



## Staff Report to the Zoning Administrator

Application Number: 191106

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**Applicant:** Christy Van Wagenen

**Agenda Date:** 1/3/2020

**Owner:** Troy Hinds

**Agenda Item #:** 2

**APN:** 032-201-54

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

**Site Address:** 230 33rd Avenue, Santa Cruz CA 95062

**Project Description:** Proposal to demolish an existing structure and construct a new 1,761 square foot single-family dwelling. Requires a Minor Exception to reduce the front and rear yard setbacks from 15 feet to 12 feet 9 inches, a Minor Exception to allow an increase in floor area ratio from 50 percent to 56.7 percent, a Minor Exception to reduce the second story front yard setback from 15 feet to 12 feet 9 inches, and a Variance to reduce a portion of the second story front yard setback to 10 feet 10 inches.

**Location:** West side of 33<sup>rd</sup> Avenue, approximately 550 feet north of the intersection of 33<sup>rd</sup> Avenue and East Cliff Drive

**Permits Required:** Variance, Residential Development Permit, Minor Exception

**Supervisory District:** 1st 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 191106 based on the attached findings and conditions.

### Project Description & Setting

The proposed project includes the demolition of a duplex, spanning two parcels, and the construction of a new 1,761 square foot, three-bedroom, two-and-a-half bathroom, single-family dwelling on APN 032-201-54 (230 33<sup>rd</sup> Ave). A proposal to construct a dwelling on the adjacent lot, APN 032-201-55 (240 33<sup>rd</sup> Ave), is currently in process under a separate application (191107).

The proposed project includes a request for a variance to reduce the second story front yard setbacks from 15 ft. to 10 ft. 10 in. The proposal also includes a request for minor exceptions to reduce the rear yard setbacks and increase the allowed floor area ratio, which also require discretionary approval but are not subject to public hearing, pursuant to Santa Cruz County Code 13.10.235.

### **Project Background**

The lot was created as part of the 1940 Pleasure Point subdivision. The legality of the parcel was confirmed as part of a 2018 lot legality study (181049). Assessor Records provided as part of the lot legality application indicate a 1,134 square foot duplex on site, dating back to at least 1955. Most of the structure is located on 032-201-55 with approximately 10 feet of structure encroaching onto the subject parcel, which is otherwise undeveloped. Both parcels are currently under the same ownership (Troy Hinds).

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

The subject property is a 2,612 square foot lot, located in the R-1-4-PP (Single family residential - 4000 square foot minimum parcel size, Pleasure Point Combining District) zone district, a designation which allows residential uses. The proposed single family residence 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.

In order to maximize the developable area for the parcel and to mitigate its shallow depth, the applicant applied front yard averaging (SCC 13.10.323(E)(7)) to determine the required front yard setback. The provided survey, prepared by Luke Beautz and included in project plans (Exhibit D), analyzes the average depth of front yards along 33<sup>rd</sup> Avenue. The resulting average front yard was determined to be 10 ft. 10 in. to which the proposed first story meets.

### **Request for Minor Exceptions**

The proposal includes a request for two minor exceptions to development standards. The first request is for an increase in the allowed floor area ratio from 50 percent to 56.7 percent. The second request is for a reduction in the required rear yard setbacks, from 15 ft. to 12 ft. 9 in. Both requests are within the limits specified in Santa Cruz County Code 13.10.235, which provides for a 15 percent reduction in the required setbacks and a 15 percent increase in FAR for parcels of 4,000 square feet or less. At 2,613 square feet and only 54 feet deep, the size of the subject parcel makes it a candidate for consideration for these exceptions to site standards. The requested 5.7 percent increase in floor area results in just 175 additional square feet of structure.

### **Request for a Variance**

A variance is requested to allow a portion of the second story of the dwelling to protrude beyond the setbacks allowed through front yard averaging and minor exceptions. The stairway at the front of the house is built to 10 ft. 10 in. on the first floor and extends vertically to the eave on the second story. The variance would result in a reduction of the required front yard, second story setback from 15 ft. to 10 ft. 10 in. for a 7-foot wide portion of the stairway at the front of the dwelling. The remainder of the second story will be constructed to 12 ft. 9 in., a reduction which could be allowed through a minor exception approval. The minimal projection allowed by the variance allows increased articulation on the front of the building, an objective of the Santa Cruz County Design Review Ordinance (13.11.073).

### **Neighborhood Compatibility and Impacts**

33<sup>rd</sup> Avenue has a variety of architectural styles which are driven by the varying parcel shapes and size; the homes along the street vary in age and condition. The neighborhood is nearly balanced between one- and two-story homes. To this extent, there is not a defined neighborhood character. The proposed design is more modern than other developments along the street; however, the size and style of the structure is consistent with other recent developments in the

### Pleasure Point area.

With the project, shading on adjacent properties would be increased over current conditions. A shadow study prepared by the applicant provides analysis for 10:00AM and 2:00 PM on December 21 and June 21. The solar impacts are most pronounced on the backyard of 230 32<sup>nd</sup> Avenue which would receive morning shading in their backyard on both dates. Despite these impacts from shading onto adjacent properties, the applicant maintained a maximum roof height of 26 feet where 28 feet is allowed in the zone district. The proposed reduction in setbacks and are unlikely to significantly change the shading on the rear property.

The reduced rear yard setback and potential impacts to privacy are addressed through window placement on the second story. The applicant has limited the size and number of windows on the rear of the home and windows facing the rear yard are set high enough and sized to limit direct view into the rear yard of adjacent properties.

### **Pleasure Point Combining District Development Standards**

The parcel is located within the Pleasure Point Community Design Combining District, which requires additional development standards in addition to the residential development standards in SCCC 13.10.323. None of the requested deviations from development standards affect the development standards specified by the Pleasure Point Combining District Criteria (SCCC 13.10.446).

The purposes of the Pleasure Point combining district include reducing the visual and shading impacts of new and expanded houses, encouraging community interaction and street orientation, and reducing visual impacts of automobile-oriented features in front yards. All three of these goals are achieved through the design of the structure: the first through building height and compliance with the Pleasure Point combining district development standards, the second through the construction of a front porch in the front yard, and the last via a minimal parking garage which is set back away from the street.

### **Design Review**

The proposed single family residence complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as articulation in wall plans in the front and side yards and varying roof lines to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The streetscape relationship, also encouraged in the Pleasure Point Development Standards, is maintained through a proposed landscaping plan which includes hardscape and softscape in the front yard. A front porch and large front window encourage street-oriented interactions.

### **Sanitary Sewer Service**

The sewer lateral for the existing duplex currently runs beneath 230 32<sup>nd</sup> Avenue and is required to be relocated prior construction. The proposed sewer lateral easement shown on the submitted plans has not been finalized and while it is not required for this discretionary approval, a building permit cannot be issued until the easement has been recorded or an alternative means of sewer connection has been established. The applicant has also provided a feasibility letter with plans (Exhibit E) for an extension of the sewer main on 33<sup>rd</sup> Avenue. As a condition of approval and

prior to issuance of a building permit, the applicant is required to demonstrate adequate sewer connection, per County of Santa Cruz Design Criteria and subject to Public Works Sanitation approval.

### **Conclusion**

The request for increased buildable area through the reduction of setbacks and increase in FAR will not result in a structure which is significantly different than what could be allowed without discretionary approval. The proposed design has addressed the required development standards of the Pleasure Point Combining District and minimizes the impacts to neighboring properties.

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 **191106** 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](http://www.sccoplanning.com)**

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## **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Sewer extension feasibility letter and plans
- F. Parcel information
- G. Assessor's, Location, Zoning and General Plan Maps
- H. Will-serve 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: 191106

Assessor Parcel Number: 032-201-54

Project Location: 230 33rd Avenue, Santa Cruz CA 95062

**Project Description: proposal to construct a new single-family dwelling on a lot where a duplex existed**

**Person or Agency Proposing Project: Christy Van Wagenen**

**Contact Phone Number: 831-227-2217**

- 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 2 – Replacement or Reconstruction of Existing Structures (Section 15302)

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

The proposed dwelling is a replacement for a duplex that currently exists on site. In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Evan Ditmars, Project Planner

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

## 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. The setback requirements of the Pleasure Point Combining District are designed to minimize the shading of structures on adjacent parcels and as a result, the shading of adjacent properties by the proposed dwelling is minimized.

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 new single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4-PP (Single-family residential - 4,000 square feet minimum, Pleasure Point Combining District) zone district as the primary use of the property will be a single-family dwelling that meets all current site standards for the zone district, except for the proposed increase in FAR and reductions in setbacks.

The proposed dwelling meets the development standards established by the Pleasure Point Combining District in that side yard setbacks are met, the garage door is reduced behind the front façade of the dwelling, and the design features a prominent front porch. The proposed design does not include a front fence, encouraging front yard interaction with residents.

The proposed dwelling will not excessively impact the light, solar opportunities, air, and/or open space available to other structures or properties. As shown in the submitted shadow plan, shading produced as a result of the construction of the proposed dwelling is not significantly more than a structure which could be built without requiring discretionary approval.

In acknowledgment of the development constraints of parcels that are substantially smaller than the zone district minimum, County Code 13.10.323(D)(2) allows parcels which contain less than 80% of the minimum parcel site area for the zone district to apply zone district standards that most closely correspond to the size of the substandard lot. In this case, however, that relief is not available since there is no zone district with lesser available standards. Given this, the only relief available is through a minor exception or variance. SCCC 13.10.235 specifically allows additional floor area for parcel of 4,000 square feet or less. The requested variance allows for a more articulated façade and improves the design of the structure.

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 dwelling is consistent with the use and density requirements specified for the Urban Medium Density Residential (R-UM) land use designation in the County General Plan.

The proposed dwelling meets current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance) in that it meets the height limit, lot coverage, side yard setbacks, required parking, and frontage. The proposed dwelling will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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 dwelling is to be constructed on an existing semi-developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (one peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area.

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

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

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

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

The design of the structure meets the guidelines set forth in the Design Standards in that the structure has an articulated façade with varying depths and heights. Large windows break up the mass of walls which would otherwise result in perceived bulk. Exterior lighting is minimized.

Shadow plans provided by the applicant indicate that shading resulting from the new structure will not impact existing roof mounted solar photovoltaic systems on adjacent properties. Future PV systems on adjacent properties would receive very little shading during winter months.

The transition from home to yard to street is blended with landscaping hardscapes and softscape. No fence is proposed in the front yard and the garage is setback behind the front of the house.

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Owner: Troy Hinds

The resulting front yard and associated landscaping lessen the bulk of the proposed dwelling. The landscape plan submitted with the application includes a mix of large and small trees to be planted in front of the house and for shrubs are grasses to be planted at the rear. Two trees greater than 6" diameter will be removed. However, three trees are proposed to be replaced. As a condition of approval for this application and pursuant to SCCC 13.10.075(B)(1), replacement trees are required to be 15-gallon sized or larger.

## Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made in that the special circumstance applicable to the property are its limited size and shallow depth. At only 2,612 square feet, the parcel is substantially below the zone district's 4,000 square foot minimum. In the strict application of the setbacks required by the zoning ordinance, the parcel would be limited to a developable area of only 24' x 37' (888 square feet). The limited building area is compounded when accounting for design criteria established by the Pleasure Point Combining District which, through increased second story side yard setbacks, limits the ability to develop on the second floor of the dwelling.

The subject parcel's small size makes it a candidate for consideration for additional floor area. SCCC 13.10.235 specifically allows parcels which are less than 4,000 square feet to be constructed up to 57.5 percent floor area ratio. Implicit in the Code is that a minor exception could be necessary to allow the construction of a reasonably sized house on a small parcel.

2. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.

This finding can be made in that if approved, the parcel continues to remain a residential parcel with one single-family dwelling constructed to prevailing standards. The exceptions to FAR and setbacks will result in a moderately sized single-family dwelling which meets the development standards of the Pleasure Point Combining District. The request for a variance to the required front yard setback does not affect the development standards of the Pleasure Point Combining District.

The objectives of the Pleasure Point Combining District encourage reduced visual and shading impacts of house on neighboring parcels through increased second floor setbacks. The proposed dwelling meets the required second story setback and is constructed to 26 feet when 28 feet is permitted in the zone district. The request for minor exceptions does not significantly contribute to shading on neighboring parcels.

3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

A request for a minor exception could be submitted for any parcel. County Code 13.10.235(B)(4) specifically allows parcels of 4000 square feet or less to apply for a 15 percent increase in floor area. The proposed reduction in setbacks is required to maintain a reasonably sized home on a small lot such as the subject parcel. Other properties in the area have been developed to a similar extent through the same provisions of County Code. Specifically, 200 and 250 33<sup>rd</sup> Avenue have front yard setbacks of three feet. 250 33<sup>rd</sup> Avenue also received variance approval to reduce the second story front yard setback to three feet.

## Conditions of Approval

Exhibit D: Project plans, prepared by Jamileh Cannon, dated 8/23/2019.

- I. This permit authorizes the construction of a 1,761 square foot 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 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 "A" on file with the Planning Department. Any changes from the approved Exhibit "A" 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.

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.

- I. Pay the current fees for Parks and Child Care mitigation for 3 bedrooms. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
  - J. Pay the current fees for Roadside and Transportation improvements for a new single-family dwelling. Currently, each fee is \$3000 per unit.
  - K. 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.
  - L. 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.
  - M. 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. Notarize and record a maintenance agreement (SWM-25A 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. 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. Please ensure that the most current version of the SWM-25A form (REV 02/17) is utilized.
  - E. Public Works Stormwater Management will place a hold on the building permit. In order to clear the hold, one of these options must be exercised:



1. The civil engineer 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'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.
  2. As-built plans stamped by the civil engineer 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.
  3. The civil engineer 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 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 will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold, if the submittal is satisfactory.
- F. 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. At no time shall any construction related activity block 33<sup>rd</sup> Avenue.
- B. Earthwork is prohibited during the rainy season (October 15-April 15) unless a separate winter grading permit is approved by the Planning Director.
- C. In order to prevent impacts to nesting birds, tree removal activities shall be limited to the period between September 1 and February 1, if feasible. If the trees must be removed outside of the timeframe above, a qualified biologist shall

3. Grading, drainage, and erosion control plans.
  4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- 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.
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). Please note, a drainage fee will be assessed on the net increase in impervious surfaces (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 surfaces such as, pavers, baserock, pea gravel, porous concrete.
  2. Provide construction cross-section details for all permanent mitigation features. The details must include all necessary information for the accurate construction of the proposed features.
  3. Provide a maintenance schedule on the plans, including inspection frequency, signs of failure, and maintenance requirements for each of the stormwater mitigation features proposed.
  4. Assess and note on the project plans whether there are any existing drainage issues on or near the site, and if any drainage issues or impacts to neighboring properties and/or drainage pathways are anticipated.
- 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 and pay any applicable plan check fee of the Central Fire Protection District.
- E. The applicant shall provide 2 copies of an approved soils report with the building permit application for review by Environmental Planning.
- F. Plans shall reference the soils report and include a statement that the project shall conform to the report's recommendations.
- G. Tree protection fencing shall be shown on the grading plan and stormwater pollution control plan.
- H. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer

conduct surveys for raptor or migratory songbird nests 3-4 days prior to site disturbance. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to removal of the tree. If protected birds are nesting within the project area, tree removal shall be avoided until the young have fledged.

- D. In order to avoid impacts to special status bats, tree removal activities shall be limited to the months between November 1 and March 1, if feasible. If the trees must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for special status bats 3-4 days prior to site disturbance. A report with the biologist's findings shall be provided to the Planning Department, in care of the Resource Planner, prior to removal of the tree. If protected bats are roosting within the project area, tree removal shall be avoided until the roosts are vacated.
  - E. Replacement trees shall be 15-gallon sized or larger.
  - F. 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: \_\_\_\_\_

\_\_\_\_\_  
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.

Application #: 191106  
APN: 032-201-54  
Owner: Troy Hinds

## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size: 2613  
Existing Land Use - Parcel: R-1-4-PP  
Existing Land Use - Surrounding: R-1-4-PP, R-1-5-PP  
Project Access: 33<sup>rd</sup> Avenue (private)  
Planning Area: Live Oak  
Land Use Designation: R-UM (Urban Medium Density Residential)  
Zone District: R-1-4-PP (Single family residential - 4000 square feet per parcel)  
Coastal Zone: X Inside    Outside  
Appealable to Calif. Coastal    Yes X No  
Comm.

**Technical Reviews:** Geotechnical Report Review-REV191043 (Complete/Accepted)

# 230 33RD AVENUE RESIDENCE

## PROJECT DESCRIPTION

CONSTRUCTION OF A NEW RESIDENCE ON A 2,612 SQUARE FOOT PARCEL.

This site currently contains a portion of an existing duplex, and serves as a sideyard for the unit (APN 32-201-55). The duplex which spans the two parcels is to be demolished, and one single family home is proposed to be constructed per parcel. This parcel is 2,612 SF, and is essentially flat.

The proposed project meets the County zoning & design requirements as well as those outlined in the Pleasure Point Design Guidelines with the exception of the FAR and setback restrictions imposed on the parcel by the county zoning requirements.

The applicant requests the following minor exceptions per 13.10.235 due to small lot size for the construction of his new residence:

- FAR: For lots 4,000 SF or less, 7.5% increase in total allowable 50% FAR, allowing up to a 37.5% FAR.
- SETBACKS: Up to a 15% reduction in the required front, side or rear setbacks. The applicant is requesting this minor exception for the second story front setback and rear yard setback, reducing the 15' setback requirement to 12'-9".

A variance is requested per 13.10.230 to reduce the second story front yard setback solely for the stairwell from 15' to 10'-10" to allow stacking of the vertical circulation, and to provide facade variation per the Pleasure Point Design Guidelines.

All structures on 33rd Avenue are residential, and a mix of one- and two-story units. Many dwellings on 33rd Avenue and elsewhere in the Pleasure Point neighborhood are developed within front yard setbacks, and many appear to exceed FAR or lot coverage. The applicant is requesting this minor exception for the second story front setback and rear yard setback, reducing the 15' setback requirement to 12'-9", and is a substandard parcel (2,612 square feet) for the district (4,000 square foot minimum).

## PROJECT DATA

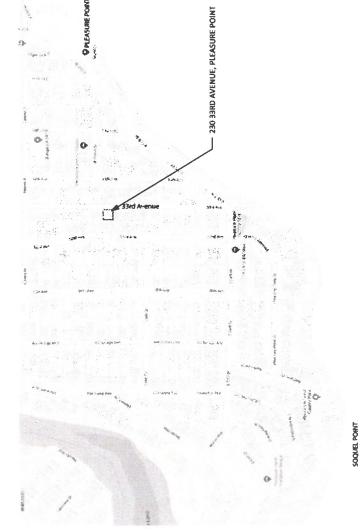
Per 13.10.323 E7 "front yard averaging" has been completed by a surveyor to determine the setback requirement on 33rd Avenue. The first floor front yard setback has been determined to be 10'-10", see attached sheet 2 of 2 from the surveyor documenting existing conditions of the neighboring homes.

APN: 32-201-54  
ZONING DISTRICT: R-1-4 PP (Single-Family Residential, Pleasure Point)  
LAND USE DESIGNATION: R-UM (Urban Medium Density Residential)  
COASTAL ZONE: Coastal Exclusion  
URBAN SERVICES LINE: Inside  
OCCUPANCY GROUP: R3  
PARCEL AREA: 2,612 SF  
GROSS FLOOR AREA CALCULATION:  
FIRST FLOOR 1,010.54 SF  
SECOND FLOOR 750.11 SF  
TOTAL GROSS FLOOR PLAN AREA: 1,760.65 SF  
(E) LOT COVERAGE (NO EXISTING RESIDENCE): 18.6%  
(N) LOT COVERAGE: 38.6%  
FLOOR AREA CALCULATION (FAR):  
(See A) 00 for detailed FAR calculation  
.....567

## DRAWING INDEX

- GENERAL
- PROJECT INFORMATION
- A0.00 NEIGHBORHOOD CONTEXT
- A1.00 EXISTING & DEMO SITE PLAN & FAR CALC
- SURVEY
- S1 SURVEY
- S2 FRONT YARD AVERAGING
- CIVIL
- C-1 GRADING & DRAINAGE PLAN
- C-2 DETAILS & SECTIONS
- C-3 STORMWATER POLLUTION CONTROL PLAN
- LANDSCAPE
- L1.0 LANDSCAPE PLAN
- ARCHITECTURAL
- A2.00 FLOOR PLANS
- A2.01 ROOF PLAN
- A3.00 ELEVATIONS
- A3.01 SECTIONS
- A4.00 EXTERIOR MATERIALS

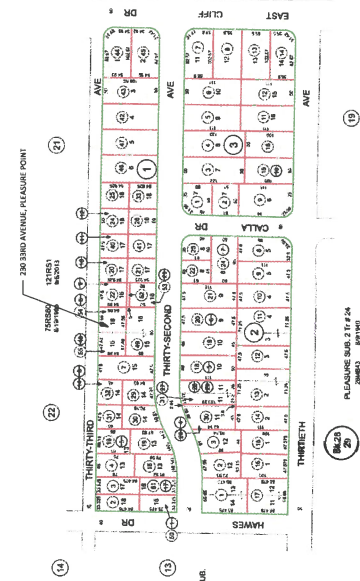
## VICINITY MAP N.T.S



## BUILDING CODES USED

- 2016 California Building Code
- 2016 California Residential Code
- 2016 California Electrical Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Fire Code
- 2016 California Green Building Standards Code
- 2016 California Energy Efficiency Standards Code

## ASSESSOR'S MAP No. 32-20 N.T.S



## PROJECT TEAM

**CLIENT/OWNER**  
TROY HINDS  
344 PINE STREET  
SANTA CRUZ, CA 95062  
P: 831.706.6224  
E: troyminds@gmail.com

**ARCHITECT**  
WORKBENCH  
129 BULKHEAD STREET  
SANTA CRUZ, CA 95060  
P: 831.227.2217  
E: jamileh@workbenchbuilt.com

**ENGINEERING**  
CONTACT: CHRIS VAZ  
303 POTRERO STREET, SUITE 42-202  
SANTA CRUZ, CA 95060  
P: 831.425.3301  
E: chris@engineering.com

**LANDSCAPE**  
CONTACT: MEGAN BLENCOWE BISHOP  
P.O. BOX 328  
APTOS, CA 95001  
P: 831.818.9227  
E: megan@mb-landarch.com



129 BULKHEAD STREET  
SANTA CRUZ, CA 95060  
WORKBENCHBUILT.COM  
P: 831.227.2217

230 33RD AVENUE RESIDENCE  
230 33RD STREET  
SANTA CRUZ, CA 95062



ISSUES/REVISIONS	DATE
1. PLANNING RESUBMISSION	06/07/2
2. PLANNING RESUBMISSION #2	08/30/2

APR 2019	03-2019
PROJECT NUMBER	000
PROJECT NAME	230 33RD AVENUE RESIDENCE
DESIGNED BY	CV
CHECKED BY	
SCALE	1/8" = 1'-0"

PROJECT INFORMATION  
A0.00

EXHIBIT D









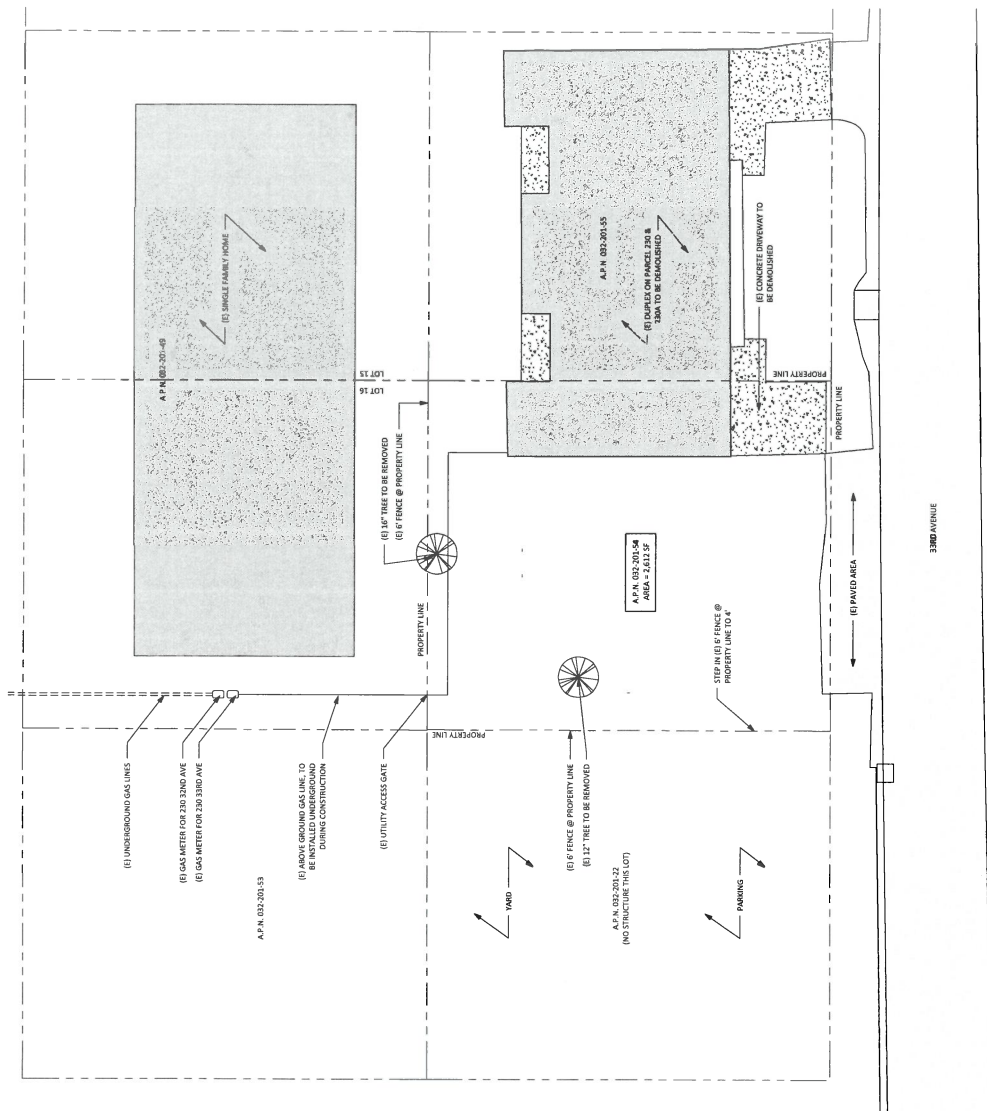
Issue	Description	Date
2	PLANNING RESUBMISSION #2	08.30.2

APN number	032-201-
Project number	180
Print Date	08.30.20
Drawn by	CV
Checked by	
Scale	1/8" = 1'-4"

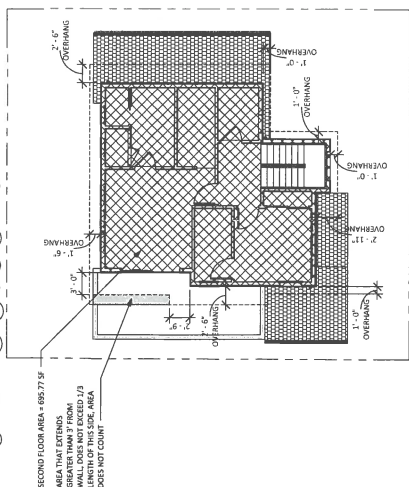
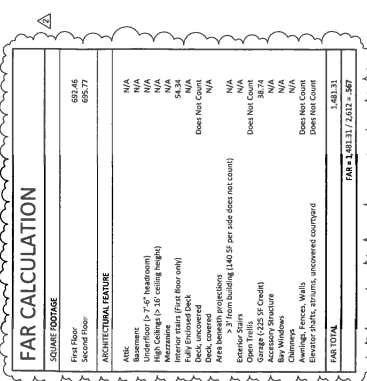
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EXISTING & DEMO  
SITE PLAN & FAR  
CALC

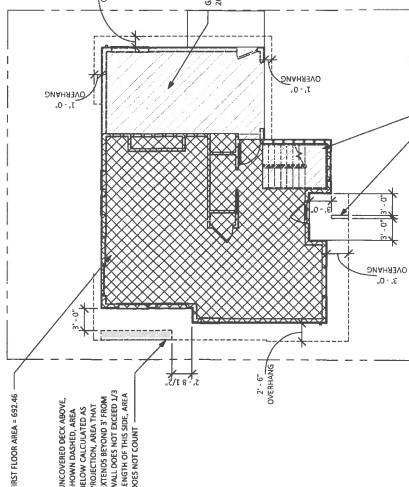
A1.00



1 EXISTING / DEMO SITE PLAN  
1/8" = 1'-0"



③ SECOND FLOOR - FAR DIAGRAM  
1/8" = 1'-0"

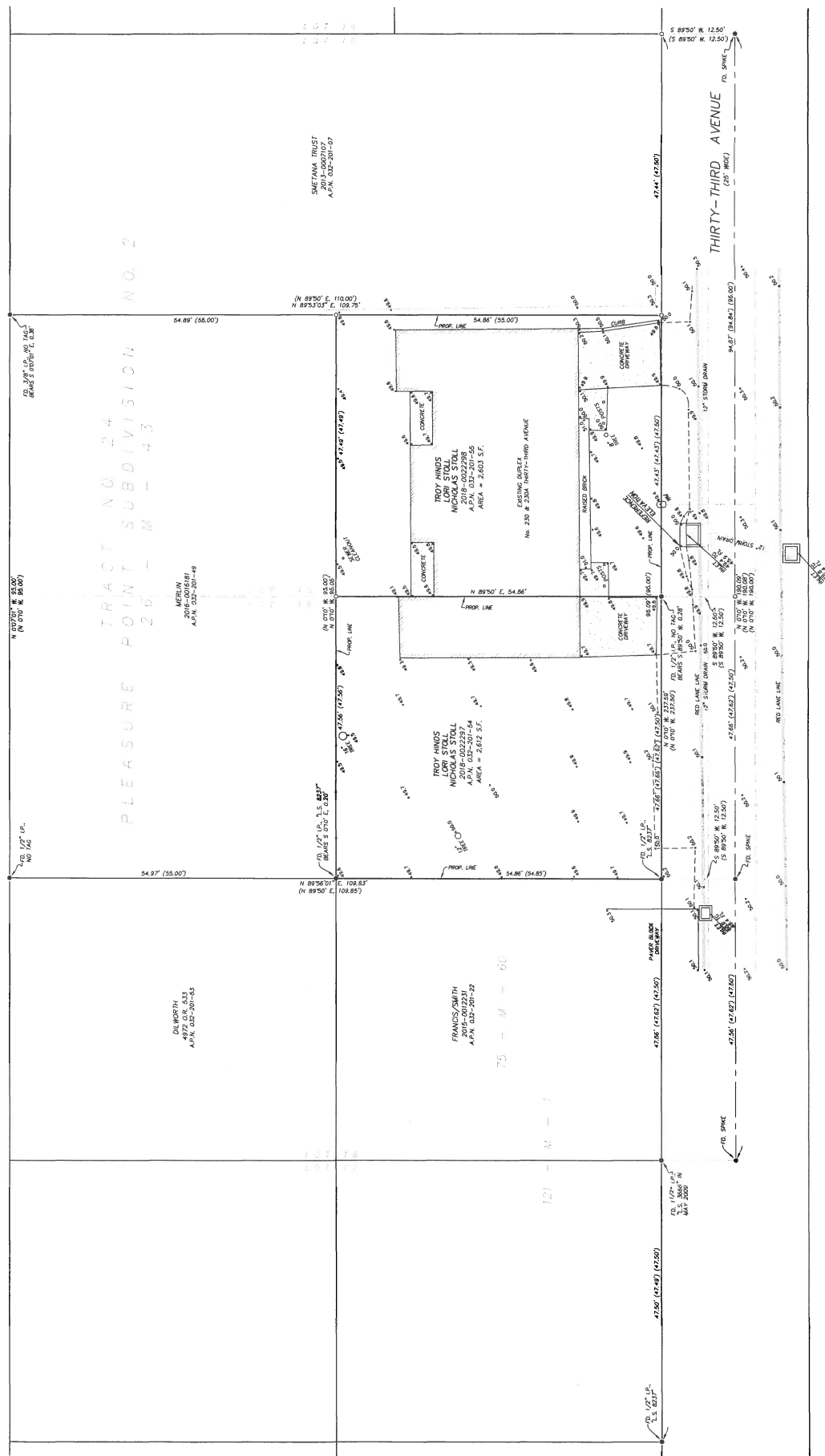


② FIRST FLOOR PLAN - FAR DIAGRAM  
1/8" = 1'-0"





THIRTY-SECOND AVENUE  
(FORMERLY EUCALYPTUS AVENUE)



BASIS OF BEARINGS: N 0°10' W  
ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED ALONG THE CENTERLINE  
OF THIRTY-THIRD AVENUE, AND AS SAID BEARING IS SHOWN ON 75-M-60  
AND 121-M-1.

REFERENCE ELEVATION  
IS THE SOUTHWEST CORNER OF THE CONCRETE CURB ABOVE THE EXISTING  
INLET AS SHOWN HEREON USED FOR ASSUMED ELEVATION = 50.0'

• Indicates survey monument found as noted hereon.  
o Indicates nothing found or set.  
x Indicates spot elevation of existing ground or surface.  
) Indicates record data.



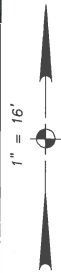
**SURVEYOR'S MAP**  
SHOWING BOUNDARY, TOPOGRAPHIC, AND SITE  
INFORMATION ON THE LANDS OF

INFORMATION ON THE LANDS OF  
TROY HINDS, LORI STOLL,  
& NICHOLAS STOLL  
RECORDER'S DOCUMENT NUMBERS  
2018-0022297 & 2018-0022298

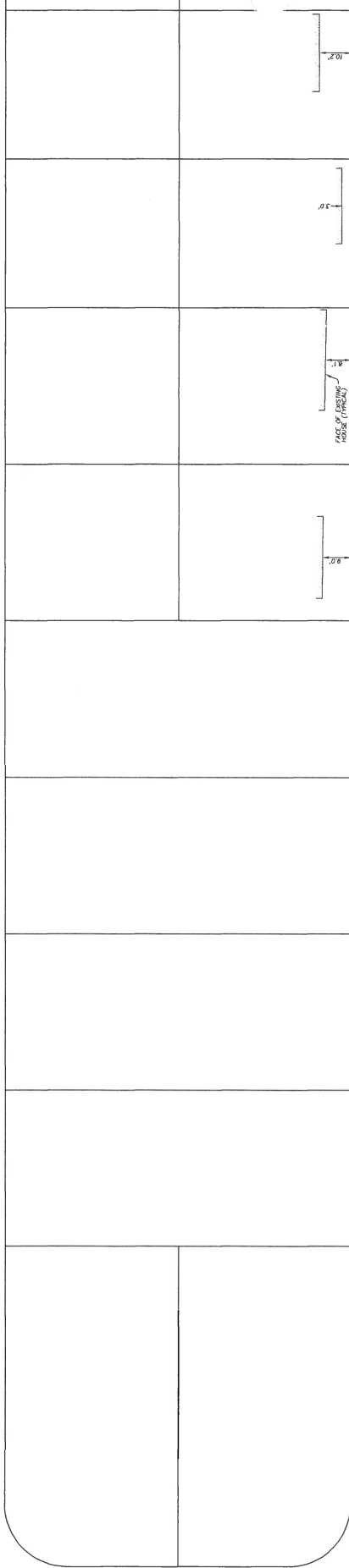
2018 004457 0410 002250  
SANTA CRUZ COUNTY, CALIFORNIA  
SCALE: 1" = 8' NOVEMBER 2018  
BY: LUKE R. BEAUTZ, C.E., L.S.

U.S. PAT. OFF. COMMISSIONER OF PATENTS  
WASHINGTON, D. C. 20540

上海



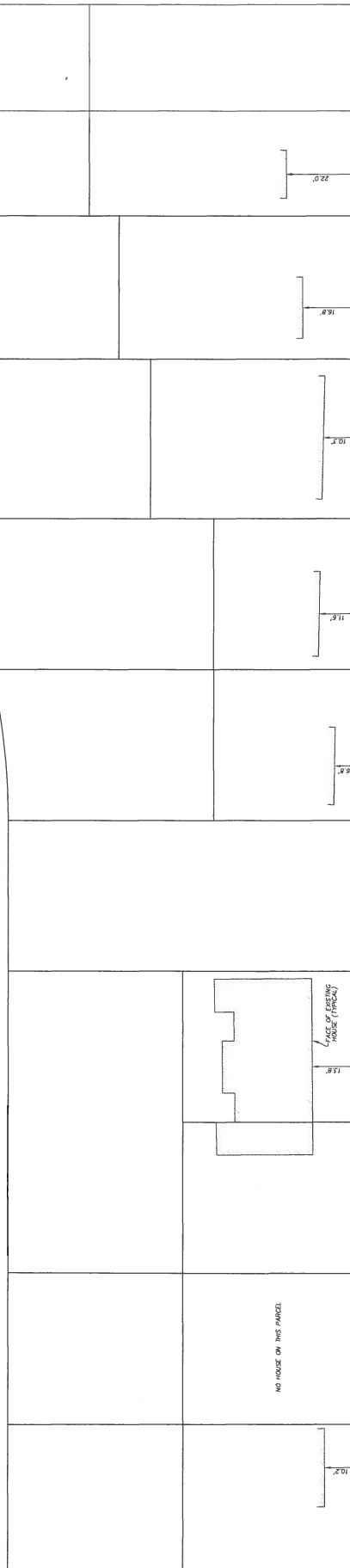
THIRTY-SECOND AVENUE



EAST CLIFF DRIVE

THIRTY-THIRD AVENUE

THIRTY-SECOND AVENUE



HAWES DRIVE

THIRTY-THIRD AVENUE

**SURVEYOR'S MAP**  
SHOWING BOUNDARY, TOPOGRAPHIC, AND SITE  
INFORMATION ON THE LANDS OF  
**TROY HINDS, LORI STOLL,  
& NICHOLAS STOLL**  
RECORDED'S DOCUMENT NUMBERS  
2018-0022297 & 2018-0022298  
SANTA CRUZ COUNTY, CALIFORNIA  
SCALE: BY: 1/8" = 1' DATE: R. BEAUTZ, C.E., NOVEMBER 2018  
APN: 032-201-54 & 55 SHEET 2 OF 2

*Libe Butch*

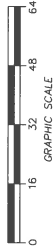
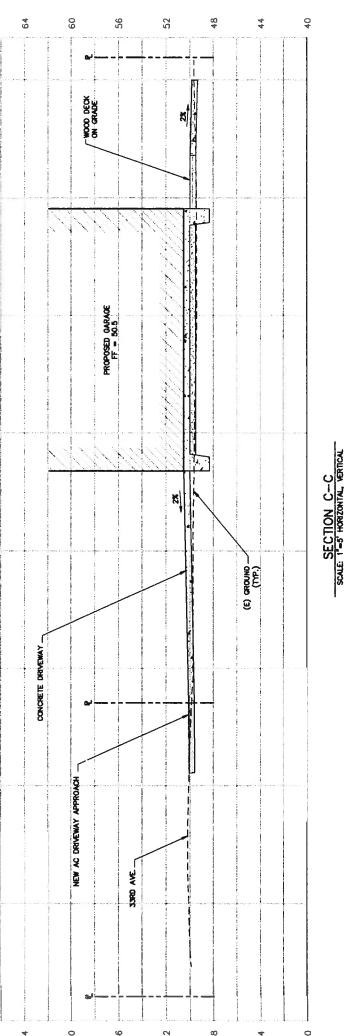
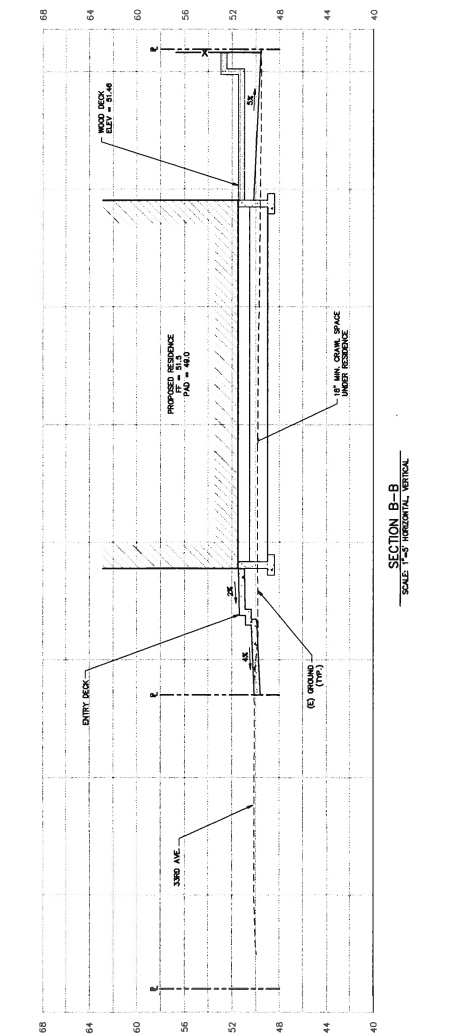
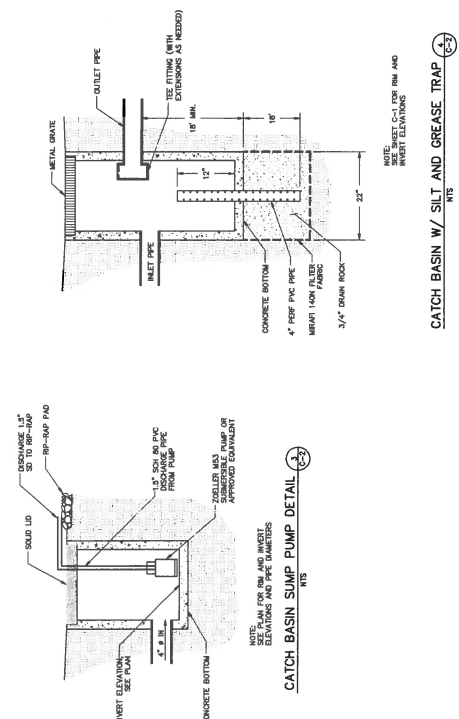


EXHIBIT D







TOTAL AREA OF DISTURBANCE = 2,600 SQFT

SITE HOUSEKEEPING REQUIREMENTS

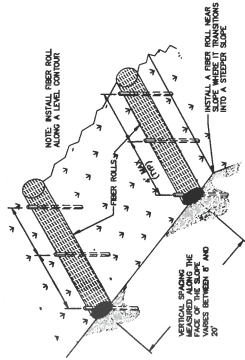
- CONSTRUCTION MATERIALS
1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT USED IMMEDIATELY SHALL BE COVERED AND BERMED TO PREVENT WIND-EROSION, DUST, AND NOISE. STOCKPILING SHALL BE LOCATED IN AN APPROPRIATE SLOTTED CONTAINER TO PREVENT ANY SPILLAGE OR LEAKAGE OF CONSTRUCTION MATERIALS TO THE SURFACE. MATERIALS ARE TO BE COVERED AND BERMED TO PREVENT ANY SPILLAGE OR LEAKAGE OF CONSTRUCTION MATERIALS TO THE SURFACE. MATERIALS ARE TO BE COVERED AND BERMED TO PREVENT ANY SPILLAGE OR LEAKAGE OF CONSTRUCTION MATERIALS TO THE SURFACE.
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- LANDSCAPE MAINTENANCE
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT USED IMMEDIATELY. STOCKPILING SHALL BE LOCATED IN AN APPROPRIATE SLOTTED CONTAINER TO PREVENT ANY SPILLAGE OR LEAKAGE OF CONSTRUCTION MATERIALS TO THE SURFACE. MATERIALS ARE TO BE COVERED AND BERMED TO PREVENT ANY SPILLAGE OR LEAKAGE OF CONSTRUCTION MATERIALS TO THE SURFACE.
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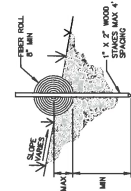
- VEGETATION MAINTENANCE
1. MAINTAIN EXISTING VEGETATION TO REMAIN UNHARMED BY CONSTRUCTION ACTIVITIES. VEGETATION SHALL BE PROTECTED BY INSTALLING EROSION CONTROL MEASURES. VEGETATION SHALL BE PROTECTED BY INSTALLING EROSION CONTROL MEASURES.
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- WATER MANAGEMENT
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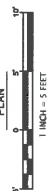
- PROCEDURES FOR EFFECTIVELY ADDRESSING HAZARDOUS AND TOXIC MATERIALS
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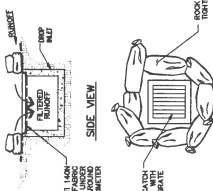
TYPICAL FIBER ROLL INSTALLATION



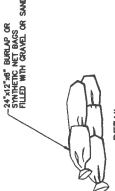
FIBER ROLL DETAIL IN SLOPE AREA



GRAVEL BAG CATCH BASIN PROTECTION



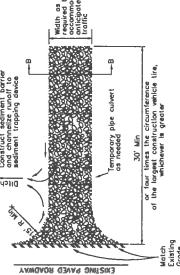
PLAN VIEW



SIDE VIEW



DETAIL



CONSTRUCTION ENTRANCE DETAIL

PLANNING SUBMITTAL

EXHIBIT D

C-3

PROJECT NO. 19-002-1  
DATE: JUNE 2019  
SCALE: AS SHOWN  
DRAWN BY: J. TROY / JWG  
CHECKED BY: J. TROY / JWG  
CIVIL 1 TROY / JWG

NEW RESIDENCE  
FOR TRUDY HINDS  
3301 33RD AVE.  
SANTA CRUZ, CA  
APN # 032-201-54  
STORMWATER POLLUT  
CONTROL PLAN

R1 Engineering, Inc.  
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.r1engineering.com



RESPONSE TO COUNTY PLANNING COMMENTS DATED 05/15/2019  
PLANNING SUBMISSION #2 08/30/2019

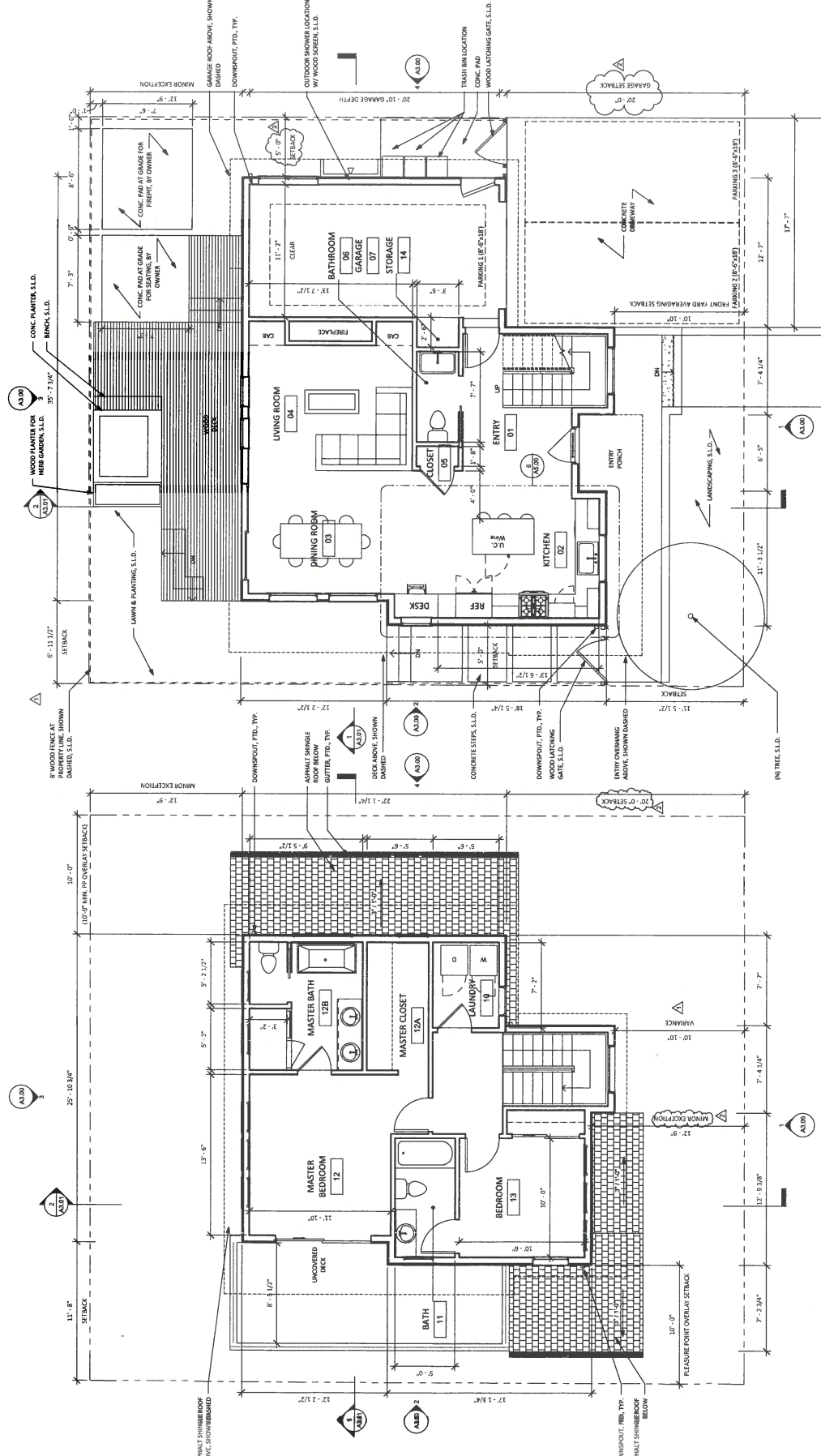




ISSUES / REVISIONS	
DATE	DESCRIPTION
06/07/21	1. PLANNING REVISION #1
08/30/20	2. PLANNING REVISION #2
08/30/20	3. PLANNING REVISION #3
08/30/20	4. PLANNING REVISION #4
08/30/20	5. PLANNING REVISION #5
08/30/20	6. PLANNING REVISION #6
08/30/20	7. PLANNING REVISION #7
08/30/20	8. PLANNING REVISION #8
08/30/20	9. PLANNING REVISION #9
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**FLOOR PLANS**  
**A2.00**

**EXHIBIT D**



[illegible]

**ROOF PLAN**

A2.01

① ROOF PLAN  
1/4" = 1'-0"

8/29/2019 11:37:50 AM

100





workbench

129 BULHEAD STREET  
SANTA CRUZ, CA 95060  
WORKBENCHBUILT.COM  
P: 831.227.2217

# 230 33RD AVENUE RESIDENCE

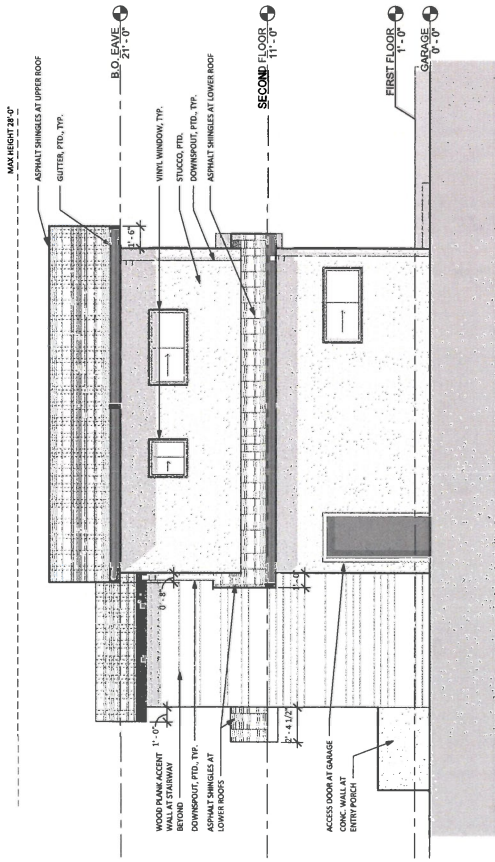
230 33RD STREET  
Santa Cruz, CA 95062



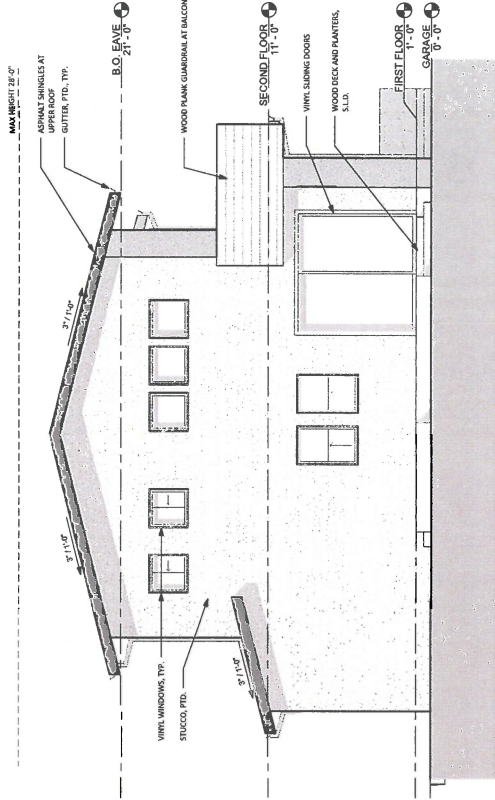
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## ELEVATIONS

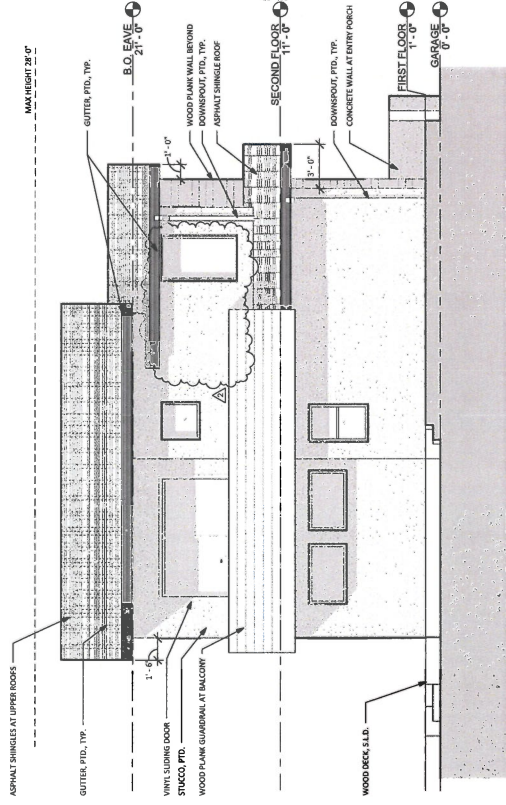
A3.00



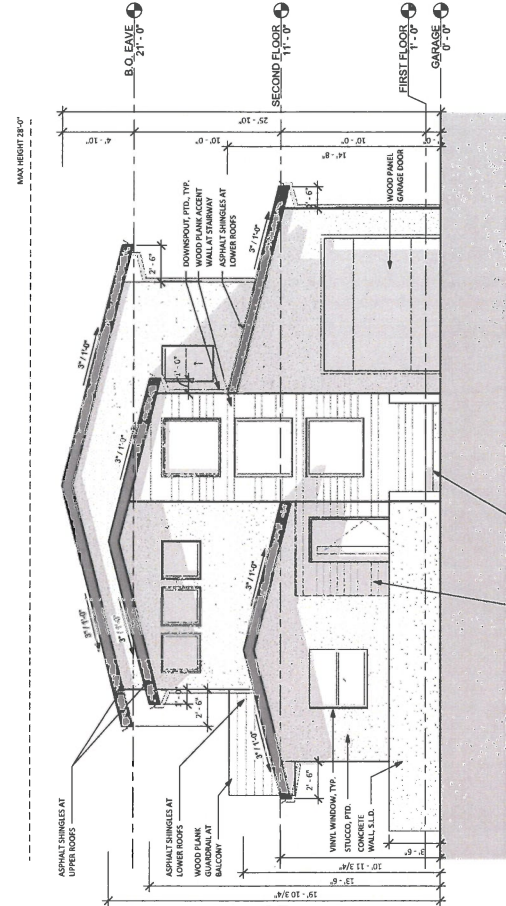
④ NORTH ELEVATION  
1/4" = 1'-0"



③ WEST ELEVATION  
1/4" = 1'-0"



② SOUTH ELEVATION  
1/4" = 1'-0"



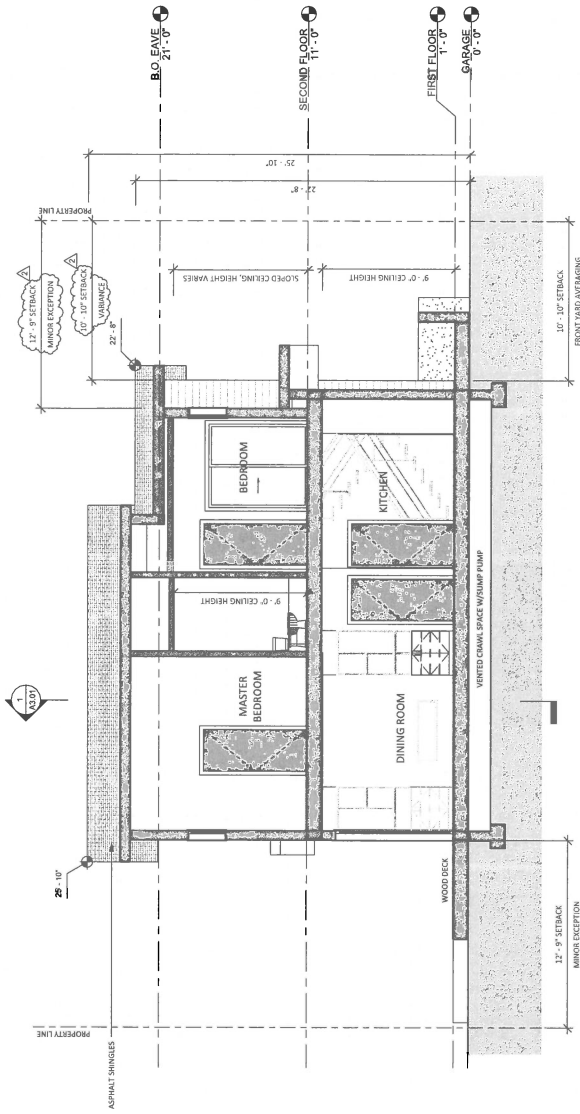
① EAST ELEVATION  
1/4" = 1'-0"

EXHIBIT D

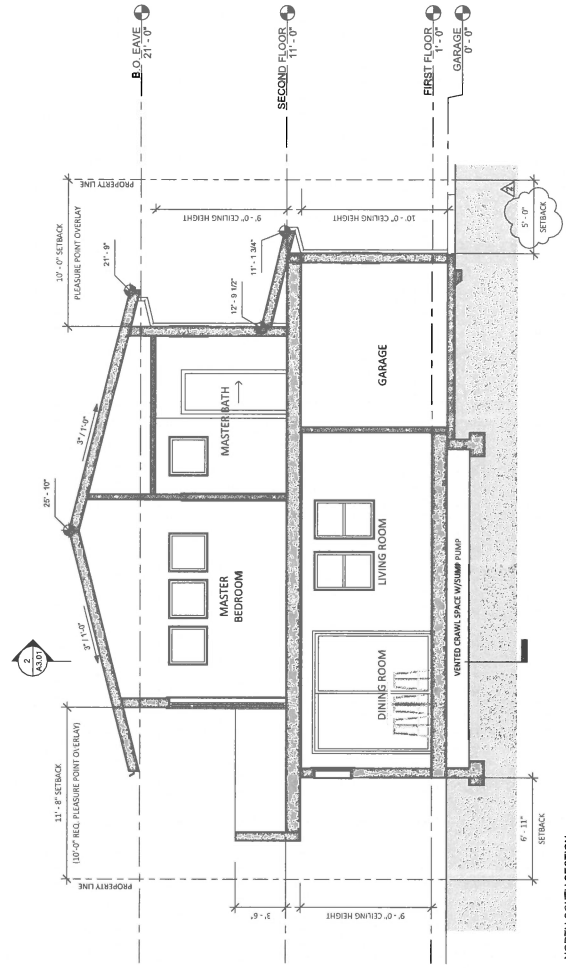
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## SECTIONS

A3.01



② EAST-WEST SECTION  
1/4" = 1'-0"



1 NORTH-SOUTH SECTION  
1/4" = 1'-0"





workbench

129 BULHEAD STREET  
SANTA CRUZ, CA 95060  
WORKBENCHBUILT.COM  
P: 831.227.2217

## 230 33RD AVENUE RESIDENCE

Santa Cruz, CA 95062



ISSUES/ REVISIONS	
Item	DESCRIPTION
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EXTERIOR MATERIALS

A4.00



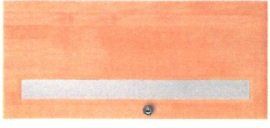
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SAMPLE INSTALLED

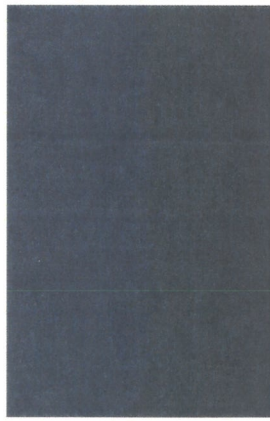


DOOR FINISH



DOOR STYLE

- (A) WOOD FRONT DOOR WITH VERTICAL GLASS PANEL  
Simpson or similar  
Douglas Fir w/ Teak Finish



- (B) CONCRETE PORCH WALL (C) PAINTED STUCCO SIDING - DARK BLUE



- (E) STAIN-GRADE WOOD SIDING



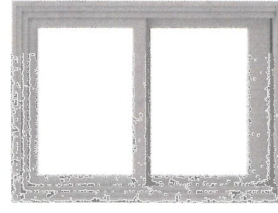
- (F) ASPHALT SHINGLES AT ROOF  
DARK GREY - GAF or similar



- (G) WOOD GARAGE DOOR



- (D) DOUBLE HUNG & PICTURE WINDOWS - DOVE GREY  
Andersen A-series or similar



WINDOW STYLE & COLOR

# RI Engineering, Inc.



Civil Engineering

303 Potrero Street

Suite 42-202

Santa Cruz, CA 95060

831-425-3901

www.riengineering.com

November 22, 2019

Statement of Feasibility for Proposed Sewer Main Extension  
For Single Family Residences for Troy Hinds  
at 230 & 240 33<sup>rd</sup> Ave, Santa Cruz, CA 95062  
Santa Cruz County

APN: 032-201-54 & 032-201-55

R.I. Engineering has determined that a sewer main extension is feasible to serve the properties of 230 & 240 33<sup>rd</sup> Ave.

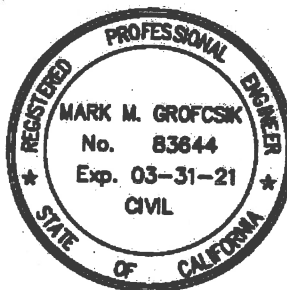
The following criteria has been used for the design of the proposed sewer main extension on 33<sup>rd</sup> Ave:

Per telephone conversations with Bob Hambeltn, a minimum slope of 1% would be allowable. The designs by R.I. Engineering propose 173 linear feet of 8" diameter sewer main extension. The proposed sewer extension will connect to the existing sewer cleanout to the north in 33<sup>rd</sup> Ave (to be replaced by a new sewer manhole). The extension will terminate at another proposed sewer manhole adjacent to the 240 33<sup>rd</sup> Ave frontage.

It has been determined that adhering to a minimum slope of 1% the design for the proposed sewer main extension is feasible. Slopes larger than 1% will result in utility conflicts and insufficient cover of the proposed sewer main extension.

Sincerely,  
RI Engineering Inc.

Mark Grofcsik, PE  
RCE # 83644





any drilling utilities that are required to be relocated as a part of this construction shall be relocated at the owner's expense.

The locations of existing utilities as shown on the plans were obtained from drawings and have not represented the location. It is the responsibility of the contractor to verify the location and depth of these utilities prior to construction, and to notify the location and depth of these utilities to the engineer. The contractor shall be responsible for the cost of relocation.

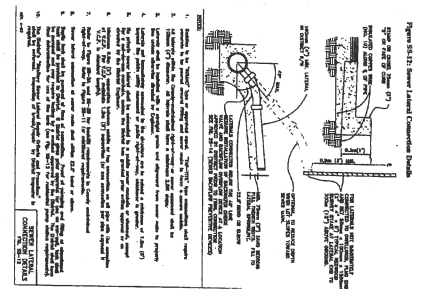
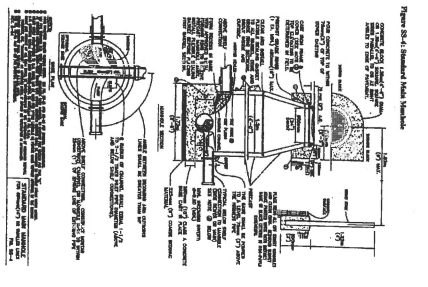
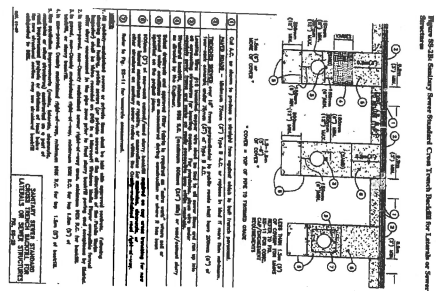
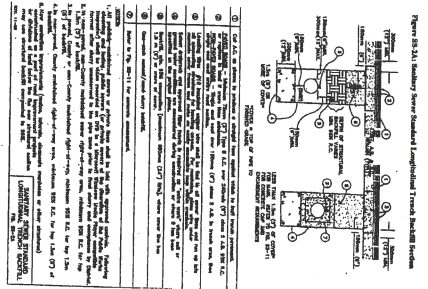
encroachment permit is required prior to any work in the public right of way.



9-4

NEW RESIDENCE  
FOR  
TROY HINDS  
230 33RD AVE.  
SANTA CRUZ, CA  
APN # 032-201-54





**NEW RESIDENCE  
FOR  
TROY HINDS  
230 33RD AVE.  
SANTA CRUZ, CA  
APN # 032-201-54**

COUNTY STANDARD DETAILS

project no.	19-002-1
date	NOVEMBER 2019
scale	AS SHOWN
dwg name	Civil_1.TROY.dwg

Application #: 191106  
APN: 032-201-54  
Owner: Troy Hinds

## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size: 2613  
Existing Land Use - Parcel: R-1-4-PP  
Existing Land Use - Surrounding: R-1-4-PP, R-1-5-PP  
Project Access: 33<sup>rd</sup> Avenue (private)  
Planning Area: Live Oak  
Land Use Designation: R-UM (Urban Medium Density Residential)  
Zone District: R-1-4-PP (Single family residential - 4000 square feet per parcel)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm.: ☐ Yes ☒ No

**Technical Reviews:** Geotechnical Report Review-REV191043 (Complete/Accepted)

**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 1998

**POR. RANCHO ARROYO DEL RODEO**  
 S.E. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

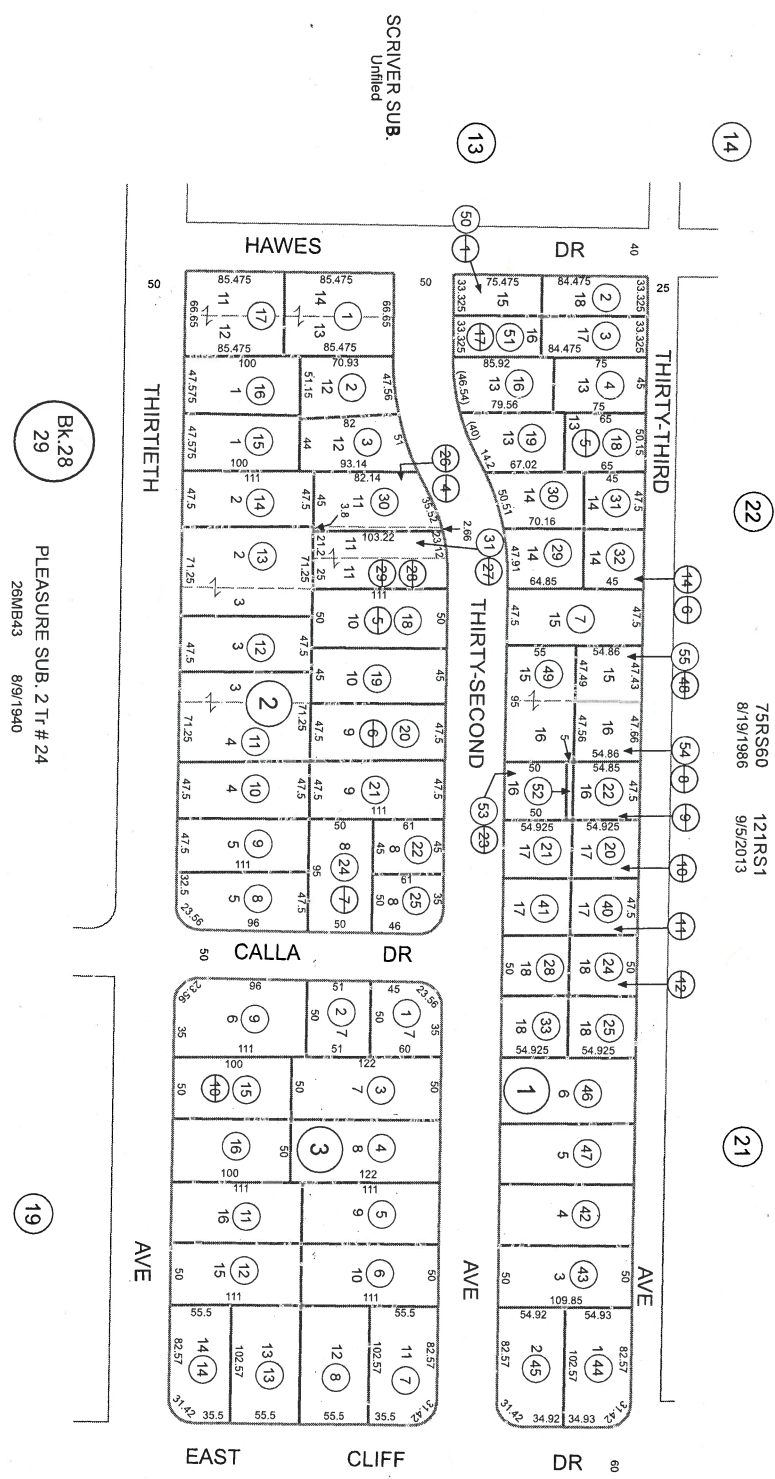
Tax Area Code  
 82-040

**32-20**

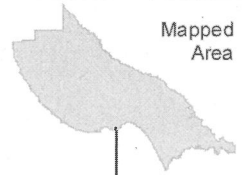
Electronically Redrawn 10/23/98 rw  
 Rev. 4/12/01 mvm (changed page refs.)  
 Rev 1/9/14 mc (121RS1)  
 Rev 9/7/18 CB (18-0022297 & 98, Sp 1-54 & 55)

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

Assessor's Map No. 32-20  
 County of Santa Cruz, Calif.  
 Oct 1998







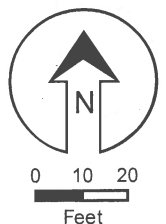
## Parcel Location Map



**Parcel: 03220154**

-  Study Parcel
-  Assessor Parcel Boundary

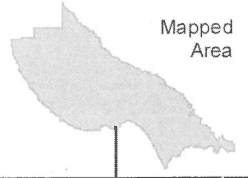
Map printed: 23 Dec. 2019





SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel General Plan Map**

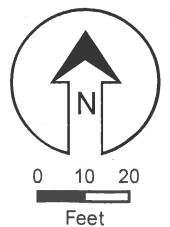


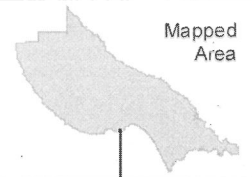
Mapped  
Area

032-201-54  
(R-UM)

R-UM

☐ R-UM *Res. Urban Medium Density*

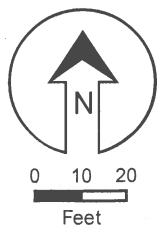




## Parcel Zoning Map



☐ R-1 *Single-Family Residential*





Water Department

## WATER SERVICE INFORMATION FORM



May 22, 2019

**Owner:** Hinds Troy  
**Site Address:** 230 33Rd Ave, Santa Cruz  
**Site APN:** 032-201-54  
**Project Description:** (N) SFD

Dear Workbench 1032189:

Your project is located within the City of Santa Cruz Water Service area. The subject parcel is currently a developed lot, without water service, and is subject to the following conditions:

1. Fire service as required by the Central Fire Protection District (CFPD). Next step is to complete the top section of the attached Fire Protection Requirements form and submit to the CFPD. Once the form has been completed submit a copy to the Water Department prior to obtaining water permit. CFPD phone number: (831) 479-6843.
2. A new 3/4" domestic by fire combination service per SCWD Detail 4A is estimated to be installed. If a 3/4" domestic by fire combination service is not sufficient, then a new 1" sized domestic by fire combination service is required to be installed per SCWD Detail 4A.
3. Please see the attached customer handout, standard Detail 4A, and list of certified water service installation contractors. All water permit fees are due prior to the issuance of the Water Service Installation Permit. All water service work must be completed for this project prior to signing off on the building permit final. The contractor shall confirm that the appropriate encroachment permit has been obtained prior to beginning work in non-City of Santa Cruz rights-of-way.

If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

Yianni Charitou  
City of Santa Cruz | Water Dept., Engineering  
212 Locust Street, Suite C  
Santa Cruz, CA 95060