- WASTE MANAGEMENT**
1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PEROVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
 2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM ANY INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
 3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
 4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
 5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
 6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
 7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
 8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY; AND
 9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE ON SLOPES GREATER THAN 20%. EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

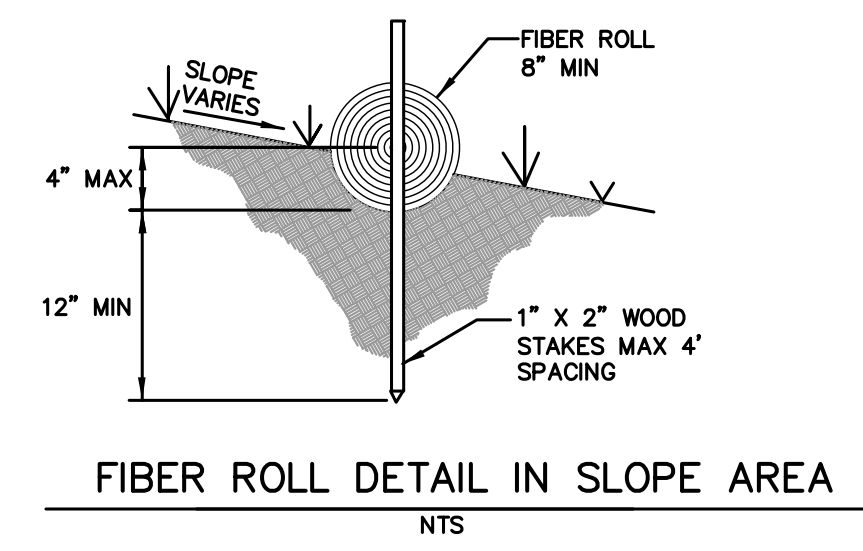
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

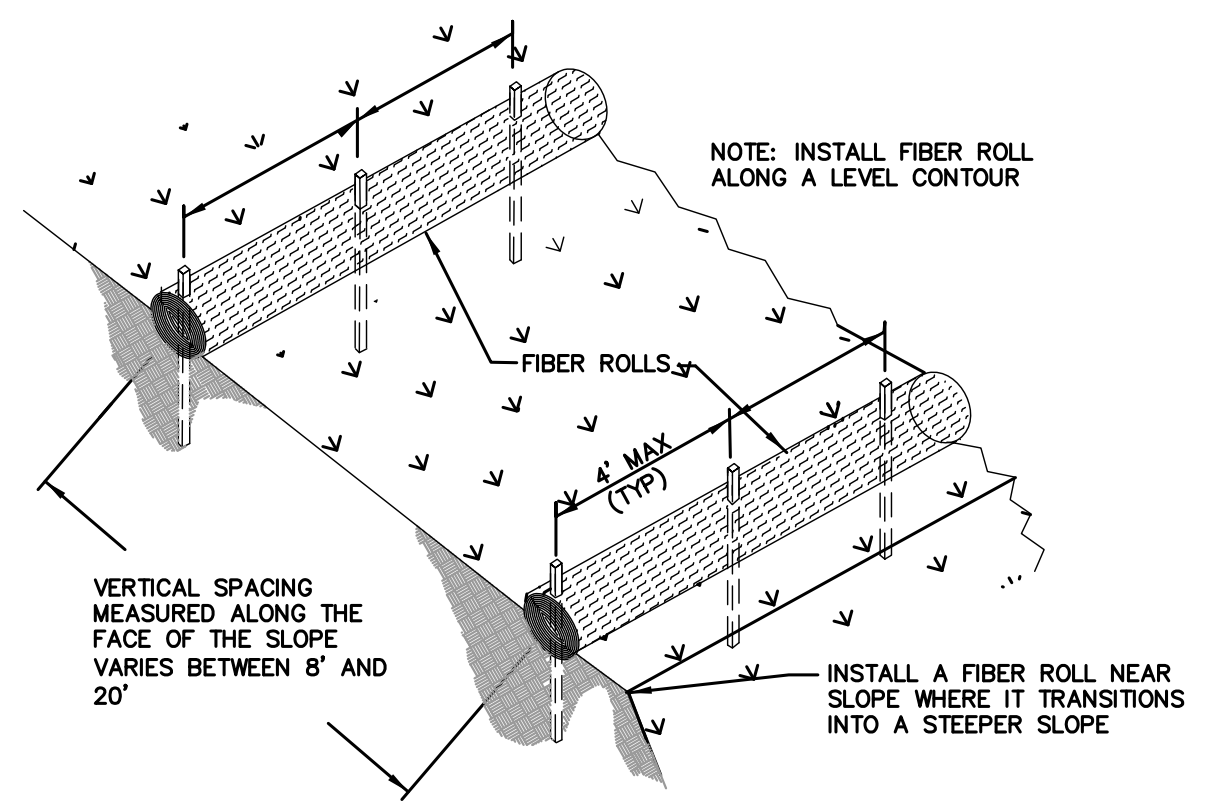
1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES \leq 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES $>$ 20%.

EROSION CONTROL LEGEND

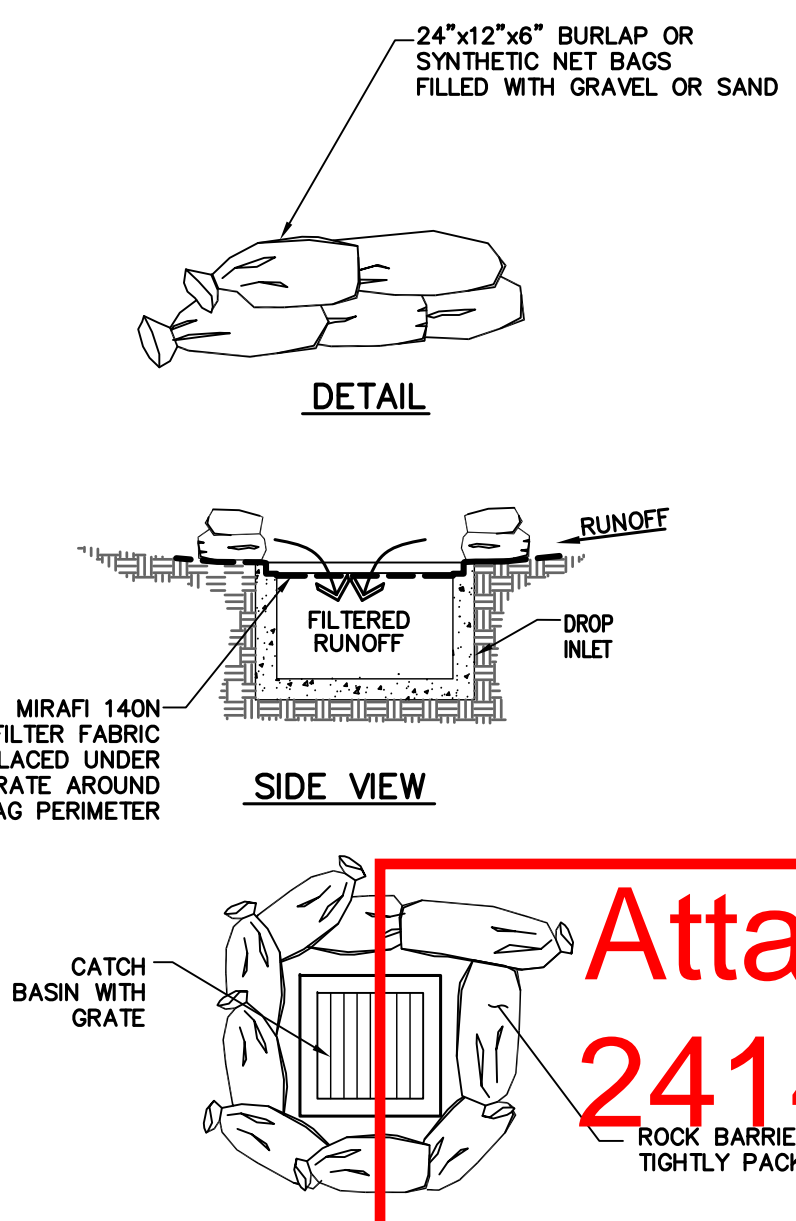
- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STOCKPILE AREA



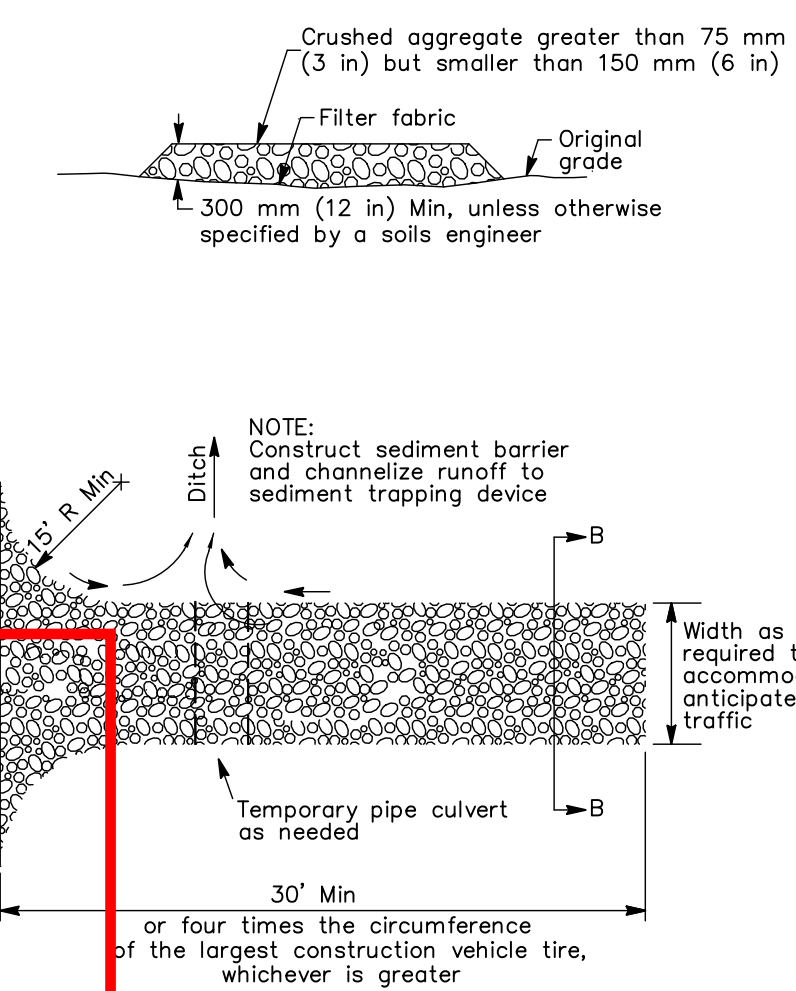
FIBER ROLL DETAIL IN SLOPE AREA



TYPICAL FIBER ROLL INSTALLATION



GRAVEL BAG CATCH BASIN PROTECTION



CONSTRUCTION DETAIL



County of Santa Cruz

Department of Community Development & Infrastructure
701 Ocean Street, 4th Floor, Santa Cruz, CA 95060-4070
(831) 454-2160

Project Information & Threshold Determination - Appendix A

Completion of this form shall be used as a guide by the applicant for determining the project stormwater requirements. Applicants are encouraged to contact the Stormwater Management staff with any questions.

PROJECT & CONTACT INFORMATION

Project Site Address: 4570 Opal Cliff Drive, Santa Cruz CA 95062
Assessor's Parcel Number (APN): 033-151-25
Building Permit No. / Discretionary Application: TBD
Property Owner, Applicant, or Representative Name: Richard Irish, PE - RI Engineering, Inc.
Contact Phone Number: 831-425-3901
Hazard Control District (additional permit fees for lot coverage may be assessed, refer to Unified Fee Schedule): Zone 5

PROJECT DESCRIPTION

Lot Coverage	Actual	Adjusted
A. Total lot size:	11,105 sq.ft.	
B. Existing Permitted Impervious Area:	3,570 sq.ft.	
C. Replaced Permitted Impervious Area:	1,750 sq.ft.	
D. Replaced Permitted Semi-Impervious* Area:	0 sq.ft.	0 sq.ft.
E. Total proposed Self-Mitigating Area:	0 sq.ft.	
F. Proposed Impervious Area:	460 sq.ft.	
G. Proposed Semi-Impervious* Area:	0 sq.ft.	0 sq.ft.

Values in these tables are automatically calculated; user does not need to enter information here; if filled out electronically, Total REPLACED Impervious & semi-Impervious area (C + D) = 1,750 sq.ft. Total NEW Impervious & semi-Impervious area (F + G) = 460 sq.ft.

Project Threshold Classification

- (Value will auto-sum if filled out electronically, otherwise add REPLACED and NEW to obtain total for determining project size below)
- ☐ **Small Project** (less than 500 sq.ft. created and/or replaced) - Use Appendix B "Small Project Submittal Requirements" for submittal requirement guidance.
- ☒ **Medium Project** (more than 500 sq.ft. but less than 5,000 sq.ft. created and/or replaced) - Use Appendix C "Medium Project Submittal Requirements" for submittal requirement guidance.
- ☐ **Large Project** (more than 5,000 sq.ft. created and/or replaced OR 50% increase in permitted impervious area**) - Use Appendix D "Large Project Submittal Requirements" for submittal requirement guidance.

1. Application is part of a phased project OR master plan?
2. No diversion is proposed and pre-development runoff patterns will be maintained.
3. Application complies with Part 3 of the Design Criteria requirements.
4. Drainage has been evaluated. There are no existing drainage issues on/over the site and none anticipated.
5. Safe stormwater overflow has been incorporated into the project design. No adverse impacts to neighboring properties, drainage pathways, or roadways are anticipated.

Signature Required

By signing this form, the signor agrees the information provided here represents, to the best of their knowledge, the scope of work being processed. Signor acknowledges this document is given used as guidance for determining the project size and stormwater requirements; additional requirements and documentation may be required.

*Term will apply a 50% credit for semi-impervious area, as final result. Applicant shall not apply the credit.
** Projects that add more than 50% impervious area coverage are required to mitigate the entire site.



1/23/2025



RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

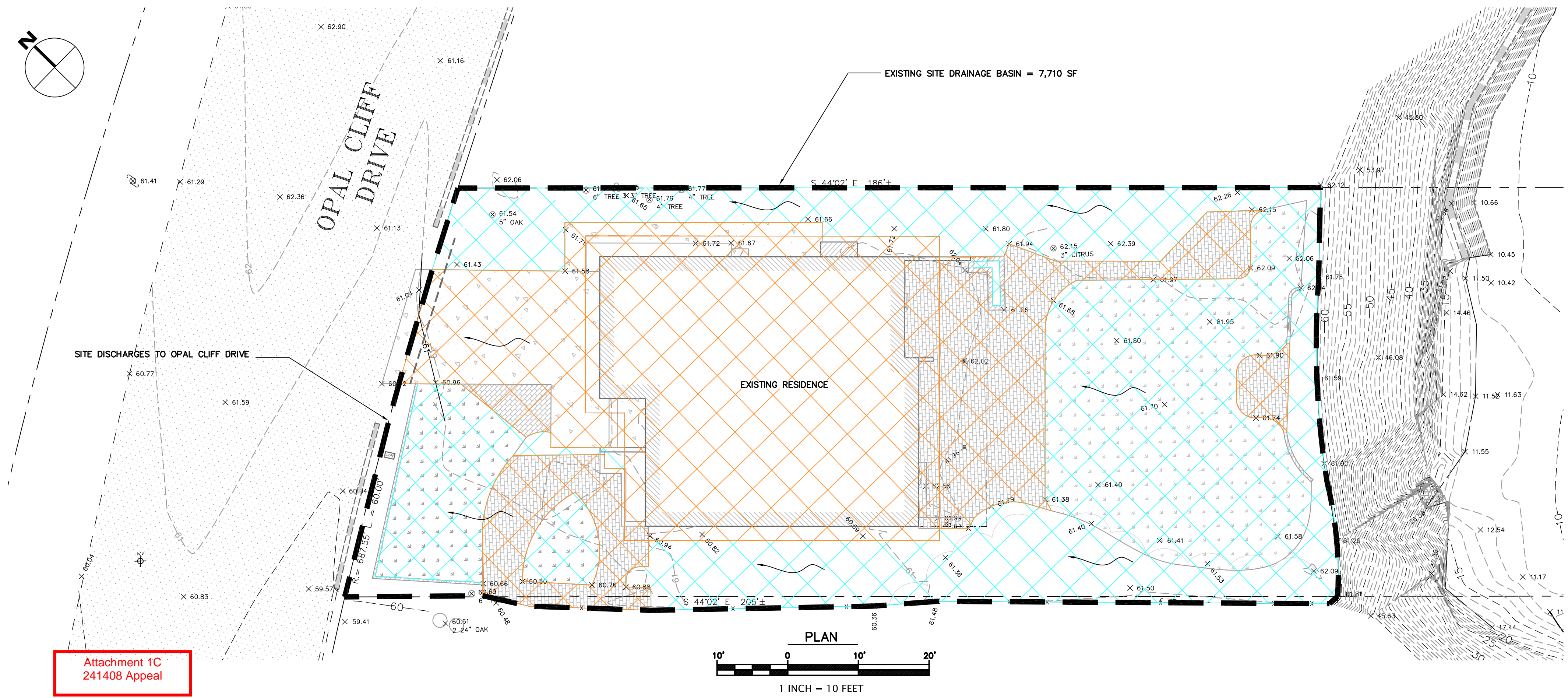
RESIDENTIAL REMODEL
FOR
NEEHAR & RADICA GIRI
4570 OPAL CLIFF DRIVE
SANTA CRUZ COUNTY
APN 033-151-25
STORMWATER POLLUTION
CONTROL PLAN

project no. 24-057-1
date JANUARY 2025
scale AS SHOWN
dwg name CIVIL2.DWG

C-3

Exhibit D

BUILDING PERMIT SUBMITTAL



PRE-DEVELOPMENT SITE PLAN

LEGEND

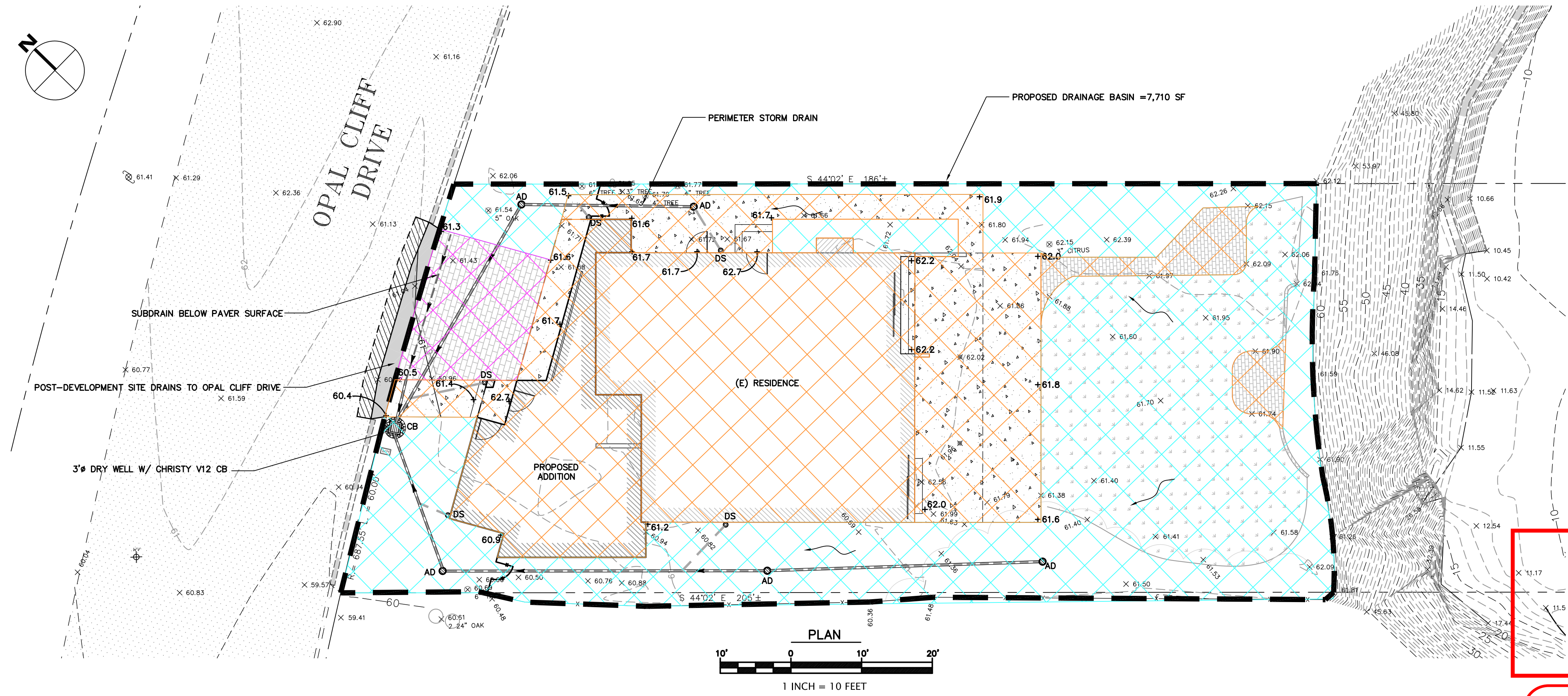
- IMPERVIOUS AREA
- SEMI-PERVIOUS AREA
- PERVIOUS AREA

ABBREVIATIONS

- AD AREA DRAIN
- CB CATCH BASIN
- DS DOWNSPOUT
- SD STORM DRAIN

SITE DRAINAGE AREAS

SITE CONDITION	IMPERVIOUS AREA	PERVIOUS AREA	SEMI-IMPERVIOUS AREA	BASIN AREA
EXISTING	3,740 SF	3,970 SF	-	7,710 SF
PROPOSED	3,685 SF	3,695 SF	330 SF	7,710 SF



PROPOSED SITE PLAN

Attachment 1C
241408 Appeal

Exhibit D

BUILDING PERMIT SUBMITTAL



1/23/2025



RI Engineering, Inc.

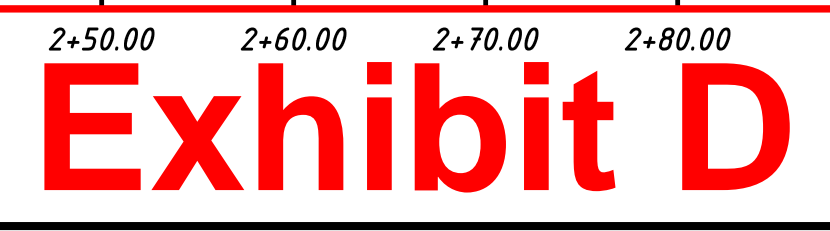
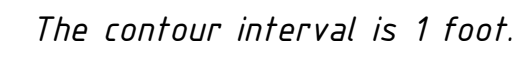
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

RESIDENTIAL REMODEL
FOR
NEEHAR & RADICA GIRI
4570 OPAL CLIFF DRIVE
SANTA CRUZ COUNTY
APN 033-151-23

DRAINAGE BASIN MAPS

Project no.
24-057-1
date
JANUARY 2025
scale
AS SHOWN
dwg name
CIVIL2.DWG

C-4



Basis of Bearings

The basis of bearings for this map is between monuments found on Opal Cliff Drive per that certain subdivision map filed in Volume 25, at Page 12 of the Santa Cruz County Records.

Basis of Elevation

Santa Cruz County benchmark #245, located on top of a curb at the southeast corner of the intersection of 41st Avenue and Opal Cliff Drive.

Benchmark elevation = 48.99' NAVD 88

The contour interval is 1 foot.

Legend

- 

Electric Box
- 

Water Meter
- 

Sanitary Sewer Manhole
- 

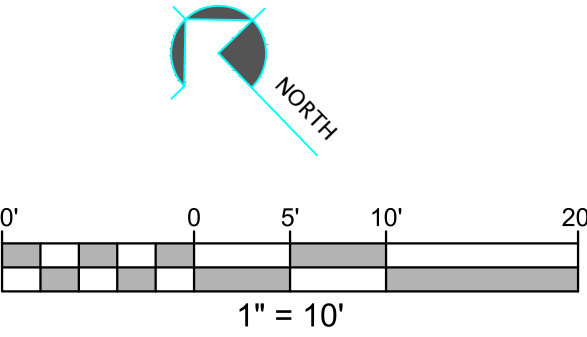
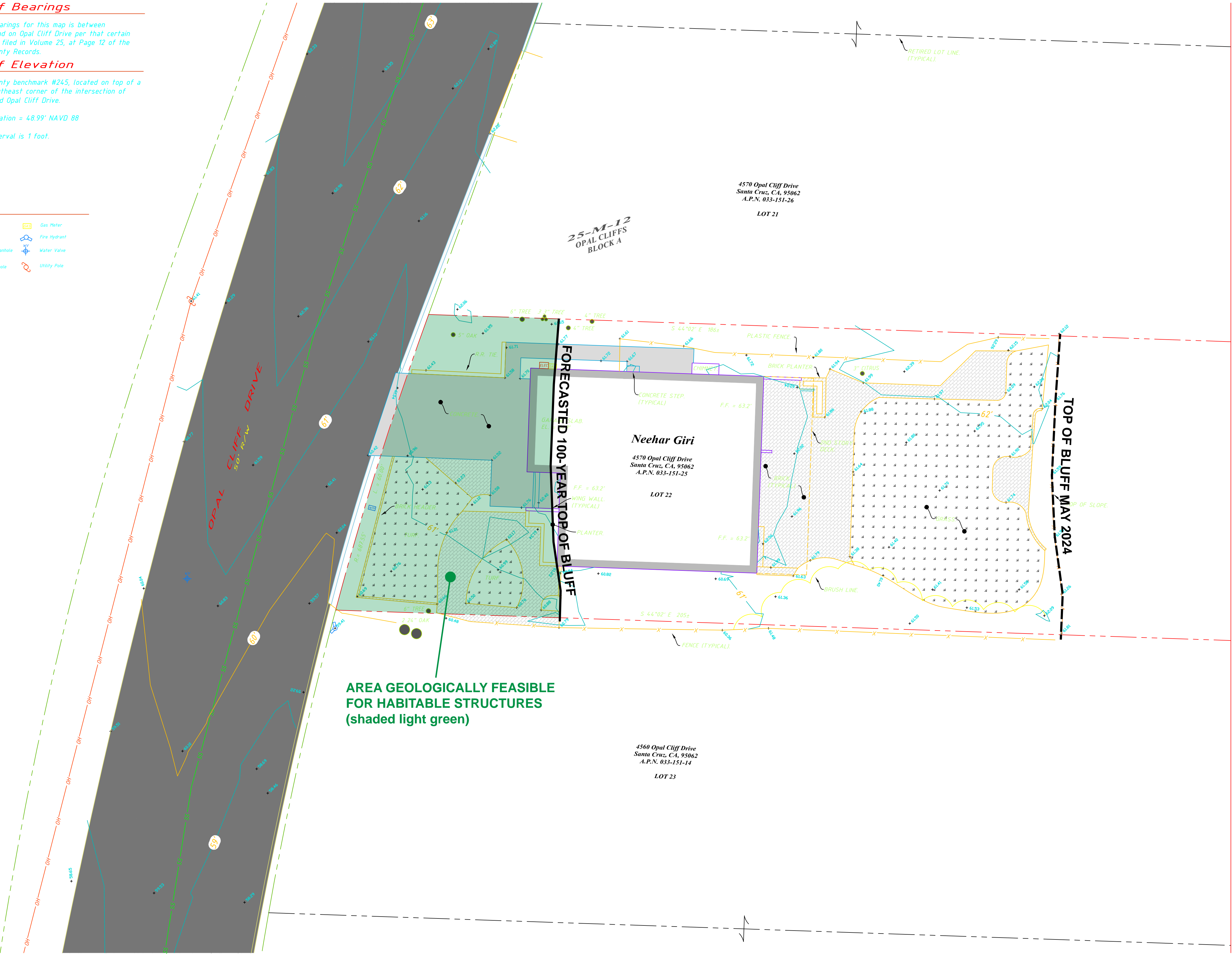
Storm Drain Manhole
- 

Gas Meter
- 

Fire Hydrant
- 

Water Valve
- 

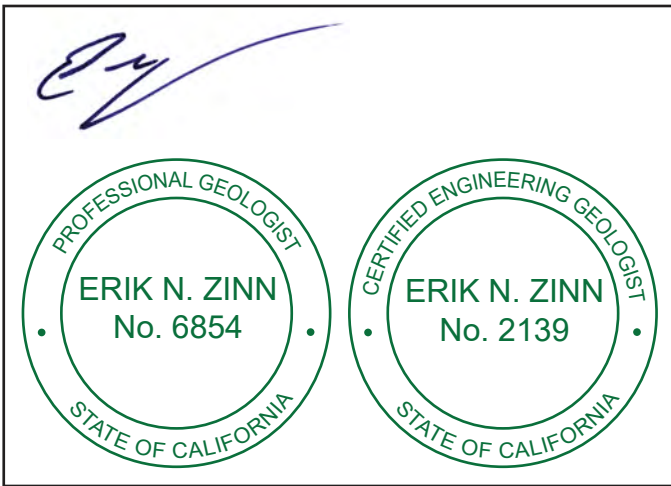
Utility Pole



BASE MAP: Digitally excerpted from "Topographic Map, The Lands of: Neehar Giri - 4570 Opal Cliff Drive, Santa Cruz, CA 95062", prepared by Hanagan Land Surveying, dated 4-11-2024, original intended publication scale: 1"=8'

Attachment 1C
241408 Appeal

Exhibit D



Pacific Crest
ENGINEERING INC.

PREDICTED 100-YEAR TOP OF COASTAL BLUFF MAP
Lands of Neehar Giri
4570 Opal Cliff Drive
Santa Cruz, California 95062
County of Santa Cruz APN 033-151-25

Date: 7 May 2024	Revised:
Job #24037	
Scale: 1"=10'	PLATE 1
Drawn by: ENZ/enz	

241408 Project Data and Values

	<u>Existing</u>	<u>Proposed</u>	<u>Difference</u>
1st Floor	1098.55	1789.3	690.75
2nd Floor	924.46	937.29	12.83
Basement	0	618.3	618.3
ADU	0	675.2	675.2
Total:	2023.01	4020.09	1997.08

New Habitable Square Footage: 1997.1

**Maximum new habitable square footage for
compliance with 16.10 (50% of existing): 1011.5**

Lot & Coverage Details

		<u>Notes</u>
Gross Lot Size	11,107.80	via survey
Net Lot Size	7,565.60	bluff deducted
Max Lot Coverage (40% of Net)	3,026.24	

Existing

Existing Garage (482 sq. ft.)	0	464 sq. ft on as-built plans
First Floor Living Area	1098.55	
Second Floor Living Area	924.46	
Total habitable square footage:	2023.01	1950 sq. ft. in Assessor Data

Proposed Residence

Garage (472.1 sq. ft. non-habitable)	472	
		does not count
Basement	618.3	towards FAR
First Floor (existing)	1098.55	
Garage area converted to living	126.45	
New Entry and Bedroom	460	
Second Floor (existing)	924	
Second floor addition	13.29	
Stairs	104.3	
ADU	675.2	
Total square footage:	4492.09	
Total habitable floor area:	4020.09	

FAR Calcs

Total square footage	4492.09
Less Deductions for garage, basement, ADU	2973.59
Total:	2973.59
FAR %	39.3

Attachment 1C
241408 Appeal

Exhibit E

FOR TAX PURPOSES ONLY

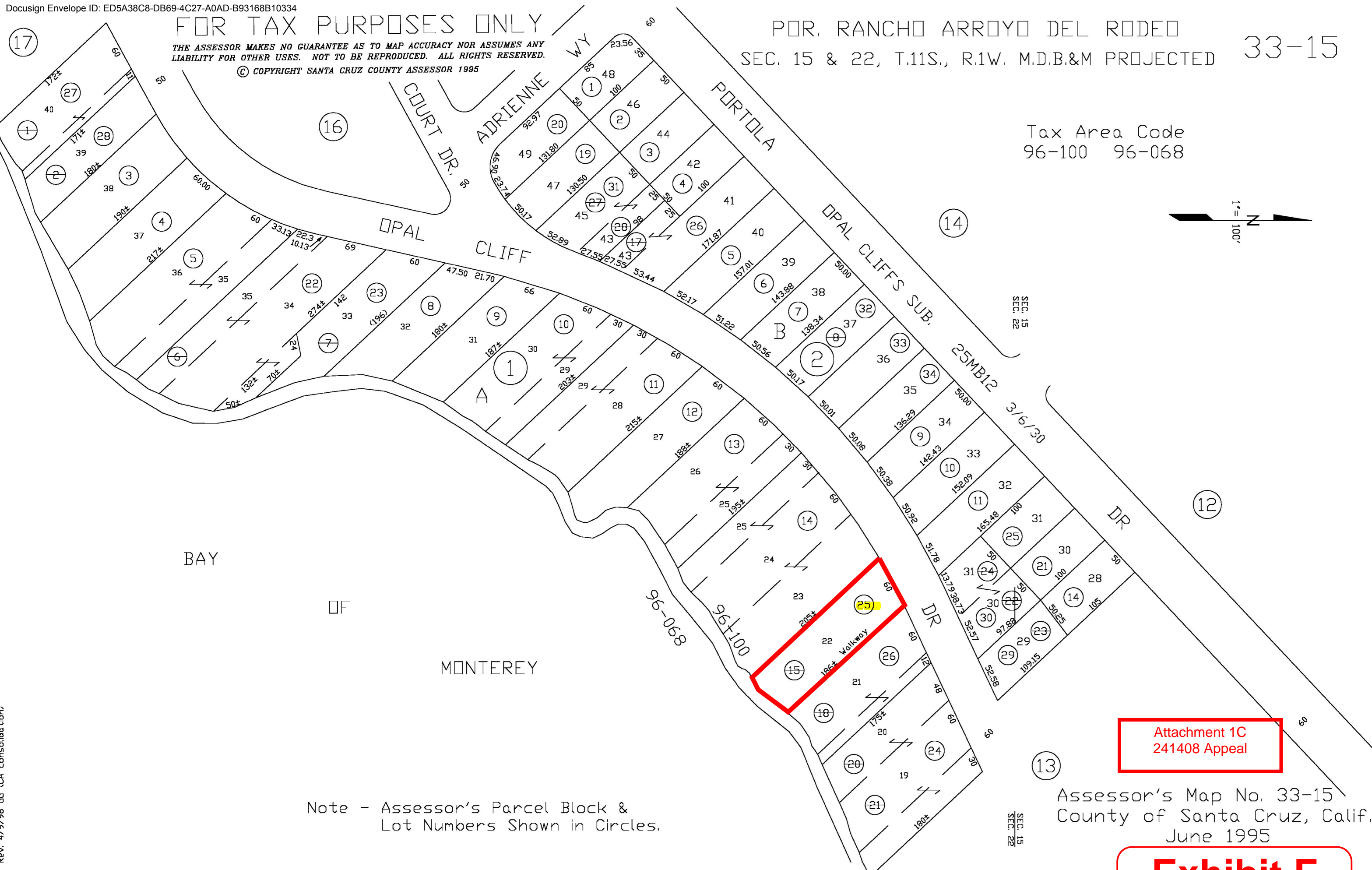
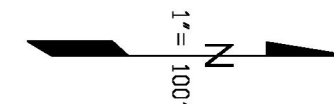
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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POR. RANCHO ARROYO DEL RODEO
SEC. 15 & 22, T.11S., R.1W. M.D.B.&M PROJECTED

33-15

Tax Area Code
96-100 96-068



Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

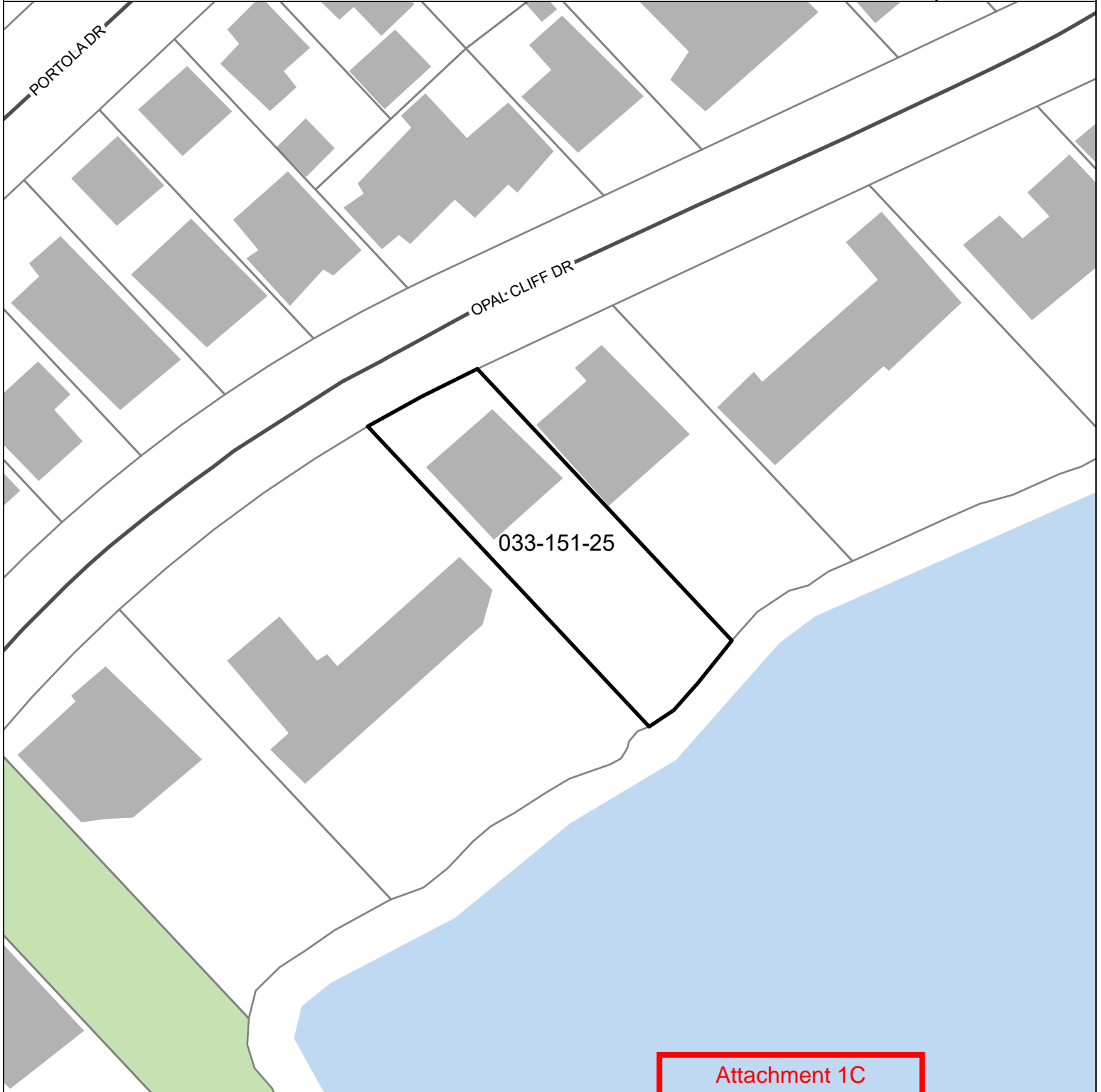
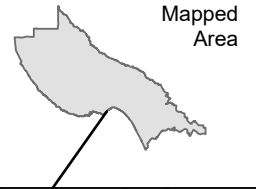
Attachment 1C
241408 Appeal

Assessor's Map No. 33-15
County of Santa Cruz, Calif.
June 1995

Exhibit F



Santa Cruz County Planning Department
Parcel Location Map



Parcel: 03315125

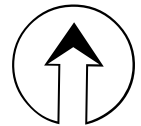
☐ Subject Parcel

Map printed 21 May 2025
Map of Planning Commission
Application 241408, 7/23/25

Attachment 1C
241408 Appeal

Exhibit F

45

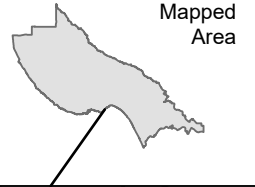


0 30 60
Feet



Santa Cruz County Planning Department

Parcel General Plan Map

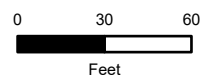
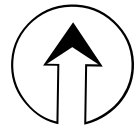


☐ Subject Parcel

Appeal to Planning Commission
Application 241408, 7/23/25

Attachment 1C
241408 Appeal

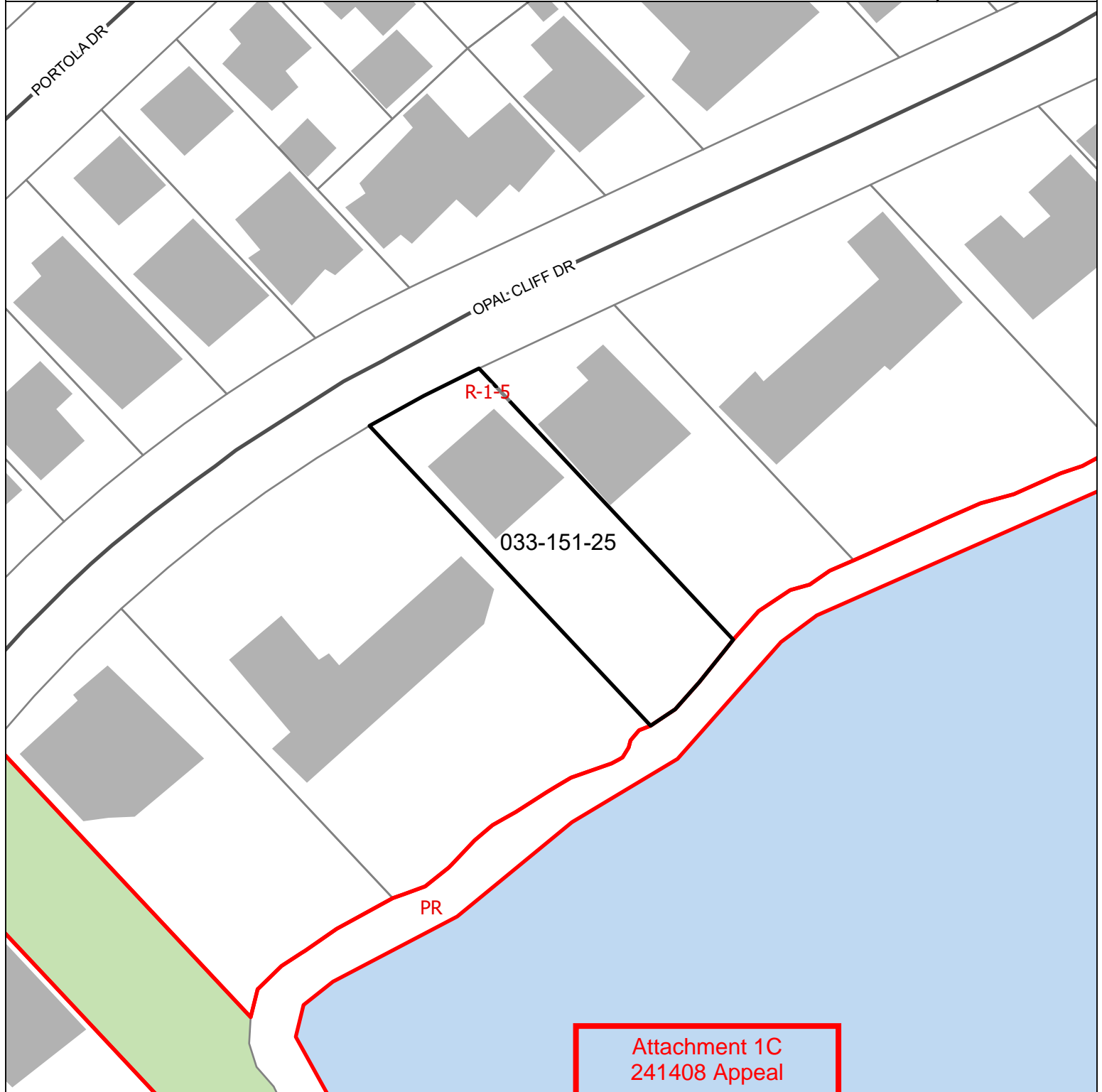
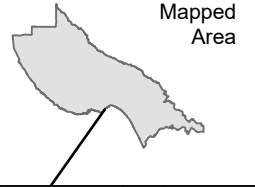
Exhibit F





Santa Cruz County Planning Department

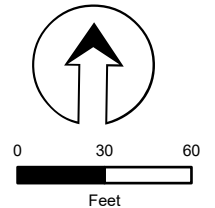
Parcel Zoning Map



☐ Subject Parcel

Appeal to Planning Commission
Application 241408, 7/23/25

Exhibit F



Application #: 241408
APN: 033-151-25
Owner: Ziggy LLC

Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Sewer
Fire District: Central Fire Protection District
Drainage District: Flood Control Zone 5

Parcel Information

Parcel Size: 11,107 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential, Open Space
Project Access: Public, via Opal Cliff Drive
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5 (single-family residential, 5,000 square foot
 parcel size)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal X Yes No
Comm.

Technical Reviews: Soils Report Review (REV241206) and Geologic Report Review (REV251047)

Environmental Information

Geologic Hazards: Coastal bluff retreat area, see Geologic Setback (Exhibit D, Sheet 17)
Fire Hazard: Not a mapped constraint
Slopes: None (Coastal bluff at rear of site)
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
Archeology: Not mapped/no physical evidence on site

Attachment 1C
241408 Appeal



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

14 April 2025

Matson Britton Architects
Attn: Cove Britton, Architect
728 N. Branciforte Ave.
Santa Cruz, CA 95062

Subject: Review of the Geotechnical Investigation – Design Phase, Giri Residence, APN 033-151-25, 4570 Opal Cliff Drive, Santa Cruz, CA dated 8 October 2024 by Pacific Crest Engineering, Inc. Project No. 24037-SZ69-B45

Project Site: 4570 Opal Cliff Drive
APN 033-151-25
Application No. REV241206 (related to 241408)

Dear Applicant:

The Planning Division has accepted the subject geotechnical investigation report for the proposed project. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the project site geotechnical report;
2. Final plans shall reference the report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations; and
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form (Form PLG-300) to Environmental Planning. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and - "Assistance & Forms".

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic, or sewer approval, etc. may require resolution by other agencies.

Attachment 1C
241408 Appeal

Exhibit H

REV241206
APN 033-151-25
14 April 2025
Page 2 of 3

If we may be of any further assistance, please contact the undersigned at: 831.454.3168 or
rick.parks@santacruzcountyca.gov

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning
County of Santa Cruz CDI Planning Division

Cc: Jessica deGrassi
Elizabeth Mitchell, GE
Owner: Neehar Giri <neehar.giri@gmail.com>

Attachments: Notice to Permit Holders

Attachment 1C
241408 Appeal

Exhibit H

REV241206
APN 033-151-25
14 April 2025
Page 3 of 3

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and/or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.

Attachment 1C
241408 Appeal

Exhibit H



County of Santa Cruz

Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
cdi.santacruzcountyca.gov

04 April 2025

Matson Britton Architects
Attn: Cove Britton, Architect
728 N. Branciforte Ave.
Santa Cruz, CA 95062

Subject: Review of the Geological Investigation dated 29 January 2025 by Pacific Crest Engineering, Inc. Project No. 24037-SZ69-B45

Project Site: 4570 Opal Cliff Drive
 APN 033-151-25
 Application No. REV251047 (related to 241408)

Dear Applicant(s):

The purpose of this letter is to inform you that the Planning Division has accepted the subject report, and the following items shall be required:

1. All project design and construction shall comply with the recommendations of the report. [SCCC 16.10.070]
2. Final plans shall reference the subject report by title, author, and date. Final Plans should also include a statement that the project shall conform to the reports' recommendations. [SCCC 16.10.070]
3. After plans are prepared that are acceptable to all reviewing agencies, please request your project geologist submit a completed Consultant Plan Review Form (PLG-300) to Environmental Planning. The author of the geologic report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date. [SCCC 16.10.070]
4. A Declaration of Geologic Hazards shall be recorded prior to issuance of building permit(s) for the proposed project. The declaration will be prepared upon submittal of the building permit application. [SCCC 16.10.070]

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the subject reports.

Electronic copies of all forms required to be completed by the Engineering Geologist and/or Geotechnical Engineer may be found on our website:

Attachment 1C
241408 Appeal

Exhibit H

REV251047
APN 033-151-25
04 April 2025
Page 2 of 3

<https://cdi.santacruzcountyca.gov/UPC/EnvironmentalPermitsTechnicalReviews/GeologyandSoils/AssistanceandForms.aspx>

After building permit issuance the engineering geologist *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content only. We understand the geotechnical report is being reviewed under a separate application (REV241206). Compliance with other resource protection requirements set forth in Chapter 16 of the Santa Cruz County Code, as well as other planning related regulations governing zoning, fire safety, septic or sewer are subject to approval by other agencies.

Please contact Craig Stewart at (831) 454-3175/email: Craig.Stewart@santacruzcountyca.gov if we can be of any further assistance.

Sincerely,



Craig Stewart CEG 2779
County Geologist
County of Santa Cruz
CDI - Planning Division



Cc: Environmental Planning, Attn: Jessica DeGrassi
Permit Engineering, Attn: Rick Parks GE
Pacific Crest Engineering, Inc., Attn: Erik Zinn CEG
Owner: Neehar Giri

Attachments: Notice to Permit Holders

Attachment 1C
241408 Appeal

Exhibit H

REV251047
APN 033-151-25
04 April 2025
Page 3 of 3

**NOTICE TO PERMIT HOLDERS WHEN GEOLOGIC AND GEOTECHNICAL REPORTS
HAVE BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your engineering geologist and geotechnical engineer to be involved during construction.

1. **At the completion of construction,** a *Soils (Geotechnical) Engineer Final Inspection Form* and a *Geologist Final Inspection Form* are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the geologic and geotechnical reports.

If the *Final Inspection Form(s) (PLG-305)* identifies any portions of the project that were not observed by the geotechnical engineer and/or engineering geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The geotechnical engineer and/or engineering geologist then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.

Attachment 1C
241408 Appeal

Exhibit H

Certificate Of Completion

Envelope Id: ED5A38C8-DB69-4C27-A0AD-B93168B10334

Status: Completed

Subject: Complete with Docusign: 241408 Staff Report.pdf

Source Envelope:

Document Pages: 46

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Evan Ditmars

AutoNav: Enabled

701 Ocean Street

Envelopeld Stamping: Enabled

Santa Cruz, CA 95060

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Evan.Ditmars@santacruzcountyca.gov

IP Address: 63.194.190.100

Record Tracking

Status: Original

Holder: Evan Ditmars

Location: DocuSign

6/6/2025 11:16:26 AM

Evan.Ditmars@santacruzcountyca.gov

Security Appliance Status: Connected

Pool: FedRamp

Storage Appliance Status: Connected

Pool: County of Santa Cruz

Location: Docusign

Signer Events

Signature

Timestamp

Evan Ditmars

DocuSigned by:


04F8CE4758B247B...

Sent: 6/6/2025 11:21:11 AM

evan.ditmars@santacruzcountyca.gov

Viewed: 6/6/2025 11:21:18 AM

Security Level: Email, Account Authentication
(None)

Signed: 6/6/2025 11:21:33 AM

Signature Adoption: Drawn on Device

Using IP Address: 63.194.190.100

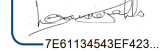
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ID: 70e90d09-19c8-4826-ab81-1653176546c2

Lezanne Jeffs

DocuSigned by:


7E61134543EF423...

Sent: 6/6/2025 11:21:11 AM

Lezanne.Jeffs@santacruzcountyca.gov

Viewed: 6/6/2025 11:47:48 AM

County of Santa Cruz

Signed: 6/6/2025 11:48:14 AM

Security Level: Email, Account Authentication
(None)

Signature Adoption: Uploaded Signature Image

Using IP Address: 63.194.190.100

Electronic Record and Signature Disclosure:

Accepted: 7/1/2022 12:49:18 PM

ID: 7435ccd4-00cc-4465-9e97-9f8832b7ca6b

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/6/2025 11:21:11 AM
Certified Delivered	Security Checked	6/6/2025 11:47:48 AM
Signing Complete	Security Checked	6/6/2025 11:48:14 AM
Completed	Security Checked	6/6/2025 11:48:14 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact County of Santa Cruz:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: nada.algharib@santacruzcounty.us

To advise County of Santa Cruz of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at nada.algharib@santacruzcounty.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from County of Santa Cruz

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to nada.algharib@santacruzcounty.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
WEB: WWW.COASTAL.CA.GOV

**July 14, 2025**

Evan Ditmars
Santa Cruz County Community Development and Infrastructure Department (CDID)
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
Sent via email to: Evan.Ditmars@santacruzcountyca.gov

Subject: July 23, 2025 Planning Commission Hearing on CDP Application No. 241408 (4570 Opal Cliff Drive, APN 033-151-25)

Dear Mr. Ditmars and Planning Commission:

Please accept the following comments on the above-referenced Planning Commission (P.C.) item scheduled for hearing on July 23, 2025. Commission staff previously provided comments on the project when it was first routed to us for review on November 20, 2024, highlighting LCP consistency issues related to coastal hazards and shoreline armoring (see comments attached herewith). The CDP for this project was subsequently approved by the Zoning Administrator (Z.A.) on June 6, 2025, subject to a number of conditions of approval, including condition of approval II.A.2, which requires the project be modified to fall under the 50 percent redevelopment threshold as it relates to square footage and major structural components,¹ consistent with Implementation Plan (IP) Chapter 16.10 requirements, which prohibits redeveloped structures from relying on shoreline armoring for site stability and safety. We commend the intent of the staff recommendation for the Z.A. hearing (and the Z.A.'s subsequent approval of this CDP with these conditions of approval), which seeks to limit the scope of development at the site so that the residence would not constitute a "redeveloped" structure protected by shoreline armoring.

However, we would note that the above-noted condition of approval II.A.2 requires these project modifications prior to issuance of a building permit. We are concerned that

¹ Under the Coastal Act and its implementing regulations, if the major structural components (i.e., exterior walls, floor, roof structure, or foundation) of a home are replaced by 50 percent or more (measured cumulatively since January 1, 1977), or the gross square footage is increased by 50 percent or more, then it must be evaluated as a replacement structure measured against the Coastal Act or LCP, as applicable, through a CDP application. Conversely, if it doesn't tip the 50 percent threshold, then it is considered an "existing structure" for purposes of Coastal Act Section 30235 (and any LCP provisions implementing same), and thus entitled to shoreline armoring if such structure is also in danger from erosion and when all coastal resource impacts associated with shoreline armoring are avoided, or mitigated where unavoidable. Such application and definition of the term "existing structure" was recently upheld by the California Appeals Court (see *Casa Mira Homeowners Assn. v. California Coastal Com.*, 107 Cal.App.5th 388 (2024)).


County CDP Application 241408

requiring project modifications at the building permit stage would not provide adequate confirmation by the applicable discretionary body (i.e., the Z.A. or P.C.) to ensure this requirement is adhered to. Further, it is not clear that such requirement would be an enforceable component of the approved CDP in the event it is not adhered to. Thus, we recommend that either: 1) this condition of approval is modified to require project modifications prior to issuance of the CDP itself; or, 2) the project be denied with direction to the Applicant to return with an LCP-consistent project based on the findings in the June 6, 2025 Z.A. approval (e.g., by reducing the scope of the proposed project below the 50 percent threshold for square footage and major structural components). Both of these actions are fully within the ability of the P.C. at this juncture (see IP Section 18.10.330).

Alternatively, should the P.C. opt to approve the project as proposed without condition of approval II.A.2, we recommend in that case that the project be conditioned and the property owner should be required to: 1) assume all risks associated with development at the site; 2) waive their right and any successors'/assigns' rights to shoreline armoring in light of the residential redevelopment status; and 3) agree that the residential structure may be required to be removed in part or in whole if it is repeatedly damaged by storms or threatened by coastal hazards (see recommended conditions of approval in our November 20, 2024 comments on this project). We further recommend that such a project be conditioned to require removal of the shoreline armoring currently fronting the seaward side of the subject property.

In conclusion, we appreciate the County's thoughtful approach in this case, and we concur with the intent of the Zoning Administrator's approval but recommend the aforementioned changes to better ensure that any modifications are appropriately reviewed against LCP requirements and by staff more accustomed to implementing LCP requirements. Thank you for your consideration.

Sincerely,

DocuSigned by:

77591515633A40D...

Nolan Clark
Coastal Planner
California Coastal Commission

cc: Neehar and Radica Giri, Applicant
Cove Britton, Applicants' Representative
Jocelyn Drake, Santa Cruz County CDID

Attachments:

A. November 20, 2024 CCC staff comments on CDP application 241408

From: [Clark, Nolan@Coastal](mailto:Clark.Nolan@Coastal)
To: [Evan Ditmars](#)
Cc: [Cove Britton](#); neehar.giri@gmail.com; [Jessica deGrassi](#)
Subject: CDP Application 241408 - First Routing Comments
Date: Wednesday, November 20, 2024 3:40:00 PM

Hi Evan,

Thank you for the opportunity to comment on the above-referenced Coastal Permit application. Please include these comments as part of the administrative record for this project, and distribute to the applicant and appropriate staff.

Project Description:

The proposed project entails the remodel and addition to an existing 1,950 square foot single-family dwelling (SFD), including a 739 square foot addition, a new 618 square foot basement, and a new 675 square foot attached ADU, resulting in a 3,982 square foot SFD with attached ADU located at 4570 Opal Cliff Drive (APN 033-151-25) in the Opal Cliff area.

Comments:

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1. **Square Footage Calculations.** The proposed project description describes an addition of 739 square feet, a new 618 square foot basement, and a new 675 square foot attached ADU, which all together totals 2,032 square feet of new floor area. Thus, the resulting proposed square footage of the project should total 3,982 square feet. However, the current project plans depict a total proposed square footage of 3,282 square feet. Please describe the reasons for this discrepancy, including clearly showing all new square footage on the project plans.
2. **New Development & Coastal Hazards Risk.** LUP Policy 6.2.16 (Structural Shoreline Protection Measures) and IP Section 16.10.070(H)(3) limit the use of shoreline protection measures to protect existing structures from a significant threat. In other words, the LCP requires that 1) the residence constitutes an “existing” structure in order to be eligible for shoreline armoring, and 2) that there is a demonstration of a significant threat to the structure in question. An existing structure is a structure which has not been substantially redeveloped (i.e., replacement or modification of more than 50% of any major structural component, such as the structural elements of the roof, foundation, or exterior load-bearing walls, or more than a 50% increase in square footage) since the implementation of the Coastal Act on January 1, 1977. In this case, the proposed project entails the modification of 100% of the roof and 59% of the exterior walls, as well as a 104% increase in square footage (from 1,950 square feet to 3,982 square feet). With respect to modification of exterior walls, please clarify whether the 59% as described in the application materials considers both modifications to existing exterior walls as well as the linear feet of new exterior walls, as both should be considered in this calculation. The application materials also only reflect a 2% modification of the foundation, despite the 618 square foot basement addition. Please update the foundation calculation to

reflect the increased size of the foundation.

Based on the above, the current proposal constitutes a replacement structure no longer entitled to shoreline protection, including the modular concrete cylinders fronting the base of the bluff at the project site. As such, the recommended permit condition at the end of these comments should be included if the proposed development is approved.

3. **Geologic Setback.** The LCP requires that a coastal bluff building site be stable for a minimum of 100 years in its pre-development application condition, and that any development be set back an adequate distance to provide stability for the development's lifetime, and at least 100 years. The minimum 100 years of stability must be established through the use of appropriate setbacks and siting, and without reliance on engineering measures "such as shoreline protection structures, retaining walls, or deep piers" (IP Section 16.10.070(H)). Also, the LCP allows shoreline protection structures only "to protect existing structures from a significant threat" (LUP Policy 6.2.16). Thus, the LCP has a two-part minimum 100-year stability requirement: first, there must be a portion of the site in question that itself will be stable for at least 100 years in a pre-development (i.e., no project) scenario without reliance on shoreline protection structures; and second, any development then introduced onto the site must also be stable for its lifetime measured for at least 100 years without reliance on engineering measures. The geotechnical investigation prepared for this project (titled "Geotechnical Investigation – Design Phase, Giri Residence", prepared by Pacific Crest Engineering, Inc., and dated October 8, 2024) depicts a 100-year geologic setback but the methodology for determining the setback is unclear. A geologic report was not included in the application submittal. Please submit such a report that clarifies the assumptions and methodology used to determine the geologic setback, including: 1) the erosion rates used and over what years these are annualized; 2) whether this setback was determined with or without reliance on the existing shoreline armoring at the site; 3) and, the effects of sea level rise over the expected useful life of the proposed project (we recommend using the Intermediate-High Scenario described in the Commission's recently updated [Sea Level Rise Policy Guidance](#)).

Further, because the proposed project constitutes redevelopment (see comment above), all development must be sited landward of the required 100-year geologic stability setback. The proposed project should be revised such that either: 1) the entire project be sited landward of the required 100-year geologic stability setback; or, 2) the proposed project modifications be reduced such that modifications to each major structural component is less than the 50% and relatedly, such that the square footage additions are less than 50% compared to the existing structure (i.e., 975 square feet or less). Please also note that the site's development history since January 1, 1977 is taken into account.

4. **Basement and Shoreline Armoring.** As noted above, new development is not entitled to rely on shoreline protection measures including the modular concrete

cylinders fronting the project site. The Commission has also found that basements on coastal bluff edges can have the effect of armoring the bluff, and thus the basement for this project should be eliminated, as new development is not entitled to rely on engineering measures for structural stability. The proposed development should therefore be designed without reliance on the existing shoreline armoring, and accordingly the modular concrete cylinders at the base of the bluff should be removed as part of the proposed project.

5. **Existing Elevations and Proposed Cross Sections.** The Santa Cruz County CDID Discretionary Permit Submittal Checklist requires elevations of the existing elevations and cross sections of the proposed project. The current project plans do not include such details. Accordingly, please update the project plans to include existing elevations and proposed cross sections.

Recommended Permit Conditions:

1. **No Future Shoreline Armoring.** (See sample condition below). Please also ensure that the project is conditioned such that any new development may not rely on shoreline protective structures. A sample Coastal Hazards condition is provided below.

Sample hazard condition:

XX. Coastal Hazards Risk. By acceptance of the CDP, the Applicant acknowledges and agrees, on behalf of itself and all successors and assigns, to the following:

- (a) Coastal Hazards. That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, liquefaction and the interaction of same;
- (b) Assume Risks. To assume the risks to the Applicant and the properties that are the subject of this CDP of injury and damage from such coastal hazards in connection with the permitted development;
- (c) Waive Liability. To unconditionally waive any claim of damage or liability against the [County], its officers, agents, and employees for injury or damage from such coastal hazards;
- (d) Indemnification. To indemnify and hold harmless the [County], its officers, agents, and employees with respect to the [County's] approval of the development against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards; and
- (e) Property Owner Responsible. That any adverse effects to property caused by the permitted development shall be fully the responsibility of the

property owner.

XX. Coastal Hazards Response. By acceptance of the CDP, the Applicant acknowledges and agrees, on behalf of itself and all successors and assigns, that:

(a) Intent of CDP. The intent of this CDP is to allow for the approved development to be constructed and used consistent with the terms and conditions of the CDP for only as long as the approved development remains safe for occupancy and use without additional measures beyond ordinary repair and/or maintenance to protect it from coastal hazards. The intent is also to ensure that development is removed, and the affected area restored under certain circumstances (including as further described and required in this condition), including that endangered development is required to be removed as described in this condition.

(b) Shoreline Protective Structures Prohibited. Shoreline protective structures that protect the approved development (including but not limited to seawalls, revetments, retaining walls, tie backs, caissons, piers, groins, etc.) shall be prohibited.

(c) Section 30235 and LCP Waiver. Any rights to construct such shoreline protective structures, including rights that may exist under Public Resources Code Section 30235, the Santa Cruz County Local Coastal Program, or any other applicable law are waived.

(d) Reporting Requirement/Ten-foot Trigger. In the event MHTL reaches the property line, but no government agency has yet ordered that the residence not be occupied, the Applicant shall retain a licensed geologist or civil engineer with experience in coastal processes and hazard response to prepare a geotechnical investigation that addresses whether any portions of the residence and related development are threatened by coastal hazards. The report shall identify all those immediate or potential future ordinary repair and/or maintenance measures that could be applied to address the threat without shoreline protective structures, including but not limited to removal or relocation of threatened development. The investigation shall be submitted to the [Planning] Director and appropriate local government officials for review and approval. If the approved geotechnical investigation concludes that the residence or any portion of the residence is unsafe for occupancy, the Applicant shall submit a Removal and Restoration Plan (see subsection (e) below).

(e) Removal and Restoration. If an appropriate government agency or the above-referenced approved geotechnical investigation determines that any portion of the approved development is not to be occupied or used due to any coastal hazards, and such safety concerns cannot be abated by ordinary repair and/or maintenance, the Applicant shall remove such development or portions of such development. Prior to removal, the Applicant shall submit two copies of a Removal and Restoration Plan to the [Planning] Director for review and approval. If the Director determines that an amendment to the CDP or a separate CDP is legally required, the Applicant shall immediately

submit the required application, including all necessary supporting information to ensure it is complete. The Removal and Restoration Plan shall clearly describe the manner in which such development is to be removed and the affected area restored so as to best protect coastal resources, and shall be implemented immediately upon Director approval, or County approval of the CDP or CDP amendment application, if necessary.

Please do not hesitate to contact me should you have any questions about these comments.

Thank you,

Nolan Clark
Coastal Planner

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