



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

**Application Number: 191175**

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**Applicant:** Matson Britton Architects

**Agenda Date:** November 1, 2019

**Owner:** William & Heidi Rielly

**Agenda Item #:** 3

**APN:** 032-232-04

**Time:** After 9:00 a.m.

**Site Address:** 2914 Pleasure Point Drive, Santa Cruz

**Project Description:** Proposal to remodel the interior of an existing single family dwelling and construct an approximately 35 square foot enclosed entry way. Project includes replacement of windows and doors, application of a smooth stucco finish to the exterior of the home and construction of a backyard patio. Requires a Coastal Development Permit and a determination that the project is exempt from review under CEQA.

**Location:** Property located on the south side of Pleasure Point Drive approximately 60 feet from the intersection with Rockview Drive in Pleasure Point (2914 Pleasure Point Drive).

**Permits Required:** Coastal Development Permit

**Supervisory District:** First District (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 191175, based on the attached findings and conditions.

### **Project Description & Setting**

The property is located on the south side of Pleasure Point Drive (2914 Pleasure Point Drive) on a coastal bluff, approximately 60 feet east of Rockview Drive. The site contains an existing 1,400 square foot two-story single family dwelling, constructed in 1937. The coastal bluff contains an existing shoreline protection structure consisting of a concrete retaining wall along the bluff face. The top of the bluff sits at an elevation of approximately 30 feet.

Flood mapping places the subject property within the FEMA VE flood zone (subject to tidal and wave inundation) with a Base Flood Elevation of 35 feet. As proposed, the project would not result in a substantial improvement as defined by FEMA which requires projects located within the VE Flood zone to be elevated above the BFE when 50% of the assessed value of the home is spent on improving the home.

The subject property, while not specifically designated as a scenic resource in the General Plan, is highly visible from a public viewshed and beach. The property is surrounded by existing two story dwellings to the east and west. Properties immediately across Pleasure Point Drive from the subject property contain Mediterranean style, two story dwellings. Most of the remaining Pleasure Point Drive neighborhood contains Mediterranean style dwellings with stucco walls and tile roofs as well as other one and two story dwellings.

### **Non-conforming structure**

Originally constructed in 1937, the existing home predates adoption of the current site standards effecting the site and is therefore considered a nonconforming structure. SCCC 13.10.262 (Nonconforming structures) states that non-conforming structures shall come into compliance with the current site standard when modifications to major structural components exceed 65 percent. As proposed, 11 percent modification to the major structural components would result from the project therefore, compliance with the current site standards is not required. Additions to nonconforming structures are allowed provided the additional square footage complies with the site and development standards.

As outlined in the chart below, the existing single family dwelling does not comply with the required 20 foot front yard setback to the garage opening, five foot side yard setback on the west side, and Pleasure Point Design criteria which requires a 10 foot setback to the second story of the home. Additionally, the home does not comply with the minimum setback to the edge of the coastal bluff located at the rear (south side) of the property. The proposed addition and remodel would not result in an increase in lot coverage or Floor Area Ratio (FAR).

Site and Development Standards						
	Setbacks				Lot Coverage	FAR
	Front yard	Side yard	2 <sup>nd</sup> story	Rear yard		
Required	15 ft (20ft to garage)	5 ft	10 ft	Geologic Setback	40%	50%
Existing	15 ft to garage	5 & 4 ft		Within setback	34%	44%
Proposed	No change	No change		No change	34%	44%

### **Local Coastal Program Consistency**

The proposed residential addition and remodel would be 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. The project proposes little modification to the existing structure which results in a home which is substantially similar to the existing home in terms of both design and size.

The project site is located between the shoreline and the first public road and situated on a coastal bluff overlooking a public beach and public access way which is considered a scenic location. Size and architectural styles vary in the area and the project would be consistent with the type of development found along this stretch of coastline. Though the existing home is nonconforming to the Pleasure Point Design criteria which requires side walls to be setback further than the lower floor to ensure availability of light air and open space and reduce massing

at the upper portion of homes, the project does not exceed the threshold for bringing the home into compliance with this requirement.

### **Conclusion**

As proposed, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/Local Coastal Program. 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 **191175**, 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](http://www.co.santa-cruz.ca.us)**

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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

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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.

# 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: 191175

Assessor Parcel Number: 032-232-04

Project Location: 2914 Pleasure Point Drive

**Project Description: Construction of a 35 square foot addition and remodel of an existing single family dwelling.**

**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 construction of 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 R-1-5-PP (Single family Residential (Minimum parcel 5,000 square feet) Pleasure Point Combining District), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's R-UM (Urban Medium Residential) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements 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 shall remain consistent with the existing home which is characteristic of the neighborhood and complementary to the site. The proposed development is situated on a coastal bluff top above a public beach and will be properly designed and conditioned to ensure no adverse impacts to coastal resources would result from the project.

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

This finding can be made, in that the project site is located between the shoreline and the first public road however the project will not interfere with public access to the beach, ocean, or any nearby body of water. Existing beach access via a staircase is available off Rockview Drive which is approximately 30 feet west of the project site. 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 with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5-PP (Single family Residential (Minimum parcel

5,000 square feet) Pleasure Point Combining District) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is inconsistent with the existing range.

### **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 location of the proposed addition and remodel to the existing dwelling 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 in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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 dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single family residential (6,000 minimum parcel size) zone district in that the primary use of the property will be one single family dwelling. Though nonconforming to current site standards, the proposed addition to the entry way will conform to the current site standards for the zone district.

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

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

The proposed addition 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 addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed project will not be improperly proportioned to the parcel size or 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 project will comply with the site standards for the R-1-6 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 remodel and addition is to be constructed on a developed lot containing an existing single family dwelling. The project is not expected to result in an increase in traffic and existing utilities currently serve the site. Consequently, the project will not result in adverse impacts to existing roads and intersections in the surrounding area or overload 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 will continue to be two stories, in a mixed neighborhood of one and two homes and the proposed addition and remodel of the existing 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 remodel and addition to the existing single family dwelling will result in a home that 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 Matson Britton Architects, dated 5/1/19.

- I. This permit authorizes the remodel and construction of an addition to an existing 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 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. If pedestrian, bicycle or vehicle traffic will be impacted by any improvements or work within the Right of Way, a traffic control plan shall be required as part of the encroachment 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. Revised Floor Area Ratio (FAR) calculations with credits taken for covered decks and patios. Maximum FAR is 50% of the net site area (1,696 square feet).
  4. Plans note that the existing driveway shall meet Figure DW-1 of the County of Santa Cruz Design Criteria (See Part 6 Driveways and Encroachments). Plans shall include Figure DW-1 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>
1. Drainage plans shall show existing and proposed drainage patterns and including cross-section details for any permanent mitigation features and any proposed flatwork. The details must include all necessary information for the accurate construction of the proposed features.
  2. The project civil engineer shall assess and note on the project plans whether there are any existing drainage issues on or near the subject property and if any drainage issues or impacts to neighboring properties are anticipated.
  3. Architectural and Civil plans shall be consistent with proposed impervious/semi-pervious surfaces and proposed drainage patterns.
  4. Erosion control plans.
  5. 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. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
  - D. Meet all requirements of the Environmental Planning section of the Planning Department.
  - E. Submit a completed substantial improvement form along with a copy of the recent appraisal dated 3/21/19 with the building permit application. The cost of improvements shall not exceed \$365,000 as the appraised value of the structure is \$730,000.
  - F. Submit a Modification Worksheet that is consistent with the structural drawings. Modification of the major structural components shall not exceed 65 percent.
  - G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

- H. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - I. 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.

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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: \_\_\_\_\_

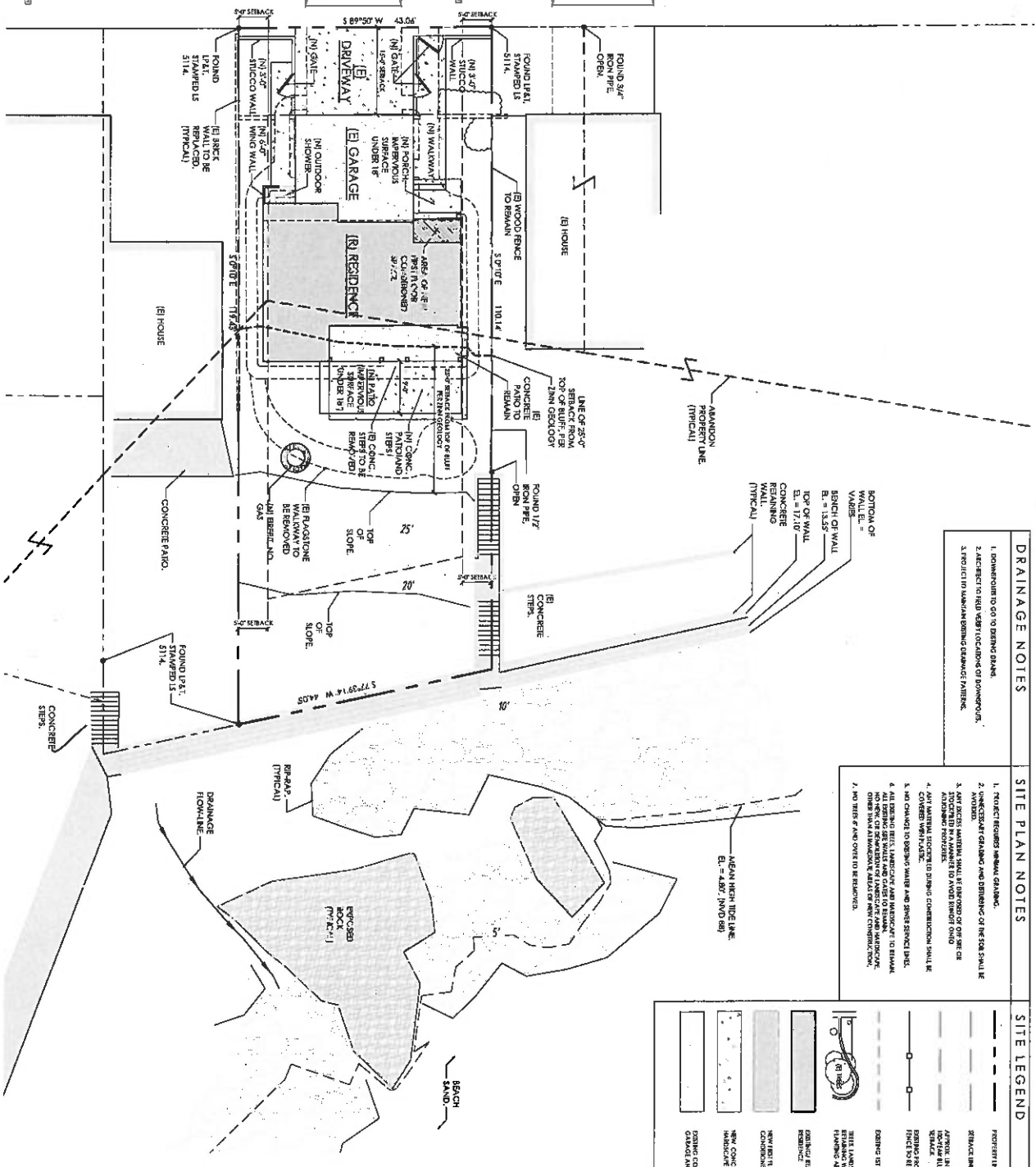
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Jocelyn Drake  
Deputy Zoning Administrator

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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.













PLEASURE POINT DRIVE

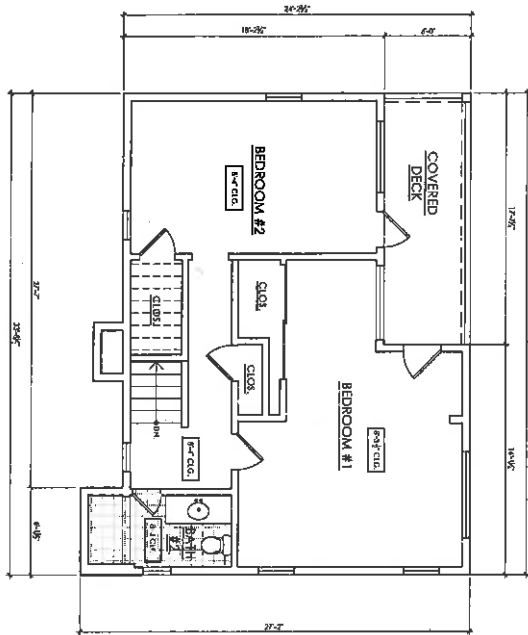
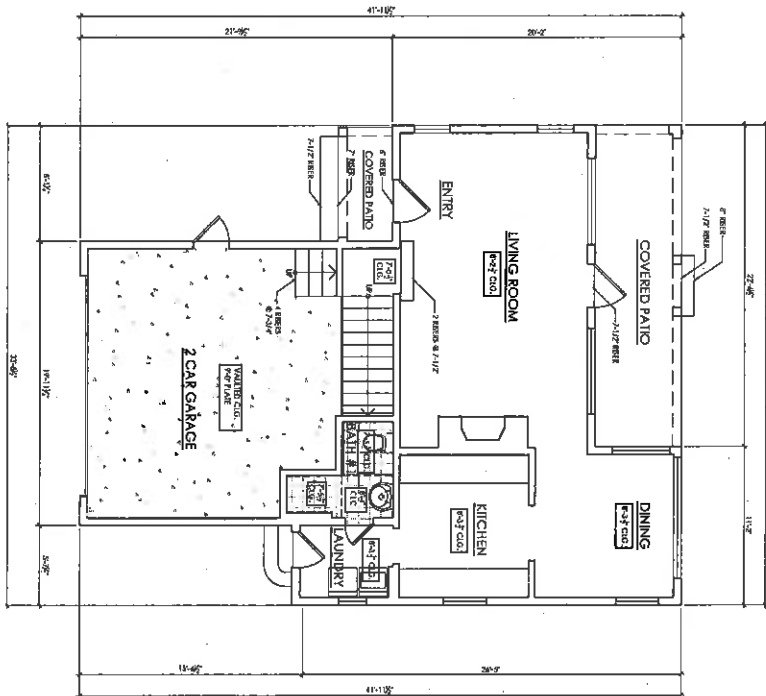


DRAINAGE NOTES	SITE PLAN NOTES
1. DOWNPOUR TO GO TO DRAINAGE PLANS.	1. PROJECT RECORDS NARRIAL CHAINING.
2. RECHECK TO FIELD VERIFY EXISTING DRAINAGE.	2. UNDESIGNED CHAINING AND DERIVATIVE OF THE ROAD SHALL APPROVED.
3. PROJECT TO MAINTAIN DRAINAGE CHANNELS FUTURE.	3. ANY EXCESS WATERWAY SHALL BE DRAINAGE OR OTHERWISE APPROVED PROJECT TO MAINTAIN DRAINAGE CHANNELS FUTURE.

## SITE PLAN NOTES

1. PROJECT RECORDS: REVIEW CADD.
2. INVESTIGATE: EXAMINE THE EXISTENCE OF THE SOIL, SURFACE WATER, AND SUBSURFACE WATER, AND DETERMINE THE LOCATION OF ANY EXISTING UTILITIES.
3. DETERMINE: DETERMINE THE LOCATION OF ANY EXISTING UTILITIES, AND DETERMINE THE LOCATION OF ANY EXISTING UTILITIES.
4. ADVISE: ADVISE THE CLIENT OF ANY EXISTING UTILITIES, AND ADVISE THE CLIENT OF ANY EXISTING UTILITIES.
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SITE LEGEND	
	PROPERTY LINE
	STRUCTURE LINE
	APPROX. 3/4" OF 10" DIA. RUSTIC SILLING
	10" DIA. RUSTIC TIMBER COLUMN
	DOING SET FLOOR AREA
	WITH 1/4" DIA. RUSTIC WOOD LATCH & HANDLE FINISHING KIDS 1" SQUARE
	DOING SET FLOOR AREA FINISHING
	NEW 1/4" FLOOR CONCRETE ON REINFORCED MESA
	NEW CONCRETE DIRT & FINISHING
	DOING CONCRETE FINISHING

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**FLOOR PLAN NOTE**

1	NEW 1 1/2" CARBIDE SHANK REINFRY #4 SERIES (FOR FORM)
2	NEW CONCRETE PAD

**RIELLY RESIDENCE**  
2914 PLEASURE POINT DRIVE  
SANTA CRUZ, CA 95062  
0312-232-04

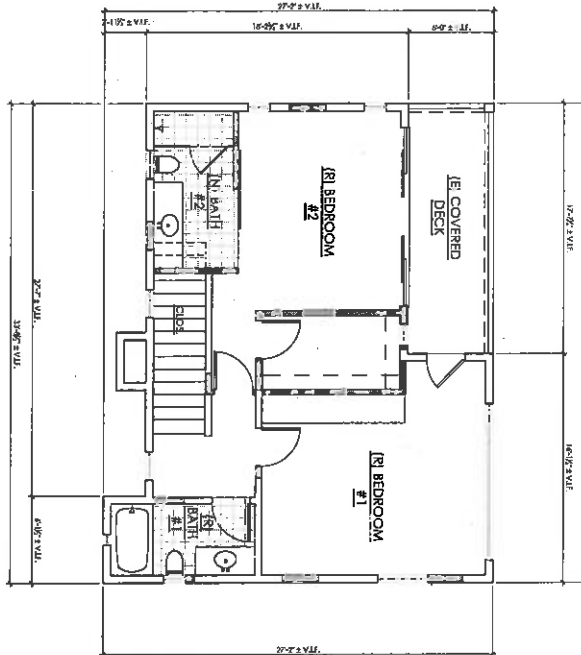
## EXISTING FLOOR PLANS



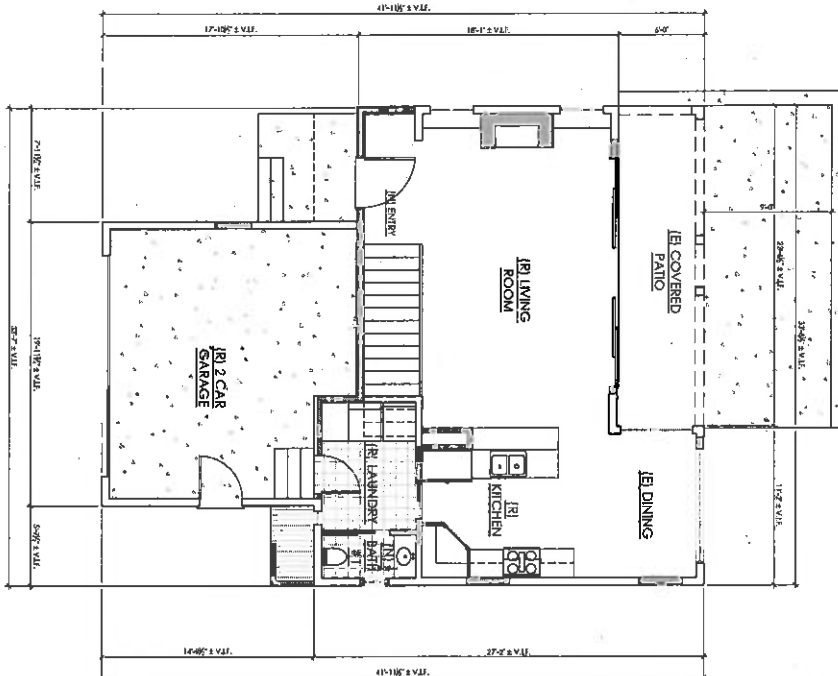
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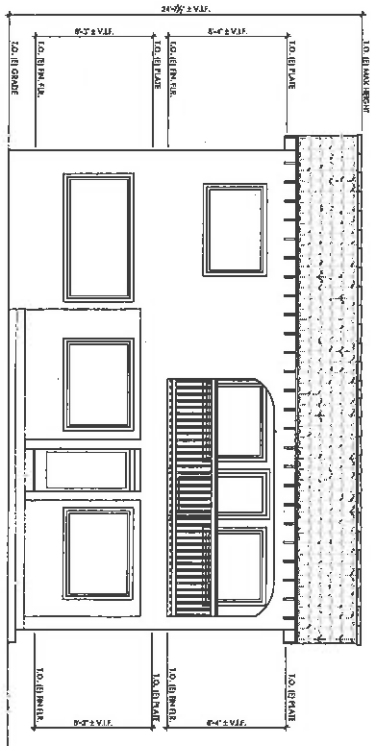
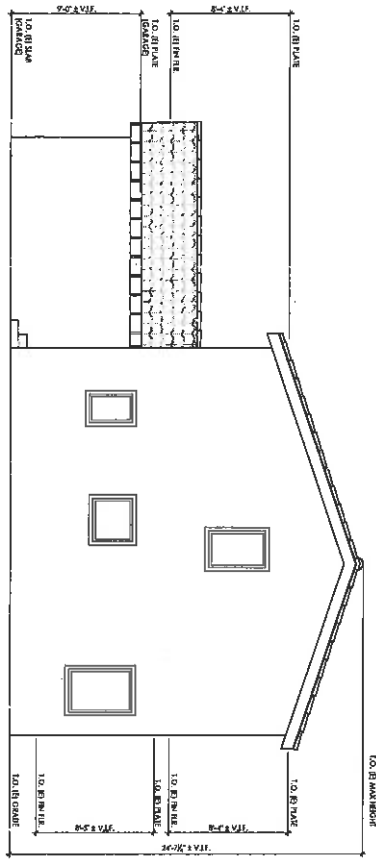
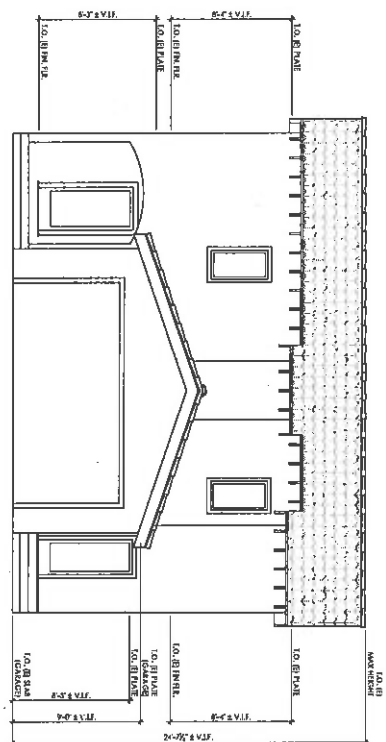
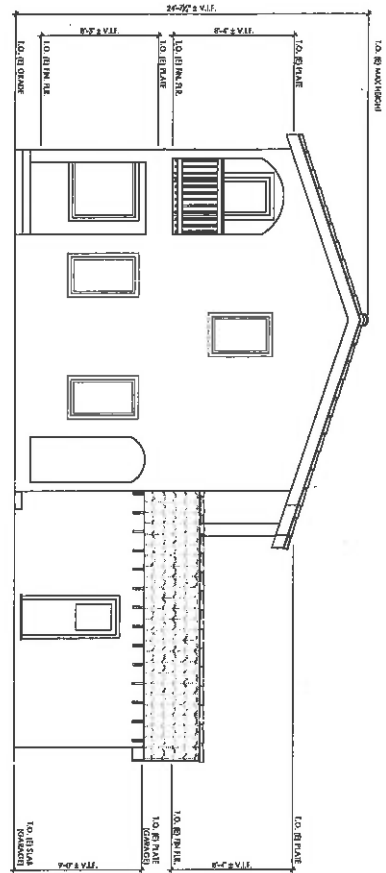
P. 3

**SCALE 1/4" = 1'-0"**

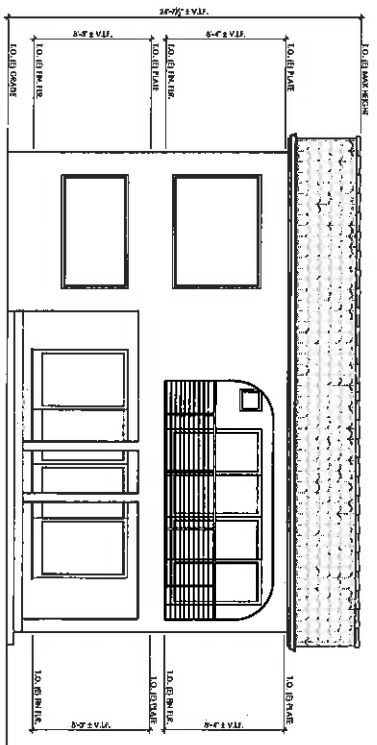
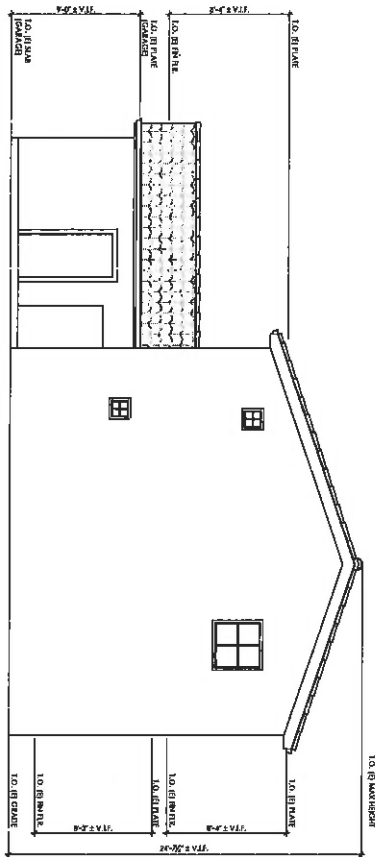
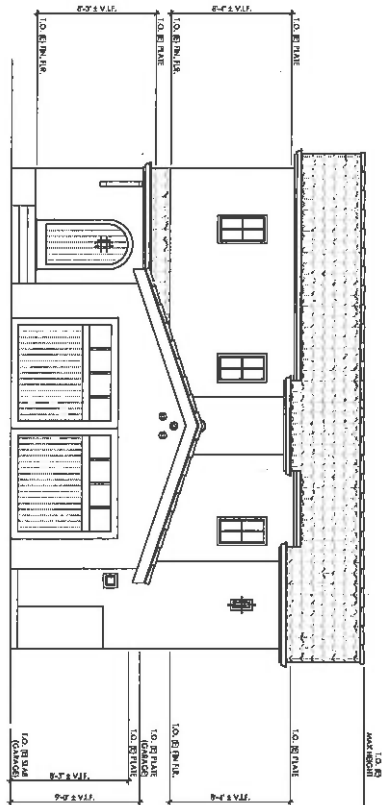
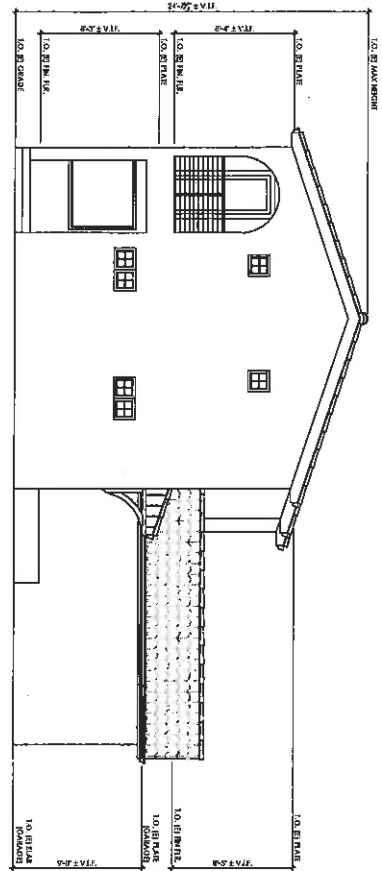


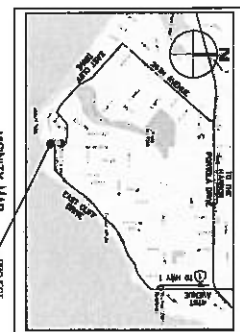
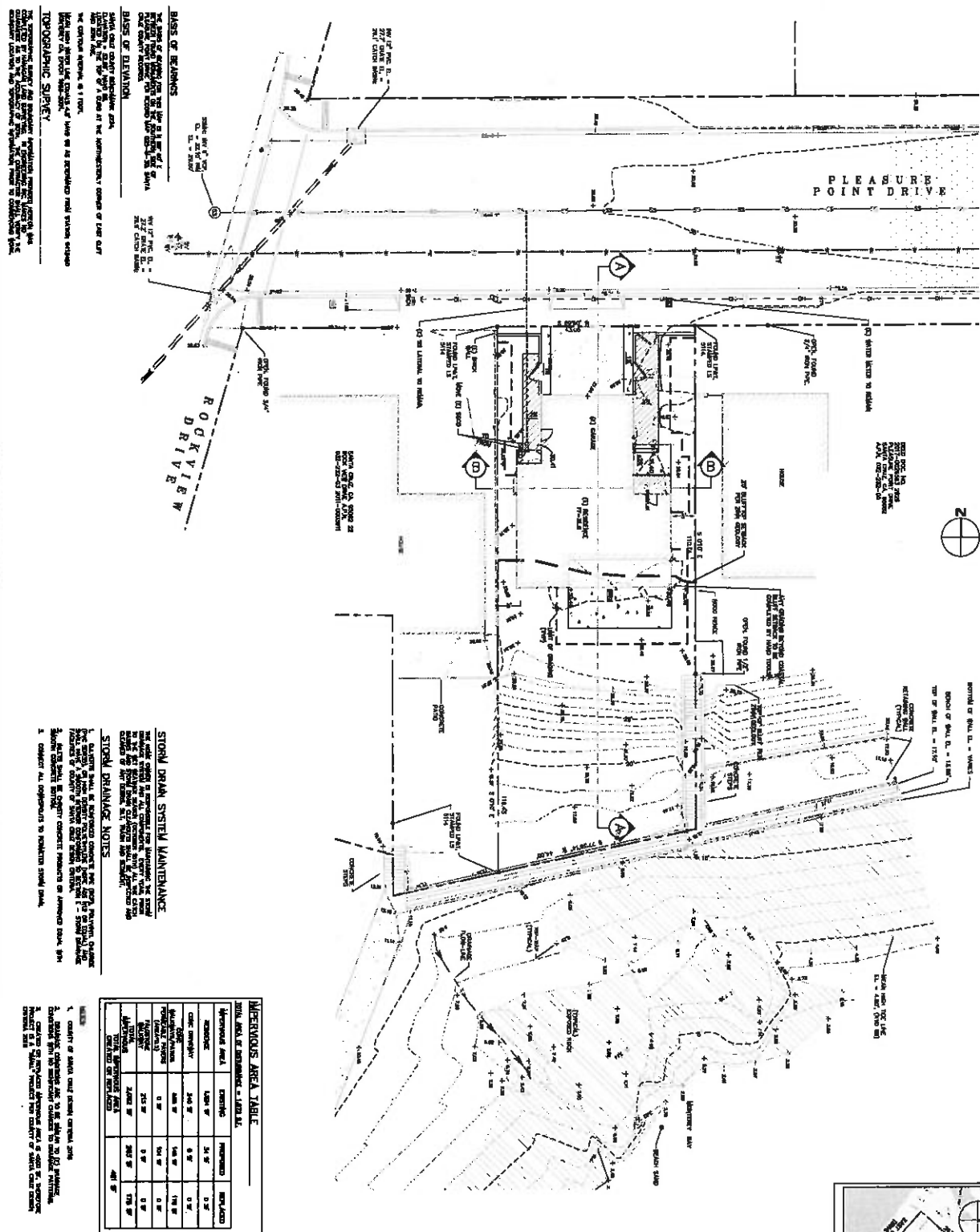
SCALE: 1/4" = 1'-0"

[illegible]









MEERKOOFS AREAL TABLE				
WITH AREA OF INTERESTS = 1,000 AC.				
INTERESTED AREA	EXISTING	PROPOSED	REMOVED	
ROADWAYS	1,600 sq'	24 sq'	0 sq'	
CRUISE EMBARKER	2,400 sq'	0 sq'	0 sq'	
RECREATION	3,400 sq'	194 sq'	119 sq'	
RECREATION	0 sq'	0 sq'	0 sq'	
RECREATION	253 sq'	0 sq'	0 sq'	
RECREATION	2,400 sq'	0 sq'	0 sq'	
RECREATION	2,400 sq'	202 sq'	178 sq'	
TOTAL INTERESTED AREA CREATED OR REMOVED		466 sq'		

1. QUALITY OF SERVICE MUST EXCEED CURRENT LEVEL
2. ISSUING ORDINANCES ARE TO BE GIVEN TO ITS ISSUING DEPARTMENT FROM AN EMPLOYMENT CHAIRMAN TO INCREASE PATTERNS.
3. COUNCIL OF INDUSTRY MEMBERS ARE TO BE GIVEN TO ITS ISSUING DEPARTMENT FROM AN EMPLOYMENT CHAIRMAN TO INCREASE PATTERNS.

## PLANNING SUBMITTAL

project no.	18-057-1
date	JUNE 2019
scale	AS SHOWN
dwg name	CIVIL3.DWG

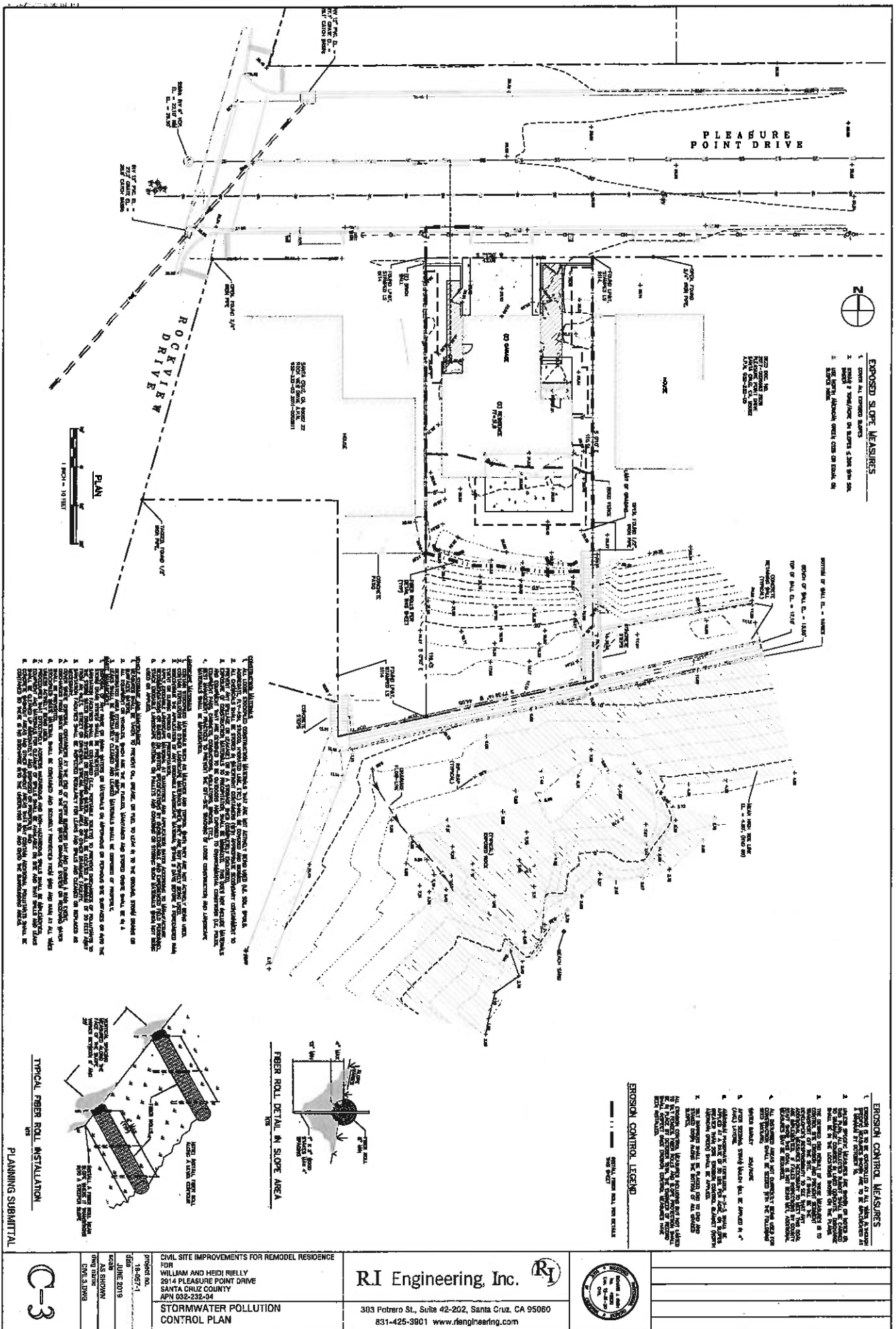
CIVIL SITE IMPROVEMENTS FOR REMODEL RESIDENCE  
FOR  
WILLIAM AND HEIDI RIELLY  
2014 PLEASURE POINT DRIVE  
SANTA CRUZ COUNTY  
APN 032-232-04  
GRADING & DRAINAGE PLAN

**RI Engineering, Inc.**

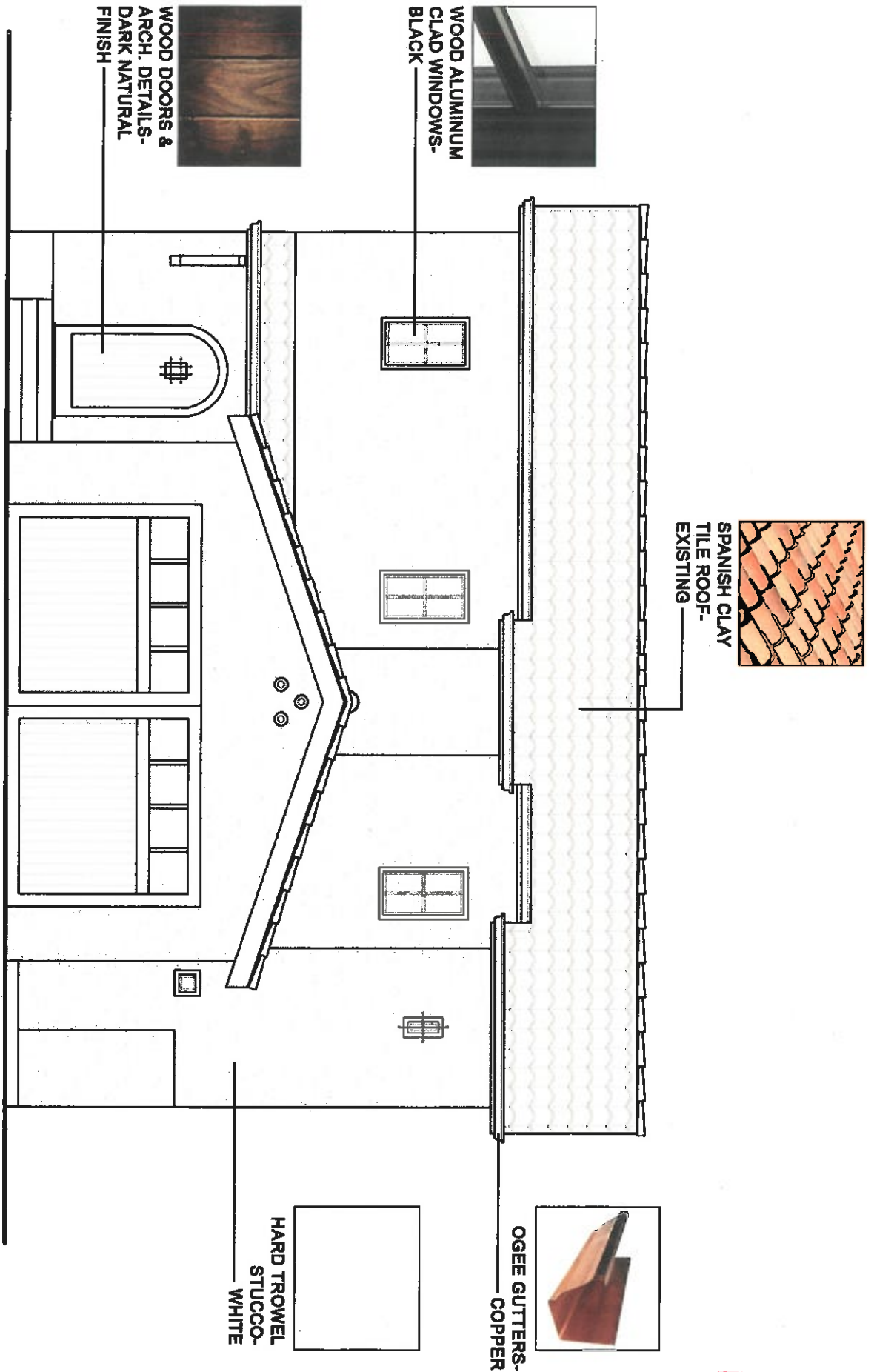
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 [www.rleengineering.com](http://www.rleengineering.com)











# RIELLY RESIDENCE

REMODEL / ADDITION  
2914 PLEASURE POINT DRIVE  
SANTA CRUZ CA, 95062  
APN: 032-232-04



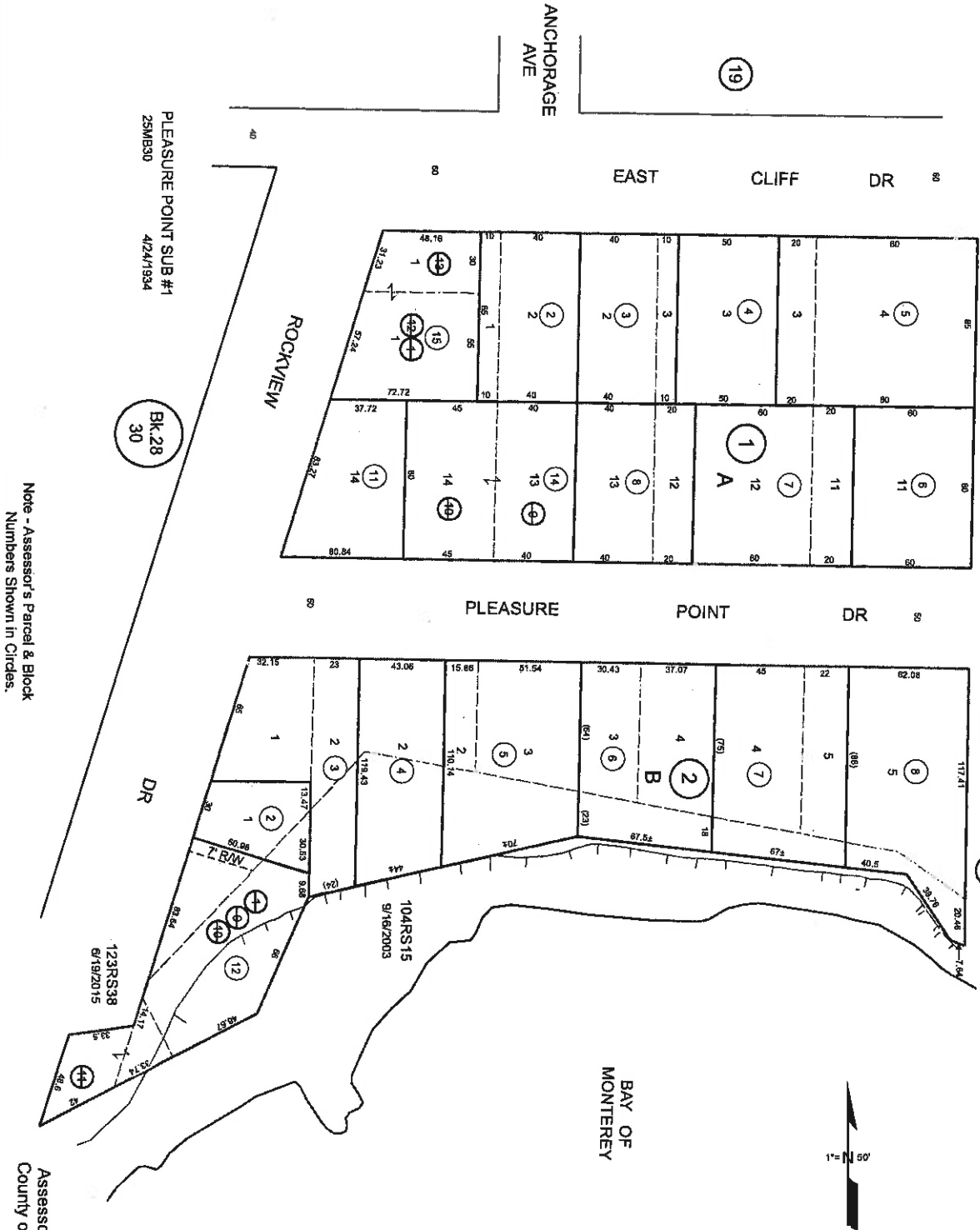
**FOR TAX PURPOSES ONLY**  
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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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**POR. RANCHO ARROYO DEL RODEO**  
 S. 1/2 SEC. 21, T. 11S., R. 1W., M.D.B. & M.

Tax Area Code  
 82-040

**32-23**

Electronically Redrawn 7/22/97 rw  
 Rev 9/18/00 CB (Comb Form, 2-12)  
 Rev 10/14/03 CB (104RS15)  
 Rev 2/16/17 CB (123RS38)



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

Assessor's Map No. 32-23  
 County of Santa Cruz, Calif.  
 Oct 1998

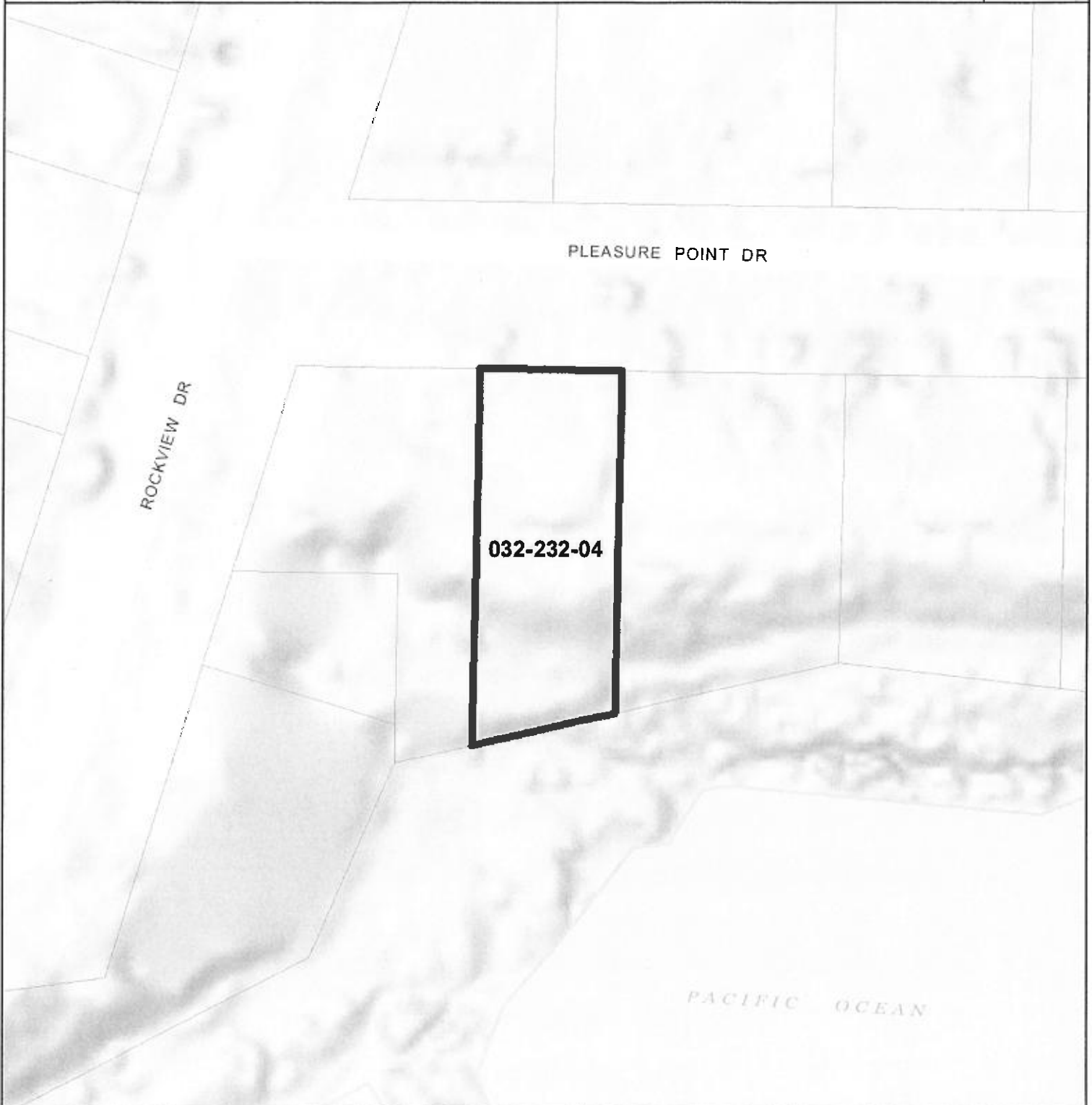


SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel Location Map**



Mapped  
Area



**Parcel: 03223204**

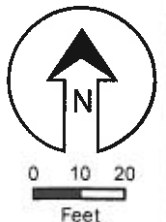


Study Parcel



Assessor Parcel Boundary

Map printed: 3 Sep. 2019







SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel General Plan Map**



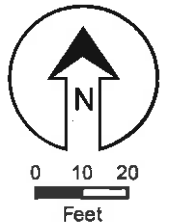
Mapped  
Area

R-UM

032-232-04  
(R-UM)

O-R

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



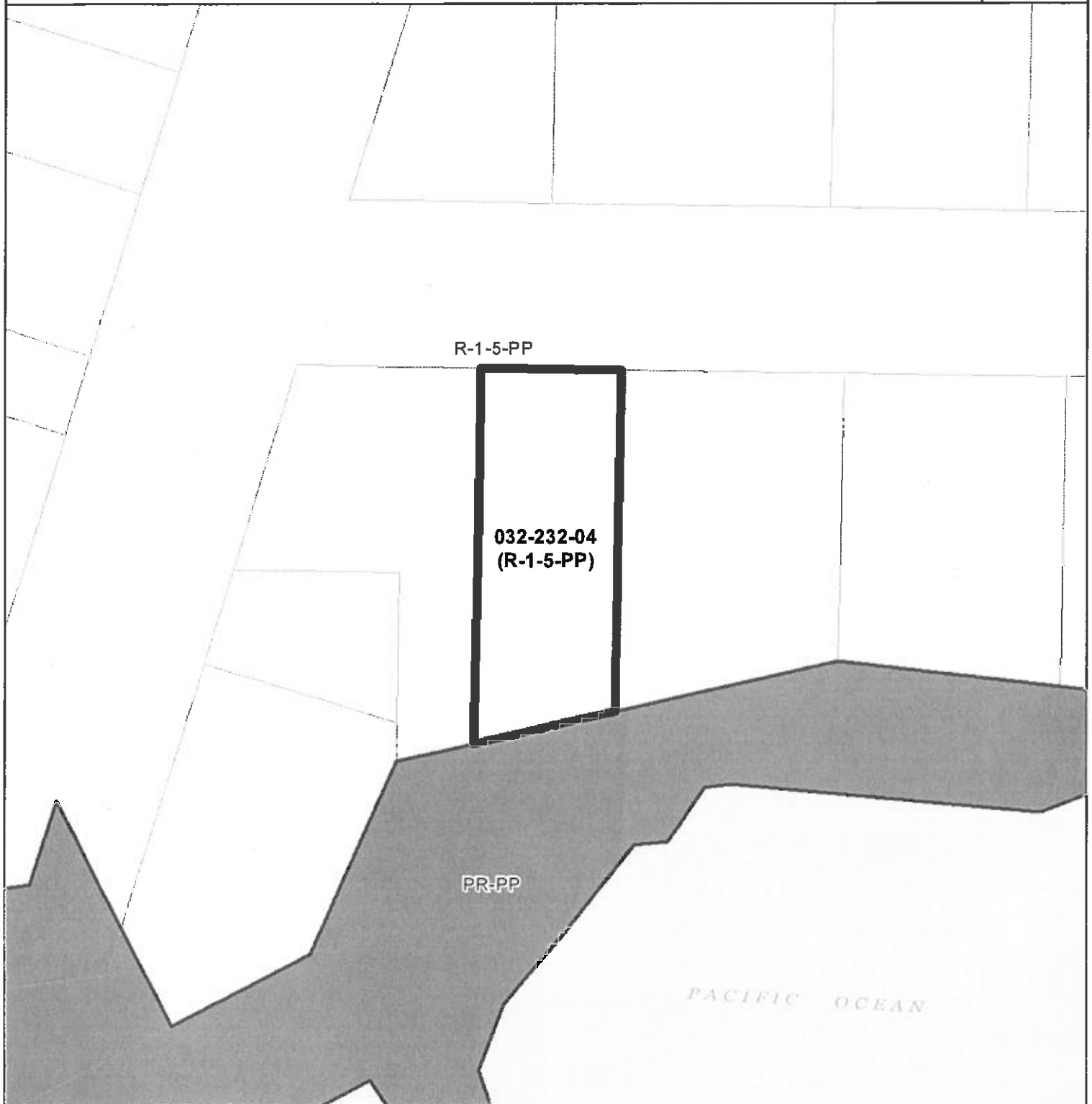


SANTA CRUZ COUNTY PLANNING DEPARTMENT

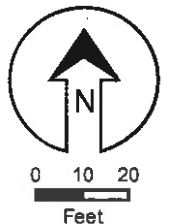
**Parcel Zoning Map**



Mapped  
Area



- PR Parks, Recreation, & Open Space
- R-1 Single-Family Residential



## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size: 3,391 net square feet (5,000 gross square feet)  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Pleasure Point Drive  
Planning Area: Live Oak  
Land Use Designation: R-UM (Urban Medium Residential)  
Zone District: R-1-5- PP (Single Family Residential - 5,000 square feet per unit, Pleasure Point Combining District)  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.:   X   Yes      No

### Technical Reviews

Combined Geotechnical and Geologic reports reviewed and accepted (REV181144)

### Environmental Information

Geologic Hazards: Site is located on a coastal bluff and mapped within the VE (storm wave zone) on the Flood Insurance Rate Map (FIRM) by Federal Emergency Management Agency (FEMA).  
Fire Hazard: Not a mapped constraint  
Slopes: Site is flat to the edge of coastal bluff  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource but visible from public beach  
Archeology: Not mapped