County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

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July 22, 2026

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

Subject: Public Hearing to consider appeal of the Zoning Administrator's approval of application #251312, a Coastal Development Permit to demolish a 1,453 square foot single-family dwelling and construct a 4,364 square foot replacement dwelling.

Members of the Planning Commission,

On May 15, 2026, the Zoning Administrator approved Coastal Development Permit application 251312, a proposal to demolish a single-family dwelling and construct a replacement dw`elling at 111 24th Avenue, in Santa Cruz. The Staff Report to the Zoning Administrator is included as Attachment 1.

On May 26, 2026, Coats Consulting, representing the property owners at 70 23rd Avenue (Diana & Greg Howell) filed an appeal of the Zoning Administrator's approval (Attachment 2), and is asking the Planning Commission to overturn the Zoning Administrator's approval of the project and requesting peer review of a shade study provided by the applicant.

The appellants oppose the project on the basis that the project does not conform to the Pleasure Point Community Plan or Pleasure Point Combining District, and that the Staff analysis of shading impacts from the proposed single-family dwelling was insufficient. They further contend that the proposed structure exceeds the required site development standards.

Staff recommend that your Commission uphold the Zoning Administrator's decision to approve the project for the following reasons:

- The appellant correctly acknowledges that the purpose of the Pleasure Point Combining District (13.10.444) includes to "reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses". However, the appellant's argument overlooks that the district addresses these visual and shading impacts through its requirement for increased second-story setbacks; specifically, a 10-foot setback from the property line is required at the second-story level. The proposed project complies with this requirement and has been designed accordingly.

- The proposed structure has been designed exactly in conformance with the prescriptive maximums of the zone district, and the only discretionary trigger for the project is the requirement for a Coastal Development Permit. Furthermore, requiring additional evaluation via a shade study for a development conforming to the site standards would

position staff to require subjective design review that is disproportionate to the discretionary permitting requirements of the County Code. The requisite Coastal Development Permit findings have been made (Attachment 1, Exhibit B, Page 7) and Coastal Commission Staff were provided notice of the proposal and had no comments.

- The permitting history of the neighboring property and challenges associated with development of the neighboring property are not a criterion for evaluating the current proposal. However, in response to the appeal, Staff further investigated the differences between the appellants project and the proposed project. The appellant's site is roughly half the size of the subject property, and the development required variances to the minimum site area, to the site width, and an exception allow a driveway to be constructed in the geologic bluff setback. It should also be acknowledged that the development was proposed under an earlier version of the County Code and reviewed pursuant to the land use controls and development review framework in effect at that time. The regulatory standards and review paradigm of the early 2000's differed substantially from standards in place today.

- As acknowledged in the appellants letter, the applicant team had met with and shared project information with the appellant prior to the Zoning Administrator hearing. The appeal letter discusses "exit strategies" suggesting unspecified design revisions but Staff were not provided substantive, defined, or otherwise achievable design changes that could be incorporated into the project design prior to the Zoning Administrator decision. Even so, the Zoning Administrator duly considered their concerns, and design changes were not required on approval because the project met site development standards intended to protect light, air and open space. It is worth reiterating that there is no requirement for the applicant to incorporate the appellant's design suggestions into the project design where Zoning Administrator found the project to be consistent with the site development standards.

- Lastly, staff could not recommend the Zoning Administrator delay action to compel collaboration with, or review by, neighboring property owners because the County is obligated to comply with the project review timelines established by the Permit Streamlining Act (Government Code Sections 659200-65923.8), which require timely action on a project following a determination of "completeness".

Staff appreciate that the appellant is not supportive of the proposed development. However, the proposal has demonstrated conformance with the required standards for development in the Coastal Zone and within the Pleasure Point Combining District. Staff believe it is unreasonable to subject the project to additional and open-ended design review as it pertains to shading.

Staff recommend that your Commission **DENY** the appeal and **APPROVE** application 251312, as reflected in the Zoning Administrator's May 15, 2026, approval.

Sincerely,



Evan Ditmars
Development Review Planner
Community Development and Infrastructure

Attachments

Attachment 1: Staff Report to the Zoning Administrator, dated 5/15/26
Attachment 2: Appeal Letter, filed by Coats Consulting, dated 5/26/26
Attachment 3: Shadow Diagrams, prepared by Fuse Architects (applicant), dated 5/6/26

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Staff Report to the Zoning Administrator

Application Number: 251312

Applicant: Fuse Architects
Owner: Stan and Melissa Vukovich
APN: 028-232-24
Site Address: 111 24th Avenue, Santa Cruz

Agenda Date: 5/15/26
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to demolish a 1,453 square foot single-family dwelling and construct a 4,364 square foot replacement dwelling. Project requires a Coastal Development Permit and a Site Development Permit.

Location: Property is located on the west side of 24th Avenue about 260 feet south of the intersection of 24th Avenue and East Cliff Drive (111 24th Avenue).

Permits Required: Coastal Development Permit and Site Development Permit

Supervisorial 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 251312, based on the attached findings and conditions.

Project Description & Setting
The subject property is a 7,276 square foot corridor access lot which spans from the north side of 24th Avenue through to the 23rd Avenue right-of-way. The site has a gentle slope downward toward the coastal bluff edge at Corcoran Beach, with a six-foot elevation drop front-to-rear. Existing development on-site consists of an approximately 1,453 square foot split-level single-family dwelling and 200 square foot attached garage, constructed circa 1959.

The proposed project includes demolition of the existing dwelling and construction of a 4,364 square foot, two-story single-family dwelling and attached garage with five bedrooms (one called "theater" and one called "office").

In that the site is located on a coastal bluff, it is designated a "sensitive site" pursuant to Santa Cruz County Code (SCCC) 13.11.030 and the proposal requires a Site Development Permit. The project cannot qualify for either Coastal Development Permit exemptions or exclusions (SCCC 13.20.061 and 13.20.071); thus, and a Coastal Development Permit is required.

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Project Background

In 2025, the owner of the subject property and the owner of 103 24th Avenue (APN 028-232-32) acquired the 5,096 square foot vacant lot separating their properties and, through lot line adjustment application 251106, transferred 1,219 square feet to the subject property resulting in an increase in the gross site area to the current 7,276 square feet. The current parcel size is substantially larger than the 4,000 square foot minimum parcel size required by site's R-1-4-PP zoning designation.

Zoning & General Plan Consistency

The subject property is a 7,246 square foot lot, located in the R-1-4-PP zone district (single-family residential, 4,000 square foot parcel area, Pleasure Point Combining District), a designation which allows residential use. 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.

The project complies with the site standards for the R-1-4 zone district, including lot coverage (forty percent proposed, forty five percent maximum), floor area ratio (sixty percent proposed, sixty percent maximum), and setbacks (proposed minimum five feet on the sides and fifteen feet front and rear), and as discussed below, the 28-foot maximum height limit.

Sheet A1 indicates a 25-foot geologic setback from the bluff edge, reflective of the recommendations in the accepted geologic and soils report (REV251111), dated July 15, 2025. CDI Environmental Planning staff have identified that a small portion of the proposed bioswale would be located within the 25-foot setback and therefore noncompliant with the County Geologic Hazards Ordinance (SCCC 16.10). Condition of Approval II(D)(1) requires that building plans include a revision indicating removal of any improvement within the 25-foot setback.

Structure Height

Since the building site slopes from both front to rear and side to side, and because the proposed structure would span the natural and finished grades of the existing development, conventional methods of measuring building height were determined to be inadequate. The applicant provided supplemental roof diagrams (Sheet A14, Exhibit D) in addition to the standard elevations provided in most applications.

The first study on Sheet A14 represents the maximum building height if measurements are limited to only the lowest finished grade of the existing development, where the differentiated height planes correlate to the existing slabs at the lower and upper floors below. This method of measurement does not reflect that portions of the house would be developed above, and therefore measured to, natural grade.

The second study prepared by the applicant reflects the maximum allowed height using existing and natural topography data at the northeast and southwest elevations. The hybrid measurement incorporates the height of the existing finished slab on the first floor on the north side of the house and the natural grade at the south elevation. This method highlights the difference in building height measurements between the north and south elevations, where the roofline on the south side of the structure is closer to the height limit due to measurement from the higher natural grade.

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The third study is the most accurate to County means of height measurement, where height at the interior of the structure is measured to natural grade and height at the perimeter is measured to the lower of natural or finished grade. In conjunction with the elevations provided on Sheets A9 through A11, the roof profile diagrams demonstrate that the structure complies with the 28-foot maximum height limit. Notwithstanding this determination of compliance, conditions of approval require that the building permit for the project include spot elevations for the roof to confirm the 28-foot limit (Condition of Approval II(A)(4)).

Pleasure Point Combining District

The Pleasure Point Combining District (SCCC 13.10.444-448) implements additional residential development standards to reduce visual and shading impacts of new houses, to encourage street interaction, and to reduce visual impacts of automobile-oriented features. Principally, the district limits second story development by requiring a 10-foot second story setback for wall heights exceeding 15-feet in height and limiting first floor wall heights and second story decks to 15-feet in height, measured from finished grade.

As indicated on Sheet A8 of the project plans (Exhibit D), the project meets the required 10-foot second story setback. Sheet A9 demonstrates that the second story deck at the rear of the property is designed as exactly compliant with the 15-foot height limitation. A small portion of the rear deck at the north corner of the structure, identified on Sheet A6 of Exhibit D, potentially exceeds the 15-foot height limit (~16 feet as proposed). Similar to the roof height at the rear of the structure, conditions of approval for the project require confirmation of compliance at building permit submittal (Condition of Approval II(A)(5)(a)).

The purpose of the Pleasure Point combining district includes to "reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses", and the proposed project is anticipated to have some shading on the adjacent property located at 70 23rd Avenue. Impacts would be most realized during the late afternoon during winter months when the sun is lowest in the sky. However, the property would not be entirely deprived of sunlight as a result of the project, and the project design meets the development standards of the zone district. Decreasing shading would require a substantially different design including, potentially, elimination of the second story or flattening of the roof. Second story development is both allowed by the zone district and is a design element included in most of the surrounding homes (including 70 23rd Avenue), and flattening of the roof would result in a less compatible home design that would be less consistent with the overall design standards specified for development in the Coastal Zone and in the County Design Guidelines; these standards call for roofline variation and pitched rather than flat roofs.

On balance, the project design meets intent of the Pleasure Point Combining district by proposing a design consistent with Coastal Design Criteria, intended to achieve compliance with site standards and neighborhood compatibility while minimizing impacts to shading where practicable.

Design Review

The project is subject to the requirements of the County Design Review Ordinance, including an evaluation of the building design, environmental constraints at the site, and site design. The project site is prominently visible from Corcoran Beach and from southbound vehicular traffic on East Cliff Drive, and the proposed dwelling is substantially larger than the existing development. However, the design complies with the requisite site and development standards for the zone

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district and implements a multitude of architectural features to improve visual appearance from the public viewshed. Notably, the roof design changes pitch at multiple points from front to rear, and the exterior wall planes on all sides of the building articulate with inset windows and pop out wall elements. Materials used on the exterior exaggerate the wall articulation by integrating glass, stucco, and natural wood and stone finishes.

The historic development pattern of homes along 24th Avenue (from which the site takes access) includes a mix of older one- and two-story dwellings ranging in size from about 1,400 to 2,400 square feet, while the scale of development on 23rd Avenue, including at the adjacent property (103 24th Avenue) is developed with an approximately 5,800 square foot dwelling with the contemporary styling of the homes located at 70 and 80 23rd Avenue. The proposed dwelling fits within the range of existing residential development located throughout 24th Avenue and 23rd Avenue.

The house is sited to generally follow the existing contours of the site and a nominal amount of grading (155 cubic yards cut, 110 cubic yards of fill) is proposed for the project. No tree removal is proposed, and the preliminary landscape plan submitted with the project does not include planting of any tree types for the site. It does however include a variety of low water use grass, shrub, and succulent species across the entirety of the project site, which is consistent with requirements of the Design Review Ordinance. Although not located on the project site, conditions of approval for the project relating to removal of unpermitted paving of the 24th Avenue right-of-way at the rear of the site require the applicant to install native coastal landscaping between the rear property line and the bluff edge.

Local Coastal Program Consistency

The proposed single family dwelling 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 it is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Furthermore, the project is conditioned to remove private improvements in the public right of way at 23rd Avenue.

The project substantially complies with the Design Guidelines adopted in County Code, including the criteria identified in SCCC 13.20.130 for Coastal Developments. Although a large structure, it will not block public viewsheds and the design promotes an interesting and attractive built environment.

Public Outreach/Public Comment

As of the date of preparation of this staff report, staff received comments or correspondence from two neighbors and one agent on behalf of a neighbor. The adjacent property owner at 70 23rd Avenue corresponded with staff on several occasions expressing strong opposition to the scale and placement of the project. An agent representing that neighbor also met and/or spoke on the phone with staff on several occasions to review the proposal and requested that the project include reduced building heights and/or shadow studies be provided prior to a decision.

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A second neighbor, located at 160 24th Avenue, submitted a letter of support for the project which is included in Exhibit H.

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 California Environmental Quality Act.

- **APPROVAL** of Application Number **251312,** 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

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Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Parcel information
G. Acceptance Letter for Geologic/Geotechnical Report REV251111
H. Comments & Correspondence

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CALI[illegible]Y ACT

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: 251312
Assessor Parcel Number: 028-232-24
Project Location: 111 24th Avenue, Santa Cruz

Project Description: Proposal to demolish a 1,453 square foot single-family dwelling and construct a 4,364 square foot replacement dwelling. Project requires a Coastal Development Permit and a Site Development Permit.

Person or Agency Proposing Project: Fuse Architects

Contact Phone Number: 831-479-9295

A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.

B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).

C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.

D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

E. **X** **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of one single-family dwelling in a residential zone district.

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

Evan Ditmars

Evan Ditmars, Project Planner

Date: 5/15/26

EXHIBIT A

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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-1-4-PP (Single-family residential, 4,000 square foot land area per parcel, Pleasure Point Combining District), 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 site is surrounded by lots developed to an urban density and the proposed development would be consistent with the surrounding properties in terms of architectural style. The design incorporates architectural treatments to promote an attractive built environment, utilizing unique roof design and variation of materials across the structure. Although a large home, the design meets the criterion detailed in SCCC 13.20.130 and 13.20.140.

The building site is located on a prominent blufftop and is highly visible from the shoreline, but the design does not loom into the public viewshed; and, when viewed from the beach will fit into the silhouette of the existing residential development along 23rd and 24th Avenue.

(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 available north of the project site along E Cliff Drive (to Corcoran Beach) and south of the project site at the end of 24th Avenue.

23rd Avenue does not provide access to the beach or visitor-serving needs and uses, but the removal of unpermitted private amenities in 23rd Avenue right of way to the rear of the property improve existing conditions and offer the opportunity to develop those elements in the future.

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

This finding can be made, in that the structure has been found to substantially conform with the requirements of the R-1-4-PP zone district development standards, is consistent with the pattern of development within the surrounding neighborhood, and is consistent with the County Design Criteria.

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Similarly, the project conforms with the additional development standards required for properties located in the Pleasure Point Combining District (-PP overlay), which includes supplemental setbacks for second story development and discourages visual impacts of structures and automobile-oriented features.

Shading induced from the proposed development on adjacent properties (principally 70 23rd Avenue) is consistent with shading impacts anticipated from any new development meeting site standards. The structure complies with the height limits and second story setbacks required for residential structures in the R-1-4 zone district.

The combined soils and geotechnical report prepared for the project, application REV251111, accepted September 4, 2025 (Exhibit G) determined the expected retreat of the bluff would be minimal over the next 100 years and recommended compliance with the stricter 25-foot setback from the bluff edge required by County Code 16.10. As proposed and conditioned, all development would occur inland of the 25-foot bluff edge setback, with the edge of the house about 12-feet beyond that delineation.

(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, it does not provide public access to the shoreline. Access is provided at Corcoran Beach, north of the site or at 24th Avenue south of the project site. Consequently, the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. 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.

(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-1-4-PP (Single-family residential, Pleasure Point Combining District) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

The project complies with the site standards for the R-1-4 zone district, including lot coverage (forty percent proposed, forty five percent maximum), floor area ratio (sixty percent proposed, sixty percent maximum), and setbacks (proposed and minimum five feet on the sides and fifteen feet front and rear), and as discussed below, the 28-foot maximum height limit.

Compliance with the Pleasure Point Combining district special criteria is accomplished through the implementation of the required second story setbacks and additional five feet beyond the first floor and ten feet from the property line. First floor wall heights and second story decks are compliant, or are conditioned to comply, with the 15-foot height limit prescribed by the Combining District. The building site is set back from 24th Avenue to the extent that the garage doors and parking areas are adequately screened from public view.

Shading induced from the proposed development on adjacent properties (principally 70 23rd Avenue) is consistent with impacts anticipated from any new development meeting site standards. Decreasing shading would require a substantially different design including, potentially elimination of the second story or flattening of the roof. Second story development is both allowed by the zone district and is a design element included in most of the surrounding homes (including 70 23rd Avenue), and flattening of the roof would result in less compatible home design that would be less consistent with the overall design standards specified for development in the Coastal Zone and in the County Design Guidelines. The project is therefore consistent with the specific design requirements established by the Pleasure Point Combining zone district.

(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

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specific pla[illegible]

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 complies with General Plan Policy BE-4.1.4 (Neighborhood Scale, Size, and Context) which allows that *"new residential development may be different from but must take into account the scale and size of the existing surrounding neighborhood, while allowing for infill development, innovative design, and creative expression"* and requires the development is designed so that it does not *"overwhelm or primarily shade adjacent properties, including appropriate setbacks and adequate and maintained landscape buffering to reduce the perception of bulk and height."* The proposed structure includes architectural design elements to diminish the size and scale, and although some shading occurs on the adjacent property, the property is not overwhelmed by shading generated by the project.

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 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 single family dwelling will add one residential unit on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only peak trip per day (1 peak trip per dwelling unit), consistent with the expected level of traffic under existing conditions. Therefore, the project will 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. Although a larger dwelling compared to existing development, the project does not exceed the density standards of the General Plan or development standards of the Zoning Code.

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(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

(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 project meets Objective BE-3.1 (Quality + Context) of the General Plan by implementing functional and high-quality development. Furthermore, as mandated by Policy BE-4.1.1, the project meetings the object design and development standards for the zone district.

Although the project is larger and more prominent than existing development on-site or in the neighborhood, the design is consistent with designs utilized in construction of new homes in the vicinity, including two dwellings north of the property (including 70 and 80 23rd Avenue).

(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 and by reference, the County of Santa Cruz Design Criteria. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property.

Landscaping implemented with the project will implement low water use plant varieties, consistent with purpose (E) of the County Site, Architectural, and Landscape Design Review regulations. All site, building, security, and landscape lighting are proposed and conditioned to be directed onto the site and away from adjacent properties

The proposed structure design includes architectural treatments to lessen massing and avoids a boxier or flat roofed design, consistent with the criteria prescribed for Coastal Zone development (SCCC 13.20.130)

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Conditions of Approval

Exhibit D: Project plans, prepared by Fuse Architects, dated 12/5/2025.

I. This permit authorizes the construction of 3,363 square foot single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to 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.

1. Contractor must obtain a sewer lateral abandonment permit from the Sanitation District prior to demolition of the structure.

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 a Grading Permit from the Santa Cruz County Building Official.

E. 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. 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

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Application #251312
Attachment 1

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.

3. Grading, drainage, and erosion control plans.

4. Plans for removal and revegetation of area west of the rear property line, based on the recommendations of the County of Santa Cruz Parks Department.

5. 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.

   a. Plans shall include spot elevations for the northwest corner of the rear deck to demonstrate compliance with the 15-foot maximum height in the second story setback.

6. Details showing compliance with fire department requirements.

B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

1. The application submittal shall adhere to the County Design Criteria (CDC). Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.

2. Submit signed, stamped letters from the project geologist and geotechnical engineer approving the final stormwater management plan. The letters shall refer to the latest revision date of the plans reviewed and shall correspond with the latest revision date of the plans submitted.

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.

1. A public sewer main exists on this parcel. Show public sewer main and public utility easement.

2. Remove constructed items from the public sewer utility easement on this parcel (proposed shed)

3. Contractor must obtain a sewer lateral abandonment permit from the

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Sanitation District prior to demolition of the structure.

If any portion of the existing sewer lateral is to be re-used, a sewer lateral video inspection conforming with Sanitation District Code 7.04.375 must be submitted for review. Any defects identified in the video inspection review must be repaired as a condition of the building permit.
https://cdi.santacruzcountyca.gov/Portals/19/pdfs/Sanitation/Forms%20FAQs%20Laterals/Video%20Submittal%20Criteria%20rev%2012-2023.pdf

D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.

1. Plans shall be updated to indicate removal of any improvement, including but not limited to the bioswale, located within the 25-foot geologic setback.

E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

1. NOTE on the plans that these plans are incompliance with California Building and Fire Codes (2016) and reference or Central Fire District amendments.

2. NOTE on the plans the OCCUPANCYCLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and either SPRINKLERED or NON-SPRINKLERED as determined by the building official and the 2022 California Building Code (e.g., R-3, Type V-b, Sprinklered)

3. NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of 2022 NFPA 13D currently adopted in Chapter 35 of the California Building Code.

4. NOTE on the plans all of the applicable 2022 Building Codes and standards.

F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.

G. Pay the current fees for Parks mitigation. Currently, these fees are $7.20 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, which is based on new habitable square footage.

J. 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.

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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. Complete removal of unpermitted paving and revegetation consistent with the comments provided by the County Parks and Recreation comments dated 1/30/26, shall be completed prior to project final.

C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

D. The project must comply with all recommendations of the approved soils reports.

E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

A. 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

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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 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: 5/15/26

Effective Date: 5/29/26

Expiration Date: 5/29/29

EXHIBIT C

Planning Commission Appeal
Application #251312
Attachment 1

Application #: 251312
APN: 028-232-24
Owner: Stan and Meliss

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.

EXHIBIT C

Planning Commission Appeal
Application #251312
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VICINITY MAP & DIRECTIONS

FROM HIGHWAY 1 NORTHBOUND, TAKE 41st AVENUE TO 26th AVENUE IN PLEASURE POINT. TURN RIGHT ONTO PORTOLA DRIVE AND THEN FOLLOW 26th AVENUE AND 24th AVENUE TO 111 24th AVENUE ON THE RIGHT.



VUCKOVICH RESIDENCE

111 24th Avenue + Santa Cruz + California + 95062
APN : 028-23-224
Coastal Development Permit Drawing Set
December 5, 2025

PROPERTY OWNER

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16840 KENNEDY ROAD
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ENERGY CONSULTANT

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SAN DIEGO, CA 92116
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E: LUKE@MORTONGREENBUILDING.COM

SEE SHEET A1 PROJECT INFORMATION FOR SHEET INDEX

LICENSED ARCHITECT
03.30.27
DANIEL R. TOWNSEND
No. C-29550
RENEWAL DATE
STATE OF CALIFORNIA

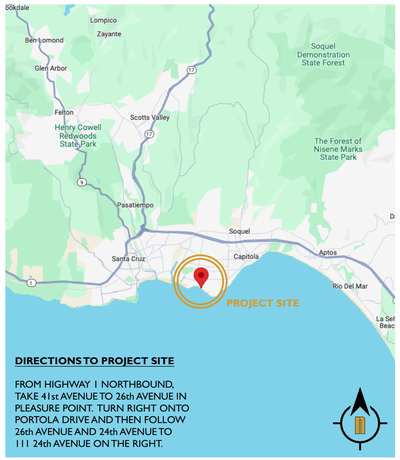
fuse
architects + builders

Exhibit D
Project Plans
Application 251312

Planning Commission Appeal
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1. TOP OF BLUFF: PER EASTON GEOLOGY REPORT DATED MARCH 7, 2025. REFER TO PAGE 34 OF 34 IN REPORT. "TOB" INDICATES GRADE LEVEL AT TOP OF BLUFF.
2. GEOLOGIC DEVELOPMENT "BLUFFTOP" SETBACK LINE: PER EASTON GEOLOGY REPORT DATED MARCH 7, 2025. REFER TO PAGE 34 OF 34 IN REPORT.
3. ALL SPOT ELEVATIONS REFERENCED TO **NAVD 88** DATUM.
4. DASHED LINE REPRESENTS DEVELOPMENT SETBACKS.
5. LONG DASHED LINE REPRESENTS EXTENT OF EXISTING RESIDENCE TO BE DEMOLISHED.
6. PROPOSED PERVIOUS PAVERS
7. EXTERIOR SPIRAL STAIRCASE
8. PROPOSED BIO-SWALE; SEE CIVIL SHEETS C3.0 AND C6.0 FOR MORE INFORMATION.
9. WOOD LOUVERS, WD-01

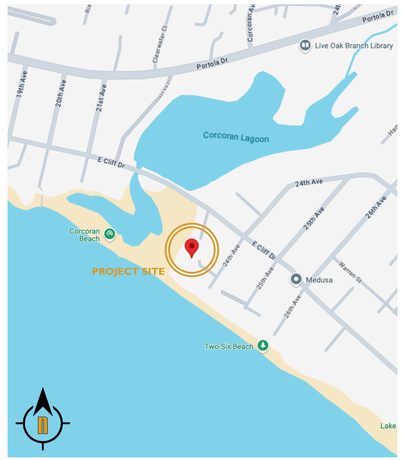
PROJECT LOCATION



DIRECTIONS TO PROJECT SITE

FROM HIGHWAY 1 NORTHBOUND, TAKE 41st AVENUE TO 26th AVENUE IN PLEASURE POINT. TURN RIGHT ONTO PORTOLA DRIVE AND THEN FOLLOW 26th AVENUE AND 24th AVENUE TO 111 24th AVENUE ON THE RIGHT.

VICINITY MAP



DRAWING INDEX

SHEET NUMBER	SHEET NAME	5/29/2025	12/5/2025		
A1	PROJECT INFO + SITE PLAN	X	X		
A2	TOPOGRAPHIC MAP	X	X		
A3	AREA CALCULATIONS	X	X		
A4	EXISTING FLOOR PLANS	X	X		
A5	PROPOSED GROUND FLOOR PLAN	X	X		
A6	PROPOSED UPPER FLOOR PLAN	X	X		
A7	PROPOSED ROOF PLAN	X	X		
A8	PROPOSED FRONT ELEVATION	X	X		
A9	PROPOSED SIDE ELEVATION	X	X		
A10	PROPOSED REAR ELEVATION	X	X		
A11	PROPOSED SIDE ELEVATION	X	X		
A12	PROPOSED BUILDING SECTION	X	X		
A13	NEIGHBORHOOD CONTEXT	X	X		
A14	MAX HEIGHT DIAGRAMS		X		
C0.0	COVER SHEET	X	X		
C2.0	SITE PLAN	X	X		
C3.0	GRADING & DRAINAGE PLAN	X	X		
C3.1	STORMWATER MANAGEMENT PLAN	X	X		
C3.2	GRADING & DRAINAGE SECTIONS & PROFILES	X	X		
C4.0	UTILITY PLAN	X	X		
C5.0	EROSION CONTROL PLAN	X	X		
C5.1	EROSION CONTROL DETAILS	X	X		
C6.0	CIVIL PLAN DETAILS	X	X		
L1	PRELIMINARY LANDSCAPE PLAN	X	X		
L2	PRELIMINARY LANDSCAPE / WELO & LIGHTING ...	X	X		

PROJECT DESCRIPTION

PROJECT SCOPE

DEMOLITION OF AN EXISTING 1,453 SF TWO-STORY SINGLE FAMILY DWELLING. CONSTRUCTION OF A NEW 4,364.2 SF TWO-STORY SINGLE FAMILY DWELLING WITH ATTACHED GARAGE. NEW HARDSCAPE, LANDSCAPE AND DECKING ALSO PROPOSED. ALL EXISTING LANDSCAPE TO BE REMOVED. 1

PROPOSAL FOR DESIGN IS BASED ON LOT LINE ADJUSTMENT TO SOUTHWEST PROPERTY LINE, WHICH IS NOW 10-FEET FURTHER TO THE SOUTHWEST; SEE PENDING APPLICATION #251106, WHICH ADJUSTS PROPERTY LINES AT APN: 028-232-24, 028-232-29 AND 028-232-32.

PROJECT INFORMATION

SITE DATA

APN:	028-232-24
ZONING:	R-1-4-PP *(SINGLE FAMILY RESIDENCE / 4,000 SF LOT SIZE / PLEASURE POINT COMBINING DISTRICT)*
GENERAL PLAN DESIGNATION:	R-UM *(RURAL / URBAN MEDIUM DENSITY)*
LOT DESIGNATION:	LOT WIDTH OF 35-FEET OR GREATER
PARCEL SIZE (SF):	7,276 SF (VERIFY WITH LOT LINE ADJUSTMENT)
PARCEL SIZE (ACRES):	0.167 AC (VERIFY WITH LOT LINE ADJUSTMENT)
MAX LOT COVERAGE:	3,275 SF (45%)
PROPOSED LOT COVERAGE:	2,975.5 SF
MAX. FLOOR AREA RATIO (FAR):	4,365 SF (60%)
PROPOSED FAR:	4,362.2 SF (SEE SHEET A5 FOR BREAKDOWN)
PARKING:	3 // 3 PROVIDED
PROPOSED STORIES:	2 // 2 PROPOSED

SITE DATA

FRONT SETBACK:	15'-0"
REAR SETBACK:	25'-0" GEOLOGICAL DEVELOPMENT LINE
SIDE SETBACK:	5'-0"
SECOND FLOOR SIDE SETBACK:	10'-0"
MAX BUILDING HEIGHT:	28'-0"

PROJECT DIRECTORY

PROPERTY OWNERS
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e: GREG@EASTONGEOLOGY.COM

PROPOSED EXTERIOR MATERIAL PALETTE



MTL-01: METAL SIDING; WEATHERED + SEALED - CORTEN STEEL

MTL-02: METAL SIDING; POWDER COATED - BLACK BREAK METAL

MTL-03: METAL ROOF; STANDING SEAM - FINISH TBD

SD-01: EXTERIOR SIDING; LIGHT WARM - GREY STUCCO

WD-01: WOOD SIDING; NEOLITH - LA BOHEME *[AT FASCIA & TRELLIS]*

WD-02: WOOD SIDING; reSAWN - SHOU SUGI BAN

WD-03: WOOD SIDING; reSAWN - WHIDBEY *[AT EAVES, SOFFIT CEILING & LOUVERS]*

WD-04: WOOD EXTERIOR; SOLID CEDAR *[AT ENTRY SLATS]*

SD-02: EXTERIOR SIDING; NEOLITH - BETON

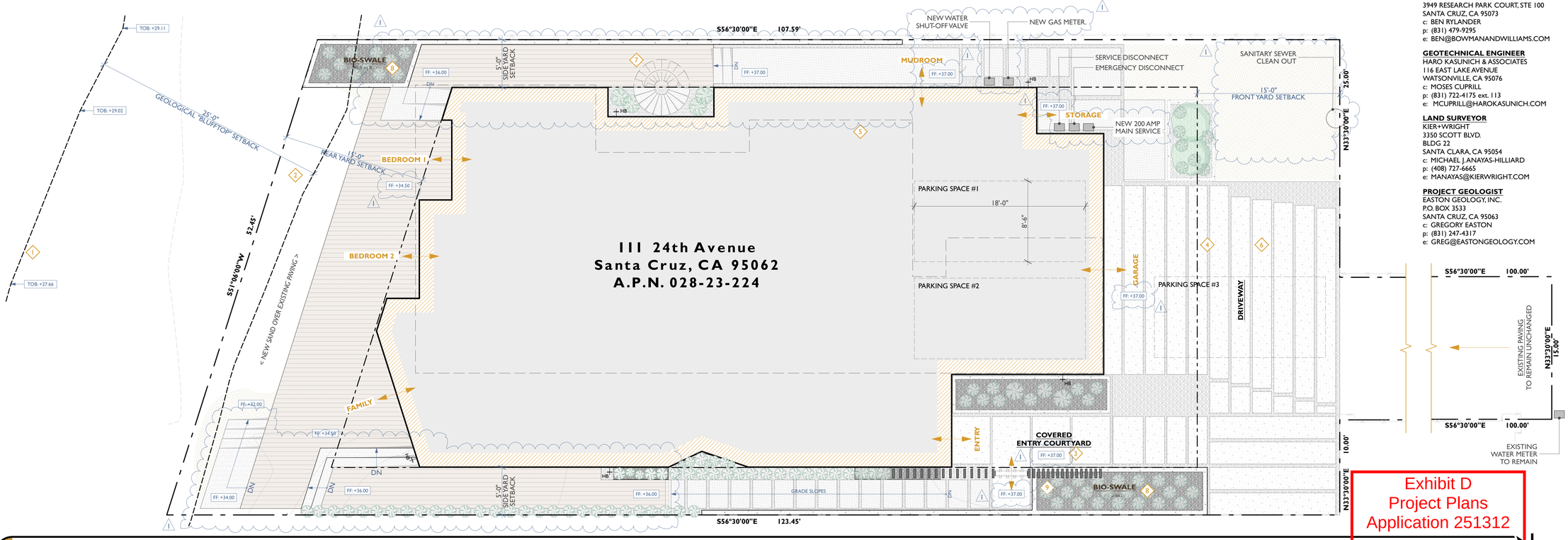


Exhibit D
Project Plans
Application 251312

1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

12/29/25 10:29 PM

VUCKOVICH RESIDENCE
111 24th AVENUE
SANTA CRUZ, CA 95062

fuse architects + builders
512 Capitola Ave + Capitola + California + 95010
fusearchitecture.com 831.479.9295

Project Submittal Record

Revision	Date	Issue Description
	05/29/2025	COASTAL DEVELOP. PERMIT SUBMITTAL
1	12/5/2025	COASTAL DEVELOP. PERMIT RESUBMITTAL

Seal/ Signature

LICENSED ARCHITECT — No. C-28550 — 03.30.27 RENEWAL DATE — STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
PROJECT INFO + SITE PLAN

Scale
As Indicated

A1

COASTAL DEVELOPMENT PERMIT

© FUSE ARCHITECTS + BUILDERS 2025

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1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED JULY 31, 2024, NUMBER 4402-7159695. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THIS IS NOT A UTILITY SURVEY. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

4. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CRUZ COUNTY, CALIFORNIA, MAP NUMBER 06087C0353F FOR COMMUNITY NUMBER 060353 (CITY OF SANTA CRUZ), WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2017, AS BEING LOCATED IN FLOOD ZONE "X" AND FLOOD ZONE "VE"

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X" (UNSHADED) IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

   ACCORDING TO FEMA THE DEFINITION OF ZONE "VE" IS :BASE FLOOD ELEVATIONS DETERMINED.

   INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (MSC.FEMA.GOV) ON SEPTEMBER 9, 2024.

5. BASIS OF BEARINGS:
   THE BEARING OF SOUTH 56°30'00" EAST TAKEN ON THE NORTHEASTERLY LOT LINE OF LOTS 15 AND 16 OF BLOCK 8 AS SHOWN ON THAT CERTAIN MAP OF SANTA MARIA DEL MAR FILED FOR RECORD ON DECEMBER 14, 1891, IN BOOK 12 OF MAPS AT PAGE 1, OFFICIAL RECORDS OF SANTA CRUZ COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

6. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

7. BENCHMARK:
   BM 242 – SANTA CRUZ COUNTY SURVEYOR'S CONCRETE MONUMENT WITH A BRASS DISK STAMPED BM 242 SET AT THE NORTHEASTERLY CORNER OF EAST CLIFF DRIVE AT 24TH AVENUE ON TOP OF A DIRT EMBANKMENT 0.3' ABOVE GROUND LEVEL & 4' ABOVE ROAD LEVEL (RESET 5/2014). ELEVATION=38.15' (NGVD29)

ABBREVIATIONS

BL<	BUILDING CORNER	SSMH	SANITARY SEWER MANHOLE
BS	BOTTOM OF STAIRS	TC	TOP OF CURB
C	CONCRETE	TS	TOP OF STAIRS
CB	CATCH BASIN	UB	UTILITY BOX
EP	EDGE OF PAVEMENT	U.O.	UNKNOWN ORIGIN
FF	FINISHED FLOOR	WM	WATER METER
FND	FOUND		
FW	FACE OF WALL		
IP	IRON PIPE		
M	MAP		
O.R.	OFFICIAL RECORDS		
RWL	ROOF DRAIN		
SDMH	SANITARY SEWER MANHOLE		
SSCO	SANITARY SEWER CLEAN OUT		

LEGEND

BUILDING LINE
BUILDING OVERHANG LINE
CENTER LINE
CONCRETE CURB
CONTOUR LINE-MAJOR
CONTOUR LINE-MINOR
EASEMENT LINE
EDGE OF PAVEMENT
FEMA FLOOD ZONE BOUNDARY
FENCE LINE
LOT LINE
LOT LINE OLD
MONUMENT/MONUMENT LINE
ELECTRIC LINE
SANITARY SEWER LINE-MANHOLE & CLEANOUT
STORM DRAIN LINE-MANHOLE & CATCH BASIN
WATER LINE & VALVE
WALL

OVERHEAD ELECTRIC-CABLE TELEVISION-TELEPHONE LINE
PROPERTY LINE
AREA DRAIN
ELECTROLIER
FLAG POLE
GAS METER
GUY ANCHOR
HOSEBIBB
IRON PIPE FOUND
IRON PIPE SET
MAIL BOX
NAIL FOUND
POWER POLE/JOINT POLE
TRAFFIC SIGN
TREE
UTILITY BOX
WALK-BOLLARD LIGHT
WATER VALVE

REFERENCES

R1 MAP OF SANTA MARIA DEL MAR	(12 M 1)
R2 PARCEL MAP	(57 PM 30)
R3 CORNER RECORD	(CR 506)
R4 CORNER RECORD	(CR 521)
R5 RECORD OF SURVEY	(123 M 4)

DETAIL "B"
NOT TO SCALE

DETAIL "A"
NOT TO SCALE

Scale 1" = 10'

EAST CLIFF DRIVE
(50' WIDE, A PUBLIC STREET)

FND BRASS DISC IN PAVEMENT PER R5

SSMH 37.00 RE
IE 31.63 8"(IN-S)
IE 31.54 3"(IN-SW)
IE 31.52 8"(OUT-N)

3"SD PVC

FND 3/4" I.P. W/ PLUG LS 6832 PER R3

FND 3/4" I.P. W/ PLUG LS 6832 PER R4

N32°36'00"E 40.00'

10.04'

LOT 18 BLOCK 8 (12 M 1)

LOT 16 BLOCK 8 (12 M 1)

S56°30'00"E 194.06' (BASIS OF BEARINGS)

LOT 17 BLOCK 8 (12 M 1)

LOT 15 BLOCK 8 (12 M 1)

25.00'

130.00'

FND 3/4"IP (OPEN) PER R2

N33°30'00"E 345.00'

265.00'

TWENTY-THIRD AVENUE
(FORMERLY MORAN DRIVE)

LOT 12

BLOCK 8 (12 M 1)

LANDS OF HOWELL

FND 60D NAIL PER R5
SEE DETAIL "B"

S56°30'00"E 107.59'

SET WOOD GINNIE
1.0' OFFSET

N33°30'00"E 25.00'

S51°06'00"W 41.96'

2' CONCRETE WALL

2" PVC UKN

CONCRETE WALL

STAIRS

CONCRETE

WOOD DECK

6' WOODEN FENCE

BRICK

LANDSCAPE

SET WOOD GINNIE

ASPHALT

SLIDING DOOR
30.42 FF @ LOWER LEVEL

111 24TH AVENUE
2-STORY WOOD BUILDING
FF=VARIES

38.04 DOOR @ THRESHOLD

GARAGE DOOR
36.98 FF @ GARAGE

ELEVATED WOOD DECK

3' WOODEN FENCE

S56°30'00"E 100.00'

N33°30'00"E 15.00'

ASPHALT DRIVEWAY

0.5' CONCRETE WALL

SET "X" ON WALL PER DEVCON REQUEST

6' WIRE FENCE

FND 1" I.P. W/ WOOD PLUG & PIN PER R5

S56°30'00"E 120.28'

CB 36.57 RE
IE 35.69 3"(OUT-W)

0.5' BRICK WALL

FND 3/4" IP W/ PLUG

FND 1" IP PER R5

LANDS OF JOYCE SAWAYA
LOT 8

10.00' PROPOSED LOT LINE ADJUSTMENT

DIRT/GRASS

DIRT

12.00' INGRESS & EGRESS, SEWER, WATER & UTILITY EASEMENT (DOC. 86-016712)

N33°30'00"E 40.00'

S56°30'00"E 40.00'

S56°30'00"E 132.97' (133.2' R1)

FND 1" IP PER R5

SSMH

GATE

GATE MOTOR

CONCRETE

DI-RIM 35.62
INV 33.67 8" (OUT-S)

FND 1"IP PER R5
4.00'

7.00'

2.00'

SSMH 36.73 RE
IE 32.35 4"(IN-W)
IE 32.32 8"(IN-S)
IE 32.25 8"(OUT-N)

FND 1"IP PER R5

8"SS PVC

FND 3/4"IP (OPEN) (U.O.) PER R5, SEE DETAIL "A"

MH-MH 270.33'

200.00'

MH-MH 53.77'

SSMH 36.12 RE
IE 32.55 4"(IN-SE)
IE 32.37 8"(OUT-N)

FND BRASS DISC IN PAVEMENT PER R5

1.20'

ZONE "VE"
ZONE "X"

GRASS

ROCK

ROCK PATH

Exhibit D
Project Plans
Application 251312

PREPARED BY OR UNDER THE SUPERVISION OF
MICHAEL J. ANAYAS-HILLIARD, P.L.S. 9937
MANAYAS@KIERWRIGHT.COM

01-31-25
DATE

PROFESSIONAL LAND SURVEYOR
MICHAEL J. ANAYAS-HILLIARD
No. 9937
STATE OF CALIFORNIA

NO.	REVISION	BY

KIER+WRIGHT

TOPOGRAPHIC SURVEY
OF
111 24th AVENUE
FOR
STAN VUCKOVICH

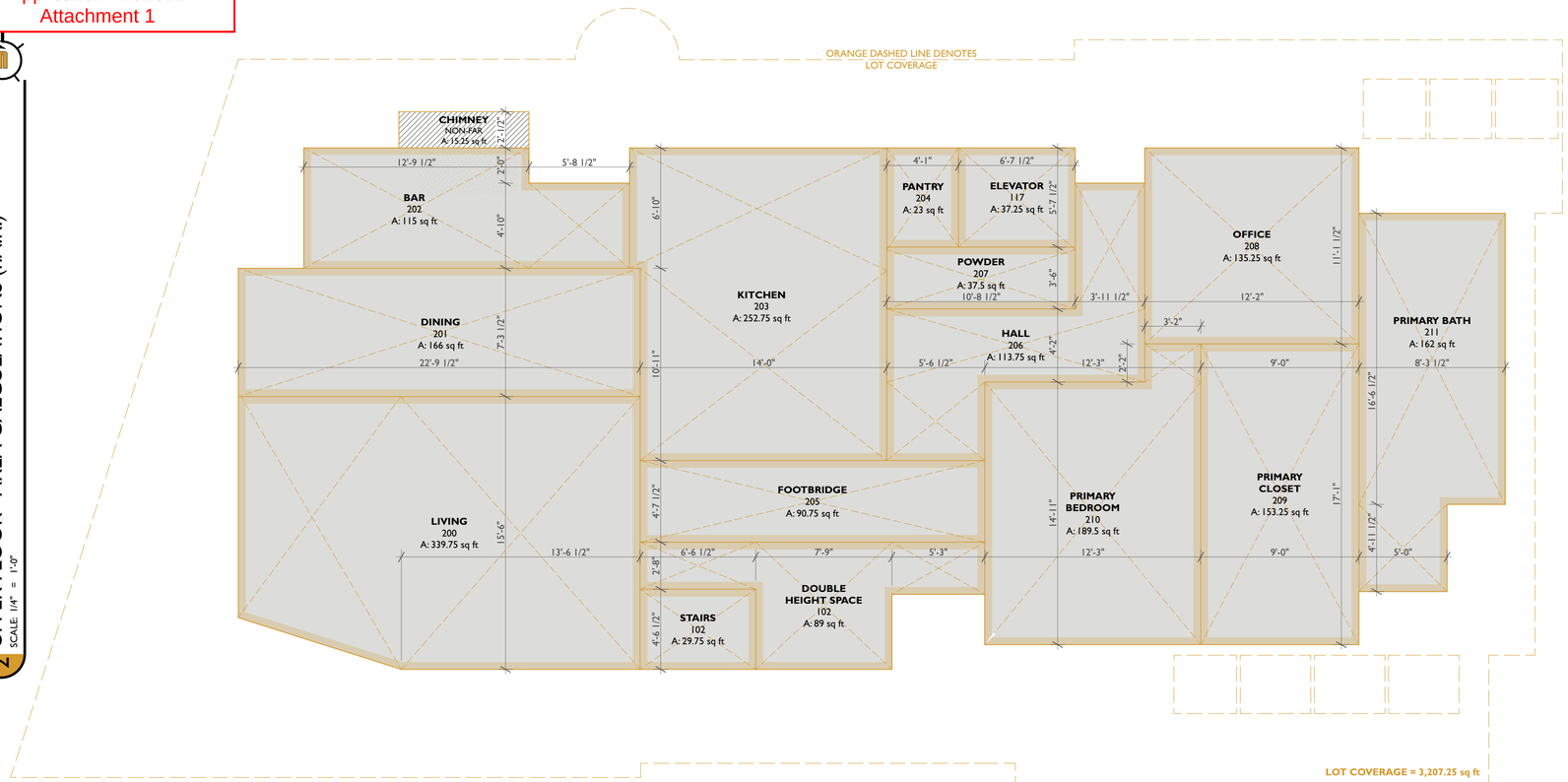
SANTA CRUZ, CALIFORNIA

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SURVEYOR	MJA
DRAWN BY	JLP
JOB NO.	A24495
SHEET	A2

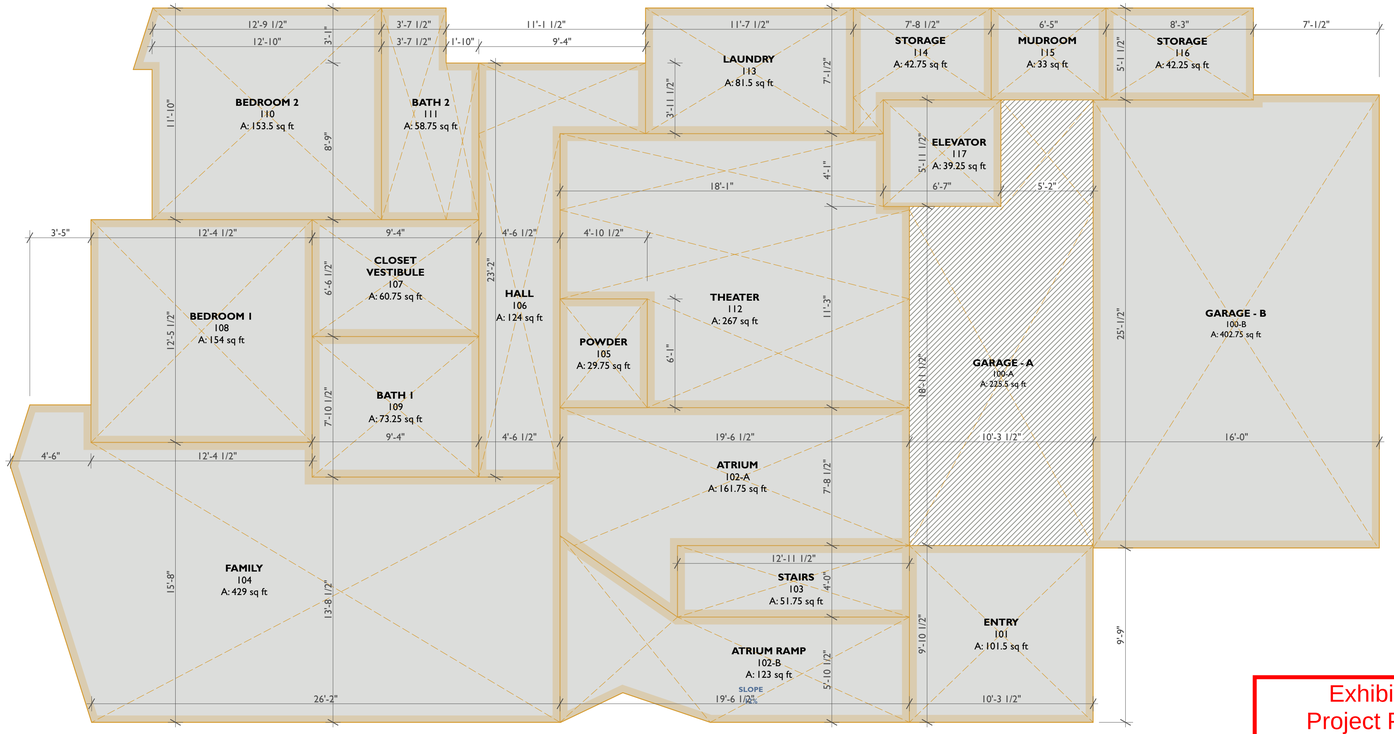
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Planning Commission Appeal
Application #251312
Attachment 1

2 UPPER FLOOR - AREA CALCULATIONS (F.A.R.)
SCALE: 1/4" = 1'-0"



1 GROUND FLOOR - AREA CALCULATIONS (F.A.R.)
SCALE: 1/4" = 1'-0"



F.A.R. SQUARE FOOTAGE

ROOM NAME	ROOM #	AREA
GROUND FLOOR		
GARAGE - B	100-B	402.8
ENTRY	101	101.5
ATRIUM	102-A	161.9
ATRIUM RAMP	102-B	122.9
STAIRS	103	51.9
FAMILY	104	429.1
POWDER	105	29.6
HALL	106	124.0
CLOSET VESTIBULE	107	60.9
BEDROOM 1	108	153.9
BATH 1	109	73.3
BEDROOM 2	110	153.5
BATH 2	111	58.8
THEATER	112	267.1
LAUNDRY	113	81.6
STORAGE	114	42.7
MUDROOM	115	33.0
STORAGE	116	42.4
ELEVATOR	117	39.2
		2,430.1 ft²
UPPER FLOOR		
STAIRS	102	29.9
DOUBLE HEIGHT SPACE	102	88.9
ELEVATOR	117	37.1
LIVING	200	339.6
DINING	201	166.0
BAR	202	114.9
KITCHEN	203	252.6
PANTRY	204	22.9
FOOTBRIDGE	205	90.7
HALL	206	113.8
POWDER	207	37.5
OFFICE	208	135.3
PRIMARY CLOSET	209	153.3
PRIMARY BEDROOM	210	189.6
PRIMARY BATH	211	162.0
		1,934.1 ft²
TOTAL F.A.R. SQUARE FOOTAGE		**4,364.2 ft²**
ALLOWED F.A.R. SQUARE FOOTAGE (60%)		***4,365.0 ft²***

LOT COVERAGE

PROPOSED LOT COVERAGE	**3,207.25 ft²**
ALLOWED LOT COVERAGE (45%)	**3,275.00 ft²**

AREA CALCULATIONS LEGEND

PROPOSED FAR SQUARE FOOTAGE

PROPOSED NON-FAR SQUARE FOOTAGE

Exhibit D
Project Plans
Application 251312

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VUCKOVICH RESIDENCE
111 24th AVENUE
SANTA CRUZ, CA 95062

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512 Capitola Ave + Capitola + California + 95010
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Project Submittal Record

Revision	Date	Issue Description
	05/29/2025	COASTAL DEVELOP. PERMIT SUBMITTAL
1	12/5/2025	COASTAL DEVELOP. PERMIT RESUBMITTAL

Seal/ Signature

LICENSED ARCHITECT — No. C 23550 — 03.30.27 RENEWAL DATE — STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
AREA CALCULATIONS

Scale
As Indicated

A3

COASTAL DEVELOPMENT PERMIT

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Planning Commission Appeal
Application #251312
Attachment 1



2 EXISTING MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

1 EXISTING LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

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Exhibit D
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Sheet Title
EXISTING FLOOR PLANS

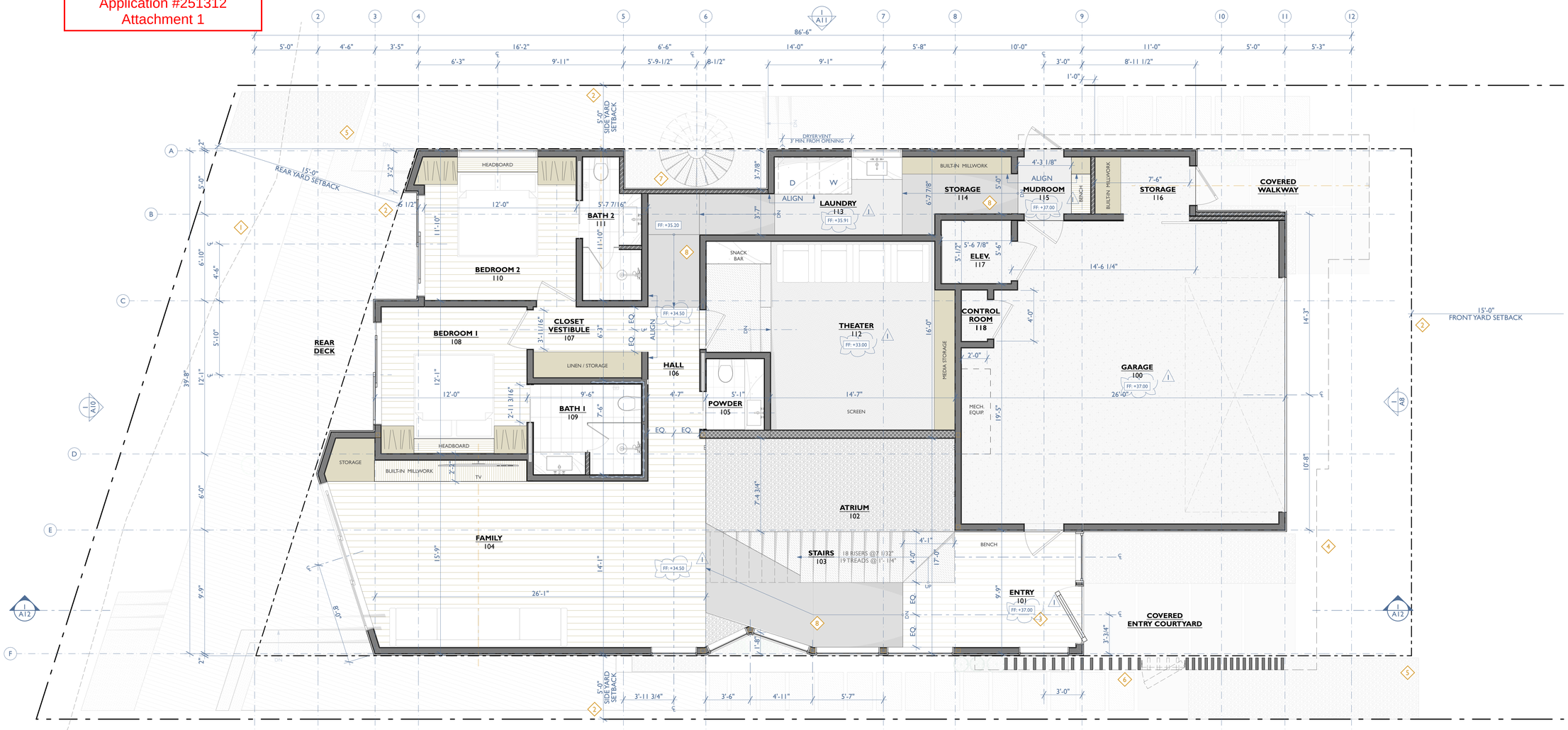
Scale
As Indicated

A4

COASTAL DEVELOPMENT PERMIT

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Planning Commission Appeal
Application #251312
Attachment 1



1 PROPOSED GROUND FLOOR PLAN

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

FLOOR PLAN SYBOLS LEGEND

- (E) WALL
- (E) WALL TO BE REMOVED
- (N) 2x4 WALL
- (N) 2x6 WALL
- (N) 2x8 WALL
- XX / AXX / Ref — DETAIL/ SECTION/ ELEVATION NUMBER; SHEET NUMBER
- X — KEYNOTE TAG
- XDX-X — DOOR TAG, SEE DOOR SCHEDULE ON SHEET A7.0 & A7.1
- WXX-X — WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A7.2, A7.3 & A7.4
- X — WALL TAG, SEE PARTITION SCHEDULE ON SHEET A7.5

FINISH LEGEND

INTERIOR
- <N> WOOD FLOOR BOARDS
- <N> TILE FLOORING - WET LOCATIONS
- <N> STONE SLAB (COUNTERTOPS)
- <N> WOOD FINISH
- <N> BUILT-IN MILLWORK

EXTERIOR
- <N> WOOD DECKING
- <N> PLANTING; SEE LANDSCAPE PLAN

FLOOR PLAN NOTES

1) U.N.O: ALL GRIDLINE DIMENSIONS ARE MEASURE TO EXT. FACE OF STUD
2) U.N.O: ALL INTERIOR DIMENSIONS ARE MEASURED TO INTERIOR FACE OF STUD
3) WINDOWS WITHIN 24" OF DOOR JAMBS SHALL BE SAFETY GLAZED
4) DOORS OPENING INTO GARAGES MUST BE A MINIMUM OF 1 3/8" SOLID CORE, SELF-CLOSING, AND LATCHING. DOOR MUST SEAL ON ALL FOUR EDGES AND MUST NOT OPEN UP OVER STEPS OR LANDING LOWER THAN 1" FROM THE THRESHOLD OF DOOR
5) GLAZING IN SHOWER ENCLOSURES WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING, PER CBC 2406.4.5.
6) PROTECT ALL OPENINGS AGAINST LOCAL WEATHER CONDITIONS -OUTDOOR AIR EXHAUST (CRC R303.5.2) AND INTAKE OPENINGS (CRC R303.5.1) SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTIVES.
7) THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 2 PERCENT, PER CRC R311.3.
8) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR, PER CRC R307.2

FLOOR PLAN NOTES *(cont.)*

9) GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C1178, C1278 OR C1396. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER, PER CRC R702.3.7.
10) VERIFY THE PRESENCE OF MEDICINE CABINETS AND SHOWER WALL NICHE LOCATIONS AND DIMENSIONS PRIOR TO FRAMING.
11) MINIMUM CEILING HEIGHT IN A KITCHEN IS 7' CLEAR, FROM THE FINISHED FLOOR TO THE FINISHED CEILING
12) HABITABLE SPACES TO HAVE EXTERIOR GLAZING AREA EQUAL TO 8% OF THE FLOOR AREA MIN - 4% MIN OF THE GLAZING AREA TO BE OPERABLE.
13) PROVIDE BLOCKING FOR HANDRAILS AND GRAB BARS, CURTAIN ROD ATTACHMENTS ABOVE ALL WINDOWS AND EXTERIOR DOORS. ACCESSORIES IN BATHROOMS, AND ALL WALL MOUNTED EQUIPMENT; VERIFY HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION.
14) MAXIMUM THRESHOLD HEIGHT FOR SWINGING DOORS IS 1/2"; MAXIMUM THRESHOLD HEIGHT FOR SLIDING DOORS IS 3/4"
15) AS PER 2022 CRC SECTION R311.7.8.3: TYPE I - NON CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2 1/4" INCHES. EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH, TYP. AND IF ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.

GROUND FLOOR KEYNOTES

1. TOP OF BLUFF 25-FOOT SETBACK: PER EASTON GEOLOGY REPORT DATED MARCH 7 2025. REFER TO PAGE 34 OF 34 IN REPORT.
2. ALL SPOT ELEVATIONS REFERENCED TO **NAVD 88** DATUM.
3. DASHED LINE REPRESENTS DEVELOPMENT SETBACKS.
4. DASHED LINE REPRESENTS OUTLINE OF FLOOR / ROOF ABOVE.
5. PROPOSED BIO-SWALE; SEE CIVIL DRAWINGS.
6. WOOD LOUVERS; WD-04
7. EXTERIOR SPIRAL STAIRCASE; MTL-02
8. INTERIOR RAMP

Exhibit D
Project Plans
Application 251312

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Seal/ Signature

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Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
PROPOSED GROUND FLOOR PLAN

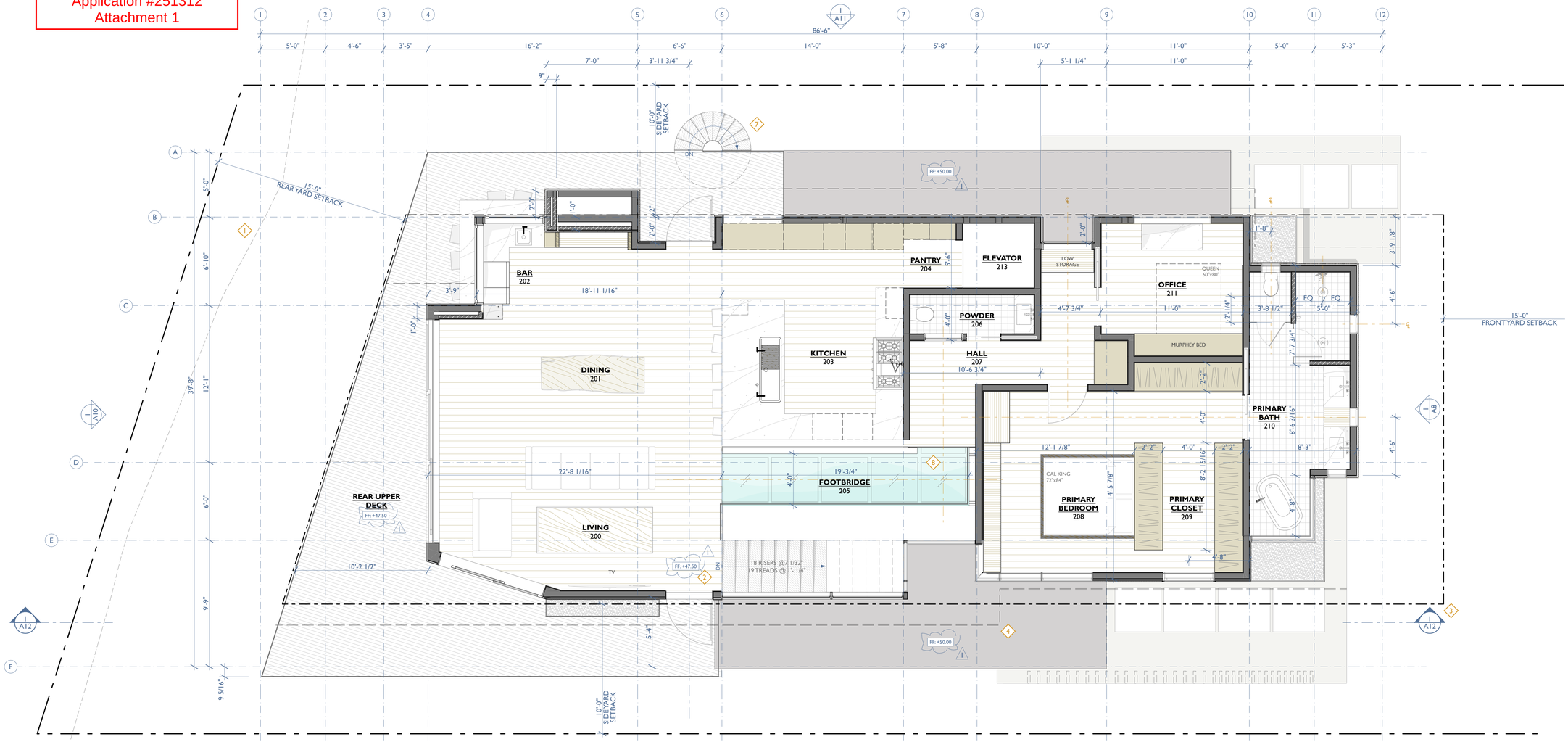
Scale
As Indicated

A5

COASTAL DEVELOPMENT PERMIT

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Planning Commission Appeal
Application #251312
Attachment 1



1 PROPOSED UPPER FLOOR PLAN

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

FLOOR PLAN SYBOLS LEGEND

- (E) WALL
- (E) WALL TO BE REMOVED
- (N) 2x4 WALL
- (N) 2x6 WALL
- (N) 2x8 WALL
- XX / AX.X Ref — DETAIL/ SECTION/ ELEVATION NUMBER / SHEET NUMBER
- KEYNOTE TAG
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- WXX-X — WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A7.2, A7.3
- X — WALL TAG, SEE PARTITION SCHEDULE ON SHEET A7.5

FINISH LEGEND

INTERIOR
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- <N> TILE FLOORING - WET LOCATIONS
- <N> STONE SLAB (COUNTERTOPS)
- <N> WOOD FINISH
- <N> BUILT-IN MILLWORK

EXTERIOR
- <N> WOOD DECKING
- <N> PLANTING; SEE LANDSCAPE PLAN

FLOOR PLAN NOTES

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FLOOR PLAN NOTES *(cont.)*

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UPPER FLOOR KEYNOTES

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3. DASHED LINE REPRESENTS DEVELOPMENT SETBACKS.
4. DASHED LINE REPRESENTS OUTLINE OF FLOOR / ROOF ABOVE.
5. CHIMNEYS MAY EXTEND INTO THE SIDE YARD SETBACK UP TO 3 FEET, PER §13.10.323(E)(1) IN SANTA CRUZ COUNTY ZONING REGULATIONS.
6. FIXED SKYLIGHTS
7. EXTERIOR SPIRAL STAIRCASE; MTL-02
8. INTERIOR GLASS FOOT BRIDGE

Exhibit D
Project Plans
Application 251312

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Seal/ Signature

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VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
PROPOSED UPPER FLOOR PLAN

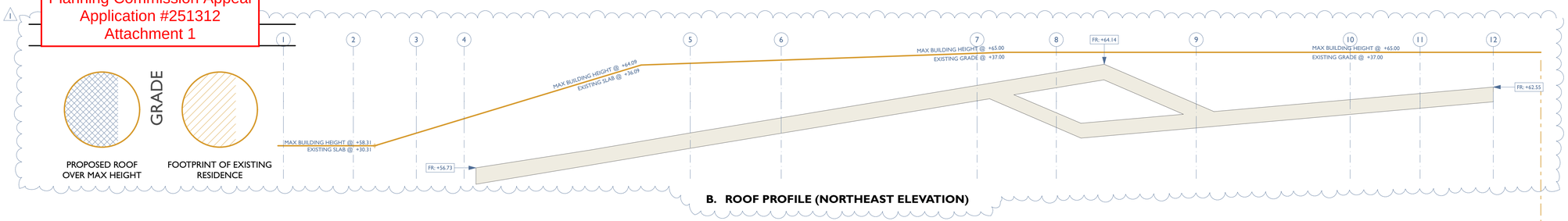
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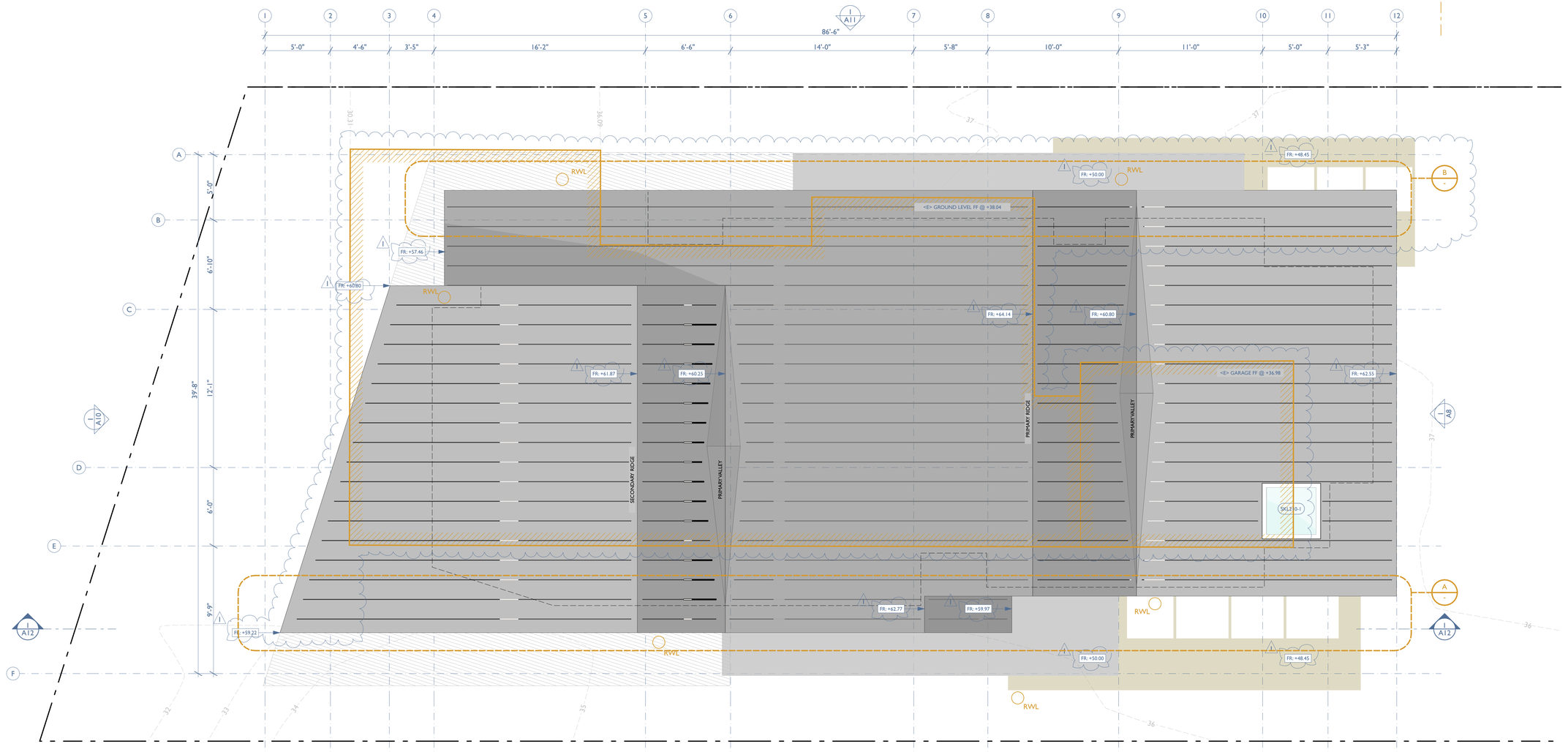
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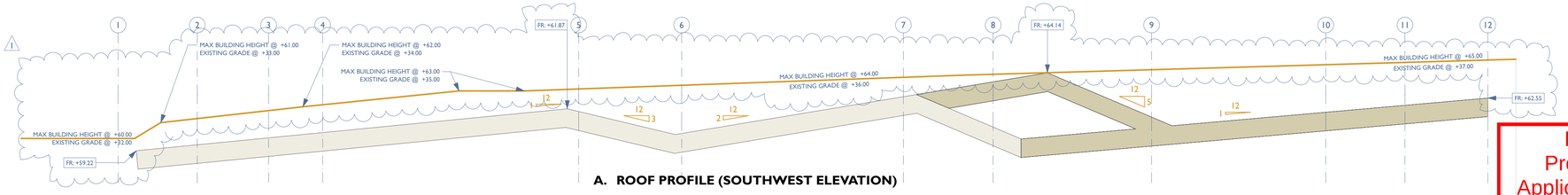
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Application #251312
Attachment 1



B. ROOF PROFILE (NORTHEAST ELEVATION)





A. ROOF PROFILE (SOUTHWEST ELEVATION)

Exhibit D
Project Plans
Application 251312

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

12/29/25 3:28 PM

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PROPOSED ROOF PLAN

Scale
As Indicated

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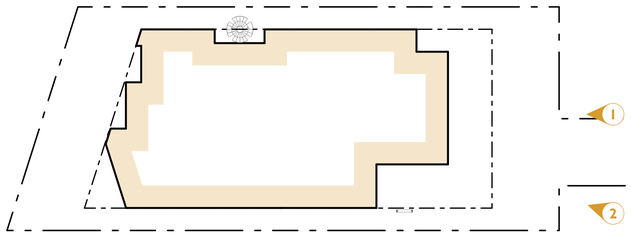
COASTAL DEVELOPMENT PERMIT

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Planning Commission Appeal
Application #251312
Attachment 1

OSED MATERIAL PALETTE





3 ELEVATION REFERENCE KEY PLAN
SCALE: 1/16" = 1'-0"



2 FRONT PERSPECTIVE *(southeast)*
SCALE: n.t.s.

FRONT ELEVATION KEYNOTES

1. ALL FINISH FLOOR HEIGHTS ON ELEVATIONS REFERENCED TO NAVD 88 DATUM.
2. SEE SHEET L1 PRELIMINARY LANDSCAPE PLAN FOR LANDSCAPE LEGEND AND PLANTING LAYOUT.
3. MAX. ALLOWABLE BUILDING HEIGHT PER §13.10.446(A)(1)(a) IN SANTA CRUZ COUNTY ZONING REGULATIONS.
4. CHIMNEYS MAY EXTEND INTO THE SIDEYARD SETBACK UP TO 3 FEET, PER §13.10.323(E)(1) IN SANTA CRUZ COUNTY ZONING REGULATIONS.
5. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
6. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. CRC R327.1.4
7. ETCHED GLASS WINDOW/DOOR UNIT; SEE WINDOW/DOOR SCHEDULES.
8. EXTERIOR PANEL SIZE AND LAYOUT TO BE COORDINATED.

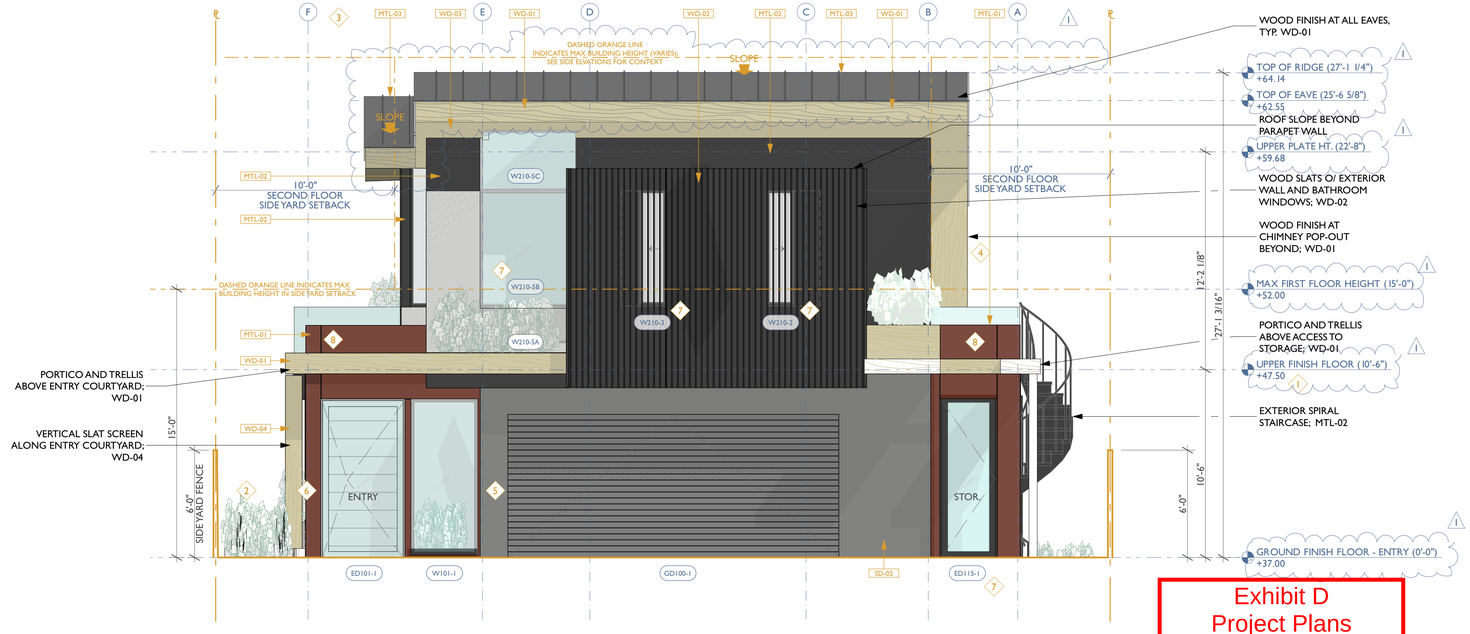


Exhibit D
Project Plans
Application 251312

1 PROPOSED FRONT EXTERIOR ELEVATION *(southeast)*
SCALE: 1/4" = 1'-0"

12/29/25 3:29 PM

VUCKOVICH
RESIDENCE
111 24th AVENUE
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512 Capitola Ave + Capitola + California + 95010
fusearchitecture.com 831.479.9295

Project Submittal Record

Revision	Date	Issue Description
	05/29/2025	COASTAL DEVELOP. PERMIT SUBMITTAL
1	12/5/2025	COASTAL DEVELOP. PERMIT RESUBMITTAL

Seal/ Signature

LICENSED ARCHITECT
No. C 23550
03.30.27
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
PROPOSED FRONT ELEVATION

Scale
As Indicated

A8

COASTAL DEVELOPMENT PERMIT

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Planning Commission Appeal
Application #251312
Attachment 1

OSED MATERIAL PALETTE

MTL-01 — METAL SIDING; WEATHERED + SEALED - CORTEN STEEL

MTL-02 — METAL SIDING; POWDER COATED - BLACK BREAK METAL

MTL-03 — METAL ROOF; STANDING SEAM - FINISH TBD

SD-01 — EXTERIOR SIDING; LIGHT WARM GREY STUCCO

SD-02 — EXTERIOR SIDING; NEOLITH BETON

WD-01 — WOOD SIDING; NEOLITH LA BOHEME - AT FASCIA, TRELLIS

WD-02 — WOOD SIDING; reSAWN NATT - SHOU SUGI BAN

WD-03 — WOOD SIDING; reSAWN WHIDBEY AT EAVES, SOFFIT, CEILING AND LOUVERS

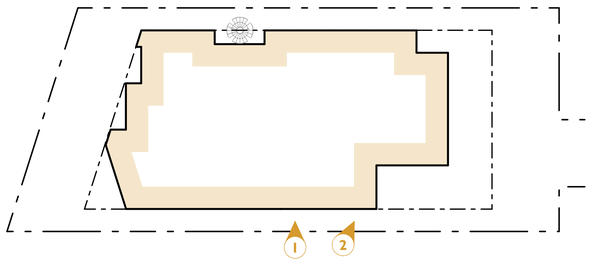
WD-04 — WOOD EXTERIOR; SOLID CEDAR ENTRY SLATS

SIDE ELEVATION KEYNOTES

1. ALL FINISH FLOOR HEIGHTS ON ELEVATIONS REFERENCED TO NAVD 88 DATUM.
2. SEE SHEET L1 PRELIMINARY LANDSCAPE PLAN FOR LANDSCAPE LEGEND AND PLANTING LAYOUT.
3. MAX. ALLOWABLE BUILDING HEIGHT PER §13.10.446(A)(1)(a) IN SANTA CRUZ COUNTY ZONING REGULATIONS.
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5. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.

SIDE ELEVATION KEYNOTES CONT.

6. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. CRC R327.1.4
7. ETCHED GLASS WINDOW/DOOR UNIT; SEE WINDOW/DOOR SCHEDULES.
8. EXTERIOR PANEL SIZE AND LAYOUT TO BE COORDINATED.



3 ELEVATION REFERENCE KEY PLAN
SCALE: 1/16" = 1'-0"



2 FRONT PERSPECTIVE *(southwest)*
SCALE: n.t.s.



1 PROPOSED SIDE EXTERIOR ELEVATION *(southwest)*
SCALE: 1/4" = 1'-0"

Exhibit D
Project Plans
Application 251312

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Project Submittal Record

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LICENSED ARCHITECT — No. C-28550 — 03.30.27 RENEWAL DATE — STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
PROPOSED SIDE ELEVATION

Scale
As Indicated

A9

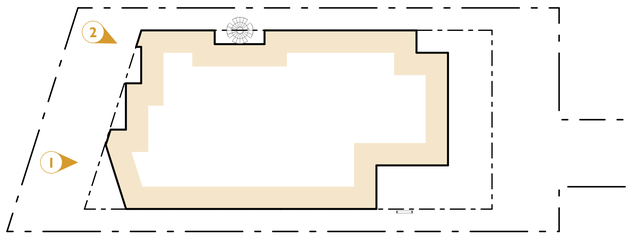
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Planning Commission Appeal
Application #251312
Attachment 1

OSED MATERIAL PALETTE





3 ELEVATION REFERENCE KEY PLAN
SCALE: 1/16" = 1'-0"



2 REAR PERSPECTIVE *(northwest)*
SCALE: n.t.s.

REAR ELEVATION KEYNOTES

1. ALL FINISH FLOOR HEIGHTS ON ELEVATIONS REFERENCED TO NAVD 88 DATUM.
2. SEE SHEET L1 PRELIMINARY LANDSCAPE PLAN FOR LANDSCAPE LEGEND AND PLANTING LAYOUT.
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7. ETCHED GLASS WINDOW/DOOR UNIT; SEE WINDOW/DOOR SCHEDULES.
8. EXTERIOR PANEL SIZE AND LAYOUT TO BE COORDINATED.



1 REAR EXTERIOR ELEVATION *(northwest)*
SCALE: 1/4" = 1'-0"

Exhibit D
Project Plans
Application 251312

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Project Submittal Record

Revision	Date	Issue Description
	05/29/2025	COASTAL DEVELOP. PERMIT SUBMITTAL
1	12/5/2025	COASTAL DEVELOP. PERMIT RESUBMITTAL

Seal/ Signature

LICENSED ARCHITECT — No. C 28550 — 03.30.27 RENEWAL DATE — STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
PROPOSED REAR ELEVATION

Scale
As Indicated

A10

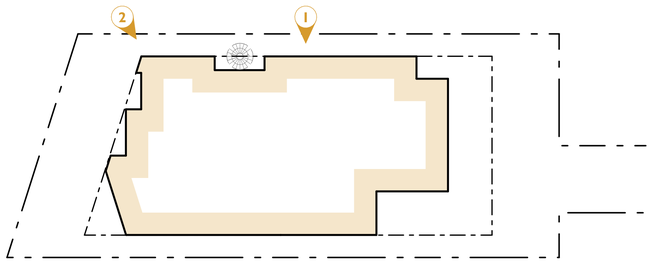
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Planning Commission Appeal
Application #251312
Attachment 1

OSED MATERIAL PALETTE





3 ELEVATION REFERENCE KEY PLAN

SCALE: 1/16" = 1'-0"

SIDE ELEVATION KEYNOTES

1. ALL FINISH FLOOR HEIGHTS ON ELEVATIONS REFERENCED TO NAVD 88 DATUM.
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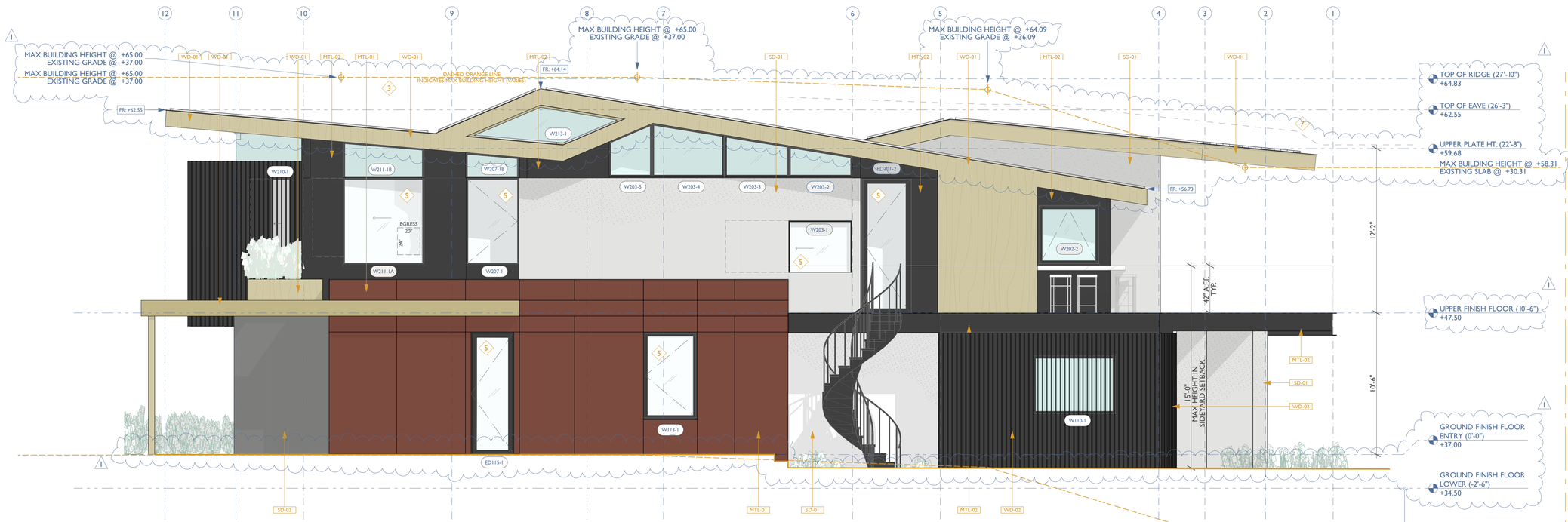
SIDE ELEVATION KEYNOTES CONT.

5. ETCHED GLASS WINDOW/DOOR UNIT; SEE WINDOW/DOOR SCHEDULES.
6. EXTERIOR PANEL SIZE AND LAYOUT TO BE COORDINATED.
7. DASHED GREY LINE REPRESENTS MAX. ALLOWABLE BUILDING HEIGHT ON OPPOSITE SIDE OF HOUSE - SEE SHEET A9 PROPOSED ELEVATION



2 SIDE PERSPECTIVE *(northeast)*

SCALE: n.t.s.



1 SIDE EXTERIOR ELEVATION *(northeast)*

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

Exhibit D
Project Plans
Application 251312

12/29/25 3:42 PM

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Project Submittal Record

Revision	Date	Issue Description
	05/29/2025	COASTAL DEVELOP. PERMIT SUBMITTAL
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LICENSED ARCHITECT — No. C-33550 — 03.30.27 RENEWAL DATE — STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
PROPOSED SIDE ELEVATION

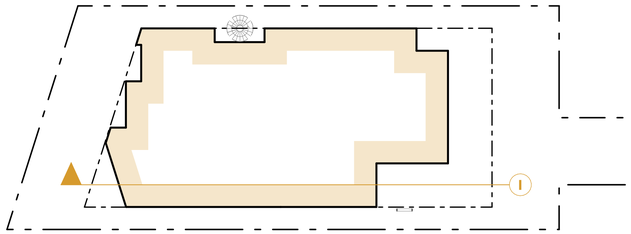
Scale
As Indicated

A11

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2 SECTION REFERENCE KEY PLAN
SCALE: 1/16" = 1'-0"

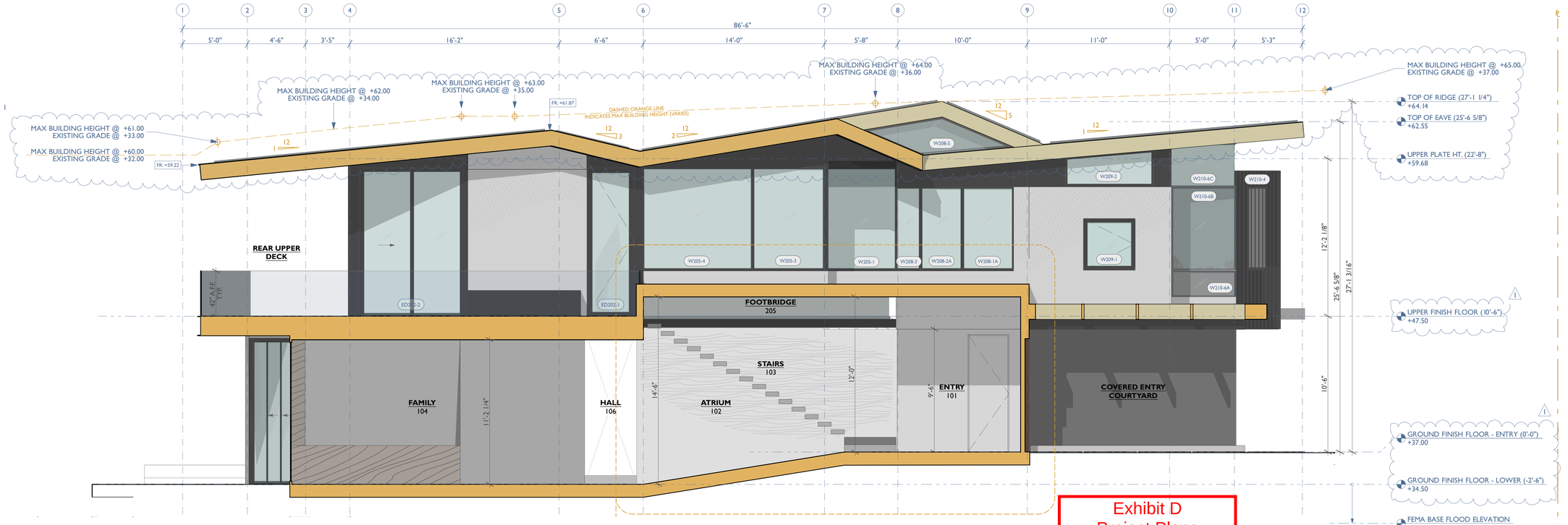


Exhibit D
Project Plans
Application 251312

I LONGITUDINAL BUILDING SECTION *(between gridlines E & F)*
SCALE: 1/4" = 1'-0"

12/29/25 3:42 PM

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Project Submittal Record

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LICENSED ARCHITECT
No. C-29550
03.30.27
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
PROPOSED BUILDING SECTION

Scale
As Indicated

A12

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Planning Commission Appeal
Application #251312
Attachment 1









111 24th Avenue // PROPOSED FRONT ELEVATION RENDERING



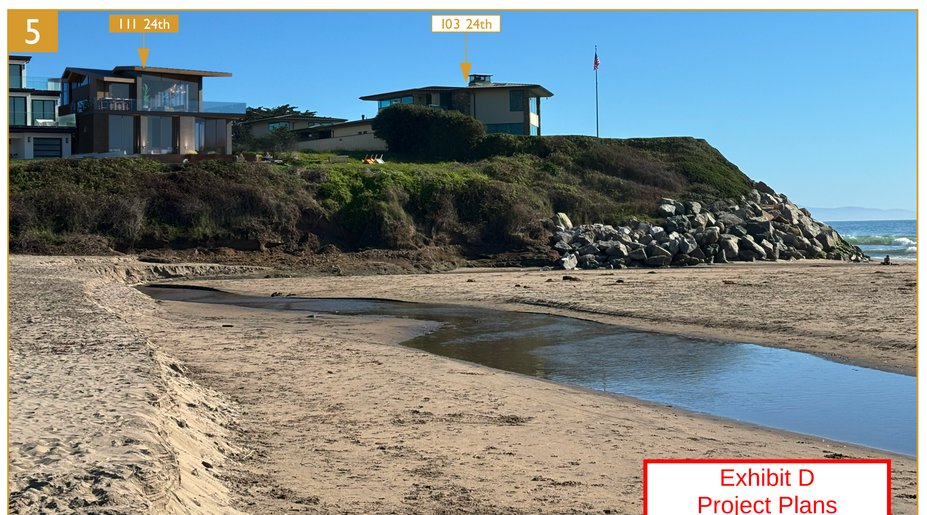


Exhibit D
Project Plans
Application 251312

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Project Submittal Record

Revision	Date	Issue Description
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1	12/5/2025	COASTAL DEVELOP. PERMIT RESUBMITTAL

Seal/ Signature

LICENSED ARCHITECT
No. C-28550
03.30.27
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
NEIGHBORHOOD CONTEXT

Scale
As Indicated

A13

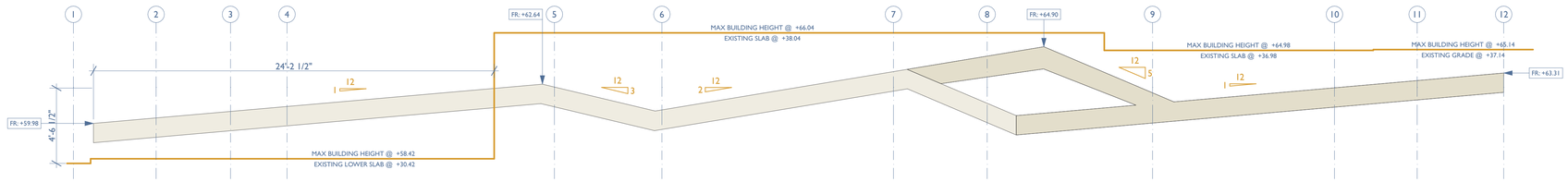
COASTAL DEVELOPMENT PERMIT

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Planning Commission Appeal
Application #251312
Attachment 1

FIRST STUDY:

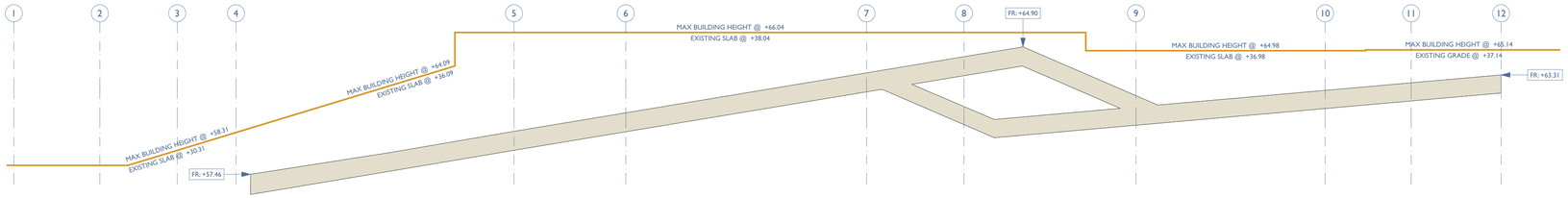
- REFERENCE: FROM EXISTING SLABS ON GRADE (GROUND & LOWER LEVEL)
- ACTION: LOWERED THE HOUSE 6-INCHES FROM PREVIOUS SUBMITTAL
- FINDING: HOUSE NON-COMPLIANT ABOVE <E> LOWER LEVEL



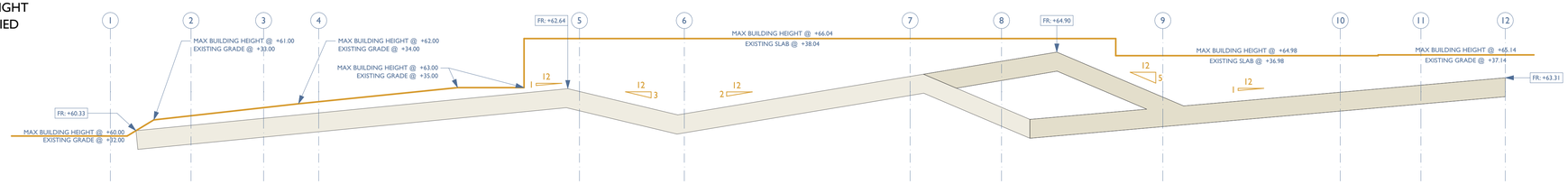
ROOF PROFILE (SOUTHWEST ELEVATION)

SECOND STUDY:

- REFERENCE: FROM EXISTING SLAB ON GRADE (GROUND LEVEL) AT EAST PART OF LOT AND FROM GRADE FOR PORTION OF SITE AT WEST PART OF LOT
- ACTION: LOWERED THE HOUSE 6-INCHES FROM PREVIOUS SUBMITTAL
- FINDING: HOUSE COMPLIANT BUT NOT AN ACCEPTABLE MEANS OF HEIGHT MEASUREMENT, PER DISCUSSION WITH EVAN DITMARS (PLANNER). BECAUSE LOT SLOPES 7-FEET FROM EAST TO WEST, AND BECAUSE LOT WAS EXTENDED TO THE SOUTH 10-FEET WHERE THERE IS NO EXISTING BUILDING TO REFERENCE HEIGHT FROM, A HYBRID APPROACH WAS STUDIED (USING EXISTING BUILDING AND TOPOGRAPHY AS DATUM POINTS).



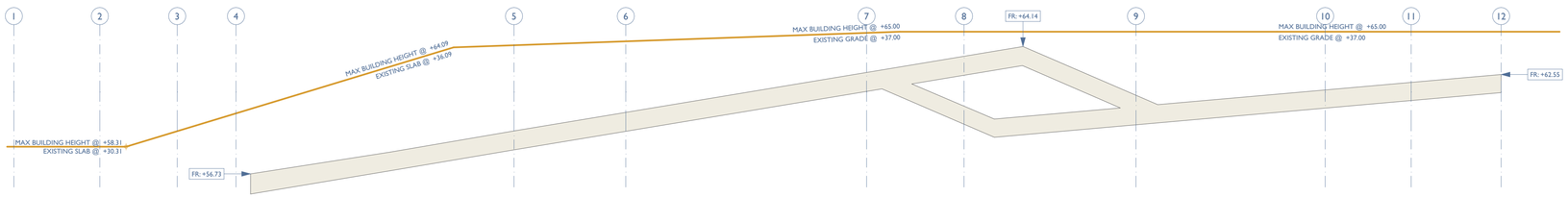
ROOF PROFILE (NORTHEAST ELEVATION)



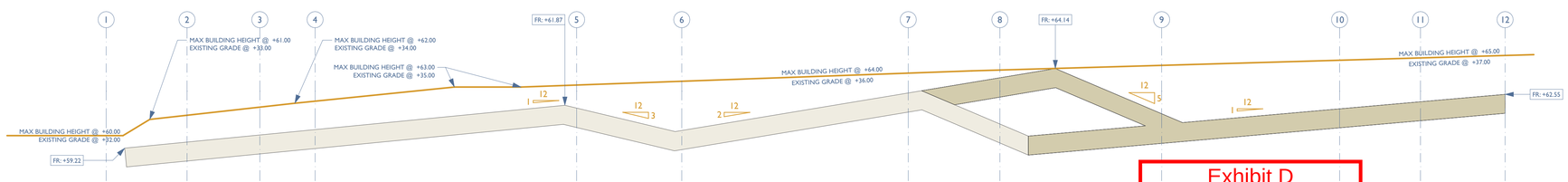
ROOF PROFILE (SOUTHWEST ELEVATION)

THIRD STUDY:

- REFERENCE: FROM EXISTING TOPOGRAPHY ALONG NORTH AND SOUTH OF LOT AS SITE SLOPES IN ALL DIRECTIONS (EAST > WEST; NORTH > SOUTH)
- ACTION: LOWERED THE HOUSE 6-INCHES FROM PREVIOUS SUBMITTAL AND LOWERED THE ROOF 9-INCHES FROM PREVIOUS SUBMITTAL
- FINDING: HOUSE COMPLIANT;
  THIS STRATEGY IS USED IN THE DRAWING SET



ROOF PROFILE (NORTHEAST ELEVATION)



ROOF PROFILE (SOUTHWEST ELEVATION)

Exhibit D
Project Plans
Application 251312

1 ROOF PROFILE DIAGRAM STUDIES FOR MAX BUILDING HEIGHT COMPLIANCE

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

12/29/25 4:50 PM

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Seal/ Signature

LICENSED ARCHITECT
No. C-28550
03.30.27
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
MAX HEIGHT DIAGRAMS

Scale
As Indicated

A14

COASTAL DEVELOPMENT PERMIT

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Planning Commission Appeal
Application #251312
Attachment 1

VUCKOVICH RESIDENCE

NEW SINGLE-FAMILY RESIDENCE

111 24TH AVENUE

SANTA CRUZ, CALIFORNIA

GENERAL NOTES

1) THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THEY ARE TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK.

2) THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN THEIR COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.

3) 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.

4) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST APPLICABLE EDITION, THE LATEST EDITION OF THE COUNTY OF SANTA CRUZ DESIGN CRITERIA, THE CALIFORNIA BUILDING CODE AND ALL OTHER FEDERAL AND STATE LAWS.

5) NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE COUNTY OF SANTA CRUZ AND THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

6) ALL PERMITS, CITY, COUNTY AND STATE, SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

7) THE CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8) THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 4 WORKING DAYS PRIOR TO THE START OF GRADING CONSTRUCTION.

9) ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

10) THE BUILDING OFFICIAL OR AN AUTHORIZED REPRESENTATIVE SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.

11) ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A LAND SURVEYOR OR CIVIL ENGINEER QUALIFIED TO PRACTICE CONSTRUCTION SURVEYING IN THE STATE OF CALIFORNIA.

12) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE ENGINEER IN THE EVENT OF A CONFLICT.

13) THE CONTRACTOR SHALL NOTIFY THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO POURING ANY CONCRETE.

14) THE CONTRACTOR SHALL DETERMINE THE REQUIRED INSPECTIONS AND THEIR TIMING. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL REQUIRED INSPECTIONS.

15) HOURS OF OPERATION FOR CONSTRUCTION RELATED ACTIVITY SHALL BE MONDAY THROUGH FRIDAY BETWEEN 8 A.M. AND 6 PM, AND WITHIN THE INTERIOR OF THE BUILDING ON SATURDAYS UNLESS A SPECIFIC REQUEST IS MADE IN WRITING TO THE BUILDING OFFICIAL FOR OUTDOOR CONSTRUCTION ON SATURDAY. CONSTRUCTION STAGING AND DELIVERIES TO THE PROJECT SITE MAY OCCUR NO EARLIER THAN 7:30 A.M.

16) THE GEOTECHNICAL ENGINEER OF RECORD IS HARO, KASUNICH & ASSOCIATES, INC. SEE SOILS REPORT DATED MARCH 2025, PROJECT NUMBER SC12428.1, PREPARED FOR STAN VUCKOVICH, OWNER OF THE PROPERTY AT 111 24TH AVENUE.

UNDERGROUND NOTES

1) ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY AND HAVE COME FROM VARIOUS SOURCES OF RELIABILITY. UTILITIES WERE NOT LOCATED IN THE SURVEY. THEREFORE, CONTRACTOR IS TO HIRE A UTILITY LOCATOR PRIOR TO EXCAVATION. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. CONTRACTOR IS ADVISED TO CONTACT AN UNDERGROUND SERVICE LOCATOR FOR MARKING UNDERGROUND LINES PRIOR TO BEGINNING WORK (U.S.A. (UNDERGROUND SERVICE ALERT) 800-642-2444), AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT. THE PROJECT INSPECTOR SHALL BE PRESENT WHILE THE UNDERGROUND SERVICE LOCATOR IS ONSITE.

2) CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWERS, AND WATER LINES BEFORE CONSTRUCTING NEW FACILITIES.

3) MATERIALS FOR PIPE, STORM WATER INLETS, CLEANOUTS, AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH APPLICABLE UBC AND CPC SECTIONS, AND THESE PLANS AND DETAILS SHOWN HEREON.

4) ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED AND INSTALLED PER THE PIPE MANUFACTURERS RECOMMENDATIONS.

5) STORM DRAIN TRENCH BACKFILL SHALL CONFORM TO COUNTY OF SANTA CRUZ STANDARD SPECIFICATIONS SECTION AND THE DETAILS SHOWN HEREON. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.

6) ANY TRENCHING OR DIGGING UNDER TREE CANOPIES SHALL BE DONE BY HAND IN ORDER TO PREVENT DAMAGE TO ROOTS. ROOTS THAT REQUIRE REMOVAL SHALL BE CUT CLEANLY WITH HAND TOOLS, USE WHITE LATEX PAINT ON CUTS GREATER THAN 3" IN DIAMETER.

EARTHWORK AND GRADING NOTES

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. EARTHWORK SHALL ALSO BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL SOILS REPORT.

2) ALL GRADING OPERATIONS SHALL BE DONE IN ACCORDANCE WITH "GEOTECHNICAL INVESTIGATION FOR NEW SINGLE-FAMILY RESIDENCE, 111 24TH AVENUE, SANTA CRUZ, CALIFORNIA, PREPARED FOR STAN VUCKOVICH" PREPARED BY HARO, KASUNICH AND ASSOCIATES, INC. PROJECT NO. SC12428.1 PREPARED ON MARCH 2025. WORK SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS OF THE LATEST EDITION, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SANTA CRUZ CODE.

3) THE CONTRACTOR SHALL NOTIFY THE PROJECT GEOTECHNICAL ENGINEER AT LEAST 4 WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS.

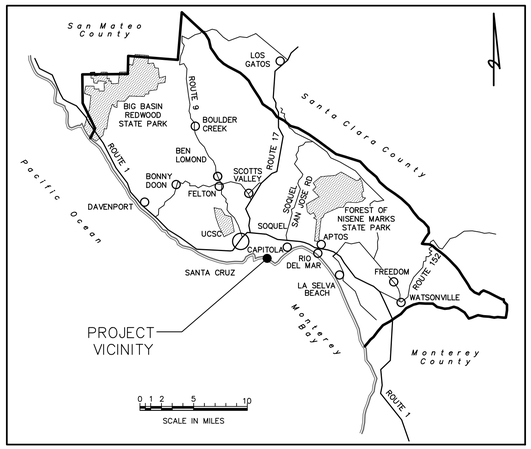
4) THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.

5) CONTRACTOR SHALL CAREFULLY EXCAVATE ALL MATERIALS NECESSARY, OF WHATEVER NATURE, FOR CONSTRUCTION OF THE WORK. ANY MATERIAL OF AN UNSUITABLE OR DELETERIOUS NATURE DISCOVERED BELOW THE BOTTOMS OF THE FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

6) THE EXCESS SOIL FROM GRADING OPERATIONS SHALL BE HAULED OFF SITE AND DISPOSED AT THE LOCAL LANDFILL, OR TAKEN TO A SITE WITH AN ACTIVE GRADING PERMIT.

7) IF ARCHEOLOGICAL RESOURCES OR HUMAN REMAINS ARE ACCIDENTALLY DISCOVERED DURING THE CONSTRUCTION OF THE IMPROVEMENTS, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

8) AFTER THE EARTHWORK OPERATIONS HAVE BEEN COMPLETED AND THE GEOTECHNICAL ENGINEER HAS FINISHED HIS/HER OBSERVATIONS OF THE WORK, NO FURTHER EARTHWORK OPERATIONS SHALL BE PERFORMED EXCEPT WITH THE APPROVAL OF AND UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.



LOCATION MAP

STORM DRAIN INSPECTION & MAINTENANCE

DRAIN INLETS AND EXISTING SWALES

1) PRIOR TO THE ONSET OF THE RAINY SEASON (OCT 1ST) AND SUBSEQUENT TO LARGE RAIN EVENTS THE OWNER SHALL INSPECT ALL GRATES AND INLETS TO ENSURE SYSTEM IS NOT BLOCKED AND IN OPERATING ORDER.
   A. INSPECT GRATES – REMOVE ANY DEBRIS ON OR AROUND GRATE
   B. INSPECT INLETS – REMOVE ANY DEBRIS BY HAND OR VACUUM

2) ANY DEBRIS REMOVED FROM SD SYSTEM SHALL BE DISPOSED OF AT COUNTY LANDFILL.

3) THE OWNER(S) SHALL RECORD ALL INSPECTIONS, MAINTENANCE AND REPAIRS PERFORMED.

BUILDING AND GROUND MAINTENANCE

1) DURING THE BUILDING AND GROUND MAINTENANCE, CARE MUST BE TAKEN TO PREVENT SEDIMENT AND DEBRIS FROM RUNNING INTO THE DRAIN INLETS AND SWALE AREAS.

2) BUILDING AND GREEN WASTE MATERIAL SHALL BE STORED SEPARATELY AT THE WASTE DISPOSAL LOCATION AWAY FROM THE DRAIN INLETS AND SWALE AREAS.

VECTOR CONTROL

1) INSPECT ALL DRAIN INLETS 48 HOURS AFTER RAIN EVENTS TO ASSESS WATER PONDING FOR VECTOR CONTROL.

2) IF PROLONGED WATER PONDING IS IDENTIFIED IN EXCESS OF 48 HOURS, THE OWNER SHALL IMPLEMENT VECTOR CONTROL TO SUPPRESS/PREVENT VECTOR PRODUCTION PER THE LOCAL AGENCY GUIDELINES.

OBSERVATION BY THE CIVIL ENGINEER

OBSERVATION IS REQUIRED BY THE CIVIL ENGINEER AT THE FOLLOWING CONSTRUCTION MILESTONES:

1) INSPECTIONS AREA REQUIRED DURING THE INSTALLATION OF THE STORM DRAINAGE SYSTEM.

2) INSPECTION REQUIRED DURING THE INSTALLATION OF THE SUB-DRAINS.

3) INSPECTION REQUIRED PRIOR TO THE BACK FILL OF STORM DRAINAGE SYSTEM AND SUB-DRAINS.

THE ENGINEER SHALL BE NOTIFIED FOUR (4) DAYS IN ADVANCE OF ABOVE MILESTONES.

OBSERVATION BY THE GEOTECHNICAL ENGINEER

OBSERVATION AND/OR TESTING IS REQUIRED BY THE GEOTECHNICAL ENGINEER AT THE FOLLOWING MILESTONES:

1) UPON COMPLETION OF THE CIVIL PLAN SET.

2) GRADING OPERATIONS AND FOUNDATION EXCAVATIONS AT THE SITE.

3) DRAINAGE PREPARATIONS, AND DISCHARGE AREAS.

THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED FOUR (4) DAYS IN ADVANCE OF ABOVE MILESTONES.

SUBMITTALS TO THE ENGINEER

CUT SHEETS FOR THE MATERIALS BELOW:
1) BUBBLER
2) NDS AREA DRAINS
3) CATCH BASINS
4) STORM DRAINAGE
5) DISSIPATOR
6) CONCRETE
7) STRAW WATTLES
8) SILT FENCE
9) AGGREGATE BASEROCK
10) PERVIOUS PAVERS
11) IMPERMEABLE LINER

Exhibit D
Project Plans
Application 251312

SURVEY DISCLAIMER:

THE TOPOGRAPHIC AND BOUNDARY SURVEY DATA USED AS THE BASE OF THE 111 24TH AVENUE NEW SINGLE-FAMILY RESIDENCE PROJECT WAS CONDUCTED BY KIER+WRIGHT ON FEBRUARY, 2025.

BUILDING PERMIT CONDITIONS:

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:

1) ALL SITE IMPROVEMENTS SHOWN ON THE FINAL APPROVED BUILDING PERMIT PLANS SHALL BE INSTALLED.

2) ALL INSPECTIONS REQUIRED BY THE BUILDING PERMIT SHALL BE COMPLETED TO THE SATISFACTION OF THE COUNTY BUILDING OFFICIAL.

3) THE PROJECT MUST COMPLY WITH ALL RECOMMENDATIONS OF THE APPROVED SOILS REPORTS.

4) 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 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 16.40.040 AND 16.42.080, SHALL BE OBSERVED.

ABBREVIATIONS

AC	ASPHALT CONCRETE	IN	INCHES
ACI	AMERICAN CONCRETE INSTITUTE	INV	INVERT
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	JT	JOINT TRENCH
		LF	LINEAR FEET
AP	ANGLE POINT	LT	LEFT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	MAX	MAXIMUM
		MIN	MINIMUM
BC	BEGIN CURVE	NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
BG	BOTTOM OF GRAVEL		
BM	BOTTOM OF MEDIA	NTS	NOT TO SCALE
BW	BACK OF WALL	OC	ON CENTER
BS	BOTTOM OF STEP	(P), P	PROPOSED
CB	CATCH BASIN	PCC	PLAIN CEMENT CONCRETE
CBC	CALIFORNIA BUILDING CODE	PTDF	PRESSURE TREATED DOUGLAS FIR
CF	CUBIC FEET	PERF	PERFORATED PIPE
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
COSC	CITY OF SANTA CRUZ	PVMT	PAVEMENT
CY	CUBIC YARD	R=	RADIUS
DF	DOUGLAS FIR	RC	RELATIVE COMPACTION
DTL	DETAIL	RIM	RIM ELEVATION
DS	DOWNSPOUT	RT	RIGHT
EC	END CURVE	S=	SLOPE
EG	EXISTING GRADE	SCWD	SANTA CRUZ WATER DEPARTMENT
ELEV, EL	ELEVATION	SD	STORM DRAIN
EOR	ENGINEER OF RECORD	SDCO	STORM DRAIN CLEAN OUT
EW	EACH WAY	SSCO	SANITARY SEWER CLEAN OUT
(E), EX	EXISTING	STA	STATION
FD	FIRE DEPARTMENT	TC	TOP OF CURB
FF	FINISHED FLOOR	TG	TOP OF GRAVEL
FG	FINISHED GRADE	TM	TOP OF MEDIA
FL	FLOWLINE	TP	TOP OF PAVEMENT
FS	FINISHED SURFACE	TF	TOP OF FOOTING
FT	FEET	TW	TOP OF WALL
FW	FACE OF WALL	TYP	TYPICAL
GR	GRATE	UBC	UNIFORM BUILDING CODE
HP	HIGH POINT	UNO	UNLESS NOTED OTHERWISE
		WWPA	WESTERN WOOD PRODUCTS ASSOCIATION

CIVIL SHEET INDEX

C0.0	COVER SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	STORMWATER MANAGEMENT PLAN
C3.2	GRADING AND DRAINAGE SECTIONS AND PROFILES
C4.0	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
C6.0	CIVIL PLAN DETAILS

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REGISTERED PROFESSIONAL ENGINEER
KERRI A. BRENNAN
C 89010
CIVIL
STATE OF CALIFORNIA

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APN 028-263-16

REVISED

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CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

COVER SHEET

111 24TH AVENUE
SITUATE IN
SANTA CRUZ COUNTY, CALIFORNIA

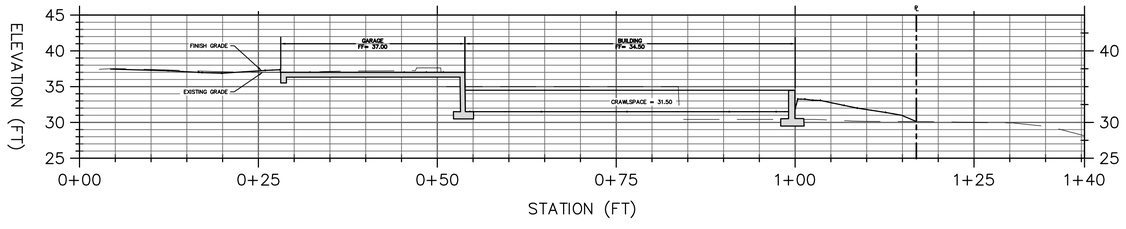
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DATE 12/05/2025	CHECKED BRR	INDEX RODEO RO 2-F	OF 10
DESIGN KB	DWG NAME CIVIL PLAN	FILE NO. 29563	

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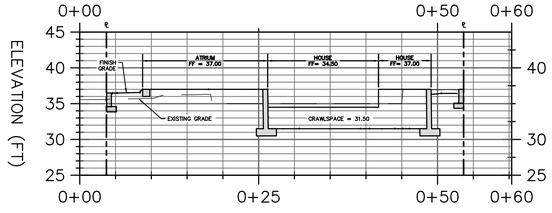
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Application #251312
Attachment 1

PROPOSED DECK, SEE PLANS BY OTHERS
PROPOSED BIO SWALE
PROPOSED CONCRETE STAIRS
PROPOSED WALL
EDGE OF EXISTING CONCRETE SLAB TO REMAIN
EXISTING CONCRETE SLAB TO REMAIN
PROPOSED LEVEL SPREADER
PROPOSED RESIDENCE
INDICATES LIMITS OF ROOF LINE
PROPOSED COVERED WALKWAY
PROPOSED GARAGE
ATRIUM
PROPOSED COVERED WALKWAY
INDICATES LIMITS OF EXISTING EDGE OF PAVEMENT
FLUSH CURB PER DETAIL 2/C6.0
PROPOSED PERVIOUS PAVERS PER DETAIL 2/C6.0
PROPOSED CONCRETE SLABS WITH GAPS FILLED WITH OPEN GRADED GRAVEL
PROPOSED WALL
PROPOSED BIO SWALE
S56°30'00"E 107.59'
N33°30'00"E 25.00'
S33°30'00"E 40.00'
S51°09'00"W 41.96'
65.5 sq.ft

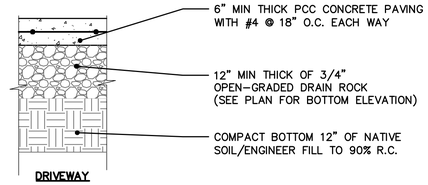
SITE PLAN
SCALE: 1" = 5'



SITE SECTION 1
SCALE: 1" = 10'



SITE SECTION 2
SCALE: 1" = 10'



RESIDENTIAL CONCRETE SECTIONS
SCALE: NTS

LEGEND

- ROOF LINE
- BOUNDARY LINE
- -35- EXISTING MAJOR CONTOUR
- -37- EXISTING MINOR CONTOUR
- PROPOSED WALL
- WOOD DECK
- BIO SWALE
- SEMI-IMPERVIOUS PAVERS
- IMPERVIOUS WALKWAY

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GRAPHIC SCALE
5 0 3 5 10 20
(IN FEET)
1 inch = 5 ft.

Exhibit D
Project Plans
Application 251312

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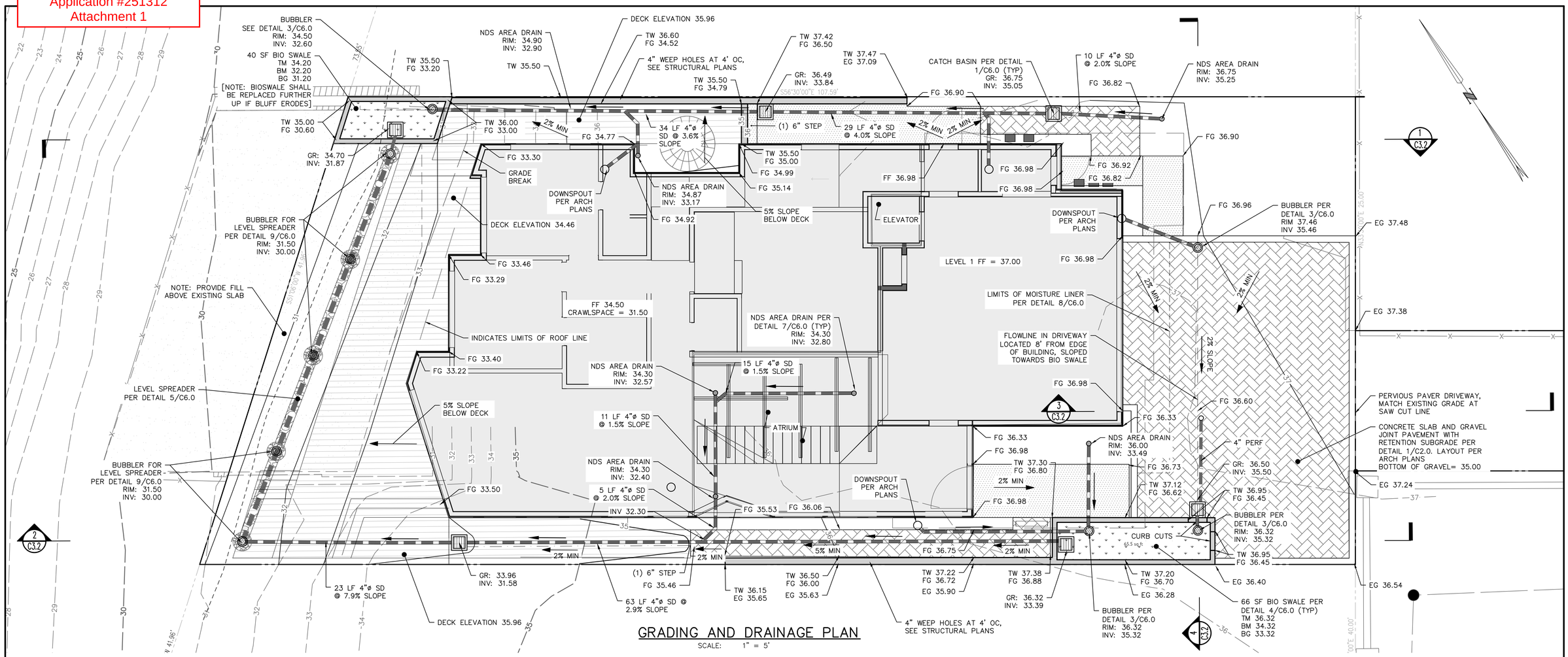
SITE PLAN

111 24TH AVENUE
SITUATE IN
SANTA CRUZ COUNTY, CALIFORNIA

SCALE 1" = 5'	DRAWN JJG	JOB NO. 29563	SHEET C2.0
DATE 12/05/2025	CHECKED BRR	INDEX RODEO RO 2-F	OF 10
DESIGN KB	DWG NAME CIVIL PLAN	FILE NO. 29563	

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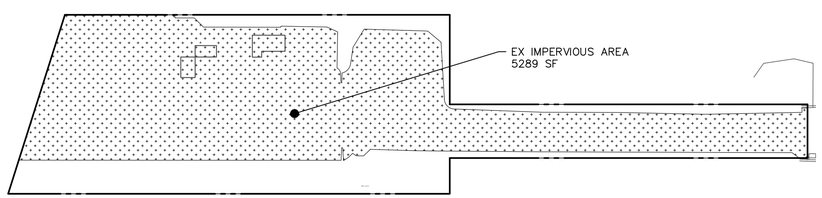


GRADING AND DRAINAGE PLAN

SCALE: 1" = 5'

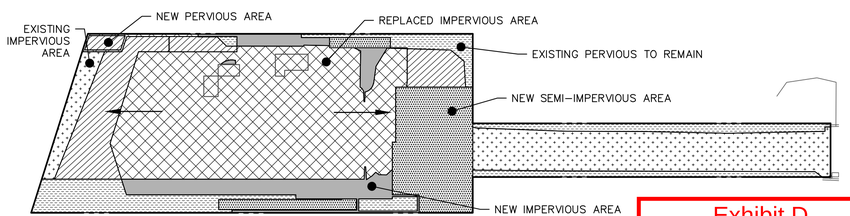
LEGEND

- ROOF LINE
- SAW CUT LINE
- STORM DRAIN LINE
- BUBBLER
- SDCO
- NDS AREA DRAIN
- CATCH BASIN
- FLOW DIRECTION
- BOUNDARY LINE
- SWALE CENTER LINE
- 35 PROPOSED MAJOR CONTOUR
- 36 PROPOSED MINOR CONTOUR
- 35 EXISTING MAJOR CONTOUR
- 36 EXISTING MINOR CONTOUR
- PROPOSED WALL
- WOOD DECK
- BIO SWALE
- SEMI-IMPERVIOUS PAVERS
- IMPERVIOUS WALKWAY
- PLANTER AREA
- X CX.X SECTION VIEW



PRE-DEVELOPMENT

SCALE: 1" = 20'



POST-DEVELOPMENT

SCALE: 1" = 20'

Exhibit D
Project Plans
Application 251312

GRADING CALCULATIONS

NOTES:

1. EARTHWORK VOLUMES SHOWN ARE FOR PERMITTING PURPOSES, EARTHWORK VOLUMES ARE TAKEN AS THE DIFFERENCE BETWEEN EXISTING GRADE AS SHOWN ON THE TOPOGRAPHIC SURVEY AND THE FINISH GRADES SHOWN HEREON (BUILDING GRADES HAVE BEEN ESTIMATED FROM THE AVAILABLE PHOTOS), ESTIMATES DO NOT INCLUDE FOUNDATION SPOILS, OR REMOVAL OF EXISTING SITE PAVEMENT.
2. ACTUAL EARTHWORK VOLUMES MAY VARY, CONTRACTOR SHALL VERIFY THE EARTHWORK VOLUMES TO HIS/HER SATISFACTION PRIOR TO CONSTRUCTION
3. ALL EXCESS EXCAVATION (EXPORT) SHALL BE OFF-HAULED FROM SITE AND DISPOSED AT AN APPROPRIATE LEGAL DISPOSAL SITE.

CUT	155 CY
FILL	110 CY
NET ADJUSTED	45 CY

IMPERVIOUS AND PERVIOUS AREA

EXISTING IMPERVIOUS AREA TO REMAIN	1,290 SF
REPLACED IMPERVIOUS AREA	2,980 SF
NEW IMPERVIOUS AREA	574 SF
EXISTING PERVIOUS AREA TO REMAIN	841 SF
NEW PERVIOUS AREA	747 SF
NEW SEMI-IMPERVIOUS AREA (SELF-RETAINING)	844 SF
TOTAL NEW AND REPLACED POST-DEVELOPMENT IMPERVIOUS	3,554 SF
TOTAL EXISTING IMPERVIOUS TO REMAIN	1,290 SF
TOTAL POST-DEVELOPMENT PERVIOUS	1,588 SF
TOTAL POST-DEVELOPMENT SEMI-IMPERVIOUS	844 SF

GRAPHIC SCALE

5 0 3 5 10 20

(IN FEET)
1 inch = 5 ft.

STORMWATER MANAGEMENT SUMMARY

1. THE TOTAL ADDED IMPERVIOUS AREA, REPLACED IMPERVIOUS AREA, AND SEMI-IMPERVIOUS AREA (AREA X 0.5) FOR PROJECT SIZE DETERMINATION IS 3,785 SF WHICH CLASSIFIES AS A MEDIUM-SIZED PROJECT PER THE COUNTY OF SANTA CRUZ DESIGN CRITERIA.
2. SINCE PROJECT MOSTLY DRAINS DIRECTLY TO CORCORAN BEACH (PACIFIC OCEAN), THE PROJECT WILL ONLY INCLUDE BMP'S AND LID'S TO LIMIT POLLUTANTS AND HYDROLOGIC IMPACTS.
3. LID/BMP MEASURES INCLUDE THE USE OF PERVIOUS PAVERS WITH GAPS TO ALLOW SURFACE WATER TO PENETRATE TO THE PERMEABLE LAYER BELOW THE PAVERS IN THE DRIVEWAY AND PATIO AREAS. DRAINAGE PRT OF THE ROOF WILL DRAIN TO THE PAVERS. DRAINAGE FROM THE ROOF AND PATIOS WILL DRAIN TO 2 BIOSWALES FOR STORMWATER TREATMENT.
4. SAFE STORMWATER OVERFLOW IS INCORPORATED INTO THE DESIGN AT THE BIOSWALE AND DRAINAGE WILL BE DIRECTED TOWARD THE BEACH TO AVOID IMPACTING THE NEIGHBORS.
5. POTENTIAL FUTURE IMPERVIOUS AREA FOR THE SHED HAS BEEN ACCOUNTED FOR IN THE DESIGN
6. THERE ARE NO ANTICIPATED RUN-ON OR DRAINAGE ISSUES.

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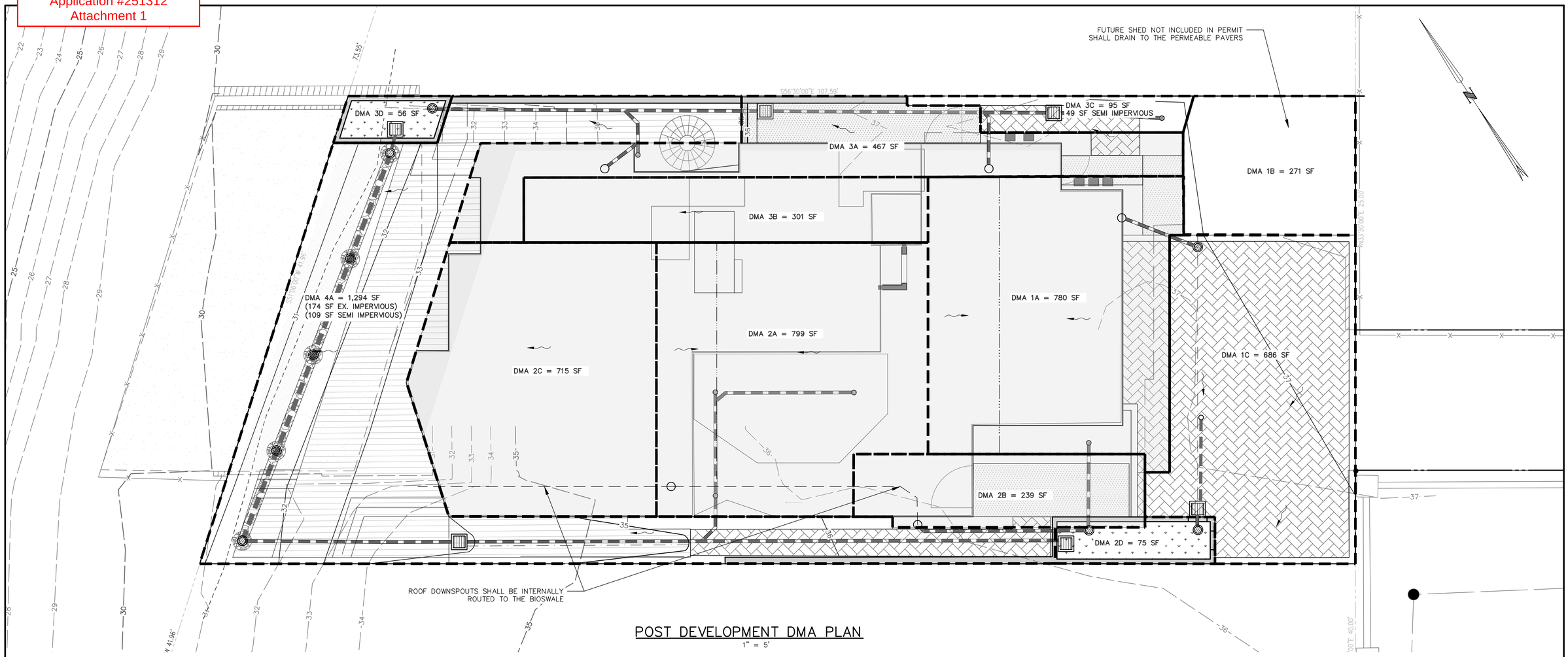
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GRADING AND DRAINAGE PLAN

111 24TH AVENUE
SITUATE IN
SANTA CRUZ COUNTY, CALIFORNIA

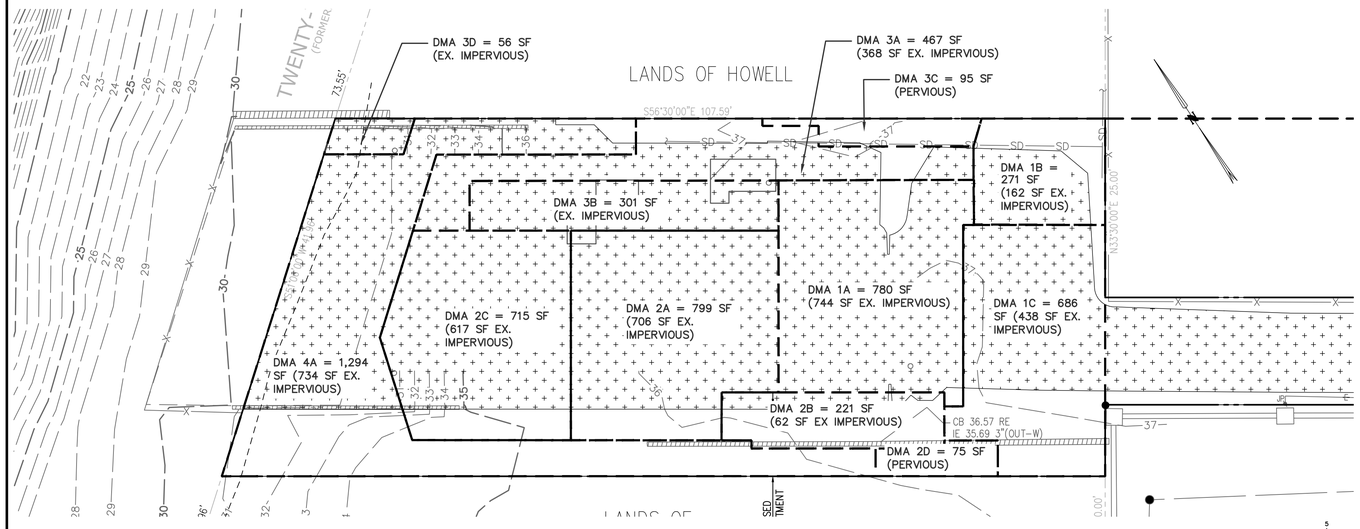
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DATE 12/05/2025	CHECKED BRR	INDEX RODEO RO 2-F	OF 10
DESIGN KB	DWG NAME CIVIL PLAN	FILE NO. 29563	

Planning Commission Appeal
Application #251312
Attachment 1



POST DEVELOPMENT DMA PLAN

1" = 5'



PRE DEVELOPMENT DMA PLAN

1" = 5'

STORMWATER MITIGATION SUMMARY

DMA 1: THE IMPERVIOUS AREA SHALL DRAIN TO A SELF-RETAINING SEMI-IMPERVIOUS AREA. SIZED AT 2:1. THIS AREA OVERFLOWS TO DMA 2

DMA 2: THE IMPERVIOUS AREA SHALL DRAIN TO A BIORETENTION AREA. SIZED AT 4%. THIS AREA OVERFLOWS TO AN ENERGY DISSIPATER

DMA 3: THE IMPERVIOUS AREA SHALL DRAIN TO A BIORETENTION AREA. SIZED AT 4%. THIS AREA OVERFLOWS TO AN ENERGY DISSIPATER.

DMA 4: THE MAJORITY OF THE IMPERVIOUS AREAS SHALL BE GRADED OVER WITH SAND AND IS UNABLE TO BE TREATED SO THE RUNOFF SHALL DRAIN TO PERVIOUS AREA.

Exhibit D
Project Plans
Application 251312

GRAPHIC SCALE

(IN FEET)
1 inch = 5 ft.

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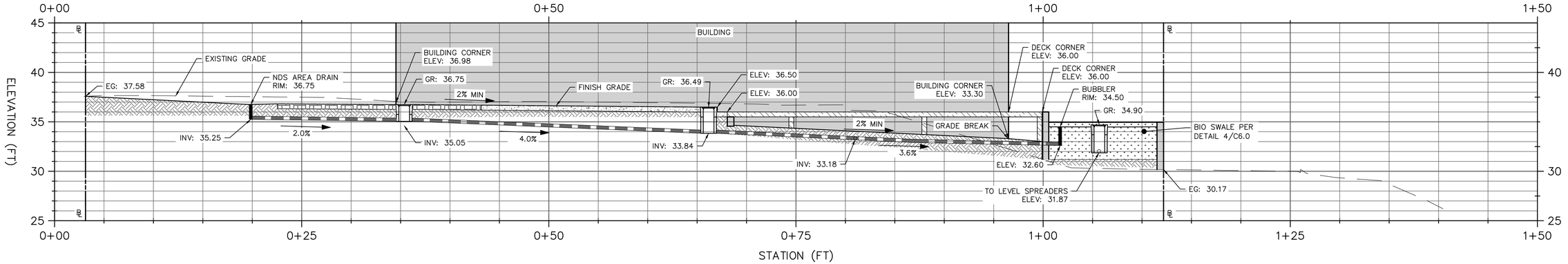
STORMWATER MANAGEMENT PLAN

111 24TH AVENUE
SITUATE IN
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN JJG	JOB NO. 29563	SHEET C3.1
DATE 12/05/2025	CHECKED BRR	INDEX RODEO RO 2-F	OF 10
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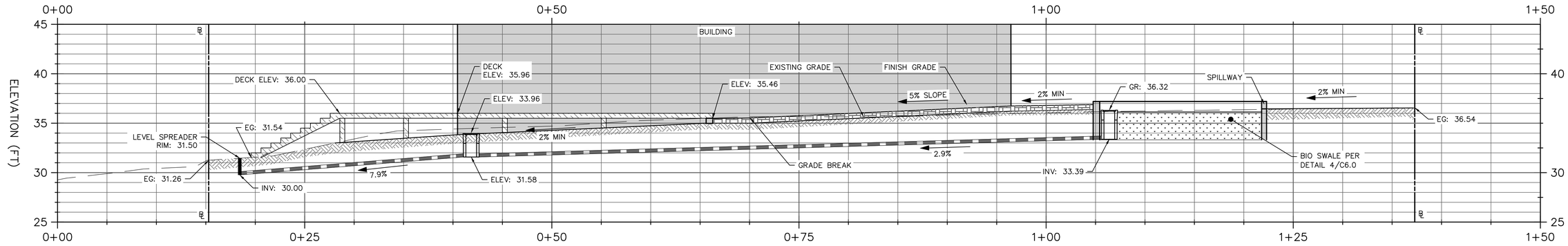
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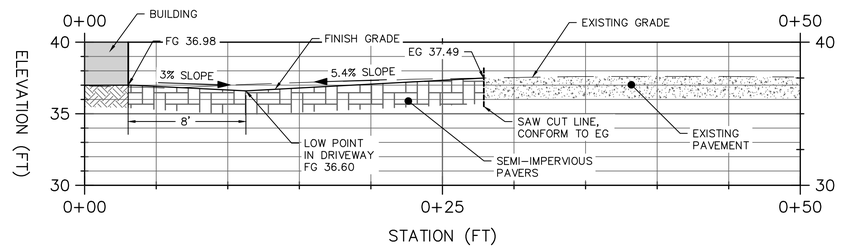
1 C3.1 **NORTH DRAINAGE PROFILE**

SCALE: 1" = 5'



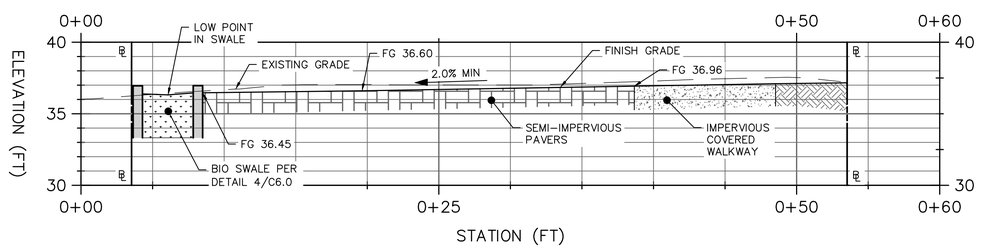
2 C3.1 **SOUTH DRAINAGE PROFILE**

SCALE: 1" = 5'



3 C3.1 **DRIVEWAY SECTION**

SCALE: 1" = 5'



4 C3.1 **BIO SWALE AND DRIVEWAY SECTION**

SCALE: 1" = 5'

GRAPHIC SCALE

5 0 2.5 5 10 20

(IN FEET)
1 inch = 5 ft.

Exhibit D
Project Plans
Application 251312

Know what's **below.**
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REGISTERED PROFESSIONAL ENGINEER
KERRI A. BRENNAN
C 89010
CIVIL
STATE OF CALIFORNIA

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(831) 426-3560

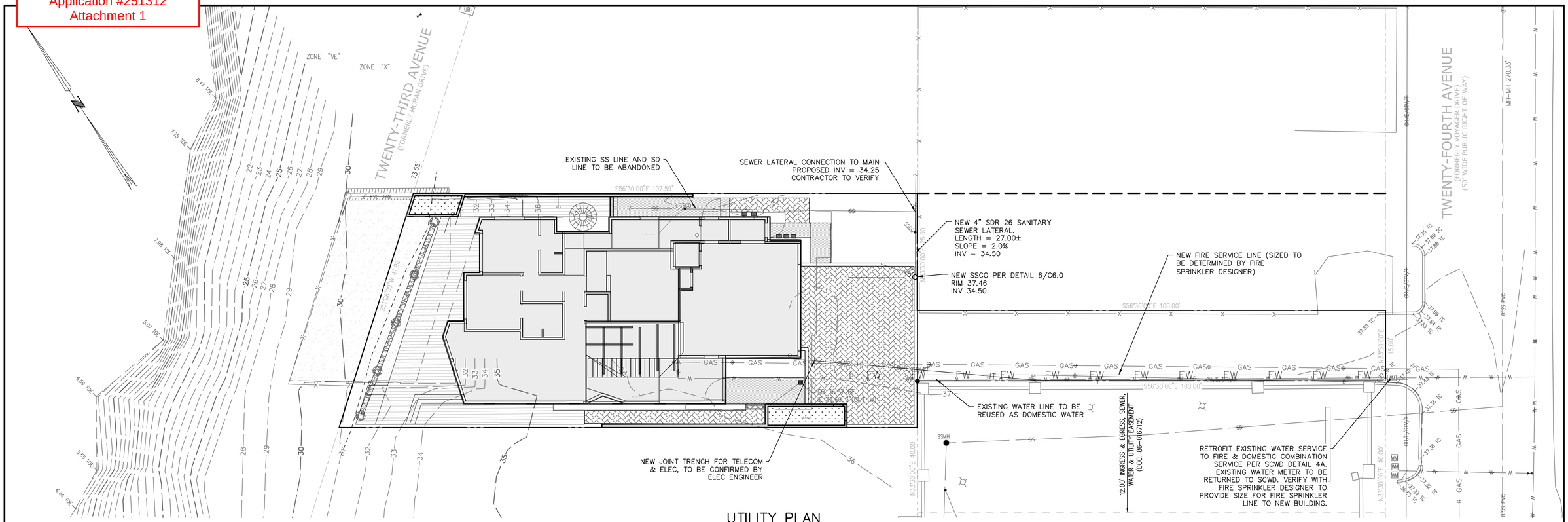
GRADING AND DRAINAGE
SECTIONS AND PROFILES

111 24TH AVENUE
SITUATE IN
SANTA CRUZ COUNTY, CALIFORNIA

SCALE 1" = 5'	DRAWN JJG	JOB NO. 29563	SHEET C3.2
DATE 12/05/2025	CHECKED BRR	INDEX RODEO RO 2-F	
DESIGN KB	DWG NAME CIVIL PLAN	FILE NO. 29563	OF 10

K:\29563 - Vuckovich- 111 24th Ave\Dwg\29563 - Civil Plans.dwg, 12/5/2025 10:56:46 AM

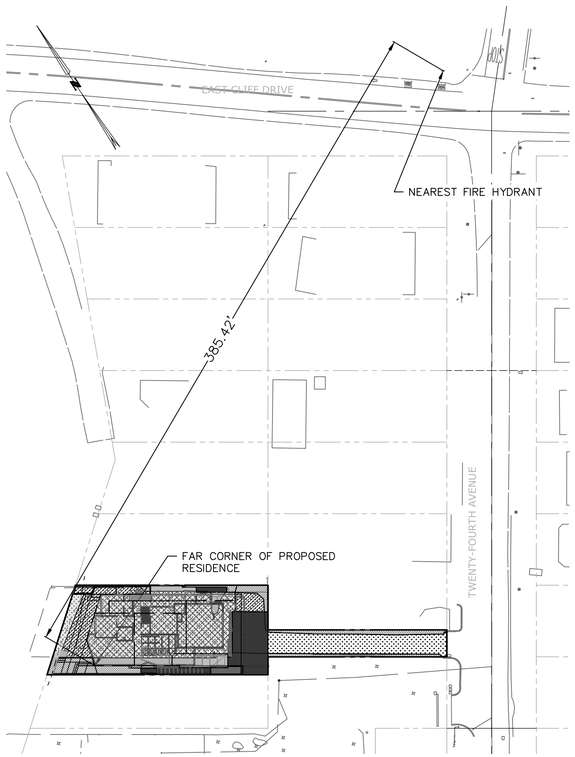
Planning Commission Appeal
Application #251312
Attachment 1



UTILITY PLAN
SCALE: 1" = 10'

SANTA CRUZ COUNTY SANITATION DISTRICT NOTES

1) ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
2) 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.
3) NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
4) THE DIRECTOR OF PUBLIC WORKS OR HIS AUTHORIZED REPRESENTATIVE SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
5) THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER (831-454-2160) 24 HOURS PRIOR TO START OF CONSTRUCTION.
6) THE CONTRACTOR SHALL NOTIFY THE SANITATION DISTRICT INSPECTOR BEFORE 9:00 A.M. AT LEAST 24 HOURS PRIOR TO THE CONNECTION OF ANY BUILDING SEWER TO THE SEWER LATERAL, OR TO THE ABANDONMENT THEREOF (IN THE CASE OF ABANDONMENTS, NO DEMOLITION PERMITS WILL BE ISSUED UNTIL SAID SEWER LINE HAS BEEN PROPERLY ABANDONED).
7) EACH NEW SANITARY SEWER LATERAL NOT IMMEDIATELY CONNECTED TO A BUILDING SHALL BE MARKED WITH A 2"x 4"x 5' REDWOOD STAKE MARKER, TO 12" ABOVE FINISH GRADE, AT THE END OF EACH NEW LATERAL STUB-OUT. AN 'S' SHALL BE PAINTED ON THE MARKER AND THE END OF EACH LATERAL SHALL BE PROPERLY CAPPED. ALL LATERALS INSTALLED IN NEW DEVELOPMENTS SHALL ALSO BE MARKED BY STAMPING AN "S" IN THE CURB JUST ABOVE THE LATERAL.
8) INSULATED COPPER WIRE (NO. 10) SHALL BE PLACED ALONG TOP OF ALL GRAVITY AND FORCE MAINS. THE WIRE SHALL RUN BETWEEN MANHOLES, CLEANOUTS, OR OTHER APPROPRIATE FACILITIES, BROUGHT TO THE SURFACE AND BOLTED OR OTHERWISE SECURELY AFFIXED TO THE MANHOLE OR CLEANOUT COVER OR OTHER APPROPRIATE METAL STRUCTURE.
9) UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY THE APPROPRIATE UTILITY AGENCY. CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED UTILITY LINES AND POTHOLES THOSE AREAS WHERE POTENTIAL CONFLICTS ARE LIKELY OR DATA IS OTHERWISE INCOMPLETE.
10) ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.
11) LOCATE, ABANDON, AND MARK THE EXISTING SEWER LATERAL IN ACCORDANCE WITH DISTRICT REQUIREMENTS PRIOR TO DEMOLITION OF THE EXISTING RESIDENCE.
12) SANITARY SEWER MATERIAL TO BE SDR 26 MEETING THE REQUIREMENTS OF ASTM D3034 WITH ELASTOMERIC GASKET JOINTS THAT ARE OIL RESISTANT AND CONFORM TO ASTM F477.
13) THE EXISTING SEWER LATERAL SHALL BE PROPERLY ABANDONED PER SS-15 (INCLUDING INSPECTION BY SANITATION DISTRICT).
14) PRIOR TO BUILDING PERMIT SUBMITTAL, THE APPLICANT/OWNER IS REQUIRED TO VIDEO INSPECT ALL ON-SITE SEWER LATERALS AND MAKE REPAIRS TO ANY DAMAGED OR LEAKING PIPES THAT MIGHT REMAIN IN PLACE AFTER ABANDONMENT OF THE EXISTING LATERAL, UP TO AND INCLUDING THE EXISTING CONNECTION WITH THE ON-SITE PUBLIC SEWER MAIN. THIS INCLUDES ROOT INTRUSION, OPEN JOINTS, CRACKS OR BREAKS, SAGS, DAMAGED OR DEFECTIVE CLEANOUT, INFLOW AND INFILTRATION OF EXTRANEOUS WATER, OLDER PIPE MATERIALS THAT ARE KNOWN TO BE INADEQUATE, INADEQUATE LIFT OR PUMP STATIONS, INADEQUATE ALARM SYSTEMS FOR OVERFLOWS, AND INADEQUATE MAINTENANCE OF LIFT STATIONS. COLOR VIDEO RESULTS (DVD), OF A SUFFICIENT QUALITY TO OBSERVE INTERIOR PIPE CONDITION, JOINTS, SAGS AMONG OTHER ITEMS, SHALL BE MADE AVAILABLE TO THE DISTRICT FOR REVIEW, ALONG WITH THE DISTRICT CERTIFICATION FORM COMPLETED BY PLUMBER. THE DISTRICT SHALL REVIEW RESULTS WITHIN 10 WORKING DAYS OF SUBMITTAL TO THE DISTRICT. REPAIRS, AS REQUIRED BY THE DISTRICT, SHALL BE MADE WITHIN 90 WORKING DAYS OF RECEIPT OF VIDEO RESULT REVIEW. APPLICANT/OWNER SHALL OBTAIN A SEWER REPAIR PERMIT (NO CHARGE) FROM THE DISTRICT AND SHALL HAVE REPAIRS INSPECTED BY THE DISTRICT INSPECTOR PRIOR TO BACKFILLING OF PIPE OR STRUCTURE. (SANITATION DISTRICT CODE SECTION 7.04.375 PRIVATE SANITARY SEWER SYSTEM REPAIR).
15) A SEWER MAIN IS LOCATED ON THE PROPERTY, ANY IMPROVEMENTS IN THE EASEMENT WILL BE REMOVED IF THE SANITATION DISTRICT NEEDS TO REPLACE THE SEWER MAIN.
16) DESIGN AND CONSTRUCTION STANDARDS: THE PROJECT SEWER DESIGN AND CONNECTION OF THE PROJECT TO THE SANTA CRUZ COUNTY SANITATION DISTRICT SYSTEM WILL BE REQUIRED TO CONFORM TO THE COUNTY OF SANTA CRUZ DESIGN CRITERIA (CDC) 2024 EDITION.



FIRE PROTECTION PLAN
SCALE: 1" = 40'

CITY OF SANTA CRUZ WATER DEPARTMENT NOTES

1) ALL WORK ON THE WATER SYSTEM MUST BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST VERSION OF CITY OF SANTA CRUZ WATER DEPT (SCWD) STANDARD SPECIFICATIONS.
2) A MINIMUM OF 2 WORKING DAYS NOTICE SHALL BE GIVEN TO THE SCWD BEFORE CONSTRUCTION ON ANY PORTION OF THE WATER SYSTEM. OBTAIN ALL APPLICABLE WATER SYSTEM PERMITS AT THE SCWD OFFICE. CALL (831) 420-5210 FOR INFORMATION AND TO SCHEDULE WATER SERVICE, FIRE HYDRANT AND BACKFLOW ASSEMBLY INSPECTIONS.
3) MINIMUM SEPARATIONS FROM OTHER PARALLEL AND CROSSING UTILITIES MUST BE MAINTAINED PER CURRENT STANDARD TECHNICAL SPECIFICATIONS.
4) UTILITY LOCATIONS ARE APPROXIMATE. VERIFICATION OF ACTUAL UTILITIES AND LOCATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. CALL UNDERGROUND SERVICE ALERT AT LEAST TWO WORKING DAYS BEFORE DIGGING AT (800) 227-2600.
5) CONTRACTOR SHALL PROVIDE A MINIMUM OF TWO WORKING DAYS NOTICE TO SCWD FOR INSPECTION OF SERVICES THAT ARE TO BE RETIRED, MODIFIED OR RELOCATED. CONTRACTOR SHALL EXPOSE CORPORATION STOPS FOR SCWD STAFF TO OPERATE. AN ACTIVE WATER METER MAYBE RELOCATED UP TO 8' HORIZONTALLY USING THE PIPE FREEZE METHOD OR BY TEMPORARILY CLOSING THE CORPORATION STOP. RETIRED METER BOXES ARE TO BE REMOVED BY CONTRACTOR AND ALL SIDEWALK & PAVING RESTORED. SERVICE LINES SHALL NOT BE CRIMPED AS A METHOD OF RETIREMENT OR SERVICE LINE MODIFICATION OR RELOCATION.
6) APPROVAL BY THE SCWD FOR THE FIRE SERVICE INSTALLATION SHALL BE FOR THE SERVICE LINE LOCATION AND THE CONNECTION TO THE CITY WATER SYSTEM. THE FIRE SERVICE SIZE AND DESIGN APPROVAL ARE THE RESPONSIBILITY OF THE LOCAL FIRE PROTECTION AGENCY.
7) TEMPORARY REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY INSTALLATION(S) PER SCWD STANDARDS ARE REQUIRED FOR ALL CONSTRUCTION WATER USE.

LEGEND

- ROOF LINE
- BOUNDARY LINE
- -35- EXISTING MAJOR CONTOUR
- -37- EXISTING MINOR CONTOUR
- PROPOSED WALL
- WOOD DECK
- BIO SWALE
- SEMI-IMPERVIOUS PAVERS
- IMPERVIOUS WALKWAY
- FW FIRE WATER LINE
- JT JOINT TRENCH
- SS SANITARY SEWER LINE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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Exhibit D
Project Plans
Application 251312

REGISTERED PROFESSIONAL ENGINEER KERRI A. BRENNAN C 89010 CIVIL STATE OF CALIFORNIA

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APN 028-263-16

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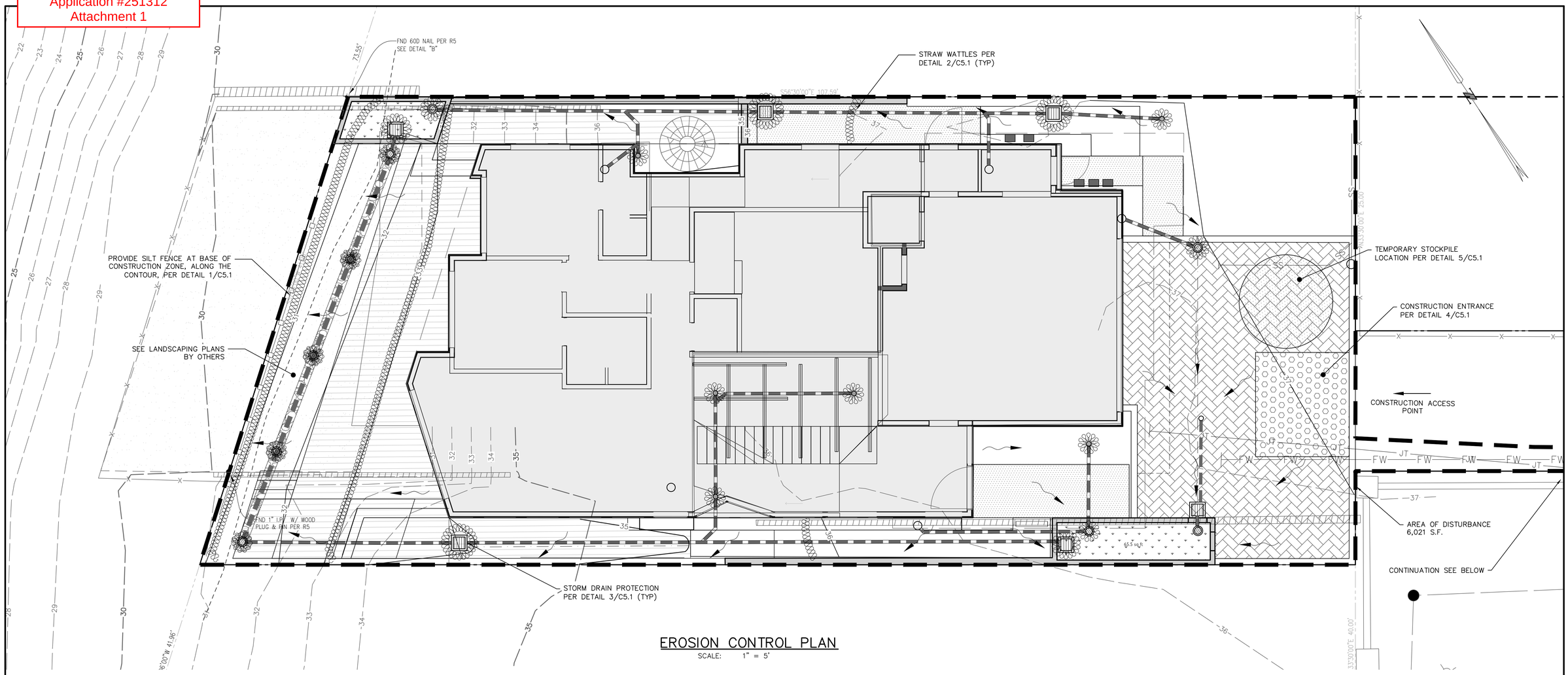
UTILITY PLAN

111 24TH AVENUE
SITUATE IN
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN JJG	JOB NO. 29563	SHEET C4.0
DATE 12/05/2025	CHECKED BRR	INDEX RODEO RO 2-F	OF 10
DESIGN KB	DWG NAME CIVIL PLAN	FILE NO. 29563	

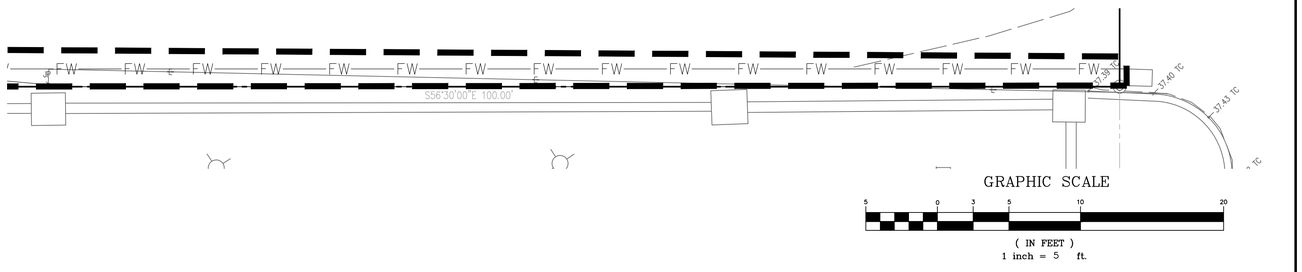
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Planning Commission Appeal
Application #251312
Attachment 1



EROSION CONTROL PLAN

SCALE: 1" = 5'



GENERAL EROSION CONTROL NOTES

1. THE DEVELOPER/CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND THE SANTA CRUZ COUNTY CONSTRUCTION SITE STORMWATER POLLUTION CONTROL BMP MANUAL. THE MANUAL CAN BE FOUND ON THE COUNTY WEBSITE AT WWW.SSCOPLANNING.COM UNDER THE "ENVIRONMENTAL" TAB.
2. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED DURING WINTER SEASON AT A MINIMUM.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
4. ALL EMPLOYEES AND CONTRACTORS SHALL BE INFORMED ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.
5. UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.
6. RUNOFF FROM THE CONSTRUCTION SITE MUST NOT BE ALLOWED TO FLOW OVER ANY FILL SLOPES.
7. RUNOFF SHALL BE DIRECTED TOWARDS THE NEAREST CATCH BASIN WITH TEMPORARY EARTHEN BERMS.
8. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
9. 48 HOUR NOTICE SHALL BE GIVEN TO ENVIRONMENTAL PLANNING AT (831) 454-3168 TO COMMENCING WORK, AND UPON COMPLETION OF GRADING AND EROSION CONTROL. FAILURE TO COMPLY WILL RESULT IN ISSUANCE OF A STOP WORK ORDER.
10. FIBER ROLLS SHALL BE PLACED AT THE DOWN SLOPE PERIMETER OF THE DISTURBANCE LIMITS TO PREVENT OR LIMIT SEDIMENT FROM LEAVING THE SITE. IN URBAN AREAS OR SITES DIRECTLY ADJACENT TO STREETS, FIBER ROLLS SHALL BE PLACED AT THE BACK OF A SIDEWALK OR CURB.
11. SILT FENCES SHALL BE USED FOR PERIMETER CONTROL. THEY SHALL BE PLACED BELOW AREAS WHERE SHEET FLOWS DISCHARGE FROM THE SITE. THEY SHOULD ALSO BE USED AS INTERIOR CONTROLS BELOW DISTURBED AREAS WHERE RUNOFF MAY OCCUR IN THE FORM OF SHEET AND RILL EROSION.
12. SILT FENCES SHALL NOT BE USED IN STREAMS, CHANNELS, DRAIN INLETS, OR ANY PLACE WHERE FLOW IS CONCENTRATED.
13. SILT FENCES SHALL NOT BE USED IN LOCATIONS WHERE PONDED WATER MAY CAUSE FLOODING.
14. SILT FENCES SHALL NOT BE USED ON A SLOPE, OR ACROSS ANY CONTOUR LINE. IF NOT INSTALLED AT THE SAME ELEVATION THROUGHOUT, SILT FENCES WILL CREATE EROSION.
15. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHOULD BE 200 FEET OR LESS.
16. THE ENDS OF THE SILT FENCE SHALL BE TURNED UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
17. ROCK ACCESS AREAS SHALL BE PROVIDED PER PLAN, UNLESS CONSTRUCTION VEHICLES AND EQUIPMENT REMAIN ON PAVED SURFACES AT ALL TIMES DURING CONSTRUCTION. ROCKED CONSTRUCTION AREAS SHALL CONSIST OF 6 INCHES MIN OF CLASS II AGGREGATE BASE OR APPROVED EQUAL.

LEGEND

- SILT FENCE
- STRAW WATTLE
- LIMITS OF DISTURBANCE
- FLOW DIRECTION
- CONSTRUCTION ENTRANCE
- TEMPORARY STOCKPILE

Exhibit D
Project Plans
Application 251312

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C 89010
CIVIL
STATE OF CALIFORNIA

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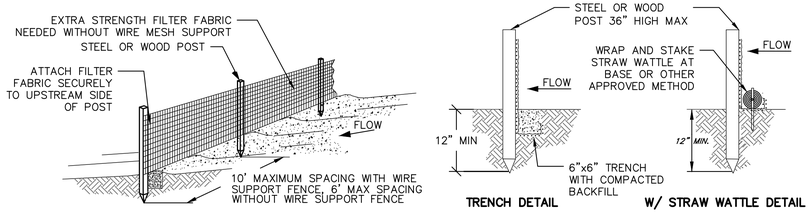
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(831) 426-3560

EROSION CONTROL PLAN

111 24TH AVENUE
SITUATE IN
SANTA CRUZ COUNTY, CALIFORNIA

SCALE 1" = 5'	DRAWN JJG	JOB NO. 29563	SHEET
DATE 12/05/2025	CHECKED BRR	INDEX RODEO RO 2-F	C5.0
DESIGN KB	DWG NAME CIVIL PLAN	FILE NO. 29563	OF 10

Planning Commission Appeal
Application #251312
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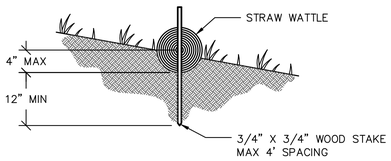


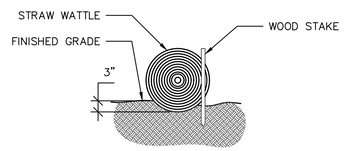
NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

1 C2.0 SILT FENCE

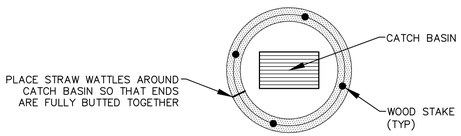
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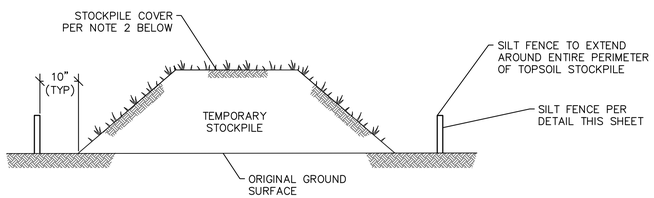
2 C2.0 STRAW WATTLES

SCALE: NTS



3 C2.0 STORM DRAIN PROTECTION

SCALE: NTS

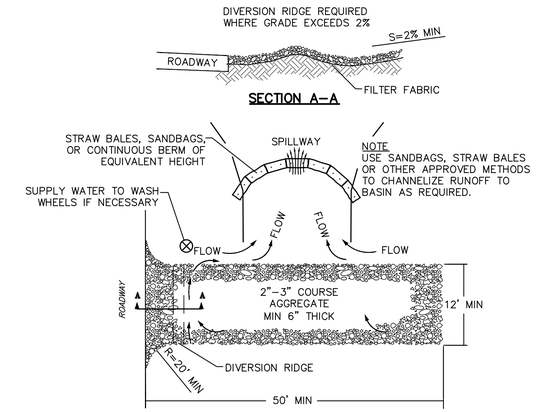


NOTES:

1. REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
2. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAY. IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
3. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
5. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE CITY.

5 C2.0 TEMPORARY STOCKPILE

SCALE: NTS



NOTES

1. PROPERLY GRADE ENTRANCE TO PREVENT RUNOFF FROM CONSTRUCTION SITE. ENTRANCE ELEVATION SHOULD BE LOWER THAN STREET.
2. INSPECT ROUTINELY FOR DAMAGE AND REPAIR AS NEEDED. REQUIRE THAT ALL EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.
3. SERVICE SEDIMENT TRAPPING DEVICES REGULARLY.

4 C2.0 CONSTRUCTION ENTRANCE

SCALE: NTS

GRAPHIC SCALE

(IN FEET)
1 inch = # ft.

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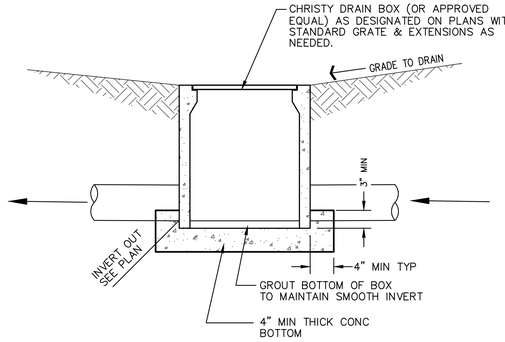
EROSION CONTROL DETAILS

111 24TH AVENUE
SITUATE IN
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN JJG	JOB NO. 29563	SHEET C5.1
DATE 12/05/2025	CHECKED BRR	INDEX RODEO RO 2-F	
DESIGN KB	DWG NAME CIVIL PLAN	FILE NO. 29563	OF 10

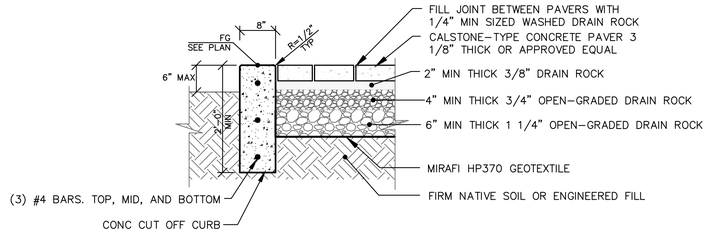
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Planning Commission Appeal
Application #251312
Attachment 1



1 C6.0 **TYPICAL CATCH BASIN DETAIL**

SCALE: NTS

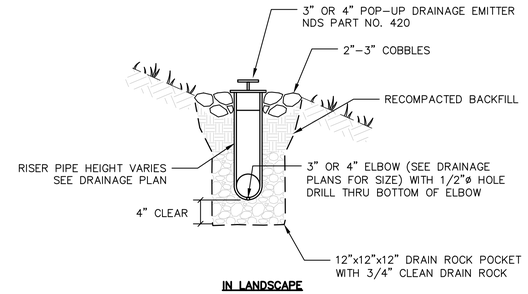


NOTES:

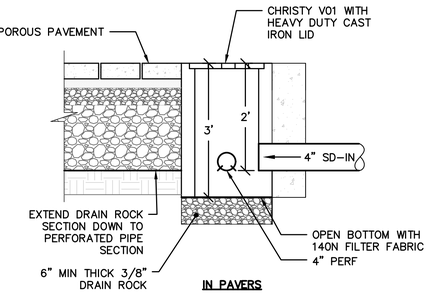
1. 1 1/2" DRAIN ROCK SHALL BE SPREAD IN 4–IN LIFTS AND COMPACTED. AT LEAST 4 PASSES SHOULD BE MADE PER LIFT. INITIAL PASSES BELOW PIPE SHALL BE WITH VIBRATION, FINAL PASSES SHALL BE WITHOUT VIBRATION.
2. 3/4" DRAIN ROCK CAN BE SPREAD AND COMPACTED WITH STATIC ROLLER AS ONE 4 IN LIFT. COMPACTED WITH AT LEAST 4 PASSES. INITIAL PASSES SHALL BE WITH VIBRATION, FINAL PASSES SHALL BE WITHOUT VIBRATION.
3. 3/8" DRAIN ROCK: MOISTEN, SCREED AND LEVEL OVER 3/4" DRAIN ROCK.
4. THE CONTRACTOR SHALL SUBMIT OR PROVIDE DRAIN ROCK SAMPLES TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLING THE PAVER.
5. FOLLOW MANUFACTURER INSTALLATION RECOMMENDATIONS.
6. OPTIONAL– WET SET PAVERS ON TOP OF CUT OFF CURB, FLUSH WITH ADJACENT PAVERS.

2 C6.0 **SEMI–IMPERVIOUS PAVER SECTION**

SCALE: 3/4"=1'–0"



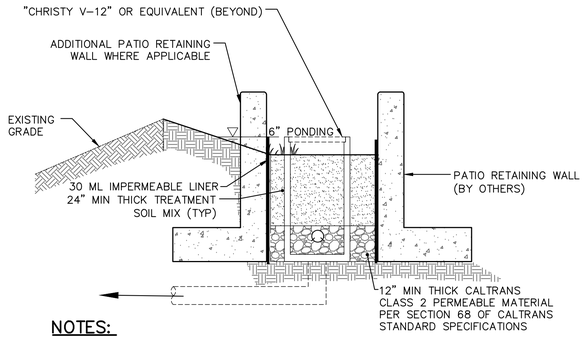
IN LANDSCAPE



IN PAVERS

3 6.0 **BUBBLER BOX DETAIL**

SCALE: NTS

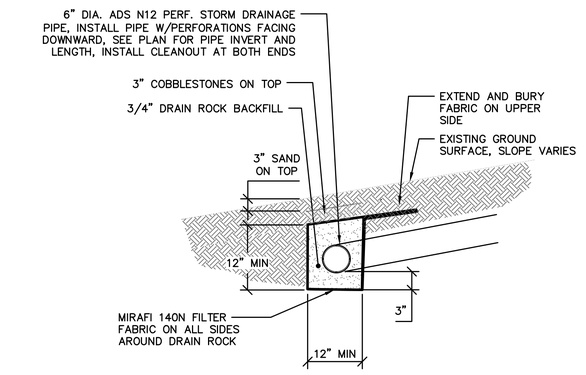


NOTES:

1. BIORETENTION SOIL MIX SHALL BE A WELL–BLENDED MIXTURE OF MINERAL AGGREGATE AND COMPOST MEASURED ON A VOLUME BASIS. A MIXTURE OF SAND (60%–70%) MEETING THE SPECIFICATIONS OF ASTM C–33 AND COMPOST (30%–40%).
2. BIORETENTION SOIL SHALL HAVE A MINIMUM INFILTRATION RATE OF 5 IN/HR.
3. PLANTING FOR BIORETENTION SHALL BE PER LANDSCAPE PLANS.

4 C6.0 **BIOSWALE TYPICAL SECTION**

SCALE: 1/2" = 1'–0"



5 C6.0 **LEVEL SPREADER DETAIL**

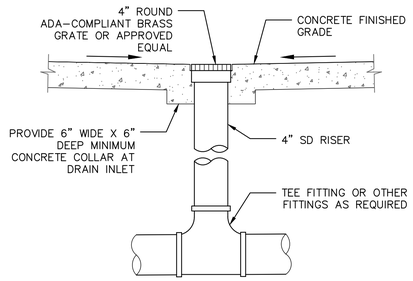
SCALE: 3/4" = 1'–0"

TYPE 1

TYPE 2

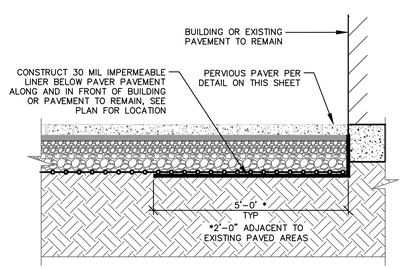
6 C6.0 **STORM AND SEWER CLEANOUTS**

SCALE: NTS



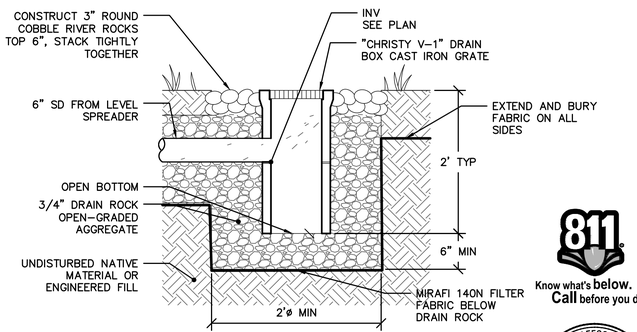
7 C6.0 **NDS AREA DRAIN**

SCALE: NTS



8 C6.0 **PAVEMENT IMPERMEABLE LINER DETAIL**

SCALE: 1/2"=1'–0"



9 C6.0 **LEVEL SPREADER BUBBLER**

SCALE: N.T.S

811 Know what's below. Call before you dig.

REGISTERED PROFESSIONAL ENGINEER KEARI A. BRENNAN C 89010 CIVIL STATE OF CALIFORNIA

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

APN 028–263–16

REVISED	

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073–2094
(831) 426–3560

CIVIL PLAN DETAILS

111 24TH AVENUE
SITUATE IN
SANTA CRUZ COUNTY, CALIFORNIA

SCALE AS SHOWN	DRAWN JJG	JOB NO. 29563	SHEET C6.0
DATE 12/05/2025	CHECKED BRR	INDEX RODEO RO 2–F	OF 10
DESIGN KB	DWG NAME CIVIL PLAN	FILE NO. 29563	

Exhibit D
Project Plans
Application 251312

Planning Commission Appeal
Application #251312
Attachment 1



Blue Glow Agave - (Agave attenuata) A single rosette can grow up to 3-5 feet tall and 3-5 feet wide, with the flower stalk reaching out to 10 feet tall. It makes a unique, dramatic focal point in garden beds, or used in decorative containers.

WUCOLS DATABASE RATING: REGION 01 /VERY LOW WATER USE / <10% ETo

NATIVE: NO / SUCCULENT



Basket Grass - (Iomandra confertifolia) It features a strong clumping form and its deep rhizomes make it a much hardier than most of the confertifolia family. Growing to 30 cm high it will do well in pots or as a mass or border planting.

WUCOLS DATABASE RATING: REGION 01 / LOW WATER USE / 10-30% ETo

NATIVE: NO / ORNAMENTAL GRASS



Chondropetalum tectorum - (Chondropetalum tectorum 'El Campo') A compact South African marsh plant with upright, jointed, matte blue-green stems that grow as wide as the diameter of a pencil.

WUCOLS DATABASE RATING: REGION 01 / LOW WATER USE / 10-30% ETo

NATIVE: NO / PERENNIAL



Blue Fescue 'Elijah Blue' - (Festuca glauca) Forms small, dense mounds of tufted leaves with small seed heads held nicely above the foliage. Prefers cooler weather.

WUCOLS DATABASE RATING: REGION 01 / LOW WATER USE / 10-30% ETo

NATIVE: NO / ORNAMENTAL GRASS



Blue Chalksticks Plant - (Senecio serpens) small succulent that hugs the ground, branching from the base and rooting along the stems.

WUCOLS DATABASE RATING: REGION 01 / LOW WATER USE / 10-30% ETo

NATIVE: NO / GROUND COVER PERENNIAL SUCCULENT



Silver Carpet - (Dymondia Margaratae) small succulent that hugs the ground, branching from the base and rooting along the stems.

WUCOLS DATABASE RATING: REGION 01 / LOW WATER USE / 10-30% ETo

NATIVE: NO / GROUND COVER PERENNIAL



Sunburst - (Aeonium arboreum) tends to absorb heat more than typical succulents because the leaves themselves tend to turn black. It grows in the cool season and is dormant in summer but not for long.

WUCOLS DATABASE RATING: REGION 01 / LOW WATER USE / 10-30% ETo

NATIVE: NO / SUCCULENT



Pride of Madeira - (Echium candicans) evergreen shrub, 5-6 feet tall and 6-10 feet wide, with lance-shaped, hairy, gray-green leaves and showy, upright spikes of purplish blue flowers in spring. Native to rocky cliffs on the island of Madeira. Self-sows prolifically and can be weedy. Old leaves create a dense mulch that suppresses growth of plants beneath. Sun, most soils.

WUCOLS DATABASE RATING: REGION 01 / LOW WATER USE / 10-30% ETo

NATIVE: NO / PERENNIAL SHRUB



Red Yucca (Hesperaloe parviflora) succulent, 3-4 feet tall and 4-6 feet wide, with a rosette of stiff, narrow, grasslike leaves with no spines or teeth and with white, fraying fibers on leaf margins. Rose-pink, tubular flowers on 5- to 6-foot, arching stems in summer. Native to deserts of western Texas and northeastern Mexico. Sun to light shade, well-drained soils.

WUCOLS DATABASE RATING: REGION 01 / LOW WATER USE / 10-30% ETo

NATIVE: NO / SUCCULENT



New Zealand Flax (Phormium tenax) perennial, upright to 8-10 feet tall and 6-8 feet wide, with bronzy green, strap-shaped leaves and red-orange, tubular flowers on tall stalks in late spring or early summer. Native to various habitats in New Zealand, from seasonally wet places to exposed coastal cliffs. Most plants available are cultivars. 'Tom Thumb', 2-3 feet tall and wide, has wavy-edged, olive green leaves with dark bronzy red margins. 'Dusky Chief', 6-8 feet tall and 6 feet wide, has variable leaves, pale to dark maroon when new, silvery gray beneath, and aging to purplish gray. Sun to part shade, good drainage. Good coastal plants.

WUCOLS DATABASE RATING: REGION 01 / LOW WATER USE / 10-30% ETo

NATIVE: NO / PERENNIAL GRASS



Purple Three-awn (Aristida purpurea) warm-season bunchgrass, 1-2 feet tall and wide, with fine-textured, green to blue-green leaves and erect and arching, purple-tinted stems with reddish purple flowers in late summer or fall. Self-sows. Native to dry, rocky or sandy soils in the western United States, southern Canada, and northern Mexico. Sun to part shade, good drainage.

WUCOLS DATABASE RATING: REGION 01 / LOW WATER USE / 10-30% ETo

NATIVE:YES / ORNAMENTAL GRASS



Creeping Fig (Ficus Pumila) Creeping fig is a broadleaf, evergreen, woody, climber in the mulberry family (Moraceae). It is native to central and southern China and eastern Asia. It is a vigorous grower and, in favorable conditions, will climb 8 to 15 feet high and spread 3 to 6 feet wide. Creeping fig can cement itself to porous surfaces and will cover moist surfaces quickly. It will climb a rock wall or another vertical space in a butterfly garden or use it as a ground cover.Variegated forms are available.

WUCOLS DATABASE RATING: REGION 01 / MODERATE WATER USE / 40-60% ETo

NATIVE: NO / VINE



DIRECTIONAL LIGHTING
SEE SHEET L2 FOR SPECIFICATION SHEET

LOCATION SHOWN ON THIS PLAN SHEET WITH SYMBOL:

AVAILABLE FINISHES:





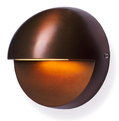
PATHWAY / STAKE LIGHTING
SEE SHEET L2 FOR SPECIFICATION SHEET

LOCATION SHOWN ON THIS PLAN SHEET WITH SYMBOL:

AVAILABLE FINISHES:



NAT Natural Brass/ Copper | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina



EXTERIOR WALL / SCONCE LIGHTING
SEE SHEET L2 FOR SPECIFICATION SHEET

LOCATION SHOWN ON THIS PLAN SHEET WITH SYMBOL:

AVAILABLE FINISHES:



NAT Natural Brass | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina

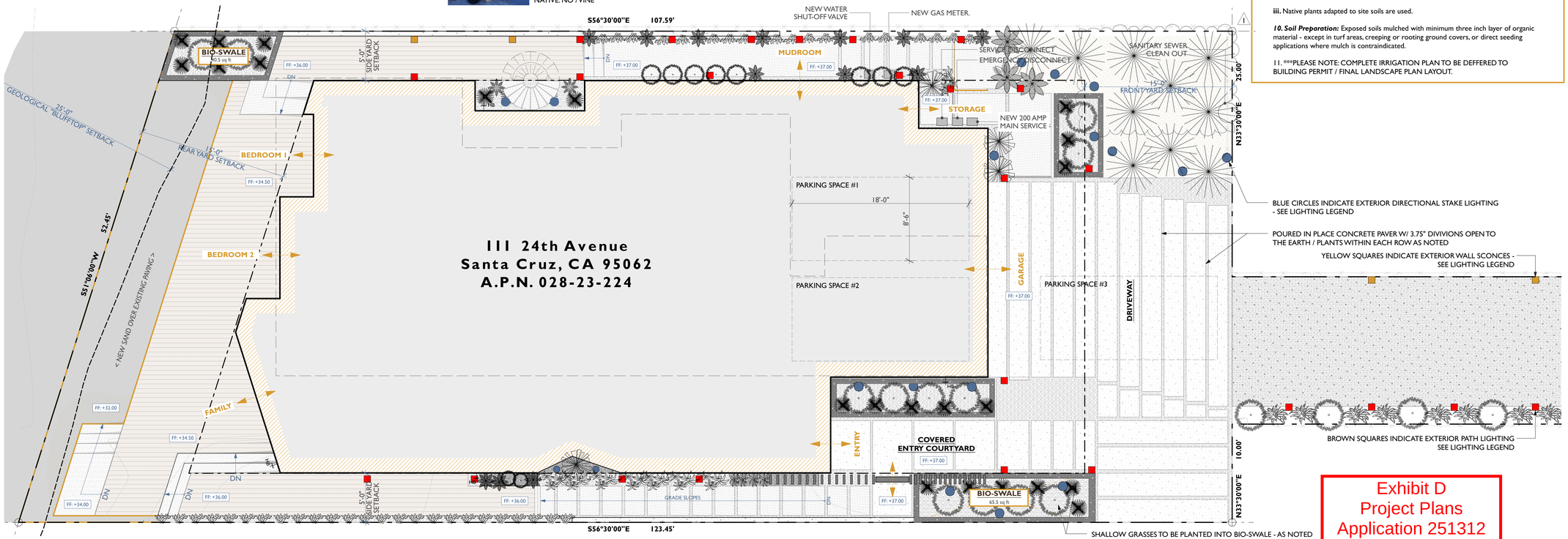


Exhibit D
Project Plans
Application 251312

GENERAL NOTES - LANDSCAPE / WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)

1. Please note that there are two (2) separate areas to be installed for storm water treatment (as noted/shown on plan).

2. *Plants:* All planting areas are divided into two (2) separate hydrozones as noted in this plan: 'Low' & 'Very Low' water use.
(Please note that all specified plantings are per the Landscape Coefficient Method & WUCOLS III)

3. *Plants:* At least 75% of the Landscape area is low to very low water use (average plant factor of 0.3 or lower) Up to 25% Landscape area may be medium use (average plant factor 0.6) on separate valves / hydrozone.

4. *Plants:* Landscape maintained free of invasive plantings / per WUCOLS or simillar. Please note that no invasive plantings are proposed within planting schedule, located on this sheet.

5. *Turf Limits:* Combined area of turf and water features does not exceed 25% of Landscaped area; Average WUCOLS plant factor of this area does not exceed 0.6, as per above. Please note that there is no turf or water features specified in plan

6. *Turf Limits:* No turf or high water use plants on any slope greater than 25% or any area less that 10' wide.

7. *Irrigation:* Please note that the WELO checklist states that a permanent irrigation system is not required; hand watering is acceptable unless project-specific circumstances require automated application.

8. *Irrigation:* If an irrigation system is utilized, the following measures must be implemented:

i. Irrigation system and irrigation schedule do not exceed plant factors.

ii. Irrigation schedule programmed into controller; written copy in possession of owner. Revised irrigation schedule provided to owner for long term use after plants are established.

iii. Overhead speay irrigation events scheduled between 5pm and 10am unless contraindicated.

iv. Sprinkler heads and emission devices have matched application rates, correct distribution.

v. Overhead sprinklers at least 24" from any hardscape (unless a microemitter). Irrigation system avoids overspray will not allow water to flow onto hardscapes or adj. property.

vi. If water pressure at the meter is greater than 80psi, a pressure regulator is installed.

vii. Check valves installed as necessary to prevent low-head drainage.

viii. Compliant backflow prevention device and accessible manual shutoff installed at point of connection.

ix. n/a

x. Water features and recirculating pools and spas are to be covered when not in use.

9. *Soil Preparation:* Organic amendment incorporated at a rate of 6cy per 1000sf in top 6" of soil, except where:

i. Existing soil has greater than 6% organic matter in top 6"

ii. amendment is contraindicated by specificaitons for summer-dry species.

iii. Native plants adapted to site soils are used.

10. Soil Preparation: Exposed soils mulched with minimum three inch layer of organic material - except in turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated.

11. ***PLEASE NOTE: COMPLETE IRRIGATION PLAN TO BE DEFFERED TO BUILDING PERMIT / FINAL LANDSCAPE PLAN LAYOUT.

I PROPOSED GROUND FLOOR PLAN

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

12/29/25 5:59 PM

VUCKOVICH
RESIDENCE
111 24th AVENUE
SANTA CRUZ, CA 95062

fuse
architects + builders
512 Capitola Ave + Capitola + California + 95010
fusearchitecture.com 831.479.9295

Project Submittal Record

Revision	Date	Issue Description
	05/29/2025	COASTAL DEVELOP. PERMIT SUBMITTAL
1	12/5/2025	COASTAL DEVELOP. PERMIT RESUBMITTAL

Seal/ Signature

LICENSED ARCHITECT
No. C-29550
03.30.27 RENEWAL DATE
STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
PRELIMINARY LANDSCAPE PLAN

Scale
As Indicated

LI

COASTAL DEVELOPMENT PERMIT

© FUSE ARCHITECTS + BUILDERS 2025

Planning Commission Appeal
Application #251312
Attachment 1

...inance Exemption Form and Checklist

Name: Stan & Melissa Vuckovich **APN:** 028-23-224
Site Address: 111 24th avenue, Santa Cruz Ca 95062
Phone 408.497.8300 **Email** vuckovichstan@gmail.com

This Water Efficient Landscape Checklist may be submitted in lieu of a landscape plan for 1-2 unit residential development or any landscape where at least 30 percent of the estimated total water use is provided by graywater, captured rainwater or recycled water. WELO requirements do not apply to accessory dwelling units, additions or remodels, but do apply to reconstruction and accessory structures.

Landscapes within the Soquel Creek Water District or the City of Santa Cruz Water Department Service Area are regulated by those agencies with respect to water efficiency. Please contact the applicable jurisdiction for their requirements.

Part A – Exemptions. The following landscapes are exempt from the County's WELO ordinance. If your landscape is one of these, please check the box and sign below:

- ☐ Landscape irrigated for an establishment period of 2-5 years, after which time the irrigation system is removed.
- ☐ Area dedicated to edible plants within a family or community garden.
- ☐ Agricultural crop, feedlot, paddock or pasture.
- ☒ Area installed for stormwater treatment.
- ☐ Residential landscape of 500 square feet or less.
- ☐ Landscape irrigated entirely by graywater, captured rainwater or recycled water.
- ☐ Registered historical site with a period landscape style.
- ☐ Ecological restoration project.
- ☐ Plants cultivated for scientific research or public exhibit in botanical institutions.

If an exemption box is checked above, the owner or agent signature below acknowledges that the landscape will be maintained in compliance with the checked box, subject to inspection by the County, unless a new checklist is filed by the owner and accepted by the County.

Part B – Landscape Checklist.

This checklist establishes landscape requirements for: 1-2 unit residential development; residential reconstruction, additions and accessory structures; and for any landscape where at least 30 percent of the estimated total water use is provided by graywater, captured rainwater or recycled water.

Component	Performance Standards
Plants	Planting areas divided into hydrozones based on plant factors (high, medium, low or very low) and irrigated on separate valves. Plant factors are provided by Water Use Classifications of Landscape Species (WUCOLS – see https://cimis.water.ca.gov/Content/PDF/wucols00.pdf).
	At least 75% of the landscape area is low to very low water use (average plant factor of 0.3 or lower). Up to 25% of landscape area may be medium use (average plant factor 0.6), on separate valve(s).
	Landscape maintained free of invasive plants, per WUCOLS or similar.
Turf Limits	Combined area of turf and water features does not exceed 25% of landscape area; average WUCOLS plant factor of this area does not exceed 0.6, as per above.
Turf Limits	No turf or high water use plants on any slope greater than 25% or any area less than 10' wide.
Irrigation* *A fixed, permanent irrigation system is not required; hand-watering accepted unless project-specific circumstances require automated application.*	Controllers self-adjusting, use rain sensor and either weather station or soil moisture data. (For landscapes with no turf, the Director may waive the requirement to install a self-adjusting controller).
	Irrigation system and irrigation schedule do not exceed plant factors.
	Irrigation schedule programmed into controller; written copy in possession of owner. Revised irrigation schedule provided to owner for long-term use after plants established.
	Overhead spray irrigation events scheduled between 5:00 p.m. and 10:00 a.m. unless contraindicated.
	Sprinkler heads and emission devices have matched application rates, correct distribution
	Overhead sprinklers at least 24 inches from any hardscape (unless microemitter). Irrigation system avoids overspray, will not allow water to flow onto hardscapes or adjacent property.
	If water pressure at meter is greater than 80 psi, a pressure regulator is installed.
	Check valves installed as necessary to prevent low-head drainage.
	Compliant backflow prevention device and accessible manual shutoff installed at point of connection.
	If the landscape exceeds 5,000 square feet, the irrigation system shall include a flow sensor with automatic shutoff to prevent excess flow created by system damage or malfunction.
	Water features recirculating; pools and spas covered when not in use.
Soil Preparation	Organic amendment incorporated at a rate of 6 cu.yds. per 1,000 sq.ft., in top 6 inches of soil, except where: 1) existing soil has greater than 6% organic matter in top 6 inches; 2) amendment is contraindicated by specifications for summer-dry species; or 3) native plants adapted to site soils are used.
	Exposed soils mulched with minimum three-inch layer of organic material – except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

I understand that my installed landscape requires inspection by an independent, third-party inspector, and that my building permit will not receive final inspection and clearance until landscape installation is verified to comply with this checklist. If an exemption box is checked above, the landscape will be maintained as indicated until a new checklist is filed by the owner or subsequent owner and accepted by the County.

Digitally signed by Courtney Christiansen
Date: 2025.04.19 20:59:11 -07'00'

Applicant signature | Courtney Christiansen (Print name) | 4/19/2025 (Date)

Additional Information

The Water Efficient Landscaping page provides information and resources about low water use plants, landscape design and irrigation. The page also includes links to forms that you might need, and to calculators that enable you to estimate your allowed water use and proposed or existing water use.



You can also find links to WELO pages, forms, certificates, calculators and the WELO ordinance at the "Water Efficient Landscape Ordinance" page. You can navigate to this page from the Community Development and Infrastructure home page - hover over **Unified Permit Center, Building Permits and Safety** - then click on Water Efficient Landscaping Info.

You may also email Planning.ZoningInfo@santacruzcounty.us or call 831-454-2130.

Landscape Plan Installation Certificate

Owner:	Stan & Melissa Vuckovich	**APN:**	02823224
Project Address:	111 24th avenue Santa Cruz Ca 95062	**Application #:**	
		Date of Final Inspection:	

The landscape components below were inspected and comply fully with Santa Cruz County Code Chapter 13.13.

Landscape Component	Requirement	Inspector initials or "NA"
Maximum Applied Water Allowance (MAWA)	Reference Evapotranspiration (ET_o) for this site: _____ inches per year Maximum Applied Water Allowance is: _____ inches / year or _____ ccf / year.	_____
Turf Limits	Combined area of turf, high water use plants and water features less than 25% of landscape area	_____
	No turf or high water use plants on any slope greater than 25% or any area less than 10' wide	_____
Soil Prep	Organic amendment incorporated at a rate of 6 cu yds. per 1,000 sq.ft., in top 6 inches of soil, except where: 1) existing soil has greater than 6% organic matter in top 6 inches; 2) amendment is contraindicated by specifications for (xeric) species; or 3) native plants adapted to site soils are used	_____
Irrigation	Compliant backflow prevention device and accessible manual shutoff installed at point of connection	_____
	Working pressure at meter is less than 80 psi or pressure regulator installed	_____
	If controller/timer installed, it is self-adjusting to weather or soil data; also has rain sensor; or Installation has no turf, self-adjusting controller waived by Planning Director; or Landscape hand-watered only, no fixed irrigation system	_____
	Controller type does not lose programming data when primary power source is interrupted	_____
	Irrigation system and schedule match hydrozones, plant factors	_____
	Irrigation schedule programmed into controller; printed copy in possession of operator; and Revised irrigation schedule (printed copy, with programming instructions) provided to owner for long-term use after plants established	_____
	Overhead spray irrigation, if present, is scheduled between 5:00 p.m. and 10:00 a.m., except where daytime hours required for plant health	_____
	System automatically shuts off water application (potable) for 48 hours following measurable rainfall	_____
	Irrigation system includes a flow sensor with automatic shutoff to prevent excess flow created by system damage or malfunction	_____
	Check valves installed as necessary to prevent low-head drainage, system leak free	_____
	Differing hydrozones irrigated on separate valves	_____
	Trees irrigated on solely dedicated valves or circuits	_____
	Swing joints or other riser protection components provided on all risers located in high traffic areas	_____
	Sprinkler heads and emission devices have matched application rates within each control circuit valve; spray distribution uniform and complete	_____
	Overhead sprinklers at least 24 inches from any hardscape (unless microemitter); and Irrigation system avoids overspray, does not affect non-target plants, does not allow water to flow onto hardscapes or adjacent property	_____
	No overhead spray nozzles installed with a precipitation rate exceeding one inch per hour	_____
	Irrigated areas less than 10 feet wide are irrigated with subsurface or low-volume irrigation	_____
	No slopes greater than 25% irrigated with an application rate exceeding 0.75 inches per hour. (This restriction may be modified if the landscape designer specifies an alternative design or technology and clearly demonstrates no runoff or erosion will occur.)	_____
Irrigation Efficiency	Efficiency of drip irrigation systems at least 81% Efficiency of overhead irrigation systems at least 75%	_____
Plants	Planting palette consistent with micro-climate, soil and topographic conditions	_____
	Plants installed according to landscape plan specifications; no plant factor exceeds hydrozone	_____
	No invasive plants installed or permitted to colonize landscape	_____
Soil Cover	Exposed soils mulched with minimum three-inch layer of organic material – except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated	_____
	Mulch materials are organic and made recycled or post-consumer materials	_____
	Additional soil amendments added as appropriate to address adverse factors such as high clay content, poor drainage, low nutrient content, high salt content or unfavorable pH	_____
	Soils analysis report prepared and implemented where adverse soil factors would otherwise require water application exceeding plant factors to provide healthy growth	_____
	Low-volume irrigation (subsurface, drip or microspray) used in all mulched planting areas	_____
Water Features	Water features recirculating	_____
	Swimming pool and spa covers available on site; facilities covered when not in use	_____
Irrigation Compliance	**Irrigation schedule appropriate to plant composition and climate; annual water application per irrigation schedule does not / will not exceed Maximum Applied Water Allowance**	_____

Inspector statement. The representations on this form are accurate. The installed landscape complies with the approved landscape plan and Santa Cruz County Code Chapter 13.13. In cases of disagreement between SCCC Ch. 13.13 and the approved landscape plan, the installed landscape complies with County Code. I am not affiliated with the owner, applicant, plan preparer or other personnel engaged in the above development project. I possess the certification or license indicated below:

☐ Certified Landscape Irrigation Auditor ☐ Certified Irrigation Designer
☐ Licensed Landscape Architect ☐ Licensed Civil Engineer

License number: _____ *Please provide wet-signed stamp if available*

Inspector signature | Print name | Date

AURORALIGHT

PROJECT:
SKU #: TYPE:

MERIDIAN
PTA008105

The Meridian is an ideal solution for uniform spacing and light levels in the absence of a structure. Its small aperture shields against glare while allowing for forward projection with even illumination side to side.

- Thermally Integrated® field serviceable LED module
- Cree LED™ XP-L® High Density
- Solid brass and copper construction
- Ideal for pathways, tall greenery and walkways

CONFIGURATOR:

PTA008105 — LED — FINISH
( ) = Most common configuration
(2701) 2700K 1.25W (3001) 3000K 1.25W
(NAT) Natural Brass (BLP) Bronze Living Patina (BLPX) Extra Dark BLP



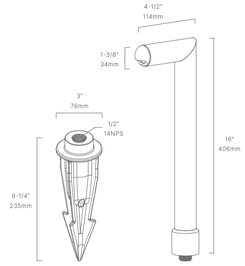
AVAILABLE FINISHES:



NAT Natural Brass/ Copper | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina

FIXTURE DIMENSIONS	L4-1/2" x H16" x W1-3/8"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	1.25W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	45lm (3000K)
DIMMABLE	Yes, Dim to <10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Yes, Included 1/2" NPS Adapter
GROUND STAKE	Yes, Included MGS001109
OPTICS	Yes, Included 15°, 25°, 40° & 60°
FINISH	Included Natural
MATERIAL	Brass & Copper
WIRE LENGTH	24"
LOCATION	Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, Dark Sky

*For complete warranty terms, please visit: www.auroralight.com/warranty/



P. 760.931.2910
O. 2742 Loker Ave. W Carlsbad CA 92010
W. www.auroralight.com

MADE IN USA WITH DOMESTIC & IMPORTED MATERIALS — c UL us LISTED

AURORALIGHT

PROJECT:
SKU #: TYPE:

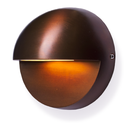
CASCADE
STW637104

The Cascade is a surface-mounted LED wall light that offers excellent illumination of walls and walkways in a stylish design featuring a precision-machined acrylic optic with a prismatic design for uniform distribution.

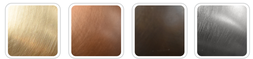
- Dual listed for interior and exterior wet location use
- Thermally Integrated® w/ Copper Core Technology®
- Cree LED™ XP-L® High Density
- Ideal for stairs, pathways and architecture

CONFIGURATOR:

STW637104 — LED — FINISH
( ) = Most common configuration
(2702) 2700K 2W **(2704) 2700K 4W** (3002) 3000K 2W (3004) 3000K 4W
(NAT) Natural Brass (BLP) Bronze Living Patina (BLPX) Extra Dark BLP (NI) Nickel PVD



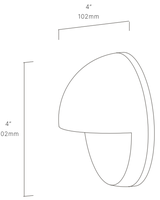
AVAILABLE FINISHES:



NAT Natural Brass | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina | NI Nickel PVD

FIXTURE DIMENSIONS	D4" x W4"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	2W, 4W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	314lm (3000K)
DIMMABLE	Yes, Dim to <10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Included Backplate
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Interior & Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, IC, Dark Sky

*For complete warranty terms, please visit: www.auroralight.com/warranty/



P. 760.931.2910
O. 2742 Loker Ave. W Carlsbad CA 92010
W. www.auroralight.com

MADE IN USA WITH DOMESTIC & IMPORTED MATERIALS — c UL us LISTED

AURORALIGHT

PROJECT:
SKU #: TYPE:

CABRILLO
DIR080125

The Cabrillo is a stealth lighting tool that gives the designer new options when an inconspicuous light source is desired or required.

- Aurora Mount System (AMS™) compatible
- Field Serviceable light module featuring Cree LED™
- 3 interchangeable PMMA acrylic optics from 15° to 40°
- Ideal for small greenery, facade & architectural features

CONFIGURATOR:

DIR080125 — LED — FINISH
( ) = Most common configuration
(2703) 2700K 3W (3003) 3000K 3W
(NAT) Natural Brass (BLP) Bronze Living Patina (BLPX) Extra Dark BLP (NI) Nickel PVD



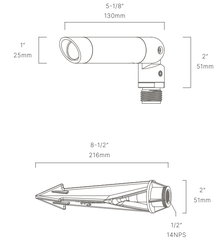
AVAILABLE FINISHES:



NAT Natural Brass | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina | NI Nickel PVD

FIXTURE DIMENSIONS	L5-1/8" x H2" x D1"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	3W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	298lm (3000K)
DIMMABLE	Yes, Dim to <10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Yes, Included 1/2" NPS Adapter
GROUND STAKE	Yes, Included MGS001108
ACCESSORIES	No
OPTICS	Yes, Included 15°, 25° & 40°
FINISH	Included Natural Brass
MATERIAL	Brass
WIRE LENGTH	24"
LOCATION	Exterior Wet
CERTIFICATIONS	UL, IP66, IP67

*For complete warranty terms, please visit: www.auroralight.com/warranty/



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O. 2742 Loker Ave. W Carlsbad CA 92010
W. www.auroralight.com

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VUCKOVICH RESIDENCE
111 24th AVENUE
SANTA CRUZ, CA 95062

fuse architects + builders
512 Capitola Ave + Capitola + California + 95010
fusearchitecture.com 831.479.9295

Project Submittal Record

Revision	Date	Issue Description
	05/29/2025	COASTAL DEVELOP. PERMIT SUBMITTAL
1	12/5/2025	COASTAL DEVELOP. PERMIT RESUBMITTAL

Seal/ Signature

LICENSED ARCHITECT — Melissa Ann Vuckovich — No. C-28550 — 03.30.27 RENEWAL DATE — STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
PRELIMINARY LANDSCAPE / WELO & LIGHTING SPECIFICATIONS

Scale
As Indicated

L2

COASTAL DEVELOPMENT PERMIT

I PROPOSED LANDSCAPE LIGHTING SPECIFICATION SHEETS & WELO EXEMPTION DOCUMENTS
SCALE: 1/4" = 1'-0"

Exhibit D
Project Plans
Application 251312

12/29/25 6:00 PM

© FUSE ARCHITECTS + BUILDERS 2025

Planning Commission Appeal
Application #251312
Attachment 1



Parcel: 02823224

Subject Parcel

Map printed: 5 May. 2026

Exhibit E
Maps
Application 251312

0 40 80
Feet

Planning Commission Appeal
Application #251312
Attachment 1



Exhibit E
Maps
Application 251312

Planning Commission Appeal
Application #251312
Attachment 1



Subject Parcel

Exhibit E
Maps
Application 251312

0 40 80
Feet

Application #: 251312
APN: 028-232-24
Owner: Stan and Melissa

Planning Commission Appeal
Application #251312
Attachment 1

Parcel Information

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	City of Santa Cruz Water
Sewage Disposal:	County Sanitation
Fire District:	Central Fire Protection District
Drainage District:	Flood Control Zone 5

Parcel Information

Parcel Size:	7,276 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential, Open Space (Beach)
Project Access:	Public, via 24th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-4-PP (Single-family residential, 4000 square foot site area, Pleasure Point Combining District)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_X_ Yes __ No

Technical Reviews: Combined Geologic and Geotechnical Report REV251111

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	Less than 10 percent
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	155 cubic yards cut, 110 cubic yards of fill
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site

EXHIBIT F

Planning Commission Appeal
Application #251312
Attachment 1

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

4 September 2025

Jerrod Nicholls
512 Capitola Avenue
Capitola, CA 95010

Subject: Review of the Geologic Investigation dated 7 March 2025; and the Plan Review for Proposed Development dated 7 July 2025 by Easton Geology, Inc., Job No. C24008

Review of the Geotechnical Investigation dated 7 March 2025; and the Geotechnical Plan Review Letter dated 15 July 2025 by Haro, Kasunich & Associates, Inc., Project No. SC12428.1 and -.2 respectively

Project Site: 111 24th Avenue
APN 028-232-24
Application No. REV251111 (related to 251312)

Dear Applicant(s):

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

1. Proposed bioswale and other drainage improvements shall be located landward of the required 25-foot development setback from the bluff top. Final drainage plans submitted for building permit approval should be reviewed by the project geologist and geotechnical engineer in conformance with Item 3 below. As part of this plan review, the project geologist and geotechnical engineer must confirm the proposed drainage design does not represent an unfavorable alteration of drainage conditions which could significantly increase erosion or instability risk of the local bluff or provide mitigative recommendations. [SCCC 16.10.070 (H)]

2. All project design and construction shall comply with the recommendations of the reports.[SCCC 16.10.070]

3. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations. [SCCC 16.10.070]

4. After plans are prepared that are acceptable to all reviewing agencies, please request that both your project geologist and project geotechnical engineer submit a completed Consultant Plan Review Form (PLG-300) to Environmental Planning. The authors of the geology and geotechnical reports shall sign and stamp their completed forms. Please note that the plan review forms must reference the final plan set by the last revision date. [SCCC 16.10.070]

Exhibit G
REV251111 Acceptance Letter
Application 251312

Planning Commission Appeal
Application #251312
Attachment 1

5. A Declaration of Geologic Hazards shall be recorded prior to issuance of building permit(s) for the proposed project. The declaration form along with instructions for recording will be provided 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: https://cdi.santacruzcountyca.gov/UPC/EnvironmentalPermitsTechnicalReviews/GeologyandSoils/AssistanceandForms.aspx

After building permit issuance the engineering geologist and geotechnical 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 only. 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 Rick Parks at (831) 454-3168/email: Rick.Parks@santacruzcountyca.gov or Craig Stewart at (831) 454-3175/email: Craig.Stewart@santacruzcountyca.gov if we can be of any further assistance.

Sincerely,



Rick Parks GE 2603
Civil Engineer
County of Santa Cruz
CDI - Planning Division



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

Cc: Environmental Planning, Attn: Jessica DeGrassi
Easton Geology, Inc., Attn: Greg Easton CEG
Haro Kasunich & Associates, Inc., Attn: Moses Cuprill PE
Owner: Stan Vuckovich

Attachments: Notice to Permit Holders

Exhibit G
REV251111 Acceptance Letter
Application 251312

Planning Commission Appeal
Application #251312
Attachment 1

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. [SCCC 12.10.217 (E)]

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.

Exhibit G
REV251111 Acceptance Letter
Application 251312

Planning Commission Appeal
Application #251312
Attachment 1

Evan Ditmars

From: John Christensen <jbchristensen@comcast.net>
Sent: Monday, February 2, 2026 2:59 PM
To: Evan Ditmars
Subject: 111 24th Avenue.

****CAUTION:This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

To Whom It May Concern,

I am writing to express my strong support for the proposed project at 111 24th Avenue.

I know the homeowners well and have enjoyed their friendship and positive contributions to our community on 24th Avenue. We very much look forward to having them remain in the neighborhood for the long run. They have previously completed a remodeling project on our street, and the result was exceptional. That work was completed professionally and thoughtfully, and it clearly added value and appeal to our street.

I have reviewed the proposed plans and believe the new home's beautiful modern design will enhance the overall neighborhood aesthetic while replacing a dated property on 24th Avenue. The project will also resolve challenges associated with a tricky lot and an unpopular easement, improving the functionality of the site and the surrounding area.

Based on my past experience with the homeowners, I have a high level of confidence in their ability to deliver another successful project. I understand they are working with the same builder and a renowned architect, and that they have the resources and commitment to execute the project at a very high standard. I believe this project will increase the value of surrounding properties and be a positive addition to both our street and the broader community.

For these reasons, I fully support the proposed project and respectfully encourage approval of the permit.

Sincerely,
John Christensen

160 24th Ave.
Santa Cruz, CA 95062

408 858-8899 cell

Exhibit H
Public Correspondence
Application 251312

Planning Commission Appeal
Application #251312
Attachment 1

SUNIL BHOSWANI
124 23RD AVE
SANTA CRUZ, CA 95062
831 566 1116
SUNILB101@GMAIL.COM

5/2/2026

ATTN: EVAN DITMARS
SANTA CRUZ COUNTY PLANNING DEPT.,
701 OCEAN ST
SANTA CRUZ CA 95060

REF: PROPOSED DWELLING 111 24TH AVE SC

DEAR MR DITMARS,

ONE OF MY NEIGHBORS ON 23RD AVE SHARED THE PRELIMINARY DESIGN FOR THE VUCKOVICH RESIDENCE ON 24TH AVE.

I WAS ALSO TOLD THAT THE DEVELOPER IS PLANNING TO BUILD UP THE LOT BY FOUR FEET AND PLACE THE 30FT TALL HOUSE 4300 SQUARE FOOT ON TOP.

IF THIS IS TRUE, I ASK YOU HOW THIS FITS WITH THE PLEASURE POINT DESIGN STANDARDS?

"The Pleasure Point home design guidelines, established through the Pleasure Point Community Plan, are a set of specialized standards designed to preserve the neighborhood's eclectic, coastal character by regulating the bulk, scale, and street presence of residential buildings. These rules primarily apply to R-1 and RM zoned parcels within the designated Pleasure Point Community Design (-PP) Combining District. [1, 2, 3]

Key Residential Design Standards

- **Second Story Stepbacks**: New homes or additions are required to have additional setbacks for the second story—specifically, a minimum 10-foot

Exhibit H
Public Correspondence
Application 251312

Planning Commission Appeal
Application #251312
Attachment 1

side ya[illegible]ors and the street.

- **Building Envelope & Height**: On narrow lots (less than 30 feet wide), the maximum height for outer side walls is capped at 22 feet, with a total peak roof height of 28 feet at the center."

We live on a street comprised of 1900-2500 sq ft homes. They are all built back into the grade. None of our homes sit above grade. Additionally ,whilst this proposed home has a 24th ave address, it orients itself, (as our homes do), to take in the southwest facing view. So, you will see this hulking monstrosity as you drive down East Cliff.

In my opinion you are not considering the "bulk, scale and street presence" of this home. The design simply does not fit the street.

It has not escaped my attention that Fuse is the architect and that DeMattei is the builder. They seem to be involved with most if not all of the new mcmansions in our community. However, they should not be given carte blanche.

I ask you, respectfully, to reconsider the size, height and re-grading proposed by the applicant.

Thank you.

Sincerely

Sunil Bhojwani

Exhibit H
Public Correspondence
Application 251312

Co
Pl

Planning Commission Appeal
Application #251312
Attachment 2

Aptos: 454-7576 • Santa Cruz: 454-3252 • Felton: 461-7450

Date Stamp: 5/29/26 3:06

Staff Initials: ED

Routing Form

(For Tracking Dropped Off Materials)

Instructions for this Form:

To track material that does not need to be screened at the Building and Zoning Counters, please complete this form and have it reviewed at the General Information Desk. A copy will be attached to the material and a receipt will be given to you. Please ask the General Information Desk for assistance.

Note: Screening at the Building and Zoning Counter is needed for the following materials:

- Applications for all new projects
- Revisions of projects that alter the permit description
- Applications for revisions of projects / change orders for issued permits
- Any submittal which requires a fee to be paid

Please provide all information as necessary:

Today's Date: 5/29/26

Parcel Number: 028-232-24

Application Number: 251312

Project Planner (Discretionary Applications ONLY): Evan Ditmars

Name of person dropping off material: Geary Coats

Phone # of person dropping off material: 831-250-7197

Contact name (if different from above):

Contact phone #:

Description of Material: appeal of Zoning Administrator approval, application 251312

Number of copies / sets submitted: 2

Destination of Material: Planning Commission, CDI Director

Original: Receipt | Canary: Routed | Pink: GID file | Form revised: 9-30-08

Planning Commission Appeal
Application #251312
Attachment 2

COAT Consul

P 831.250.7192
F 831.250.7193
PO BOX 1356
CARMEL, CA. 93921
TSCONSULTING@GMAIL.COM

LAND PLANNING • ENVIRONMENTAL PLANNING • ENTITLEMENT/PROJECT MANAGEMENT • BRANDING

May 26, 2026

County of Santa Cruz
Planning Commission Members
c/o Evan Ditmars
Community Development & Infrastructure
701 Ocean Street, Room 400
Santa Cruz, CA 95060

Honorable Members of the Planning Commission;

My name is Michelle Coats. I am a Planning Consultant, representing Greg & Diana Howell, owners of the property located directly adjacent to the subject property, at 70 23rd Avenue. This letter will serve as a formal request to appeal the Zoning Administrator's approval of Application #251312 on May 15, 2026, for owners, Stan and Melissa Vukovich. The subject property is located at 111 24th Avenue in the Pleasure Point area of Santa Cruz County; (APN: 028-232-24).

Let me begin by saying, our intention has never been to deny the Vukovichs the ability to build their home. In addition, we are only appealing this project because we were not allowed the continuance we asked for so that we might conduct a peer review on the shade study which was provided at the "11th hour". Roughly 2 ½ weeks before the ZA hearing we met with the applicant's representatives to once again request a 'shade study' be prepared so that we might be able discuss what were phrased as 'exit strategies. The intent was to address our client's concerns with without denying the applicant the ability to build his home. These 'strategies' would preserve my client's access to 'sun and light'. Unfortunately, the Zoning Administrator did not see the value of allowing the 2-week continuance that we requested, for peer review of the Shade Study which was presented to us only 3 days before the ZA hearing.

The following are the list of reasons for this appeal:

Significant new information was prepared after the Staff Report was written and therefore staff could not provide an accurate assessment of how this information affected the issue of conformance with the purposes of the Pleasure Point Community Design Combining District and the Planning and Zoning regulations, as stated in SCCC 13.10.444 – 446-1

1. As proposed the project is not in conformance with the purposes of the existing Pleasure Point Community Plan or the Pleasure Point Community Design Combining District Zoning regulations. SCCC 13.10.444 states, "Reduce visual and shading impacts of new and expanded houses on neighboring parcels and houses"

    - A shade study is necessary for the evaluation of sun and light in conformance with the Pleasure Point Community Plan; Goal #2 'Promote access to Sun and Light".

Planning Commission Appeal
Application #251312
Attachment 2

While this requirement was applied to the two homes developed adjacent to the proposed project site, it was not required for this application. Due to the size and 'raised' elevation of the proposed new home, the potential impact on the adjacent homes' sun and light could be significant.

When we asked County staff if there was a shade study we could review, we were told that one was not required, since staff did not feel it was necessary. The results of the shade study are very important to the project's immediate neighbor for two reasons:
First, it could impact ability to have sun or light in their main living area and their bedroom Secondly, when my client's built their home, they plumbed it for a solar energy system. Depending on the amount and location of the 'shade' caused by the height and mass of the proposed architecture, my client's ability to have adequate sun and light could be significantly impacted. Lastly, the findings of the Shade Study and the goals identified in the Pleasure Point Community Plan could require that the proposed house be redesigned to respond to the findings of the Shade Study and the Goals outlined in the Pleasure Point Community Plan.

As an example, when my client submitted his application for building the two homes adjacent to the proposed project, a 'Shade Study' was required for each home. Based upon the findings of those 'Shade Studies, each home was required to be redesigned to address the impacts of sun and light on the adjacent properties. This same requirement was not applied to this application's review.

The proposed project square footage and design make the house 49% larger than the average homes along 23rd Ave. The applicant used the total square footage of the property rather than the actual square footage of the building site. The impactful nature of the project's architectural design, the shallow orientation of the roof and the proposed addition of 4 feet of fill, over the existing grade makes the potential impact to sun and light a very real probability. While the technicality of measuring the height from the finished grade allows for compliance of the building height, in reality the structure will stand 32' over the existing grade, thus creating an even greater impact to sun, light and compatibility with the existing neighborhood. In reality the proposed project has presented the County with a project that has proposed a structure that has developed to the maximum allowed in almost every category. The Pleasure Point Community Plan stated more than once that the development of Large Looming Houses was not desirable.

The Pleasure Point Community Plan and the current Zoning Ordinance both point out the best way to lessen any impacts to air and light for neighboring properties is to use a sloping roof line and lower plate heights. The neighboring homes to the proposed project house originally proposed a shallow roof design, and because of the required shade study, were required to redesign the homes to accommodate the potential impact to their respective neighbors. This is the reason that the Coastal Permit and Architectural Design approval are discretionary and not administrative. Even though one may feel they have complied with the Zoning requirements, it does not mean that the project should receive an "automatic administrative" approval; which appears to be the case with the current proposed project.

In closing, we request the Planning Commission to overturn the approval granted by the County Zoning Administrator, for Application #251312. We also request that this project be scheduled for a future Planning Commission meeting so that adequate

Planning Commission Appeal
Application #251312
Attachment 2

time is provided for Peer Review of the new Shade Study and as requested by the Applicant's Representative, "extra strategies" be presented for the Applicant's consideration. We will be in attendance at the Planning Commission meeting to present and respond to any questions the Planning Commissioners may have.

Respectfully Submitted;

Michelle Coats
Principle – Coats Consulting

Attachments:

Planning Commission Appeal
Application #251312
Attachment 2

A. PROPOSED STANDARDS & GUIDELINES FOR BUILDING MASS AND HEIGHT

Mass and bulk of buildings can be affected by various factors including F.A.R. (Floor Area Ratio), lot coverage, building heights, different setbacks from the lot line for different floors of the house, and individual building elements such as roofs and porches. The following two standards and two guidelines each are proposed for building mass and height in residential developments to achieve a scale and character that respects the Pleasure Point neighborhood. These standards and guidelines are proposed to apply to new residential construction and home additions.

STANDARDS: Proposed measurable regulations for residential development in all areas (both "discretionary" and "building permit-only") of Pleasure Point

Proposed Standard A1: Require Second Story Setbacks

Reduce perceived mass and bulk of two-story houses by setting back second floors 10-feet from the sideyard property line. Ensure that the height and setback requirements of a residential building fit within the dimensions of a newly proposed designated building volume limit, which is reduced from the existing limit by a new requirement for second floor setbacks (shown in the bottom diagram on the next page). This will have the effect of reducing the volumes of second stories, thereby addressing many of the concerns about bulk/mass and shading that have been expressed by the community. Existing 0.5 Floor Area Ratio (FAR) limits will continue to govern the maximum size of residential development (i.e., building square-footage cannot exceed 50% of lot square-footage, excluding a 225 sq. ft. exemption for the garage).

Applicability: *Would apply to any new two-story residential structure or to second story additions.*

Addresses:
Goal #1: Retain Small Town/Beach Town Character
Goal #2: Ensure Complementary Scale of New Development
Goal #3: Promote Access to Sun and Light
Goal #7: Establish Clear and Simple Design Standards and Permitting Process

This proposed standard aims to create a design framework (i.e., a building envelope in the vertical plane) that encourages appropriately scaled homes to reduce shading impacts to neighbors and maintain the "small town"/beach community character of Pleasure Point. By setting back the second stories of houses from the first story outline/footprint, light, air and solar access to neighboring houses is maximized, reducing the effect of large houses "looming over" their neighbors (which has been identified as increasing trend in Pleasure Point). While all the existing first floor sideyard setback standards would be maintained (i.e., 5 or 8 feet on most lots), a new second floor side setback 10' wide from the side yard parcel line is proposed. This "stepping-back" of the second story will help break up the overall apparent mass and bulk of two-story houses/buildings and help minimize shade impacts on adjoining existing houses/buildings.

NOTE: The following diagrams in this chapter have been prepared to illustrate principles or standards. When considered with other building and zoning regulations, final building volumes, mass, articulations or site configurations may need to be different from the illustrations shown here.

Planning Commission Appeal
Application #251312
Attachment 2

Proposed Guideline A4: Angle Roofs to Minimize Shading

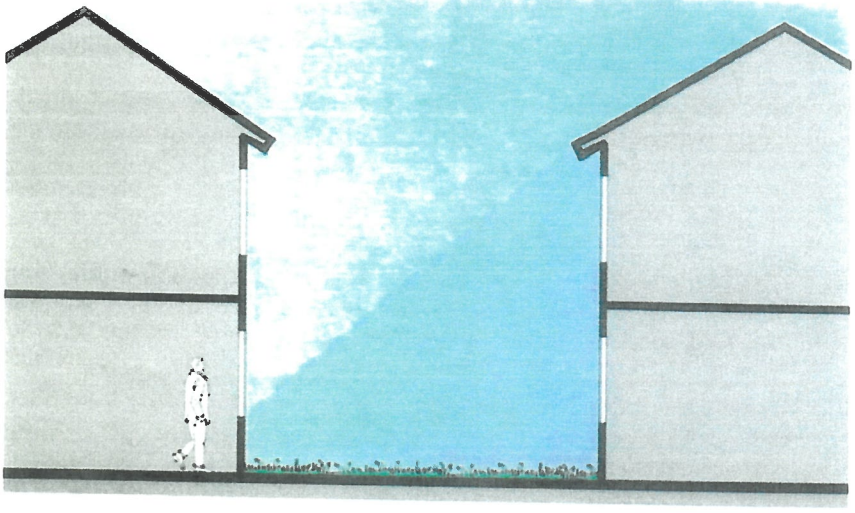
Encourage roof angles and overall plate heights that minimize shadow impact to adjacent properties.

Applicability: *Would apply to new 2-story homes and second story additions (i.e., "strongly encouraged" for discretionary projects, only "recommended" for building permit-only projects).*

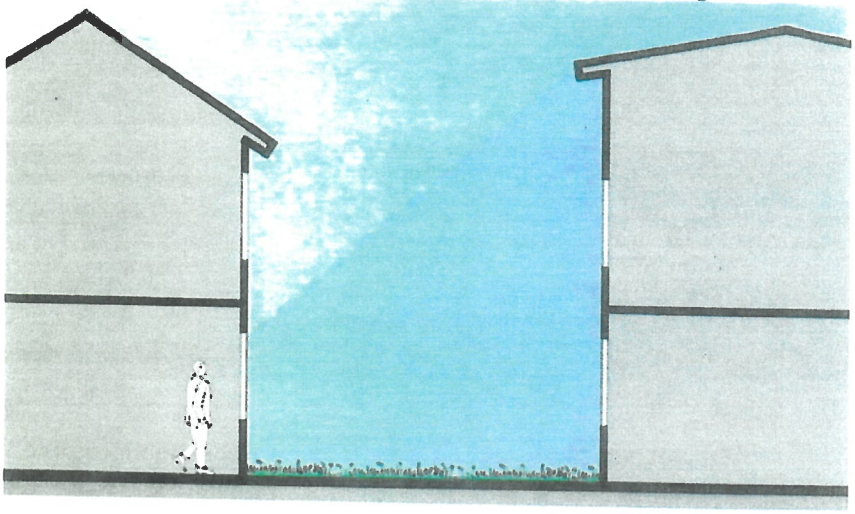
Addresses:
Goal #3: Promote Access to Sun and Light

The shape and profile of certain roofs can increase the shadows cast by the building. This proposed guideline encourages roof angles of new developments to be in tune with the angles of the sun to maximize the direct sunlight exposure to residents of existing residential buildings.

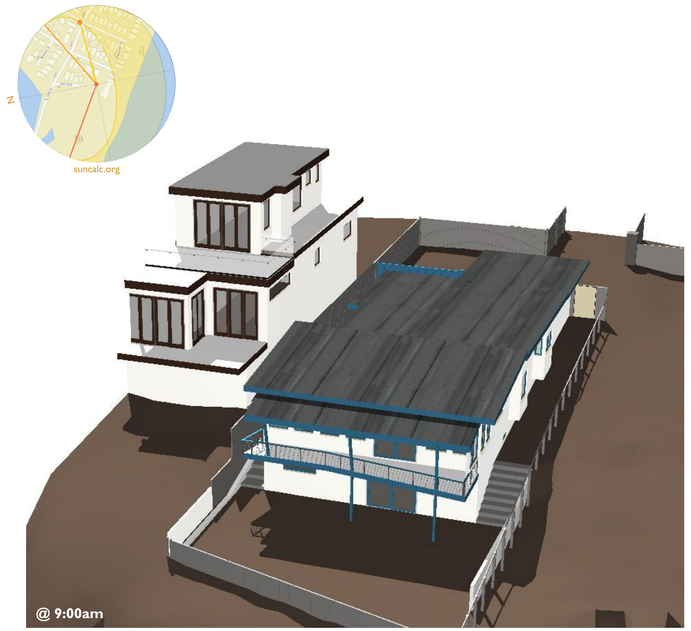
Recommended: Steeper roof angles with lower plate heights

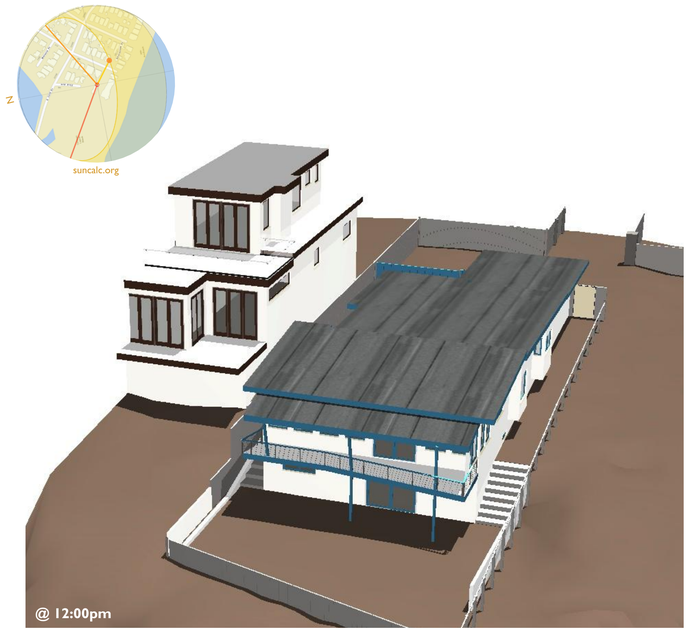


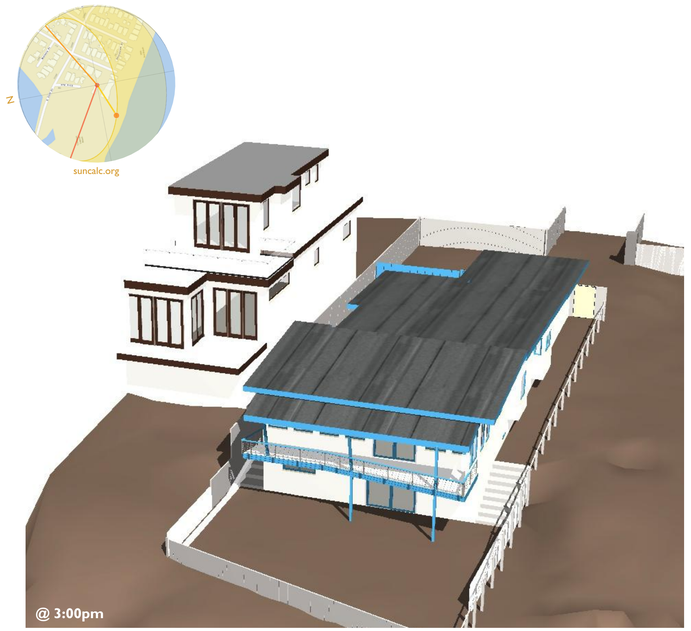
Not Recommended: Shallow roof angle with taller plate heights



SUMMER SOLSTICE

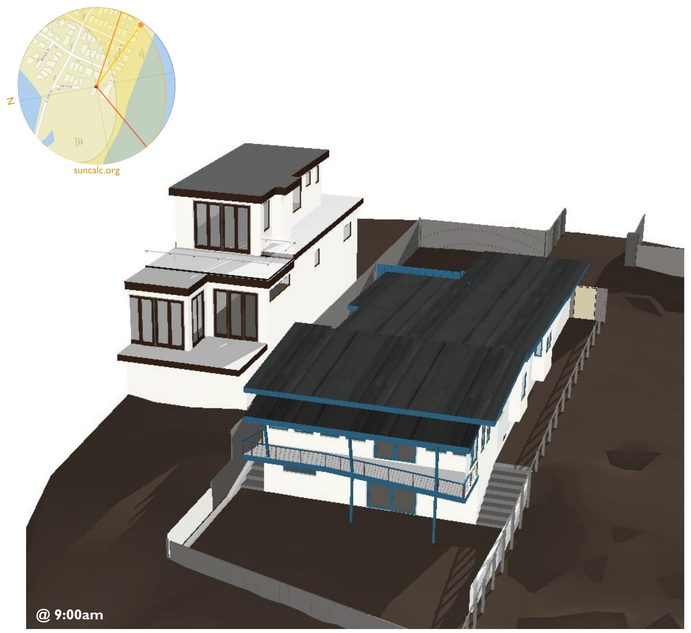


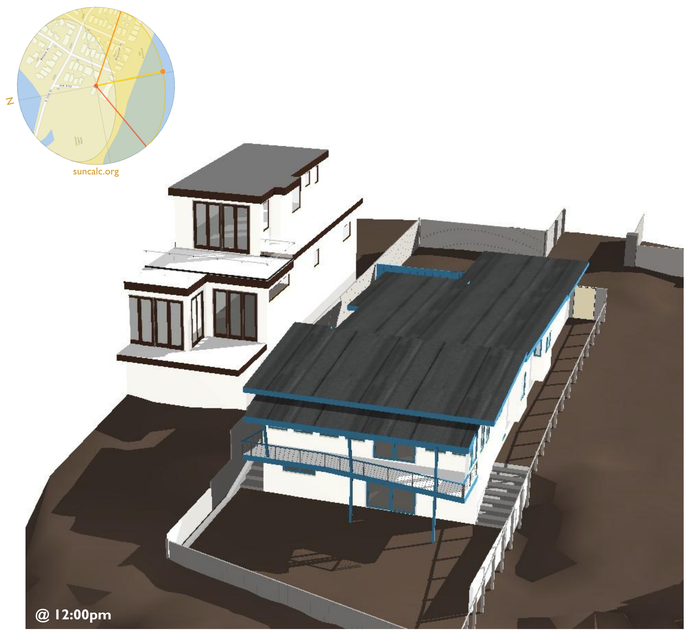


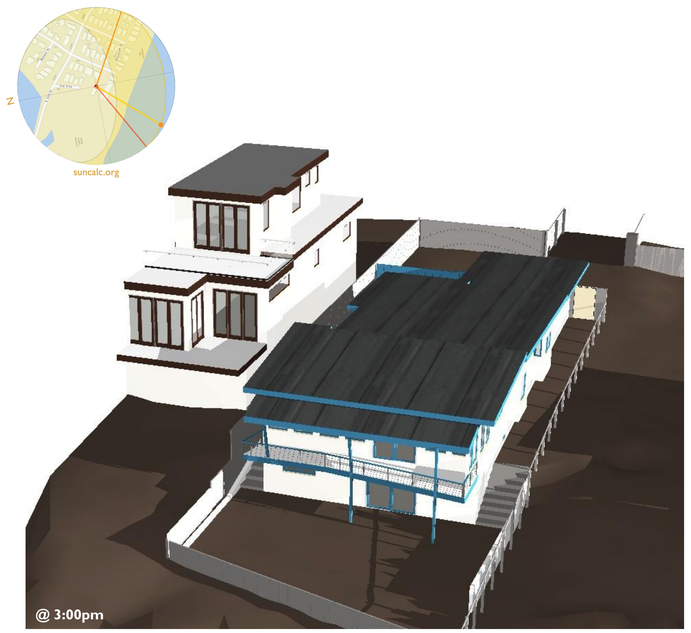


1 EXISTING RESIDENCE - SHADOW STUDY DURING SUMMER SOLSTICE (JUNE 21)
SCALE: n.t.s.

WINTER SOLSTICE







2 EXISTING RESIDENCE - SHADOW STUDY DURING WINTER SOLSTICE (DECEMBER 21)
SCALE: n.t.s.

Planning Commission Appeal
Application #251312
Attachment 3

5/6/26 1:56 AM

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Project Submittal Record

Revision	Date	Issue Description
	05/29/2025	COASTAL DEVELOP. PERMIT SUBMITTAL
1	12/5/2025	COASTAL DEVELOP. PERMIT RESUBMITTAL

Seal/ Signature

LICENSED ARCHITECT
No. C-23550
03.30.27
RENEWAL DATE
STATE OF CALIFORNIA

Project Name
VUCKOVICH RESIDENCE

Accessor's Parcel Number
APN #: 028-232-24

Sheet Title
SHADOW STUDIES - EXISTING

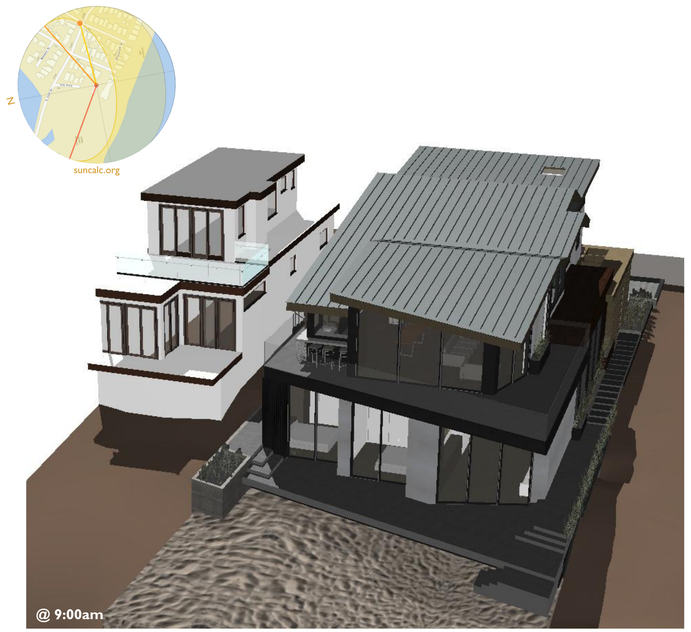
Scale
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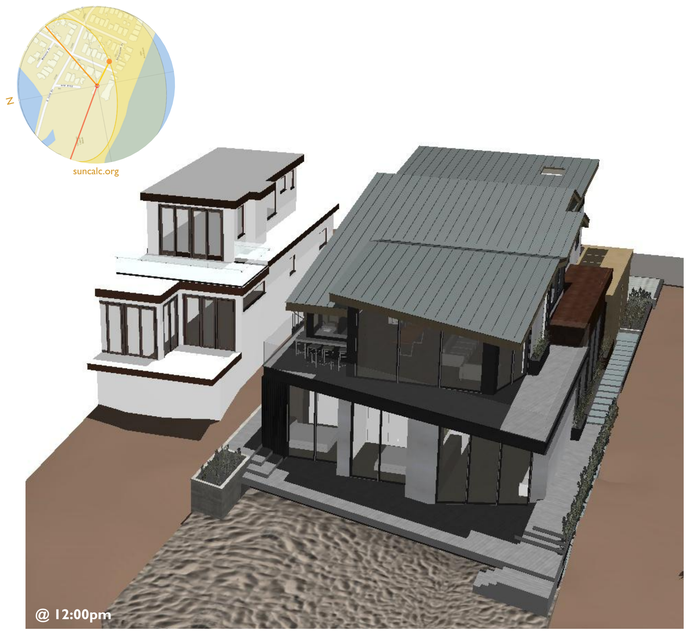
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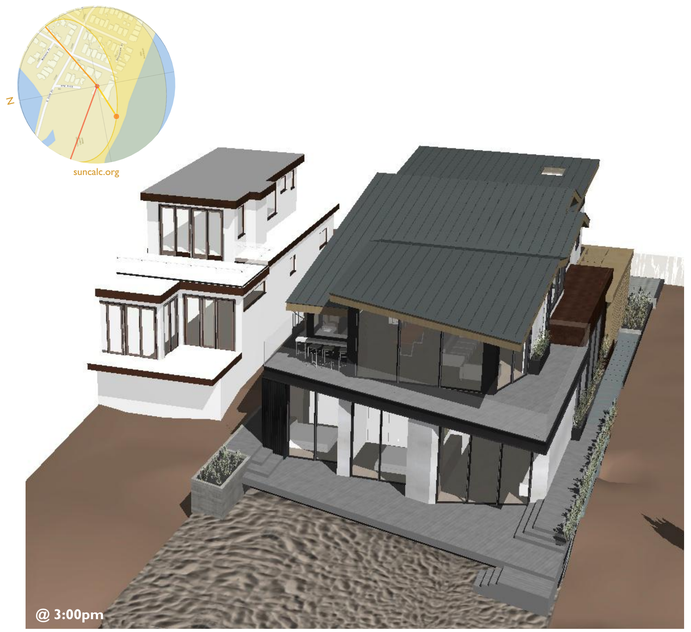
COASTAL DEVELOPMENT PERMIT

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SUMMER SOLSTICE

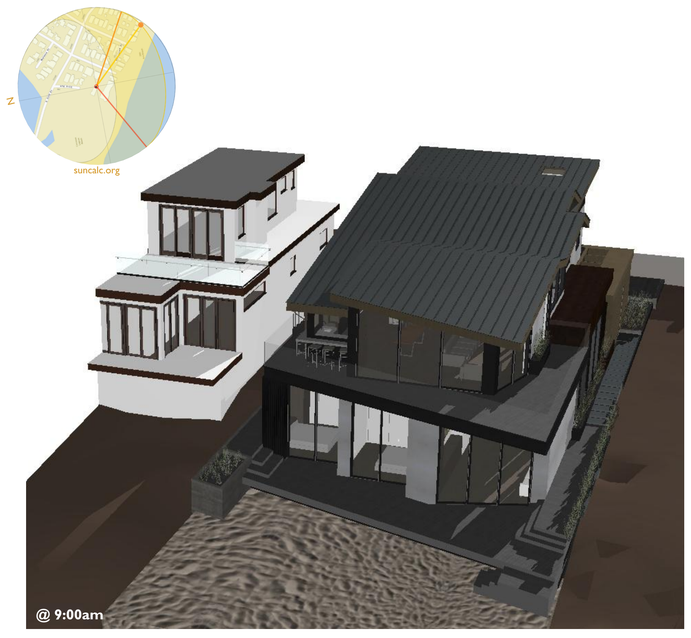


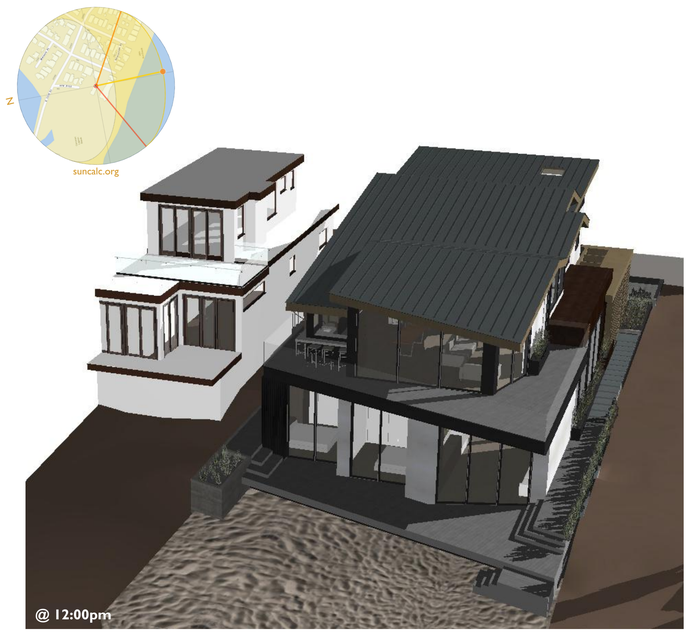


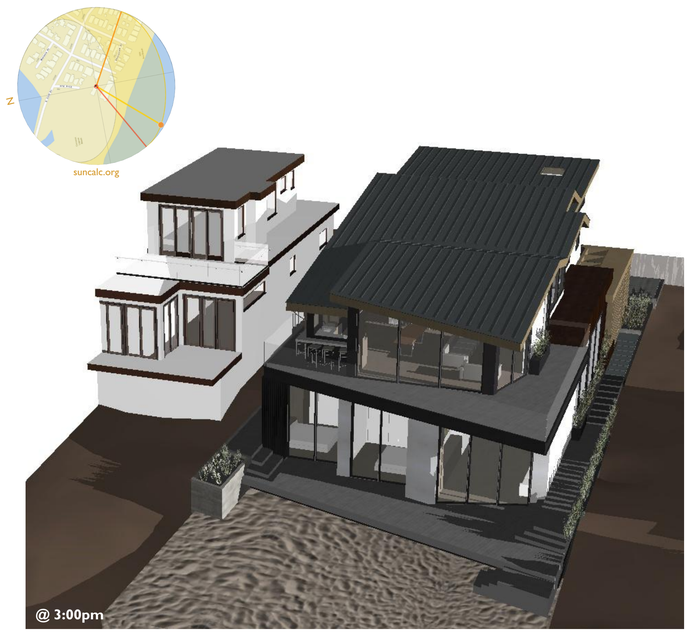


1 PROPOSED RESIDENCE - SHADOW STUDY DURING SUMMER SOLSTICE (JUNE 21)
SCALE: n.t.s.

WINTER SOLSTICE







2 PROPOSED RESIDENCE - SHADOW STUDY DURING WINTER SOLSTICE (DECEMBER 21)
SCALE: n.t.s.

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Sheet Title
SHADOW STUDIES - PROPOSED

Scale
As Indicated

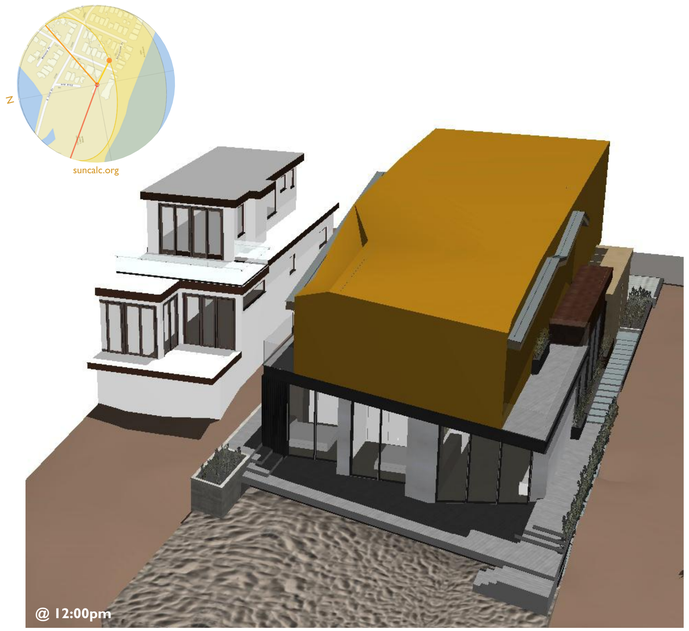
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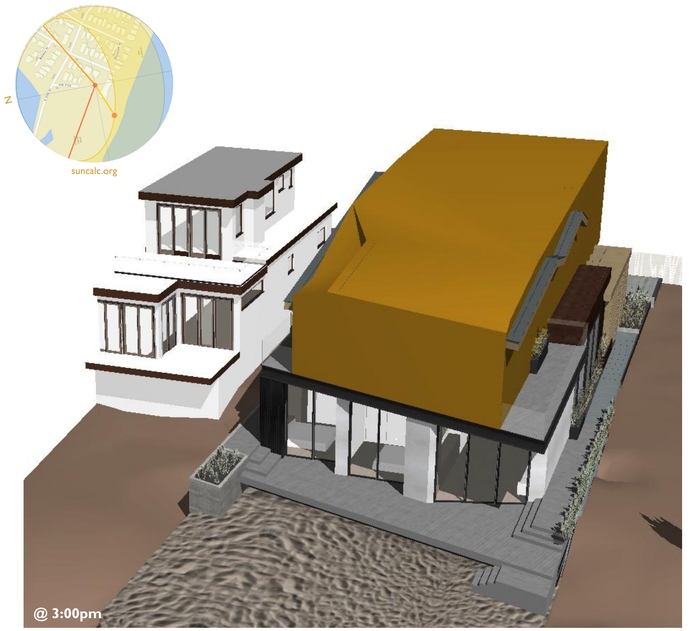
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SUMMER SOLSTICE

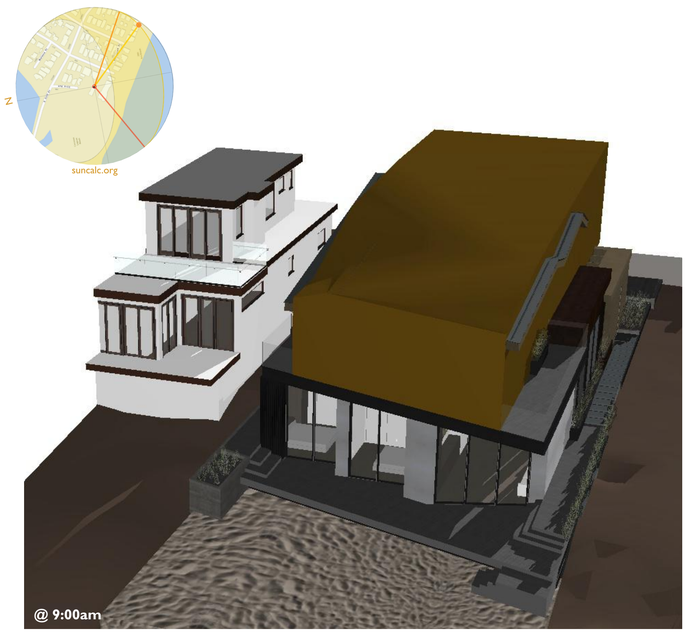


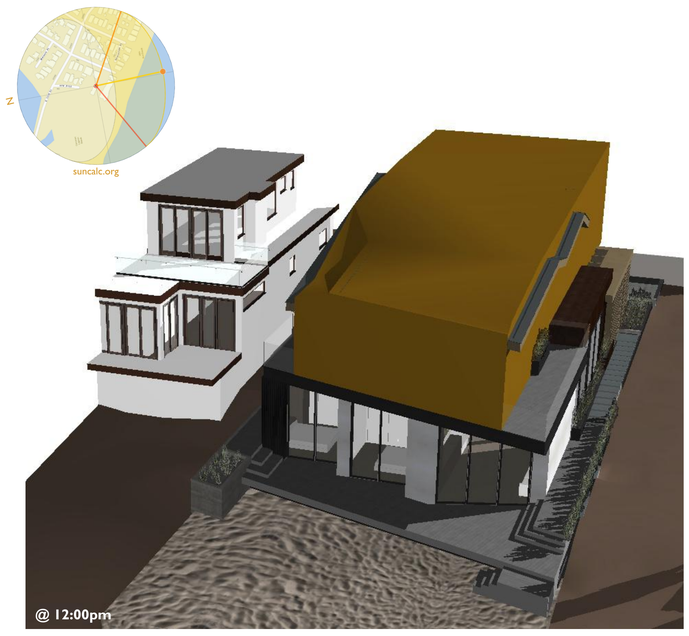


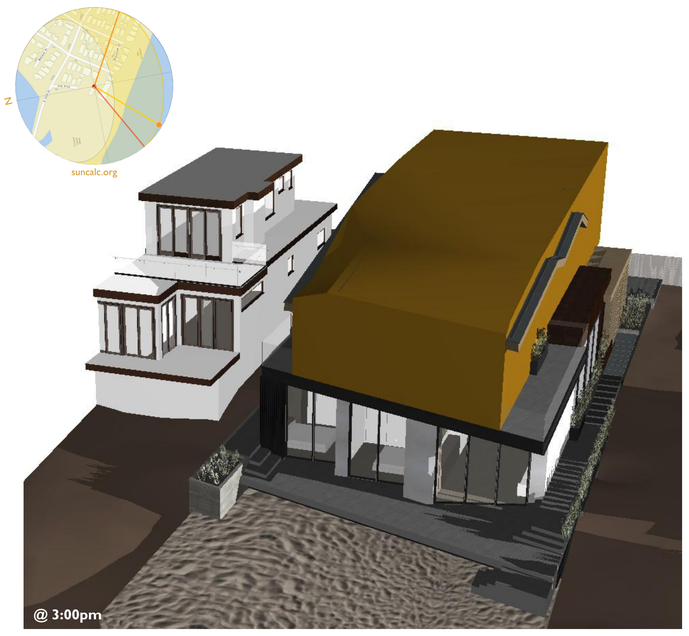


1 ALLOWED MASSING - SHADOW STUDY DURING SUMMER SOLSTICE
SCALE: n.t.s.

WINTER SOLSTICE







2 ALLOWED MASSING - SHADOW STUDY DURING WINTER SOLSTICE
SCALE: n.t.s.

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Sheet Title
SHADOW STUDIES - ALLOWED

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A16

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