



Staff Report to the Zoning Administrator

Application Number: **161101**

Applicant: Robert Goldspink
Owner: Malcom and Gayle Gordon
APN: 028-221-19

Agenda Date: December 2, 2016
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 1,200 square foot single family dwelling and associated accessory structures and construct a new 2,000 square foot two story single family dwelling with attached garage and excavate 255 cubic yards of material for construction of a basement. Requires a Coastal Development Permit.

Location: Property located on the east side of Sunny Cove Drive, second property south of the intersection with East Cliff Drive (180 Sunny Cove Drive).

Supervisory District: 1st 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 161101, 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 (4,000 minimum parcel))
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report deferred to Building Permit stage
Fire Hazard: Not a mapped constraint
Slopes: Relatively flat lot
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 255 cubic yards for basement
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 District
Drainage District: Flood Control District 5

History

The subject property is developed with an existing 1,200 square foot single family dwelling and two detached accessory structures constructed in approximately 1930. The proposal includes the demolition of the existing dwelling and both accessory structures. A historic evaluation of the existing structures and property was prepared by Franklin Maggi, Architectural Historian on September 9, 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 & Local Coastal Program Consistency

The subject property is a parcel of 4,000 square feet, located in the R-1-4 (Single Family Residential (4,000 square foot minimum parcel)) zone district, a designation which allows

The proposed single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's Urban Medium Residential Density (R-UM) 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.

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 **161101**, 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: 161101

Assessor Parcel Number: 028-221-19

Project Location: 180 Sunny Cove Drive

Project Description: Demolish an existing single family dwelling and associated accessory structures and construct a new two story single family dwelling.

Person or Agency Proposing Project: Robert Goldspink

Contact Phone Number: (831) 688-8950

- 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 (4,000 square foot minimum parcel)), 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 Urban Medium Residential Density (R-UM) 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 project site is not readily visible from the beach, not situated on a coastal bluff, prominent ridge or in a significant public view shed.

The project incorporates architectural elements such as the use of natural color and materials. The proposed development incorporates building façade articulation and gable roof design to ensure the project is consistent in terms of style with the surrounding built environment. A comprehensive landscape plan has been designed for the site.

The project has been conditioned to require the review of applicable technical studies (soils report) at the Building Permit stage.

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 though the proposed development will not interfere with public access to the beach, ocean, or any nearby body of water. Existing beach access exists approximately 200 feet south of the subject property. 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 (4,000 square foot minimum parcel)) 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. Environmental Planning staff has reviewed the project and deferred submittal of the soils report to the building permit stage.

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 (4,000 square foot minimum parcel)) 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.

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 Urban Medium Residential Density (R-UM) 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.

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 replacement single 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 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. The subject parcel is not readily visible from Sunny Cove Beach and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit D: Project Plans 13 sheets, prepared by Robert Goldspink Architect, revised 9/12/16

- I. This permit authorizes the demolition of an existing single family dwelling and associated outbuildings and construction of a new single family dwelling. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to 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.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate 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. Grading, drainage, and erosion control plans.
 4. 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 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - E. 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.
 - F. 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.
 - G. 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.
 - H. 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. 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. 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

Application #: 161101
APN: 028-221-19
Owner: Malcom and Gayle Gordon

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.

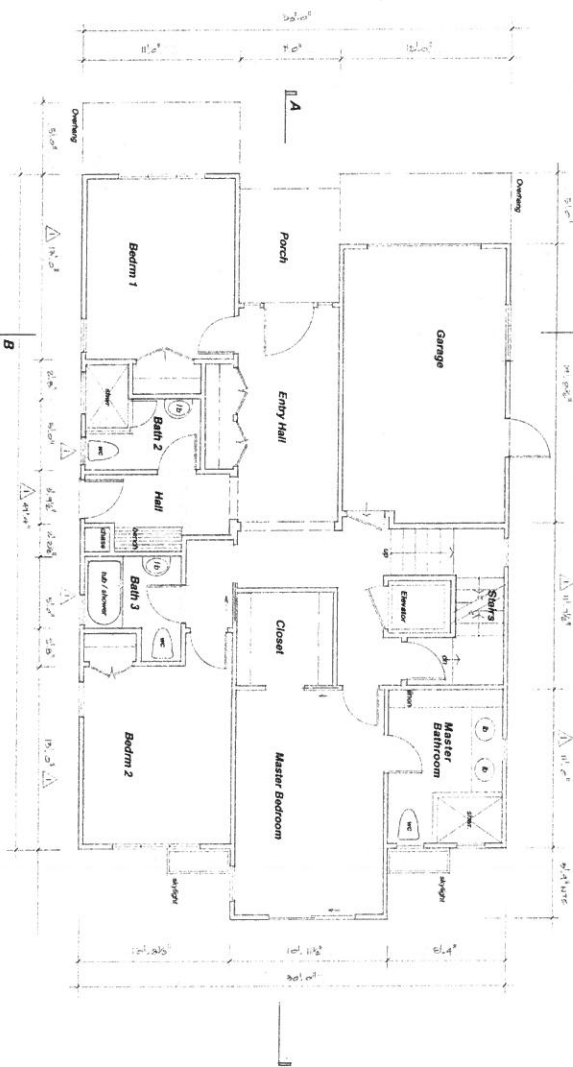
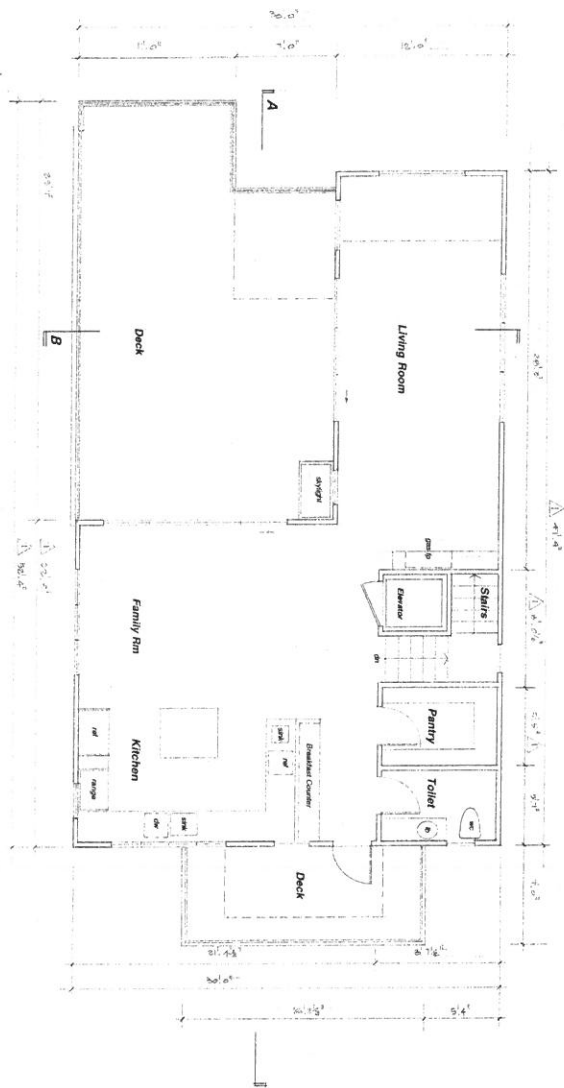
Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures 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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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



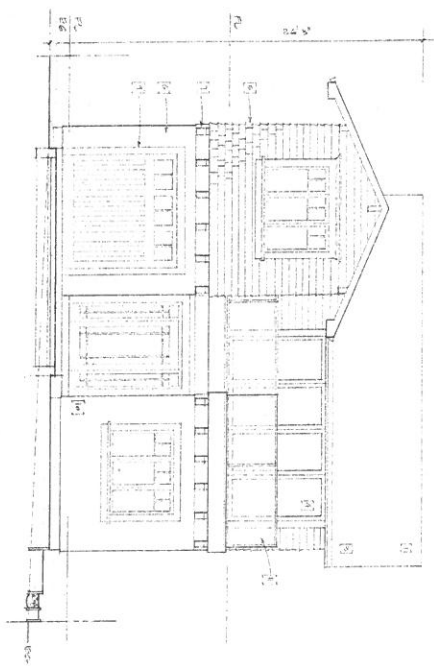
REVISIONS
DATE DESCRIPTION

Gordon Residence
Craig and Marlene Gordon
10000 S. 10th Ave.
Suite C-100
Scottsdale, AZ 85262
APN 008-221-129
C 1.1.796
ROBERT J. GOLDSPIR, ARCHITECT
10425 S. 10th Ave. Suite C-100
Scottsdale, AZ 85262
Tel: (480) 444-4442
Fax: (480) 444-4442

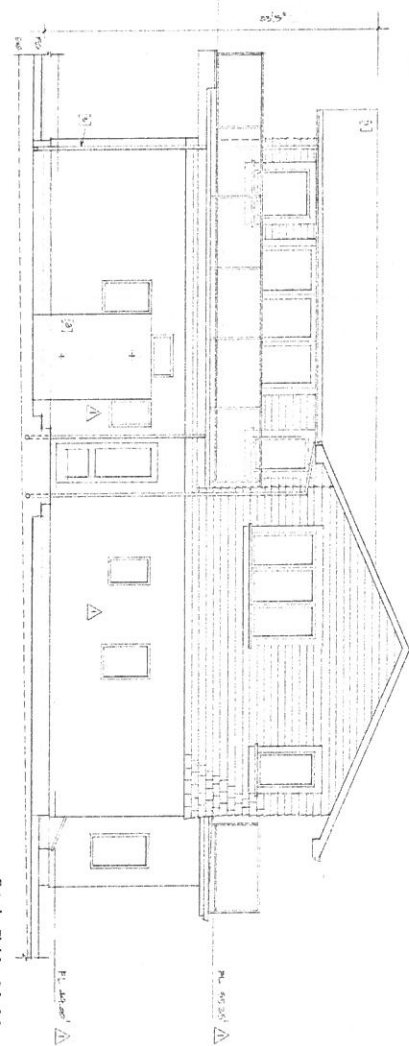
Floor Plans

A.2

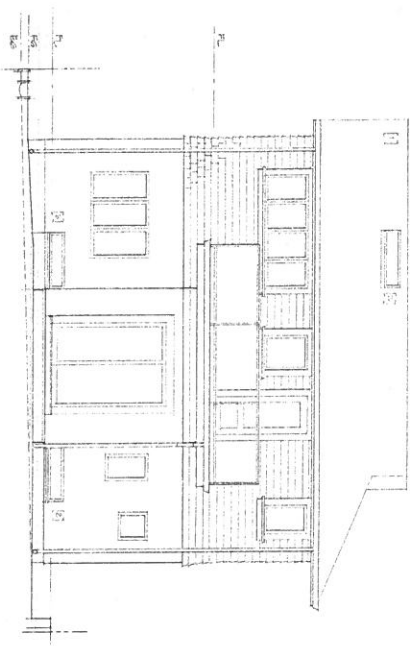
REVISED: 04/11/10
 4/12/10
 180 Sunny Cove Drive
 Sunnyvale, CA 94089
 Tel: 650.261.1745



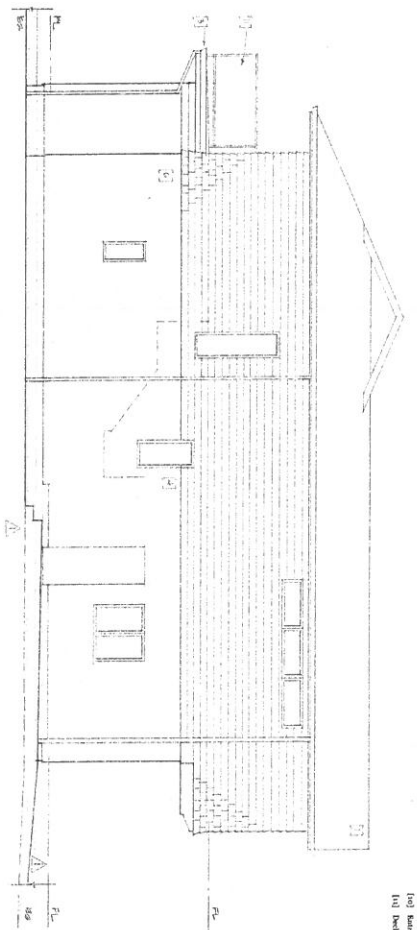
West Elevation
 1/4" = 1'-0" typ



South Elevation



East Elevation

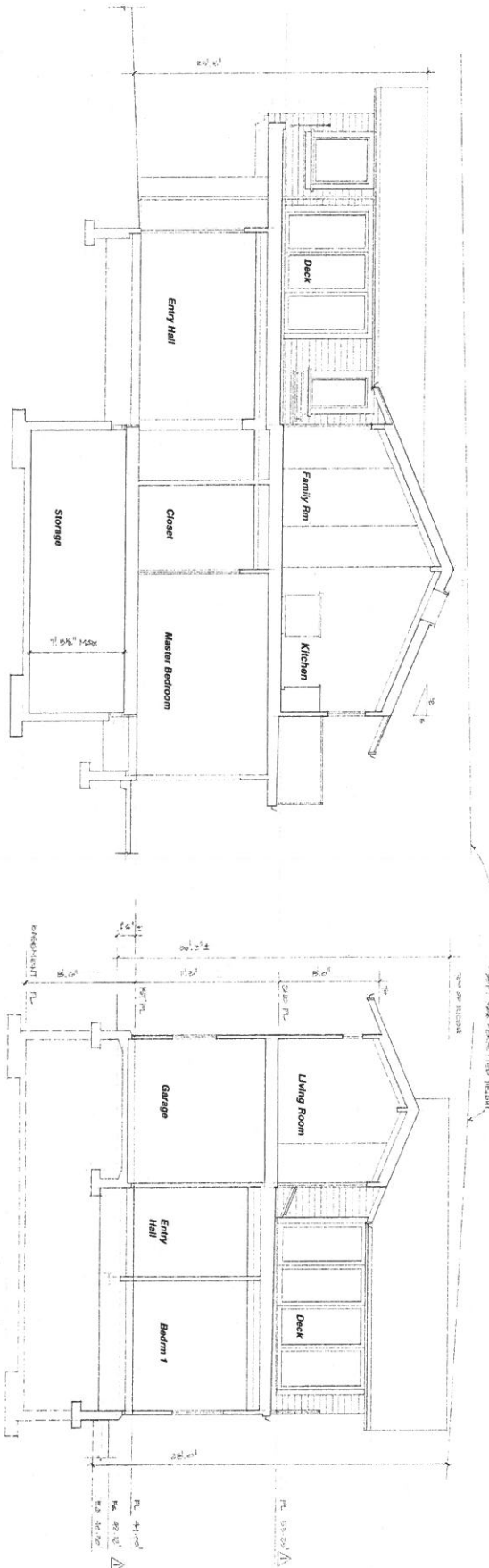


North Elevation

- Exterior Finishes Schedule**
- (1) Roof: Weathered Wood, competitive shingles
 - (2) Siding: Siding
 - (3) Corners and Downspouts: Siding
 - (4) Windows: Siding
 - (5) Porch: Siding
 - (6) First Floor: Siding
 - (7) Second Floor: Siding
 - (8) Third Floor: Siding
 - (9) Stairs: Siding
 - (10) Deck: Siding
 - (11) Balcony: Siding
 - (12) Porch: Siding
 - (13) Deck: Siding
 - (14) Balcony: Siding

Elevations

A.3

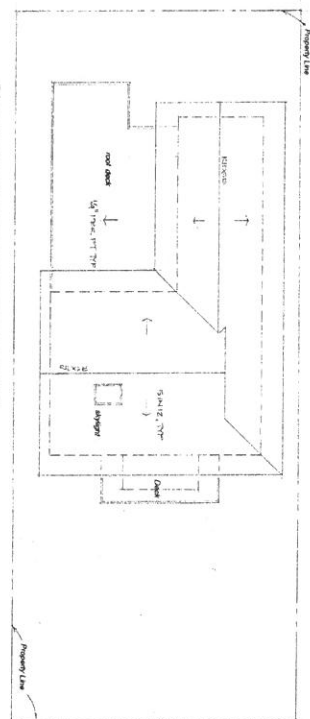


Gordon Residence
 Galt and Michele Gordon
 14775 Sycamore Ave.
 Santa Cruz, CA 95062
 408.682.1129

ROBERT J GOLDSPIRK ARCHITECT
 C 12.796
 8825 Sequest Drive, Aptos, CA 95061
 408.682.1129 Jan. 10.11 688 4432
 6888 12.1.18

Sections

A.4



Roof Plan
1/8" = 1'-0"

 $0:1 = 8:1$

- 170 Sunny Cove Drive



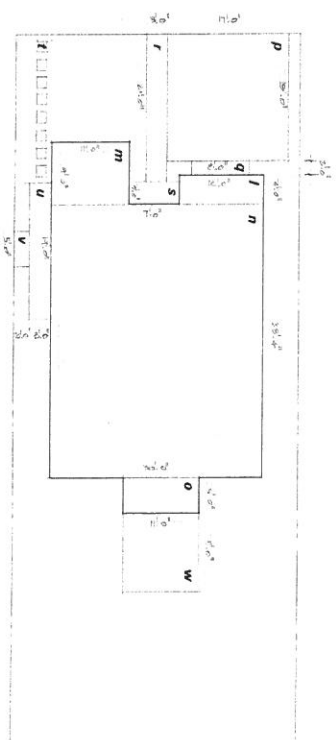
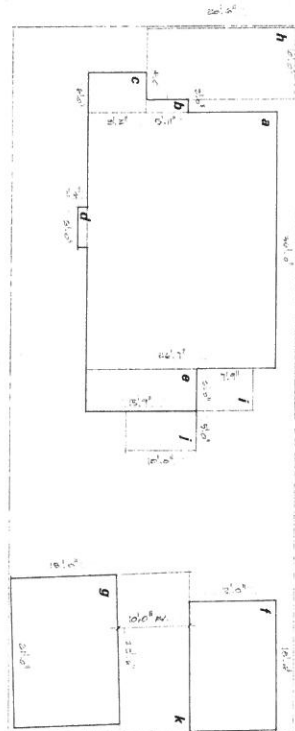
Roof Plan
1/8" = 1'-0"

 $0:1 = 8:1$

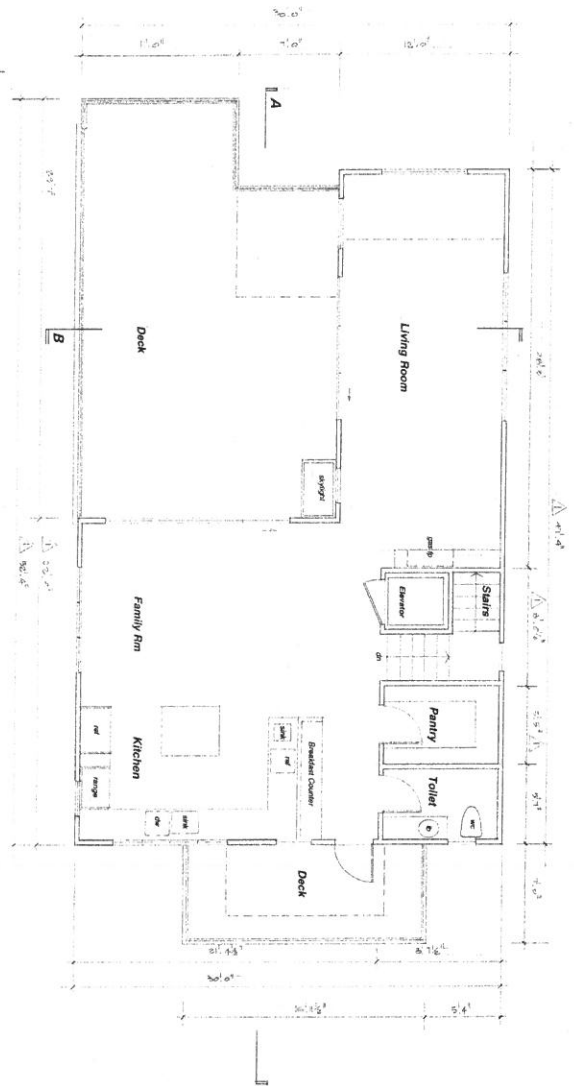
A.5

Gordon Residence
Gayle and Malcolm Gordon
180 Sunny Cove Drive
Santa Cruz, CA 95062
APN 028-221-19

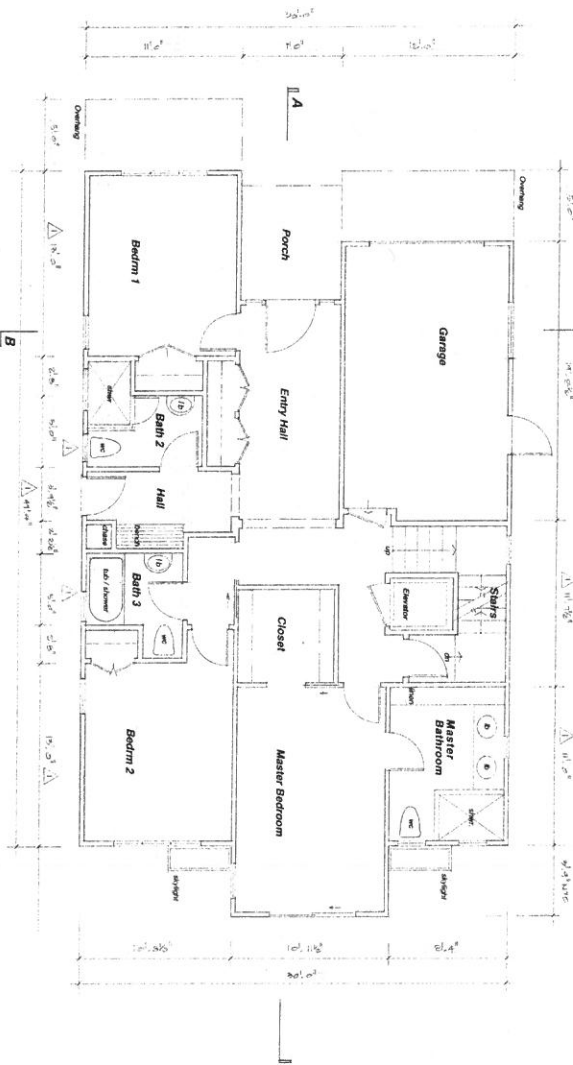
ROBERT J GOLDSPINK ARCHITECT
C 12, 796
80425 Sequoia Drive Aptn. C4 95003
tel (831) 566 8119 fax (831) 448 4402
date 1/25/06



REVISIONS
SECTION 3 ARCHES
4.10.12



Second Floor Plan
1/4" = 1'-0"

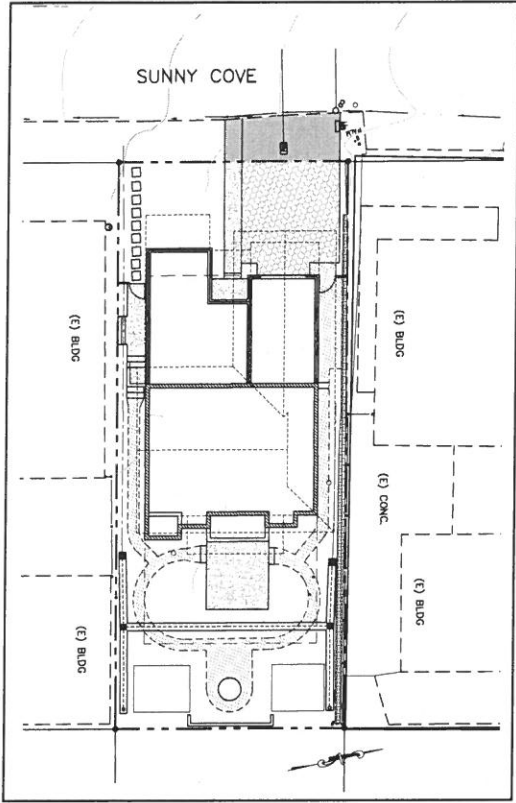


First Floor Plan
1/4" = 1'-0"

Floor Plans

A.2

LANDS OF GORDON GRADING AND DRAINAGE PLANS DEMO AND NEW RESIDENCE APN 028-221-19 180 SUNNY COVE DRIVE



SITE VIEW
SCALE: 1"=10'

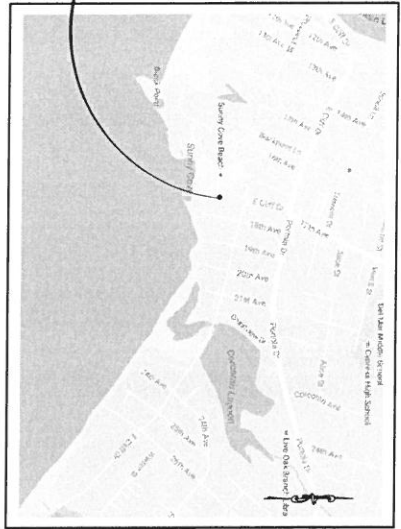
GRADING NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE GRADING ORDINANCES AND THE COUNTY OF SANTA CRUZ.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CRUZ.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CRUZ.
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12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CRUZ.

GENERAL NOTES

1. A COPY OF ALL CONSTRUCTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY ENGINEER.
2. EROSION CONTROL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CRUZ.
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12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CRUZ.

SITE



VICINITY MAP
N.T.S.

SITE ADDRESS

180 SUNNY COVE DRIVE
SANTA CRUZ, CA 95062

OWNER

LANDS OF GORDON
SANTA CRUZ, CA

ARCHITECT

ROBERT J. GORDON
ARCHITECT
40705 CA 95003
(408) 286-8119

SOILS REPORT BY

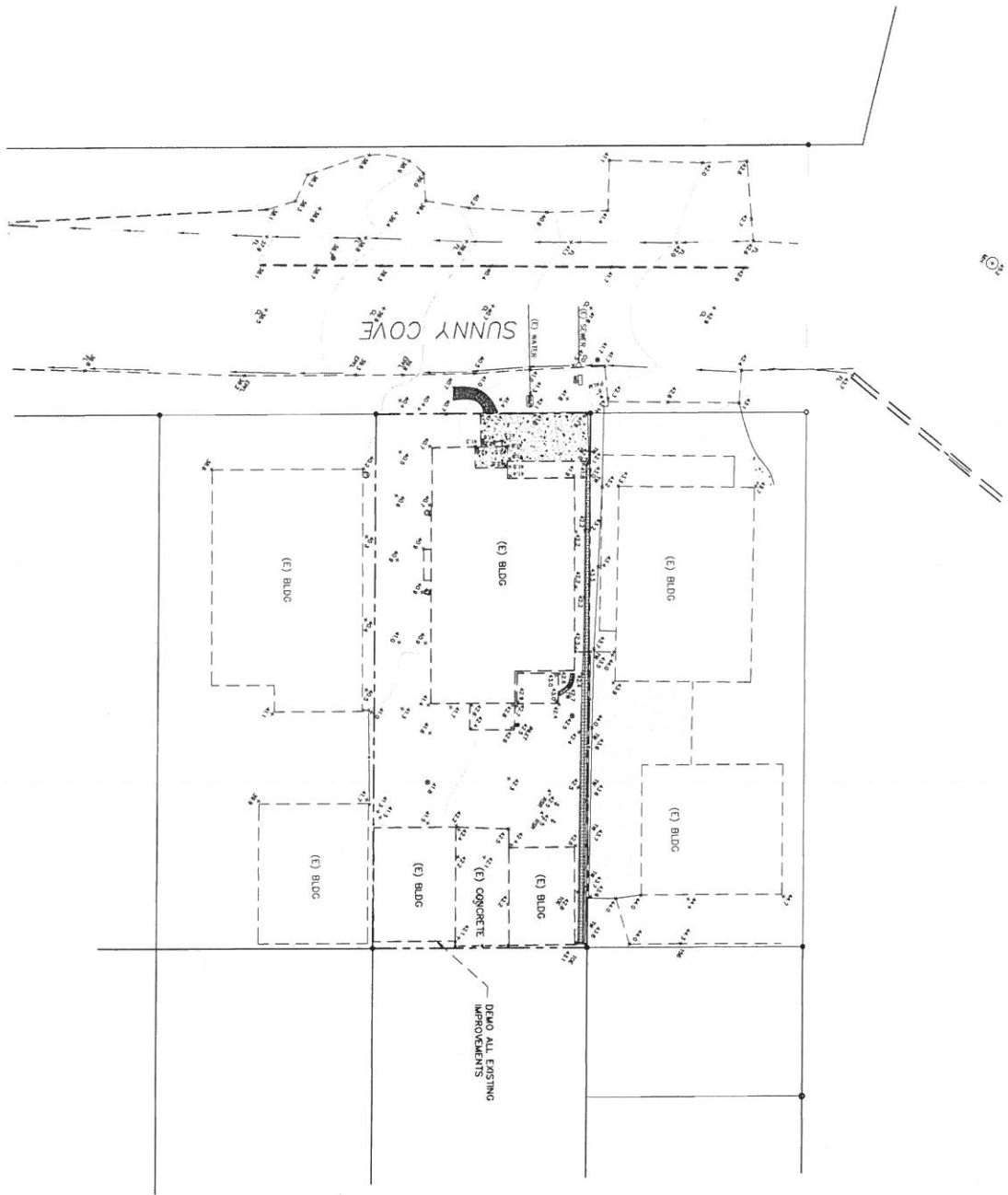
HEIDI KESKONEN AND ASSOCIATES, INC.
1000 W. 10TH AVE., SUITE 100
SANTA CRUZ, CA 95062
PROJECT NO. 20108 DATED JAN. 2018

NOTE:

BOUNDARY AND TOPO DATA TAKEN FROM SURVEY
BY MICHAEL T. BOWEN, CIVIL ENGINEER, 10/1/2018
FOR THE CITY OF SAN JOSE, PROJECT NO. 20108 DATED JAN. 2018

SHEET INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 EXISTING TOPO & DEMO
- SHEET 3 GRADING & DRAINAGE
- SHEET 4 SECTIONS
- SHEET 546 EROSION CONTROL PLAN



NOTE:

BOUNDARY AND TOPO DATA
 BY MICHAEL T. BEAULIEU, CLS, DATED MAY 2008
 DEL. MAP# VOL. 12 MAPS, PAGE 13, SANTA CRUZ CO.

SHEET
 C2 OF C6

DATE: 7.30.16
 DRAWN: JLA
 SCALE: 1"=10'

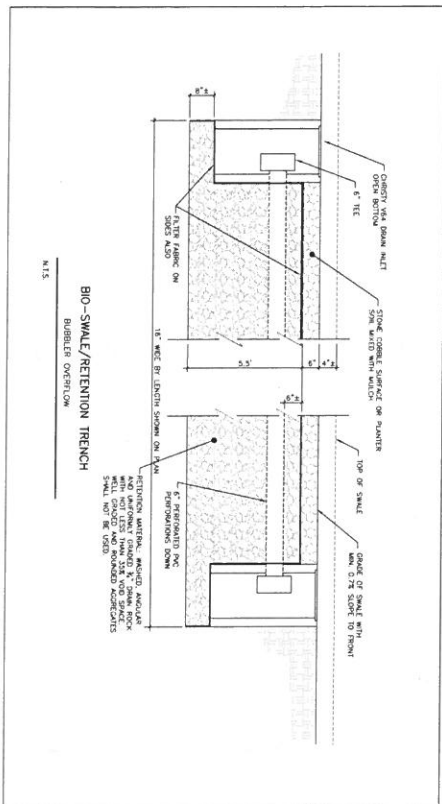
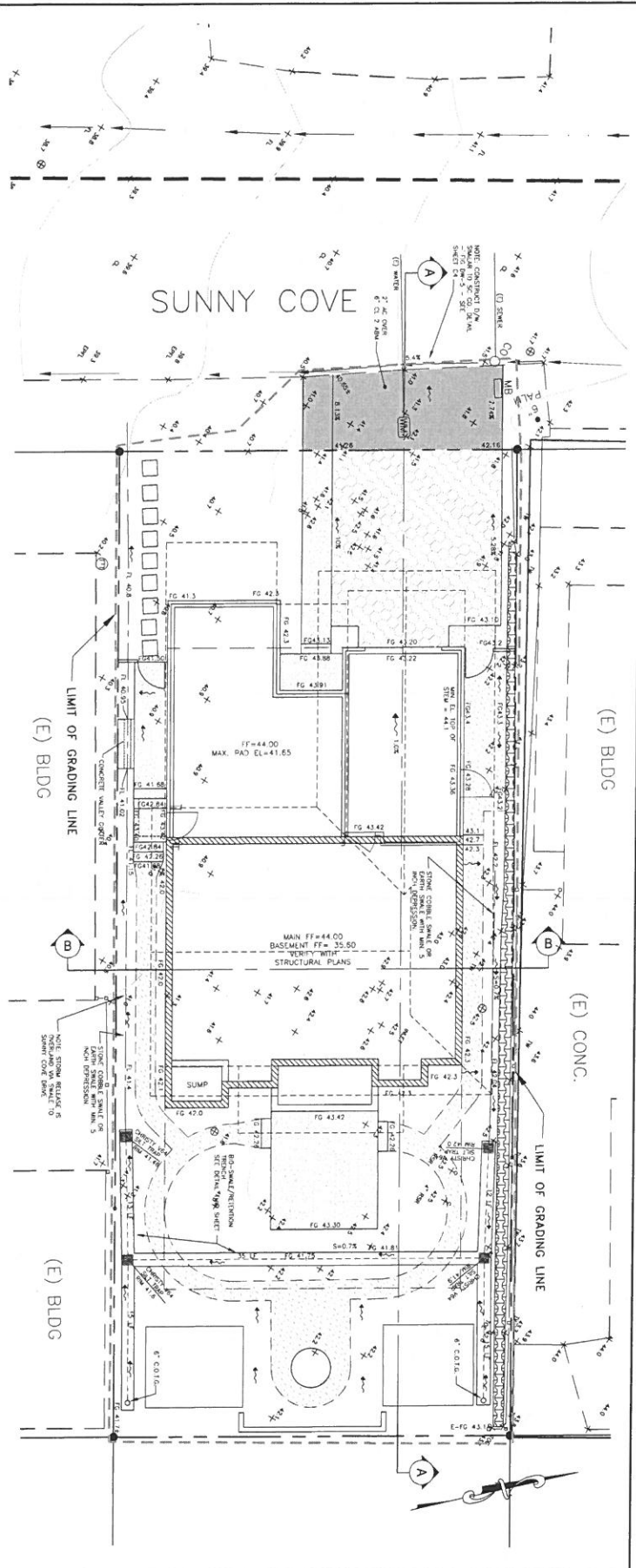
EXISTING TOPO & DEMO
 LANDS OF GORDON
 180 SUNNY COVE DRIVE
 APN 028-221-19

21

JOE L. AKERS
 CIVIL ENGINEER

830-E BAY AVE. CAPITOLA, CA 95010 (831) 475-8337

DATE	REVISION	BY



ESTIMATED EARTH QUANTITIES

ITEM	QTY	UNIT
CONCRETE	10	CY
STONE	9	CY
SAND	5	CY
GRASS	215	CY
TOTAL	239	CY

EXISTING IMPERVIOUS AREAS

ITEM	QTY	UNIT
CONCRETE	10	CY
STONE	9	CY
SAND	5	CY
GRASS	215	CY
TOTAL	239	CY

SHEET

C3 OF C6

GRADING AND DRAINAGE

LANDS OF GORDON

180 SUNNY COVE DRIVE

APN 028-221-19

JOE L. AKERS

CIVIL ENGINEER

630-E BAY AVE. CARPENTRIA, CA 95010 (415) 475-8557

DATE

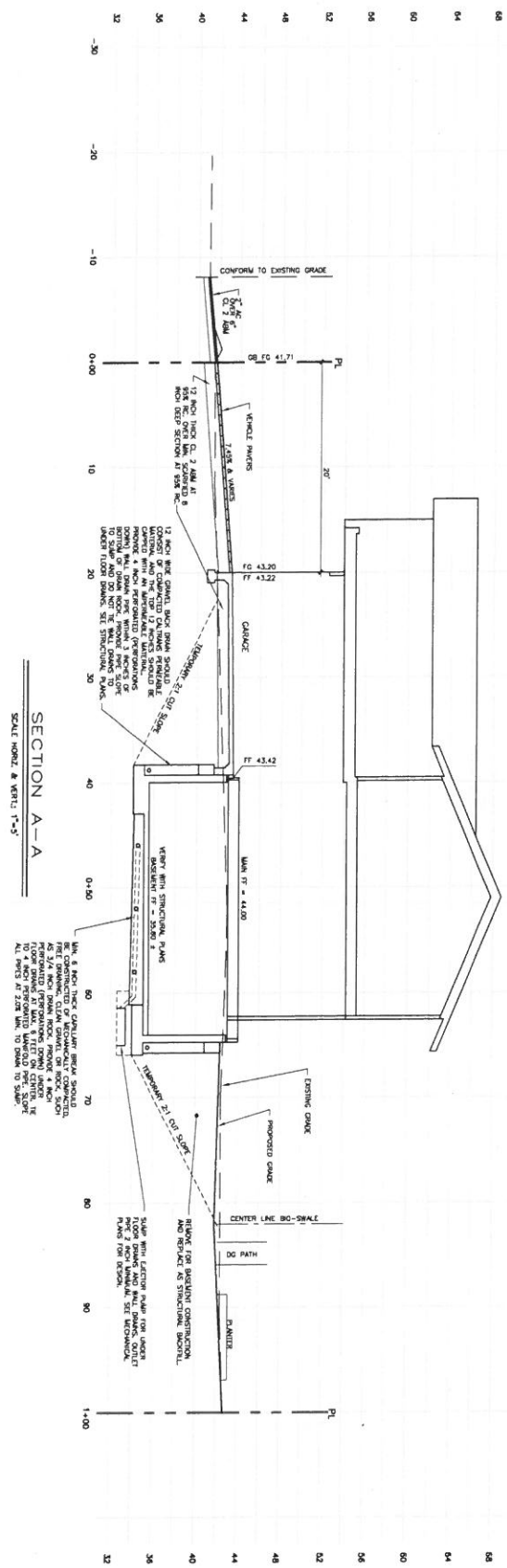
7.30.16

REVISION

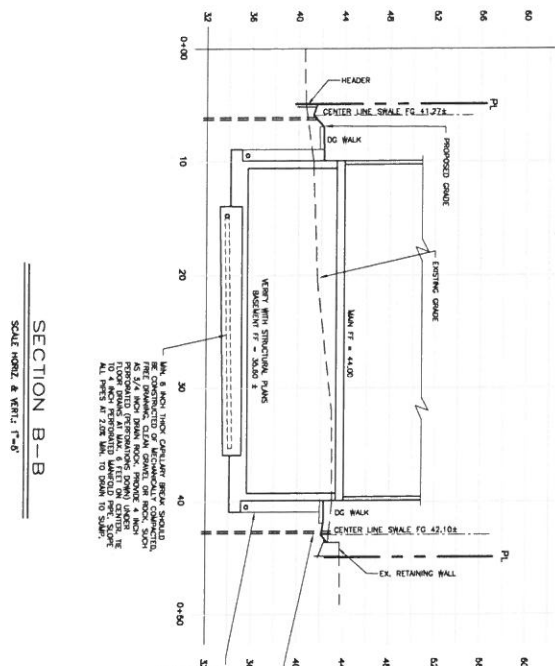
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BY

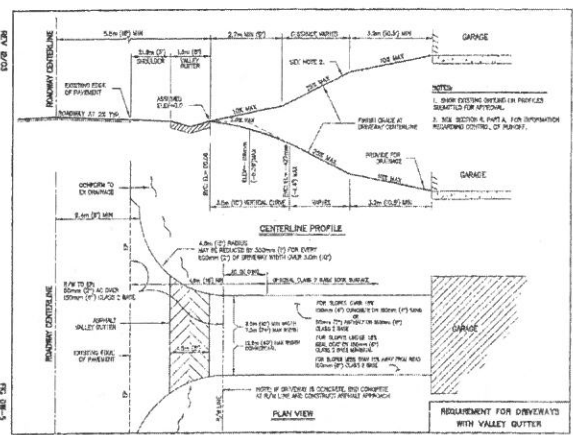
JLA



SECTION A-A
SCALE HORIZ. & VERT. 1"=5'



SECTION B-B
SCALE HORIZ. & VERT. 1"=5'



SHEET
C4 OF C6

DATE: 7.30.16
DRAWN: JLA
SCALE: 1"=5'

SECTIONS
LANDS OF GORDON
180 SUNNY COVE DRIVE
APN 028-221-19

JOE L. AKERS
CIVIL ENGINEER
850-E 8th Ave. CARROLL, CA 95010 (916) 475-8857

DATE	REVISION	BY

CONSTRUCTION MATERIALS:
ALL LOOSE STOCKBUILT CONSTRUCTION

SURFACES OR INTO THE STORM DRAINAGE FACILITIES SHALL BE

VEHICLE SIZING AND UTILIZATION MEASURES SMALL (E) TABLE 1



DEFINITION



PLAN VIEW

N15



LITERAL: FIBER, NOVEL, INDIVIDUALISM

ENTRENCHMENT DETAIL

22

NOTE:

UNLIT CONSTRUCTION EXIT

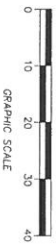
J. L. P.



ST.
3)

STAR 3 &

[illegible][illegible]



GRAPHIC SCALE

1"=10'

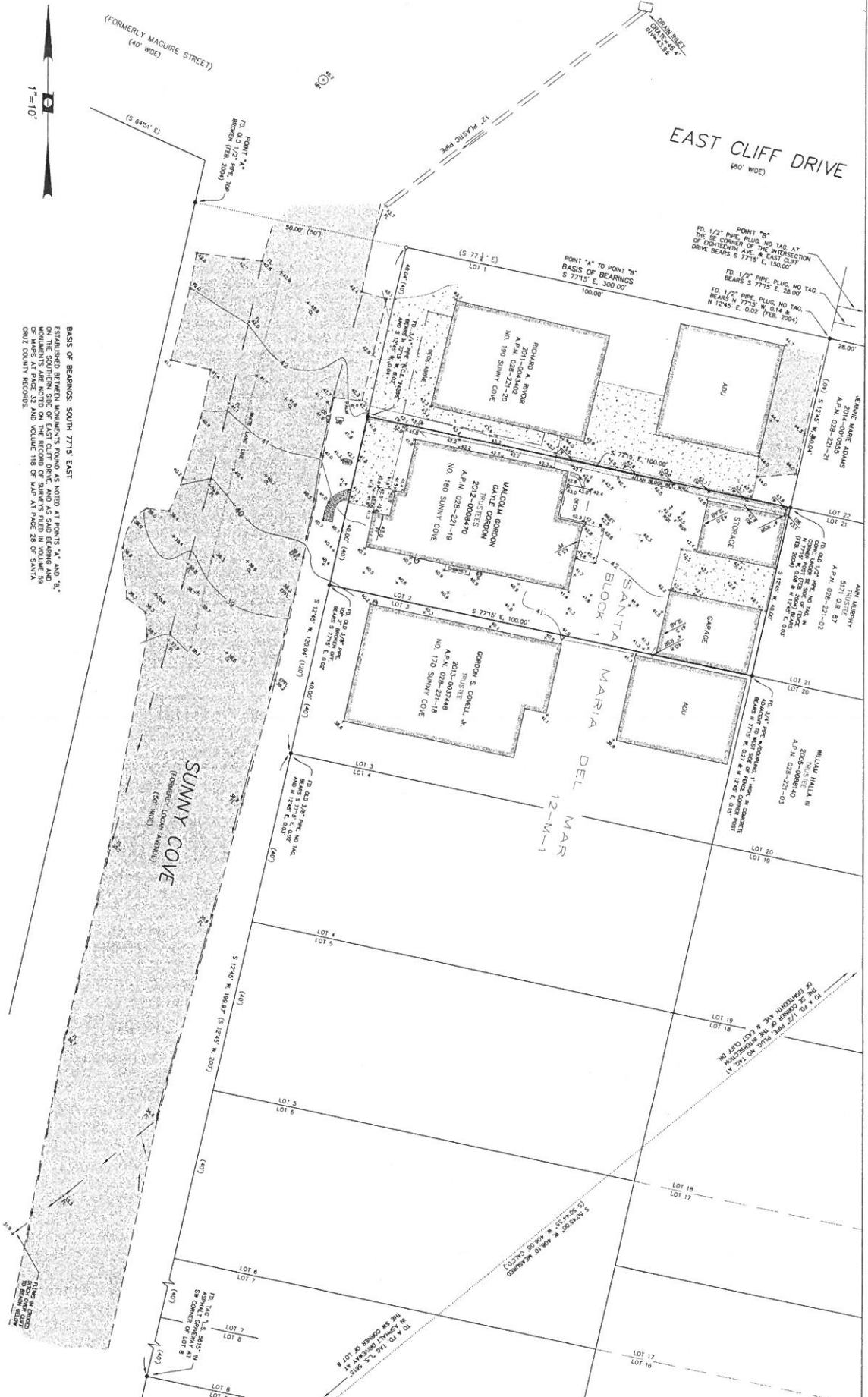
- LEGEND
- Indicates survey monument found as noted hereon.
 - o Indicates nothing found or set.
 - x Indicates spot elevation of existing surface.
 - () Indicates record data based on deeds or maps shown.

BASE OF BEARINGS SOUTH 77°15' EAST
EAST CLIFF DRIVE
ON THE SOUTHERN SIDE OF EAST CLIFF DRIVE, AND AS SAID BEARING AND
DISTANCE ARE NOTED ON THE RECORDS OF SURVEYS FILED IN VOLUME 59
OF THE OFFICIAL RECORDS OF SANTA CRUZ COUNTY RECORDS.

ELEVATION REFERENCE IS SANTA CRUZ COUNTY BENCH MARK
NO. 7A, A STANDING BENCH SET IN THE SW CORNER AT
THE INTERSECTION OF EAST CLIFF DRIVE AND 17th AVENUE,
ABOUT 25' WEST FROM THE E. OF 17th AVENUE.
47 SOUTH FROM THE E. OF EAST CLIFF DRIVE, E.L. = 4415



SURVEYOR'S MAP
SHOWING BOUNDARY & TOPOGRAPHIC DATA ON
LOT 2 OF BLOCK 1
"SANTA MARIA DEL MAR"
AS SHOWN IN VOLUME 12 OF MAPS AT PAGE 1
OF THE OFFICIAL RECORDS OF
SANTA CRUZ COUNTY, CALIFORNIA
FOR: MALCOLM & CAVE GORDON, OWNERS
BY: MICHAEL F. BEAULIEU, C.E.
A.P.N. 028-221-19
SHEET 1 OF 1



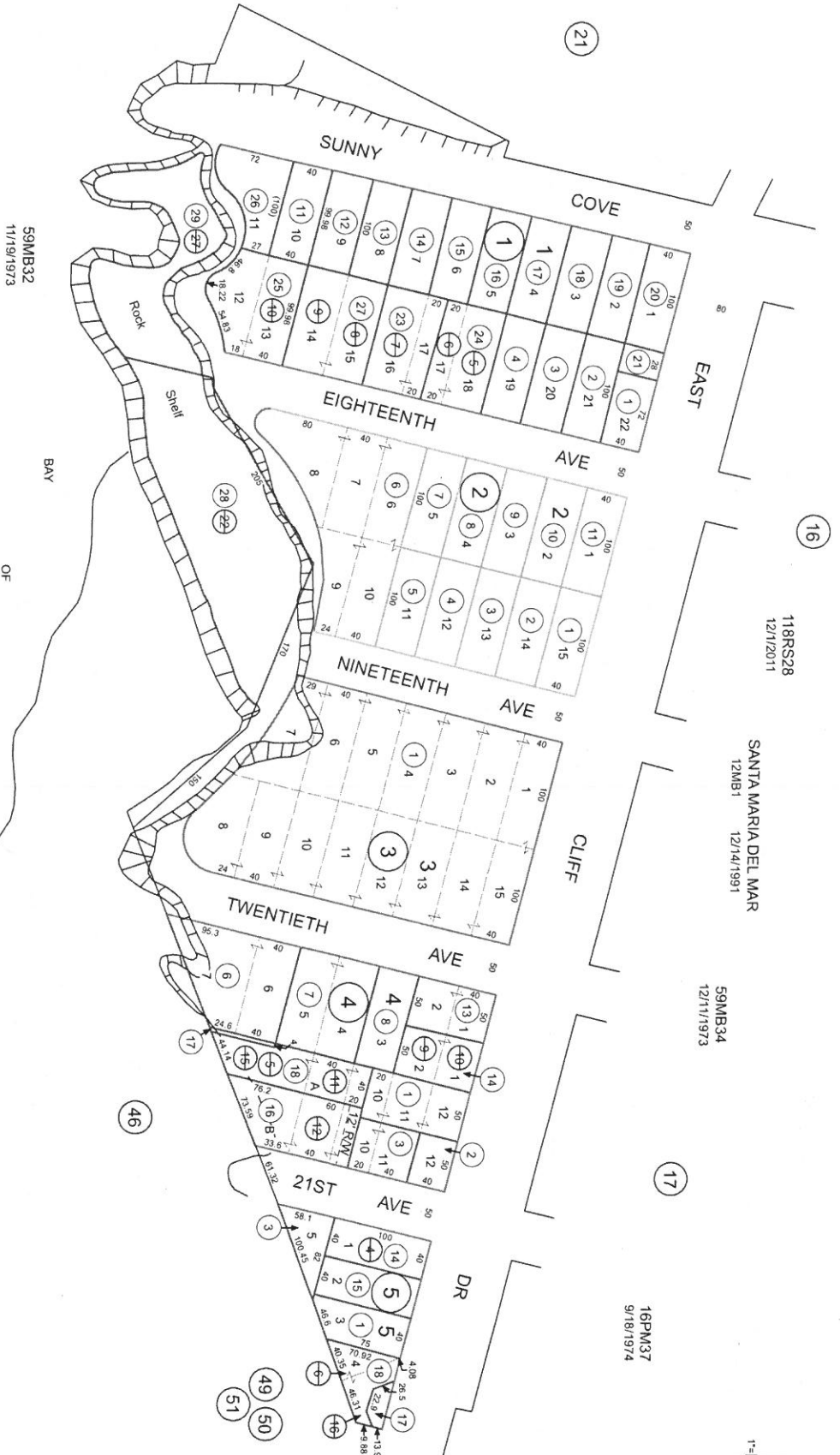
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. OF N.E. 1/4 SEC. 20,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

28-22



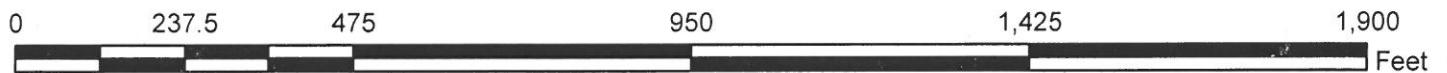
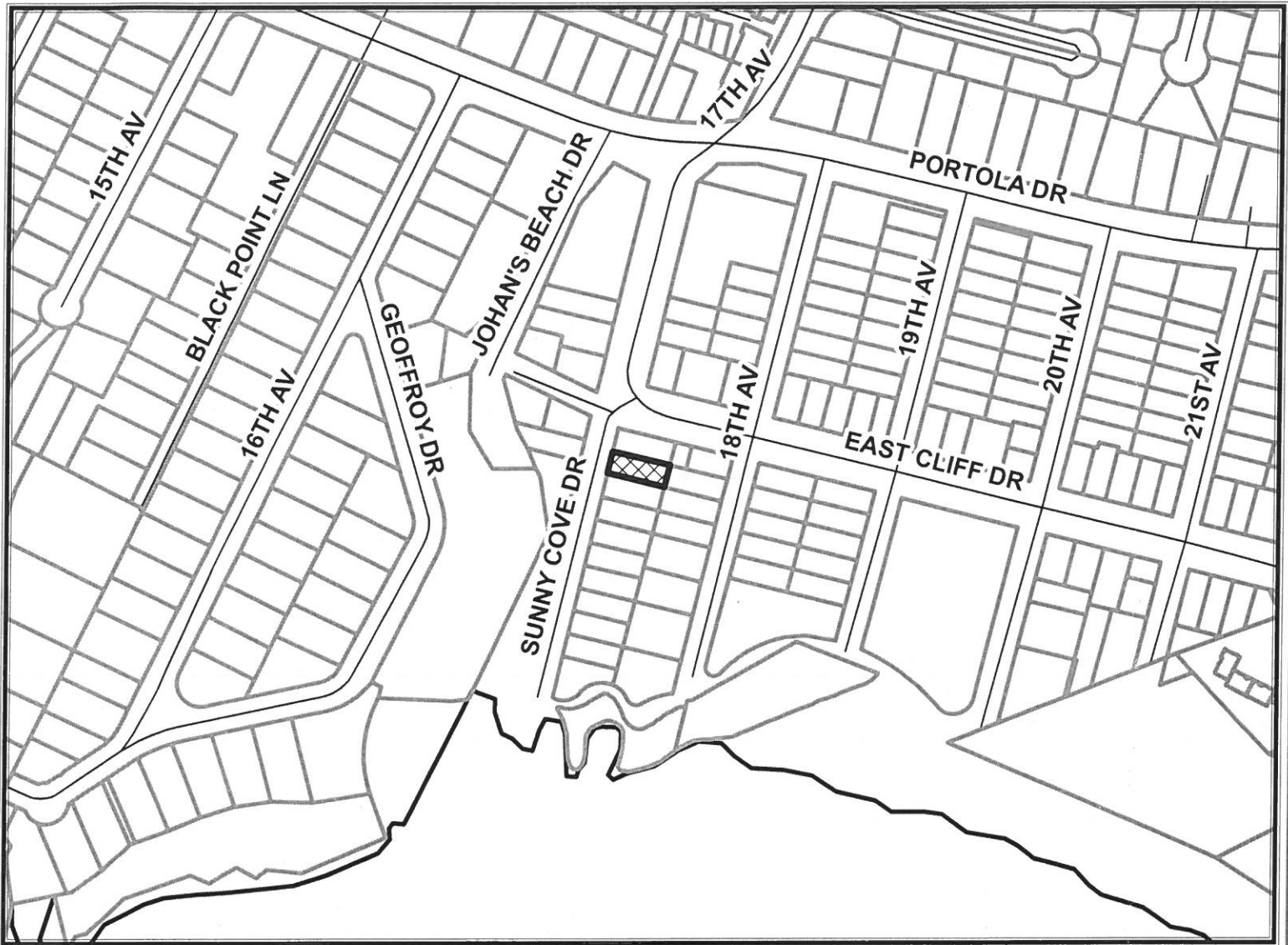
Electronically Redrawn 8/27/98 rw
Rev. 8/27/98 (Por. to pg. 46) rw
Rev. 8/9/12 mc (118RS28)

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





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



Location Map



LEGEND

-  APN: 028-221-19
-  Assessors Parcels
-  Street
-  County Boundary





Map Created by
County of Santa Cruz
Planning Department
May 2016



Zoning Map



LEGEND

-  APN: 028-221-19
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY



Map Created by
County of Santa Cruz
Planning Department
May 2016



General Plan Designation Map



LEGEND

-  APN: 028-221-19
-  Assessors Parcels
-  Street
-  Residential - Urban Medium Density



Map Created by
County of Santa Cruz
Planning Department
May 2016