



Staff Report to the Zoning Administrator

Application Number: **161393**

Applicant: Dee Murray
Owner: Iceplant LLC
APN: 032-242-20

Agenda Date: September 1, 2017
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to construct a second story addition (including 2 additional bedrooms) to an existing single family dwelling on property located in the R-1-5-PP zone district. Requires a Coastal Development Permit and a Residential Development Permit for an exception to the Pleasure Point (-PP) combining district and a fence over 3 feet in height within the front yard setback.

Location: Property located on the east side of Pleasure Point Drive approximately 70 feet south of East Cliff Drive. (3054 Pleasure Point Drive) (APN 032-242-20)

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Coastal Development Permit, Residential Development Permit

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 161393, 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:	7,566 square feet (plans)
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Residential neighborhood, public park/walkway, Pacific Ocean
Project Access:	Pleasure Point Drive

Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5-PP (Single family residential - 5,000 square foot minimum, Pleasure Point combining district)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Coastal bluff - updates to existing reports reviewed and accepted
Soils: Updates to existing reports reviewed and accepted
Fire Hazard: Not a mapped constraint
Slopes: 3-5% at building site
Env. Sen. Habitat: No physical evidence/presence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Scenic beach viewshed
Drainage: Drainage plan to be reviewed at building permit stage
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

A separate Coastal Development Permit (3-14-0488) has been issued by the California Coastal Commission for the repair of the seawall at the rear of the property. The seawall construction was underway during the review for this application for a second story addition.

Project Setting

This project is located on the southeast side of Pleasure Point Drive in the Pleasure Point area of Live Oak. The subject property is located between Pleasure Point Drive and the coastal bluff to the southeast. The East Cliff Drive pedestrian pathway and stairs down to the beach are located to the northeast. Pleasure Point Park, with a public restroom is located immediately to the north, and the Point Market is located across the street to the northwest. The surrounding neighborhood consists of mostly single-family residences that are a mix of one and two stories in height.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 7,566 square feet, located in the R-1-5-PP (Single family residential - 5,000 square foot minimum, Pleasure Point combining district) zone district, a designation which allows residential uses. The existing 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 existing residence is non-conforming to the required front and side yard setbacks, as well as the coastal bluff setback. The proposed addition conforms with the required site standards for the R-1-5 zone district, with one exception requested to the Pleasure Point combining district standards, as shown in the table below:

SITE DEVELOPMENT STANDARDS TABLE

	R-1-5 Standards	Proposed
Front yard setback:	20 ft. (cantilevered 2nd story decks allowed to encroach up to 6 ft.)	19 ft. (existing - at garage corner) 20 ft. (proposed - cantilevered decks at 16 ft.)
Side yard setbacks:	5 ft. (Lot <60' wide)	5 ft. 2.5 in. & 4 ft. 9 in. (existing) 5 ft. 2.5 in. & 17 ft. (proposed)
Rear yard setback:	15 ft. (Coastal bluff setback of 25 ft. applies)	28 ft. (existing) within 25 ft. bluff setback 55 ft. (proposed) complies with 25 ft. bluff setback
Lot Coverage:	40% max.	39.5%
Building Height:	28 feet max.	19 ft. (existing) 24 ft. 6 in. (proposed)
Floor Area Ratio (F.A.R.):	0.5:1 max. (50%)	49.5%
Parking	3 (18 ft. x 8.5 ft.) spaces required (for a 4 bedroom residence)	2 in garage 2 uncovered in driveway
Pleasure Point combining district side yard setbacks:	10 ft. side yard setbacks at 15 ft. in height	*5 ft. 2.5 in. & 17 ft.

*An exception to the Pleasure Point combining district has been requested and is discussed in further detail below.

This development proposal also includes a proposal to recognize a 6 foot high fence within the front yard setback facing Pleasure Point Drive. The existing fence is proposed to be relocated (2 feet back) to allow for landscaping to be installed between the existing sidewalk and the front fence. An over-height fence approval is included in the recommended action for this application.

Exception to Pleasure Point Combining District Standards

The subject property is located within the Pleasure Point (-PP) combining district. Within the Pleasure Point combining district there are specific requirements for building envelopes and upper floor construction. A 10 foot second floor step in is required from the side property lines (per County Code section 13.10.446(a)1(A)). The upper floor of the proposed addition is designed to comply with the 10 foot side yard step in on the south side sides, with an exception to reduce the step in to 5.25 feet on the north side of the structure. A Residential Development Permit is required to allow for an exception to the Pleasure Point combining district standards. The proposed exception is considered reasonable in that there is no residence located to the north of the property and there are limited locations for construction of additional living space on the property due to the presence of the coastal bluff to the rear of the the subject property.

In considering the granting of an exception to the Pleasure Point combining district standards, it is also necessary to evaluate the design of the proposed addition in regards to the context of the surrounding neighborhood. In this case, the proposed addition would result in a two story structure the does not shade existing residences or residentially zoned property.

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as sloped roof planes and textured exterior materials that is consistent with the pattern of development in the surrounding neighborhood.

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 a mix of one and two story single family dwellings. The project site is located between the shoreline and the first public road with public beach access at East Cliff Drive, immediately adjacent to the property. The existing retaining wall construction is consistent with Coastal Development Permit 3-14-0488 and the site 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.

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 **161393**, 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

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Santa Cruz CA 95060
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E-mail: randall.adams@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: 161393

Assessor Parcel Number: 032-242-20

Project Location: 3054 Pleasure Point Drive

Project Description: Construct a second story addition to an existing single family dwelling

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: 831-475-5334

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

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

F. Reasons why the project is exempt:

Construction of a replacement single family dwelling in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

EXHIBIT A

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-1-5-PP (Single family residential - 5,000 square foot minimum, 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.

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 of single family homes; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site.

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 with beach access directly adjacent to the property from East Cliff Drive. Consequently, the proposed addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the addition 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-1-5-PP (Single family residential - 5,000 square foot minimum, Pleasure Point combining district) zone district, as well as the General Plan and Local Coastal Program land use designation.

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. 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.

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-1-5-PP (Single family residential - 5,000 square foot minimum, 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, with on request for an exception to the Pleasure Point combining district standards (all allowed by County Code 13.10.447).

The proposed project is in conformance with the purpose of the Pleasure Point Community Design Combining District (as specified in County Code section 13.10.444) in that the proposed second floor addition will not create a substantial visual impact or increase shading of neighboring parcels and houses. The construction of a second story on the existing residence is in conformance with the Pleasure Point combining district building envelope and the 10 foot upper floor step in, with the exception of 22 foot long portion of the proposed addition at the north side of the residence. The subject property has limited area for additional construction, due to the presence of the coastal bluff to the rear of the parcel and the proposed addition will not shade any residential properties. The required findings for an exception to the Pleasure Point combining district have been made for this alternative design.

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 Density Residential) land use designation in the County General Plan.

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 project consists of modifications to an existing residence. The expected level of traffic generated by the proposed project is anticipated to remain at only one peak trip per day (1 peak trip per dwelling unit). The project will not overload utilities or adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition 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 be compatible with the surrounding residential development and will not reduce or visually impact available open space in the surrounding area.

Exceptions to the Pleasure Point Residential Development Standards

Exceptions to the Pleasure Point residential development standards may be granted if the Development Permit Findings and at least one of the following additional findings can be made:

1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or

This finding can be made in that the proposed encroachment of the addition into the building envelope specified in the Pleasure Point Community Design Combining District (as indicated in County Code section 13.10.446(A)(1)(a)) will not result in shading of a residential parcel to the north since the property is a public park with a restroom building adjacent to the subject parcel. Additionally, as a special circumstance, the subject property is constrained by a coastal bluff to the rear (east) that limits the area for residential construction in compliance with the required coastal bluff setback.

2. The Pleasure Point Community Design "PP" Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or

This finding is not required.

3. The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District purposes, found in SCCC 13.10.344.

This finding is not required.

Conditions of Approval

Exhibit D: Project plans "Olivan Reinhold Residence", prepared by Derek Van Alstine Residential Design, revised 5/10/17.

- I. This permit authorizes the construction of an addition to a single family dwelling and construction of an over-height fence, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - D. 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 of the Environmental Planning section of the Planning Department.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - F. Pay the current fees for Roadside and Transportation improvements for 2 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$1,000 per bedroom.
 - 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. The project must comply with all recommendations of the approved soils reports.
 - D. 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. Maintain compliance with all requirements of Coastal Development Permit 3-14-0488

issued by the California Coastal Commission.

- B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
 - D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

EXHIBIT C

Application #: 161393
APN: 032-242-20
Owner: Iceplant LLC

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: _____

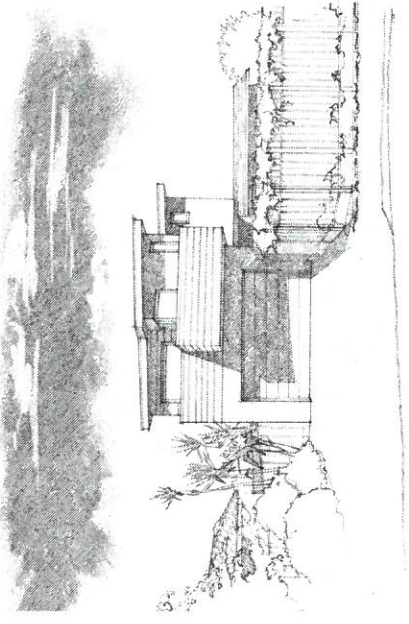
Expiration Date: _____

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.

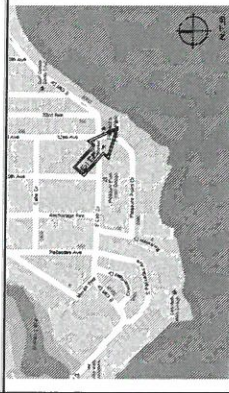
OLIVAN REINHOLD RESIDENCE

GROSS BUILDING AREA WORKSHEET

LOT COVERAGE CALCULATION		HEATED SPACE CALCULATION	
1. ZONE DISTRICT:	1.1. 1.1. 1.1.	1.1. 1.1. 1.1.	1.1. 1.1. 1.1.
2. PARCEL AREA:	2.1. 2.1. 2.1.	2.1. 2.1. 2.1.	2.1. 2.1. 2.1.
3. AREA OF LOT:	3.1. 3.1. 3.1.	3.1. 3.1. 3.1.	3.1. 3.1. 3.1.
4. NET PARCEL AREA:	4.1. 4.1. 4.1.	4.1. 4.1. 4.1.	4.1. 4.1. 4.1.
5. COVERAGE BY DISTRICT:	5.1. 5.1. 5.1.	5.1. 5.1. 5.1.	5.1. 5.1. 5.1.
6. PARCEL COVERAGE PERCENT:	6.1. 6.1. 6.1.	6.1. 6.1. 6.1.	6.1. 6.1. 6.1.
7. TOTAL LOT AREA:	7.1. 7.1. 7.1.	7.1. 7.1. 7.1.	7.1. 7.1. 7.1.
8. UNDEVELOPED, COVERED AREA AREA CALCULATION	8.1. 8.1. 8.1.	8.1. 8.1. 8.1.	8.1. 8.1. 8.1.
9. TOTAL FLOOR AREA OF THE BUILDING	9.1. 9.1. 9.1.	9.1. 9.1. 9.1.	9.1. 9.1. 9.1.
10. FLOOR AREA RATIO CALCULATION	10.1. 10.1. 10.1.	10.1. 10.1. 10.1.	10.1. 10.1. 10.1.
11. GARAGE OVERHANG CALCULATION	11.1. 11.1. 11.1.	11.1. 11.1. 11.1.	11.1. 11.1. 11.1.
12. TOTAL GARAGE AREA	12.1. 12.1. 12.1.	12.1. 12.1. 12.1.	12.1. 12.1. 12.1.



VICINITY MAP



PARCEL MAP



BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION:
SECOND FLOOR ADDITION, CONSISTING OF 2 BEDROOMS, 1 BATH, AND CLOSET SPACE, TO EXISTING 3004 PLEASURE POINT DR.
SANTA CRUZ, CA 95062

PROJECT ADDRESS:
3004 PLEASURE POINT DR.
SANTA CRUZ, CA 95062

PARCEL NUMBER:
R 1.5

ZONING DESIGNATION:
R 3

OCCUPANCY CLASSIFICATION:
TYPE V-B

CONSTRUCTION TYPE:
FRONT YARD 20'-0"

SETBACK INFORMATION:
SIDE YARD 5'-0" / 6'-0"

PARKING (PROVIDED):
REAR YARD 15'-0"

CODE NOTE:
THIS IS AN ADDITION TO THE 2013 ALPHABETIC RESIDENTIAL MECHANICAL, ELECTRICAL, AND PLUMBING (M.E.P.) CODE, AND IS SUBJECT TO THE 2013 CALIFORNIA ELECTRICAL, MECHANICAL, AND PLUMBING (M.E.P.) CODE, AND IS SUBJECT TO THE 2013 CALIFORNIA ELECTRICAL, MECHANICAL, AND PLUMBING (M.E.P.) CODE.

CONTACTS

OWNER:
JAMES OLIVAN & VERONICA REINHOLD
3004 PLEASURE POINT DR.
SANTA CRUZ, CA 95062

PROJECT ENGINEER:
DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.
115 E. LAKE AVE.
SANTA CRUZ, CA 95062
PH: (831) 456-8444
FAX: (831) 456-8444
derek@dvadrd.com

CIVIL ENGINEER:
JOHN KASIMIR AND ASSOC., INC.
115 E. LAKE AVE.
SANTA CRUZ, CA 95062
PH: (831) 722-4175
FAX: (831) 722-4175
john@kasimirandassoc.com

STRUCTURAL ENGINEER:
EDWARD WILSON, P.E.
115 E. LAKE AVE.
SANTA CRUZ, CA 95062
PH: (831) 456-8444
FAX: (831) 456-8444
edward@wilsonengr.com

WARD SURVEYING:
MATTHEW WARD
3004 PLEASURE POINT DR.
SANTA CRUZ, CA 95062
PH: (831) 425-5005

DRAWING INDEX

BUILDING DESIGN

- 1.1 SITE SHEET
- 1.2 FLOOR PLANS
- 1.3.0 SHADING PLAN
- 1.3.1 SHADING PLAN
- 1.4 SITE PLAN
- 1.5 EXISTING FLOOR PLAN
- 1.6 FIRST FLOOR PLAN
- 1.7 SECOND FLOOR PLAN
- 1.8 EXTERIOR ELEVATIONS
- 1.9 EXTERIOR ELEVATIONS
- 2. PUBLIC ACCESS AND CONVICTION
- 2.1 STRUCTURAL NOTES
- 2.2 FOUNDATION DETAILS

DEREK VAN ALSTINE
RESIDENTIAL DESIGN, INC.
115 E. LAKE AVE. SUITE A, SANTA CRUZ, CALIFORNIA
95062
(831) 456-8444 FAX

DVRD
DEREK VAN ALSTINE
RESIDENTIAL DESIGN, INC.

OLIVAN, REINHOLD ADDITION
3004 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062

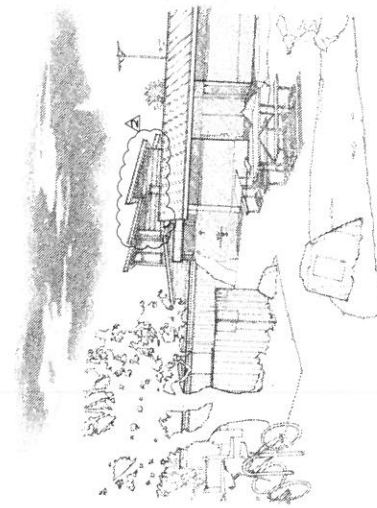
DATE: 03-22-20
REVISIONS:
1. 03-22-20
2. 03-22-20
3. 03-22-20
4. 03-22-20
5. 03-22-20
6. 03-22-20
7. 03-22-20
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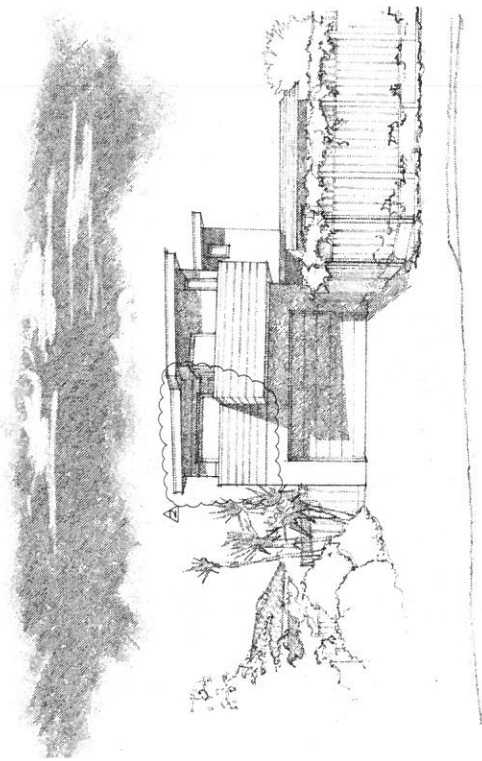
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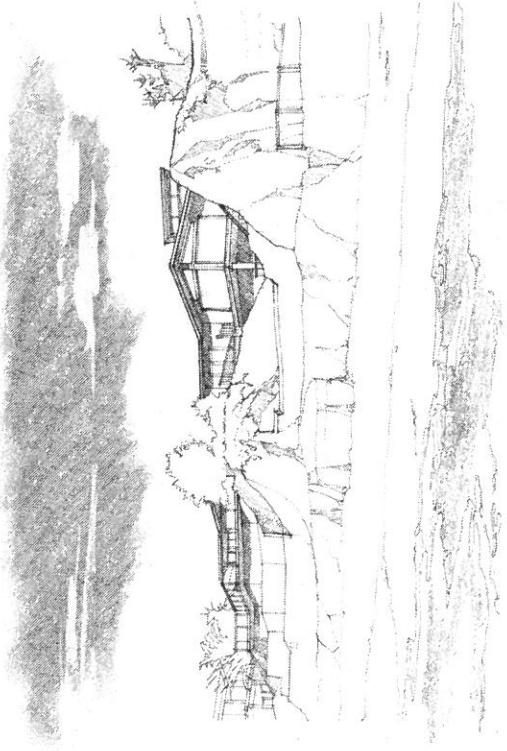
3 PARK VIEW
SCALE: 1/8" = 1'-0"



1 STREET VIEW
SCALE: 1/8" = 1'-0"



2 BEACH VIEW
SCALE: 1/8" = 1'-0"



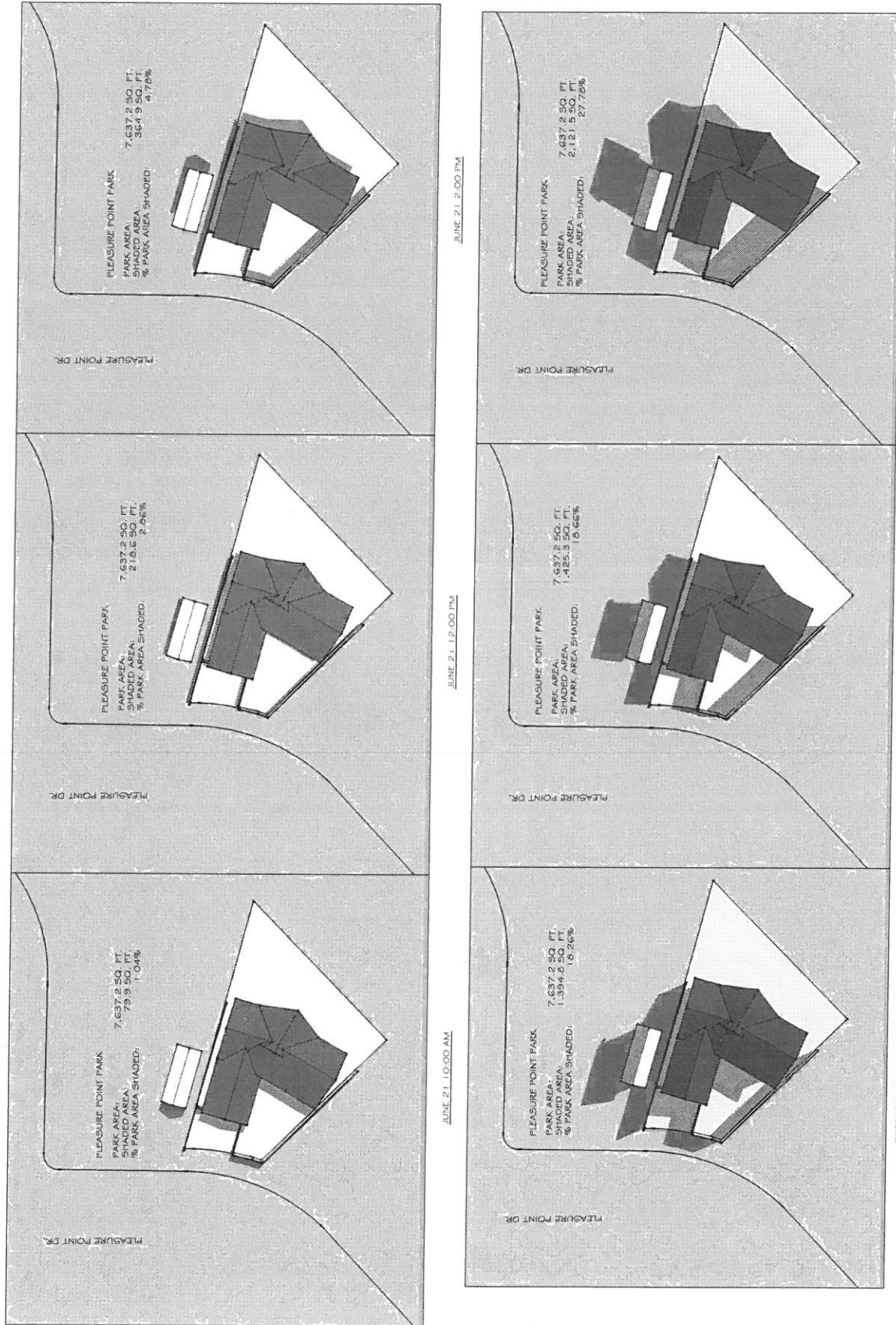
DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
715 SCOTT AVENUE SUITE A, SANTA CRUZ, CALIFORNIA
(408) 426-8462 PHONE (408) 426-8462 FAX

DVRD
DESIGN & RENDERING
3000 N. MISSION AVE. SUITE 100
SANTA ANA, CA 92705

OLIVAN - REINHOLD ADDITION
3054 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062

08/23/2017
RISK LEVEL: MEDIUM
PROJECT: OLIVAN - REINHOLD ADDITION
CLIENT: OLIVAN - REINHOLD
PLANNING: JAMES H. OLIVAN
DATE: 08/23/2017
DRAWN BY: JAMES H. OLIVAN
CHECKED BY: JAMES H. OLIVAN
SCALE: 1/8" = 1'-0"

SHADOW STUDIES
EXISTING SINGLE STORY RESIDENCE



DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
11800 CANTERBURY DRIVE, SUITE 100, SANTA CRUZ, CALIFORNIA 95062
(408) 256-8800 PHONE (408) 256-8844 FAX

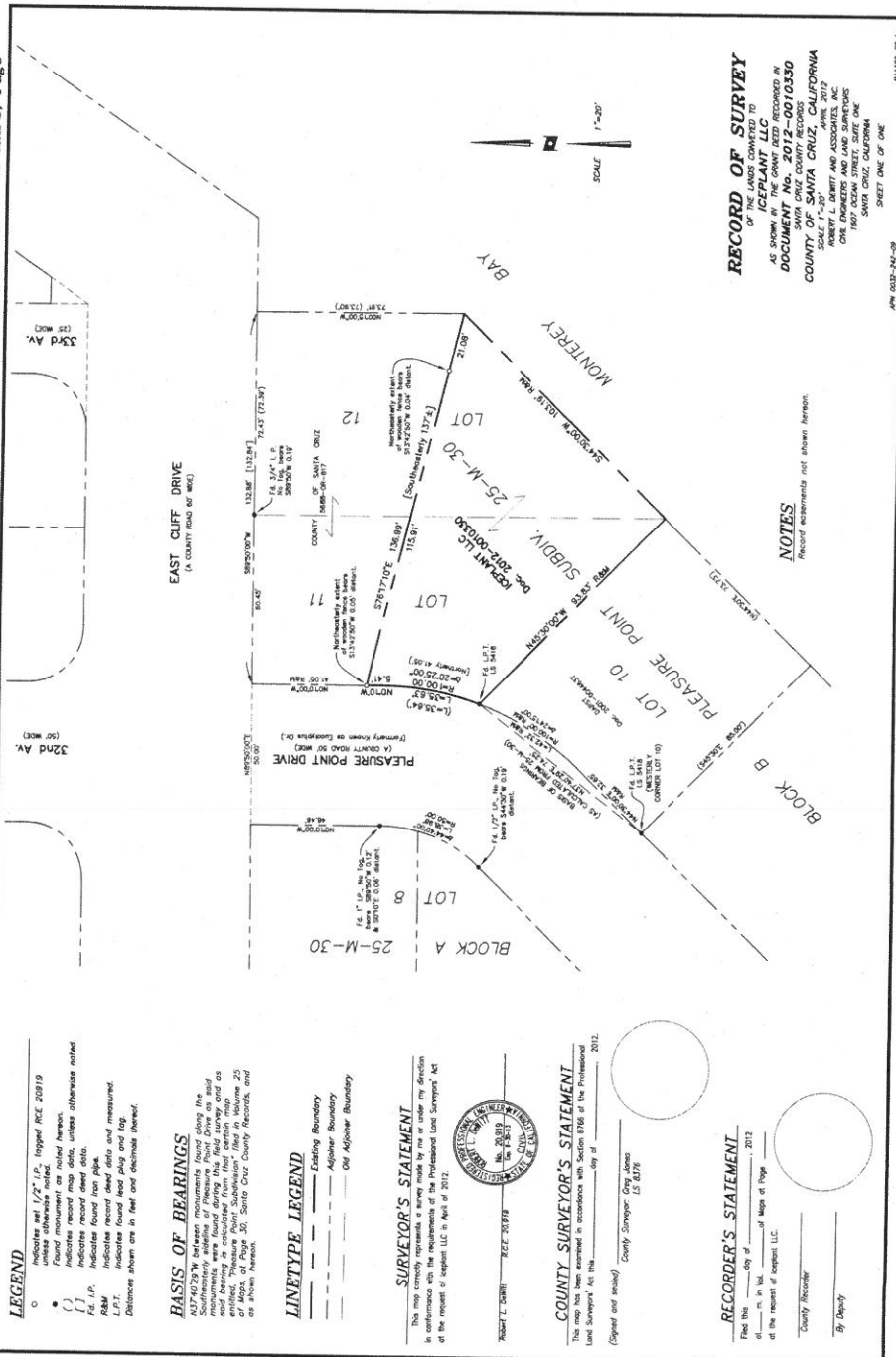
DVRD
DESIGN
ARCHITECTS
ALL RIGHTS RESERVED

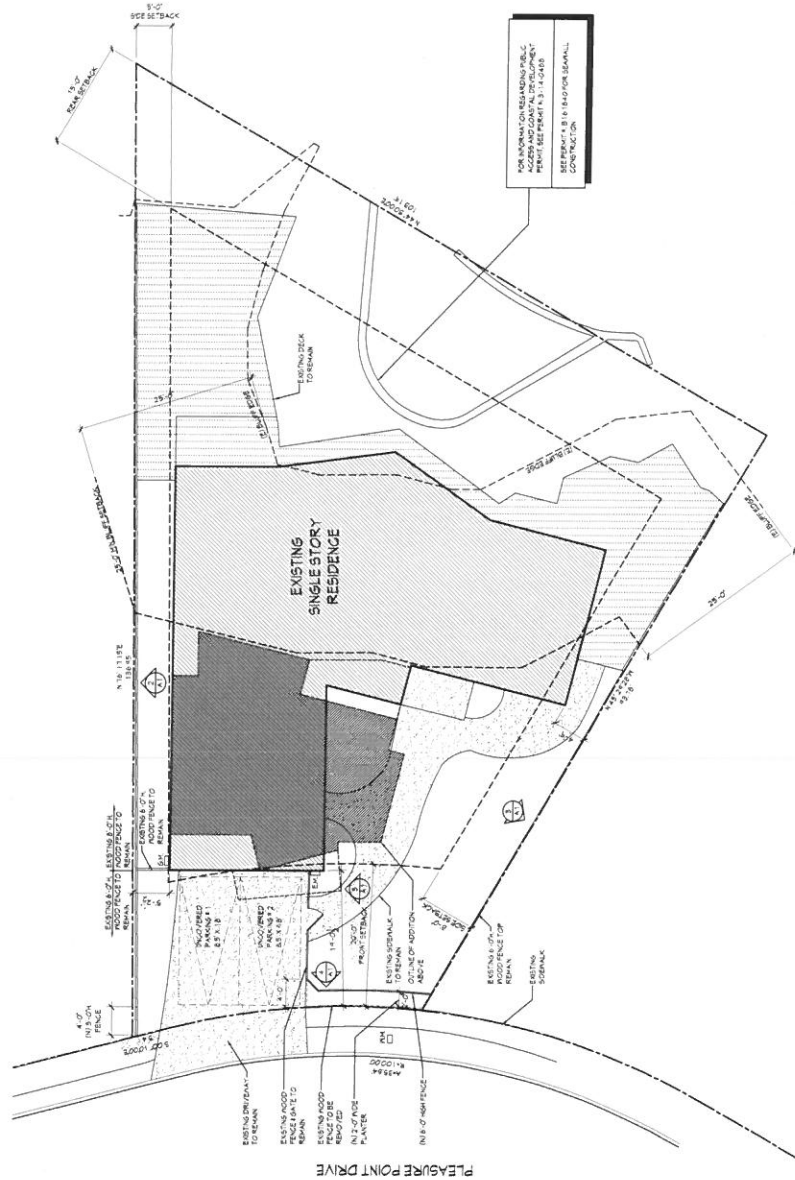
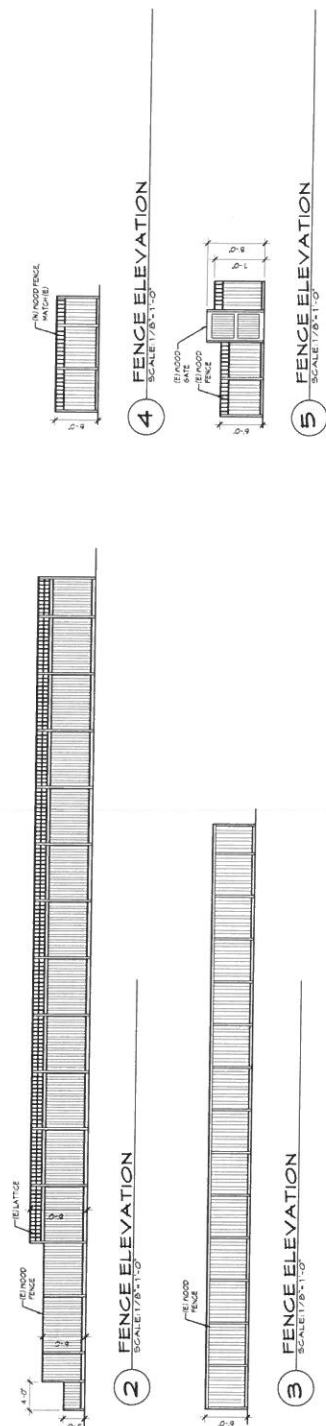
OLIVAN, REINHOLD ADDITION
3054 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062

DATE: 03-24-20
PROJECT DESCRIPTION:
OWNER:
ARCHITECT:
PLANNING/PERMIT:
307/177
REVIEW/REVISION:
DATE:
DATE:
P.C. REVIEW:
DATE:
P.C. REVIEW:

SHADOW STUDIES
STREET VIEW

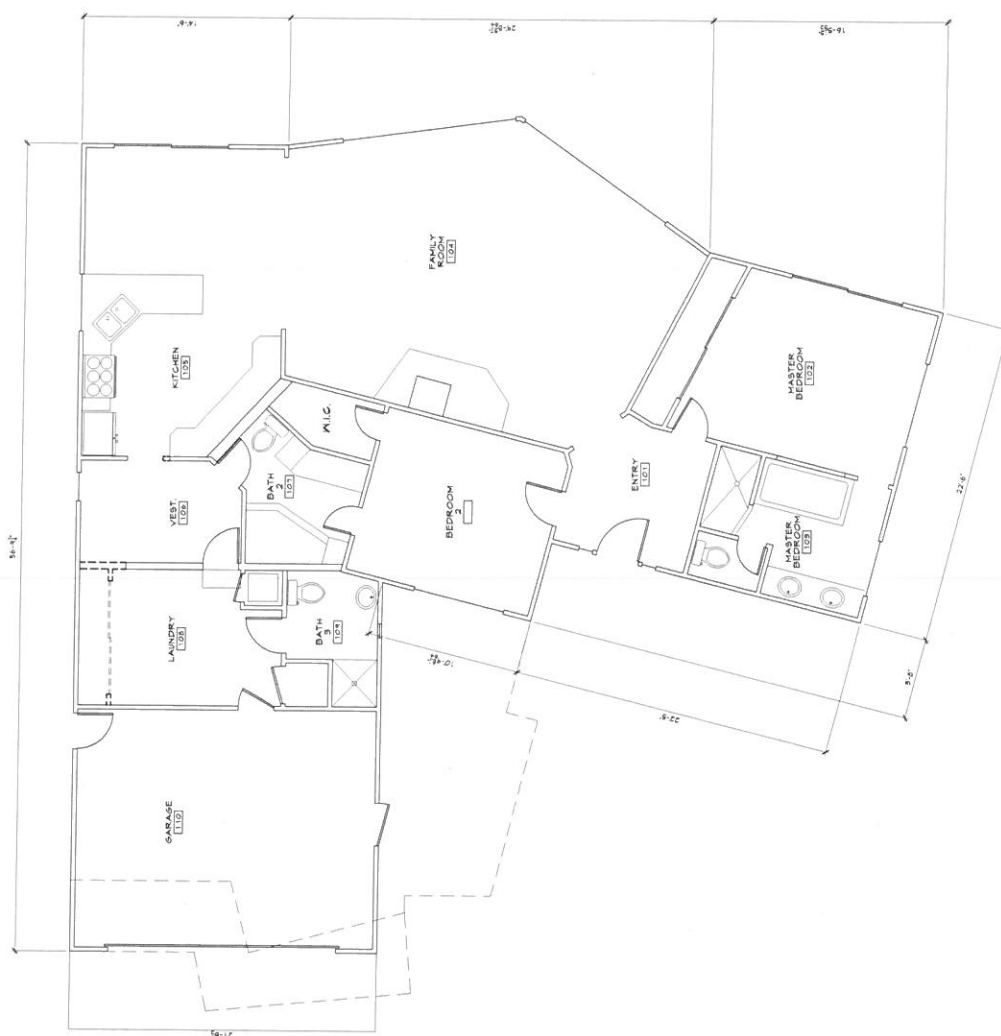
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CONFIDENTIAL

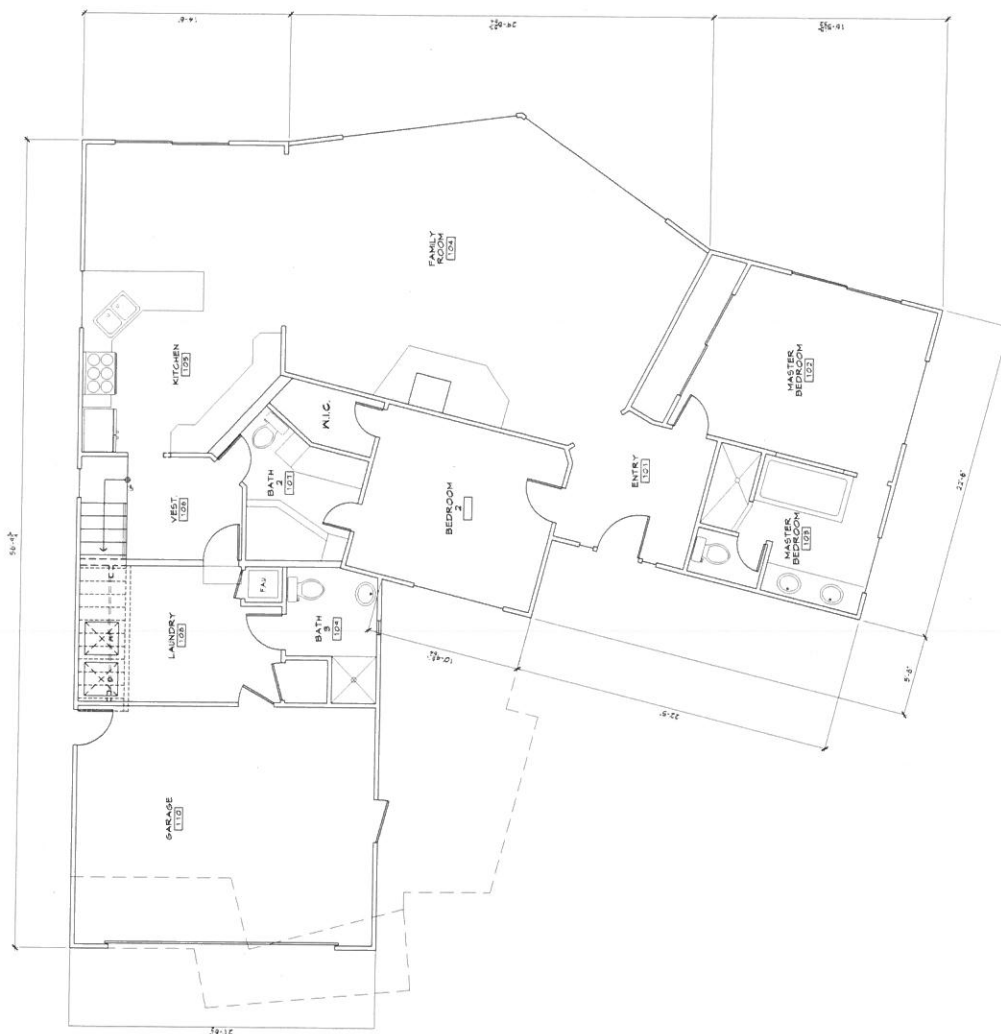
1 SITE PLAN
SCALE: 1/8" = 1'-0"



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

RECEIVED
OCT 14 1964
U.S. DEPT. OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

SEND
NEW 2-4 TUD WALL
NEW 2-4 TUD WALL
CRACKING WALLS TO BE REMOVED
EXISTING WALLS TO REMAIN



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

WALL LEGEND

	NEW 2" x 4" STUD WALL
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED



2 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND

	NEW 2" x 4" x 10' WALL
	NEW 2" x 4" x 10' WALL
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN



CONSTRUCTION FOR PAVING



15

DATE: 03/25/2020
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

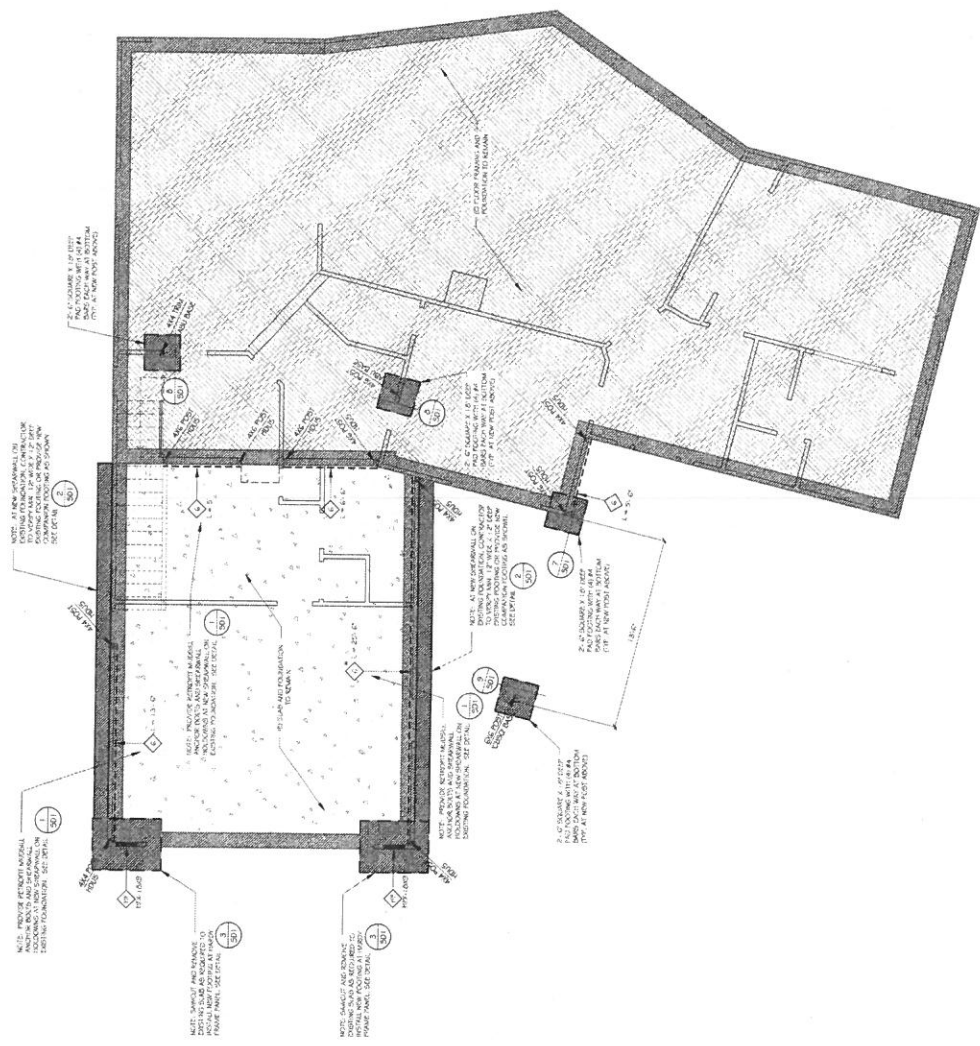
1735

OLIVAN-REINHOLD ADDITION
 3054 PLEASURE POINT DRIVE
 SANTA CRUZ, CA 95062



REDWOOD ENGINEERING
 LEONARD WILLIS P.E.
 1555 SEASIDE AVENUE, SUITE 200, SANTA CRUZ, CA 95062
 (831) 426-0444

NOTE: ALL UNBUILT PORTIONS OF THE FOUNDATION SHALL BE
 PREPARED TO BE REINFORCED WITH ALL REINFORCEMENT IN
 CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA
 BUILDING CODE, AND THE REINFORCEMENT SHALL BE
 APPROVED BY THE ENGINEER. ALL REINFORCEMENT SHALL
 BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS
 OF THE CALIFORNIA BUILDING CODE, AND THE REINFORCEMENT
 SHALL BE APPROVED BY THE ENGINEER. ALL REINFORCEMENT
 SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS
 OF THE CALIFORNIA BUILDING CODE, AND THE REINFORCEMENT
 SHALL BE APPROVED BY THE ENGINEER.



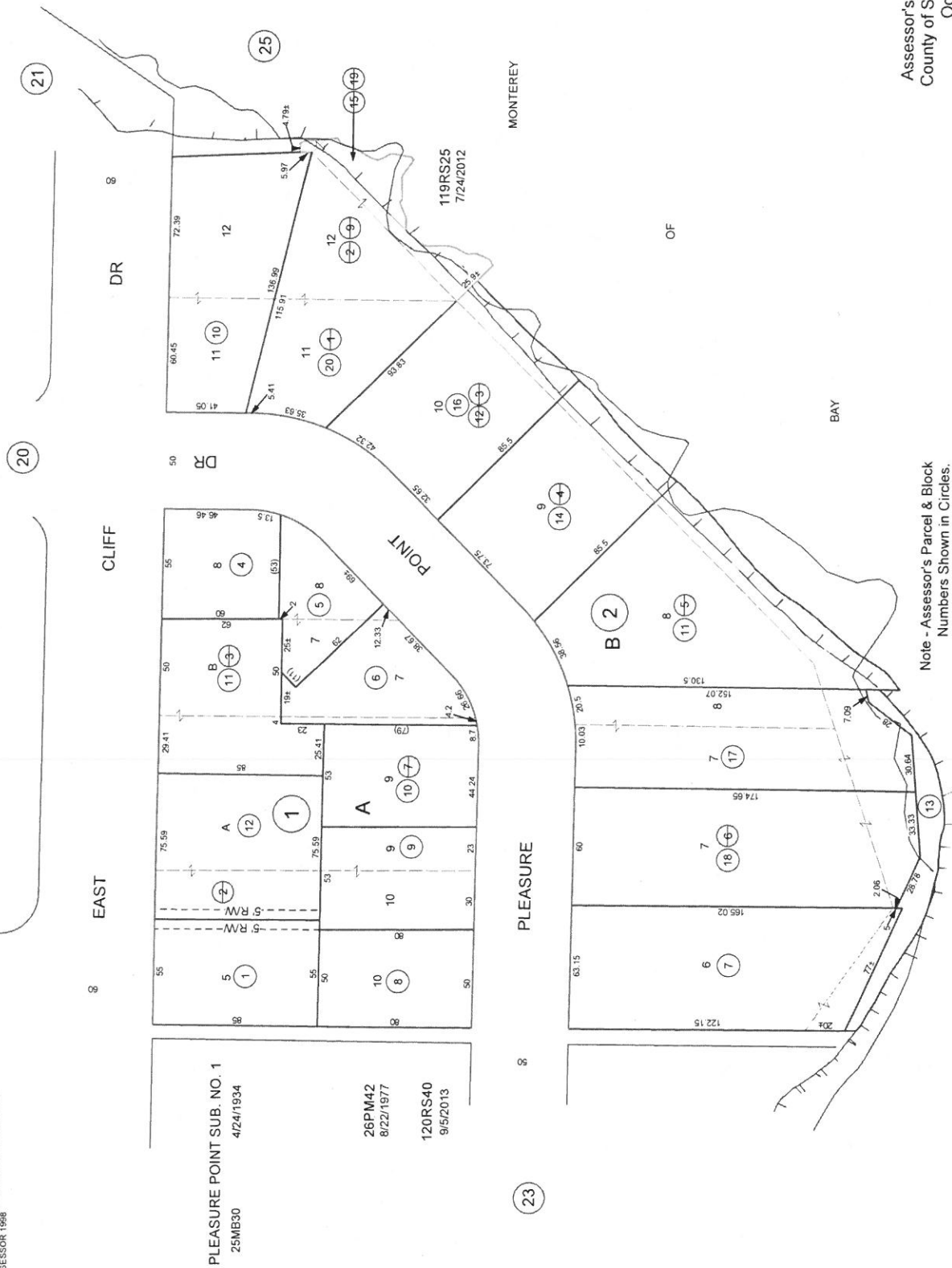
FOUNDATION PLAN

1/4" = 1'-0"

<p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>	<p>1 RETROFIT ANCHOR INSTALLATION</p> <p>NOTE: SPECIAL INSPECTION REQUIRED FOR ALL (100%) INSTALLED ANCHOR BOLTS</p> <p>SECTION 1 SECTION 2</p>	<p>2 COMPANION FOOTING</p> <p>SECTION 1 SECTION 2</p>
<p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>	<p>4 TYPICAL MUSSILL ATTACHMENT</p> <p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>	<p>3 SAWCUT FOOTING AT GARAGE</p> <p>SECTION 1 SECTION 2</p>
<p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>	<p>5 TYPICAL HDU5 / HDU8 HOLDOWN ANCHOR TO POST</p> <p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>	<p>6 HARDY-FRAME PANEL ANCHOR</p> <p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>
<p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>	<p>7 PAD FOOTING AT EXISTING FDN.</p> <p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>	<p>8 NEW FOOTING AT INTERIOR POST</p> <p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>
<p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>	<p>9 EXTERIOR PIER AT POST</p> <p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>	<p>10 EXTERIOR PIER AT POST</p> <p>NOTE: PROVIDE RETROFIT MUSSILL ANCHOR BOLTS AND SHEARWALL HOLDOWN ANCHORS AS INDICATED ON PLANS AT NEW SHEARWALLS ON EXISTING CONCRETE FOUNDATION.</p> <p>SECTION 1 SECTION 2</p>

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Tax Area Code
82-040



Assessor's Map No. 32-24
County of Santa Cruz, Calif.
Oct. 1998

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

Electronically Received 02/27/98 m
Rev 4/12/01 mvm (changed page refs)
Rev 8/20/11 CB (119RS25)
Rev 4/13/15 CB (120RS40)
Rev 7/16/15 CB (Port of pg 032-25)
Rev 7/16/15 CB (15-0020114, LBA 2-19)
Rev 11/21/15 CB (Comb as per Resolution #2-70-2014, 2-20)
Rev 8/18/15 jg (Armo. edit)

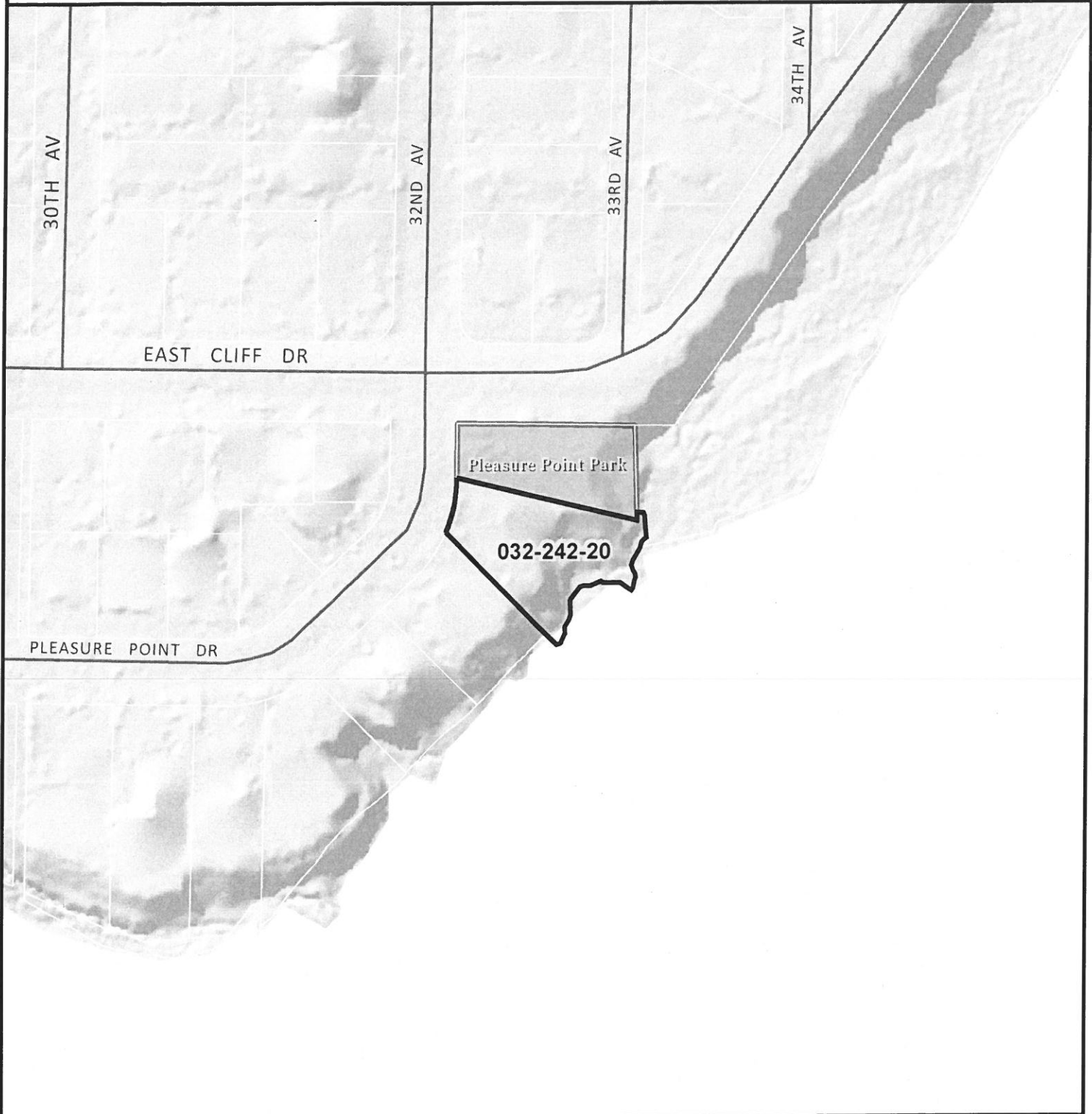
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Parcel Location Map

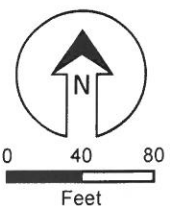
Santa Cruz County Planning Department

Parcel Number
032-242-20
Aug. 2, 2017



Symbol Key

- Street
- Park





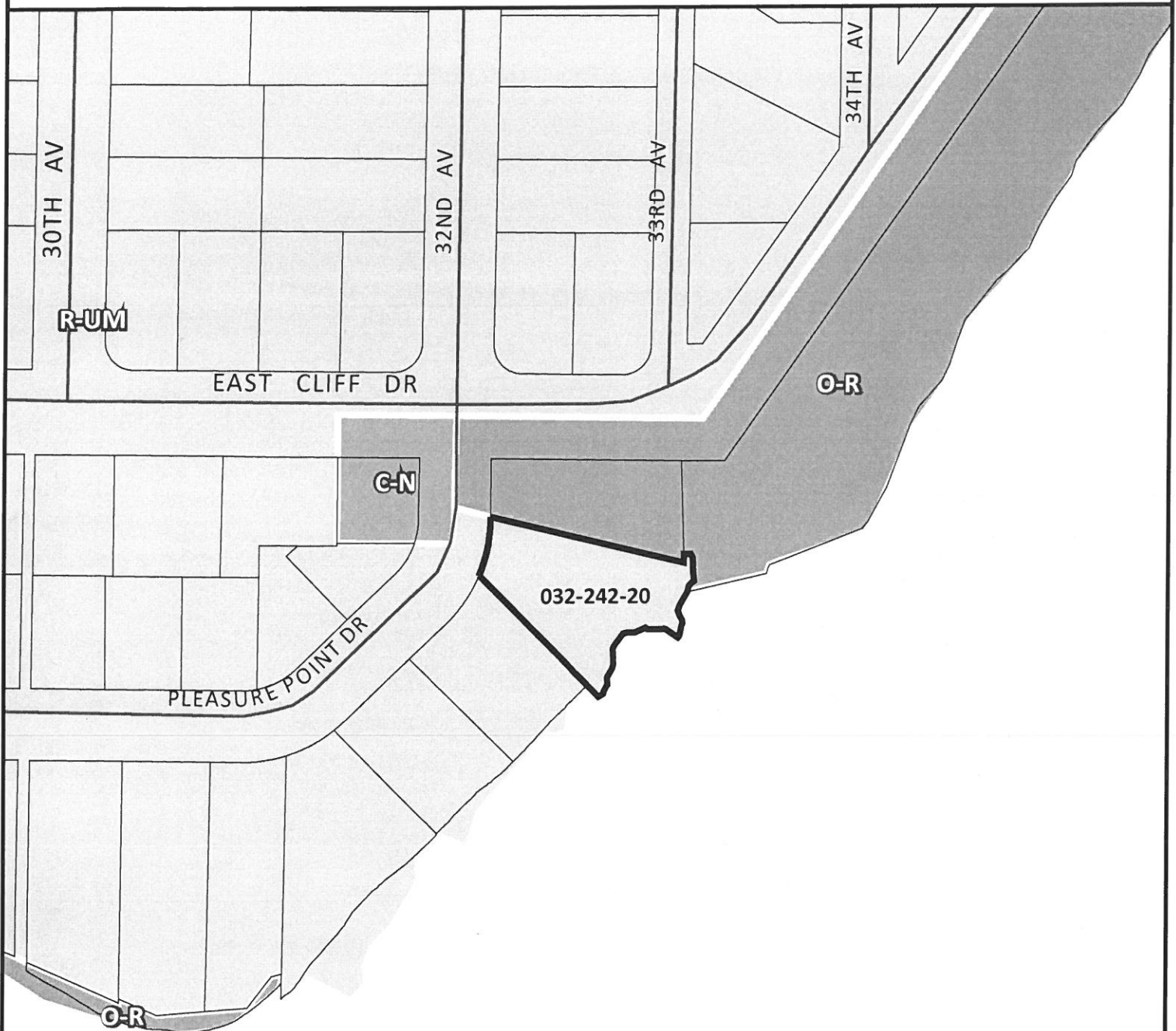
Parcel General Plan Map

Santa Cruz County Planning Department




Parcel Number

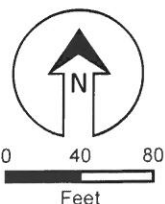
032-242-20

Aug. 2, 2017



General Plan

-  C-N - Commercial-Neighborhood
-  O-R - Parks and Recreation
-  R-UM - Residential - Urban Medium Density

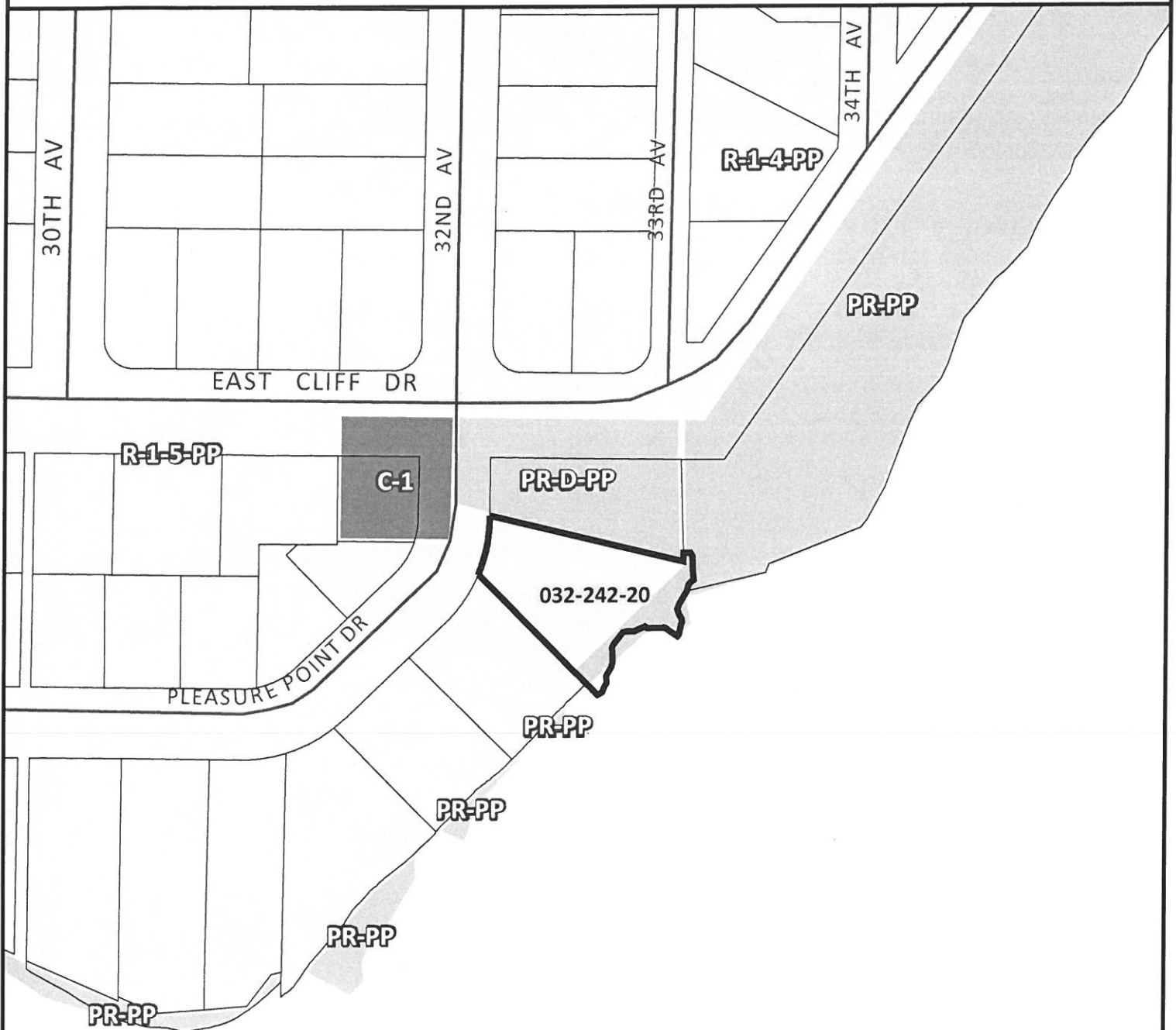






Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number
032-242-20
Aug. 2, 2017



Zoning

-  (C-1) Commercial Neighborhood
-  (PR) Parks, Recreation, and Open Space
- (R-1) Single-Family Residential

