



Staff Report to the Zoning Administrator

Application Number: **171243**

Applicant: Matson Britton Architects
Owner: Edward Colligan
APN: 028-471-05

Agenda Date: June 1, 2018
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to remodel the interior of an existing nonconforming single story home, construct a 655 square foot second story addition, and add approximately 20 square feet at the first floor. Requires a Coastal Development Permit.

Location: Property located at the east end of 26th Ave approximately 350 feet south of the intersection with E Cliff Drive (100 26th Ave).

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Coastal Development Permit

Technical Reviews: Combined Geological/Geotechnical Review

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171243, 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:	11,690 square feet (Net) 20,909 square feet (Gross)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential & Public Beach
Project Access:	26 th Avenue

Planning Area: Live Oak
Land Use Designation: R-UM, P-R (Urban Medium Density Residential,
Existing Parks & Recreation)
Zone District: RM-5-PP & PR-PP (Multi Family Residential - 5,000
square foot minimum & Parks Recreation Openspace -
Pleasure Point Combining District)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Environmental Information

Geologic Hazards: Coastal Bluff
Soils: Combined Geo & Soils report accepted (REV171094)
Fire Hazard: Not a mapped constraint
Slopes: Flat site, coastal bluff to the south
Env. Sen. Habitat: Not mapped
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped

Services Information

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

Project Setting & History

The subject property is located at the south east end of 26th Avenue in an area containing single-family development consisting of one and two story homes. The project site is located adjacent to an existing public access stairway leading to the beach below. The project site is developed with an existing one story home was constructed in the 1970s. Minor modifications have been approved to the home since the original construction and include construction of a swimming pool and perimeter fencing. Additionally, a deck was reconstructed at the rear of the property in the late 1990s with a Coastal Development Permit. Shortly thereafter, a Coastal Development permit and Encroachment permit were issued to place a substantial amount of riprap on the seaward side of the home in order to stabilize the coastal bluff and accommodate installation of a public stairway at the end of 26th Avenue to the beach below.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 11,600 square feet net, located in the RM-5-PP &

PR-PP (Multi Family Residential - 5,000 square foot minimum & Parks Recreation Open Space - Pleasure Point Combining District) zone district, a designation which allows residential uses. The proposed existing residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM, P-R (Urban Medium Density Residential, Existing Parks & Recreation) General Plan designation.

Local Coastal Program Consistency

The proposed second story addition to the existing residence would be constructed on the south east side of the home resulting in a total height of approximately 25 feet. Whereas the maximum allowed height for the zone district is 28 feet the design of the project 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 an existing public access is located adjacent to the project site at the end of 26th Avenue.

A geologic report prepared by Zinn Geology, dated February 11, 2018 and geotechnical report prepared by Pacific Crest Engineering, dated November 30, 2018 were submitted for review and accepted by County staff on March 28, 2018. The project has been conditioned to ensure all work is performed in accordance with the recommendations of the geologic and geotechnical reports. The project does not constitute "development" as defined in Section 16.10.040 of the County Code. The technical reports identified a 100-year setback to the edge of the coastal bluff, which is more restrictive than the 25-foot minimum setback to the edge of the coastal bluff. As proposed, the project is consistent with Geologic Hazards Ordinance in that no development will occur within the geologic setback as indicated on the geologic map and on the project plans (Exhibit D).

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 **171243**, 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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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: 171243

Assessor Parcel Number: 028-471-05

Project Location: 100 26th Avenue

Project Description: Modify an existing single family dwelling and construct a first and second story addition

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: (831) 425-0544

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

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Remodel and construct an addition to an existing residential structure in an area designated for residential uses.

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

Nathan MacBeth, 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 RM-5-PP & PR-PP (Multi Family Residential - 5,000 square foot minimum & Parks Recreation Open Space - Pleasure Point Combining District), a designation which allows residential uses. The proposed existing residence is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM, P-R (Urban Medium Density Residential, Existing Parks & Recreation) General Plan designation. The proposed modifications to the existing home do not constitute development as indicated in County Code Section 16.10.040 and the proposed addition will comply with all applicable site standards for the zone district including the Pleasure Point Combining District.

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 colors will be natural in appearance and complementary to the site; and the development site is located on a bluff top overlooking the beach and the design and architectural style are complimentary to the existing development on site so as not to detract from public views from the beach or the aesthetic qualities of the surrounding area.

The 25 foot high building with a limited second floor area and generous FAR will meet the general intent of the Coastal Zone design criteria and comply with General Plan Policies 2.8.1, (lot size) and LCP Objective 2.8 to provide an appropriate housing type that will provide low density residential development in an existing urbanized area. Proposed colors, materials and style of development will comply with provide protection of coastal resources, including respect to the natural and visual environment as established in the Zoning Code for coastal view shed sites.

The project is not located within a specially mapped and designated scenic area under the General Plan/LUP and will not adversely affect or diminish public views and will not create a "row house or canyon effect" when viewed from the beach area. The proposed height will not contribute to the loss of aesthetic, daylight or ocean views for properties located adjacent to the site or above the site along 26th Avenue. The design of the proposed second floor oriented towards the south east side of the building will ensure that the residence is constructed to have minimal visual impact for the surrounding area. The provision of required building setbacks, lot coverage, Floor Area Ratio (FAR) and height will preserve the character of the surrounding residential area and ensure a pattern of

development envisioned by the County Board of Supervisors when approving the Local Coastal Plan. The Board action reflected consideration of the long-term environmental impacts of second story development in Coastal Areas of the R-1-6 Zone, and therefore the proposed second story development will not require further review under the California Environmental Quality Act (CEQA) to determine consistency.

The project meets all of the development criteria/standards identified in the Zoning Code. The proposed 30.5% lot coverage and 33% FAR, combined with partial second story will ensure that the neighborhood is not compromised by a massive structure that overshadows residential development in the vicinity. The majority of the second floor will generally be visible from the public beach however the proposed colors, materials and style will blend with existing pattern of development in the vicinity.

In addition to meeting the Coastal Scenic Resources criteria, the residence, garage, parking, decks, patios, and fencing are setback from the slope/terrace edge a sufficient distance so as to not appear visually intrusive as seen from the shoreline therefore the scenic integrity of open beaches will be maintained. The project design is either equivalent to or better than the quality of housing developed elsewhere in the Coastal area, and is respectful of the natural and visual environments.

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 existing residence and proposed addition will not interfere with public access to the beach, ocean, or any nearby body of water. An existing public access stairway to the beach is located immediately adjacent to the project site at the end of 26th Avenue. 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 RM-5-PP & PR-PP (Multi Family Residential - 5,000 square foot minimum & Parks Recreation Open Space - Pleasure Point Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings consisting of one and two stories. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles.

A geologic report prepared by Zinn Geology, dated February 11, 2018 and geotechnical report prepared by Pacific Crest Engineering, dated November 30, 2018 were submitted for review and accepted by County staff on March 28, 2018. The project has been conditioned to ensure all work is performed in accordance with the recommendations of the geologic and geotechnical reports. The project does not constitute "development" as defined in Section 16.10.040 of the County Code. The

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technical reports identified a 100-year setback to the edge of the coastal bluff, which is more restrictive than the 25-foot minimum setback to the edge of the coastal bluff. As proposed, the project is consistent with Geologic Hazards Ordinance in that no development will occur within the geologic setback as indicated on the geologic map and on the project plans (Exhibit D).

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 existing residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-5-PP & PR-PP (Multi Family Residential - 5,000 square foot minimum & Parks Recreation Open Space - Pleasure Point Combining District) zone district as the primary use of the property will be one single family dwelling. While the existing home is nonconforming to the current site standards, particularly the north side yard setback and required 15 foot rear yard, the proposed addition will comply with the site standards. The proposed second story deck will encroach into the required rear yard and is consistent with SCCC 13.10.323(E) in that the cantilevered portion of the deck will not extend more than six feet into the required rear yard. Further, the project is consistent with the allowed percentage of modification to a non-conforming structure as defined in SCCC 13.10.262.

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, P-R (Urban Medium Density Residential, Existing Parks & Recreation) land use designation in the County General Plan.

The proposed existing residence 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 existing residence will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed existing residence 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 existing residence will comply with the site standards for the RM-5-PP & PR-PP 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 addition is to be constructed on an existing developed lot. The proposed project is not expected to result in an increase in traffic therefore will not adversely impact existing roads or intersections in the surrounding area. The project site is currently served by existing utilities and the proposed one bedroom, two bathroom addition is not expected to result in an overload of existing utilities.

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 existing residence 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 existing residence 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 proposed project will comply with all required RM-5 site standards, R-UM (Urban Medium Density Residential) general plan, and Local Coastal Plan policies. Compliance with other applicable design review provisions will be also provided. The project will comply with LCP Objective 2.23, and not interfere with the orderly, balanced access to views of, or utilization of Coastal Zone resources.

The site design, layout, and style of the proposed development will enhance or preserve the integrity of existing land use patterns or character in the surrounding area and Coastal Zone. The first and second floor additions shall be appropriately sited, designed and landscaped so as to be visually compatible and integrated with the character of surrounding areas.

The building elements and style, location, and type of access to the site; location and height of the second floor addition; orientation of windows and other openings; building bulk, mass, and scale have been designed to avoid creating impacts for adjacent properties and to maintain the character of development in the coastal viewshed area. The minor additions will not alter the existing land use patterns or character of neighborhood development.

The proposed development is situated on a flat building site that contains a coastal bluff. The

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proposed development will protect the public views of the beach. The proposed second story addition contains fenestration and articulation that break up mass and bulk and provide a low-scale type of development.

The proposed building design will provide balance in relation to adjacent development, harmony of scale with other structures in the area, order and unity with surrounding development, and not appear bulky or out of scale. The variation in wall plane, roof line, detailing, materials and siting are proposed to create interest in the building and site and to minimize the 25 foot roof height. The second floor deck projection and recesses, windows, doors and entries, color and texture, articulate the façade and are consistent with the architectural style and design of the existing home. The proposed first and second floor additions will not interfere with the design or layout of pedestrian and vehicle access, circulation and parking.

Conditions of Approval

Exhibit D: Project plans, 9 sheets, prepared by Matson Britton Architects, dated 1/15/18.

- I. This permit authorizes the construction of an addition to an existing residence 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 Santa Cruz County Sanitation District.
 - D. Meet all requirements of the Environmental Planning section of the Planning Department.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 2 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for 1 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. 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. 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.

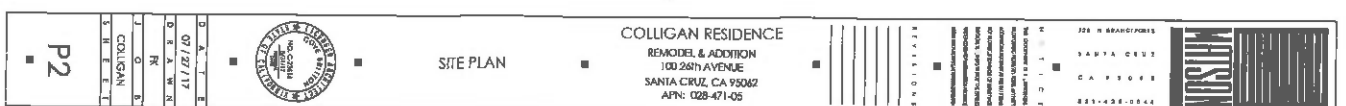
Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures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

Approval Date: _____

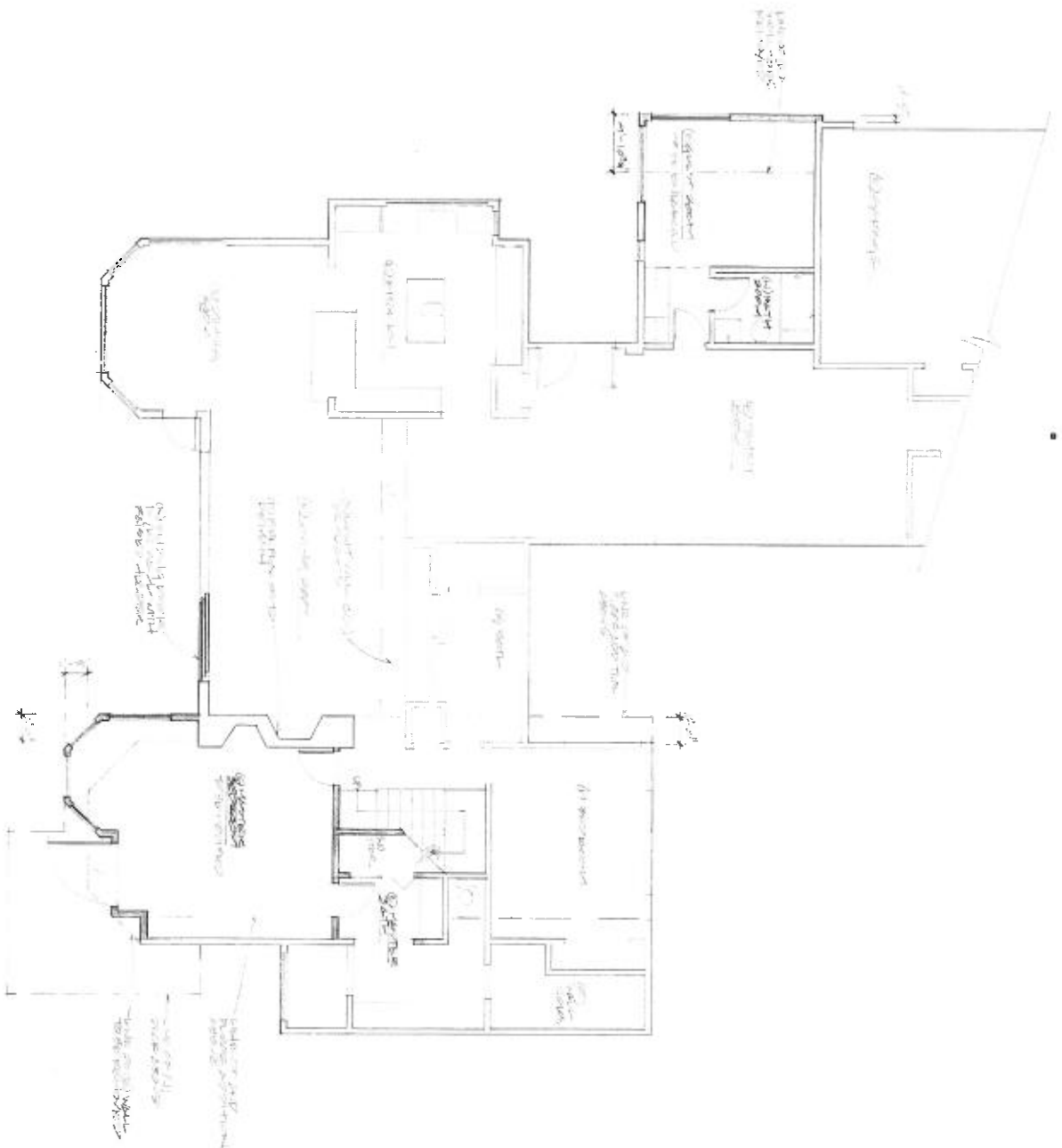
Effective Date: _____

Expiration Date: _____

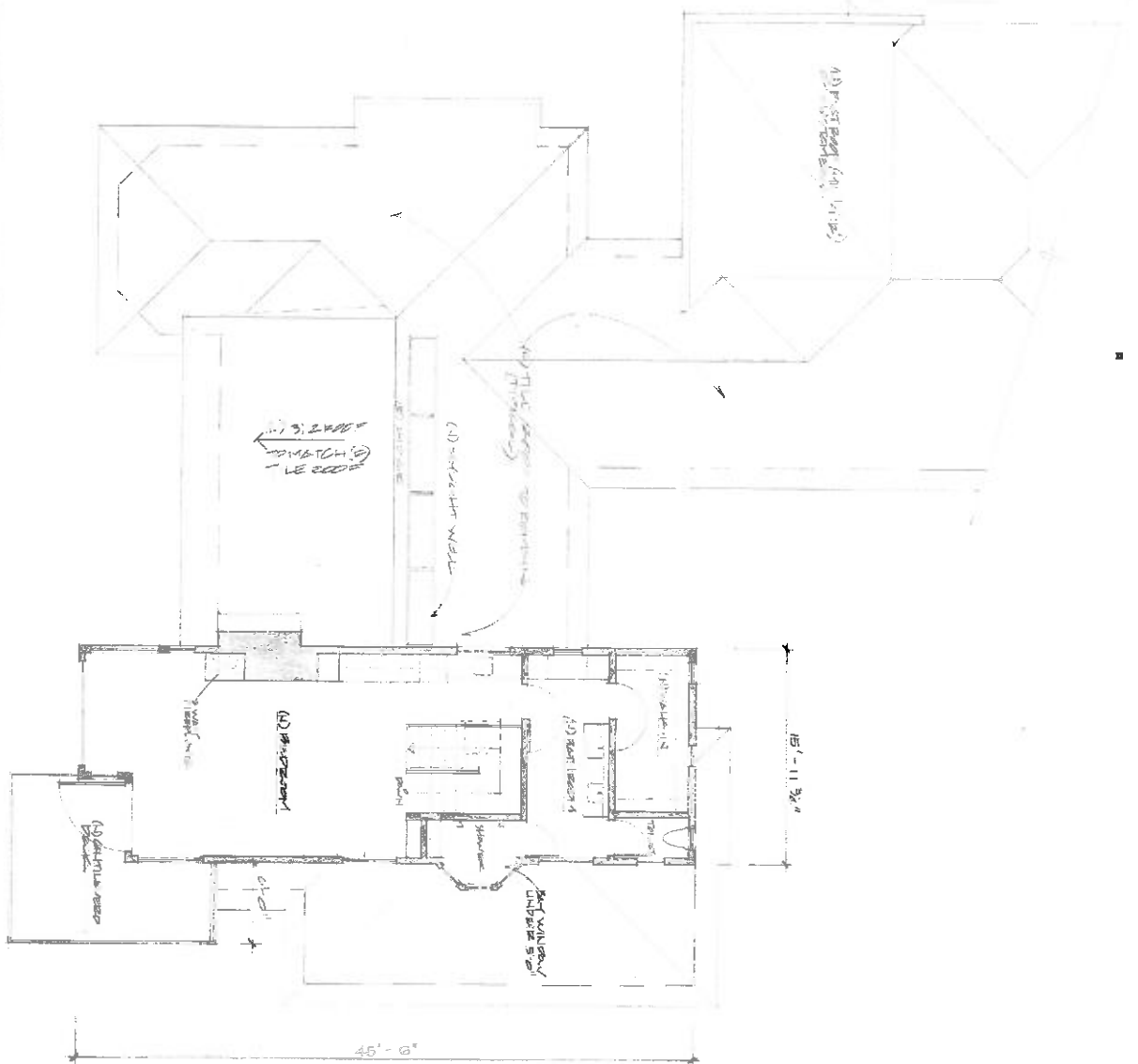
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

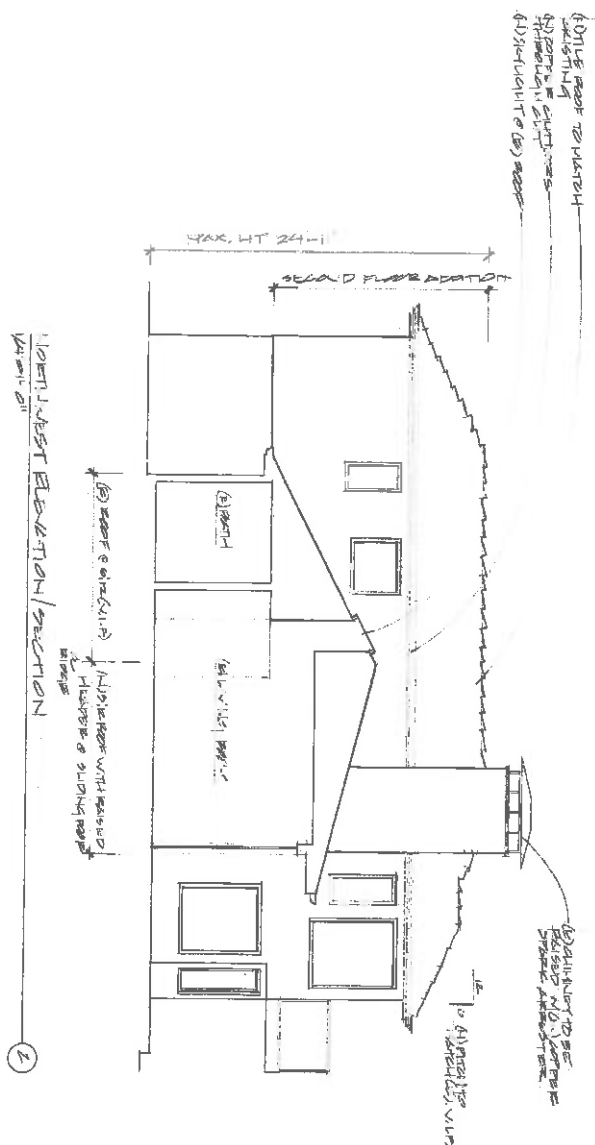


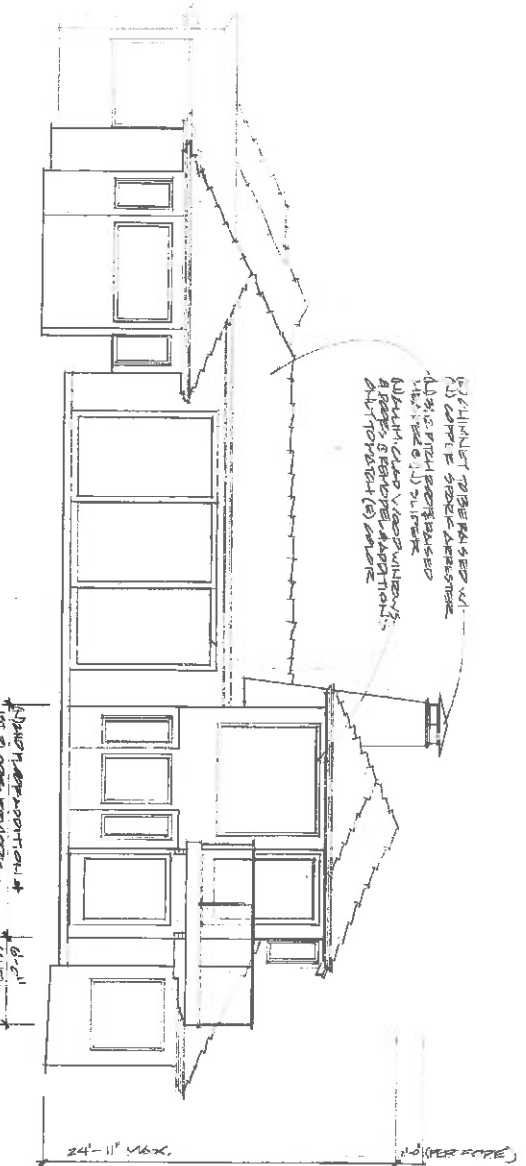
FIRST FLOOR PLAN
 1/4" = 1'-0"



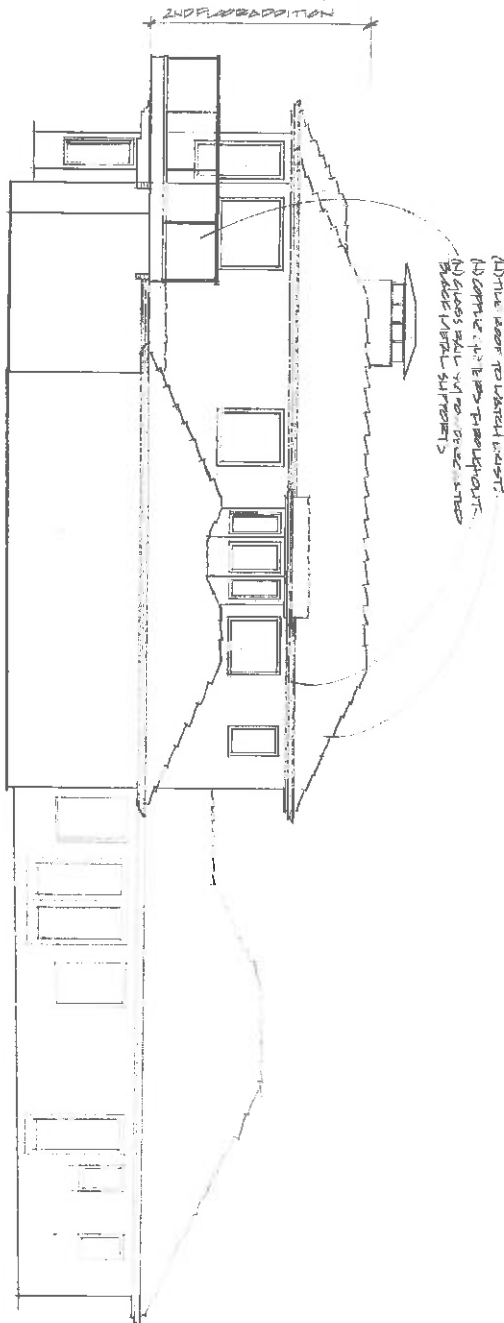
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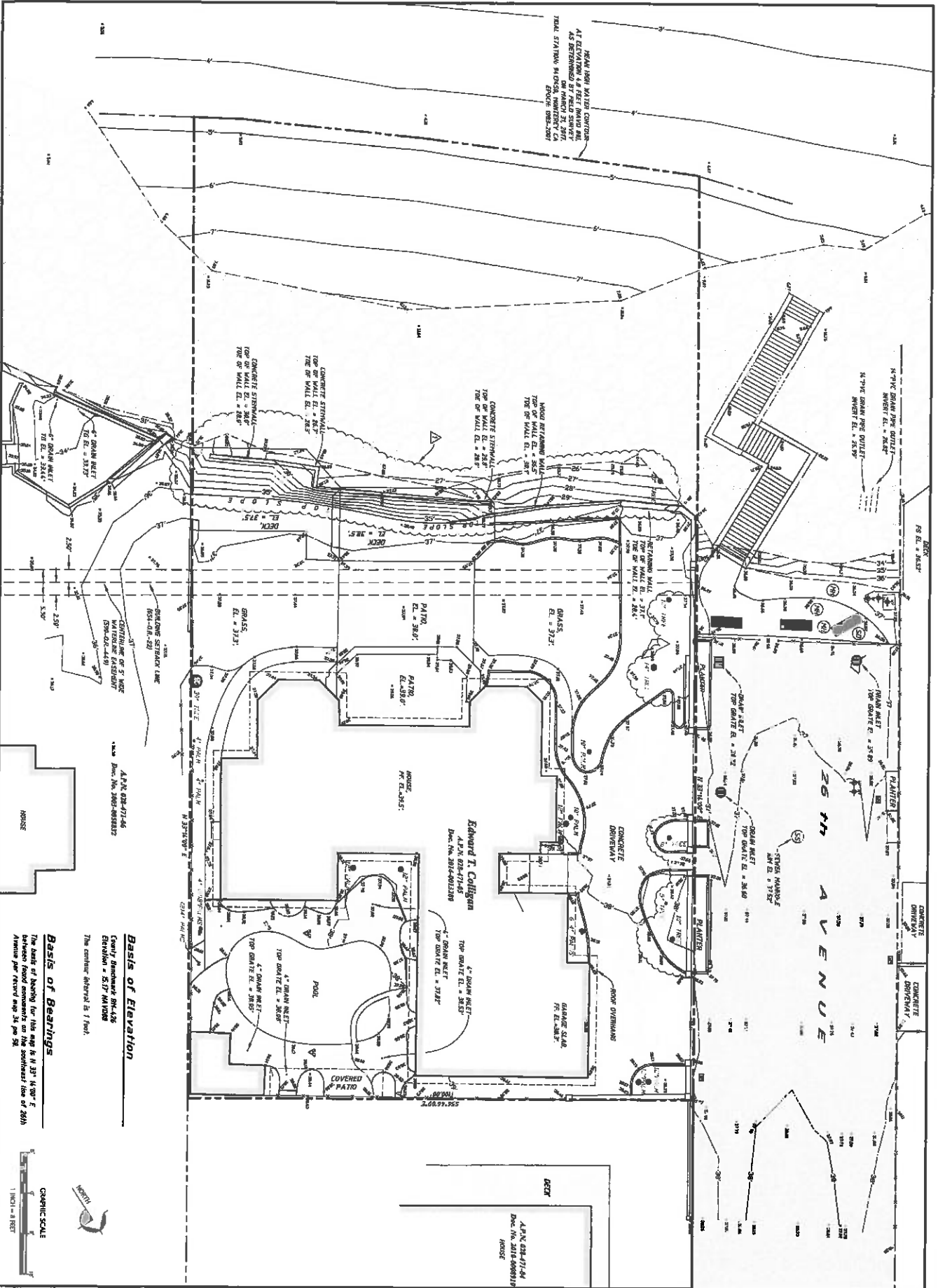
SOUTH WEST. 22.6-25.7 (21.1)



SAITIKUSSI ELENAT
1941-1942

Southwest Blue Mountain
14101-201

Topographic Map, The Lands Of:
Edward T. Colligan
 100 26th Avenue, Santa Cruz CA 95062



Basis of Elevation
 County Benchmark BM-426
 Elevation = 517.44 (MDSB)
 The contour interval is 1 foot.

Basis of Bearings
 The basis of bearing for this map is N 33° 14' 00" E
 between road corners on the southwest line of 26th
 Avenue per latest map 24 per 36.

GRAPHIC SCALE
 1 INCH = 8 FEET

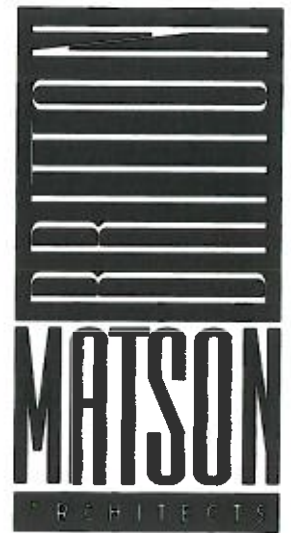
A.P.N. 028-471-05 DATE 4-06-2017 SCALE 1" = 8'		DESIGN DRAWN P. Hanagan		Topographic Map, The Lands Of: Edward T. Colligan 100 26th Avenue, Santa Cruz CA 95062		HANAGAN LAND SURVEYING, INC. 308-C BOQUEL AVE., SANTA CRUZ, CA 95062 PHONE 831-460-3438		REVISION 4-24-2017 APPROVED Paul Hanagan LS 7797			
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COLLIGAN RESIDENCE

100 26th AVENUE
SANTA CRUZ, CA 95062
A.P.N. 028-471-05

COLOR & MATERIALS

Match All Existing Elevation Finish Materials



GLASS GUARD
BLACK METAL FRAME



FLAT CLAY TILE
ROOF

HARD TROWELED
STUCCO - WHITE

COPPER SPARK
ARRESTOR

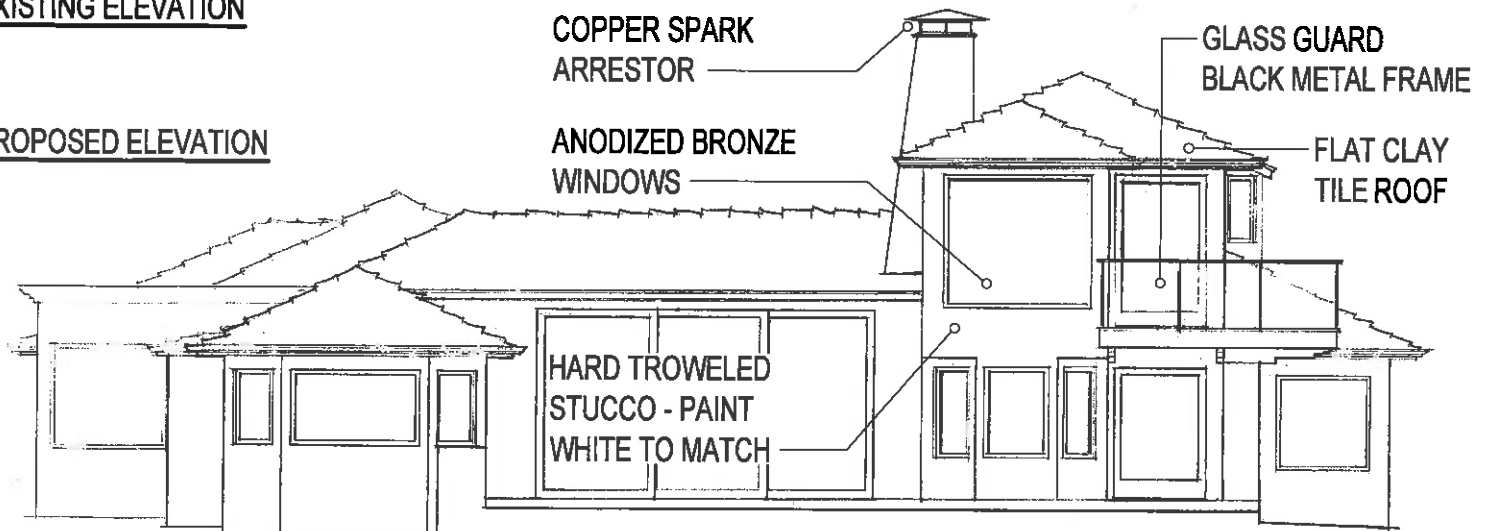
ANODIZED BRONZE
WINDOWS

728 N BRANCIFORTE
SANTA CRUZ
CA 95062
831-425-0544



EXISTING ELEVATION

PROPOSED ELEVATION





Coiligan Residence
APN 028-471-05
Camera Position A

Before



Proposed Colligan Remodel & Addition

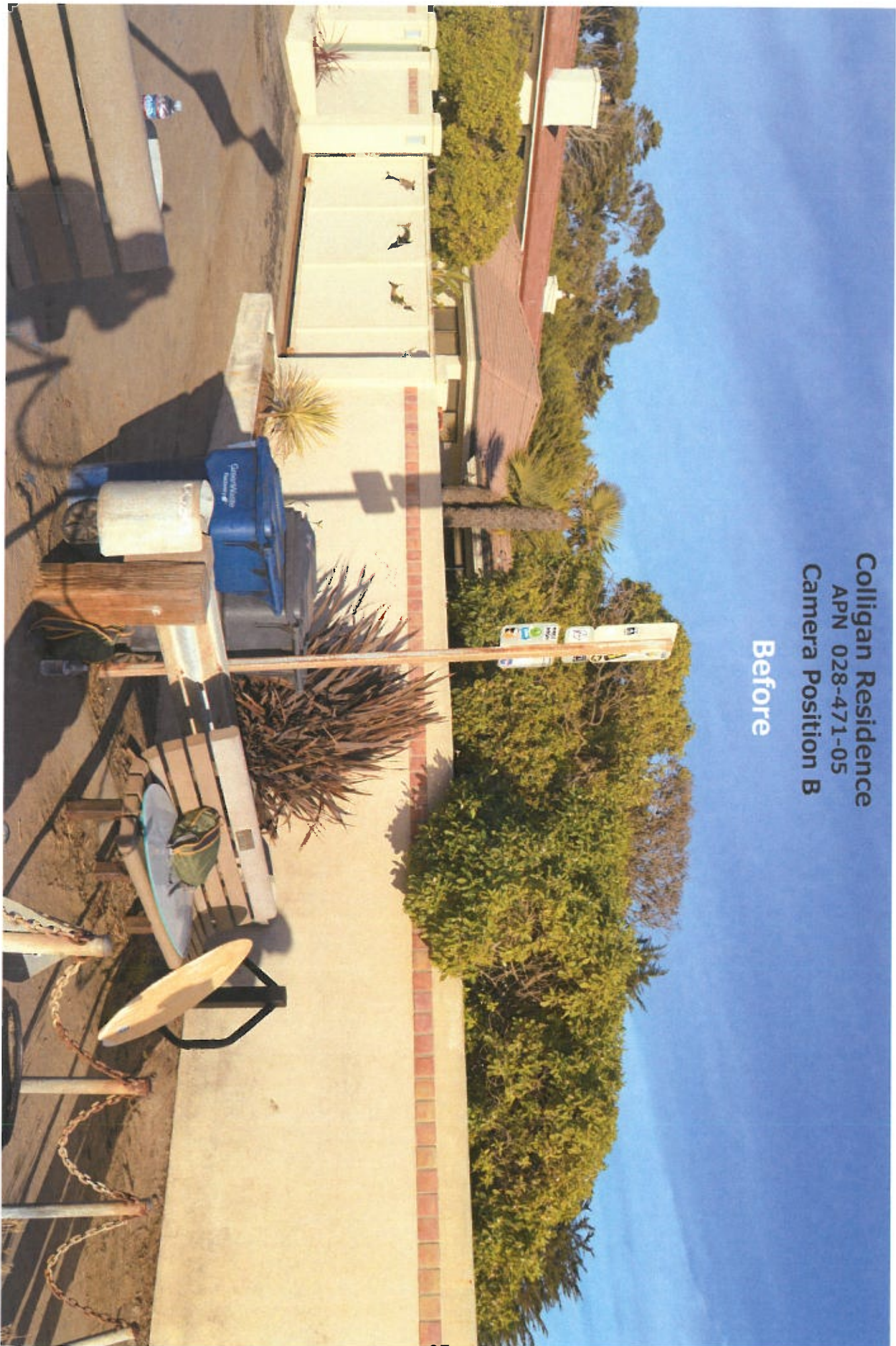
APN 028-471-05

Camera Position A



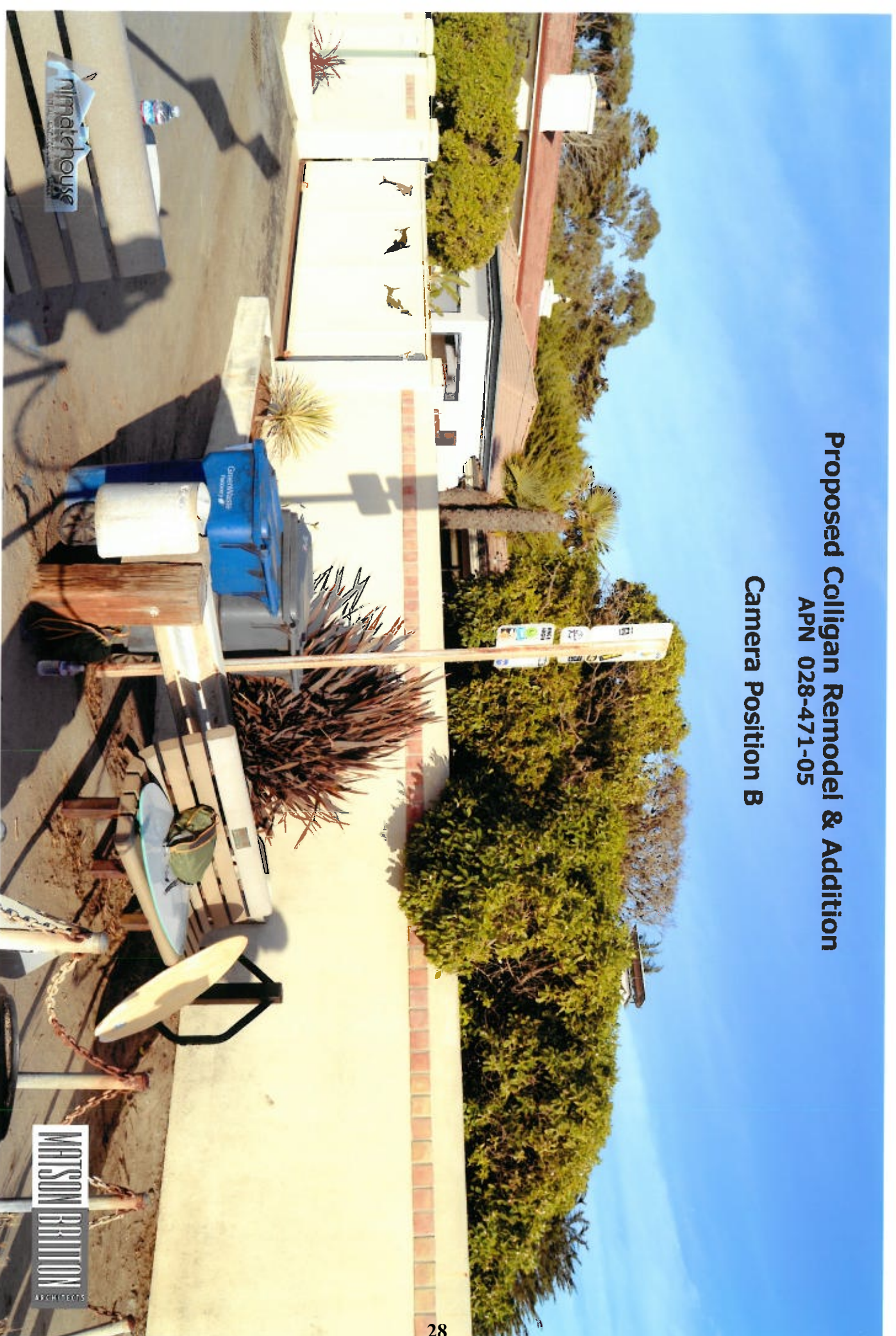
Colligan Residence
APN 028-471-05
Camera Position B

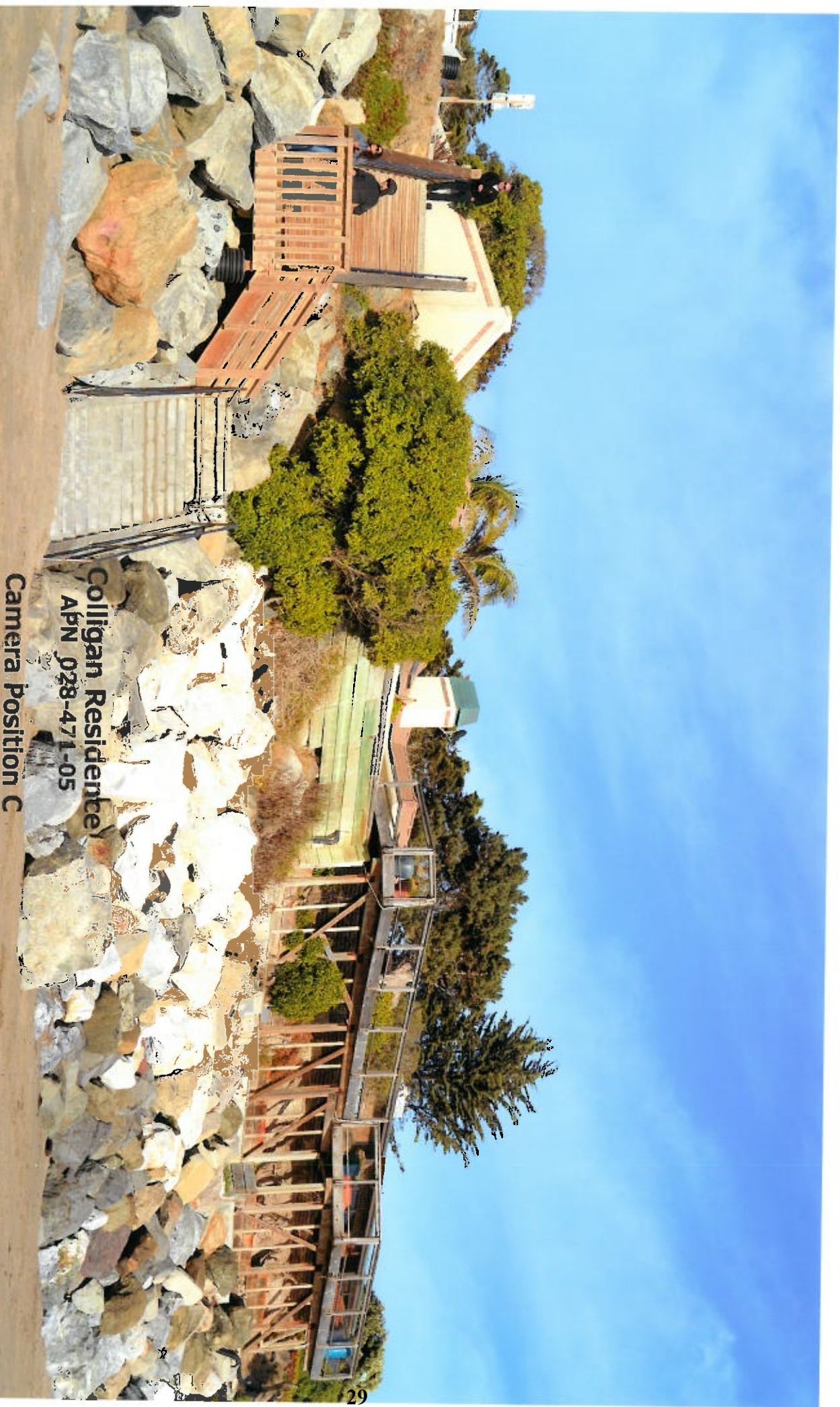
Before



Proposed Colligan Remodel & Addition
APN 028-471-05

Camera Position B





Colligan Residence
APN 028-471-05

Before



Proposed Colligan Remodel & Addition

APN 028-471-05

Camera Position C



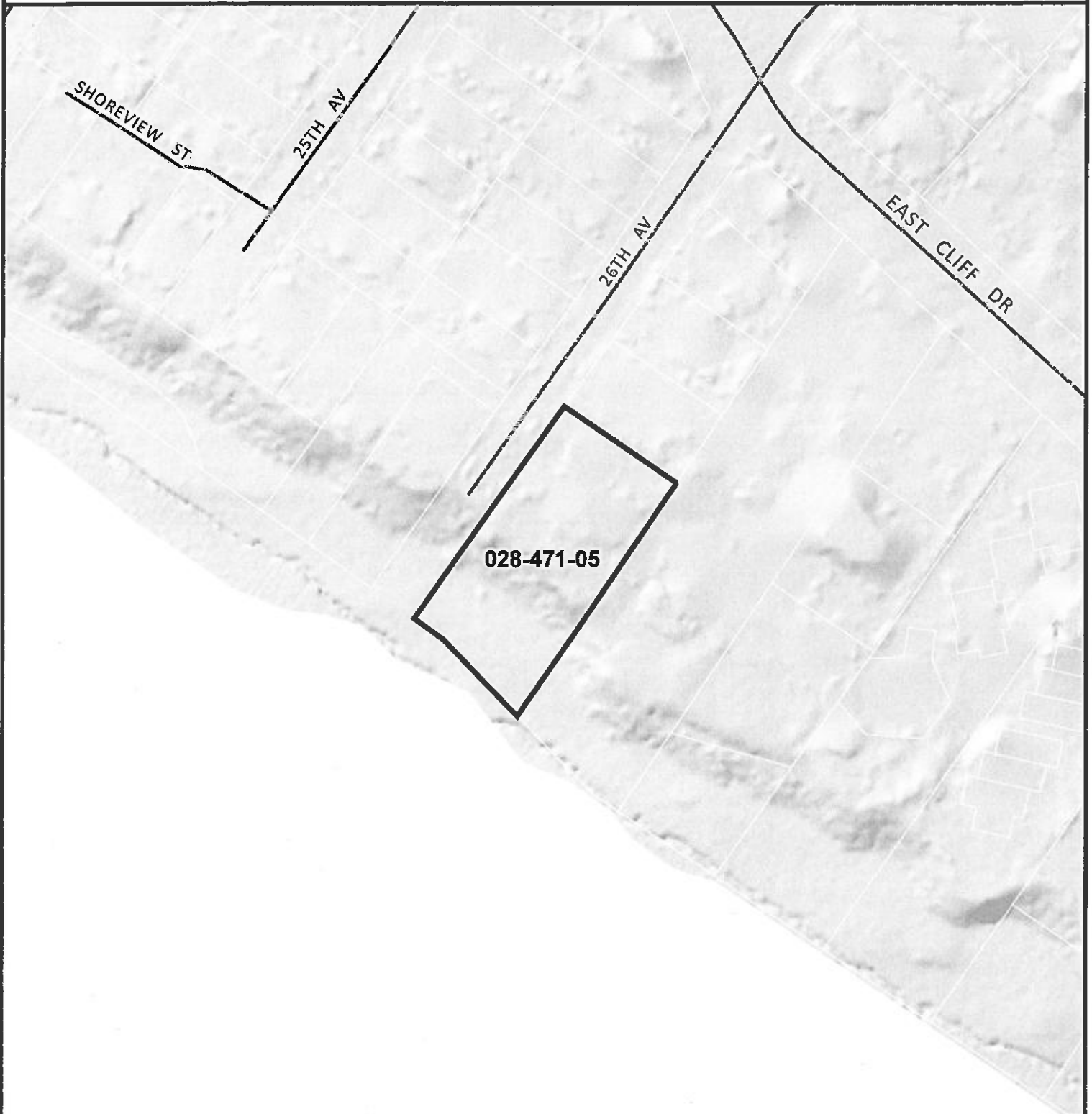




Parcel Location Map

Santa Cruz County Planning Department

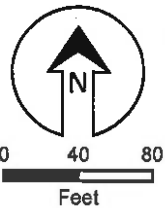
Parcel Number
028-471-05
May. 11, 2018



Location Overview

Symbol Key

— Street





Parcel General Plan Map

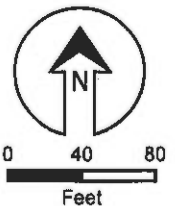
Santa Cruz County Planning Department

Parcel Number
028-471-05
May. 11, 2018



General Plan

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





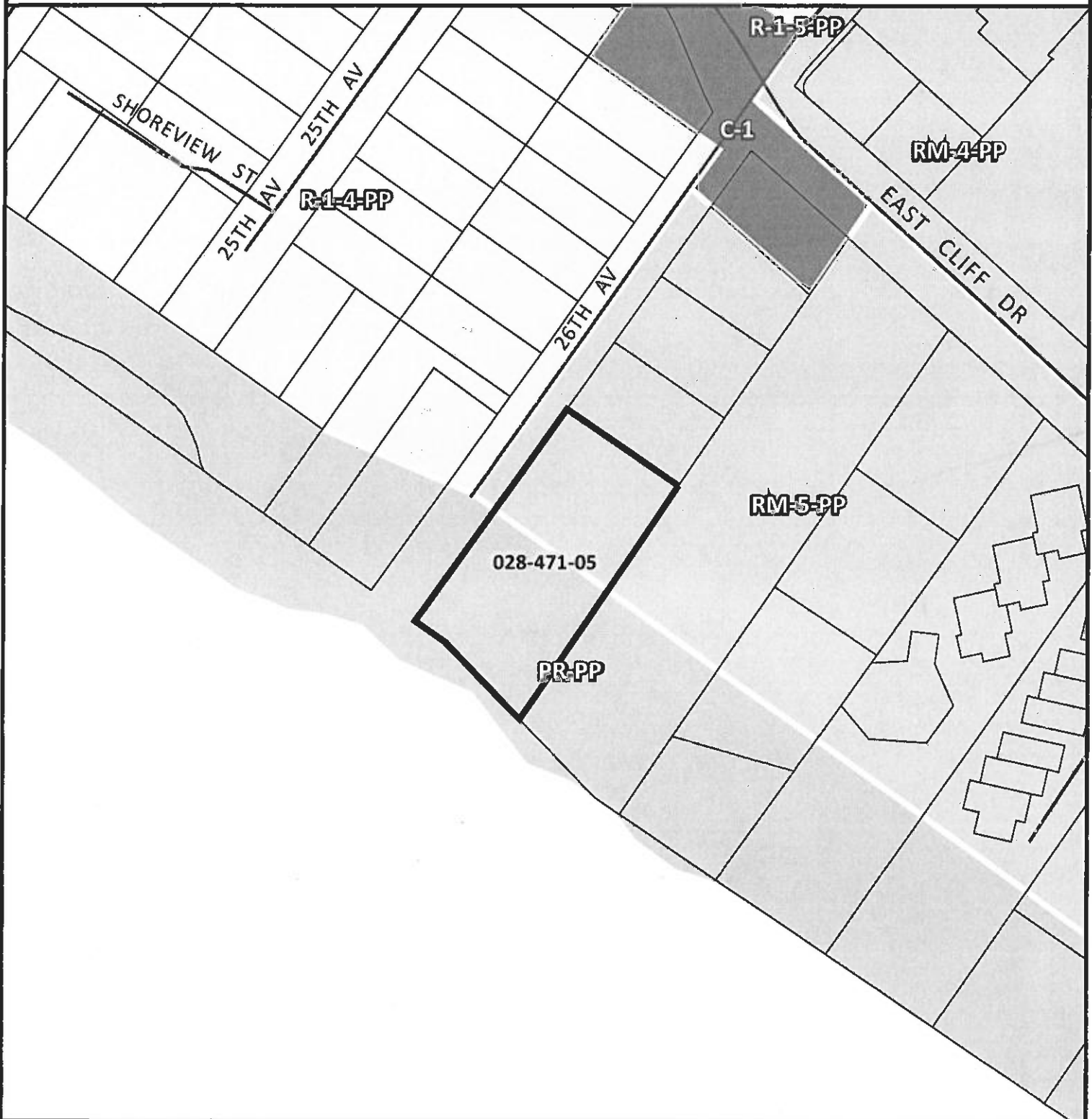
Parcel Zoning Map

Santa Cruz County Planning Department





Parcel Number

028-471-05

May. 11, 2018



Zoning

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

