



Staff Report to the Zoning Administrator

Application Number: **151303**

Applicant: William C. Kempf
Owner: Ed Malloy
APN: 028-221-14

Agenda Date: 10/21/16
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 968 square foot single family dwelling and detached accessory structure and construct a new two story approximately 2,000 square foot single family dwelling with attached garage. Requires a Coastal Development Permit.

Location: Property located on the east side of Sunny Cove drive approximately 300 feet south of the intersection with East Cliff Drive (134 Sunny Cove Drive).

Supervisory District: First District (District Supervisor: Leopold)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151303, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | |
| D. Project plans | |

Parcel Information

Parcel Size:	4,000 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Sunny Cove Drive
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-4 (Single family residential (minimum parcel size

Coastal Zone: 4,000 square feet))
 X Inside Outside
Appealable to Calif. Coastal X Yes No
Comm.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Combined Soils and Geology Report accepted (REV151108)
Fire Hazard: Not a mapped constraint
Slopes: Relatively flat lot
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 38 cubic yards (cut)
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

The subject property is developed with an existing 968 square foot single family dwelling and detached garage constructed in approximately 1930. The proposal includes the demolition of both structures. A historic evaluation of the existing structures and property was prepared by Franklin Maggi, Architectural Historian on June 8, 2016. The evaluation concluded that that the property would not be considered a historic resource.

Project Setting

The proposed project is located in an existing developed residential neighborhood and is across the street from Sunny Cove Beach. The project is more than 50 feet from the coastal bluff on the other side of the street (Sunny Cove Drive). The neighborhood consists of a mix of old and newer houses in a variety of styles. Sunny Cove Drive is a County maintained road.

Zoning & General Plan Consistency

The subject property is a parcel of 4,000 square feet, located in the R-1-4 (Single family residential (minimum parcel size 4,000 square feet)) zone 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 Residential)

General Plan designation.

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 widely 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 and is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water in that existing "primitive" beach access is located across the street from the project site.

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 **151303**, based on the attached findings and conditions.

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

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

Report Prepared By: Nathan MacBeth
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3118
E-mail: nathan.macbeth@santacruzcounty.us

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 151303
Assessor Parcel Number: 028-221-14
Project Location: 134 SunnyCove Drive

Project Description: Demolish an existing single family dwelling and construct a replacement dwelling.

Person or Agency Proposing Project: William Kempf

Contact Phone Number: (831) 459-0951

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

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

F. Reasons why the project is exempt:

A class 3 categorical exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. An example of this exemption includes, but is not limited to:
(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

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

Nathan MacBeth, Project Planner

Date: _____

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, listed in section 13.10.170(D) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-4 (Single family residential (minimum parcel size 4,000 square feet)), 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 Residential) General Plan designation.

2. 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.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to Section 13.20.130 and Section 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the proposed colors will be natural in appearance and complementary to the site. The existing home is visible from the beach and the proposed development will continue to be visible from the beach. The project has been designed to be set back further from the edge of the coastal bluff (across Sunny Cove Drive) and incorporates architectural elements such as an increased second story setback, comprehensive landscape plan, and building façade articulation to ensure the project is consistent in terms of style with the surrounding built environment.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between the nearest through public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is located between the shoreline and the first public road however the project will not interfere with public access to the beach, ocean, or any nearby body of water. Several existing "primitive" beach access trails are located along the west and south side of Sunny Cove Drive leading down to Sunny Cove Beach. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single family residential (minimum parcel size

Application #: 151303
APN: 028-221-14
Owner: Malloy

4,000 square feet)) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles.

A Geotechnical Engineering (with geology) Investigation Report prepared by CMAG Engineering dated September 23, 2015, was submitted to the County for review. The County Geologist reviewed and accepted the report on November 3, 2015. It was determined that the proposed development is consistent with the County's Geologic Hazards Ordinance with respect to geologic setback to the coastal bluff. No shoreline protection structure is proposed. Additional information and a copy of this report is on file with the Planning Department (REV151108). The project has been conditioned to ensure compliance with the recommendations of the project Geotechnical Engineer and Geologist.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities.

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

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single family residential (minimum parcel size 4,000 square feet)) zone district as the primary use of the property will be one single family dwelling with attached garage that meets all current site standards for the zone district.

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

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

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

The proposed single family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

The project site is not designated as a Scenic Resource in the General Plan and a specific plan has not been adopted for this portion of the County.

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

This finding can be made, in that the proposed single replacement family dwelling is to be constructed on an existing lot that has been developed with a single family dwelling since the 1930s. The proposed project consisting of demolition of the existing home and replacement with a single family home on the site will not result in an increase in traffic. Existing utilities serve the site. No adverse impacts on existing roads, intersection or utilities are expected.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The project site is currently visible from Sunny Cove Beach and will continue to be visible as a result of the project. The proposed color and materials will be "earth tone" and complimentary to the site.

Conditions of Approval

Exhibit D: Project Plans 10 sheets, prepared by William C Kempf, revised 6/10/16

- I. This permit authorizes the demolition of an existing home and construction of a new single family dwelling and associated improvements. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - 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 the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review

and approval.

3. A drainage plan which complies with the requirements set forth in 2013 California Building Code (CBC) Section 1804.3 and the recommendations of the soils engineer.
 4. A stormwater pollution control plan which complies with the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual.
 5. Final grading plans must note the depth and show the extent of proposed overexcavation and recompaction.
 6. Tree protection fencing to be located a minimum of 5 feet from all trees to remain.
 7. Please note on the plans that the proposed driveway shall conform to figure DW-5 of the County of Santa Cruz Design Criteria. Please include Figure DW-5 on the plans and provide a centerline profile for the driveway. The design criteria can be found on the internet at: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.pdf>
 8. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- D. Submit 2 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- E. Building permit application plans shall reference the soils report and include a statement that the project shall conform to the report's recommendations.
- F. Submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form.
- G. Pay the current fees for Parks and Child Care mitigation for 1 additional bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- H. Pay the current fees for Roadside and Transportation improvements for 1

additional bedroom. Please contact the Department of Public works for a current list of fees.

- I. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - 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.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Construction Hours: All demolition and construction activities shall be limited to the hours of 8a.m. to 6 p.m. Monday through Friday unless a temporary exception to this restriction is approved in advance by the Planning Department.
 - D. Earthwork is prohibited during the rainy season (October 15-April 15) unless a winter grading permit is approved by the Planning Director.
 - E. The project must comply with all recommendations of the approved soils reports.
 - F. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- 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. As a condition of this development approval, the holder of this development approval

("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

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

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

Please note: This permit expires three years from the effective date listed below unless a building permit (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.

Application #: 151303

APN: 028-221-14

Owner: Malloy

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Nathan MacBeth
Project Planner

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.

NEW RESIDENCE FOR:
THE MALLOY FAMILY
134 SUNNY COVE DRIVE, SANTA CRUZ COUNTY, CALIFORNIA

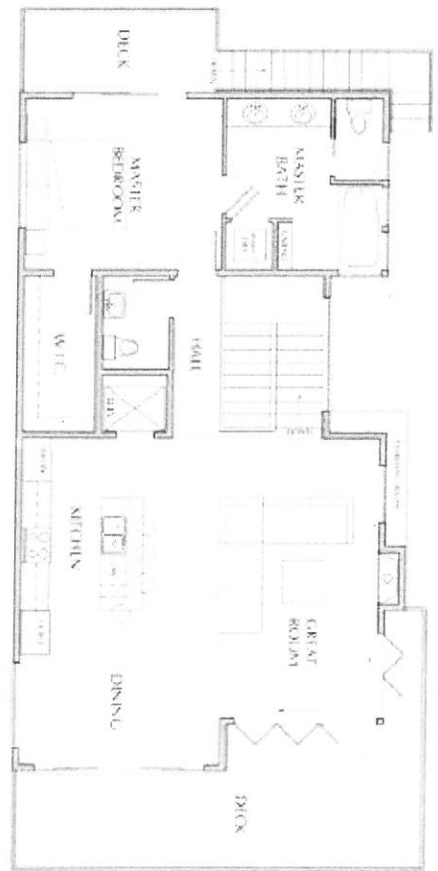
AREA CALCULATIONS



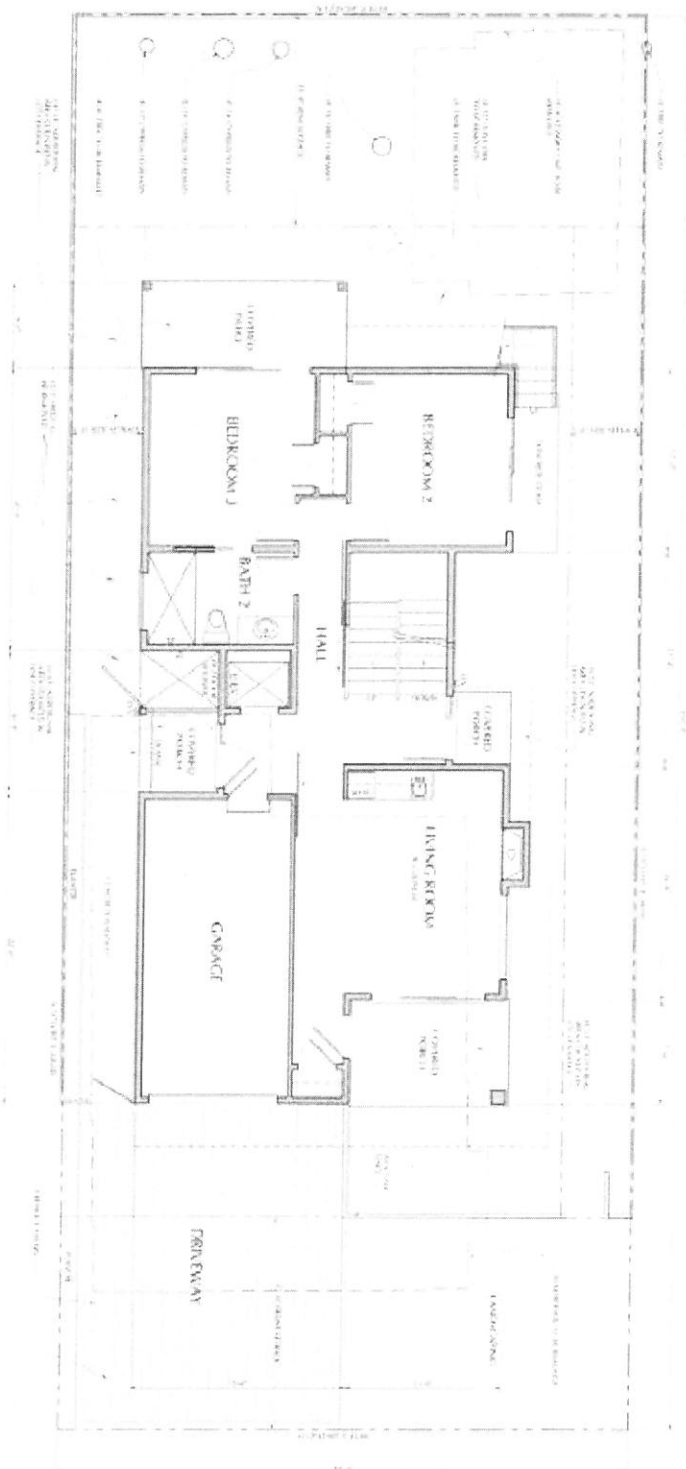
SHEET INDEX

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2 PROPOSED SECOND FLOOR PLAN



1 PROPOSED FIRST FLOOR PLAN

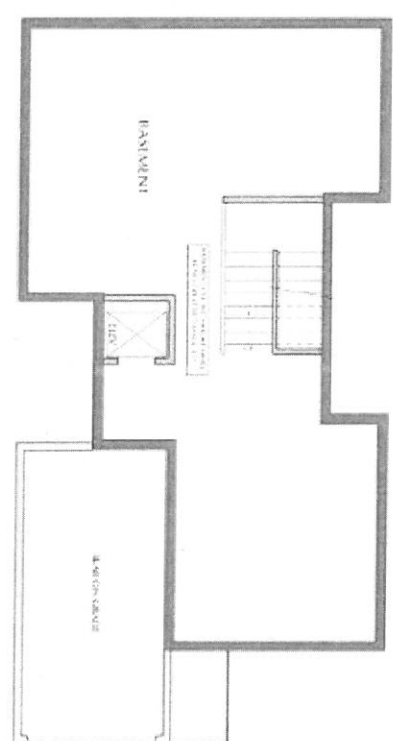
SUNNY COVE DRIVE

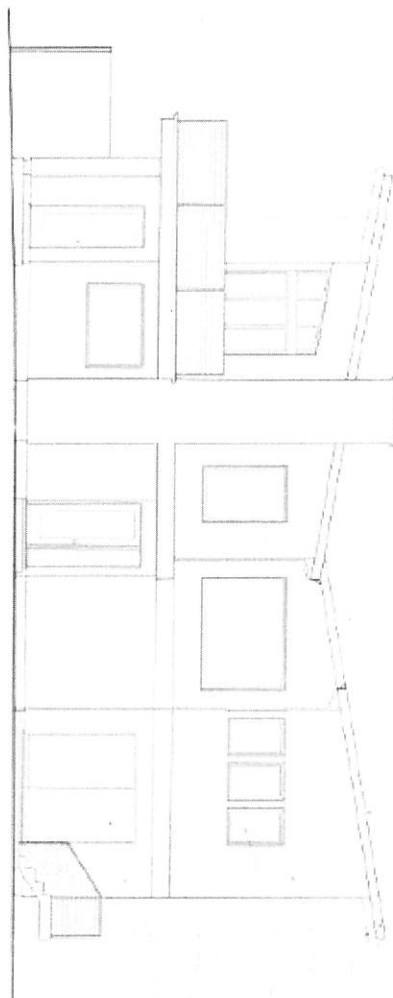
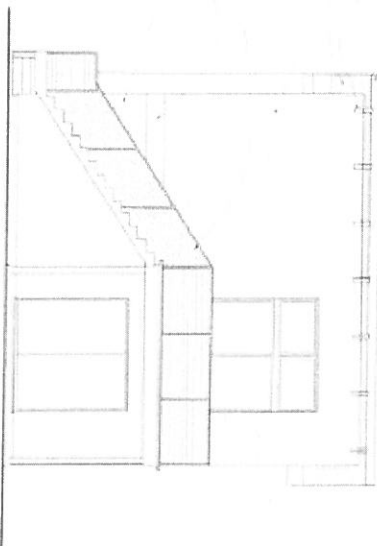


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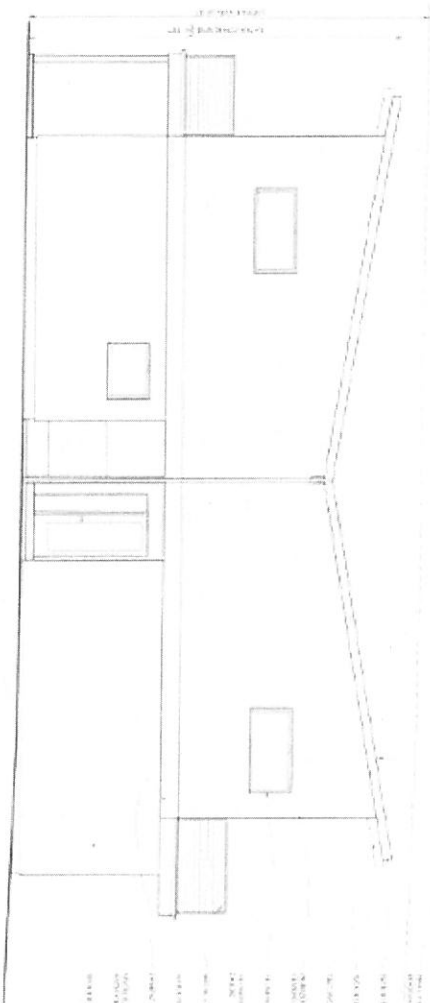
NEW RESIDENT FOR
THE MALLOY FAMILY
 3545 SUNNY COVE DRIVE, SANTA FE COUNTY, CALIFORNIA
 PROPOSED FLOOR PLANS



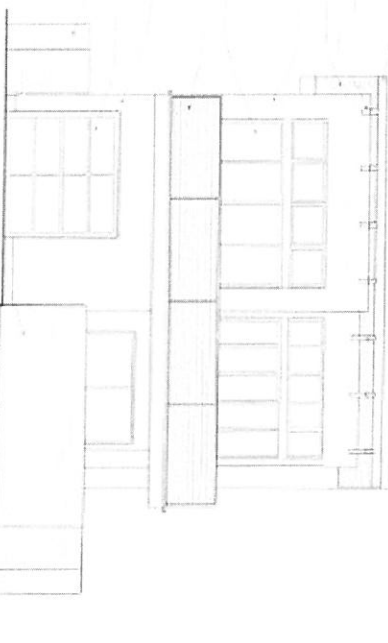


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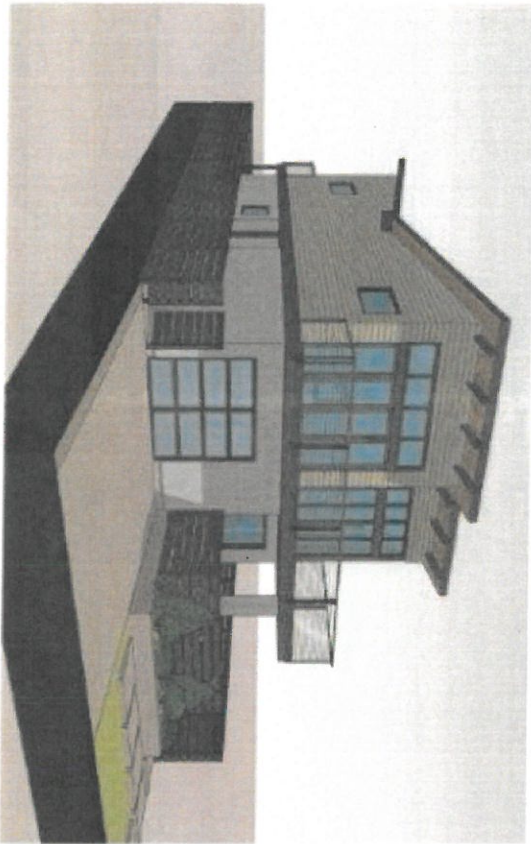
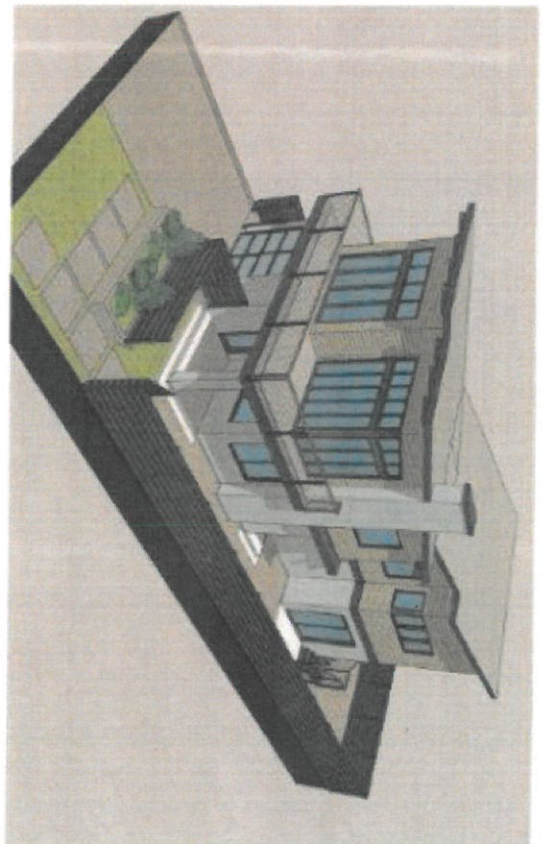
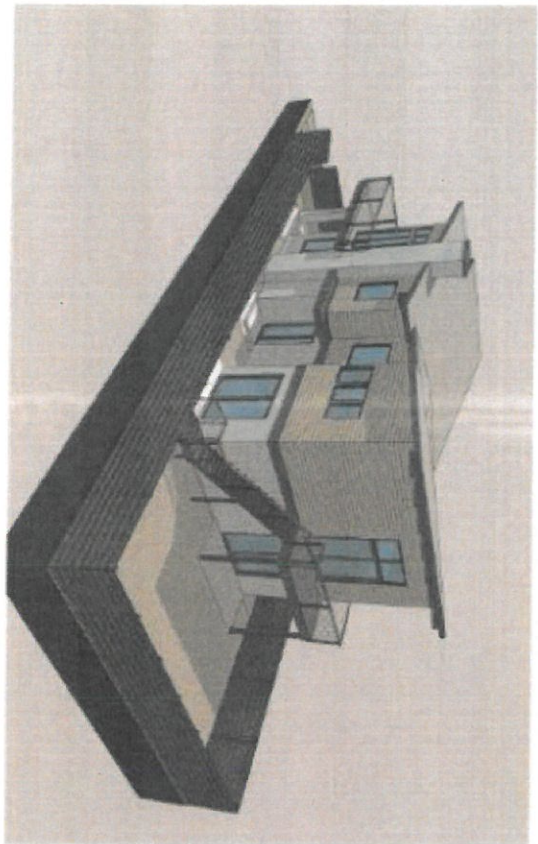
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WESTFIELD





FRONT-LEFT VIEW
1/10/2015 10:00 AM



FRONT-RIGHT VIEW
1/10/2015 10:00 AM



SIDE VIEW
1/10/2015 10:00 AM



BACK-LEFT VIEW
1/10/2015 10:00 AM



BACK-RIGHT VIEW
1/10/2015 10:00 AM



SIDE VIEW
1/10/2015 10:00 AM



FRONT-LEFT VIEW
1/10/2015 10:00 AM



FRONT-RIGHT VIEW
1/10/2015 10:00 AM



SIDE VIEW
1/10/2015 10:00 AM



NEW RESIDENCE FOR
THE MALLOY FAMILY
134 SUNNY CREST DRIVE, SANTA BARBARA COUNTY, CALIFORNIA
SITE CONTEXT & BUILDING RENDERINGS

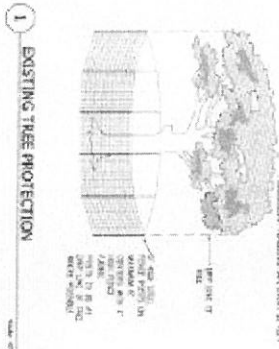


DATE: 1/10/2015
TIME: 10:00 AM
LOCATION: 134 SUNNY CREST DRIVE, SANTA BARBARA COUNTY, CALIFORNIA
PROJECT: NEW RESIDENCE FOR THE MALLOY FAMILY
CLIENT: THE MALLOY FAMILY
DESIGNER: [Name]
ARCHITECT: [Name]
PHOTOGRAPHER: [Name]

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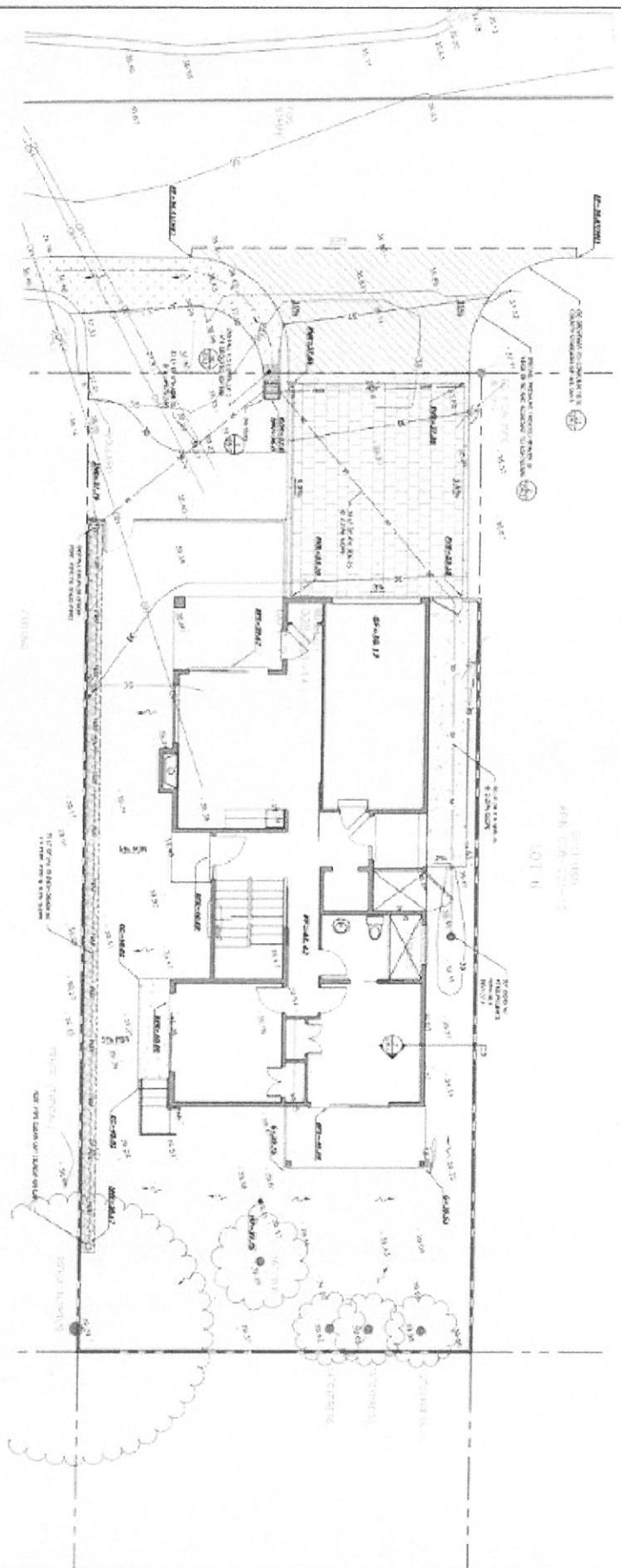
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A6



#	NAME	AGE	SEX	DATE OF BIRTH
1	CHEN YU-CHENG	97	M	10/10/68
2	WANG CHIA-YUAN	78	M	03/08/40
3	KOHN	52	F	02/05/66
4	LIANG HONG	41	F	04/04/77
5	HUNG JIAN	38	M	02/06/80

[illegible][illegible]



LINE SUPPRESSION NOTES

1. ALL LINE SUPPRESSIONS SHALL BE INDICATED BY A DASHED LINE WITH THE WORD "SUPPRESSION" WRITTEN ALONG THE LINE.

2. ALL LINE SUPPRESSIONS SHALL BE INDICATED BY A DASHED LINE WITH THE WORD "SUPPRESSION" WRITTEN ALONG THE LINE.

SITE GRADING VOLUME TOTALS

Description	Vol	Unit
Grading	1.00	cu yd
Drainage	0.00	cu yd
Utilities	0.00	cu yd
TOTAL	1.00	cu yd

SITE PREPARATION

Description	Vol	Unit
Grading	1.00	cu yd
Drainage	0.00	cu yd
Utilities	0.00	cu yd
TOTAL	1.00	cu yd

SITE PREPARATION NOTES FOR THE CONTRACTOR

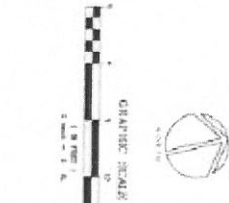
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

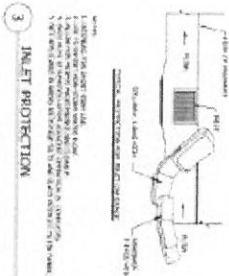
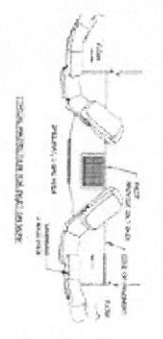
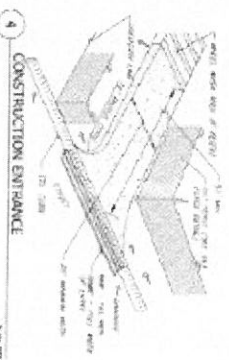
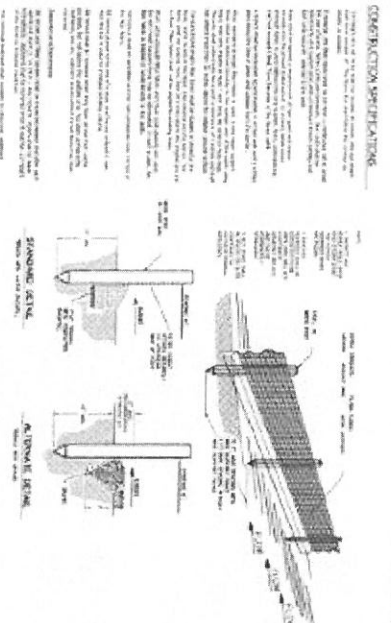
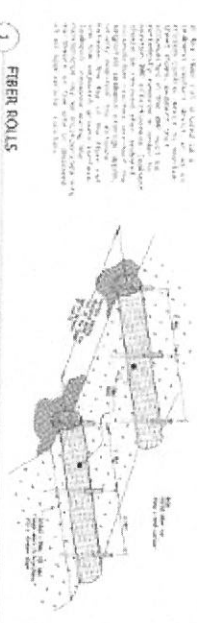
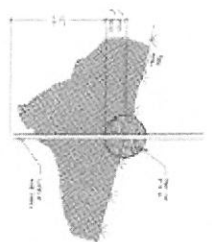
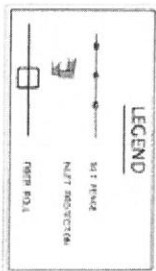
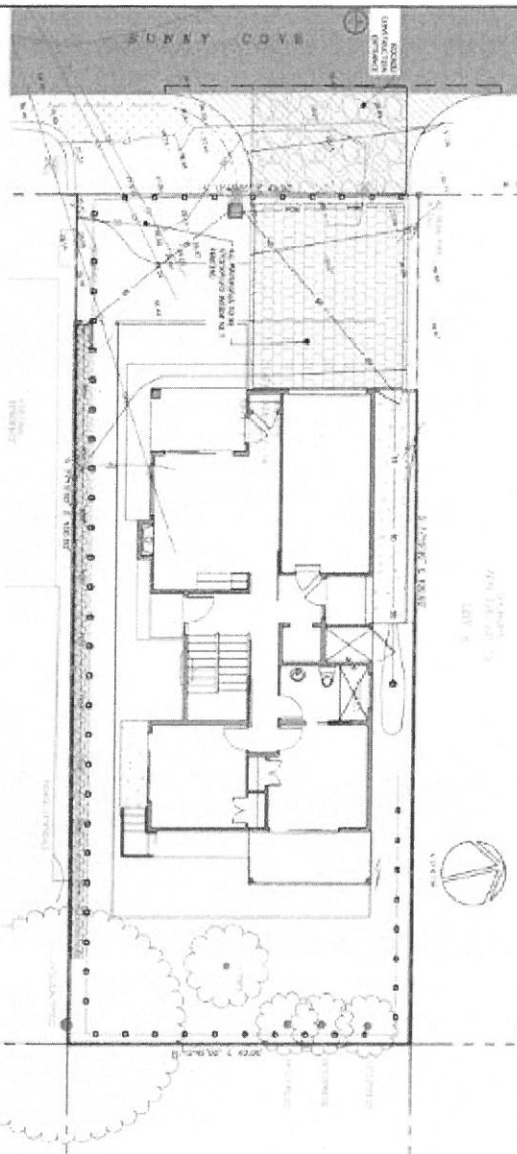
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 3. ALL GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN.
 4. ALL GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN.
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 9. ALL GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN.
 10. ALL GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN.

EXISTING ELEVATION DATA

Point	Elevation
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00



- LEGEND**
- EXISTING GRADE
 - PROPOSED GRADE
 - PROPOSED GRADE
 - PROPOSED GRADE
 - PROPOSED GRADE
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 - PROPOSED GRADE
 - PROPOSED GRADE

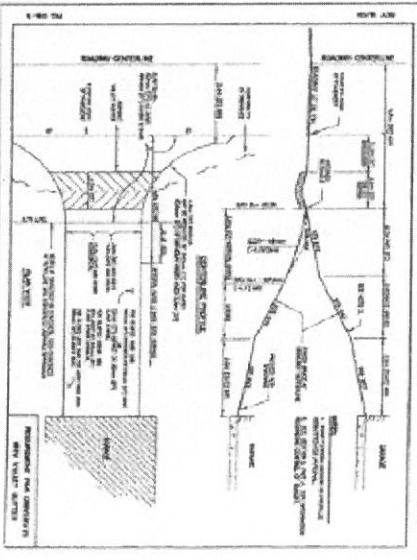
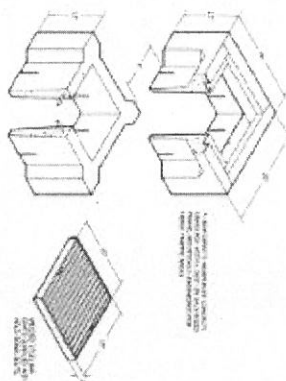
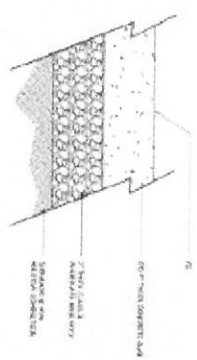
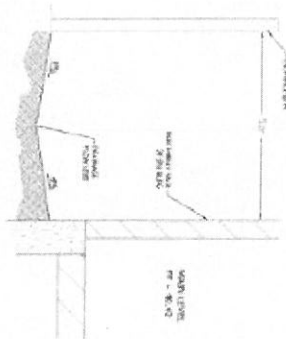
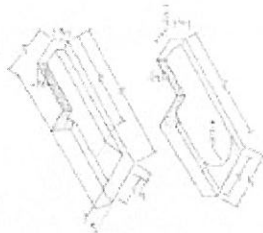
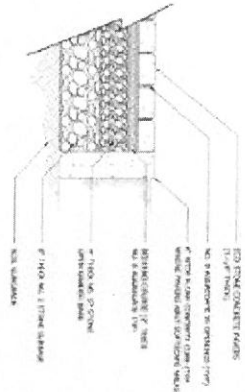
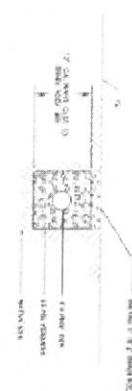
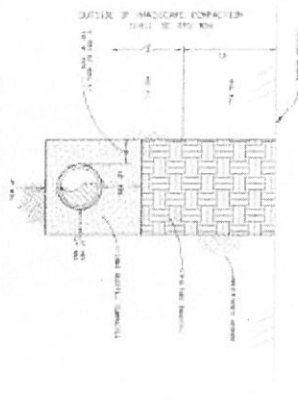
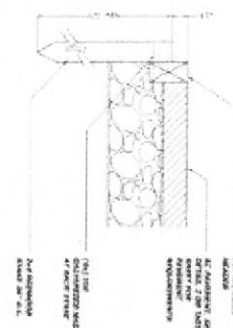
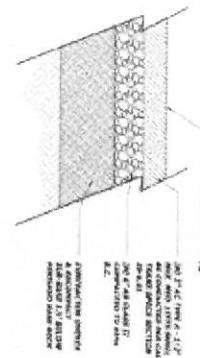
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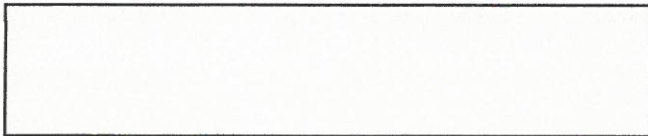
ANALYSIS OF THE PROBLEM
 The problem is a complex one, involving a number of factors. The first factor is the lack of a clear definition of the problem. The second factor is the lack of a clear understanding of the problem. The third factor is the lack of a clear understanding of the problem. The fourth factor is the lack of a clear understanding of the problem. The fifth factor is the lack of a clear understanding of the problem. The sixth factor is the lack of a clear understanding of the problem. The seventh factor is the lack of a clear understanding of the problem. The eighth factor is the lack of a clear understanding of the problem. The ninth factor is the lack of a clear understanding of the problem. The tenth factor is the lack of a clear understanding of the problem.

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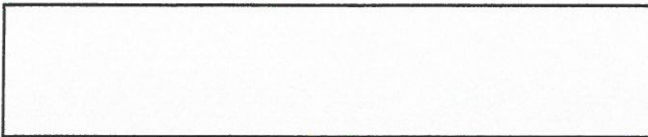
4. The authors of the paper, Chou, Chang, and Lin, state that the purpose of their study is to "investigate the effects of the use of the Internet on the performance of the Chinese stock market." They state that the study is "the first to investigate the effects of the use of the Internet on the performance of the Chinese stock market."
5. The authors state that the study is "the first to investigate the effects of the use of the Internet on the performance of the Chinese stock market."
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14. The authors state that the study is "the first to investigate the effects of the use of the Internet on the performance of the Chinese stock market."
15. The authors state that the study is "the first to investigate the effects of the use of the Internet on the performance of the Chinese stock market."

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WOOD TRIM COLOR:
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 COLOR: TRICORN BLACK - SW 6258



THE MALLOY FAMILY
 134 SUNNY COVE DRIVE, SANTA CRUZ
 COUNTY, CALIFORNIA

DATE: APRIL 6, 2016

WILLIAM C. KEMPF, ARCHITECT
 911 CENTER STREET, SUITE F
 SANTA CRUZ, CALIFORNIA 95060
 831 459-0951, fax 831 459-0950

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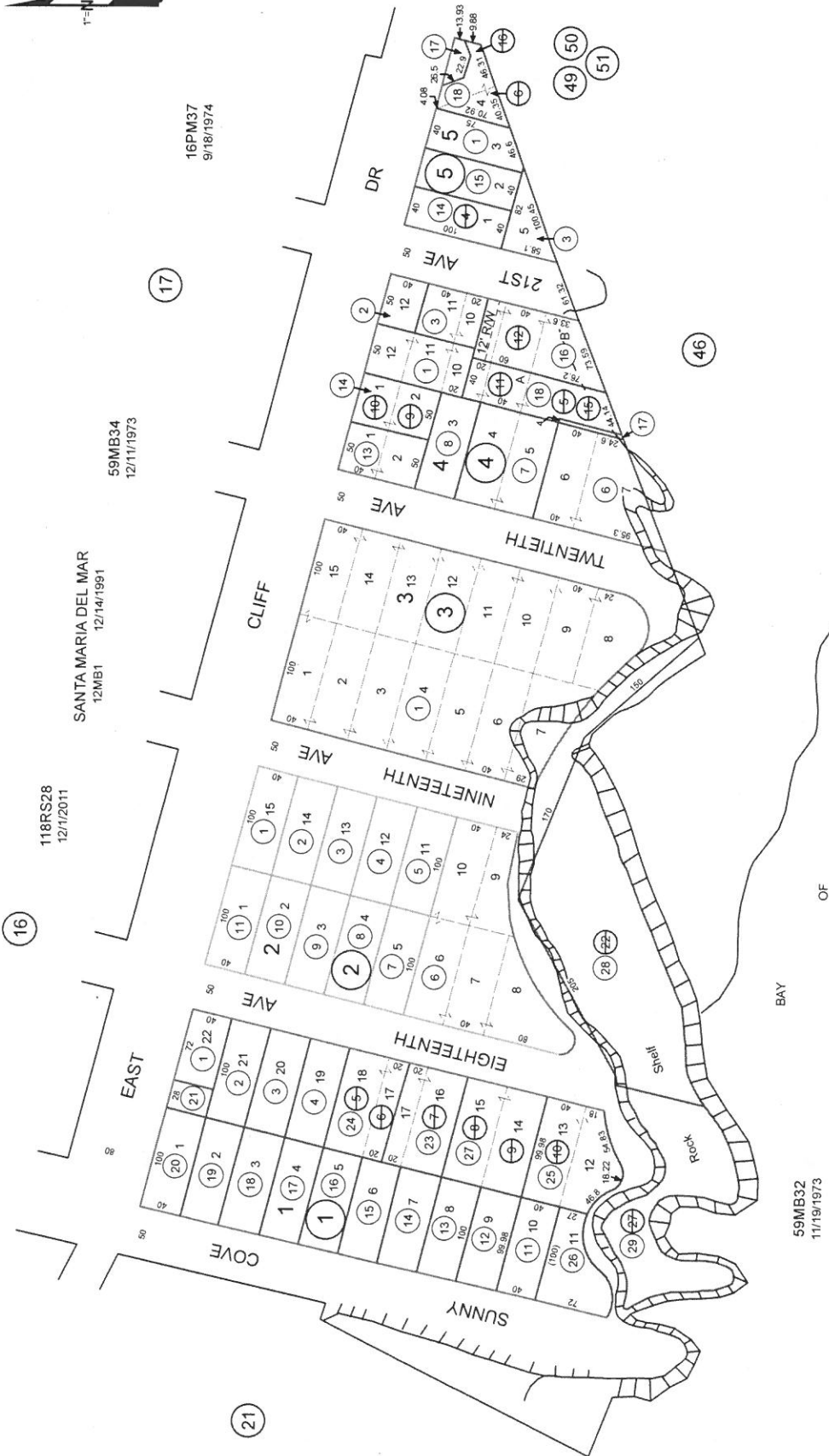
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82-040

28-22



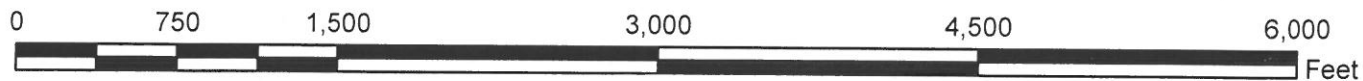
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Rev. 8/27/98 (Por. to pg. 46) rw

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







Assessor's Map No. 28-22
County of Santa Cruz, Calif.
Aug. 1998



Vicinity Map



LEGEND

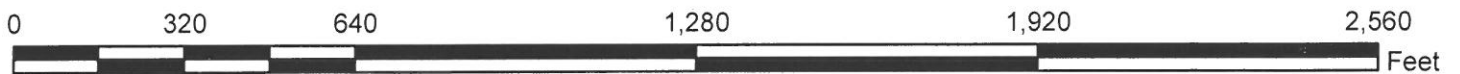
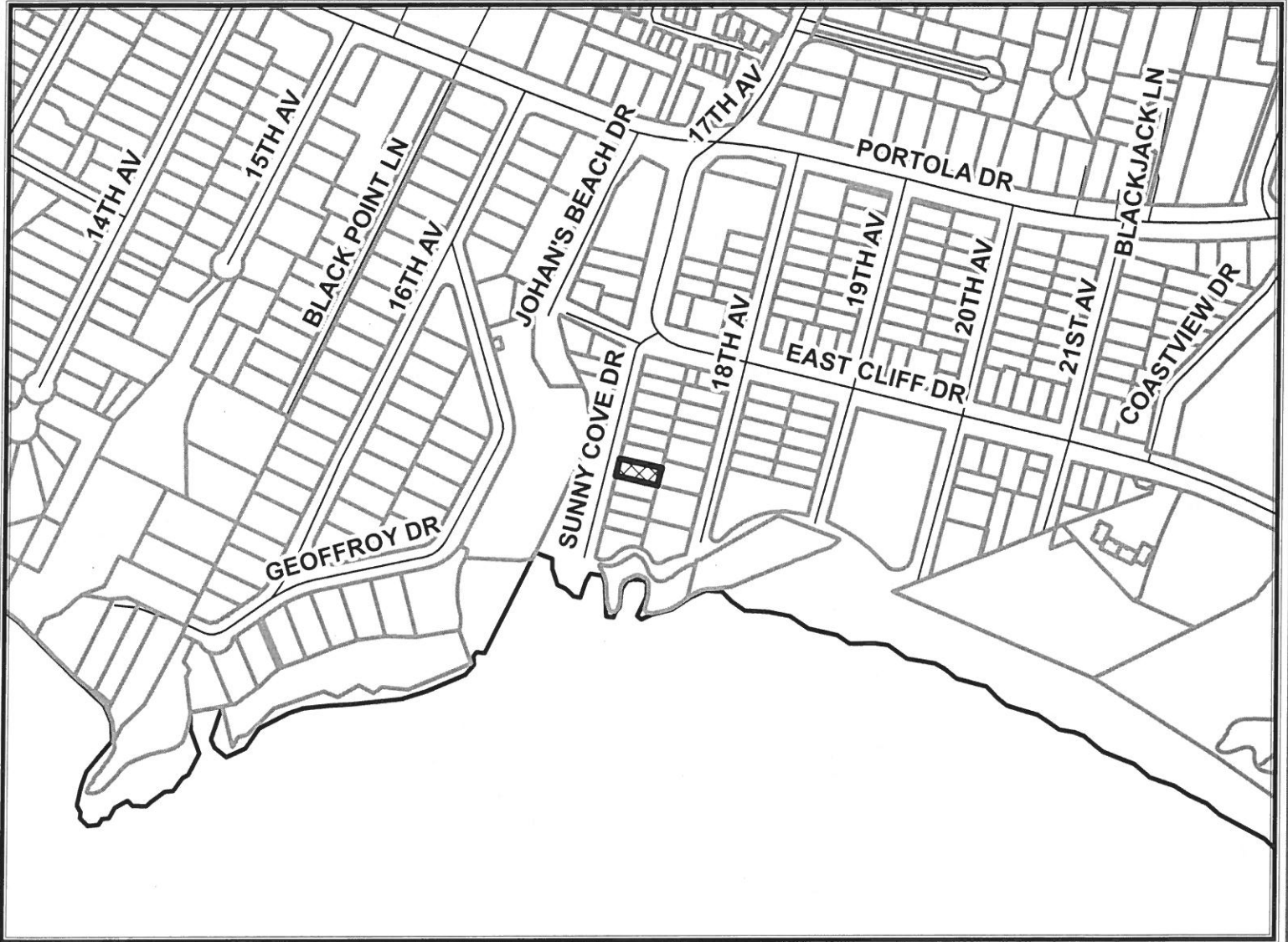
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-  Assessors Parcels
-  Street
-  CITY OF SANTA CRUZ
-  County Boundary
-  Lakes






Map Created by
County of Santa Cruz
Planning Department
November 2015



Location Map



LEGEND

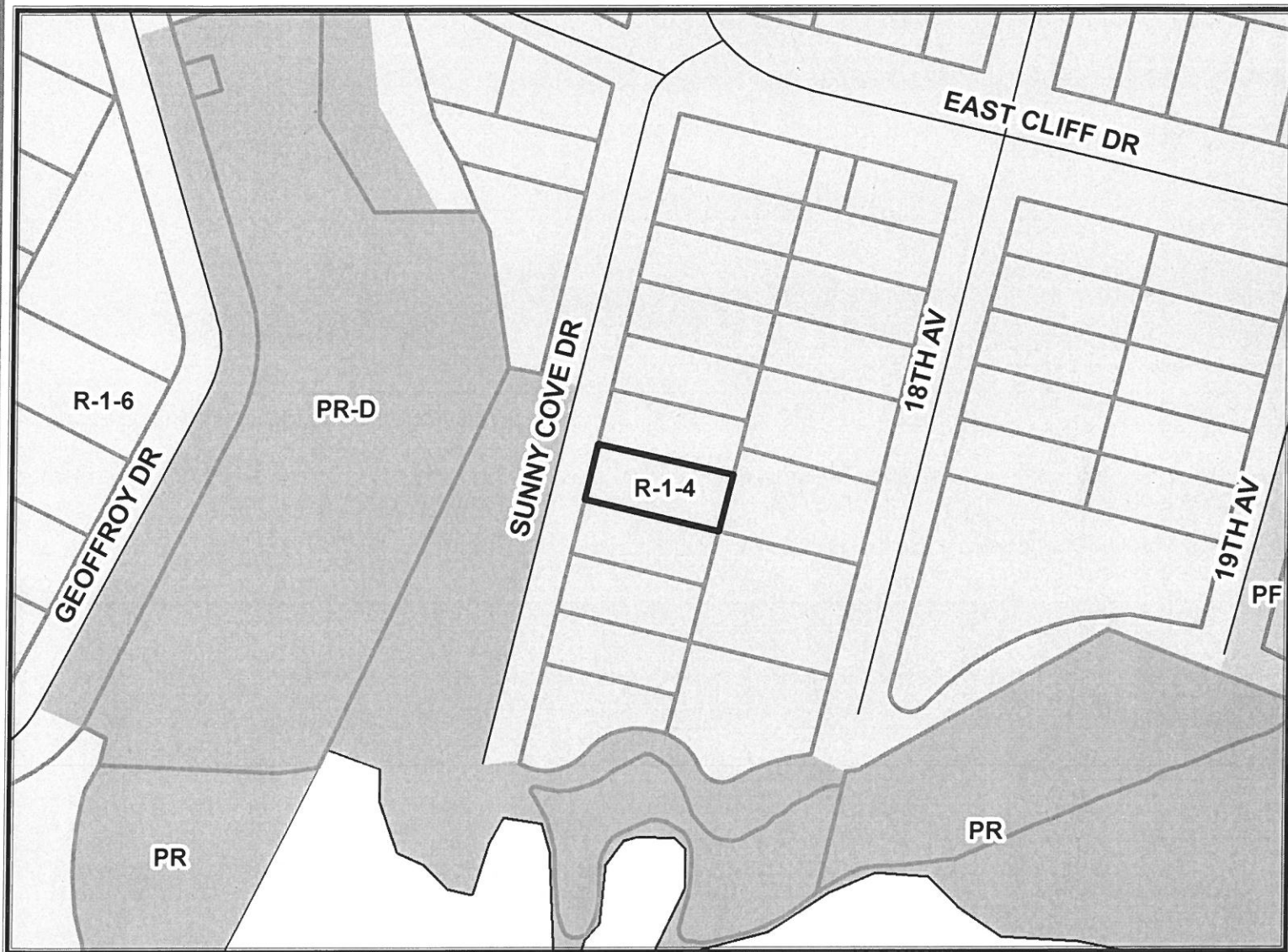
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-  Street
-  County Boundary



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November 2015



Zoning Map



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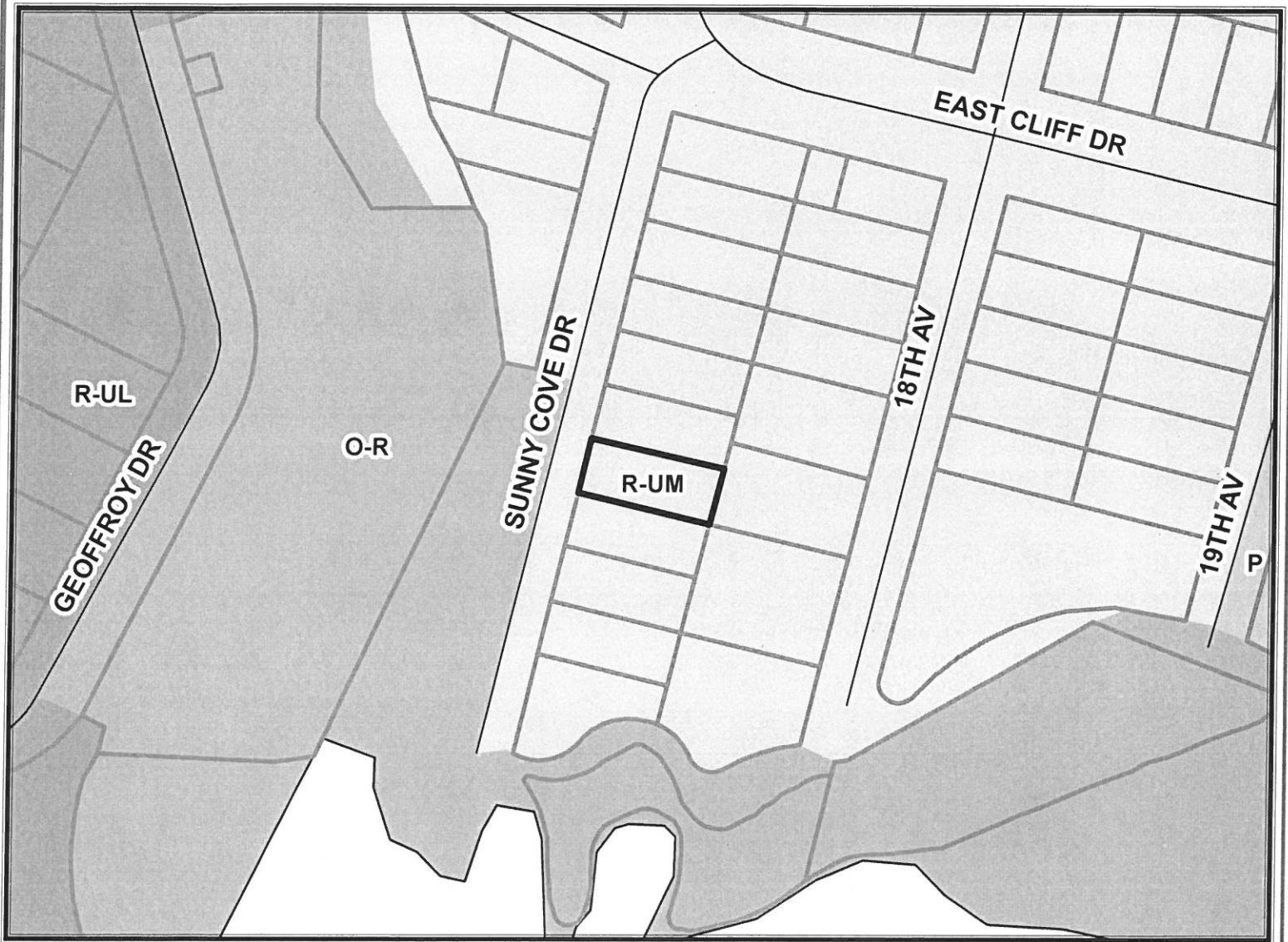
- APN: 028-221-14
- Assessors Parcels
- Street
- County Boundary
- RESIDENTIAL-SINGLE FAMILY
- PUBLIC FACILITY
- PARK



Map Created by
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November 2015



General Plan Designation Map



LEGEND

- APN: 028-221-14
- Assessors Parcels
- Street
- County Boundary
- Residential - Urban Medium Density
- Public Facilities
- Parks and Recreation
- Residential - Urban Low Density



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