



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET - 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131

July 2, 2019

Jocelyn Drake, Zoning Administrator  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

Agenda Date: August 9, 2019  
Agenda Item # 1

Subject: Coastal Development Permit Application #181620  
22026 East Cliff Drive, APN 028-224-01

### Zoning Administrator Hearing June 21, 2019

This item, a proposal to construct a two-story single-family dwelling located in the Coastal Zone, was first heard at the June 21, 2019 Zoning Administrator hearing. At the hearing, the Zoning Administrator continued Application 181620 and directed the applicant to revise the plans to provide a more clear and accurate depiction of the proposed two-story single-family dwelling, including the overall height and materials being proposed.

### Discussion

The submitted plan sets had two sets of elevation sheets, one being from the initial submittal and the other from a revised set submitted at a later date. When comparing the two sets, the overall heights were different and inconsistent, making it difficult to determine the actual height of the home. In addition, window placements and size of decks were also different on each elevation set. The Zoning Administrator asked the applicant to revise cross sections to correspond with grade elevations and to illustrate overall height from natural and finish grade for more accuracy.

The applicant submitted revised plans on July 16, 2019. Natural grade elevations were taken from the survey map to create revised accurate elevations. An additional section drawing was submitted to illustrate the plate heights through the living room and kitchen and to show the overall height of the proposed residence from natural grade, which is just under the 28-foot height maximum. Color 3-D renderings were also submitted to illustrate a more comprehensive view of the proposed building. The applicant submitted a color and materials sheet that shows the house will have a dark gray metal roof, light gray stucco walls with black trim around the windows, and lightly stained cedar siding around pop-out elements of the second story.

### Conclusion

## Conclusion

Staff recommends that you determine the project is exempt from further Environmental Review under the California Environmental Quality Act and approve Application # 181620, based upon the findings and conditions of approval provided in the original staff report.

Sincerely,

Elizabeth Cramblet  
Project Planner  
Development Review

Reviewed By: \_\_\_\_\_  
Jocelyn Drake  
Principal Planner  
Deputy Zoning Administrator

## Exhibits:

- H. Staff report prepared for the June 21, 2019 hearing
- I. Revised plan set, dated June 26, 2019
- J. Color renderings



## **Staff Report to the Zoning Administrator**

**Application Number: 181620**

**Applicant:** Dee Murray  
**Owner:** Spinnaker Ventures LLC  
**APN:** 028-224-01  
**Site Address:** 22026 East Cliff Drive

**Agenda Date:** June 21, 2019  
**Agenda Item #:**  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to remove an existing 1,675 square foot one-story single family home and construct a 2,497 square foot two-story, three bedroom, single family home with an attached garage, located in the R-1-4 (Single Family Residential) district.

**Location:** Property located on the south side of East Cliff Drive between 20<sup>th</sup> and 21<sup>st</sup> Avenue (22026 East Cliff Drive).

**Permits Required:** Requires a Coastal Development Permit and a Soils Report Review (REV171050).

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

### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 181620, based on the attached findings and conditions.

### **Project Description & Setting**

The project site is located on the south side of East Cliff Drive between 20<sup>th</sup> and 21<sup>st</sup> Avenue at 22026 East Cliff Drive. The parcel is located within a single-family residential neighborhood with homes to the north, south, east and west. Existing on the project site is a 1,675 square foot single-story dwelling with an attached garage that was constructed in 1963. Permits since the original construction include sewer lateral replacement in 1994 and a replacement deck in 2016.

A Coastal Development Permit is required because the project is located within the coastal zone and is not located in the residential exclusion section of the county.

### **Zoning & General Plan Consistency**

The subject property is a parcel of approximately 4,998 square feet, located in the R-1-4 (Single-Family Residential) zone district, a designation which allows residential uses. The proposed single

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

### **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 varied wall and roof planes to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

### **Local Coastal Program Consistency**

The proposed single family residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road and 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 in that an existing public access is located adjacent to the project site at the end of 21<sup>st</sup> Avenue.

### **Environmental Review**

The project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 3, New Construction or Conversion of Small Structures (15303). The proposed replacement dwelling will be constructed within an area designated for residential uses and will conform to all of the required site and development standards for the zone district.

### **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 181620, 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.**

**EXHIBIT H**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

Report Prepared By: Elizabeth Cramblet  
Santa Cruz County Planning Department  
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Santa Cruz CA 95060  
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**Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel Information
- G. Geotechnical Report review letter

# 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: 181620

Assessor Parcel Number: 028-224-01

Project Location: 22026 East Cliff Drive

**Project Description:** Proposal to construct a 2,497 square foot two-story, three bedroom, single family home with an attached garage.

**Person or Agency Proposing Project:** Dee Murray

**Contact Phone Number:** (475) 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

**F. Reasons why the project is exempt:**

Construct a single family dwelling on a property designated for residential uses.

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

\_\_\_\_\_  
Elizabeth Cramblet, Project Planner

Date: \_\_\_\_\_

**EXHIBIT A**

## **Coastal Development Permit Findings**

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-4 (Single Family Residential), 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) 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 SCCC 13.20.130 and 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 not located on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at the end of 21<sup>st</sup> Avenue.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single Family Residential) 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 in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is located between the shoreline and the first public road with public beach access located at the end of 21<sup>st</sup> Avenue. Consequently, the single family dwelling 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

## **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 ensure 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 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 R-1-4 (Single Family Residential) 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 single family residence use is consistent with the use and density requirements specified for the R-UM (Urban Medium Density) 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.

A specific plan has not been adopted for this portion of the County.

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

This finding can be made, in that the proposed single family dwelling is to replace an existing single family home. No additional traffic will be generated by the proposed project.

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.

Application #: 181620  
APN: 028-224-01  
Owner: Spinnaker Ventures LLC

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

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

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

Exhibit D: Project plans, prepared by Richard L. Emigh, dated March 26, 2019.

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

4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  5. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay Zone drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. Additional conditions of approval are as follows:
1. This application is proposing between 500 and 5,000 square feet of new and/or replaced impervious area, which is considered a "Medium Project" per Part 3 Section C.1 of the County Design Criteria (CDC). Based upon the supplied tabulation table, this project is decreasing the impervious area. If additional impervious areas are planned, please update the tabulation table and note that a drainage fee will be assessed on the net increase in impervious area (i.e. roofs, paved areas, patios, walkways, driveway, etc). The fees are currently \$1,31 per square foot. A 50% credit is given when you use semi-pervious pavement such as pavers, baserock, pea gravel, porous concrete.
  2. Per Part 3, Section C (pg. 50) of the CDC, all new development and redevelopment projects shall incorporate Best Management Practices (BMPs) to prevent runoff in excess of pre-development conditions. The use of measures other than retention treatment systems shall only be used after technical infeasibility has been established. Please show how this project is maintaining pre-development runoff conditions. Safe stormwater overflow shall be incorporated into the project design.
  3. Please provide construction cross-section details for all permanent mitigation features and any proposed flatwork, including pervious pavers, French drain, swales, etc. The details must include all necessary information for the accurate construction of the proposed features.
  4. Please provide a maintenance schedule on the plans, including inspection frequency, signs of failure, and maintenance requirements for each of the stormwater mitigation features proposed.
    - a. Two holds (items 5 and 6 below) will be placed on the project: SWM-25A Maintenance Agreement and Civil Engineer / Designer's Final Letter. These holds shall be cleared after the

permit is issued and prior to the final building inspection.

5. Please notarize and record a maintenance agreement (SWM-25 form) that includes the approved drainage plan and maintenance schedule as a packet. Please submit the packet after the project has been approved and reference the approved drainage plans. It will be the responsibility of the property owner to inspect and maintain all drainage features.
  - a. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedures. The maintenance agreement form can be picked up from the Public Works office or can be found online by navigating to County of Santa Cruz Public Works Department, Stormwater, Resources and Reports, SWM-25A.
  - b. Please ensure that the most current version of the SWM-25A form (REV 02/17) is utilized.
6. Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:
  - a. The Civil Engineer / Designer must inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The Civil Engineer / Designer's letter shall be specific as to what was inspected (such as invert elevations, pipe sizing, the size of the mitigation features and all relevant design features). Notes of "general conformance to plans" are not sufficient.
  - b. As-built plans stamped by the Civil Engineer / Designer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements are shown.
  - c. The Civil Engineer / Designer may review as-built plans completed by the contractor and provide the County with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the Civil Engineer / Designer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with a stamp (or label affixed to the plan) stating the contractor's name, address, license and phone number. The Civil Engineer / Designer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the Civil Engineer / Designer

that the as-built plans meet the design intent and are adequate in detail, the Civil Engineer / Designer shall submit the as-built plans and a review letter, stamped by the Civil Engineer / Designer to the County Public Works Department for review to process the clearance of the drainage Hold, if the submittal is satisfactory.

- C. Meet all requirements of the Santa Cruz Water District. Proof of water service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit. Additional conditions upon building permit submittal are as follows:

1. **Abandon existing lateral:**

The plans indicate that the existing building is to be removed or significantly demolished. Therefore, locate and label the existing sewer lateral "To be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure." If any of the existing sewer lateral is to be reused, then, in accordance with Sanitation District Code section 7.04.375.3.d Private Sanitary Sewer System Repair, of Title 7, prior to building permit submittal the applicant/owner is required to televise all existing sewer laterals that are not going to be removed, all the way out to the connection with the public sewer main, and make repairs to any damaged or leaking pipes that are revealed in the video. This includes root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, and older pipe materials that are known to be inadequate (e.g. orangeburg or aging asbestos cement pipe). Color video results (on DVD), of a sufficient quality to observe interior pipe condition, joints, sags, etc., shall be made available to the District for review, along with the District certification form completed by plumber. The District shall review results within 10 working days of submittal to the District. Repairs, as required by the District, shall be made within 90 working days of receipt of the District's review. The applicant/owner may obtain a sewer repair permit (no charge) directly from the District and have repairs inspected by the District inspector prior to issuance of the building permit or may show the repairs on the drawings and incorporate all the repairs as part of the building permit. On the drawings, label any sewer lateral work to be included under the building permit as "Sewer lateral to be repaired or replaced as required by the Sanitation District."

2. **Design and Construction Standards:**

The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the *County of Santa Cruz design criteria (CDC) Part 4, Sanitary Sewer Design, February 2017 edition.*

Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/DESIGNCRITERIA.pdf>

3. **Sanitary Sewer Connection fee:**

Recognizing that the plans reviewed represent a preliminary design, and that a different but similar set of plans will be submitted for the building permit application, it is not possible, at this time, to provide a precise estimate of the final sanitary sewer connection fees. However, with the information available on the plans for this review, we cannot estimate what the fees might be due to no plumbing fixture identified on the plans.

4. **Time limit of review:**

This review notice is effective for one year from the issuance date to allow the applicant time to receive a tentative map, development, or other discretionary permit approval. If, after this period, this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

E. Meet all requirements of the County Department of Public Works, Driveway/Encroachment section including the additional conditions listed below:

1. Intensification of use requires that existing driveway approach is upgraded to meet the County of Santa Cruz Design Criteria.
2. The proposed driveway approach must conform to Figure DW-5 on the plans to facilitate proper construction by the contractor. The design criteria can be found on the internet at:  
<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/DCDriveways.pdf>
3. The frontage needs to be paved to improve the flowline and to create public parking. Asphalt Pavement Requirements will meet the DW-5 requirements of 2" AC over 6" over 6" base rock. The pavement limits will be 8 feet from the bike lane to provide shoulder parking in the frontage of the property for public use of the right-of-way.
4. An encroachment permit will be required for any work proposed in the county right-of-way. Before your building application can be approved please submit an encroachment permit application with 2 sets of the plans (only the sheets showing work in R-O-W) directly to the Department of Public Works, 701 Ocean Street, Room 410. If pedestrian, bicycle or vehicle traffic will be impacted please include a traffic control plan. The encroachment permit application form can be found on the internet at:

<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/EncroachmentEditable.pdf>

F. Meet all requirements of the Environmental Planning section of the Planning

Department. Additional conditions are as follows:

1. The applicant shall provide 2 copies of the accepted soils report and updates.
2. Building permit application plans shall reference the soils report and updates, include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
3. Building permit application plans shall clearly represent all proposed grading, including any over-excavation and recompaction as recommended by the geotechnical engineer.
4. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here:

<http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.

5. The applicant shall submit a drainage plan prepared by licensed civil engineer that complies with the requirements set forth in California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
6. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form."

**Operational Conditions:**

7. Earthwork is prohibited during the rainy season (October 15-April 15) unless a winter grading permit is approved by the Planning Director.
- G. Meet all requirements and pay any applicable plan check fee of the Fire Protection District. Additional notes to be added to building set are as follows:

Note on the plans that these plans are in compliance with California Building and Fire Codes (2016) and District Amendment.

Note on the plans the occupancy classification, building construction type-fire rating and either sprinklered or non-sprinklered as determined by the building official and outlined in the 2016 California Building Code (e.g., R-3, Type V-B, sprinklered).

The fire flow requirement for the subject property is 1000 gallons per minute for 120 minutes. Note on the plans the required and available fire flow. The available fire flow information can be obtained from the water company.

Show on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building if the building is equipped with an automatic fire sprinkler system, or 400 feet if the building is not equipped with an automatic fire sprinkler system.

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

Note on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead residential automatic sprinkler system to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

*Show additional smoke detectors in the following locations:*

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

Show the location of the carbon monoxide detector outside each sleeping room and on each level at a minimum of the residence.

Note on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of four (4) inches in height and of a color contrasting to their background.

Note on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

Note on the plans that the roof coverings to be no less than Class "B" rated roof.

Note on the plans that a 30-foot clearance will be maintained with non-combustible vegetation around all structures.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$75.00 **Late Fee** may be added to your plan check fees if payment is not received within **30 days** of the date of this discretionary letter. Invoice mailed to owner. Please contact the Fire Prevention Administrative Assistant at (831) 479-6843 for total fees due for your project.

- H. Submit 2 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - I. Submit 2 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - J. Pay the current fees for Parks and Child Care mitigation for three bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
  - K. Pay the current fees for Roadside and Transportation improvements for three bedrooms. Currently, these fees are, respectively, \$3,000 and \$3,000 per unit.
  - L. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
  - M. 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.
  - N. 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.

Application #: 181620  
APN: 028-224-01  
Owner: Spinnaker Ventures LLC

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: \_\_\_\_\_

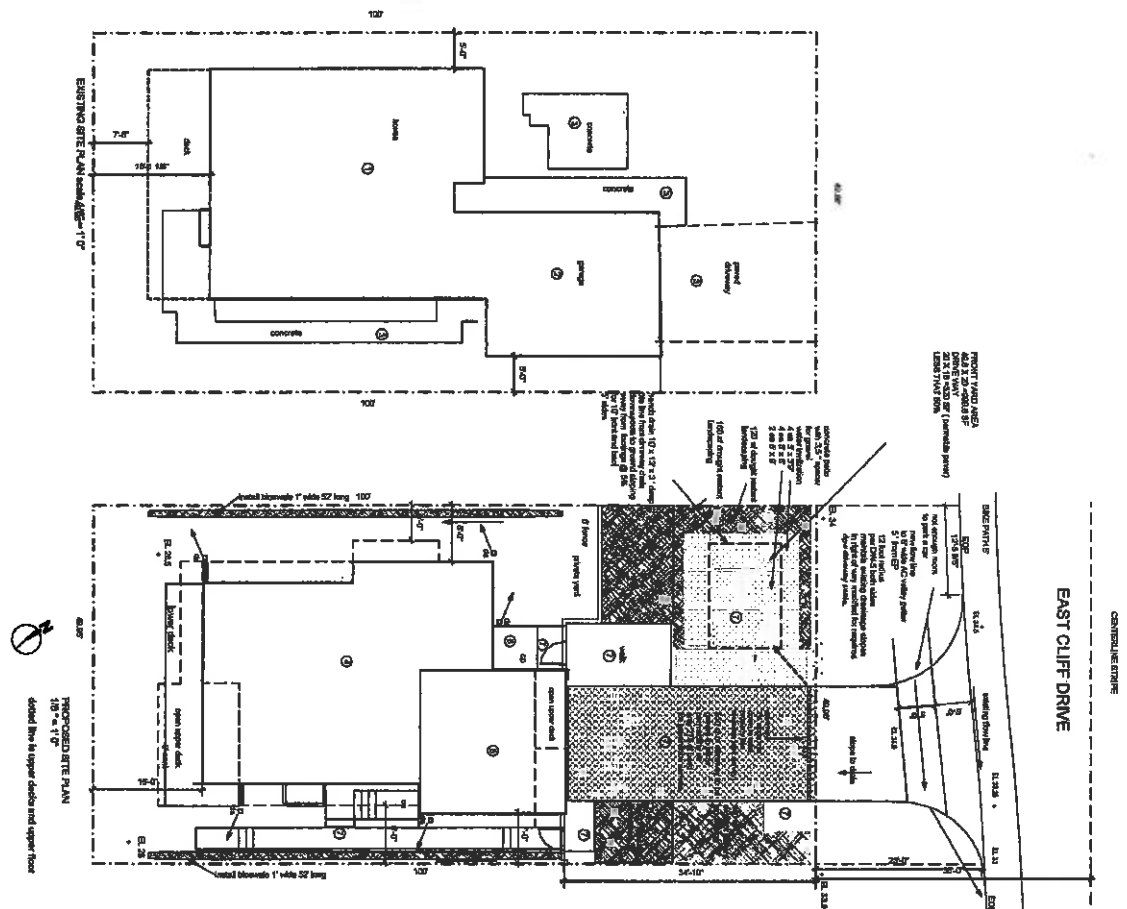
Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

---

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



|                                 |                      |
|---------------------------------|----------------------|
| <b>PROPOSED WORK SCOPE</b>      |                      |
| EXISTING HOUSE (SOUTH SIDE)     | 4000 SQ. FT.         |
| EXISTING HOUSE (NORTH SIDE)     | 4000 SQ. FT.         |
| <b>TOTAL</b>                    | <b>8000 SQ. FT.</b>  |
| <b>PROPOSED WORK SCOPE</b>      |                      |
| EXISTING HOUSE (SOUTH SIDE)     | 4000 SQ. FT.         |
| EXISTING HOUSE (NORTH SIDE)     | 4000 SQ. FT.         |
| EXISTING GARAGE (SOUTH SIDE)    | 2000 SQ. FT.         |
| EXISTING GARAGE (NORTH SIDE)    | 2000 SQ. FT.         |
| EXISTING PORCH (SOUTH SIDE)     | 1000 SQ. FT.         |
| EXISTING PORCH (NORTH SIDE)     | 1000 SQ. FT.         |
| EXISTING DRIVEWAY (SOUTH SIDE)  | 1000 SQ. FT.         |
| EXISTING DRIVEWAY (NORTH SIDE)  | 1000 SQ. FT.         |
| EXISTING LANDSCAPE (SOUTH SIDE) | 1000 SQ. FT.         |
| EXISTING LANDSCAPE (NORTH SIDE) | 1000 SQ. FT.         |
| EXISTING TOTAL                  | 16000 SQ. FT.        |
| PROPOSED HOUSE (SOUTH SIDE)     | 1500 SQ. FT.         |
| PROPOSED HOUSE (NORTH SIDE)     | 1500 SQ. FT.         |
| PROPOSED GARAGE (SOUTH SIDE)    | 1000 SQ. FT.         |
| PROPOSED GARAGE (NORTH SIDE)    | 1000 SQ. FT.         |
| PROPOSED PORCH (SOUTH SIDE)     | 1000 SQ. FT.         |
| PROPOSED PORCH (NORTH SIDE)     | 1000 SQ. FT.         |
| PROPOSED DRIVEWAY (SOUTH SIDE)  | 1000 SQ. FT.         |
| PROPOSED DRIVEWAY (NORTH SIDE)  | 1000 SQ. FT.         |
| PROPOSED LANDSCAPE (SOUTH SIDE) | 1000 SQ. FT.         |
| PROPOSED LANDSCAPE (NORTH SIDE) | 1000 SQ. FT.         |
| PROPOSED TOTAL                  | 10000 SQ. FT.        |
| <b>TOTAL</b>                    | <b>16000 SQ. FT.</b> |

**CONSTRUCTION NOTES:**

- EXISTING HOUSE (SOUTH SIDE) TO BE DEMOLISHED AND REPLACED BY PROPOSED HOUSE (SOUTH SIDE).
- EXISTING HOUSE (NORTH SIDE) TO BE DEMOLISHED AND REPLACED BY PROPOSED HOUSE (NORTH SIDE).
- EXISTING GARAGE (SOUTH SIDE) TO BE DEMOLISHED AND REPLACED BY PROPOSED GARAGE (SOUTH SIDE).
- EXISTING GARAGE (NORTH SIDE) TO BE DEMOLISHED AND REPLACED BY PROPOSED GARAGE (NORTH SIDE).
- EXISTING PORCH (SOUTH SIDE) TO BE DEMOLISHED AND REPLACED BY PROPOSED PORCH (SOUTH SIDE).
- EXISTING PORCH (NORTH SIDE) TO BE DEMOLISHED AND REPLACED BY PROPOSED PORCH (NORTH SIDE).
- EXISTING DRIVEWAY (SOUTH SIDE) TO BE DEMOLISHED AND REPLACED BY PROPOSED DRIVEWAY (SOUTH SIDE).
- EXISTING DRIVEWAY (NORTH SIDE) TO BE DEMOLISHED AND REPLACED BY PROPOSED DRIVEWAY (NORTH SIDE).
- EXISTING LANDSCAPE (SOUTH SIDE) TO BE DEMOLISHED AND REPLACED BY PROPOSED LANDSCAPE (SOUTH SIDE).
- EXISTING LANDSCAPE (NORTH SIDE) TO BE DEMOLISHED AND REPLACED BY PROPOSED LANDSCAPE (NORTH SIDE).

**LEGEND:**

- A-1 EXISTING HOUSE (SOUTH SIDE)
- A-2 EXISTING HOUSE (NORTH SIDE)
- A-3 EXISTING GARAGE (SOUTH SIDE)
- A-4 EXISTING GARAGE (NORTH SIDE)
- A-5 EXISTING PORCH (SOUTH SIDE)
- A-6 EXISTING PORCH (NORTH SIDE)
- A-7 EXISTING DRIVEWAY (SOUTH SIDE)
- A-8 EXISTING DRIVEWAY (NORTH SIDE)
- A-9 EXISTING LANDSCAPE (SOUTH SIDE)
- A-10 EXISTING LANDSCAPE (NORTH SIDE)

**OWNER:**  
New Residence  
at 22025 East Cliff Drive  
Santa Cruz, CA 95062  
APN: 028-224-01  
for Glenn Ely

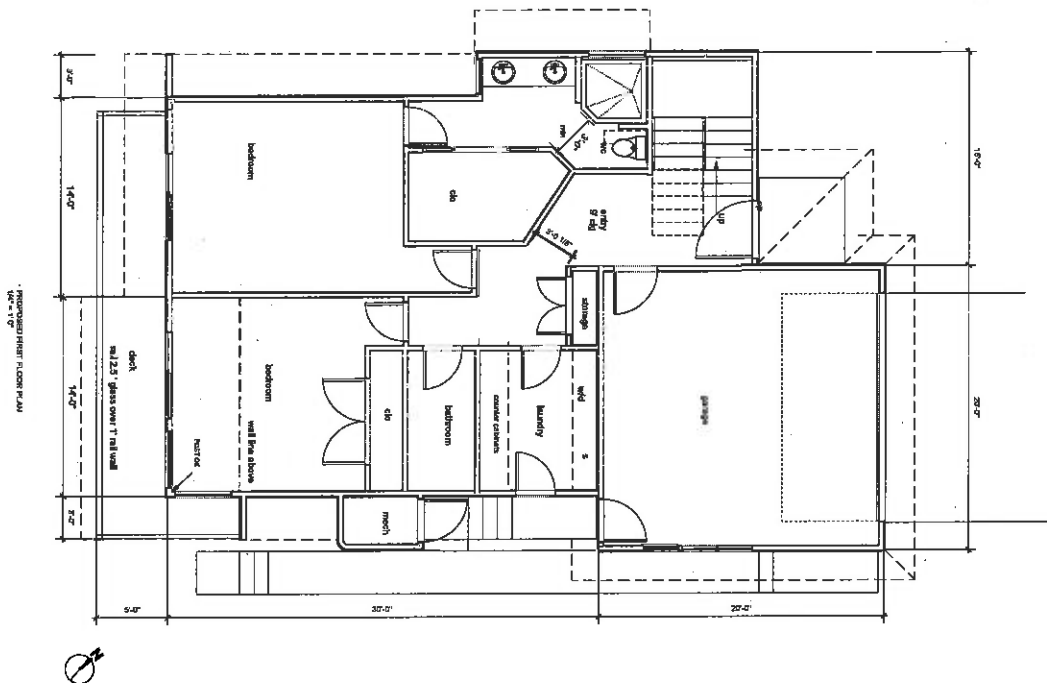
**SITE PLAN**

**RICHARD L. EMIGH A.I.B.D.**  
**DRAFTING, DESIGNING & LAND USE ANALYSIS**  
413 Capitola Avenue Capitola, CA 95010  
Phone: 831-478-1452 Fax: 831-478-1476

**DATE:**  
6 December 2018

**SH-ET:**  
A-1

**REVISIONS:**  
1. 6 December 2018



**SHEET**  
**A-3**

6 December  
2018 rla

New Residence  
at 22028 East Cliff Drive  
Santa Cruz CA 95062  
APN: 028-224-01  
for Glenn Ely

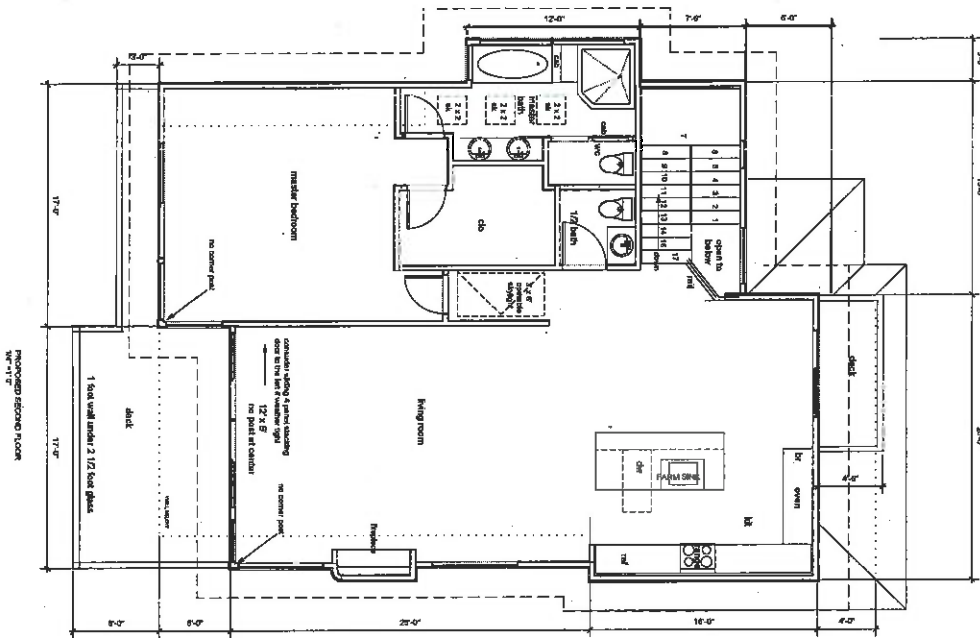
**OWNER:**  
**Phone Number:**  
 631-790-0600  
**Mailing address:**  
 270 W Riverdale Drive  
 Wallingford, CT 06495

PROPOSED  
FIRST FLOOR



**RICHARD L. EMIGH      A.I.B.D.**  
**DRAFTING, DESIGNING & LAND USE ANALYSIS**

**413 Capitola Avenue**      **Capitola, CA 95010**  
**Phone: 831-479-1452**      **Fax: 831-479-1476**



PROPOSED SECOND FLOOR  
17'-0" x 22'-0"



SHEET:  
A-4

6 December  
2018 file

New Residence  
at 22026 East Cliff Drive  
Santa Cruz, CA 95062  
APN: 028-224-01  
for Glenn Ely

OWNER:  
Glenn Ely  
22026 East Cliff Drive  
Santa Cruz, CA 95062  
Phone: 831-479-1452  
Fax: 831-479-1476

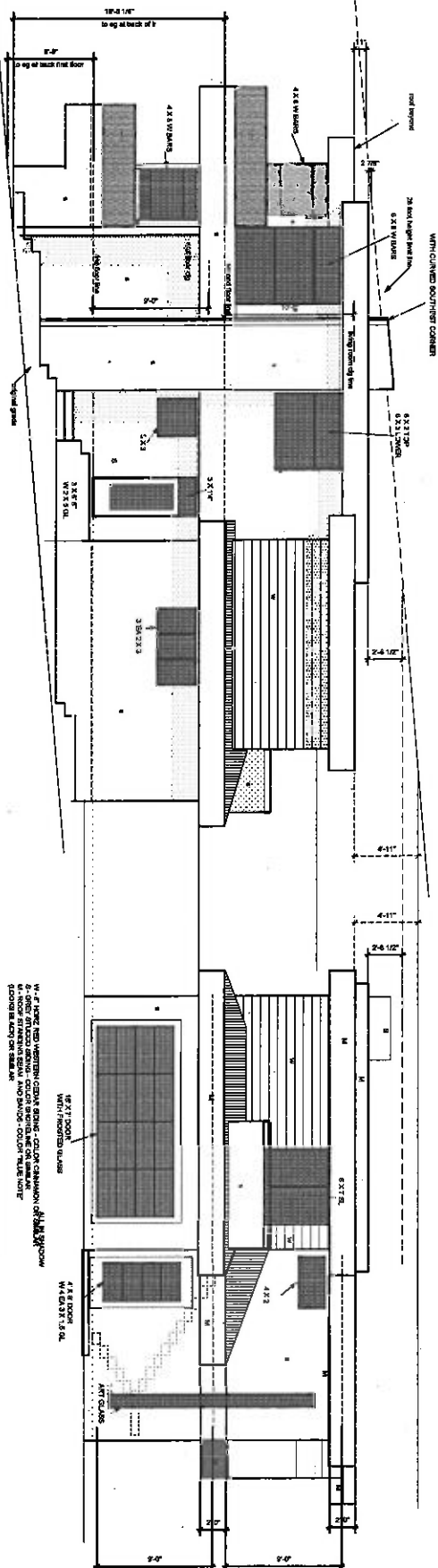
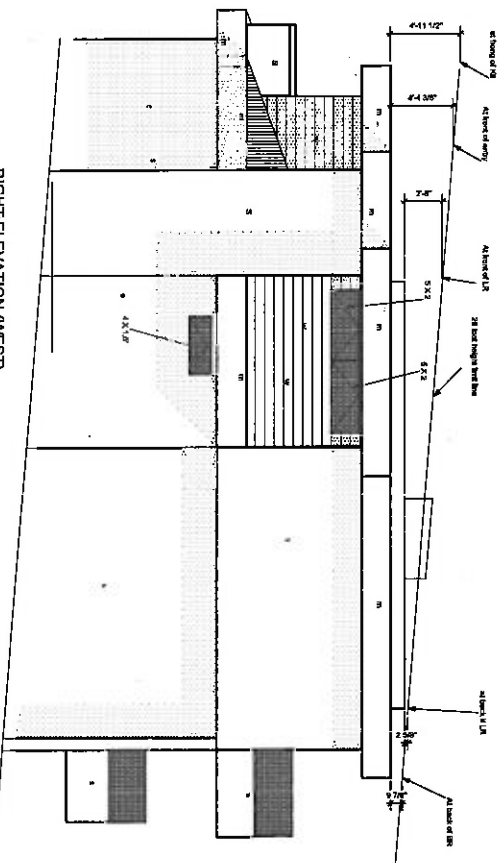
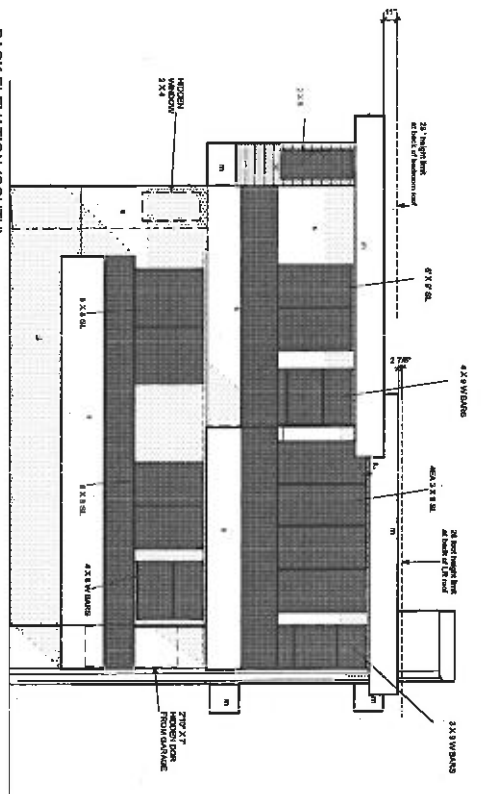
## PROPOSED SECOND FLOOR



**RICHARD L. EMIGH** **A.I.B.D.**  
DRAFTING, DESIGNING & LAND USE ANALYSIS

413 Capitola Avenue  
Phone: 831-479-1452

Capitola, CA 95010  
Fax: 831-479-1476



RECEIVED 10/18/2016  
2:47 PM  
FOR INFORMATION ONLY TO VERIFY TOP OF WINDOW FROM OVERLAP

**SHEET:**

6 December  
2018 rfa

New Residence  
at 22025 East Cliff Drive  
Santa Cruz CA 95062  
APN: 028-224-01  
for Glenn Ely

**OWNER:**  
Phone Number:  
631-750-8800  
Mailing address:  
270 W. R. Vinland Drive  
Watsonville, CA 95077

## ELEVATIONS

**RICHARD L. EMIGH      A.I.B.D.**  
**DRAFTING, DESIGNING & LAND USE ANALYSIS**

**413 Capitola Avenue**  
**Phone: 831-479-1452**

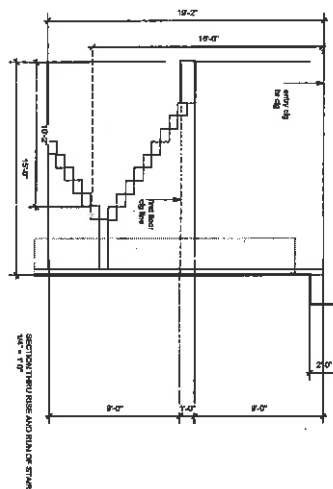
**Capitola, CA 95010**  
**Fax: 831-479-1476**

**EXHIBIT D**



30 ft

hard property line





# FRONT ELEVATION (NORTH)

W - 8" HORIZ RED WESTERN CEDAR SIDING - COLOR CINNAMON OR SIMILAR  
 S - GREY STUCCO SIDING - COLOR SHORELINE OR SIMILAR  
 M - ROOF STANDING SEAM AND BANDS - COLOR "BLUE NOTE"  
 (LOOKS BLACK) OR SIMILAR

16' X 7' DOOR  
 WITH FROSTED GLASS

4' X 8' DOOR  
 W/ 4 EA 3 X 1.5 GL

1 X 16' DOOR  
 ART GLAS

Stucco walls

Roof

EXHIBIT D

**FOR TAX PURPOSES ONLY**  
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR INACCURACIES OR OMISSIONS. ALL RIGHTS RESERVED.  
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

**POR. OF N.E. 1/4 SEC. 20,  
 T.11S., R.1W., M.D.B. & M.**

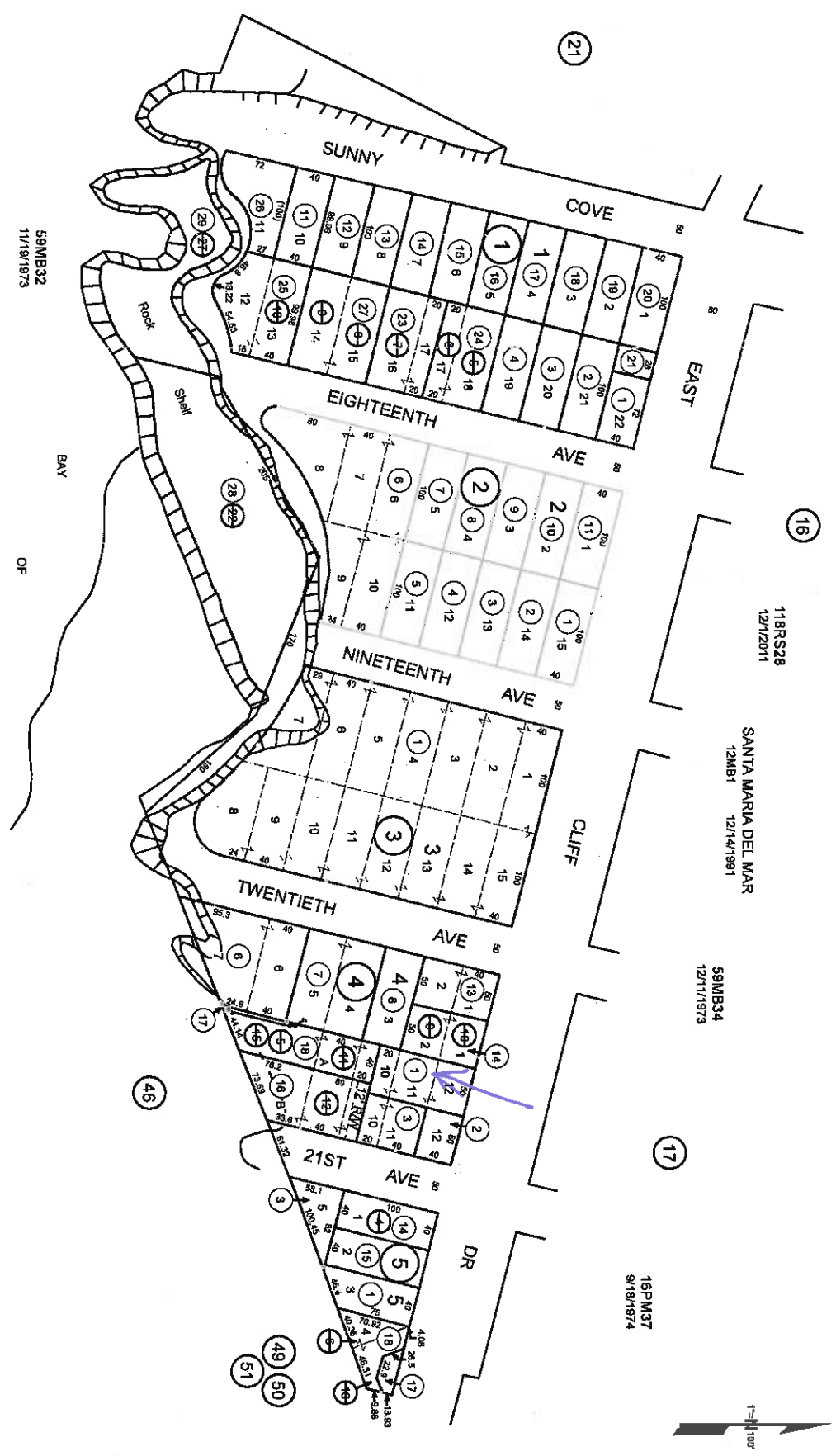
**Tax Area Code  
 82-040**

**28-22**

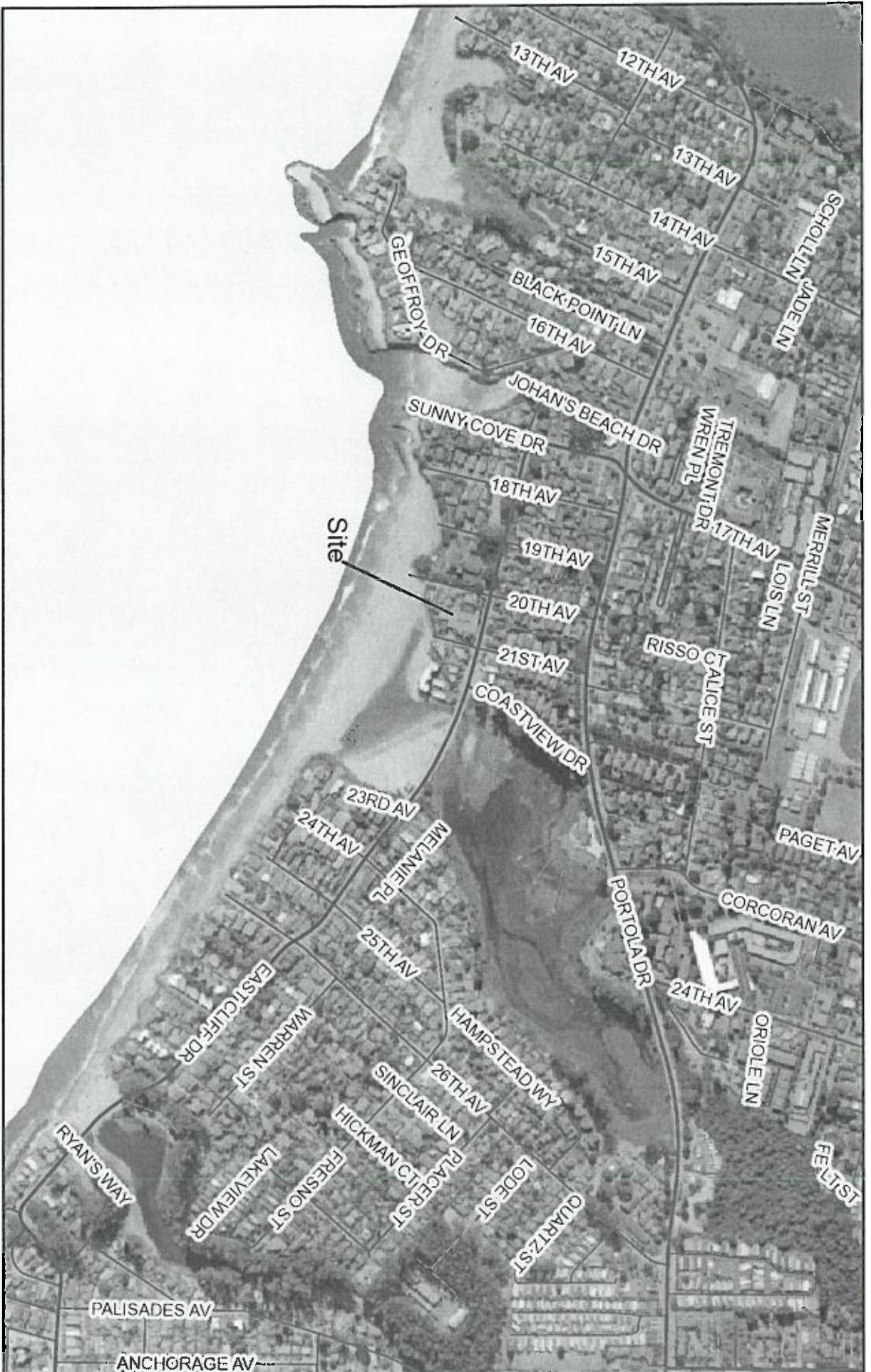
Electronically Redrawn 8/27/96 rw  
 Rev. 8/27/96 (Per. to pg. 46) rw  
 Rev. 8/9/12 mc (118RS28)

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

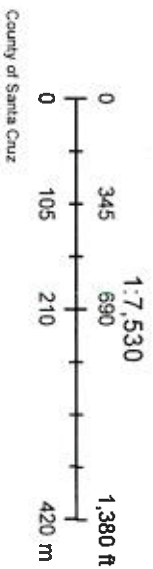
**Assessor's Map No. 28-22  
 County of Santa Cruz, Calif.  
 Aug. 1998**



22026 E. Cliff Dr (028-224-01)



May 23, 2019

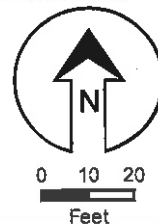




## Parcel Zoning Map



- PF *Public/Community Facilities*
- PR *Parks, Recreation, & Open Space*
- R-1 *Single-Family Residential*








SANTA CRUZ COUNTY PLANNING DEPARTMENT

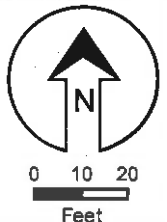
**Parcel General Plan Map**



Mapped  
Area



-  O-R Parks, Recreation & Open Space
-  P Public Facilities
-  R-UM Res. Urban Medium Density



## Parcel Information

### Services Information

|                            |   |
|----------------------------|---|
| Urban/Rural Services Line: | <input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside |
| Water Supply:              | City of Santa Cruz  |
| Sewage Disposal:           | County of Santa Cruz  |
| Fire District:             | Central Fire Protection District  |
| Drainage District:         | Zone 5 Flood Control District   |

### Parcel Information

|                                    |   |
|------------------------------------|---|
| Parcel Size:                       | 4,998 square feet   |
| Existing Land Use - Parcel:        | Residential   |
| Existing Land Use - Surrounding:   | Residential   |
| Project Access:                    | East Cliff Dr. between 20 <sup>th</sup> and 21 <sup>st</sup> Avenue         |
| Planning Area:                     | Live Oak  |
| Land Use Designation:              | R-UM (Urban Medium Density)   |
| Zone District:                     | R-1-4 (Single Family Residential)   |
| Coastal Zone:                      | <input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside |
| Appealable to Calif. Coastal Comm. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         |

### Technical Reviews: Geotechnical Report Review (171050)

|                    |   |
|--------------------|---|
| Geologic Hazards:  | Not mapped/no physical evidence on site |
| Fire Hazard:       | Not a mapped constraint                 |
| Slopes:            | N/A                                     |
| Env. Sen. Habitat: | Not mapped/no physical evidence on site |
| Grading:           | Approximately 100 cubic yards           |
| Tree Removal:      | No trees proposed to be removed         |
| Scenic:            | Not a mapped resource                   |
| Archeology:        | Not mapped/no physical evidence on site |



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY, PLANNING DIRECTOR

19 February 2019

Spinnaker Ventures LLC  
270 W Riverside Drive  
Watsonville, CA 95076

Subject: Review of the Geotechnical Investigation for a Proposed Single Family at 22026 East Cliff Drive/APN 028-224-01 dated 7 November 2018 by Haro, Kasunich and Associates – Project No. SC11538

Project Site: 22026 East Cliff Drive  
APN 028-224-01  
Application No. 181195

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the subject report.
2. Final plans shall reference the subject report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", and "Assistance & Forms".

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

EXHIBIT G

Review of the Geotechnical Investigation for a Proposed Single Family at 22026 East Cliff Drive/APN 028-224-01 dated 7 November 2018 by Haro, Kasunich and Associates

APN 028-224-01

19 February 2019

Page 2 of 3

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

If we can be of any further assistance, please contact the undersigned at (831) 454-3168 or [rick.parks@santacruzcounty.us](mailto:rick.parks@santacruzcounty.us)

Respectfully,



Rick Parks, GE 2603

Civil Engineer – Environmental Planning Section  
County of Santa Cruz Planning Department

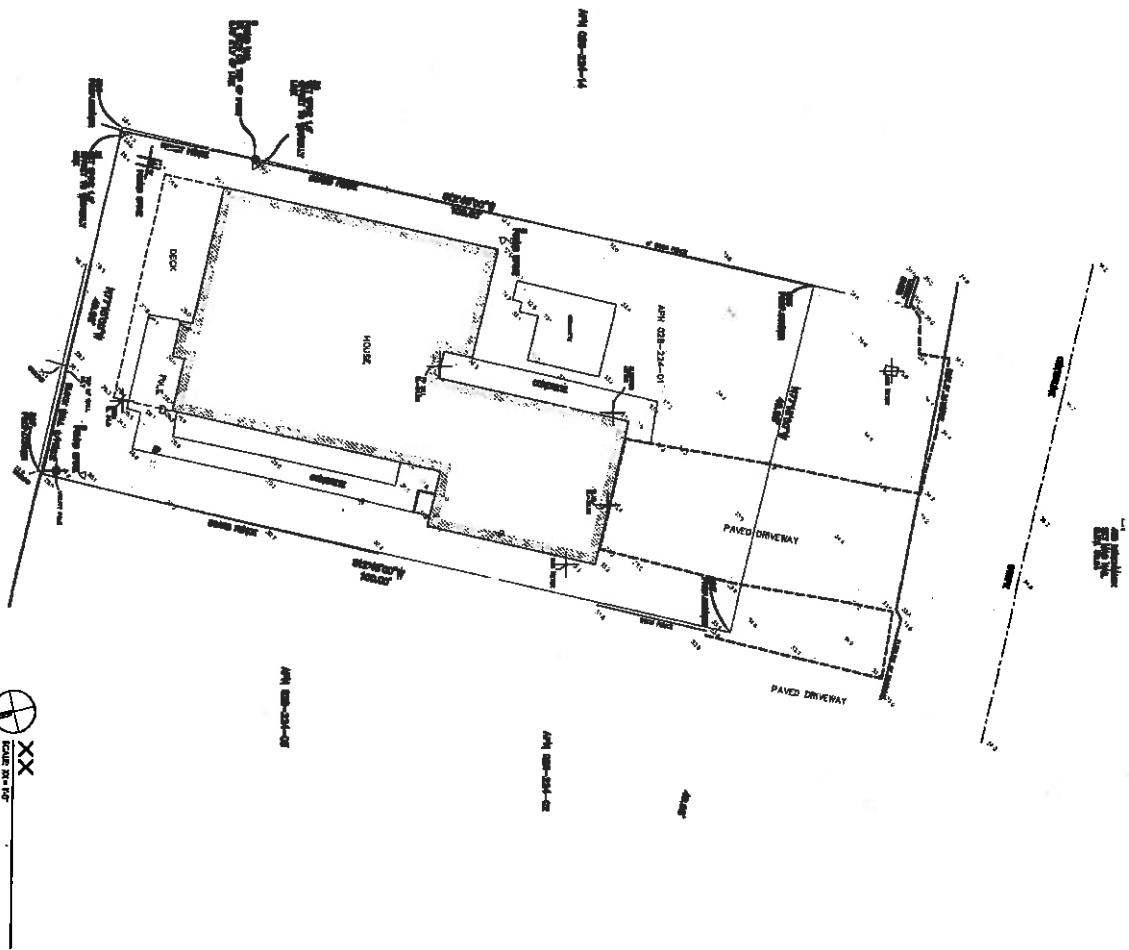
Cc: Haro, Kasunich and Associates, Inc. Attn: Moses Cuprill, PE  
Planning Department, Attn: Leah MacCarter

Attachments: Notice to Permit Holders

EXHIBIT G

[illegible]

The Geotechnical report dated 7 November 1018 recommendations shall be followed. See Drainage Review Letter, Project SC11536 Dated 26 March 2019



ELY RESIDENCE  
NEW RESIDENCE

28026 EAST CLIFF DRIVE  
SANTA CRUZ, CA 95062  
APN: 028-22-401



ANDERSON  
MCKELVEY  
REAL ESTATE SURVEYORS  
1001 N. ZEEB RD., SUITE 200  
SANTA CRUZ, CA 95060  
TEL: (831) 426-1999



EXHIBIT I

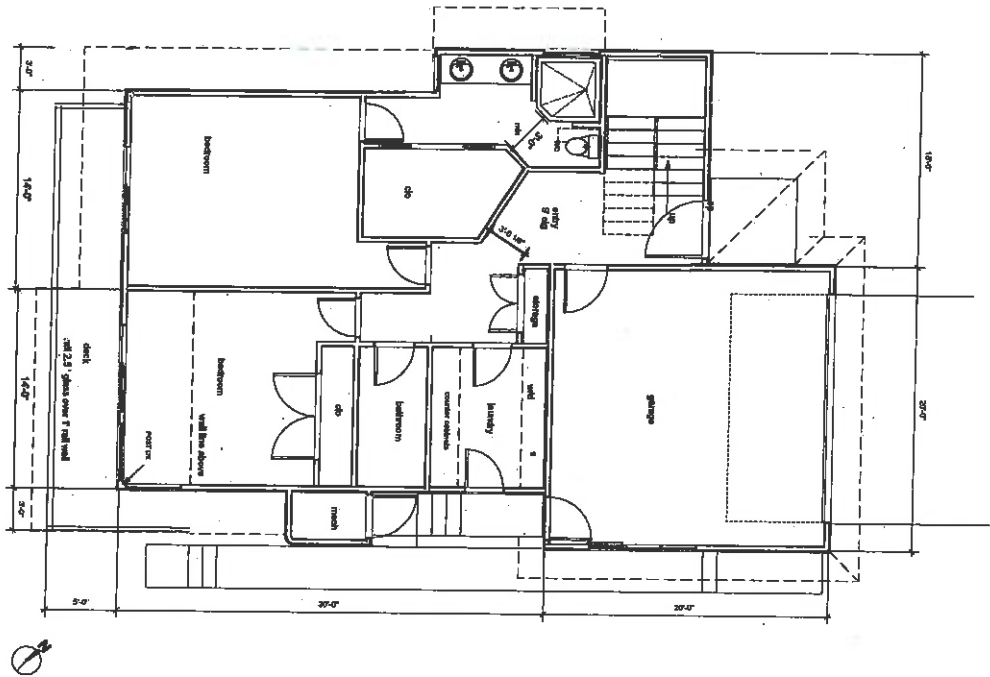
EXISTING  
(SURVEY)

| DATE         | BY       | FOR            |
|--------------|----------|----------------|
| 20. JUN 2018 | ANDERSON | APN 028-238-01 |
| 22. JUL 2018 | ANDERSON | APN 028-238-02 |
| 04. JUL 2018 | ANDERSON | APN 028-238-03 |
| 18. JUL 2018 | ANDERSON | APN 028-238-04 |

6/26/19 tie

A2

PROPOSED FIRST FLOOR PLAN  
1/2" = 1'-0"



**EXHIBIT I**

**A-3**

updated  
6/26/2019  
16

New Residence  
at 22026 Elvert Ctr Drive  
Santa Cruz, CA 95062  
APN: 028-224-01  
for Glenn Ely

OWNER:  
Glenn Ely  
22026 Elvert Ctr Drive  
Santa Cruz, CA 95062  
Phone: 831-479-1452

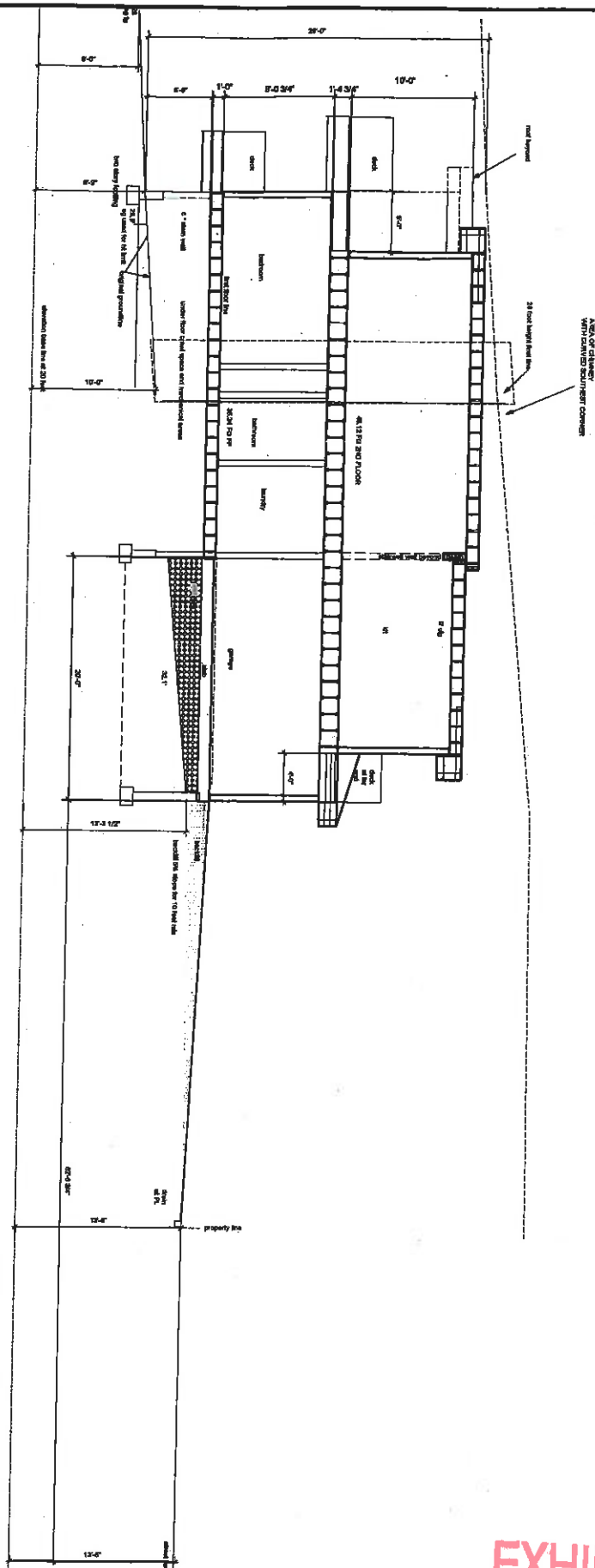
**PROPOSED  
FIRST FLOOR**



**RICHARD L. EMIGH A.I.B.D.**  
**DRAFTING, DESIGNING & LAND USE ANALYSIS**

413 Capitola Avenue Capitola, CA 95010  
Phone: 831-479-1452 Fax: 831-479-1476



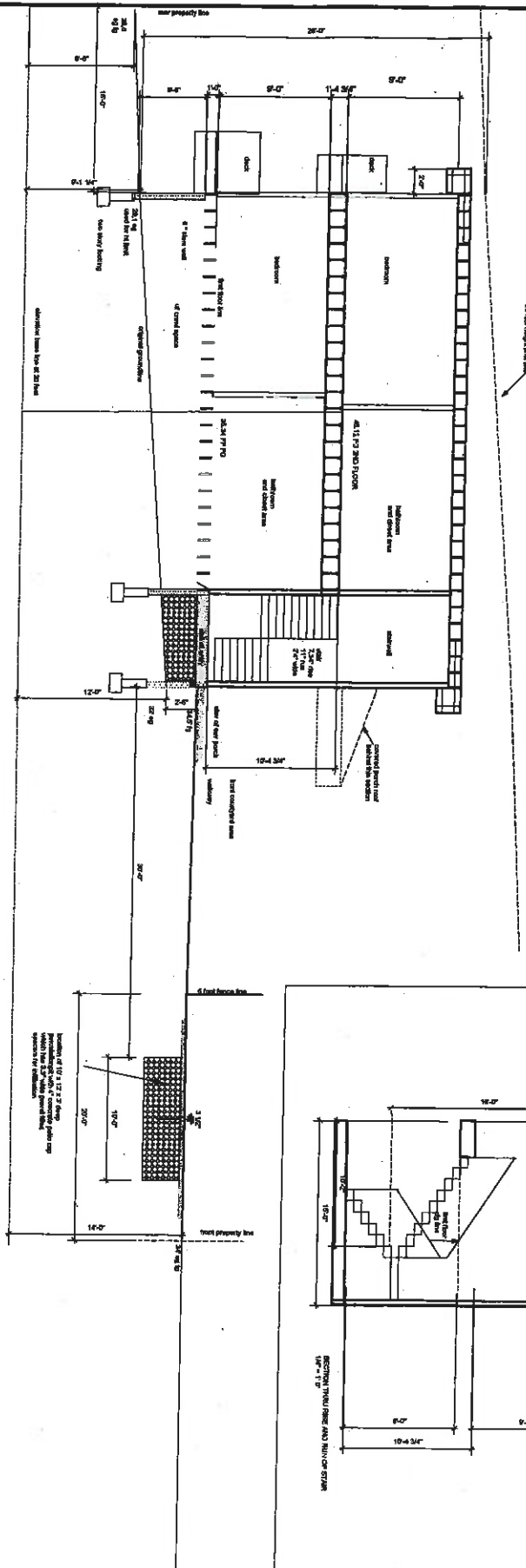


SECTION THRU LIVING ROOM AND KIT AREA  
1/4" = 1' 0"

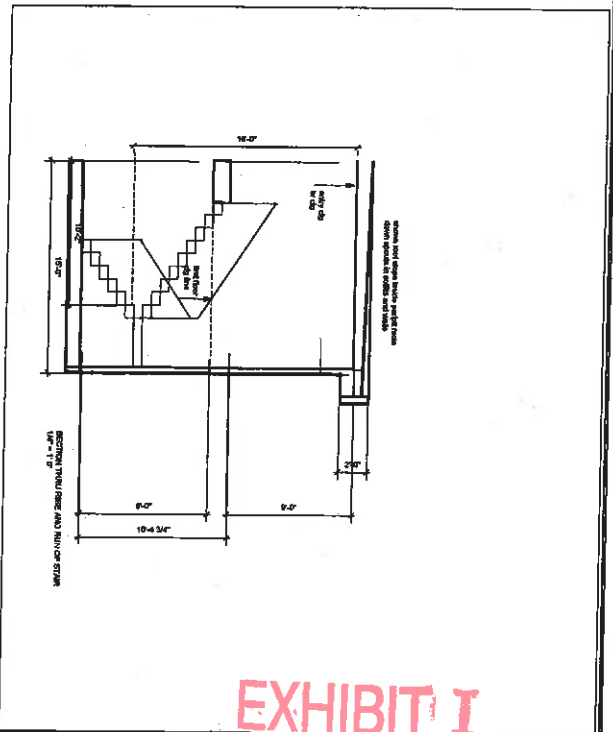
PRELIMINARY REVIEW 10.18.16

**EXHIBIT T**

|                      |   |   |   |   |
|----------------------|---|---|---|---|
| <b>A-5</b><br>SHEET: | updated<br>02/26/2019 rls<br><br>New Residence<br>at 22026 East Cliff Drive<br>Santa Cruz, CA 95062<br>APN: 028-224-01<br>for Glenn Ely | OWNER:<br>Glenn Ely<br>10000 Santa Cruz<br>Avenue<br>Santa Cruz, CA 95062 | SECTION THRU LIVING ROOM<br>AND KITCHEN | <div> <div> <b>RICHARD L. EMIGH</b><br/> <b>DRAFTING, DESIGNING &amp; LAND USE ANALYSIS</b> </div> <div> <b>A.I.B.D.</b><br/> <b>DRAFTING, DESIGNING &amp; LAND USE ANALYSIS</b> </div> </div> <div> 413 Capitola Avenue<br/>Phone: 831-479-1452 </div> <div> Capitola, CA 95010<br/>Fax: 831-479-1476 </div> |
|----------------------|---|---|---|---|

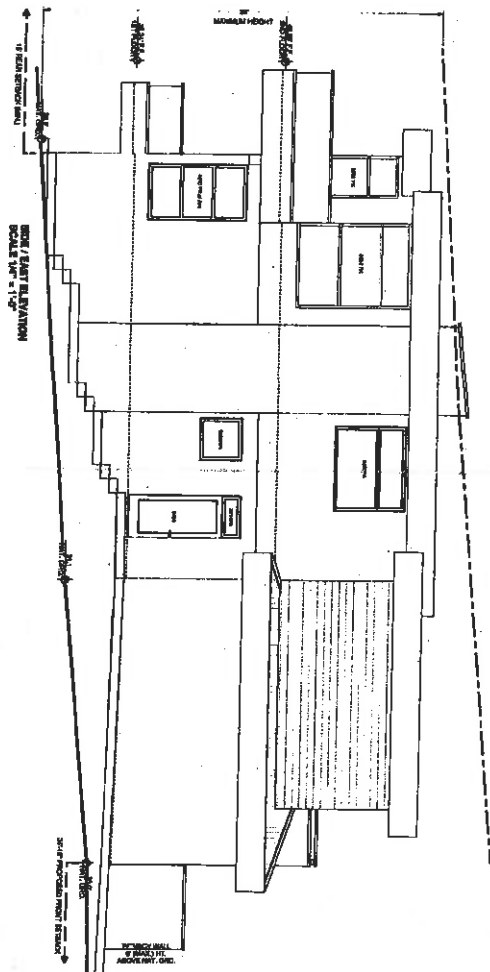
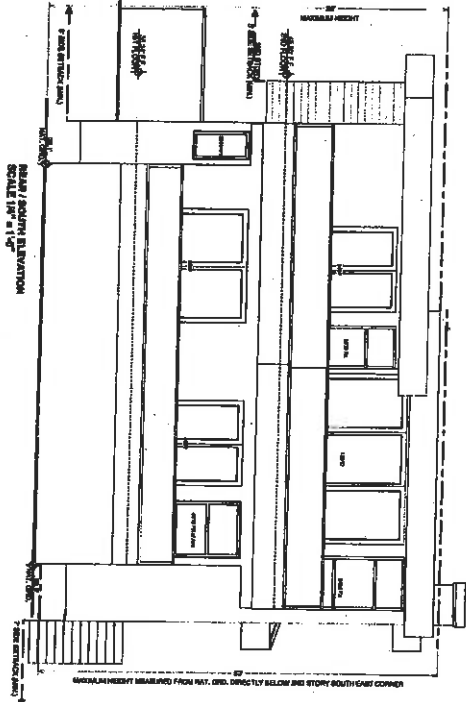
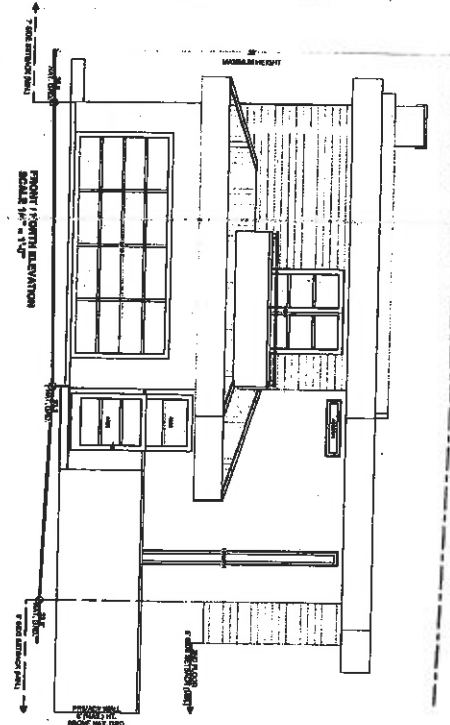
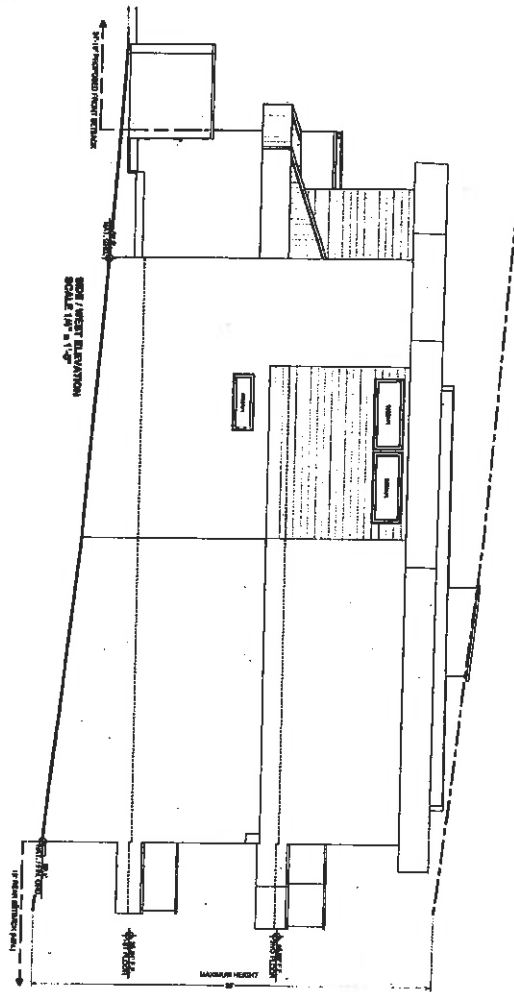


SECTION THRU BEDROOM AND STAIR AREA  
1/4" = 1' 0"



**EXHIBIT I**

|                   |                      |                                   |   |  |   |
|-------------------|----------------------|-----------------------------------|---|--|---|
| <p><b>A-6</b></p> | <p><b>SHEET:</b></p> | <p>updated<br/>6/26/2019 file</p> | <p>New Residence<br/>at 22026 East C&amp;W Drive<br/>Santa Cruz, CA 95062<br/>APN: 026-224-01<br/>for Glenn Ely</p> | <p><b>SECTION THRU BEDROOM, BATH<br/>AND STAIRWELL</b></p> | <p><b>RICHARD L. EMIGH A.I.B.D.</b><br/><b>DRAFTING, DESIGNING &amp; LAND USE ANALYSIS</b><br/>413 Capitola Avenue Capitola, CA 95010<br/>Phone: 831-479-1452 Fax: 831-479-1476</p> |
|-------------------|----------------------|-----------------------------------|---|--|---|



# ELEVATIONS

**RICHARD L. EMIGH A.I.B.D.**  
**DRAFTING, DESIGNING & LAND USE ANALYSIS**  
 413 Capitola Avenue Capitola, CA 95010  
 Phone: 831-478-1452 Fax: 831-478-1476

New Residence  
 at 22000 East CSM Drive  
 Santa Cruz, CA 95062  
 APR 2008-01  
 for Glenn Ely

updated  
 6/28/2019 h6

SHEET:

A-7



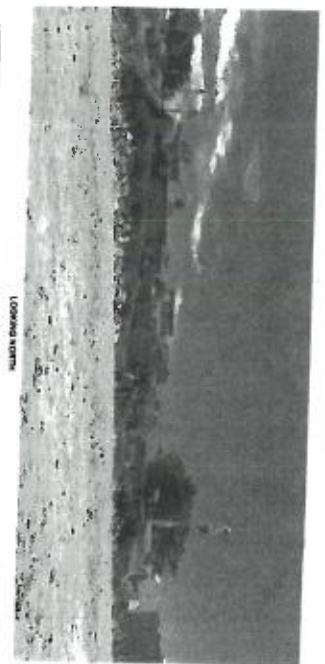
LOOKING NORTH WEST



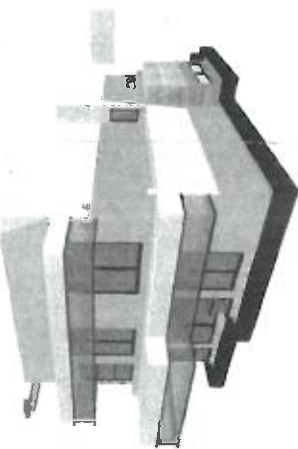
LOOKING NORTH WEST - CLOSE UP



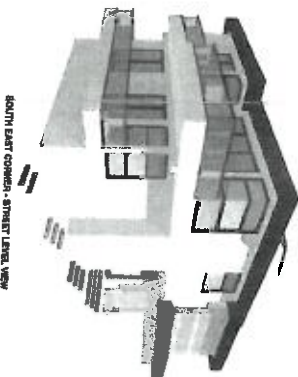
LOOKING NORTH EAST - CLOSE UP



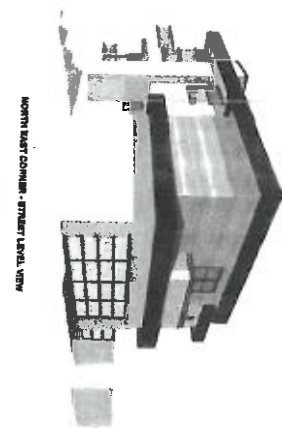
LOOKING NORTH



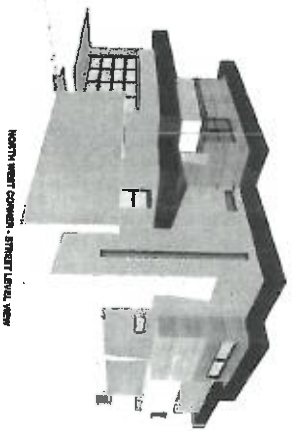
SOUTH WEST CORNER - STREET LEVEL VIEW



SOUTH EAST CORNER - STREET LEVEL VIEW



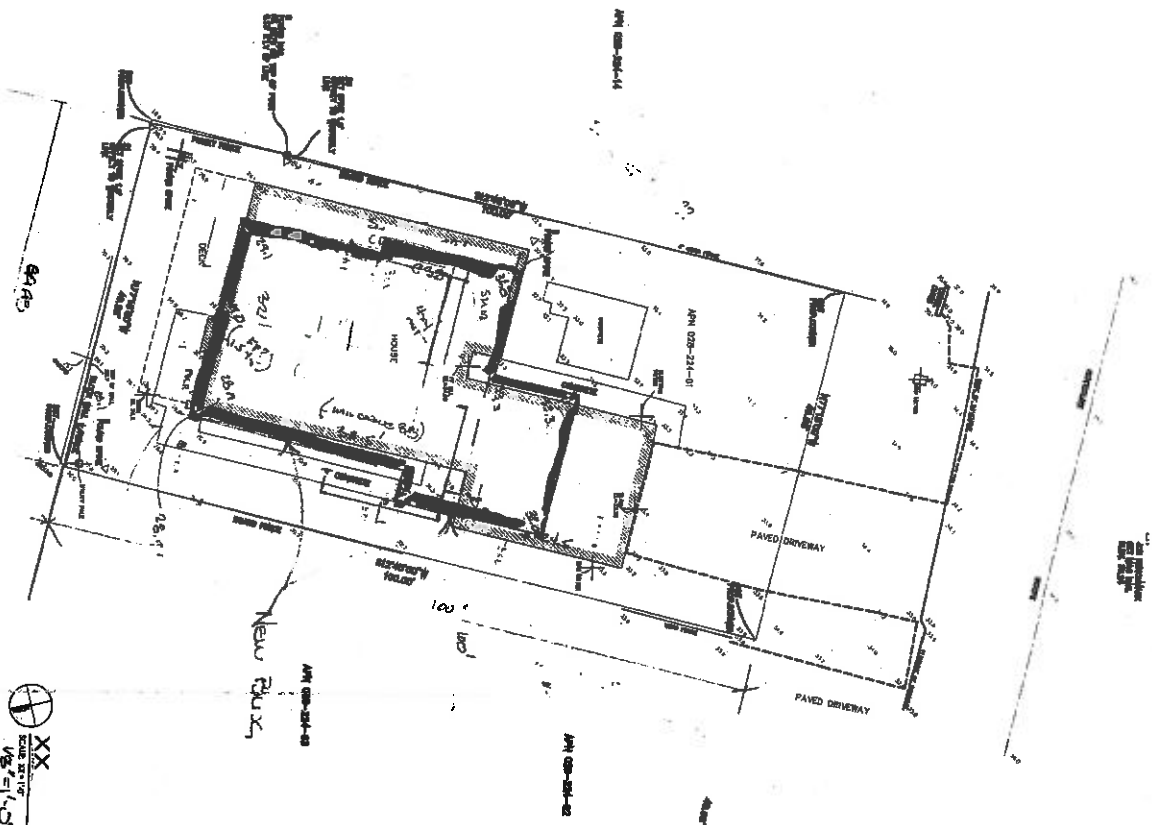
NORTH EAST CORNER - STREET LEVEL VIEW



NORTH WEST CORNER - STREET LEVEL VIEW

# EXHIBIT I

|                                 |                              |   |  |   |   |
|---------------------------------|------------------------------|---|--|---|---|
| <p><b>A-8</b></p> <p>SHEET:</p> | <p>updated<br/>6/26/2019</p> | <p>New Residence<br/>at 22026 East Cliff Drive<br/>Seaside, Calif. CA 95062<br/>APN: 028-224-01<br/>for Glenn Ely</p> | <p>DESIGNED BY<br/>RICHARD L. EMIGH<br/>PROJECT NO. 2019-0001<br/>2019 07 10<br/>2019 07 10<br/>2019 07 10</p> | <p>3-D COLOR PERSPECTIVES<br/>&amp; PHOTO RENDERINGS FROM BEACH</p> | <p><b>RICHARD L. EMIGH A.I.B.D.</b><br/>DRAFTING, DESIGNING &amp; LAND USE ANALYSIS</p> <p>413 Capitola Avenue Capitola, CA 95010<br/>Phone: 831-479-1452 Fax: 831-479-1476</p> |
|---------------------------------|------------------------------|---|--|---|---|



XX  
SCALE 1" = 10'  
1/8" = 1'-0"

WORK SET  
SHOWING NEW FLUX  
FOOTPRINT  
WORK SET BY EUE 6-24-2019

EXISTING  
(SURVEY)

| DATE         | BY       |
|--------------|----------|
| 27. MAY 2019 | AS NOTED |
| 04. AUG 2019 | AS NOTED |
| 17. DEC 2019 | AS NOTED |

ELY RESIDENCE  
NEW RESIDENCE  
2202A EAST CLIFF DRIVE  
SANTA CRUZ, CA 95060  
APN 028-02-401



ANDERSON  
MCKELVEY  
204 JENNIFER LARSEN  
1000 WEST 10TH AVE  
SANTA CRUZ, CA 95060  
TEL: 831.426.1234  
FAX: 831.426.1234



EXHIBIT F

A2.1

6/28/19 rfb

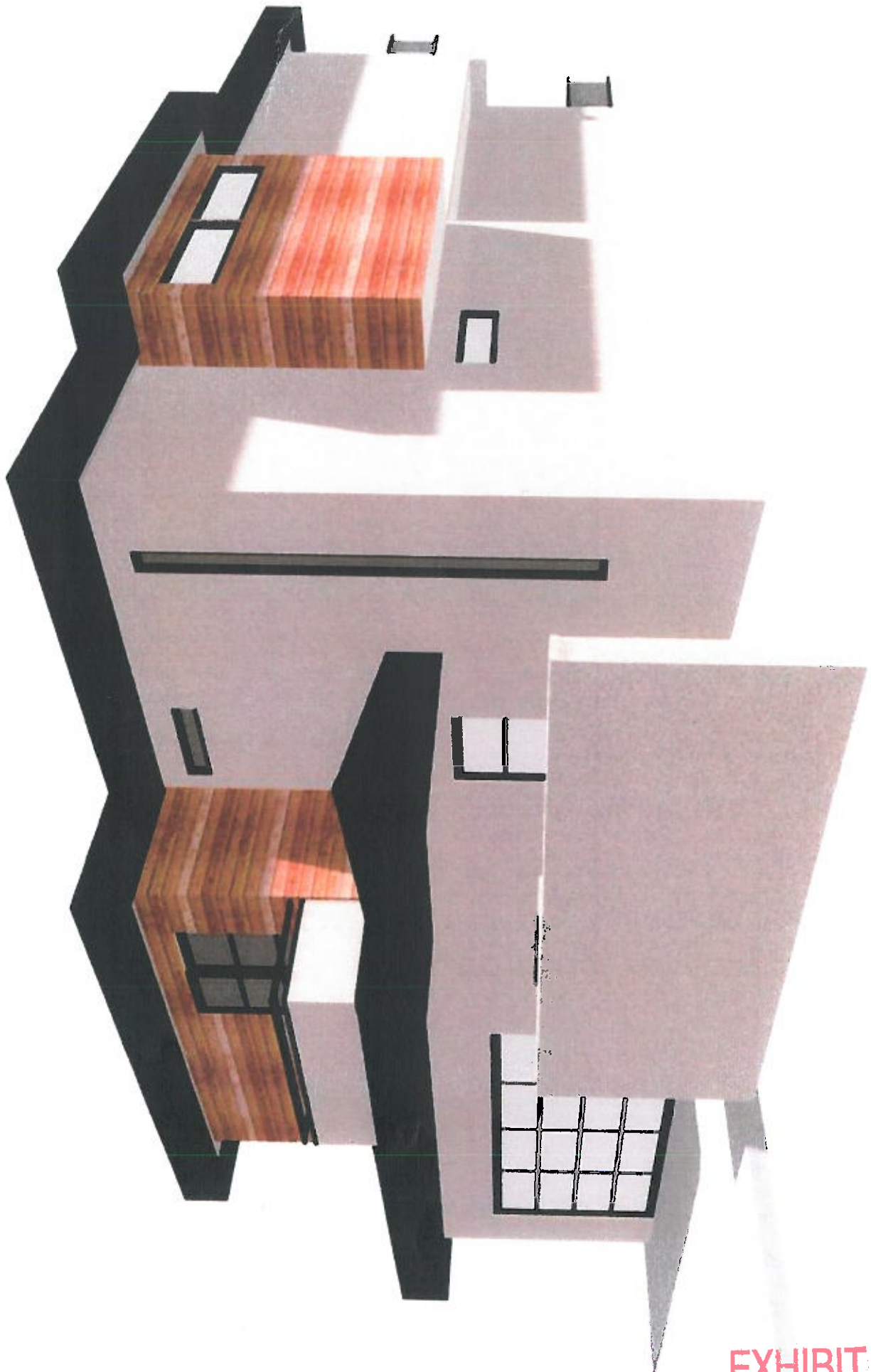


EXHIBIT J

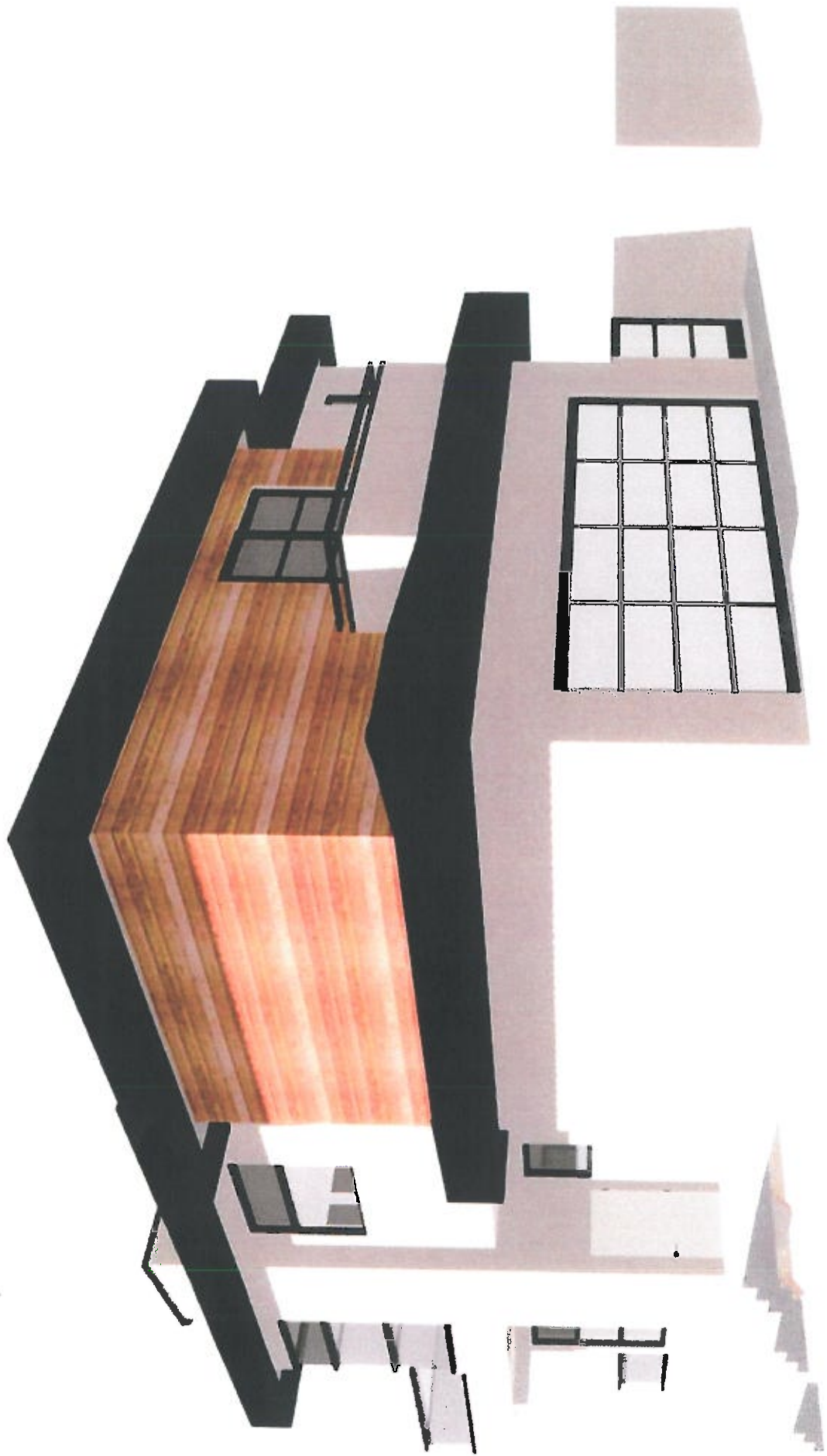




EXHIBIT J

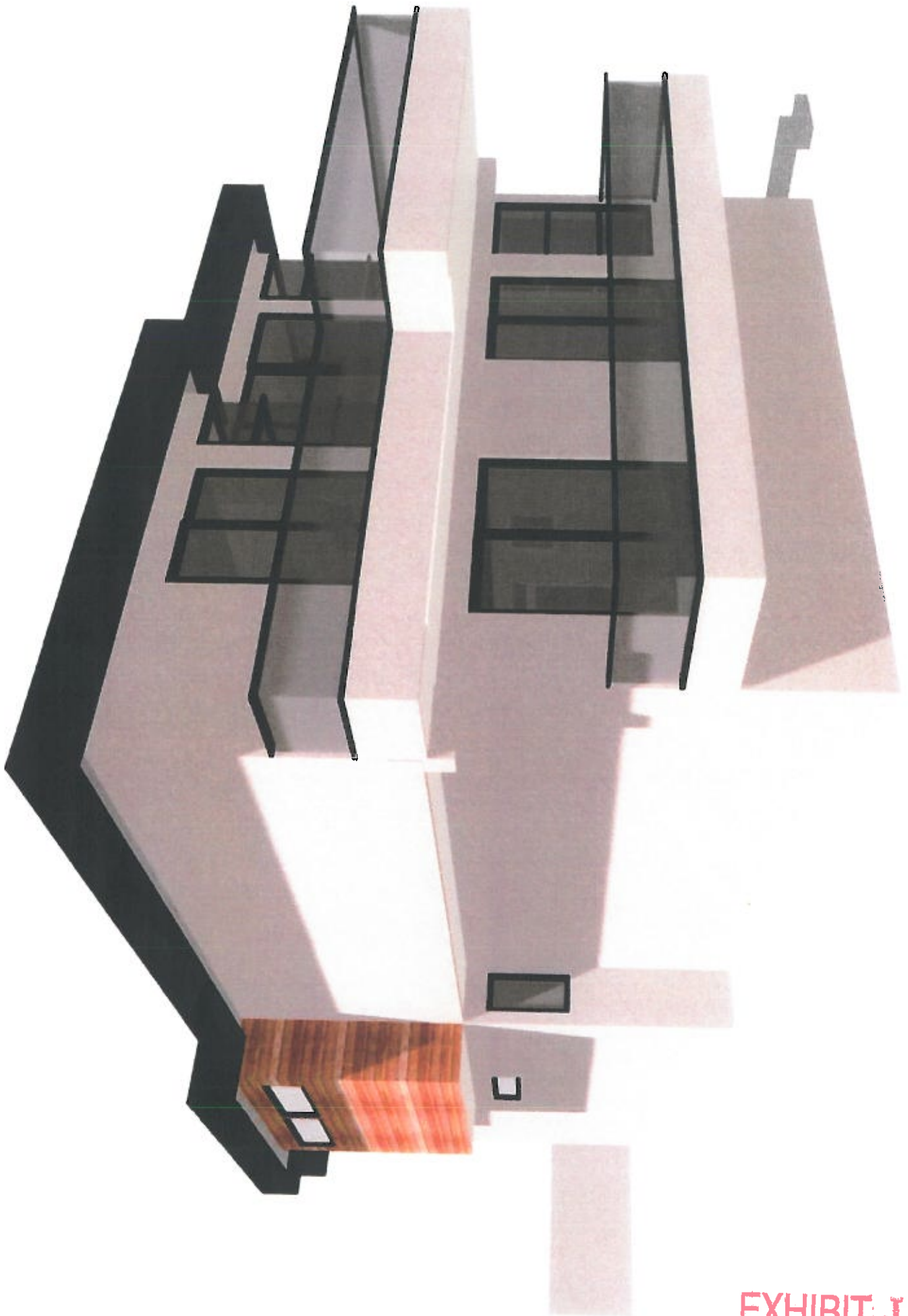


EXHIBIT J

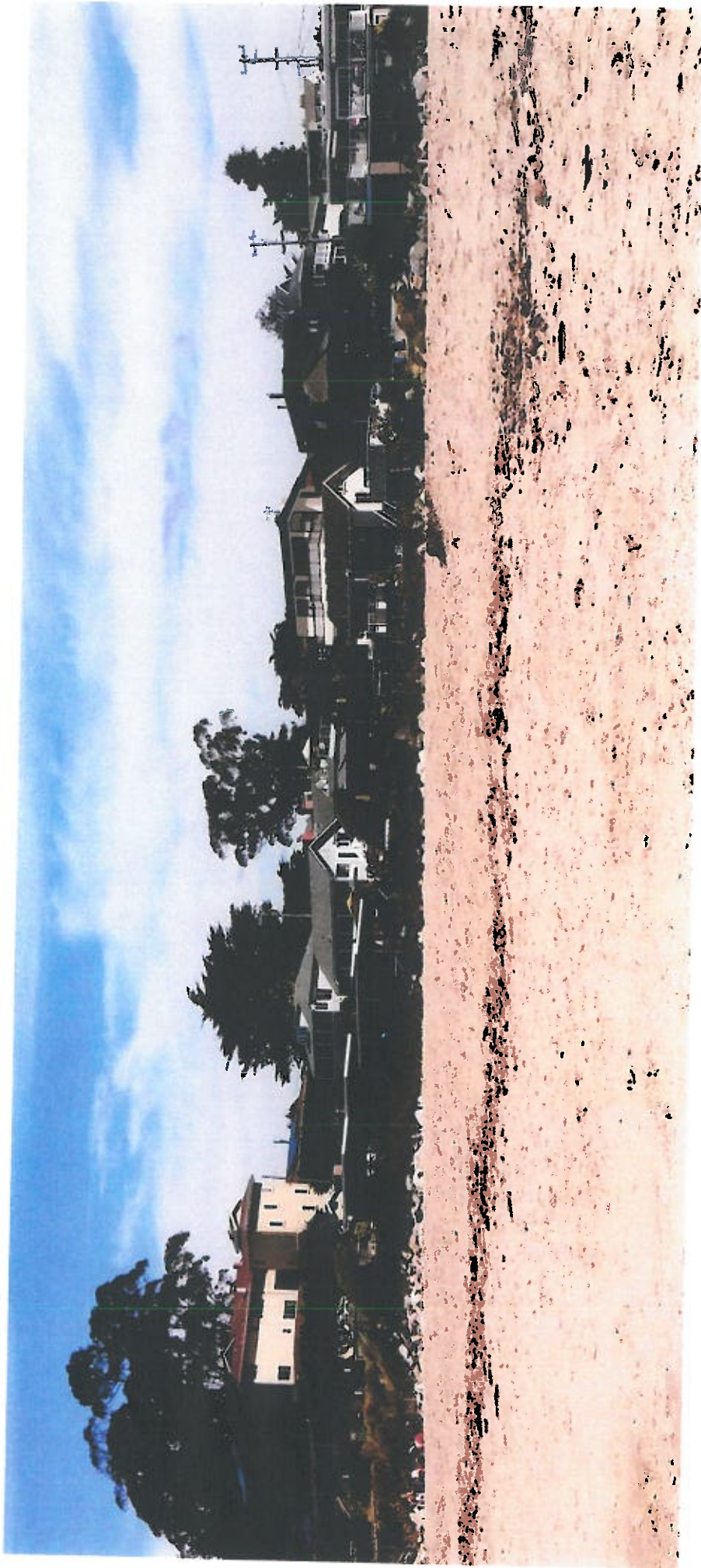


EXHIBIT J





EXHIBIT J