



Staff Report to the Zoning Administrator

Application Number: **191300**

Applicant: Courtney Hughes
Owner: Lee and Karyn Warner
APN: 027-091-10

Agenda Date: December 6, 2019

Agenda Item #: 2

Time: After 9:00 a.m.

Site Address: 330 Lake Avenue, Santa Cruz

Project Description: Proposal to reconstruct an existing 1,436 square foot nonconforming dwelling.

Location: Property located on the east side of Lake Avenue (330 lake Avenue) and west side of Alta Loma Lane at about 140 feet north of the intersection with Carmel Street.

Permits Required: Amendment to Coastal Development Permit, Variance and Minor Exception 171060 and a Site Development Permit.

Supervisory District: 3rd District (District Supervisor: Ryan Coonerty)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191300 based on the attached findings and conditions.

Project Background and Analysis

On October 6, 2017, application 171060 was approved to remodel the existing nonconforming 1,436 square foot single-family dwelling, to revise the roof and to extend the living room by reconstructing an existing sunroom and constructing a 66 square foot addition. This required the approval of Variances to reduce the required front yard at Lake Avenue from 15 feet to 6 feet 2 inches, to reduce the north side yard from 5 feet to 3 feet 9 inches and to increase the height of a nonconforming wall in the front yard at Alta Loma Avenue by about 9 inches. A Minor Exception to increase the Floor Area Ratio from 50% to 51.5%; and a Coastal Development Permit were also required.

In accordance with County Code, section 13.10.262(A)(1) – “Nonconforming Structures”, an existing nonconforming structure may be retained, and its existing nonconforming dimensions maintained, where any proposed alteration to the structure does not constitute reconstruction. As set out in County Code, section 13.10.260(B)(6), reconstruction is defined as alterations to a nonconforming structure result in greater than 65% modification to the major structural

components. A Modifications Worksheet prepared by the Project Architect in support of Permit 171060, anticipated a 16% modification of the existing major structural components of the original dwelling.

During construction of the project approved by Permit 171060 (Building Permit B-182877), it was discovered that framing of the original dwelling was substandard and dangerous. The Project Engineer has therefore recommended, to ensure the safety of the remodeled dwelling, that the existing walls and roof be replaced to meet current Building Code requirements. As a result, the total percentage alteration of the major structural components of the original dwelling, would exceed 65% such that the original dwelling is required to be reconstructed.

In accordance with County Code, section 13.10.262(A)(3), reconstruction of a nonconforming structure requires the approval of an administrative Site Development Permit.

The resulting reconstructed dwelling will, except for minor interior changes and an extension of the eave at the southern elevation so that the roof overhang will extend further over the walkway, conform to design approved by Permit 171060. This requires an Amendment to the Coastal Development Permit approved by 171060 and a Site Development Permit. A complete list of Findings for the Site Development Permit and Coastal Development Permit are included with this report.

The revised eave at the southern elevation will not encroach more than three feet into the required 5-foot side yard setback and therefore conforms to the site and development standards set out in County Code section 13.10.323(E)(1). Further, the extended eave does not result in any additional area that would be counted toward Floor Area Ratio. Therefore, Amendment of the Variances or Minor Exception approved by Permit 171060 is not required.

Project Setting and Background

The subject parcel is located in the Yacht Harbor Special Community, an area characterized by small parcels developed with a wide variety of one and two-story homes, including several older structures from the early part of the 20th Century. Where new homes or additions have been constructed or where older homes have been remodeled and upgraded, most of this development conforms to some degree to the special design criteria for the Yacht Harbor area set out in County Code and the Local Coastal Program. The majority of buildings therefore incorporate the characteristics of the older dwellings in the area, are small in scale, have clean lines, pitched roofs and are constructed primarily from wood or materials that resemble wood.

The original home on the parcel was constructed in 1941, prior to zoning requirements and, except for a small addition to the front bedroom and repairs to the deck constructed in 1978 (Building Permit #56149), the dwelling on the subject parcel has remained largely unchanged since it was built. Because the structure extends into the north side yard setback and also into the front yard setbacks at both Lake Avenue and Alta Loma Lane, and has a covered entrance porch that is partially within the south side yard setback, the dwelling is nonconforming to the site and development standards for the zone district.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 2,914 square feet, located in the R-1-3.5 (Single-Family Residential) zone district, a designation which allows residential uses. The proposed reconstructed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Residential) General Plan designation.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that it conforms to the design approved by Permit 171060 for the construction of a small addition and remodel of the original dwelling. The appearance of the reconstructed home will therefore be consistent with the character of the surrounding neighborhood and its visual impacts will be minimal. Therefore, the proposed Amendment to Permit 171060 and will have no significant impact on surrounding land uses and the natural landscape. Further, the proposed reconstructed dwelling will not be visually intrusive in views from the parking areas for the Santa Cruz Yacht Harbor that lie directly across Lake Avenue, or in views from the harbor waterway.

Local Coastal Program Consistency

The proposed reconstructed single-family dwelling is in conformance with the County's certified Local Coastal Program in that the structure will continue to be a small-scale home that will retain many of the characteristics of the original older dwelling. As required by the special design criteria for the Yacht Harbor the remodeled dwelling will have clean lines, a pitched roof and will be constructed primarily from wood or materials that resemble wood. The dwelling will continue to be integrated with the character of the surrounding neighborhood and the design submitted for the proposed addition and remodel is consistent with the existing range of styles.

The project site is not 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.

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 191300, 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.sccoplanning.com

Report Prepared By: Lezanne Jeffs
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2480
E-mail: Lezanne.Jeffs@santacruzcounty.us

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. Approved Plans for 171060

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: 191300

Assessor Parcel Number: 027-091-10

Project Location: 330 Lake Avenue, Santa Cruz, CA

Project Description: Proposal to reconstruct the existing nonconforming single-family dwelling in conjunction with the previously approved construction of a small addition and remodel of the structure.

Person or Agency Proposing Project: Courtney Hughes for Lee and Karyn Warner

Contact Phone Number: (858) 945-2298

- 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. X **Categorical Exemption**

Specify type: Class 2 – Replacement or Reconstruction (section 15302), and
Class 3 – New Construction or Conversion of Small Structures

F. Reasons why the project is exempt:

Reconstruction of an existing single-family dwelling in a residential zone, where the new structure will be located on the same site as the original structure and will have substantially the same purpose and capacity as the structure replaced.

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

Lezanne Jeffs, 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-1-3.5 (Single-Family Residential), a designation that allows residential uses. The proposed reconstruction of the existing single-family dwelling, together with the construction of a small addition and remodeling as approved by Permit 171060, is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UH (Urban High Residential) General Plan designation.

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

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

- 3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to Section 13.20.130 and Section 13.20.140 et seq.**

This finding can be made, in that the in that the structure will continue to be a small-scale home that will retain many of the characteristics of the original older dwelling on the site. As required by the special design criteria for the Yacht Harbor the reconstructed and remodeled dwelling will have clean lines, a pitched roof and will be constructed primarily from wood or materials that resemble wood. The dwelling will therefore continue to be integrated with the character of the surrounding neighborhood and the design submitted for the proposed addition and remodel is consistent with the existing range of architectural styles. The site is surrounded on three sides 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 on a prominent ridge, beach, or bluff top. Although the proposed reconstructed and remodeled home will be visible from the parking areas for the Santa Cruz Yacht Harbor that lie directly across Lake Avenue, and from the harbor waterway it will not have a significantly different visual impact than the existing home.

- 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 not located between the shoreline and the first public road. Consequently, the reconstructed and remodeled 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 Coastal Program.

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

This finding can be made, in that the replacement dwelling, is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-3.5 (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 existing range of styles. Further, the proposed reconstructed remodeled dwelling will conform to the project that was approved by Coastal Development Permit 171060 and will continue to be a small scale home that will retain many of the characteristics of the original older dwelling and, as required by the special design criteria for the Yacht Harbor, the remodeled dwelling will have clean lines, a pitched roof and will be constructed primarily from wood or materials that resemble wood.

Site 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 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.

The proposed reconstruction and remodel of the existing residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the overall height and size will not be increased from the original structure and will conform to the design of the remodeled structure as approved by Permit 171060.

The proposed project will not result in an intensification of use of the existing dwelling in that no new bedrooms are proposed to be added. Therefore, the project will not affect streets or intersections in the area and will not be materially injurious to properties or improvements in the vicinity.

- 2. That the proposed location of the project and the conditions under which it would be operated or maintained will be in substantial conformance with County ordinances and the purpose of the zone district in which the site is located.**

This finding can be made, in that the proposed reconstruction of the existing dwelling in conjunction with the construction of a small addition and remodel of the existing nonconforming structure, as approved by Permit 171060, 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-1-3.5 (Single-Family Residential) zone district. The primary use of the property will continue to be one single-family dwelling that will either meet current site standards for the zone district or be in accordance with the Variances and a Minor Exception approved by Permit 171060.

- 3. That the proposed structure and use is in substantial conformance with the County General Plan and with any specific plan which has been adopted for the area.**

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

The proposed reconstruction of the existing nonconforming single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the overall height or exterior dimensions of the reconstructed dwelling will not be increased from those of the existing structure and the result will be a project that materially conforms to all aspects of approved Permit 171060.

- 6. Any additional parking requirements created by the project can be met in accordance with SCCC 13.10.551.**

The proposed project will not result in an intensification of use of the existing dwelling in that no new bedrooms are proposed to be added. Therefore, this finding can be made in that the project does not trigger any requirement for the provision of additional parking.

- 7. The proposed project will not significantly impair economic development goals or key land use goals of the General Plan.**

The existing nonconforming single-family dwelling that is proposed to be reconstructed, is located on an existing residentially zoned parcel that is on land designated by the County General Plan as being for Urban-High Residential uses. Therefore, the replacement single-family dwelling will not significantly impair economic development goals or key land use goals of the General Plan and this finding can be made.

- 8. For nonconforming commercial, industrial or residential structures adjacent to residential property, the nonconforming structure does not unreasonably infringe on adequate light, air, solar access, privacy or the quiet enjoyment of adjacent residences.**

This finding can be made in that, the existing nonconforming dwelling that is to be reconstructed does not currently infringe on adequate light, air, solar access, privacy or the quiet enjoyment of adjacent residences. As proposed, the reconstruction will result in a single-family dwelling of the same size as the portion of the existing structure that is to be replaced. Moreover, the reconstruction, together with the construction of a small addition and revision of the roof will conform to the of the project approved by Permit 171060.

- 9. For nonconforming structures over a property line, within a riparian corridor, or within five feet of an existing or planned right-of-way, the proposed project has been conditioned to require greater conformance to current site development standards, or has been required to eliminate the nonconformity where feasible, considering economic factors and site conditions including size, shape, topography, existing development or improvements, and environmental constraints.**

The existing nonconforming structure is not located over a property line, within a riparian corridor, or within five feet of an existing or planned right-of-way.

- 10. For projects within a riparian corridor, a condition of approval of the site development permit has been imposed to require riparian protection, preservation and/or enhancement on the site, as reasonably related to the project and in accordance with General Plan Policy 5.2.2.**

The existing nonconforming structure is not located within a riparian corridor.

The proposed reconstructed single-family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes). In that the reconstructed building will be consistent with the existing nonconforming dimensions of the original older home and with the approved Variances and Minor Exception approved by Permit 171060. Furthermore, the reconstructed dwelling, even with the permitted additions, will be of a similar size or smaller than other homes in the neighborhood.

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 reconstruction of the existing nonconforming single-family dwelling is to be on an existing developed lot. The proposed project will not result in an intensification of use of the existing dwelling in that no new bedrooms are proposed to be added. Therefore, the project will not overload utilities or result in any impact on the existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed reconstructed dwelling with permitted additions will have clean lines, a pitched roof and will be constructed primarily from wood, or materials that resemble wood, in conformance with the design criteria for the Yacht Harbor special community. Replacement of the existing structure in-kind will not significantly change the character from the existing dwelling and the project will therefore be consistent with the land use intensity and density of the neighborhood. The reconstructed home will not be visually intrusive in views from the parking areas for the Santa Cruz Yacht Harbor that lie directly across Lake Avenue, or in views from the harbor waterway.

Furthermore, the proposed reconstruction of the existing single-family dwelling, in conjunction with construction of a small permitted addition, will result in a small-scale home that will retain many of the characteristics of the original older dwelling on the site. As required by the special design criteria for the Yacht Harbor the reconstructed dwelling will have clean lines, a pitched roof and will be constructed primarily from wood or materials that resemble wood. Therefore, the proposed project will result in a structure 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, five sheets, prepared by William Fisher Architecture, Inc., dated 5/17/2017 with one sheet revised 8/28/2018 and three sheets revised 1/22/2019.

- I. This permit authorizes the reconstruction of the existing nonconforming dwelling, together with the construction of additions and remodeling as approved by Coastal Development Permit, Variance and Minor Exception Permit 171060, 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 any 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. The exterior finishes of the dwelling shall predominately include wood or some other siding material that has the appearance of wood (e.g. Hardie Board). The applicant shall supply three copies of a color and material sheet in 8 1/2" x 11" format for inclusion into the file for this application and with the Building Permit plans.
 - B. Maintain required off-street parking for one car in the front yard setback on Alta Loma Lane as approved by 171060. The parking space 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.

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. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

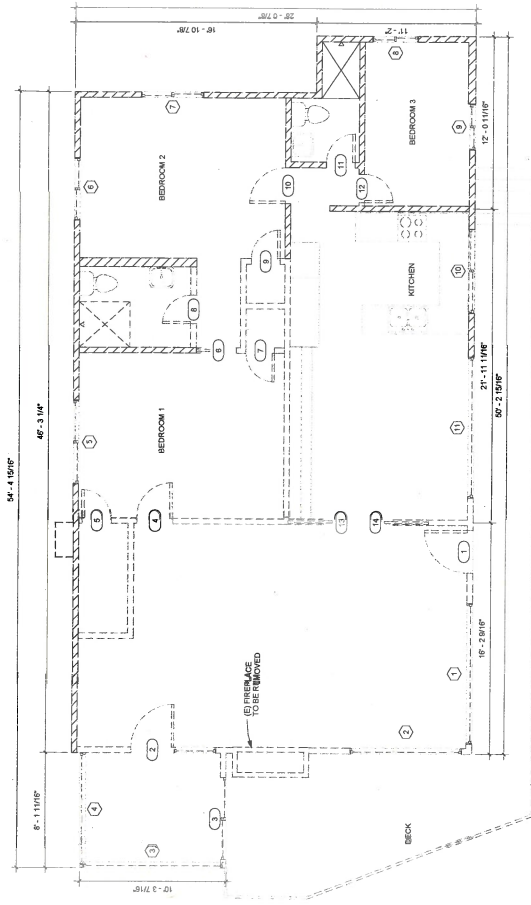
Effective Date: _____

Expiration Date: _____

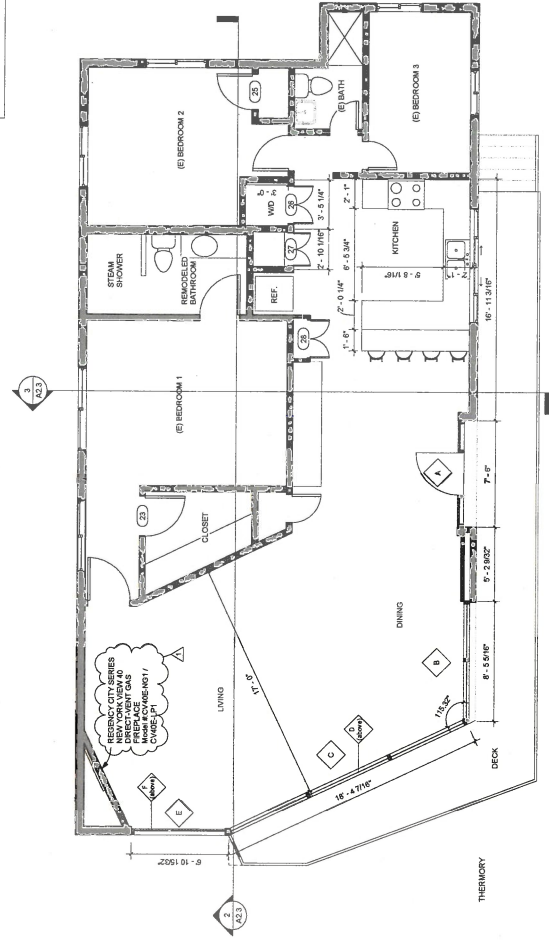
Annette Olson
Deputy Zoning Administrator

Lezanne Jeffs
Senior Planner

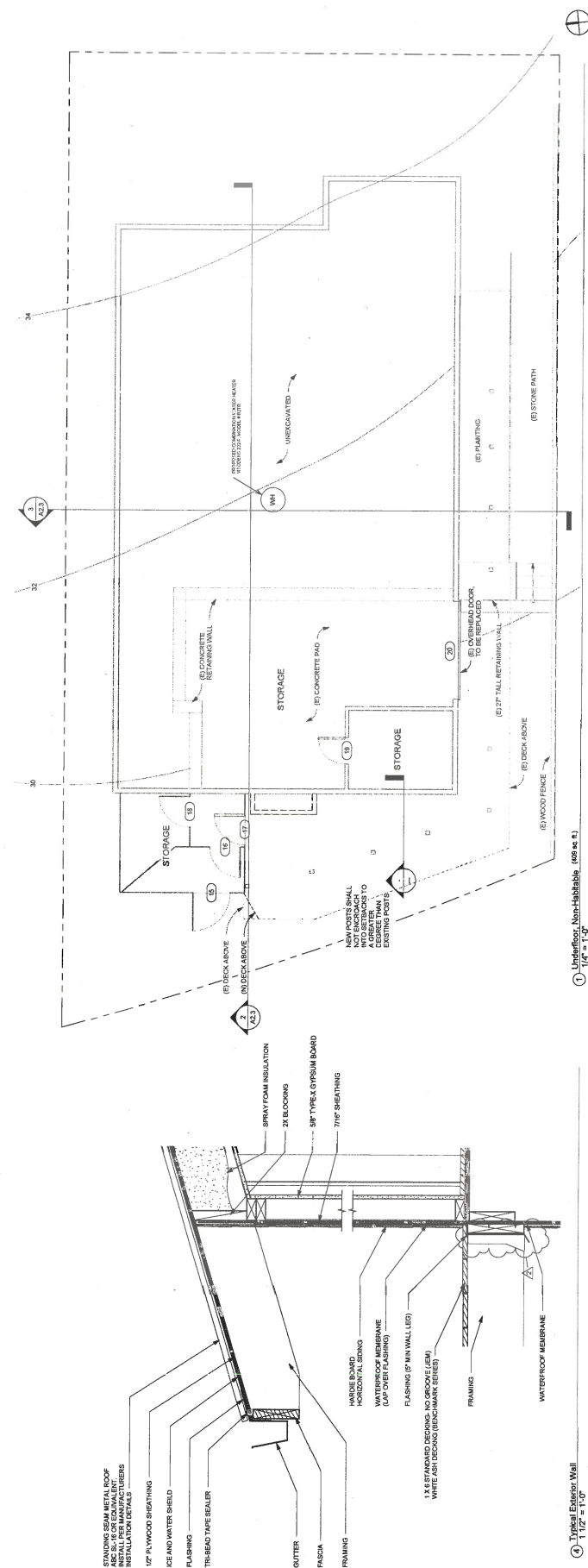
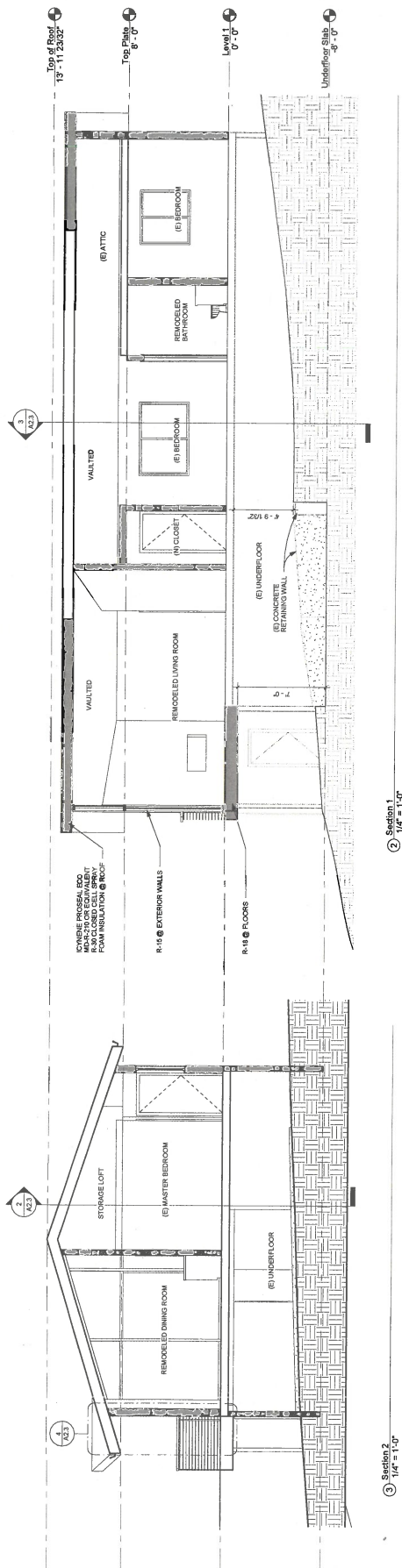
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.



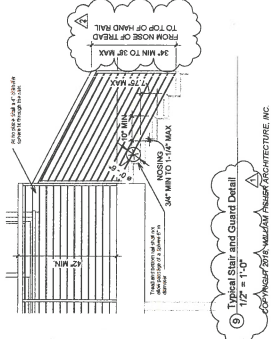
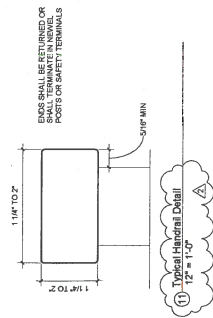
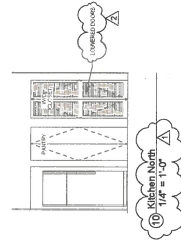
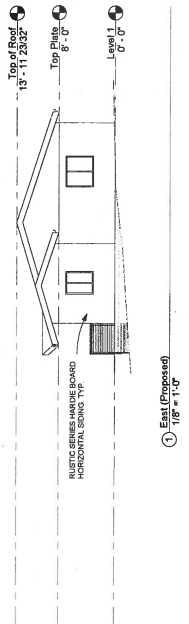
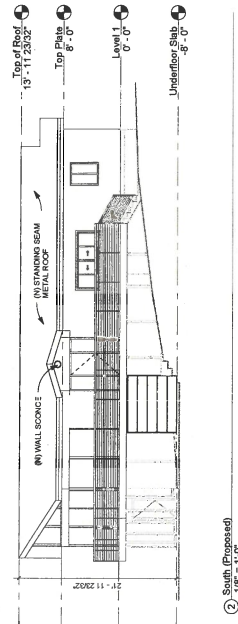
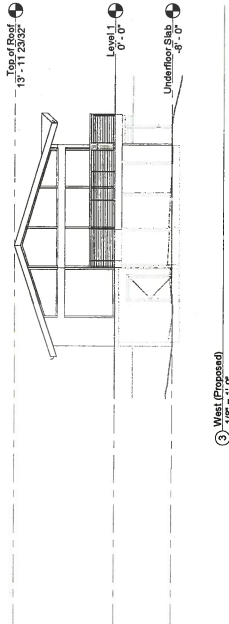
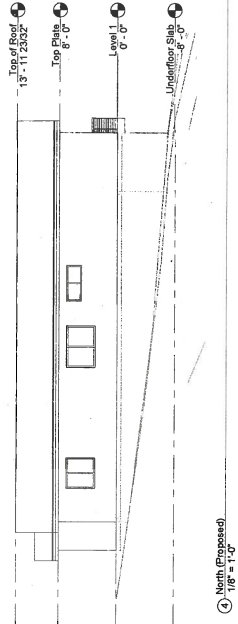
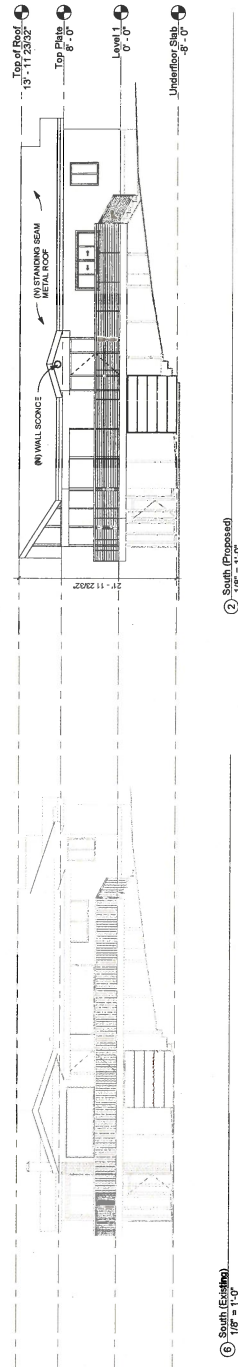
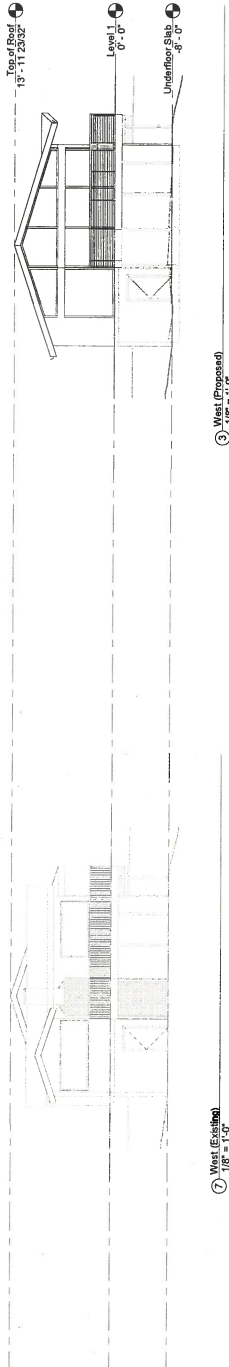
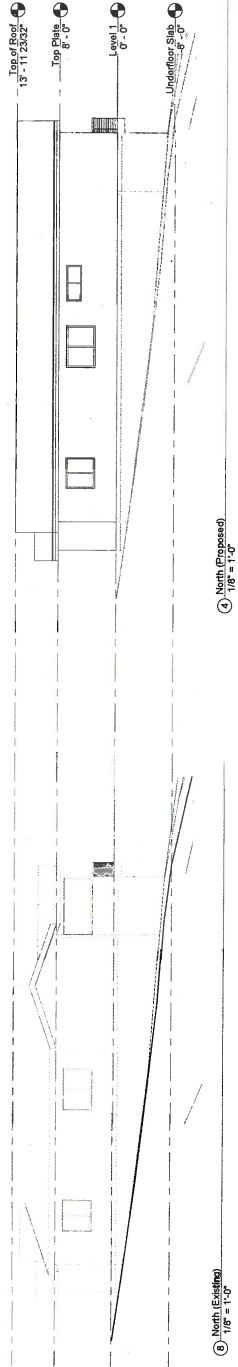
1 Existing Floor Plan (1980 sq ft interior, 318 sq ft deck)
1/4" = 1'-0"



2 Proposed Floor Plan (1222 sq ft interior, 257 sq ft deck)
1/4" = 1'-0"



Revision	Number	Description
1	02/25/19	Initial
2	02/25/19	Final



FOR TAX PURPOSES ONLY
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2001

POR. OF SEC. 17 & 20, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

27-09

DOLORES

(06)

(07)

ST

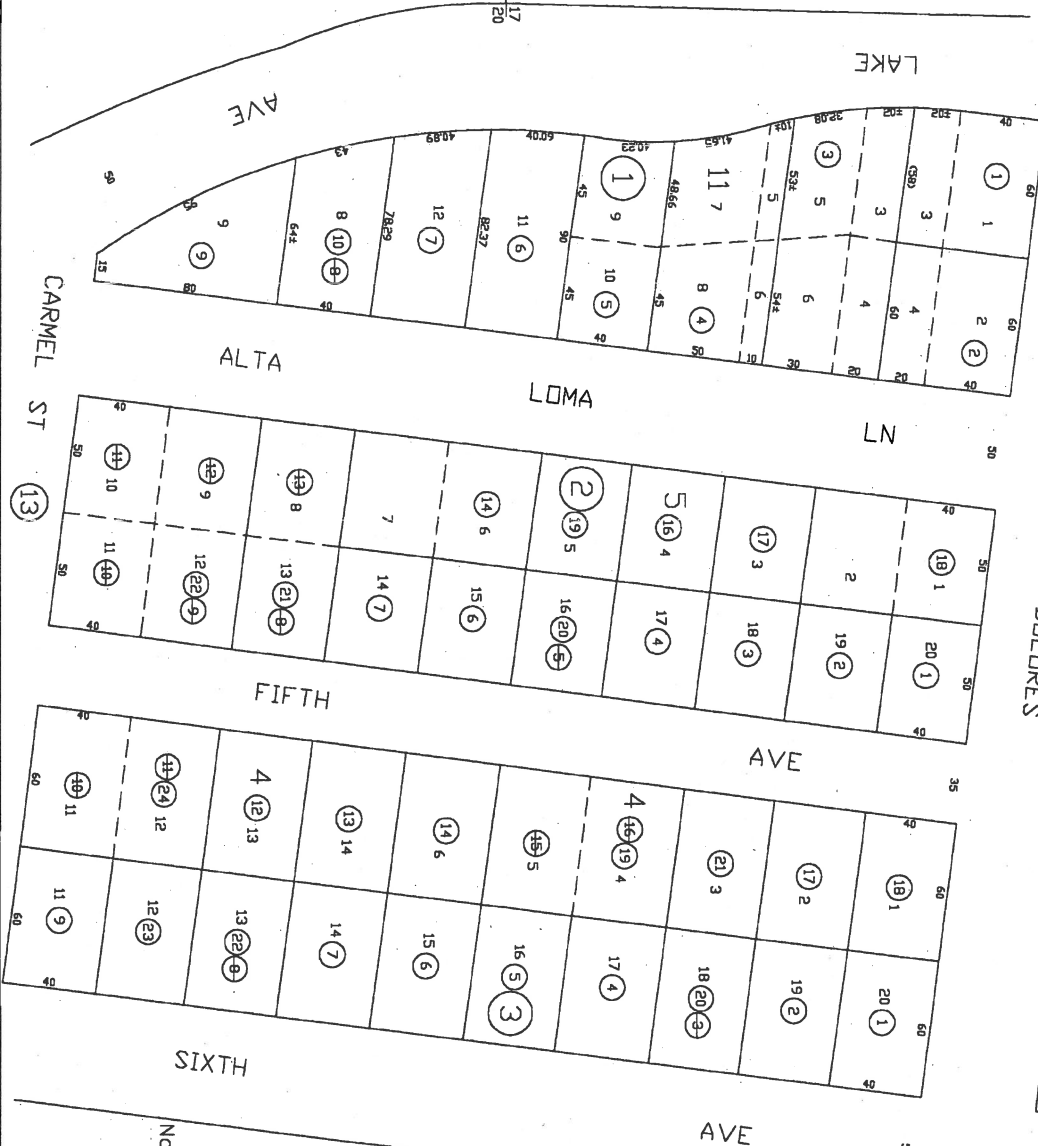
1" = 50'

BK.10
31

VENICE ADDITION
13MB7 3/25/1905

SEC. 18
SEC. 19
18.17
19.20

BK.10
32



LAKE SIDE RESUB
POR. OF VENICE ADDITION
18MB53 9/30/1924

SEC. 17
SEC. 20

(10)

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

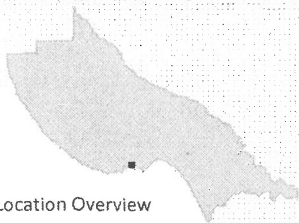
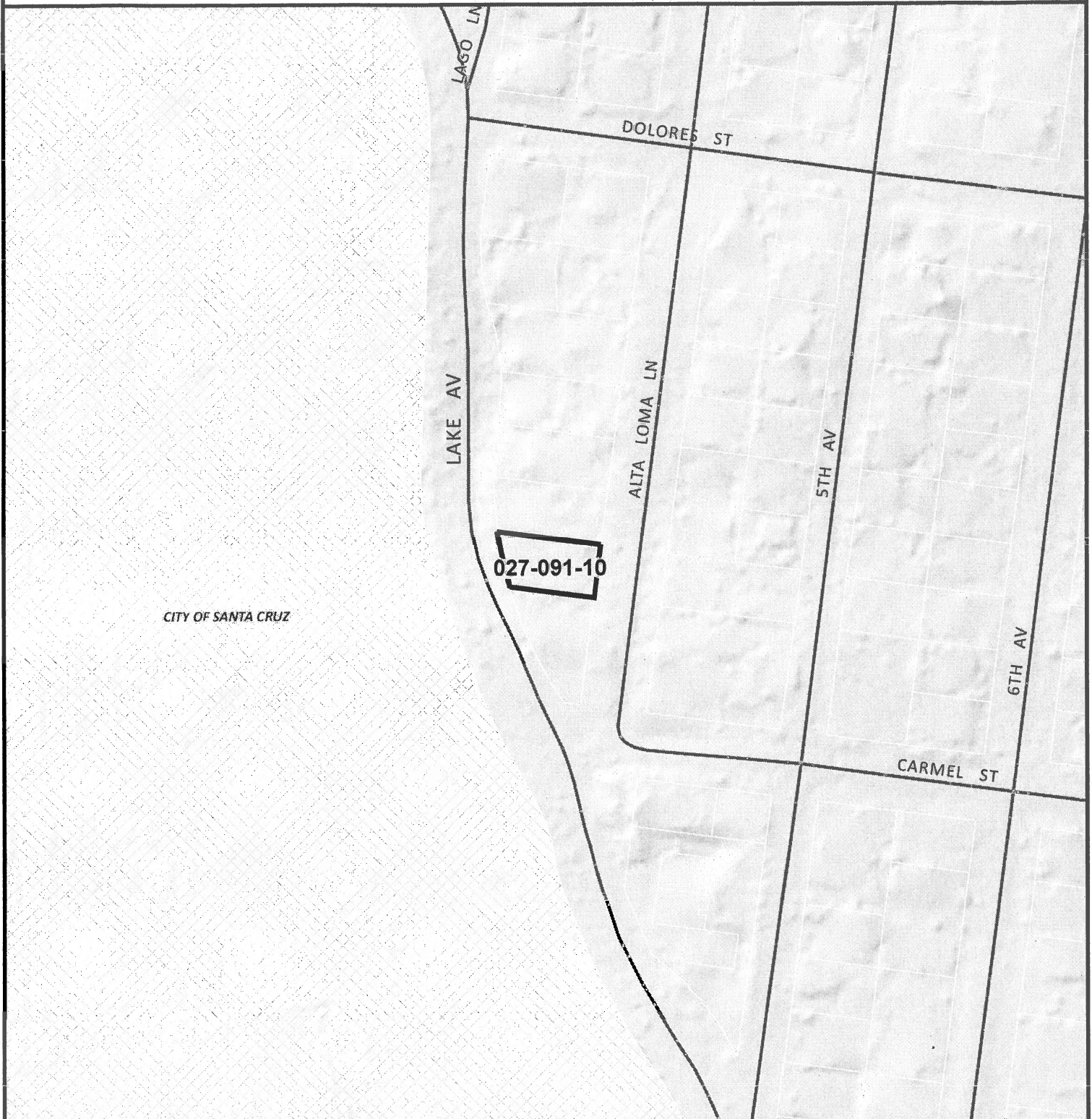
Assessor's Map No. 27-09
County of Santa Cruz, Calif.
Dec. 2001



Parcel Location Map

Santa Cruz County Planning Department

Parcel Number
027-091-10
Sep. 19, 2017.



Symbol Key

- Street
- City Jurisdiction



0 40 80
Feet

EXHIBIT E



Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number

027-091-10

Sep. 19, 2017



General Plan

■ R-UH - Residential - Urban High Density



0 40 80
Feet

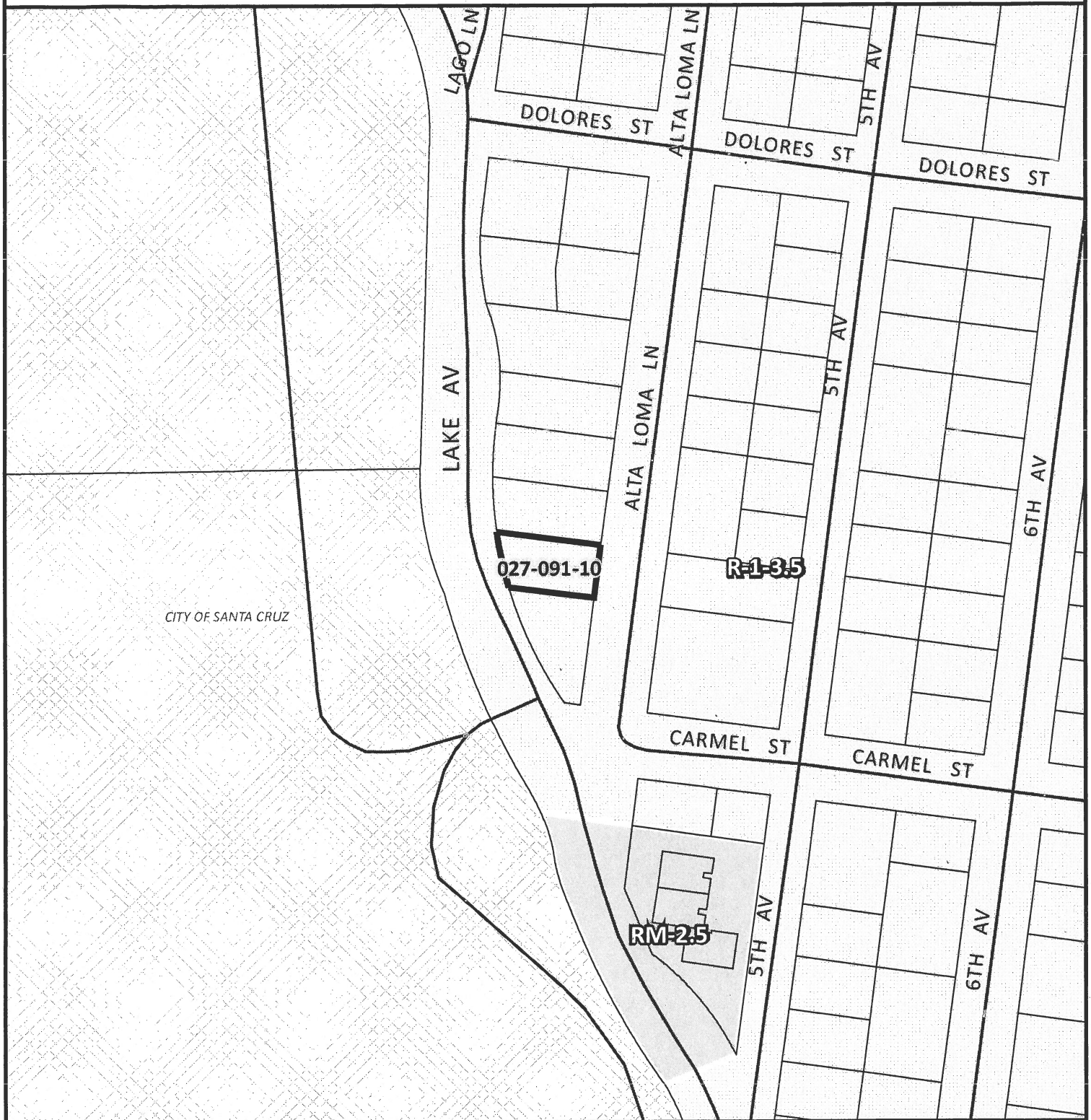
EXHIBIT E



Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number
027-091-10
Sep. 19, 2017



Zoning

- (R-1) Single-Family Residential
- (RM) Residential Multi-Family



EXHIBIT E

0 40 80
Feet

Parcel Information

Services Information

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

Parcel Information

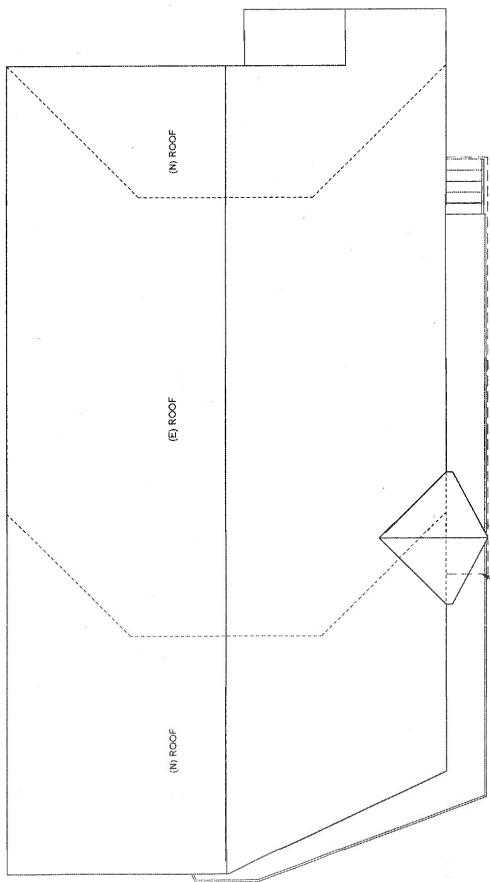
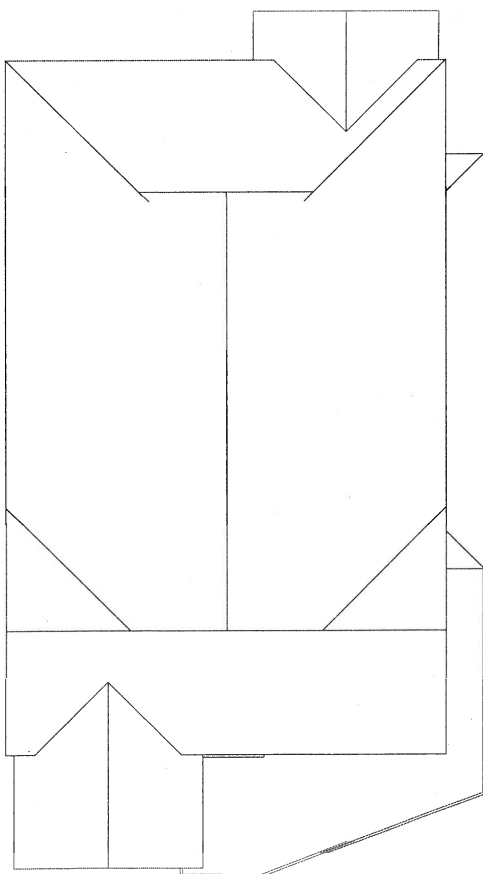
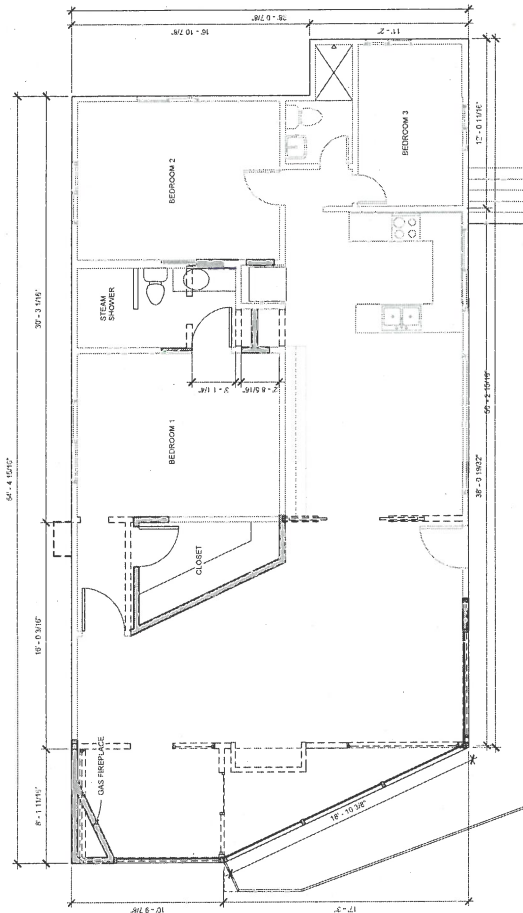
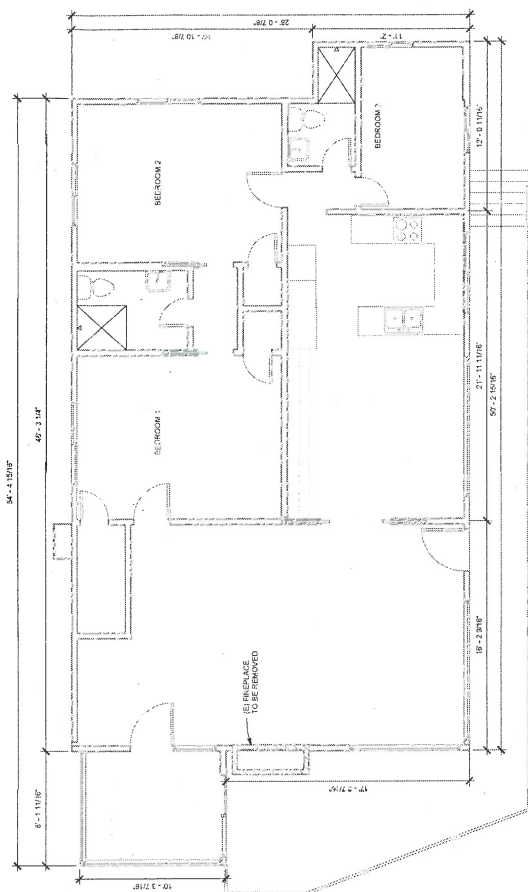
Parcel Size:	2,914 square feet
Existing Land Use - Parcel:	Single-Family Dwelling
Existing Land Use - Surrounding:	Residential Neighborhood to the north, south and east/Santa Cruz Yacht Harbor to the west
Project Access:	Alta Loma Lane
Planning Area:	Live Oak / Yacht Harbor Special Community
Land Use Designation:	R-UH (Urban High Residential)
Zone District:	R-1-3.5 (Single-Family Residential)
Coastal Zone:	<u>X</u> Inside Coastal Zone:
Appealable to Calif. Coastal Comm.	<u>X</u> Yes Appealable to Calif. Coastal Comm.

Technical Reviews

None

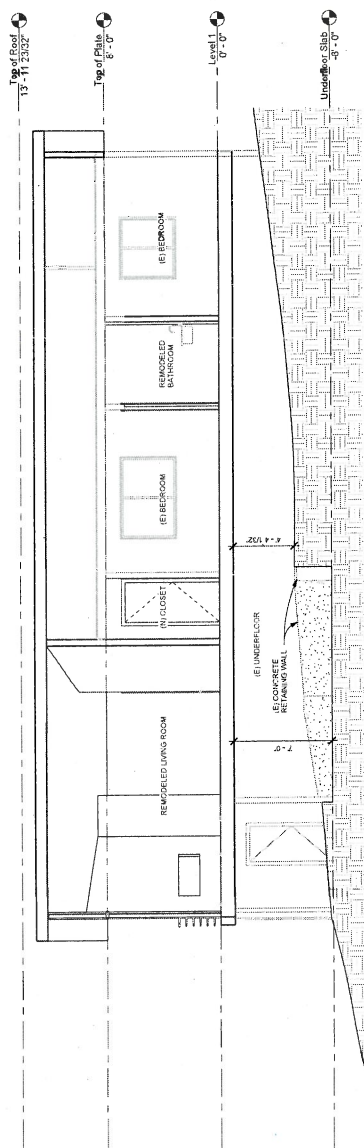
Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	Site slopes gently from northeast to southwest with a steeper drop-off along the western property boundary at lake Avenue
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 / visible from the yacht Harbor but not from the beach.
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

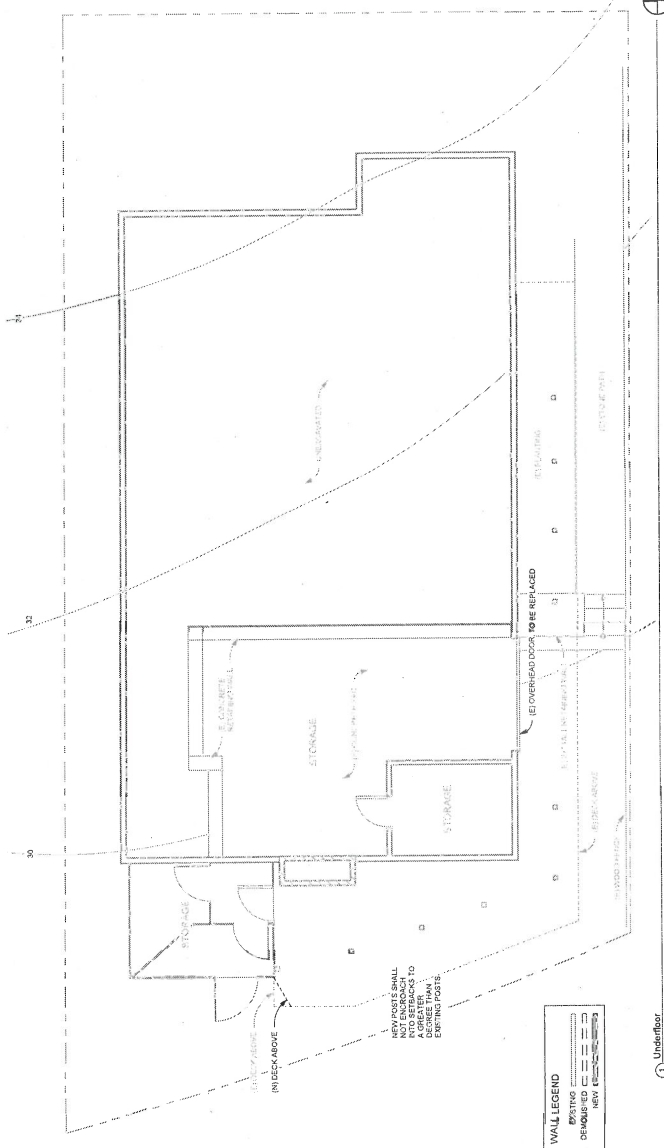


Underfloor & Sections

Residential Remodel for
Michelle and Lee Warner
330 Lake Ave., Santa Cruz, CA
APN: 027-091-10

A3
5/17/2017

② Section 1
1/4" = 1'-0"



① Underfloor
1/4" = 1'-0"

WALL LEGEND

DOI: 10.1002/for

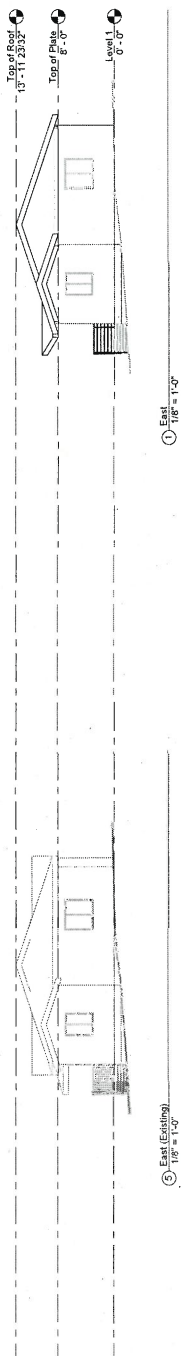
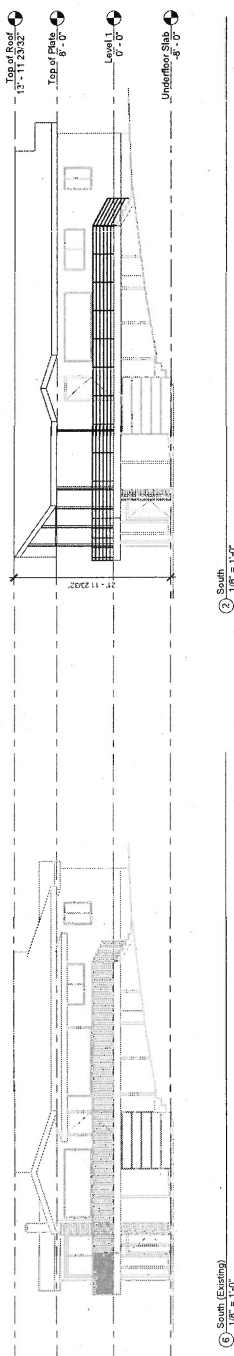
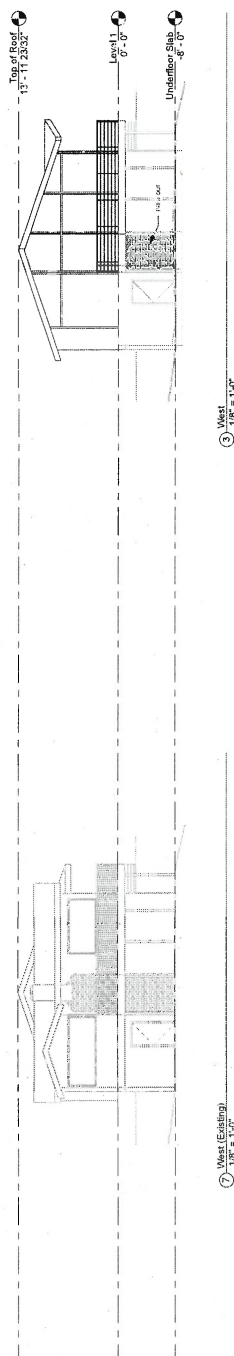
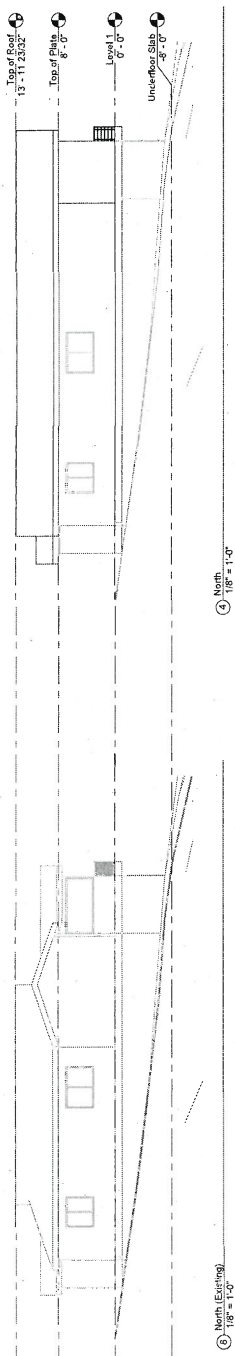


William Fisher Architecture, Inc.

Elevations

Residential Remodel for
Michelle and Lee Warner
330 Lake Ave., Santa Cruz, CA
APN: 027-091-10

5/17/2017
A4





DATE: 11-11-16
KEVIN M. SMITH, P.S. 9737

KEVIN SMITH
LAND SURVEYING
1420 MERRILL STREET
SANTA CRUZ, CA 95062
(831) 688-0154



HOUSE LOCATION SURVEY
FOR: LEE AND KARYN WALKER
330 LAKE AVENUE, SANTA CRUZ, CA 95062
APN 027-091-10

SHEET: 1
DATE: NOVEMBER 2016
JOB NO.: K16031

NOTE:
DISTANCES FROM THE SIDE OF THE EXISTING HOUSE
TO THE PROPERTY LINES ARE TO THE FACE OF WOOD SIDING.

BENCH MARK: THE CRY OF SANITARY SEWER MANHOLE IN LAKE
ELEVATION AS TAKEN FROM COUNTY OF SANTA CRUZ GIS DATA,
ELEVATION = 16.59'

LEGEND:
--- PROPERTY LINE
--- ADJACENT PROPERTY LINE
[Hatched Box] BUILDING FOOTPRINT

BASES OF BEARINGS:
FOR THIS SURVEY IS BETWEEN
MONUMENTS FORMED ALONG THE WEST LINE OF ALTA LOMA
LANE AND THAT CERTAIN MAP OF "THE VEHICLE ADDITION
TO SANTA CRUZ," FILED FOR RECORD IN THE OFFICE OF
SANTA CRUZ COUNTY RECORDS, SANTA CRUZ, CALIFORNIA,
RECORDED MARCH 28, 2015, IN MAP BOOK 15, PAGE 7,
BEARING-NORTH 83°10'00" EAST

