



Staff Report to the Zoning Administrator

Application Number: **191258**

Applicant: Tim Petersen

Owner: Kirk and Shelley Reeves

APN: 032-211-07

Site Address: 23451 East Cliff Drive, Santa Cruz

Agenda Date: May 1, 2020

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 1,582 square foot one-story dwelling and construct a two-story 1,530 square foot single family dwelling with an attached 231 square foot ADU at the lower floor and an attached 420 square foot garage (total 2,181 square feet). Requires a Coastal Development Permit, a Pleasure Point Exception to reduce the required 10 foot second floor setback to 5 feet at the northeast corner, a Variance to allow for a driveway and parking area that covers more than 50% of the front yard area, and a determination that the project is exempt from CEQA.

Location: Property located on the northwest side of East Cliff Drive (23451 East Cliff Drive) approximately 275 feet northeast of the intersection with 34th Avenue in the R-1-4 PP zone district.

Permits Required: Coastal Development Permit, Variance and Pleasure Point 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 191258 based on the attached findings and conditions.

Setting & Project Background

The property is located on the northwest side of East Cliff Drive, between 34th Avenue and 35th Avenue. Opposite the parcel lies the Monterey Bay. In 2009, following approval of Coastal Development Permits, the County of Santa Cruz reconstructed East Cliff Drive between 32nd Avenue and 41st Avenue and converted the roadway to one-way traffic flow. This was done in conjunction with a bluff protection and parkway project that added pedestrian, bicycle and vehicle parking facilities, and constructed park improvements along the ocean side of the street to create the now very popular Pleasure Point park/overlook that runs along the blufftop adjacent to East Cliff Drive. As a result, the area is now an extremely popular destination for locals and tourists alike, providing bicycle and walking paths that have unobstructed ocean views.

The existing development along the inland side of this stretch of East Cliff Drive includes a wide variety of one and two-story homes, including older and renovated beach cottages, interspersed with larger, more recently constructed or remodeled single-family dwellings. The properties on either side of the subject parcel are developed with two story dwellings.

The existing one-story dwelling on the subject parcel, which is now in a poor state of repair, was constructed between 1947 and 1950 and includes a one-story bedroom addition that was constructed in 1976, subject to Development Permit 76-1299 and Building Permit #49704, and a later addition, which was likely unpermitted, constructed at the rear of the dwelling.

Because of the sharply angled front property line, many parcels in the area, including the subject property and the adjacent parcels to both the north and south, are developed with structures that are nonconforming to the current site and development standards. On the subject property, the original dwelling is located less than 5 feet from the right-of-way at East Cliff Drive and 2 feet 6 inches from the southern side property line, and the addition at the rear of the dwelling is located 4 feet ½ inch from the rear property boundary. On the immediately adjacent parcel to the south, the dwelling is less than 5 feet from the right of way and has a zero setback at its northern property line abutting the subject property. On the immediately adjacent parcel to the north, the dwelling is located 3 feet from the right of way and 2 feet from the southern property line abutting the subject property.

The proposed project is to demolish the existing one-story dwelling and to construct a replacement two-story dwelling with an attached ADU and garage at the lower floor. The resulting dwelling will be more conforming to current site and development standards than the existing structure and will not negatively impact the existing dwellings on either side of the property.

Zoning & General Plan Consistency

The subject property is a 3,915 square foot lot, located in the R-1-4-PP (Single-family Residential - 4,000 square feet per parcel - Pleasure Point Combining District) zone district, a designation which allows residential uses. The proposed single family residence and ADU are principal permitted uses within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

The Pleasure Point Community Design Combining District is an overlay or combining district that provides site and development standards that are in addition to those imposed by the site's R-1-4 zoning. These include increased setback requirements at the second floor to reduce the visual and shading impacts of new and expanded houses on neighboring parcels and homes, and additional restrictions on garage doors and driveways to reduce the impact of automobile-oriented features on residential building facades. In addition, the Pleasure Point Community Design Combining District encourages community interaction and orientation towards the street by providing incentives, such as reduced setbacks and an exemption from lot coverage calculations, for the provision of front porches.

The proposed dwelling with an attached ADU has been designed to meet the required setbacks, lot coverage, floor area ratio and height standards of the R-1-4 zone district and also, for the most part, conforms to the additional regulations of the Pleasure Point Combining District. A summary of the required and proposed site and development standards that are relevant to this project is summarized in the following table:

	Required Standard	Proposed
Front Yard	15 feet Min.	15 feet
Front yard at cantilevered deck/porch	9 feet Min.	12 feet
Side Yards	5 feet (both sides)	South side - 5 feet 7½ inches North side - 5 feet
Second Floor Side Yard (PP)	10 feet Min. (both sides)	South side - 11 feet North side - 10 feet 4 inches and 5 feet
Rear Yard	15 Min. feet	15 feet
Lot Coverage	40% + 2% (for ADU) = 42% Max.	40.5%
Floor Area Ratio (FAR)	50% + 2% (for ADU) = 52%Max.	52%
Height	28 feet Max.	27 feet 1½ inches
Height within 10-foot side yard	15 feet Max.	14 feet 11 ½ inches at staircase, 11 feet 6 inches at decks (15 feet to top of glass rail)
Width of garage doors	50% of façade facing street	41% of façade facing street

As shown by the above table, a portion of the northern side-yard setback at the second floor does not conform to the required 10-foot setback for the Pleasure Point Combining District. This is because the east-west running property line along the northern edge of the parcel does not follow a straight line. At a point 50 feet from the northwest/rear corner of the parcel, the property boundary turns through a right angle to run in a southerly direction for 5 feet, 4 inches, before turning again to run in an east-west direction.

For all two-story walls at the northern elevation, the proposed dwelling and ADU has been designed with a setback of 10 feet, 4 inches from the western 50-foot section of the northern property line, thereby exceeding the required side-yard setbacks for the R-1-4-PP zone district. The building projection, which accommodates an interior staircase, does not exceed 15 feet in height. It also complies with the setbacks in that it will have a setback of 7 feet, 3½ inches. However, where the property line jogs southwards, the upper floor does not step in to meet the increased setback requirement for the Pleasure Point Combining District. Therefore, although the structure will meet the required 5foot setback at the lower floor, a portion of the second floor, 6 feet, 6 inches in length, requires the approval of a Pleasure Point Exception for a reduced setback of 5 feet, where 10 feet is required.

Because of the existing pattern of development created by the steeply angled front property line, the proposed reduced setback will not negatively impact the neighboring home to the north. This is because the rear of the existing two-story dwelling on the adjacent parcel is located approximately 12 feet in front of the proposed home. A complete list of findings for the Pleasure Point Exception is included with this report.

The existing dwelling on the parcel is served by a semi-circular driveway that has two points of entry from East Cliff Drive. For the proposed dwelling, a replacement driveway and parking area that has a similar layout has been proposed, that will cover approximately 64% percent of the front yard area. As set out in County Code section 13.10.554. D, parking areas, aisles and access drives together shall not occupy more than 50% of the required front yard setback area. Therefore, a Variance is required to allow for the increased driveway area. A complete list of Variance findings is included with this report.

In accordance with the parking requirements set out in County Code 13.10.552(A)(1) a total of three off-street parking spaces are required for the proposed single-family dwelling. These are provided in the proposed two-car garage and on the forecourt area in front of the garage entrance. In addition, a fourth off-street parking space is required for the proposed ADU, and this is available either on the forecourt area in front of the garage entrance or, if the garage entrance needs to be clear for the passage of vehicles, within the proposed semi-circular driveway.

The parcel is located within the Coastal Zone and is approximately 60 feet from the top of the seaward face of a coastal bluff. Therefore, the project is subject to Santa Cruz County Code Chapter 13.20 "Coastal Zone Regulations" and a Coastal Development Permit is required to be approved for the proposed demolition of the existing dwelling and for the replacement single-family dwelling with an attached garage and ADU. Coastal Development Permit findings are included with this report.

General Plan/Local Coastal Program (LCP), Policy 7.7.14 designates this stretch of East Cliff Drive as a Primary Public Access Point, and Policy 7.7.16 requires that improvements, including automobile parking, be provided as a condition of new development.

Local Coastal Program Consistency

The proposed single family residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles.

The project site is 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.

The proposed replacement dwelling is located on East Cliff drive, across from the popular Pleasure Point park/overlook, which provides coastal access and coastal viewing opportunities to the general public. Accordingly, the redevelopment of this parcel offers an opportunity to increase vehicular access to this popular destination point, by the provision of additional public parking along East Cliff Drive. The project, therefore, includes the removal of an existing planting area that encroaches into the right-of-way and construction of a paved parallel parking space that will be available for public use, in conformance with the County's certified Local Coastal Program.

Design Review

The proposed single family residence complies with the requirements of the County Design Review Ordinance, in that the proposed project has been designed to be in scale with other two-story homes along this section of East Cliff Drive. The aesthetic and architectural character of the proposed dwelling and attached ADU will also be similar to that of other single-family homes in the area. As designed, the proposed dwelling has a reverse floor plan and incorporates a large deck at the upper floor, which orients the living area toward the public street and thereby encourages community interaction consistent with the objectives of the Pleasure Point Community Design Criteria. The proposed ADU is located at the lower floor at the rear of the dwelling and is accessed from the rear yard and also includes interior access to the main house.

The proposed design further meets the requirements of the Pleasure Point development standards set out in County Code section 13.10.446 in that the garage will occupy less than 50% of the width of the front façade of the building. The impact of the garage entrance on the public street and Pleasure Point park/overlook will be further reduced as it is recessed away from the public street, below a cantilevered portion of the upper story and second floor decks.

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 **191258** 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

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Exhibits

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 191258

Assessor Parcel Number: 032-211-07

Project Location: 23451 East Cliff Drive, Santa Cruz

Project Description: Proposal to demolish an existing single-family dwelling and construct a replacement single-family dwelling with an attached ADU and attached garage.

Person or Agency Proposing Project: Tim Petersen

Contact Phone Number: (415) 441 2829

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

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a replacement single family dwelling in an area designated for residential uses.

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

Lezanne Jeffs, Project Planner

Date:_____

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-4-PP (Single family residential - 4,000 square feet per parcel - Pleasure Point Combining District), a designation that allows residential uses. The proposed single family residence and ADU are principal permitted uses within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density 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 SCCC 13.20.130 and 13.20.140 et seq.**

The proposed dwelling and attached ADU will be consistent with the existing single-family homes along East Cliff Drive in terms of architectural style and overall character. The site is surrounded by lots developed to an urban density that contain a wide variety of one and two-story homes including older and renovated beach cottages, interspersed with other, larger, more recently constructed or remodeled single-family the homes. The properties on either side of the subject parcel are developed with two story dwellings. Although the property will be visible from the Pleasure Point park/overlook, the proposed single-family dwelling with an attached ADU will not be out of scale with the surrounding homes and will blend into the existing streetscape. The proposed colors that include muted greys, and browns, together with natural wood, will be complementary to the site.

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

Public beach access is available from the Pleasure Point park/overlook that is across East Cliff Drive from the subject property. The two closest access staircases are located approximately 475 feet to the northeast and 500 feet to the southeast of the parcel. Therefore, the proposed development of a replacement single-family dwelling and an attached ADU will not affect public access to the beach or shoreline. Moreover, access to the Pleasure Point park/overlook will be enhanced in that the project includes the removal of an existing planting area that encroaches into the right-of-way for East Cliff Drive and construction of a paved parallel parking space that will be available for public use, thereby enhancing public access to the coast. Therefore, the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan.

The project site is not identified as a priority acquisition site in the County Local Coastal Program and therefore this finding can be made.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the existing homes along the inland side of East Cliff Drive. Additionally, residential uses are allowed uses in the R-1-4-PP (Single family residential - 4,000 square feet per parcel - Pleasure Point Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

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

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.

The proposed replacement dwelling is located on East Cliff drive, across from the popular Pleasure Point park/overlook, which provides coastal access and coastal viewing opportunities to the general public. Accordingly, the redevelopment of this parcel offers an opportunity to increase vehicular access to this a popular destination point, by the provision of additional public parking along East Cliff Drive. The project, therefore, includes for the removal of an existing planting area that encroaches into the right-of-way and construction of a paved parallel parking space that will be available for public use, in conformance with the County's certified Local Coastal Program.

Therefore, this finding can be made.

Development Permit Findings

1. **That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.**

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

The proposed location of the single family residence with an attached ADU 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 per parcel - Pleasure Point Combining District) zone district as the primary use of the property will be one single family residence with an attached ADU that, subject to the approval of a Pleasure Point Exception, meets all current site standards for the zone district. A complete list of findings for the Pleasure Point Exception is included with this report.

As set out in County Code section 13.10.554(D), parking areas, aisles and access drives together shall not occupy more than 50% of the required front yard setback area. For the proposed dwelling, a semi-circular driveway has been proposed, that will cover approximately 64% percent of the front yard area. Therefore, a Variance is required to allow for the increased driveway area. A complete list of Variance findings is included with this report.

The parcel is located within the Coastal Zone, approximately 60 feet from the top of the seaward face of a coastal bluff. The proposed project is therefore subject to Santa Cruz County Code Chapter 13.20 "Coastal Zone Regulations" and a Coastal Development Permit is required for the proposed demolition of the existing dwelling and for the replacement single-family dwelling with an attached garage and ADU. Coastal Development Permit findings are included with this report.

The project complies with all other pertinent County ordinances, including the parking requirements set out in County Code 13.10.552(A)(1) for the dwelling and 13.10.681(F)(2) for the ADU.

Therefore, this finding can be made.

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

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

The proposed single family residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and, with exception of a minor encroachment of the second story into the side yard setback as established in the Pleasure Point Combining District Design Criteria (see attached findings for a Pleasure Point Exception), meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family residence will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single family residence will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family residence will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

The proposed project includes development of one parking space in front of the property, within the right-of-way for East Cliff Drive, that will be available for public use as specified in General Plan/Local Coastal Program (LCP), Policy 7.7.14, which designates this stretch of East Cliff Drive as a Primary Public Access Point, and Policy 7.7.16 which requires that improvements, including automobile parking, be provided as a condition of new development.

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

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

This finding can be made, in that the proposed single family residence is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed replacement single-family dwelling with an attached ADU is anticipated to be minimal (less than one peak trip per day) and therefore the proposed project 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.

The proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family residence is consistent with the land use intensity and density of the neighborhood.

Therefore, this finding can be made.

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.

The proposed single family residence complies with the requirements of the County Design Review Ordinance, in that the proposed project has been designed to be in scale with other two-story homes along this section of East Cliff Drive. The aesthetic and architectural character of the proposed dwelling and attached ADU will also be similar to that of other single-family homes in the area. As designed, the proposed dwelling has a reverse floor plan and incorporates a large deck at the upper floor, which orients the living area toward the public street and thereby encourages community interaction consistent with the objectives of the Pleasure Point Community Design Criteria. The proposed ADU is located at the lower floor at the rear of the dwelling and is accessed from the rear yard and also includes interior access to the main house.

The proposed design further meets the requirements of the Pleasure Point development standards set out in County Code section 13.10.446 in that the garage will occupy less than 50% of the width of the front façade of the building. The impact of the garage entrance on the public street and Pleasure Point park/overlook will be further reduced as it is recessed away from the public street, below a cantilevered portion of the upper story and second floor decks.

The proposed single family residence will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact the Pleasure Point park/overlook or any other available open space in the surrounding area. Therefore, this finding can be made.

Variance Findings

1. **That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

The project is located in the R-1-4-PP (Single-Family Residential) zone district, a designation that allows residential uses. A single-family dwelling and ADU are principal permitted uses within a residential zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

The special circumstances that apply to this lot are that the front property line is sharply angled. In addition, East Cliff Drive where it fronts onto the property, allows only one-way traffic flow. The combination of these two characteristics creates a potentially hazardous situation for vehicles backing out from the property. This is because the proposed driveway, which runs parallel with the side property line, meets the travelled roadway for East Cliff Drive at an acute angle that requires vehicles to turn back very sharply into oncoming one-way traffic. The semi-circular driveway, therefore, increases the safety of the site by allowing vehicles to turn on the parcel and to exit the property in a forward-facing direction that aligns with the traffic flow.

Therefore, this finding can be made.

2. **That the granting of the 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.**

The intent and purpose of the residential zone districts is to provide for residential uses and functional and safe off-street parking areas are required for all residential properties. For the proposed dwelling and ADU, four off street parking spaces are required to be provided. The proposed semi-circular driveway design is consistent with the zoning objectives, in that the increased driveway area provides greater flexibility for the provision of the four off-street spaces and also allows for parking for the ADU, that will not block the ingress or egress to the proposed garage serving the main dwelling.

The proposed semi-circular driveway will not be detrimental to public health, safety, or welfare in that, by allowing vehicles to exit the property in the direction of the one-way traffic, it will increase public safety by minimizing the chance of collisions between vehicles exiting the property and cars travelling along East Cliff Drive.

The driveway design is in further in harmony with General Plan and zoning objectives, in that it allows for the provision of additional public parking space within the East Cliff Drive right-of-way that will increase public and visitor-serving vehicular access to the Pleasure Point park/overlook.

Therefore, this finding can be made.

3. **That the granting of such variances 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.**

The granting of a Variance to allow for a semi-circular driveway that will occupy 64% of the required front yard area will not constitute a grant of special privilege to this parcel. This is because, due to the angled front property line, the existing dwelling already has a semi-circular driveway that covers approximately the same percentage of the front yard area. Furthermore, several properties along this stretch of East Cliff Drive, including the immediately adjacent property to the north, have similar driveways that include separate entry and exit points and cover more than 50% of the front yard areas.

Therefore, this finding can be made.

Pleasure Point Exception Findings

Exceptions to the Pleasure Point residential development standards may be granted if the project is found to be consistent with the Pleasure Point Community Design “PP” Combining District purposes, Development Permit Findings and at least one of the following additional findings:

- a. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or**
- b. The Pleasure Point Community Design “PP” Combining District purposes, found in County Code section 13.10.444, are better achieved by an alternative design; or**
- c. The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in County Code section 13.10.344.**

The proposed dwelling has been designed in accordance with the general intent of the Pleasure Point Combining District, in that the home incorporates increased setbacks at both the first and second floors. The garage entry is not prominent in views from East Cliff Drive in that it occupies less than 50% of the width of the proposed structure (41%) and has also been recessed into the building façade below the second floor decks and portions of the upper floor. Paved parking areas have been broken up with a checkerboard design of groundcover plantings. The extensive open deck areas that front onto East Cliff Drive also encourage community interaction.

Due to the configuration of the parcel, where the north side property line jogs southwards restricting the width of the parcel, a short section of the upper floor, 6 feet 6 inches in length, does not meet the increased setback requirement for the Pleasure Point Combining District. Therefore, although the structure will meet the required 5-foot setback at the lower floor, a portion of the second floor, 6 feet 6 inches in length, requires the approval of a Pleasure Point Exception for a reduced setback of 5 feet, where 10 feet..

This very minor encroachment into the required setback was requested to allow for the continued alignment of the walls at the upper floor with the lower floor. Because of the sharp angle of the front property line, the front yard setback cuts across the front of the dwelling restricting the width of the structure where it extends closer to the street. If the northern wall of the second floor were also required set back to meet the increased setback requirement, this would significantly reduce the width of this portion of the structure and therefore the functionality of living area at the second floor. The approval of a Pleasure Point Exception therefore results in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes.

Furthermore, as set out in County Code section 13.10.447(A)(1)(a), “Exceptions,” the absence of adjacent residential parcels that could potentially be shaded by the proposed development, is specifically called out as one of the required additional findings that would justify the approval of a Pleasure Point Exception. While the proposed dwelling is adjacent to an existing residentially developed parcel, the existing pattern of development created by the steeply angled front property lines, creates a situation where the land to the north, immediately adjacent to the portion of the proposed structure that requires approval of a Pleasure Point Exception, is functionally vacant in

that it is open yard area. The dwelling on the adjacent parcel to the north is located approximately 12 feet in front of and to the east of the proposed home. Therefore, because there are no adjacent residential structures adjacent to this portion of the northern side yard of the property such that the proposed dwelling will not shade the adjacent home, nor will it obstruct any views from any existing windows or second floor decks, this request is consistent with the intents and purposes of the Pleasure Point Combining District.

Therefore, the proposed project can be found to be substantially in compliance with the Pleasure Point Combining District standards and the findings for the Pleasure Point Exception can be made.

Conditions of Approval

Exhibit D: Project plans, 18 sheets: 12 prepared by Petersen Architecture, 10 sheets dated 9/10/2019 and 2 sheets dated 10/14/2019; 1 sheet prepared by Kirk Reeves for Olin S. Edmunson, Licensed Land Surveyor, dated 3/11/2019, and 5 sheets prepared by Ramsey Engineering, dated 2/20/2020.

1. This permit authorizes the demolition of an existing single-family dwelling and construction of replacement single family residence with an attached ADU and an attached garage, as indicated on the approved Exhibit "D" for 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.
 - E. Obtain an Encroachment Permit from County Parks, as applicable.
 - F. Obtain a Sewer Abandonment Permit from the Department of Public Works for the existing sewer lateral, if this is proposed to be abandoned.
 1. If any portion of the existing sewer lateral is to be reused, it must be video inspected and reviewed by the Sanitation District staff prior to submittal of the building permit application.
2. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-

size sheets of the architectural plan set.

2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application and the applicant shall include the approved a color and material sheet.
 3. Drainage and erosion control plans.
 4. Details showing compliance with fire department requirements.
- B. Meet the following requirements of the County Department of Public Works, Stormwater Management Division:
1. The project is recognized as a Medium project and shall complete all applicable parts of the CDC, including Part 3 Appendix A and C.
 2. Pay all fees applicable for Flood Control Zone 5. Impervious area fees are applicable and shall be assessed on the net increase in impervious coverage.
 3. Final design shall be reviewed and approved by a licensed Geotechnical Engineer prior to building permit issuance.
 4. Upon approval of the project, a drainage “Hold” will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:
 - a. The Civil Engineer 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 got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of “general conformance to plans” are not sufficient.
 - b. 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 were shown.
 - c. 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 the 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.

5. Please provide a maintenance schedule establishing the ongoing requirements for maintenance and monitoring of all permanent stormwater management facilities in compliance with County Code 7.79 (this schedule shall also be included in the maintenance agreement as a packet when the applicant records and notarizes their SWM-25A form). It will be the responsibility of the homeowner to inspect and maintain all drainage features.
 - a. A recorded maintenance agreement will be required for the drainage system on this parcel. A copy of the SWM-25A form is available to download at the Department of Public Works website or can be picked up at 701 Ocean St. Santa Cruz CA 95060.
 - b. Contact the County of Santa Cruz Recorder's office for appropriate recording procedures.
- C. Meet all requirements of the City of Santa Cruz Water Department.
- D. Meet the following requirements of the Santa Cruz County Sanitation District:
 1. Plot the accurate location the existing sewer lateral on the site plan.
 2. Pay Fixture Unit fees, for plumbing features to be installed in the new SFD/ADU. A credit will be given for plumbing features in the existing SFD that are to be replaced.
- E. Meet all requirements of the Environmental Planning section of the Planning Department.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- H. 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.
- I. Pay the current Affordable Housing Impact Fee for the ADU. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.

- J. Provide required off-street parking for 4 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.
 - K. Provide one on-street public parking space. The parking space must be 8 feet wide by 20 feet long and shall be located entirely within the right-of-way for East Cliff Drive. The project shall include a minimum of 20 ft of full height curb between the driveways to allow for the public parking.
 - L. Complete and record a Declaration of Restriction to construct an ADU. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
3. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
4. 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.
5. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents

from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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.

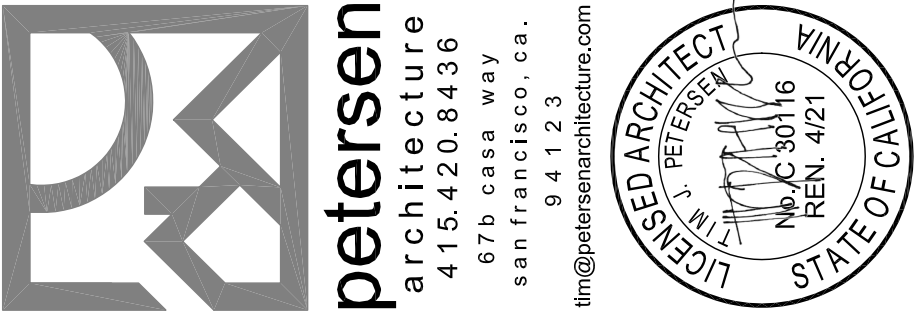
Approval Date: _____

Effective Date: _____

Expiration Date: _____

Annette Olson
Deputy Zoning Administrator

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.



GENERAL NOTES

1. 2016 CALIFORNIA BUILDING CODE OF REGULATIONS TITLE 24
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA TREE CODE
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND SITE CONDITIONS INDICATED HEREIN, AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS AND/OR SPECIFICATIONS WITHOUT INFORMING THE ARCHITECT OF THE PROPOSED CHANGES.
4. THIS DESIGN IS ENGINEERED INCORPORATING THE TITLE 24 ANALYSIS PREPARED BY:
THE ANALYSIS IS HEREBY INCORPORATED AS A PART OF THE DESIGN SPECIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR READING AND FOLLOWING THE RECOMMENDATIONS OF THIS REPORT. INSULATION U VALUES ARE MIN. REQ'D - CONTRACTOR TO USE U VALUES SHOWN ON DWGS.
5. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, CENTRALLY LOCATED IN A CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA, ON EACH LEVEL, AND IN A BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING W/ A BATTERY BACK-UP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
6. ALL SLEEPING ROOMS TO BE PROVIDED W/ AN ESCAPE OR RESCUE WINDOW. ALL WINDOWS SHALL HAVE A MINIMUM CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MIN NET CLEAR HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR WIDTH DIMENSION SHALL BE 20" AND A MAXIMUM SILL HEIGHT OF 44".
7. ALL CONSTRUCTION SHALL COMPLY WITH THE RECOMMENDATIONS OF THE SOILS REPORT BY GRICE ENGINEERING DATED
FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT

PROJECT DATA

Accessor's Parcel No.:	032-211-07	Water District:	Santa Cruz Municipal
Zone:	R-1-4-PP		Santa Cruz Sanitation District
Lot Area:	3915 SF (Per Survey)		Coastal Zone
FAR:	.52(3915 SF)= 2036 SF		Zone 5 Flood Control
Max. Lot Coverage:	.42(3915 SF)= 1644 SF		Central Fire Protection District
Max. Height:	28'-0"		
Setbacks:	15' Front, 15' Rear,		
	5', 10' Sides , 20' Garage Door		

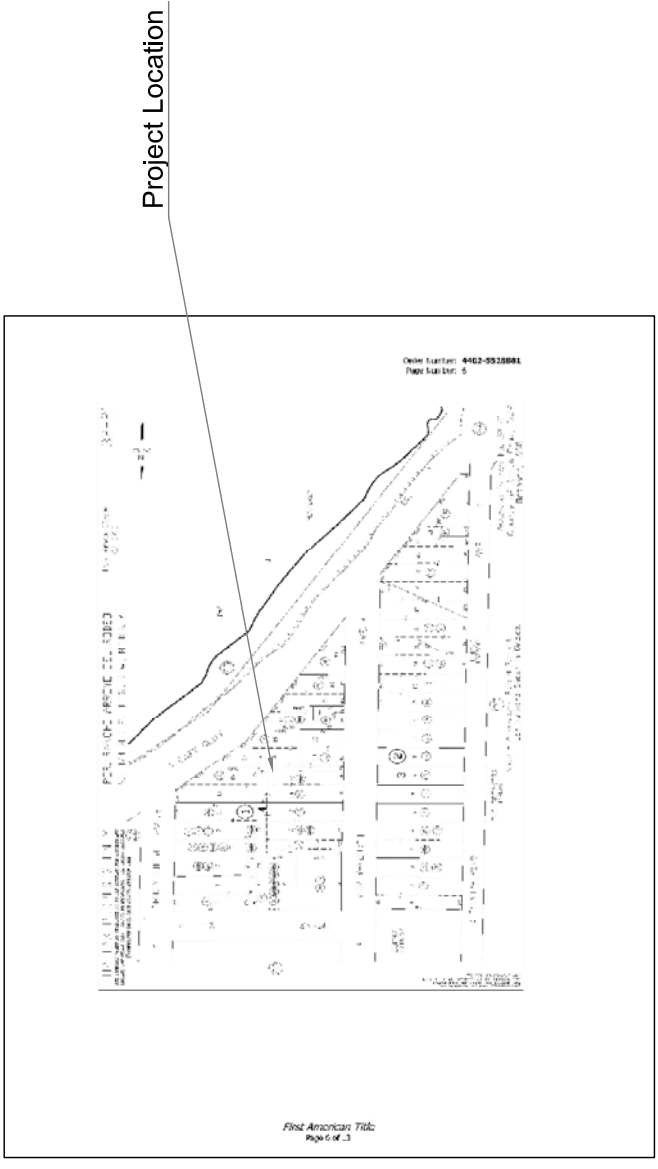
FLOOR AREA RATIO (FAR) CALCULATIONS

AREA TO BE COUNTED	TOTAL AREA	NET AREA
Lower Floor(Including Stairs)		733.0
Upper Floor (Excluding Stairs)		1027.8
Garage	420.1	
Garage minus 225 SF (Garage Credit)		195.1
Covered Area Under Deck(Including Porch)	413.3	
Covered Area Excluding 3-foot "Eave"	219.9	
Remaining Covid Area (above) minus 140 SF		79.9
		2035.8
	TOTAL FLOOR AREA	
	(SUM OF NET AREAS)	
FLOOR AREA RATIO: 52% Max/ADU	2036 / 3915	52.0%
LOT COVERAGE: 42% Max/ ADU	1587 / 3915	40.5%

INDEX

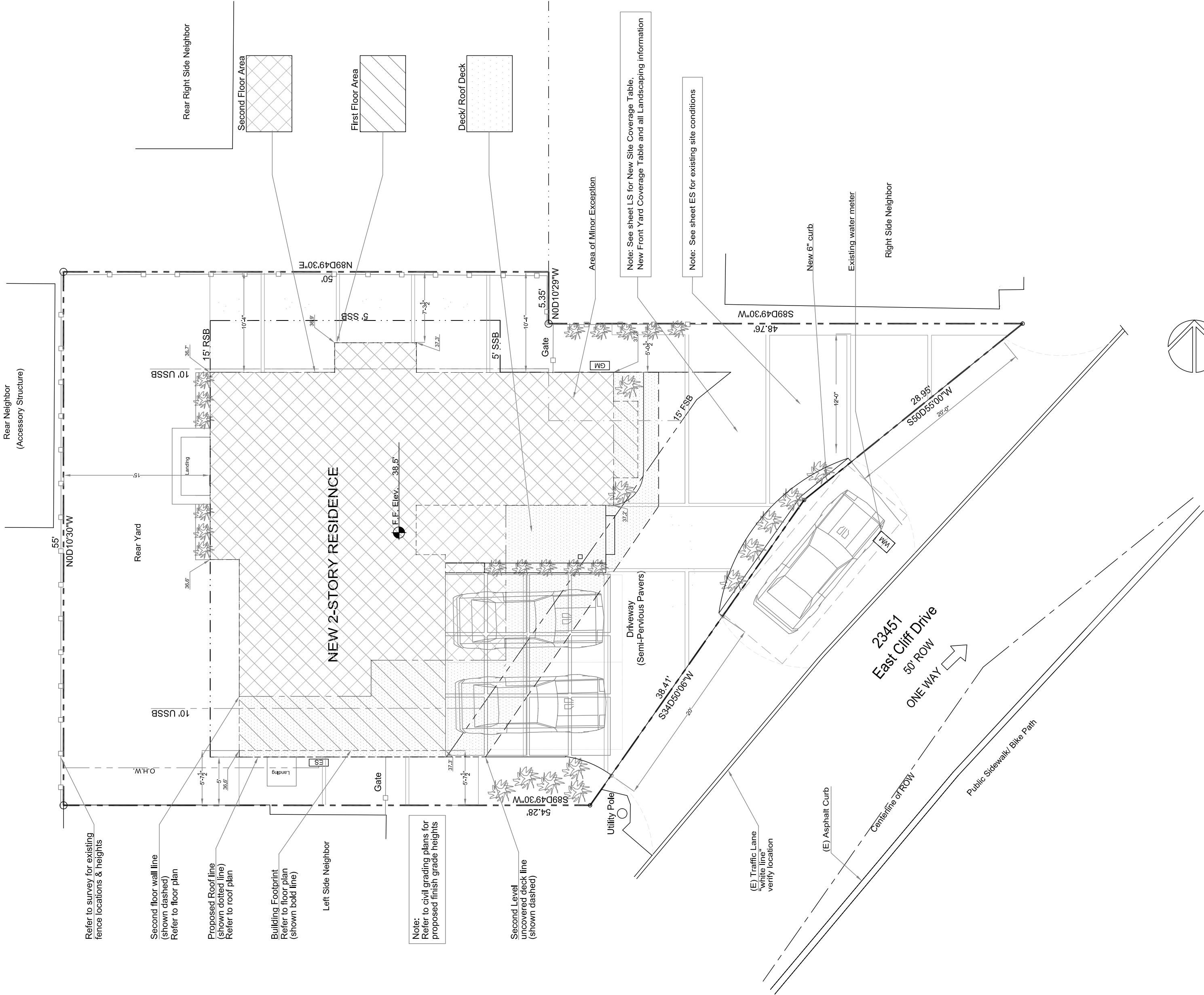
CS	SITE PLAN/ROOF PLAN	DR2	SITE ANALYSIS DIAGRAM
ES	EXISTING SITE PLAN	DR3	SHADOW STUDY PLAN
A1	PROPOSED FIRST FLOOR PLAN	DR4	PERSPECTIVE/MATERIAL BOARD
A2	PROPOSED SECOND FLOOR PLAN	C1.1	DEMOLITION & SITE PLAN
A3	PROPOSED ROOF PLAN	C2.1	GRADING, DRAINAGE, UTILITY PLAN
A4	BUILDING ELEVATIONS	C2.2	SITE CROSS SECTIONS
A5	BUILDING SECTIONS	C3.1	CONSTRUCTION DETAILS
LP	LANDSCAPE PLAN	C4.1	EROSION CONTROL PLANS & DETAILS
LS	SURVEY		
DR1	SITE PHOTOS AND NEIGHBORHOOD CONTEXT		

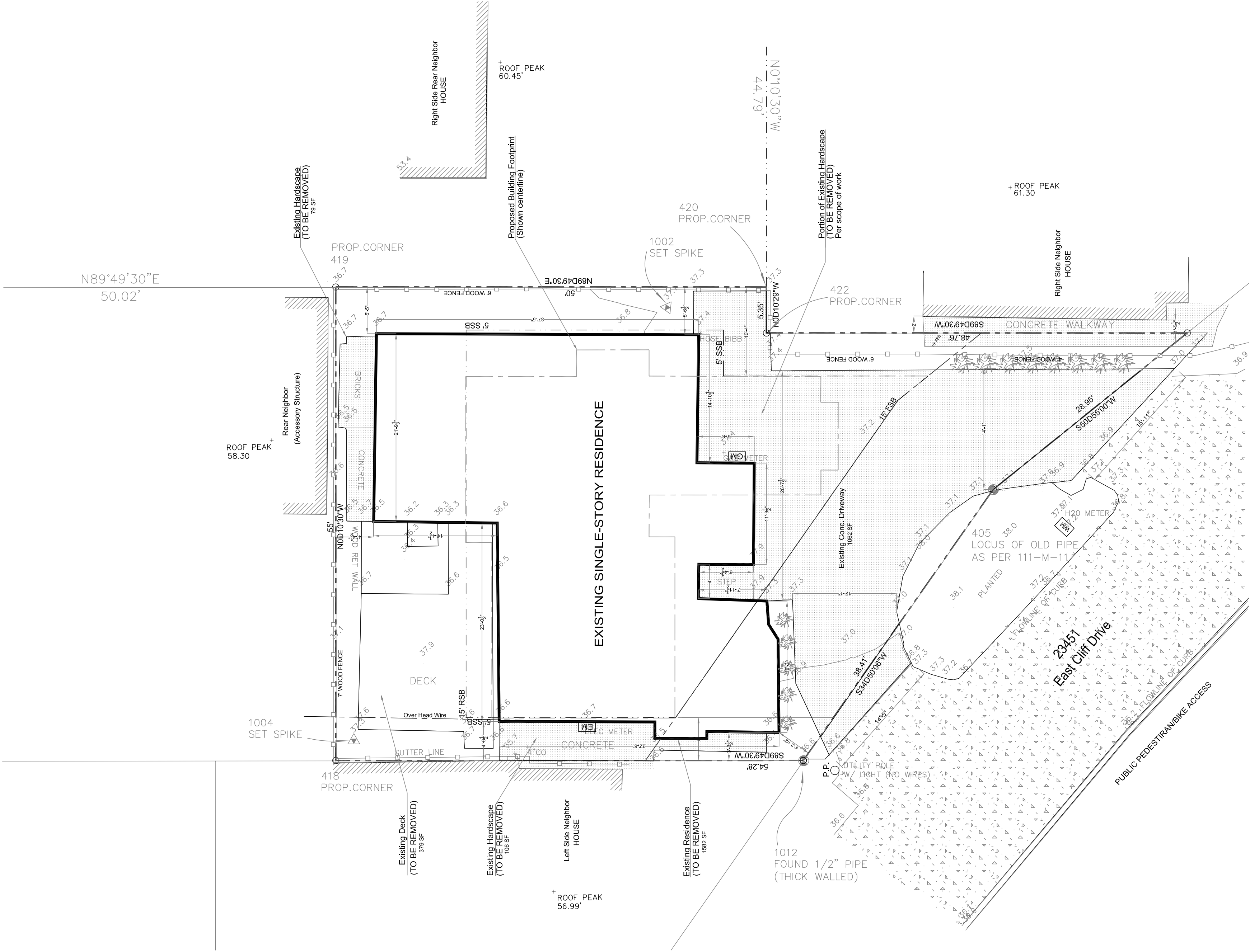
VICINITY MAP



PLANNING SUBMITTAL
9/10/19
AS SHOWN

SITE PLAN





SEE BLOCK OVERHEAD VIEW

OVERHEAD VIEW- PLEASURE POINT



OVERHEAD VIEW- BLOCK



EXISTING PARCEL - WEST



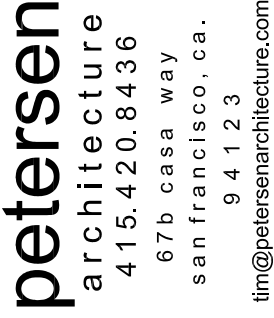
EXISTING STREET VIEW - NORTH



EXISTING PARCEL - EAST



EXISTING STREET VIEW - SOUTH



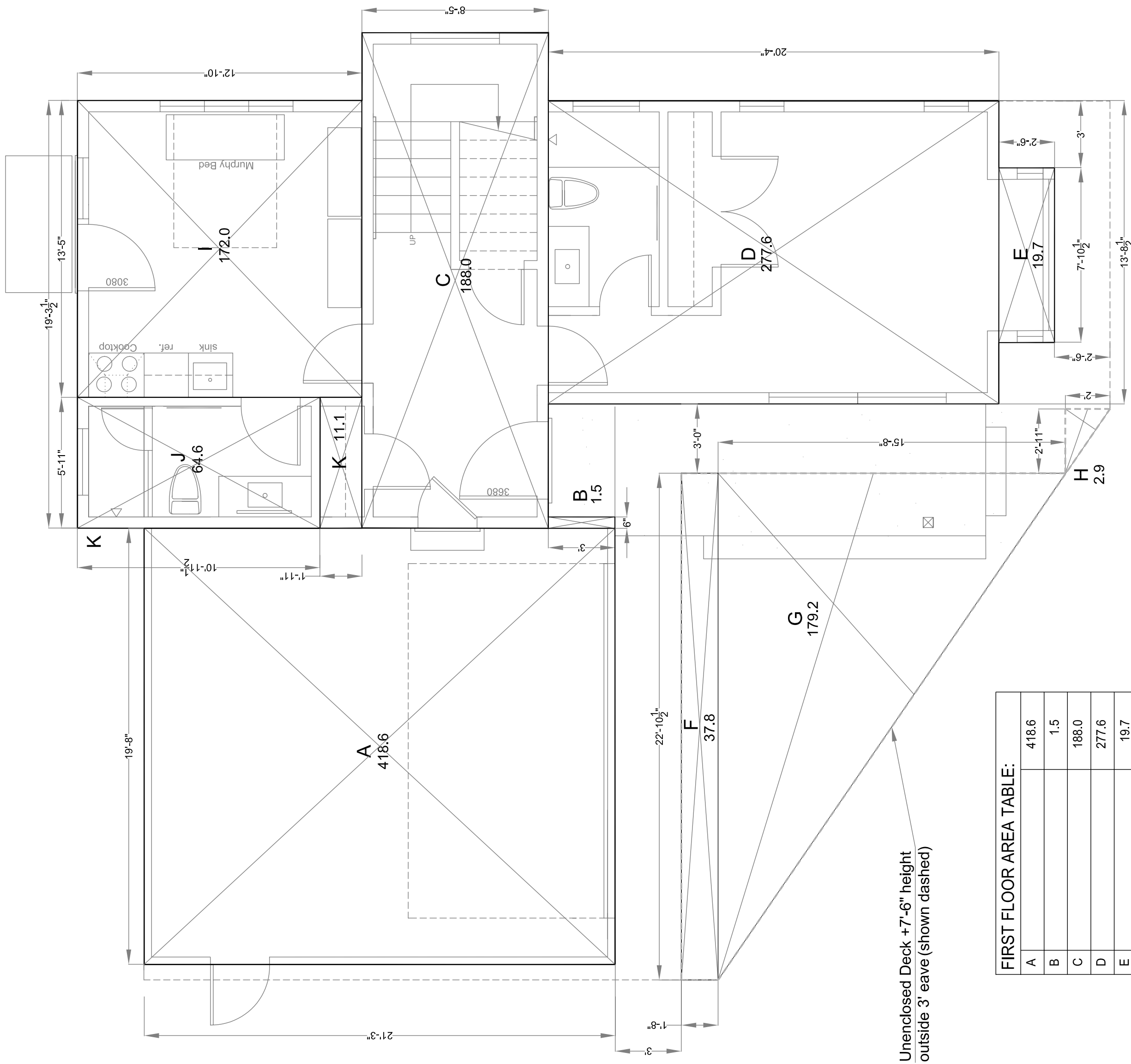
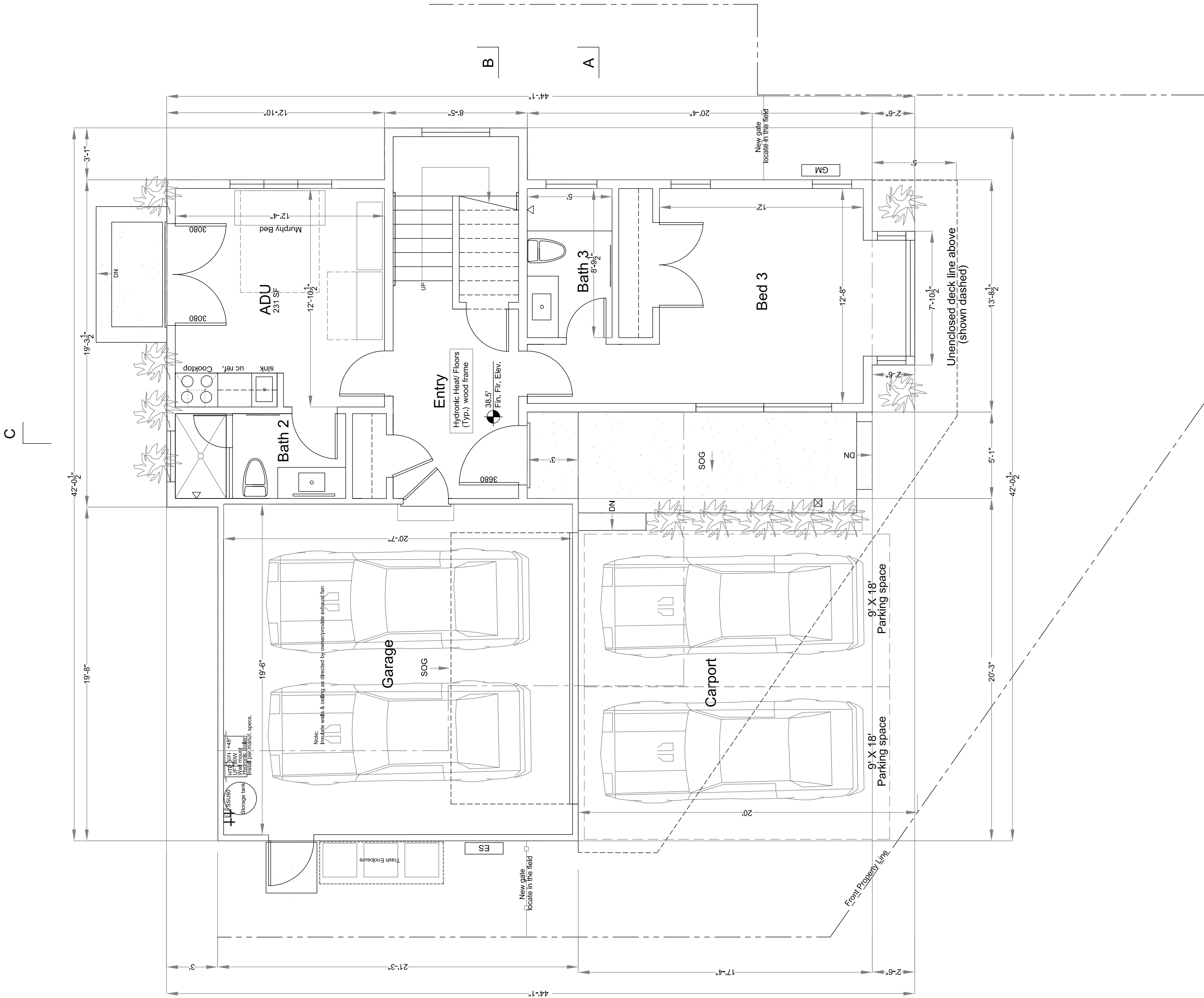
PLANNING SUBMITTAL	9/10/19	AS SHOWN
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PROPOSED
FIRST
FLOOR PLAN

Accessor's Parcel No.: 032-211-07

PROPOSED FIRST FLOOR PLAN

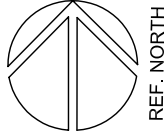
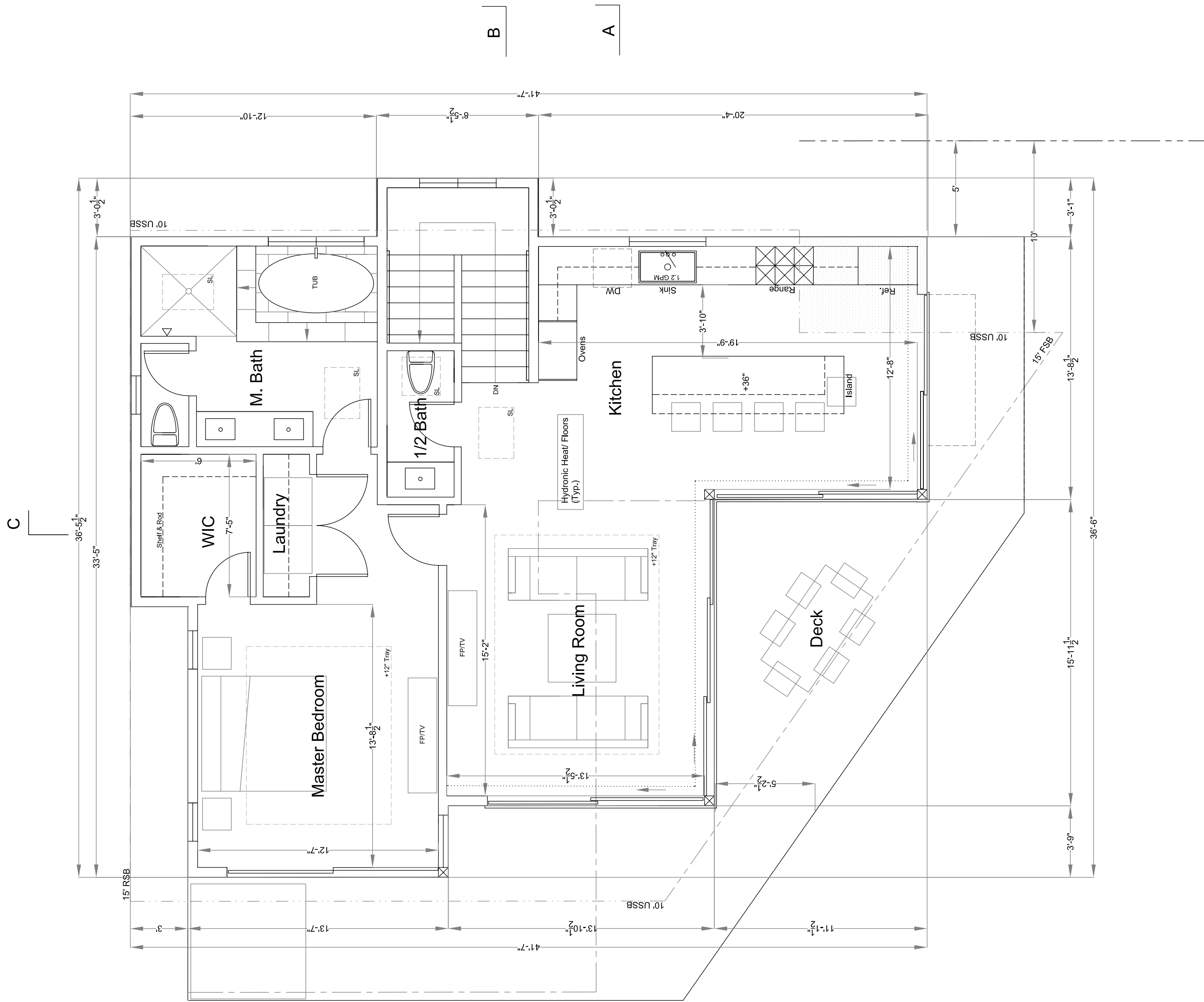
SCALE: 1/4"=1'-0"



FIRST FLOOR AREA TABLE:		
A		418.6
B		1.5
C		188.0
D		277.6
E		19.7
F		37.8
G		179.2
H		2.9
I		172.0
J		64.6
K		11.1
GARAGE:		
FIRST FLOOR LIVING AREA:		420.1 SF
ADDITIONAL FAR:		496.4 SF
ADJ LIVING AREA:		79.9 SF
TOTAL FIRST FLOOR AREA:		236.6 SF
		1233.0 SF

FIRST FLOOR AREA CALCULATION

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

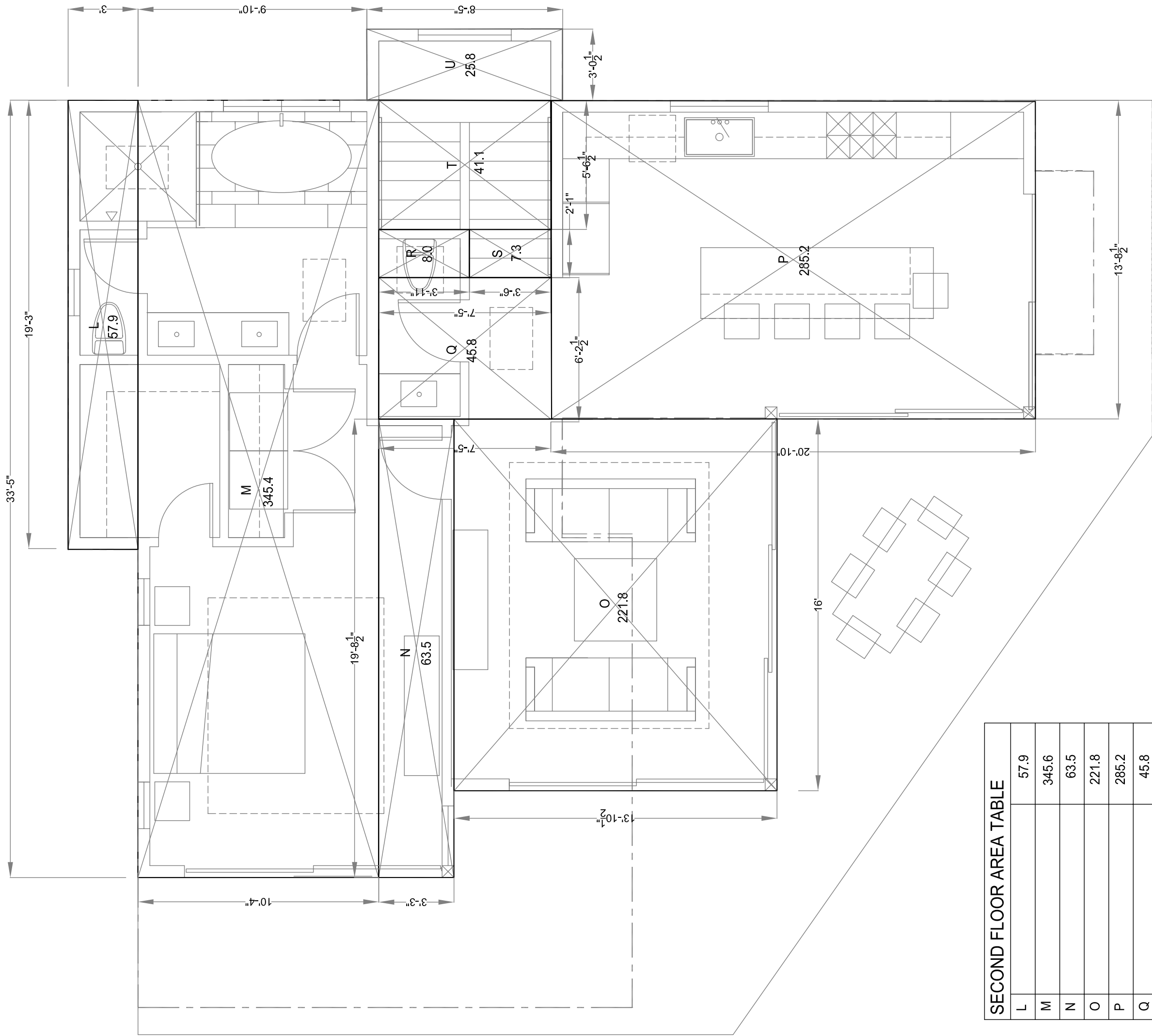


REF. NORTH
Accessor's Parcel No.: 032-211-07

PROPOSED SECOND FLOOR PLAN

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

1



SECOND FLOOR AREA TABLE	
L	57.9
M	345.6
N	63.5
O	221.8
P	285.2
Q	45.8
R	8.0
S	7.3
T	41.1
U	25.8
SECOND FLOOR LIVING AREA: 1102.0 SF	
STAIR DEDUCTION: -74.2 SF	
TOTAL SECOND FLOOR AREA: 1027.8 SF	

SECOND FLOOR AREA CALCULATION

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

2

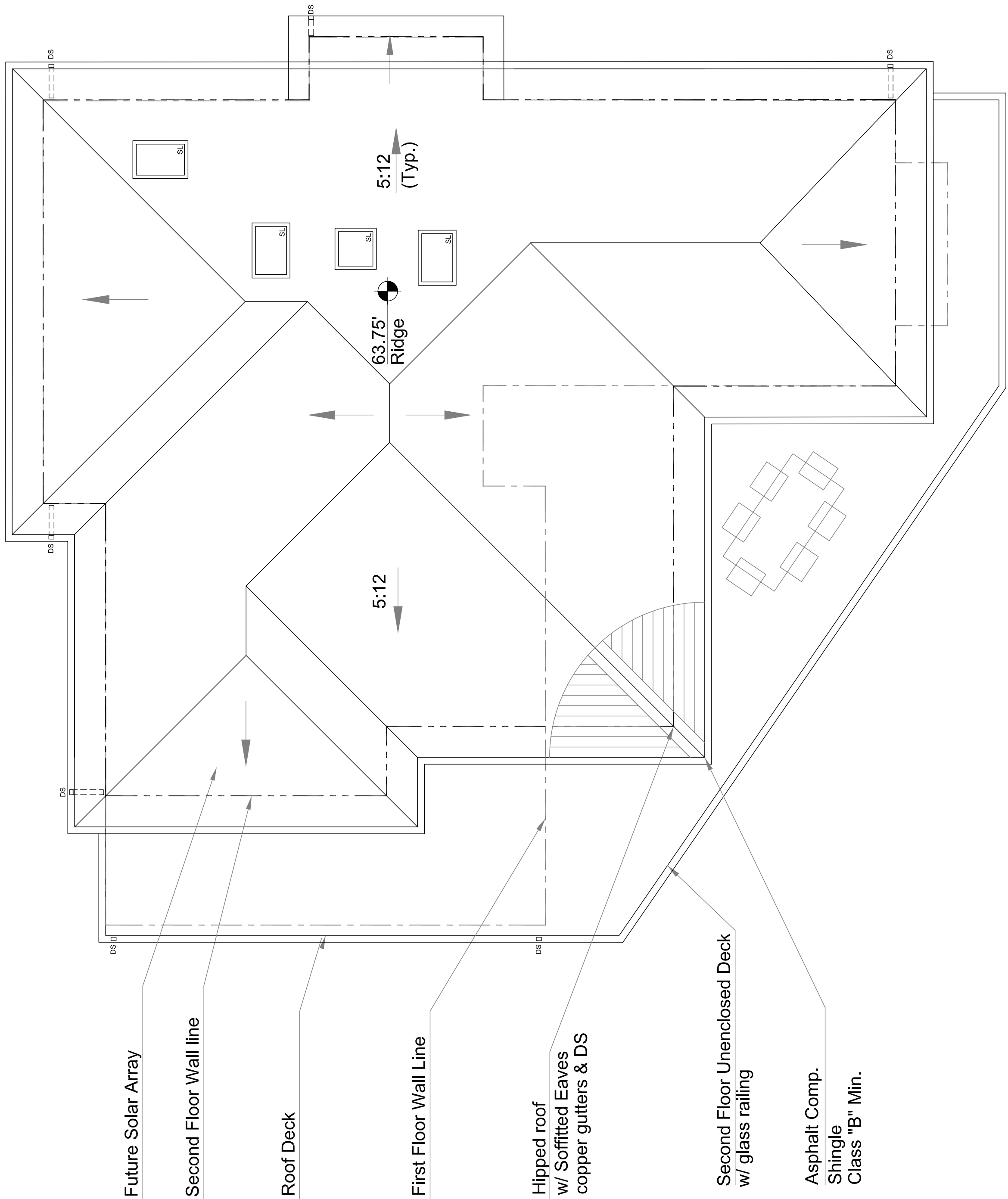


NEW RESIDENCE FOR:
REEVES RESIDENCE
23451 EAST CLIFF DRIVE, SANTA CRUZ, CA.

PLANNING SUBMITTAL
9/10/19
AS SHOWN

PROPOSED ROOF PLAN

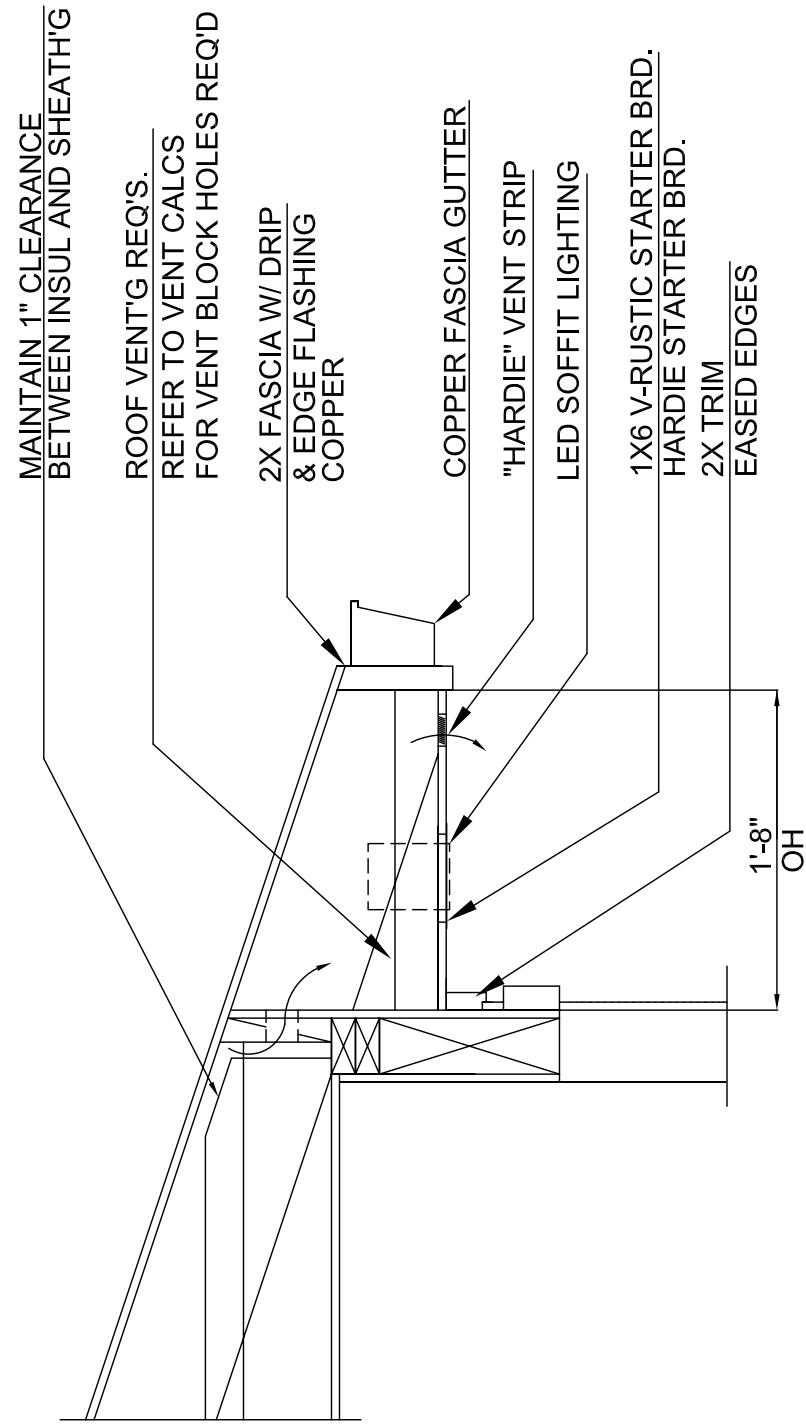
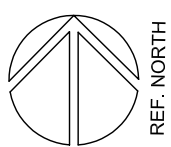
A3



PROPOSED ROOF PLAN

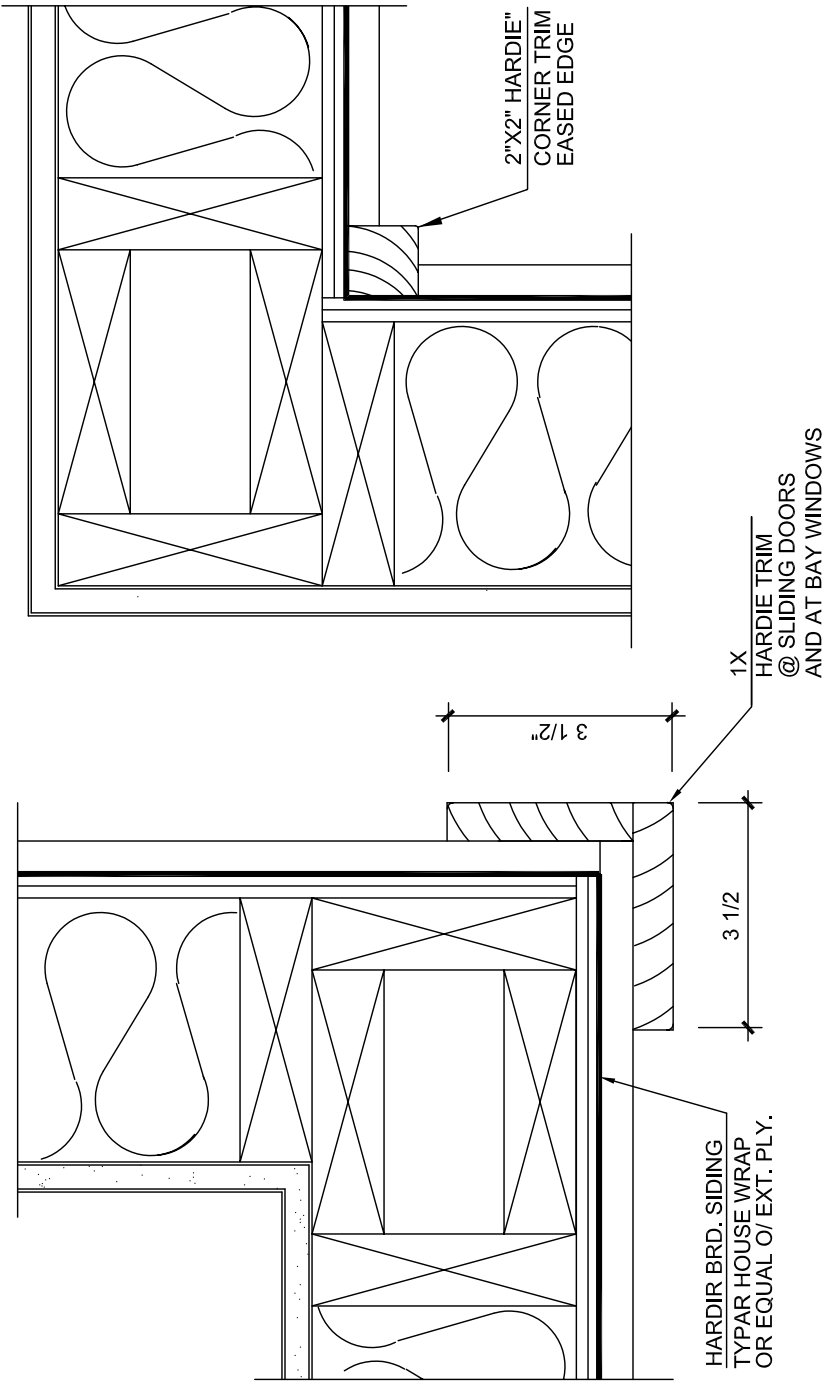
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Accessor's Parcel No.: 032-211-07



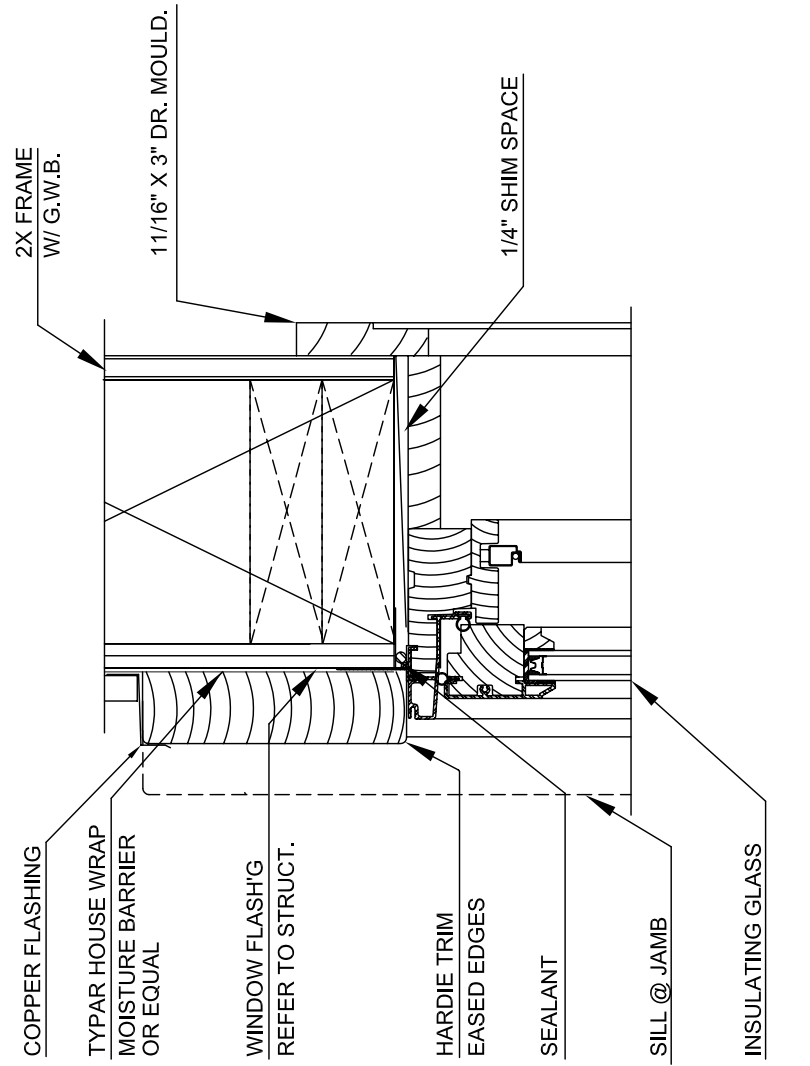
1) SOFFITED EAVE

SCALE: 3"=1'-0"



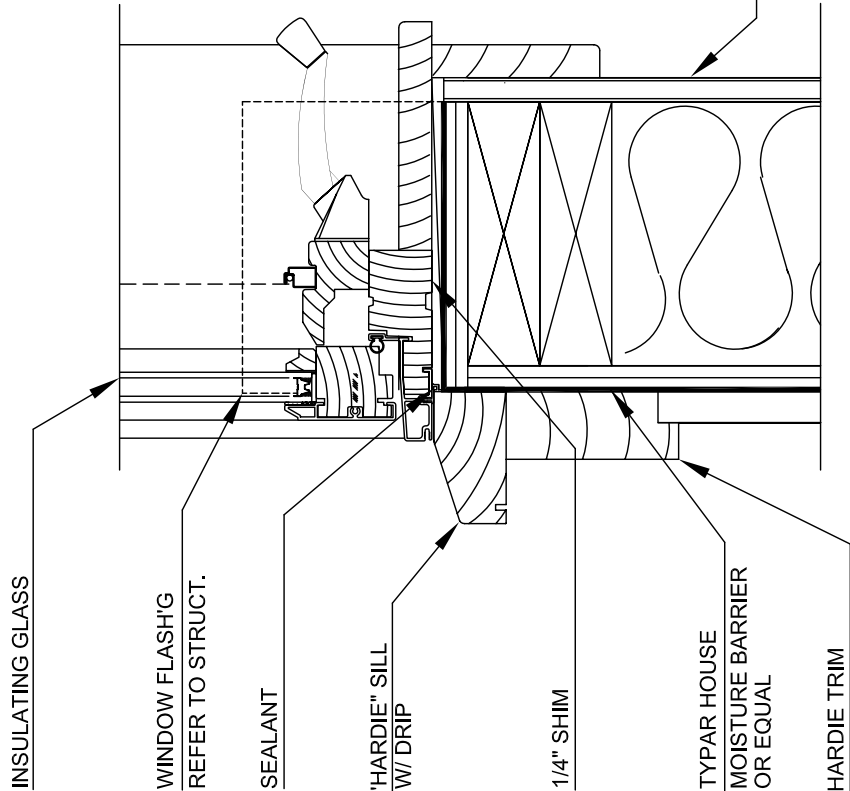
2) TRIM

SCALE: 3"=1'-0"



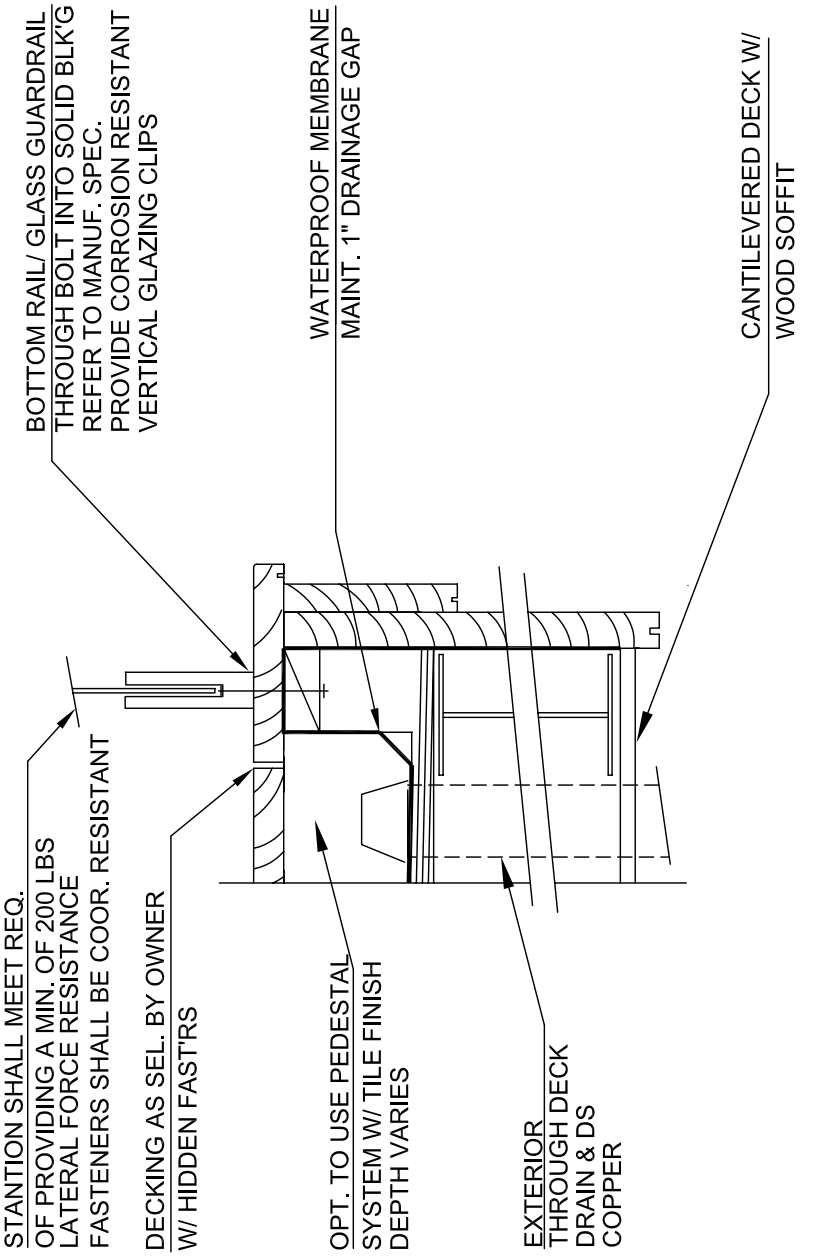
3 WINDOW HEAD

SCALE: 3"=1'-0"



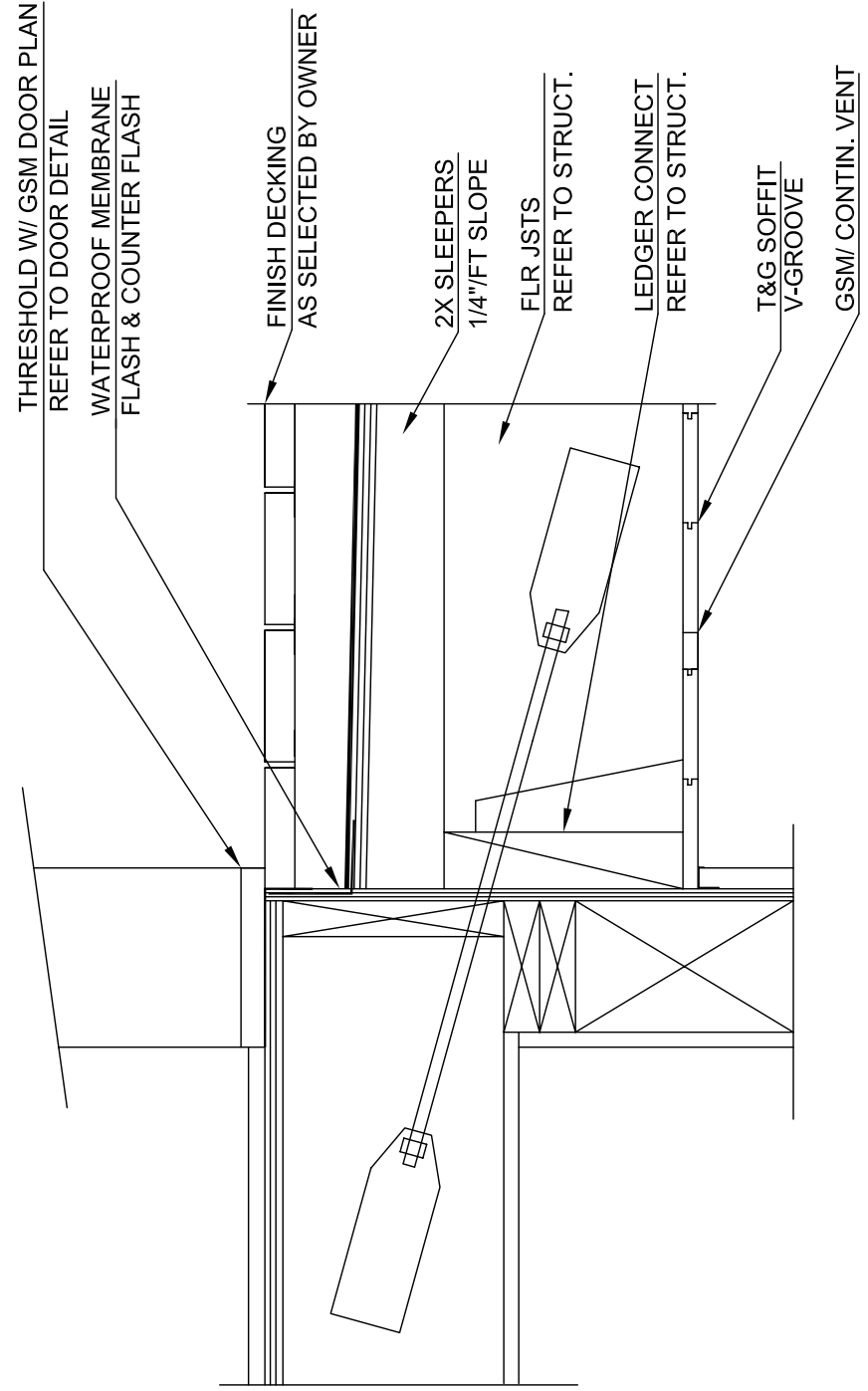
4 WINDOW SILL

SCALE: 3"=1'-0"



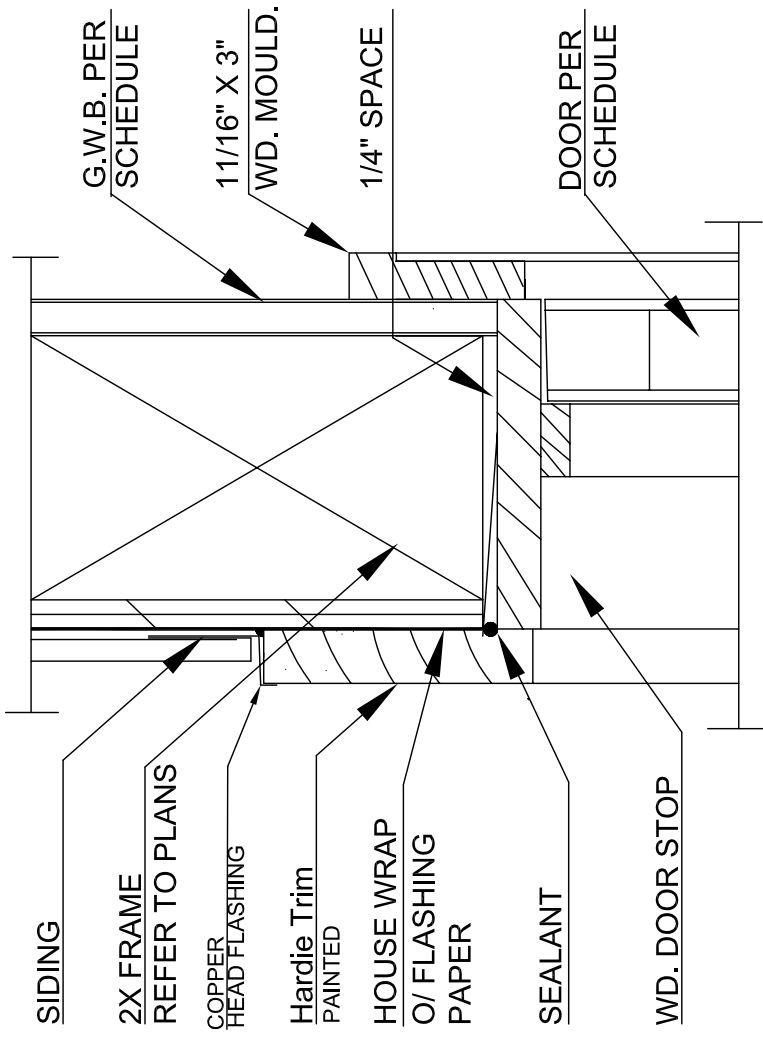
5 DECK GUTTER DETAIL

MOCK-UP FOR APPROVAL



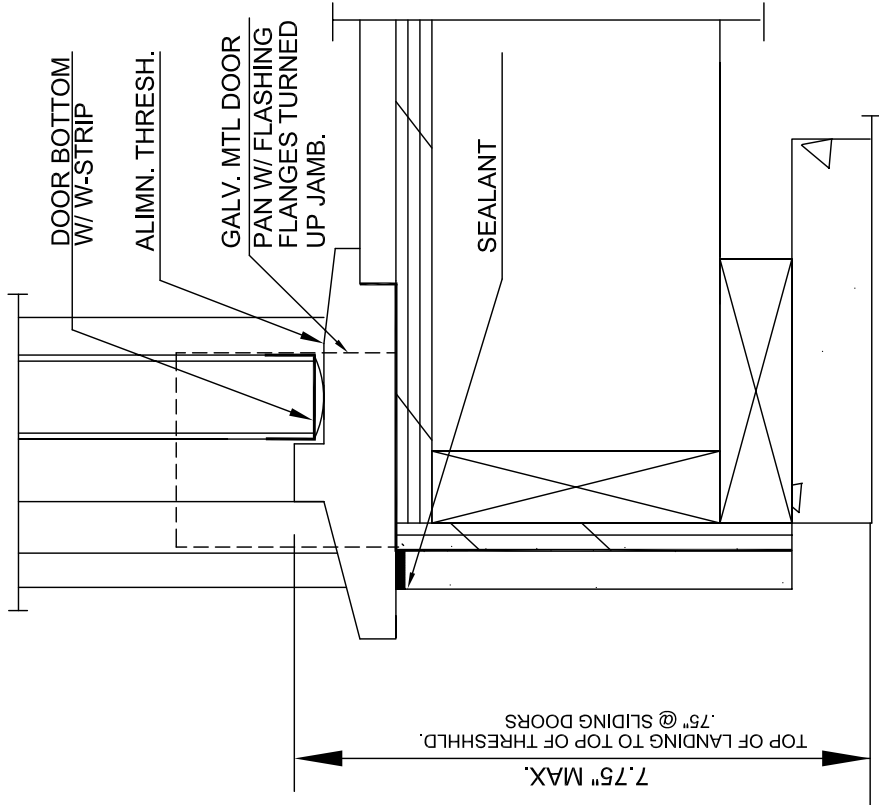
6 DECK LEDGER DETAIL

MOCK-UP FOR APPROVAL

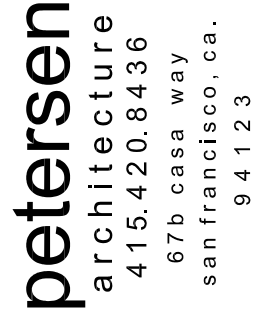


7 EXTERIOR DOOR HEAD

(JAMB SIM.)



8 EXTERIOR DOOR SILL



REVISIONS:	PLANNING	TP
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PLANNING TP

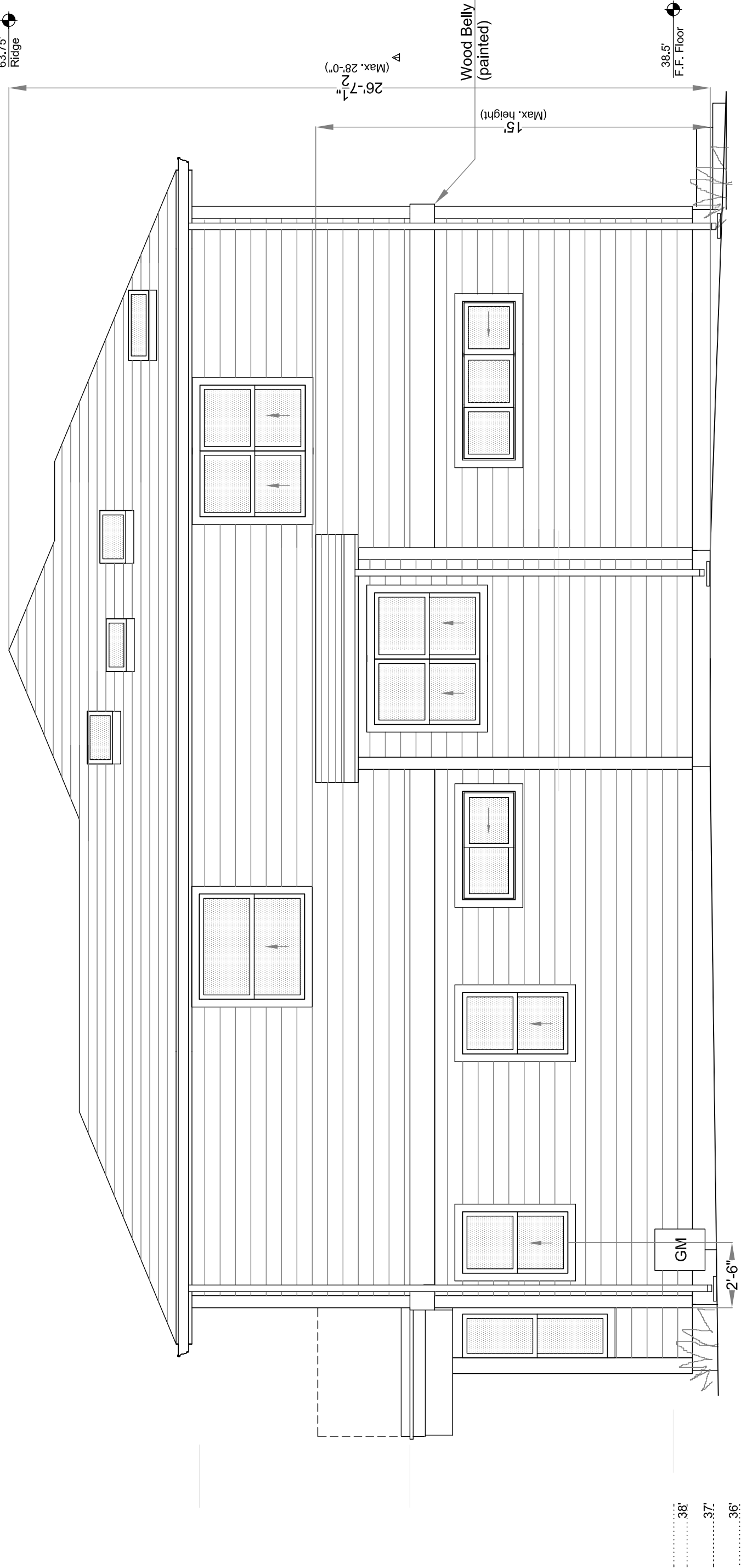
PLANNING SUBMITTAL

9/10/19

AS SHOWN

PROPOSED BUILDING ELEVATIONS

A4



LEFT SIDE ELEVATION

FRONT ELEVATION

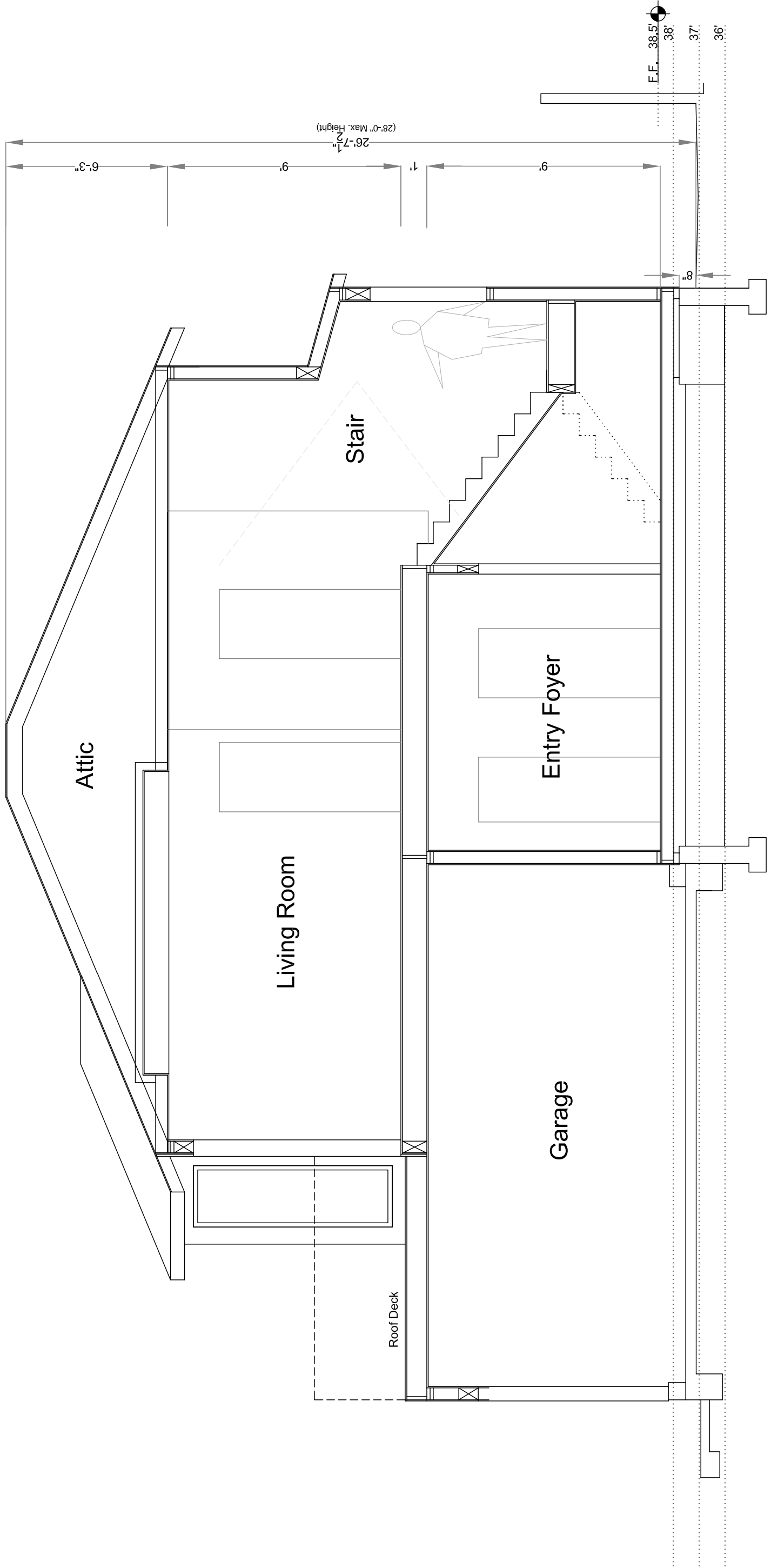
RIGHT SIDE ELEVATION

REAR ELEVATION

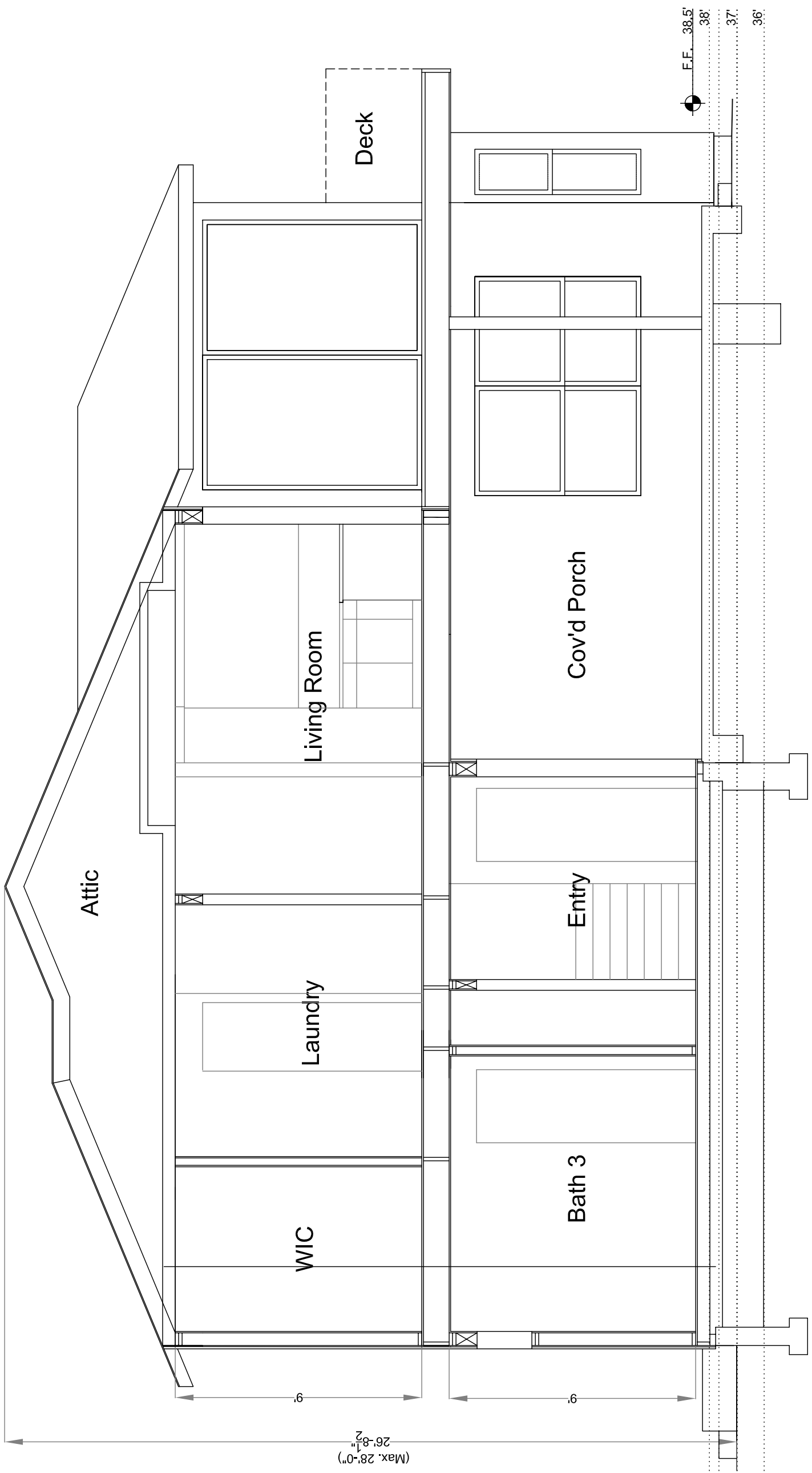
SCALE: 1/4"=1'-0"

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

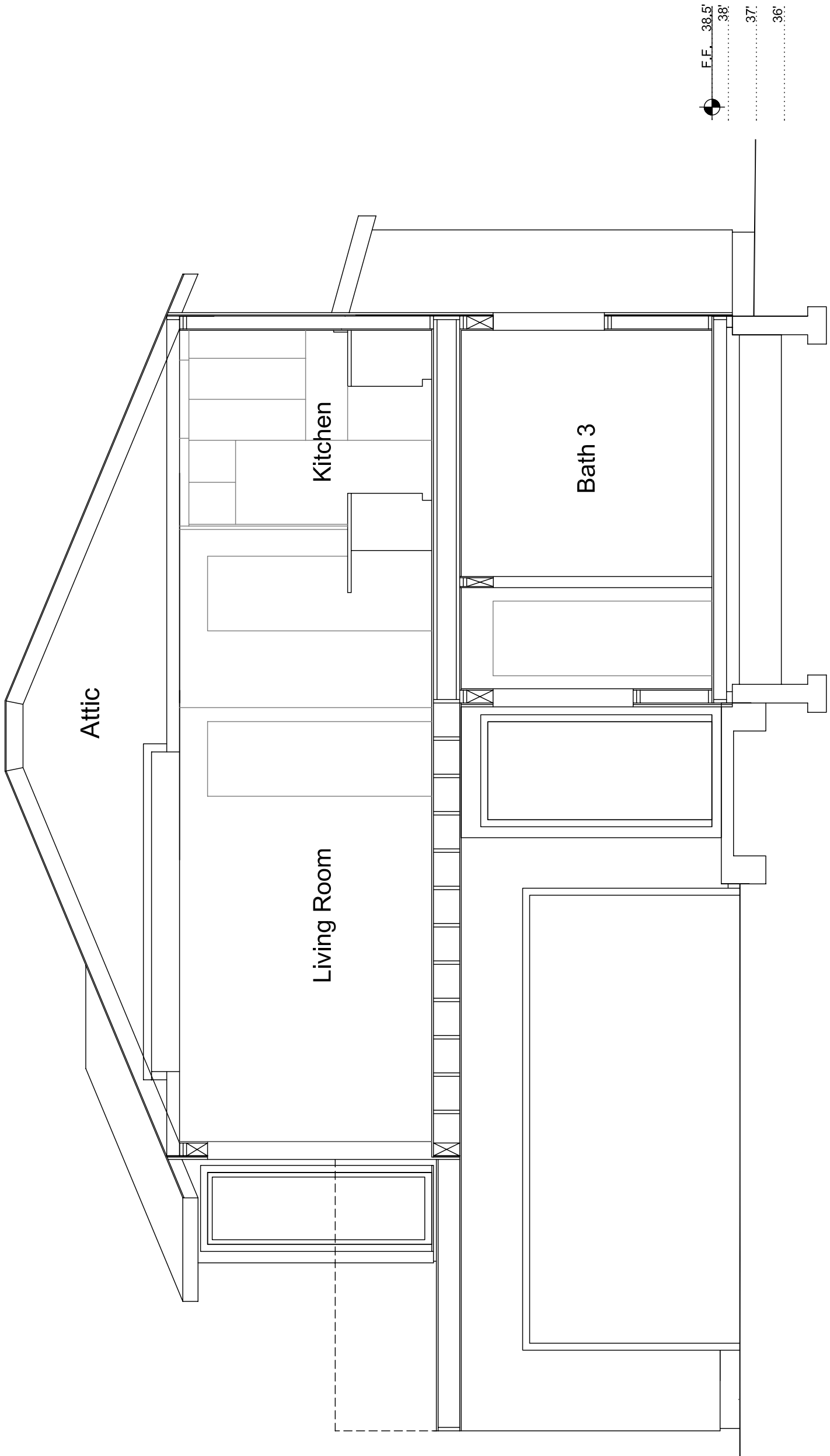
WEST
 Accessor's Parcel No.: 032-211-07



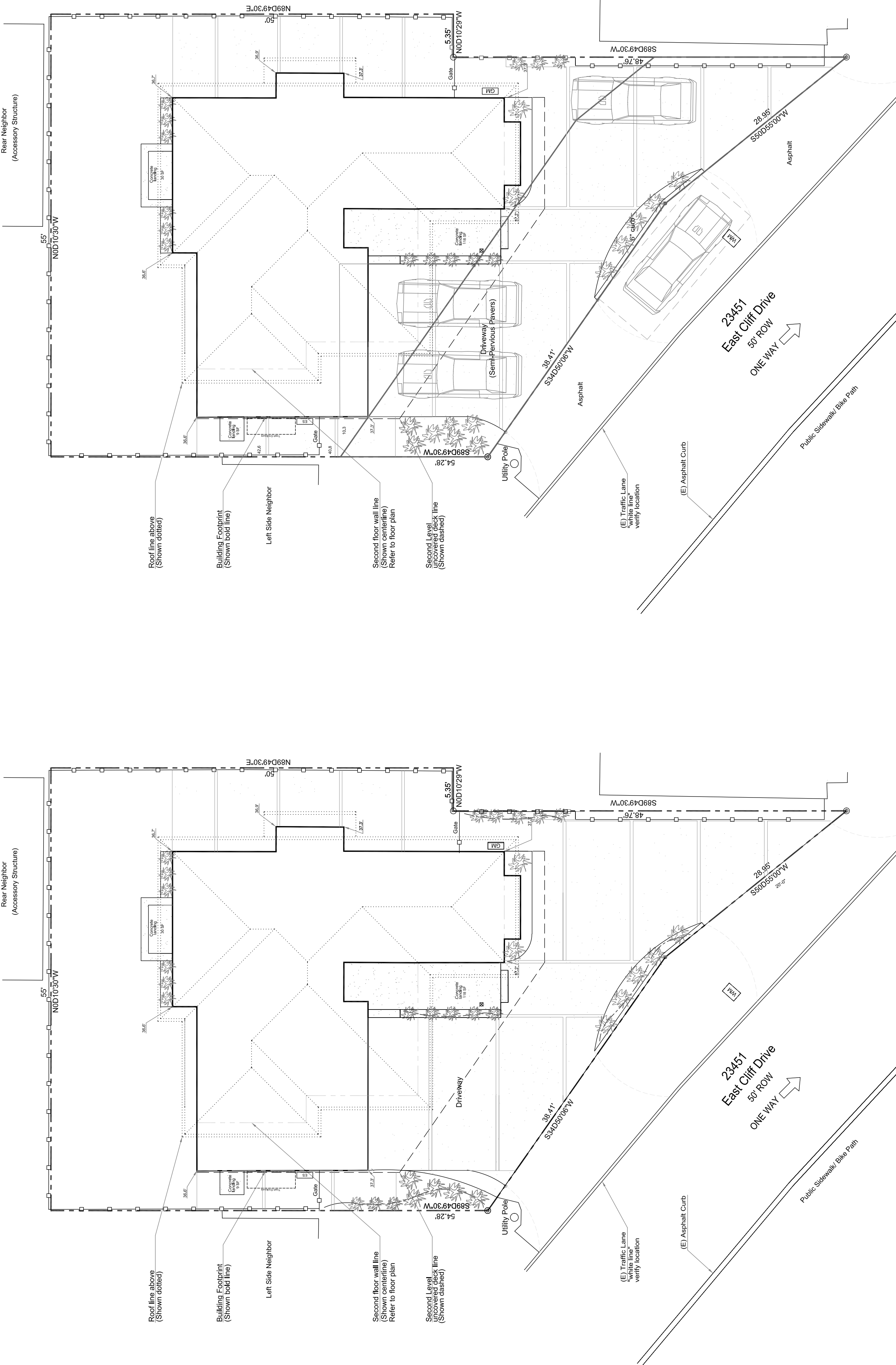
2 SECTION B-B
SCALE: 1/4"=1'-0"



3 SECTION C-C
SCALE: 1/4"=1'-0"



1 SECTION A-A
SCALE: 1/4"=1'-0"
Accessor's Parcel No.: 032-211-07



PLANNING SUBMITTAL
9/10/19
AS SHOWN

SITE STUDY

DR1



REAR RIGHT SIDE NEIGHBOR



REAR NEIGHBOR ACCESSORY STRUCTURE



REAR NEIGHBOR RESIDENCE



LEFT SIDE NEIGHBOR-RIGHT SIDE WALL/ROOF



VIEW FROM EXISTING ROOF-LEFT SIDE



VIEW TO THE HOOK



RIGHT SIDE NEIGHBOR FROM EXISTING ROOF



PROJECT LOCATION - LEFT SIDE



LEFT SIDE NEIGHBOR



VIEW TO PLEASURE POINT

2 SITE CONTEXT STUDY



EXISTING PROJECT LOCATION



1ST LEFT SIDE NEIGHBOR



2ND LEFT SIDE NEIGHBOR



3RD LEFT SIDE NEIGHBOR TO CORNER



4TH LEFT SIDE NEIGHBOR -EAST CLIFF



5TH LEFT SIDE NEIGHBOR -EAST CLIFF



5TH RIGHT SIDE NEIGHBOR -EAST CLIFF



4TH RIGHT SIDE NEIGHBOR -EAST CLIFF



3RD RIGHT SIDE NEIGHBOR -EAST CLIFF



2ND RIGHT SIDE NEIGHBOR -EAST CLIFF



1ST RIGHT SIDE NEIGHBOR



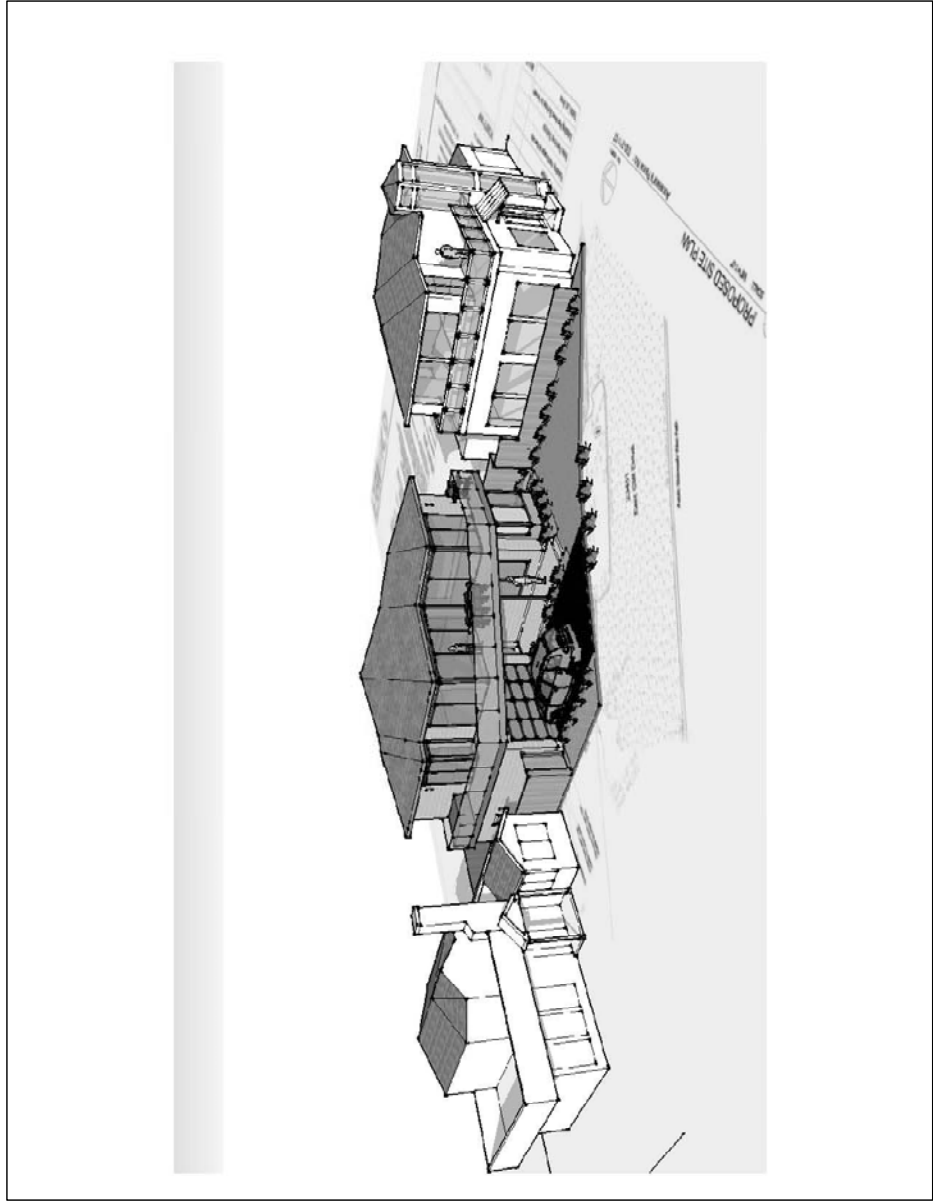
EXISTING PROJECT LOCATION

1 STREET VIEW STUDY

PLANNING SUBMITTAL
9/10/19
AS SHOWN

SITE
ANALYSIS

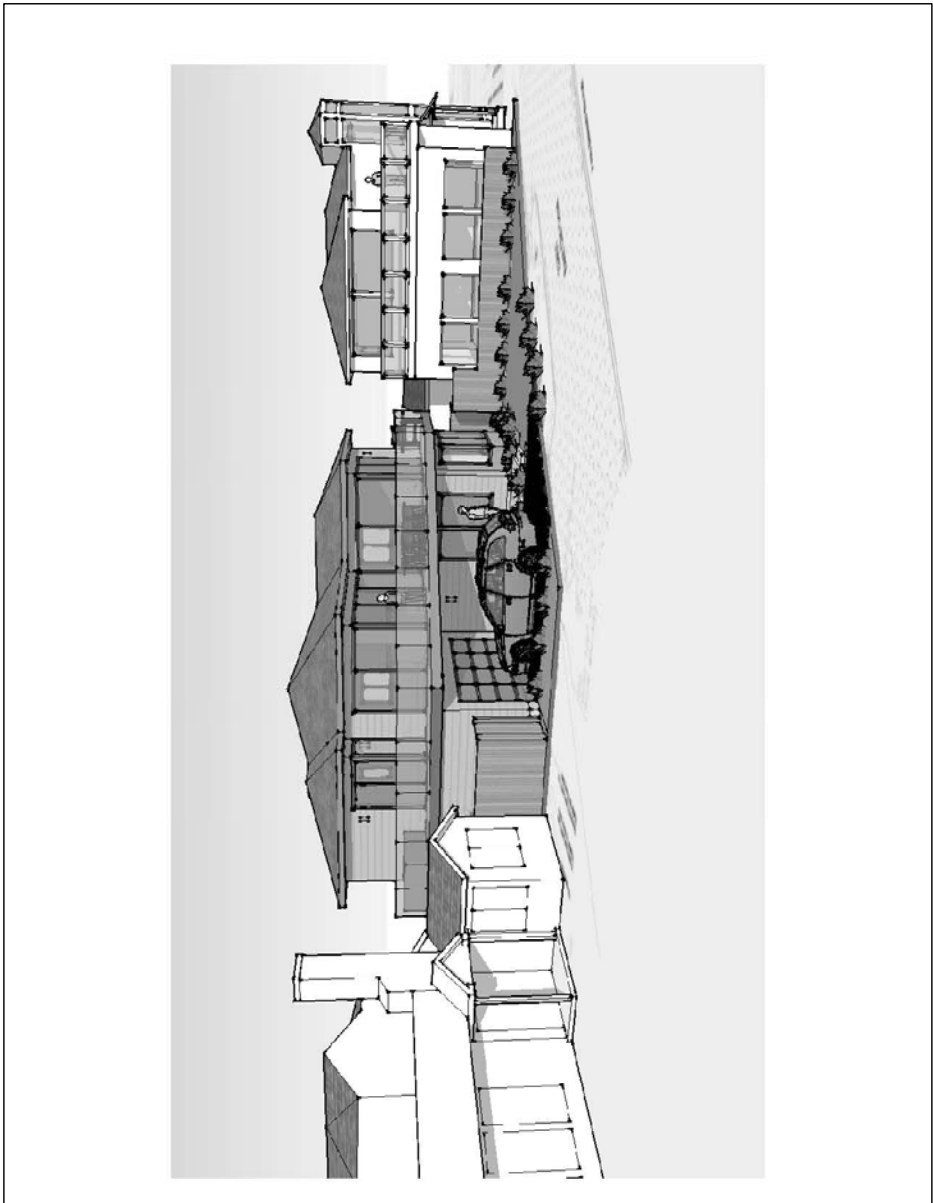
DR2



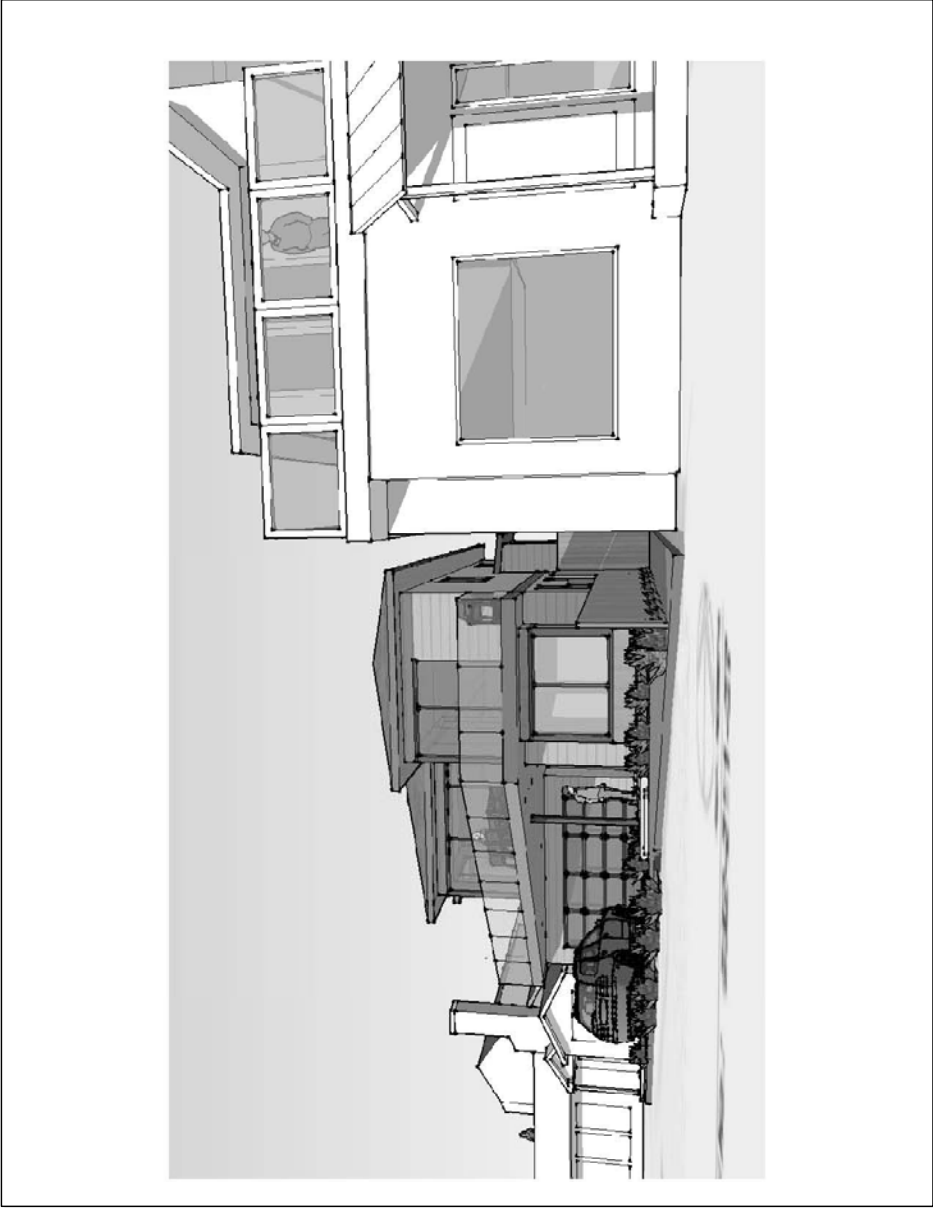
BIRDSEYE VIEW- ADJOINING NEIGHBORS



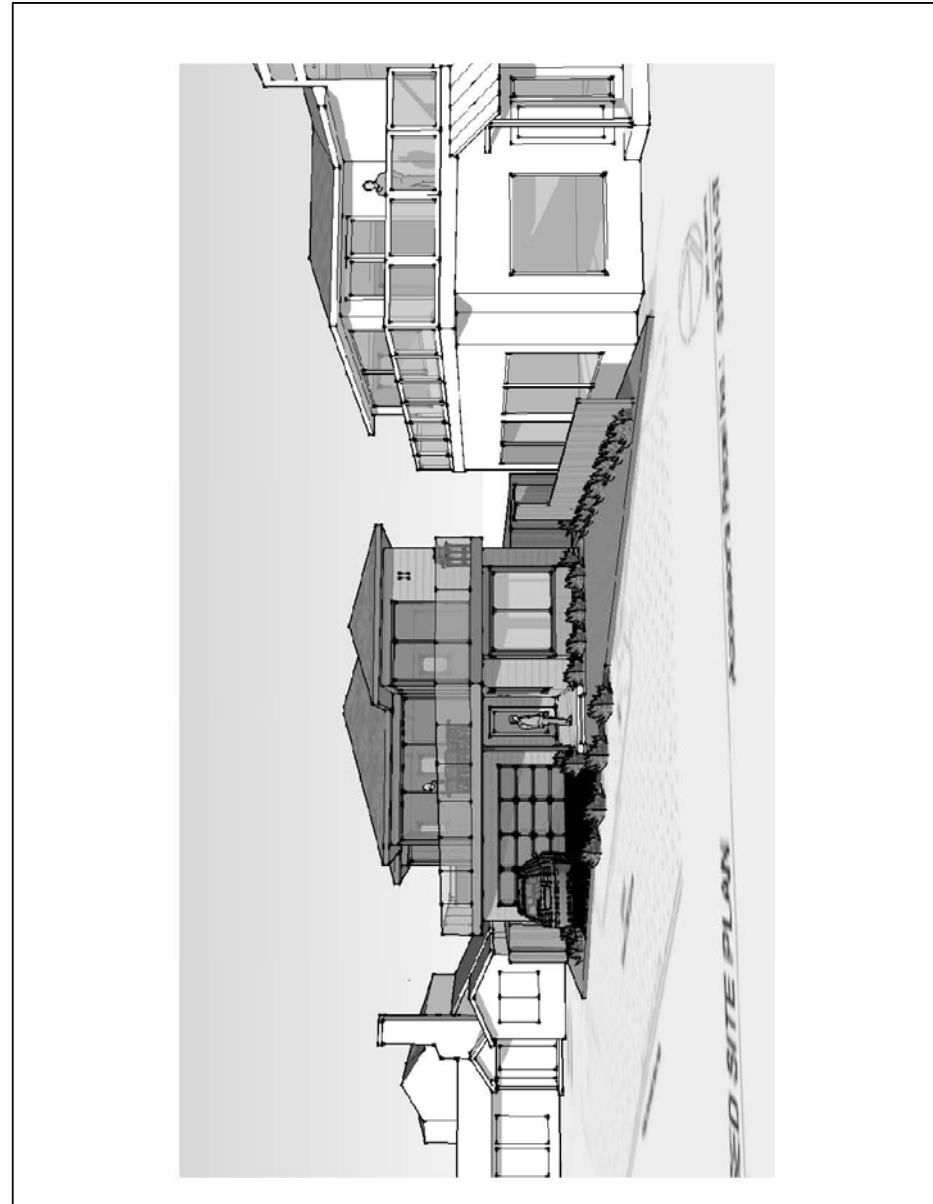
BIRDSEYE VIEW-EAST CLIFF DRIVE



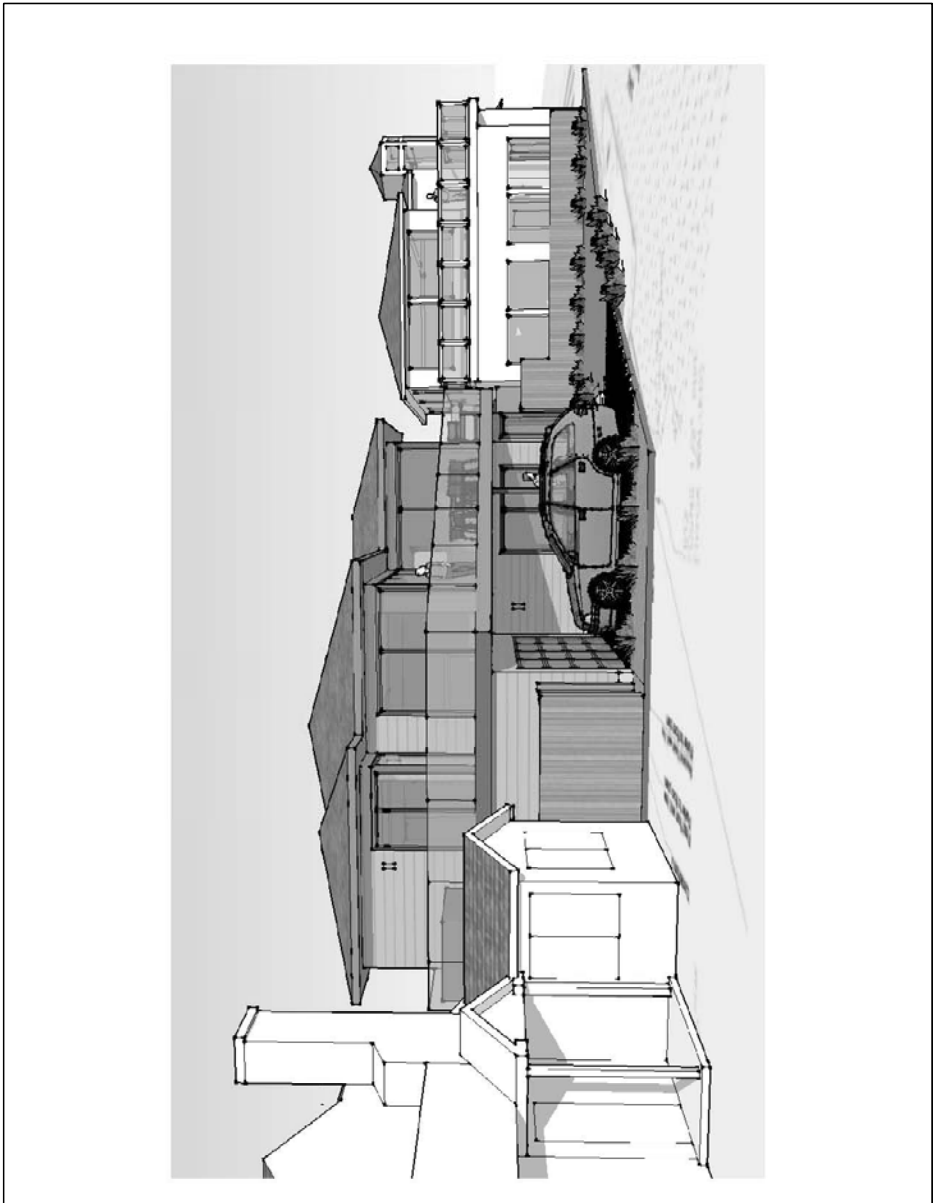
BIRDSEYE VIEW LEFT-EAST CLIFF DRIVE



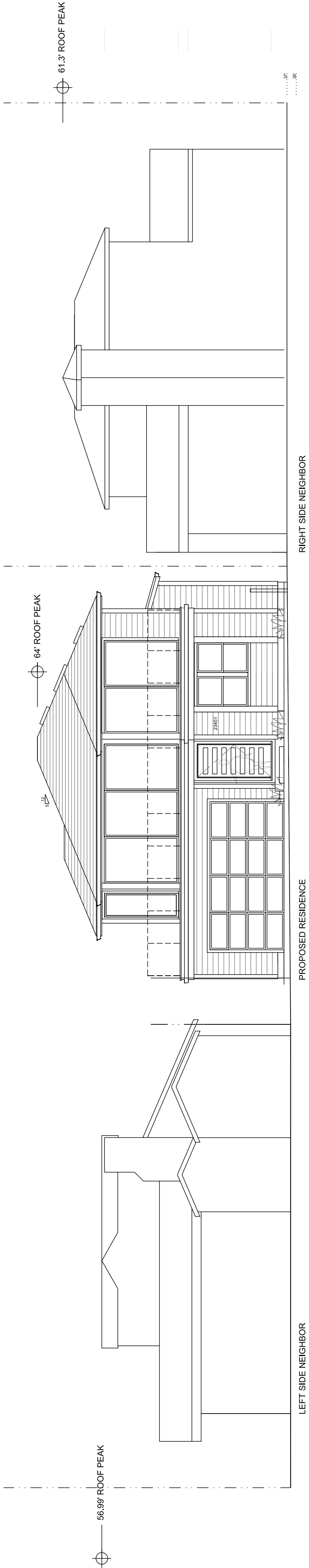
STREET VIEW-RIGHT-EAST CLIFF DRIVE

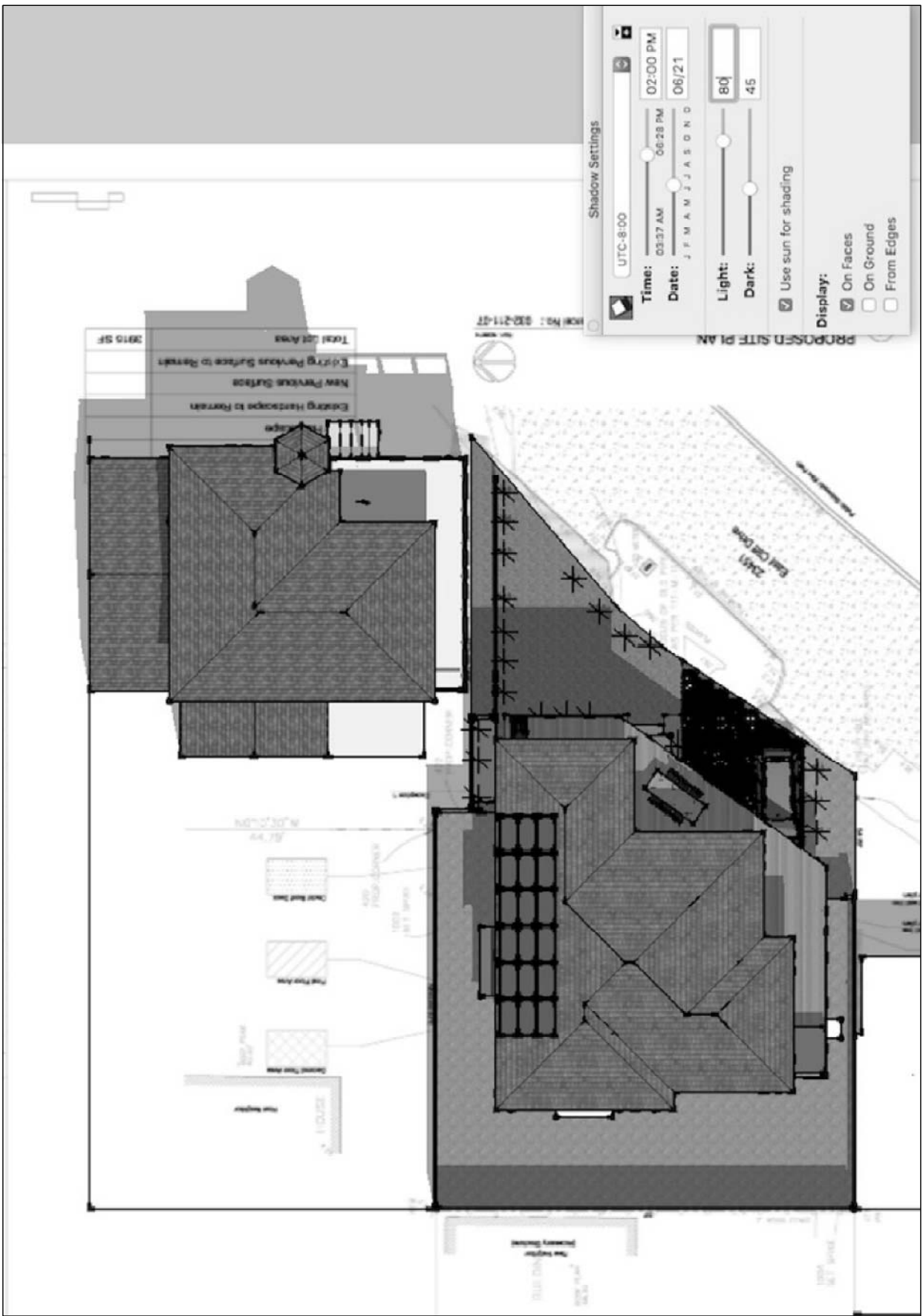


STREET VIEW-CENTER-EAST CLIFF DRIVE

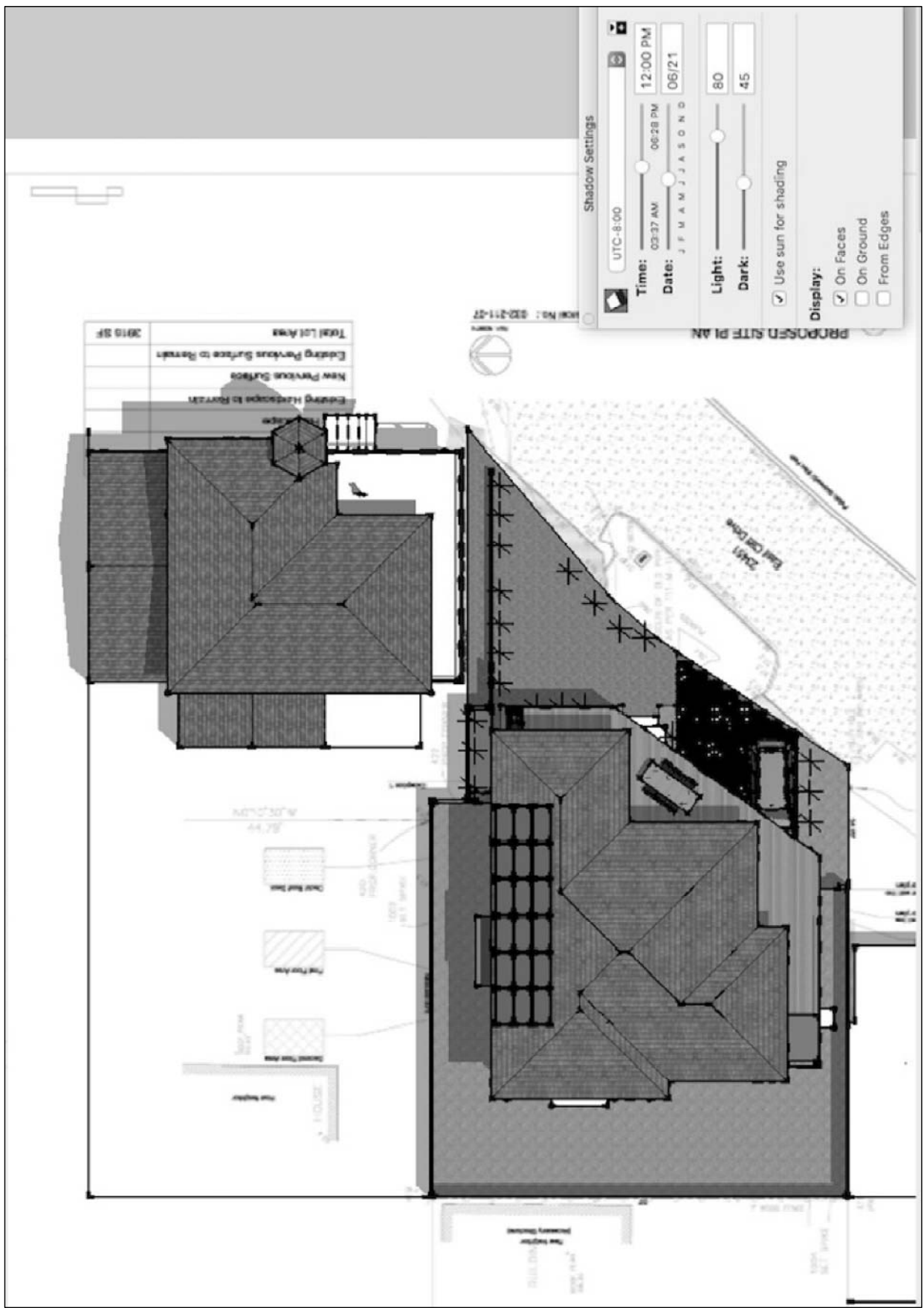


STREET VIEW-LEFT-EAST CLIFF DRIVE

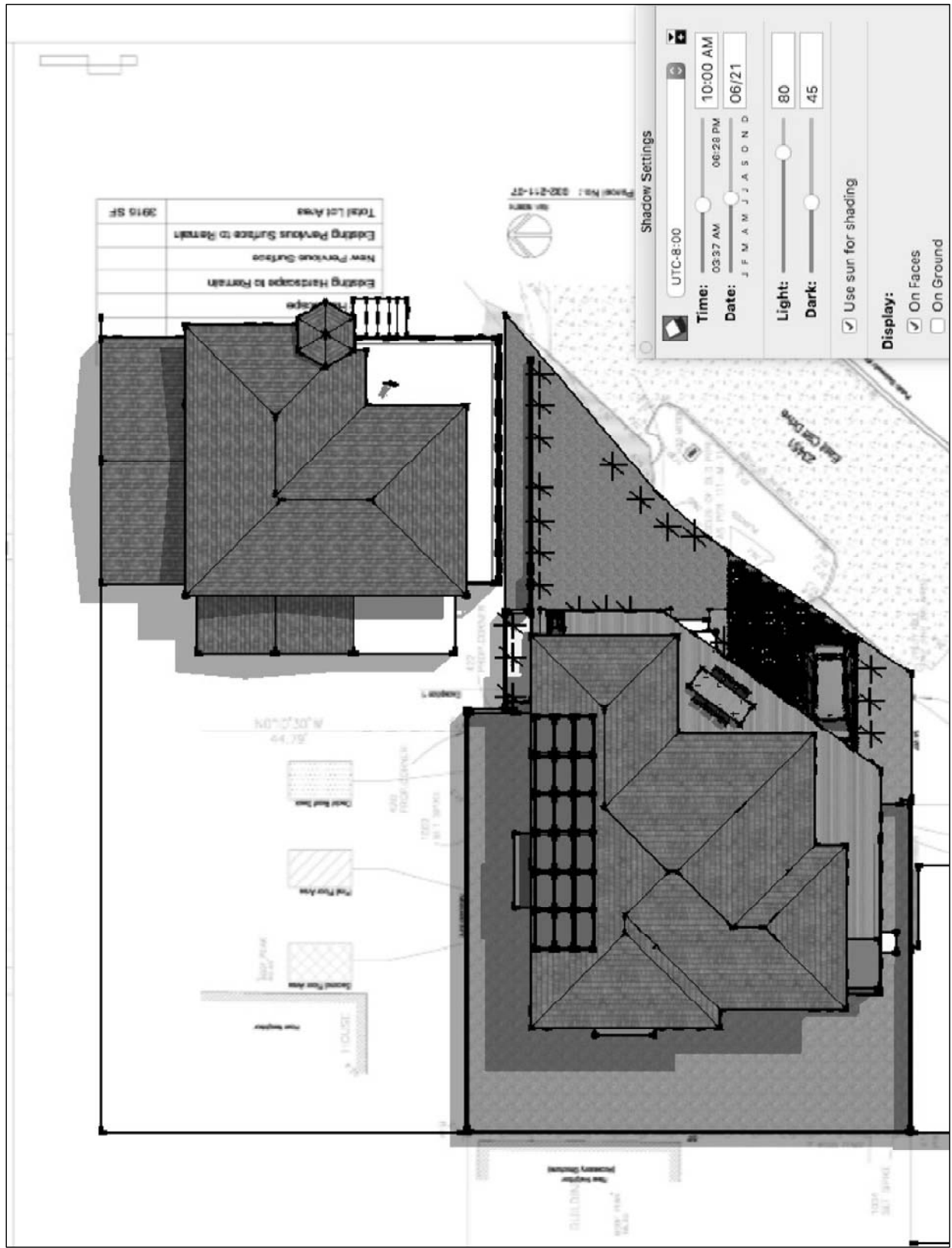




6/21 2 PM



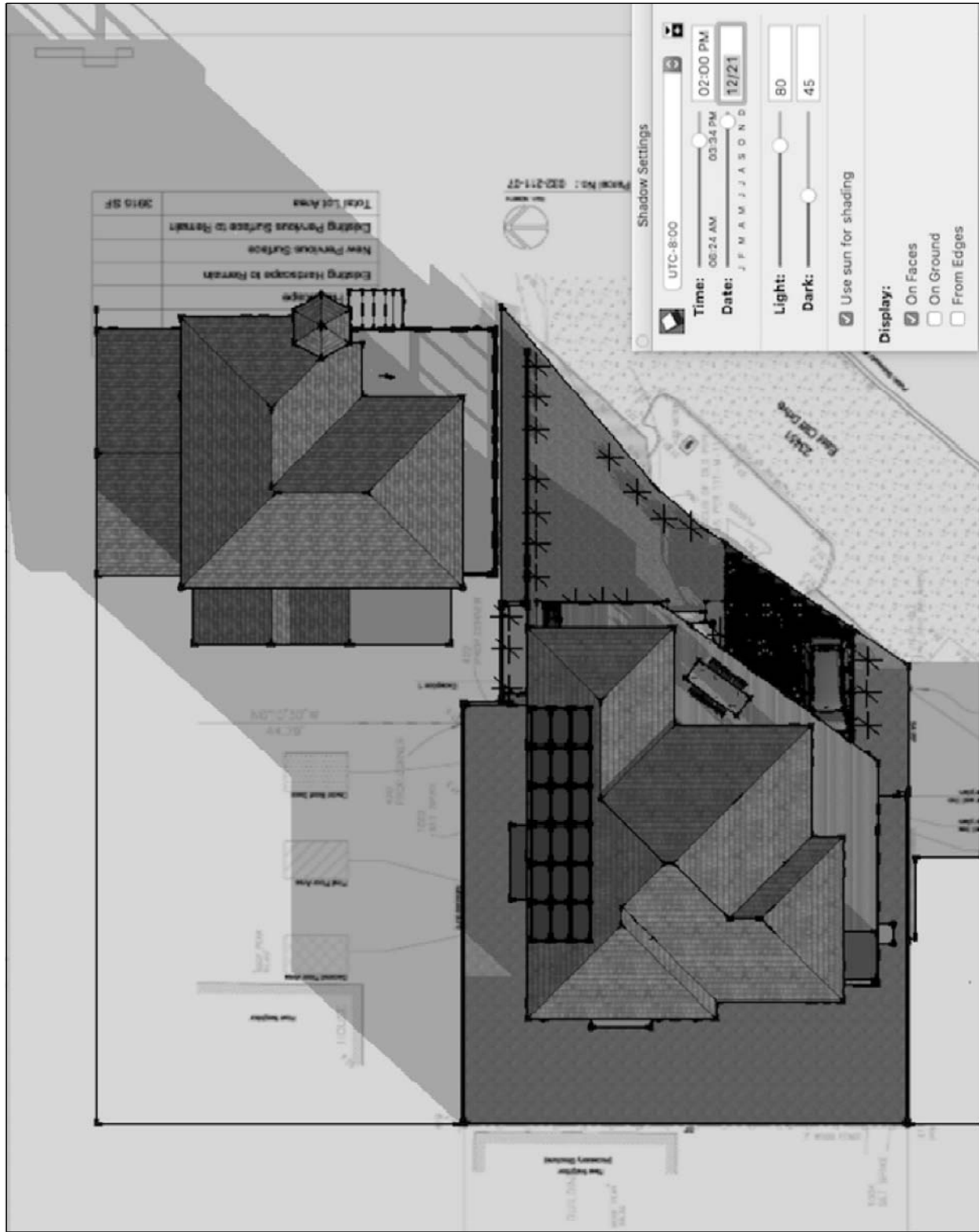
6/21 12 PM



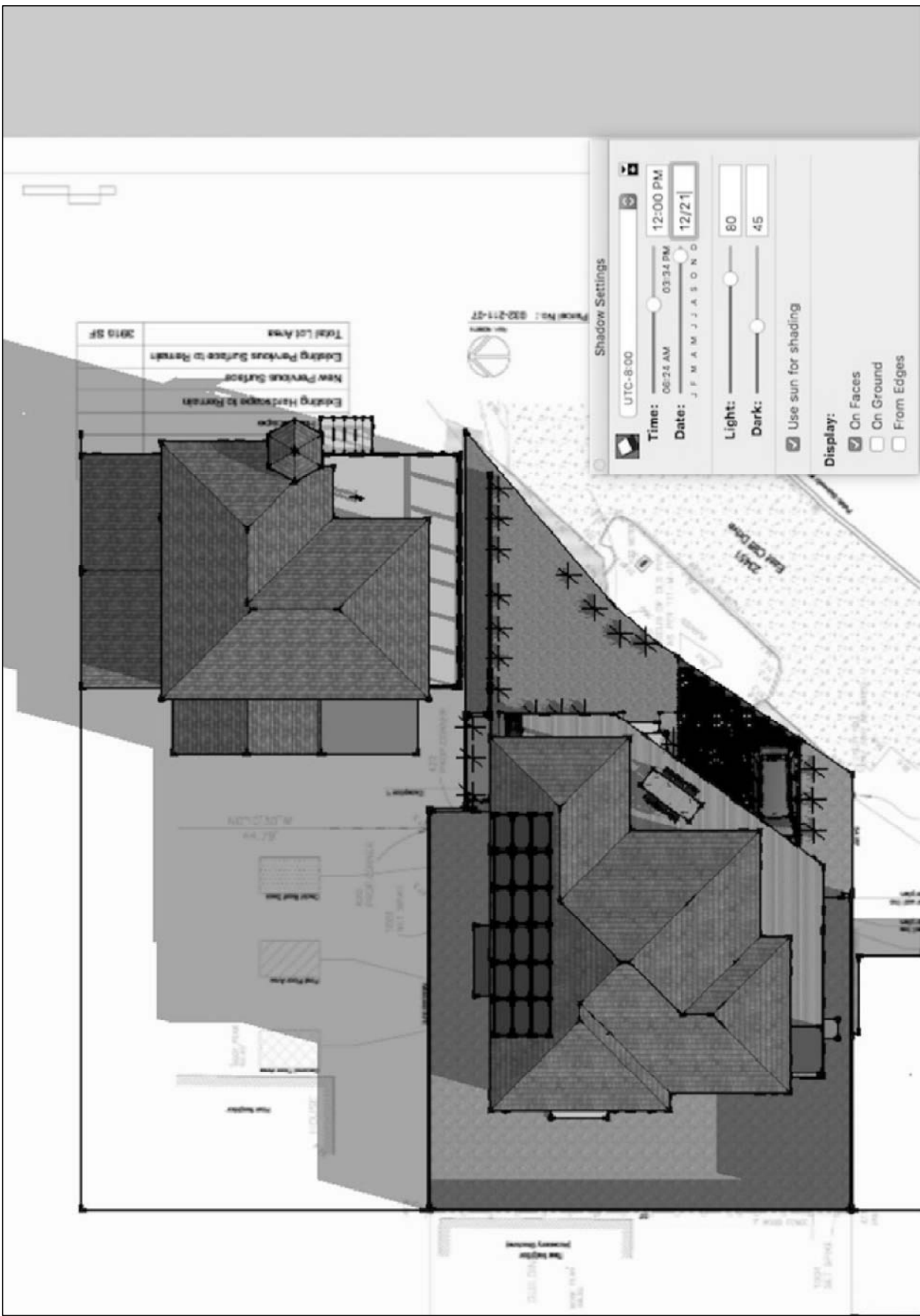
6/21 10 AM

SUMMER EQUINOX: SHADOW STUDY

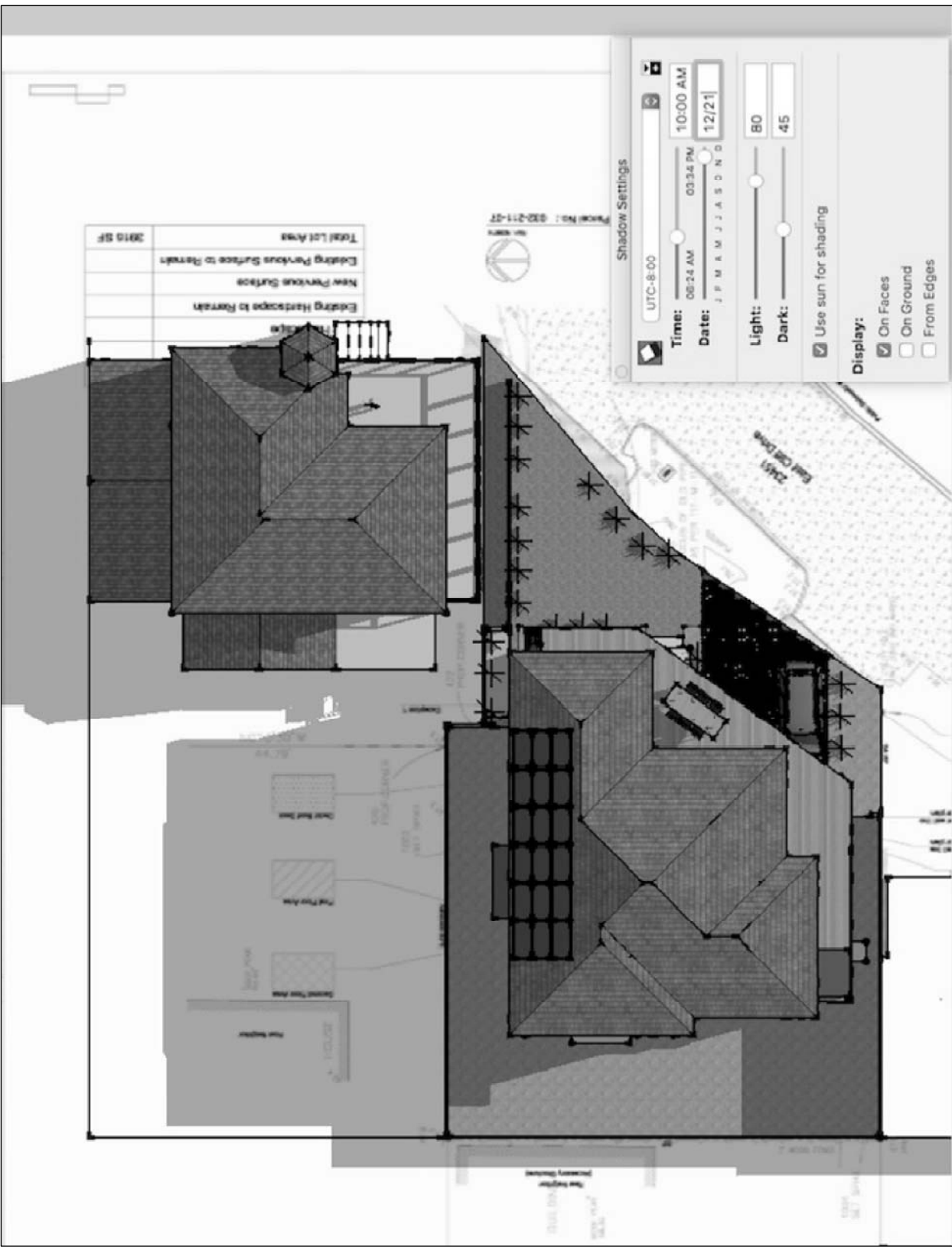
1



12/21 2 PM



12/21 12 PM



12/21 10 AM

WINTER EQUINOX: SHADOW STUDY

2

Accessor's Parcel No.: 032-211-07

REVISIONS:		
A	PLANNING	TP
10/14/19		


PLANNING SUBMITTAL		
8/16/19		
AS SHOWN		

COLOR/
MATERIAL
BOARD


DR4




PERSPECTIVE VIEW



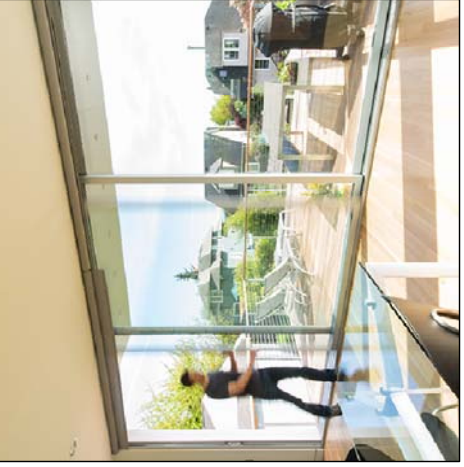
ROOFING
CertainTeed Landmark Pro Max Def.
"Heather Blend"



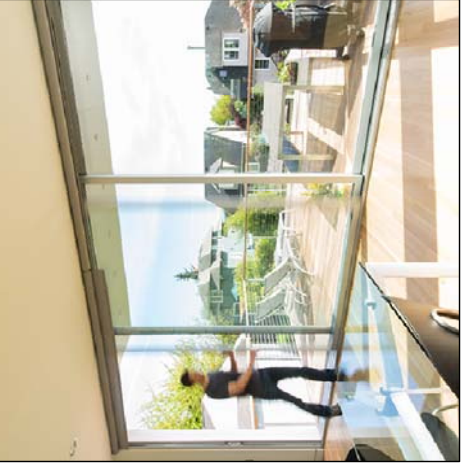
SIDING
"Hardie Board" Siding & Trim
7" Exposure Lap Siding / Painted
Gildon N447-3X
30GY 30/100 Flat




Window Trim:
"Hardie Trim"
Benjamin Moore:
BM 10645-16 w/103.4"
Low Lustre



WINDOWS
Andersen 400 Series
Vinyl Clad Wood Windows




SLIDING DOORS
"La Cantina" Sliding Patio Doors




ENTRY DOOR
"Tru-Style" Entry Door
Solid Wood Door
Newer Wood Door
As selected by owner



GLASS GUARDRAILS
Alum. bottom support rail
with vertical 1/2" x 1/2" Digs



Driveway
Conc. Slab-On-Grade w/
drainage channels (refer to civil dwgs)



FENCING
Redwood Neighbor fence
Note: Use horizontal and vertical slats.

1 COLOR/ MATERIAL BOARD

Note: This image represents the applicant's proposal and may change.

1. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
2. UNLESS OTHERWISE AGREED UPON WITH THE COUNTY OF SANTA CRUZ, WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

3. A "DISTURBANCE COORDINATOR" SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION, TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFFSITE DURING THE ENTIRE TIME PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.
4. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."

34th Avenue
(Formerly Accacia Ave)
(40.00' Wide)

BENCHMARK INFORMATION IS TAKEN FROM AFOREMENTIONED SURVEY.

THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE SHOWN FOR ORIENTATION ONLY AND ARE BASED ON RECORDED DATA. THEY MAY BE DISCOVERED TO BE DIFFERENT, SUBJECT TO THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

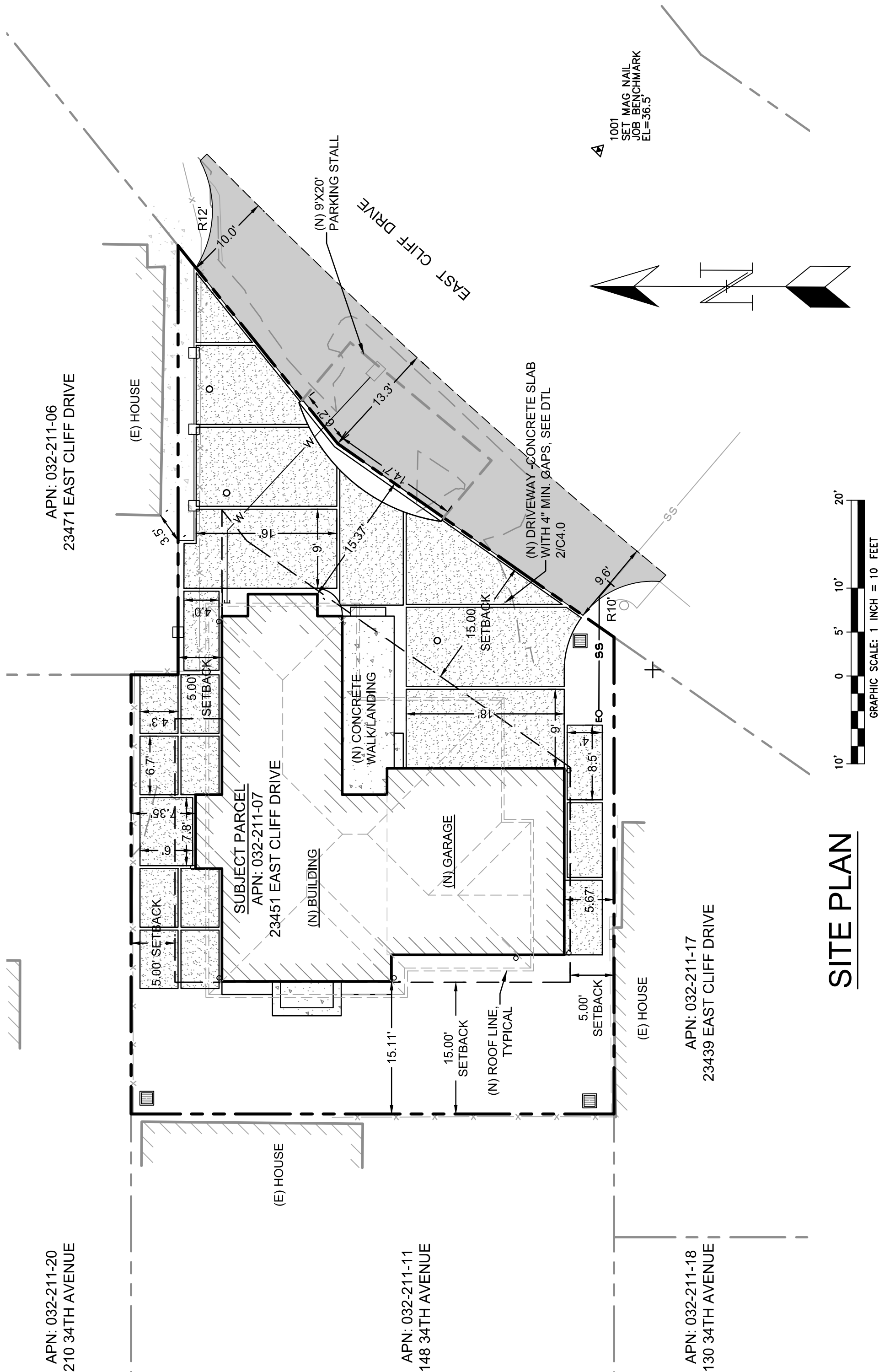
BASIS OF BEARINGS: S 00°10'30" E; 149.97' BETWEEN MONUMENTS
 FOUND ON THE WESTERLY LINE OF 35TH AVENUE AS SHOWN ON THE
 RECORD OF SURVEY FILED IN VOLUME 110 OF MAPS, AT PAGE 11 IS
 THE BASIS OF BEARINGS OF THIS MAP.

PROJECT BENCHMARK IS A SET MAG NAIL IN EAST CLIFF DRIVE, POINT 1001.
ELEVATION = 36.5'

GRAPHIC SCALE: 1 INCH = 10 FEET

1. SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY EDMUNSON & ASSOCIATES LAND SURVEYING, DATED 3/11/19.
2. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT, PREPARED BY GRICE ENGINEERING, INC. DATED 11/2019, PROJECT #1717-1609. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY, IN WRITING, THAT ALL WORK CONFORMS TO THE GEOTECHNICAL INVESTIGATION REPORT.
3. REFER TO ABOVE REFINED GEOTECHNICAL REPORT FOR ONSITE SOIL PREPARATION (OVEREXCAVATION AND RECOMPACTION REQUIRED) BELOW CONCRETE FOOTINGS, SLABS AND PAVEMENT.
4. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2019. NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING, INC.
5. EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
6. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
7. ROAD DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2019 CBC, AND DIRECTED TO GRADE TO DRAIN.
8. TOTAL NEW/REPLACED IMPERVIOUS SURFACES IS BETWEEN 500 AND 5,000 SQUARE FEET, THEREFORE, THE PROPOSED PROJECT IS CLASSIFIED AS A "MEDIUM" PROJECT PER THE SCC DESIGN CRITERIA, FEBRUARY 2017 EDITION. BMP'S SHALL BE IMPLEMENTED
9. ALL COMPACTON TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.

ASSESSORS PARCEL NUMBER	MIN	NORTH	MINIMUM
CALIFORNIA BUILDING CODE	MIN <td>NORTH <td>MINIMUM </td></td>	NORTH <td>MINIMUM </td>	MINIMUM
CLEANOUT	NE <td>NORTH <td>NORTH </td></td>	NORTH <td>NORTH </td>	NORTH
CONCRETE	NW <td>NORTH <td>NORTH </td></td>	NORTH <td>NORTH </td>	NORTH
CLEANOUT TO GRADE	OC	NORTH <td>NORTH </td>	NORTH
DRAIN SPOUT	OC	NORTH <td>NORTH </td>	NORTH
DRAINAGE	OC	NORTH <td>NORTH </td>	NORTH
DRAWING	OC	NORTH <td>NORTH </td>	NORTH
EXISTING GROUND	OC	NORTH <td>NORTH </td>	NORTH
EDGE OF PAVEMENT	OC	NORTH <td>NORTH </td>	NORTH
EXISTING	OC	NORTH <td>NORTH </td>	NORTH
FINISH GRADE	OC	NORTH <td>NORTH </td>	NORTH
FLOOR	OC	NORTH <td>NORTH </td>	NORTH
FLOORLINE	OC	NORTH <td>NORTH </td>	NORTH
FENCE	OC	NORTH <td>NORTH </td>	NORTH
FOOT/FEET	OC	NORTH <td>NORTH </td>	NORTH
FOOT/FEET	OC	NORTH <td>NORTH </td>	NORTH
GRADE BREAK	OC	NORTH <td>NORTH </td>	NORTH
HIGH-DENSITY POLYETHYLENE	OC	NORTH <td>NORTH </td>	NORTH
HIGH POINT	OC	NORTH <td>NORTH </td>	NORTH
LINEAR FOOT	OC	NORTH <td>NORTH </td>	NORTH
LOW POINT	OC	NORTH <td>NORTH </td>	NORTH
LOW POINT	OC	NORTH <td>NORTH </td>	NORTH



GRAPHIC SCALE: 1 INCH = 10 FEET

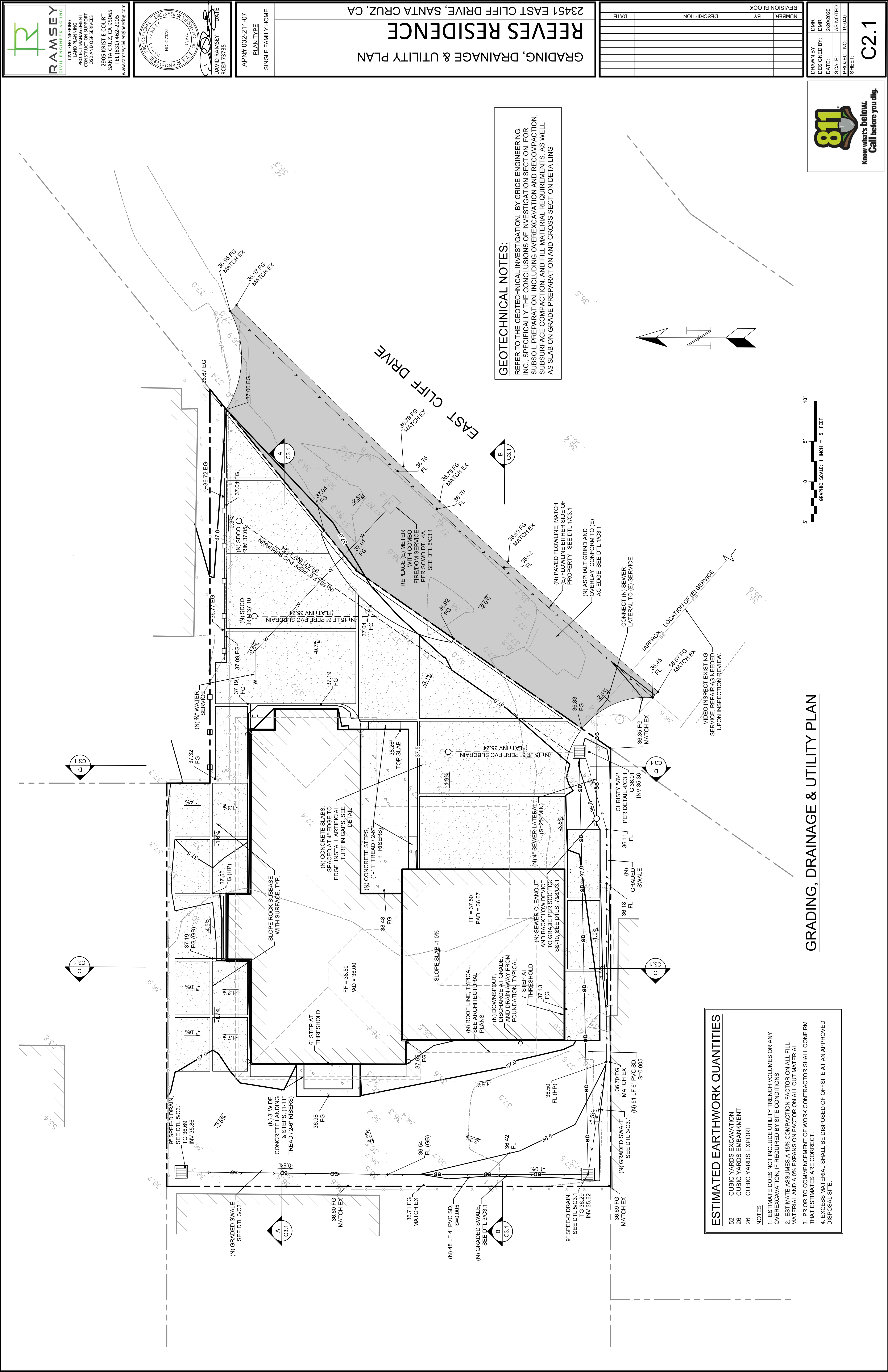
SHEET NO.	DESCRIPTION
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C1.1	DEMOLITION & SITE PLAN
C2.1	GRADING, DRAINAGE & UTILITY PLAN
C2.2	SITE CROSS SECTIONS
C3.1	CONSTRUCTION DETAILS
C4.1	EROSION CONTROL PLAN & DETAILS

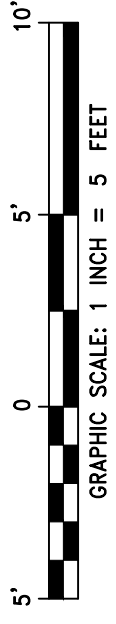
[illegible]

DRAWN BY:	DMR
DESIGNED BY:	DMR
DATE:	2/20/2020
SCALE:	AS NOTED
PROJECT NO:	19-040
SHEET:	

01.1



GRADING, DRAINAGE & UTILITY PLAN





Know what's below.
Call before you dig.

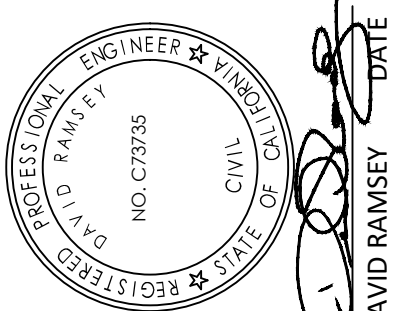
C2.1

DRAWN BY:	DMR
DESIGNED BY:	DMR
DATE:	2/20/2020
SCALE:	AS NOTED
PROJECT NO.:	19-040
SHEET:	

REVISION BLOCK	NUMBER	BY	DESCRIPTION	DATE

GRADING, DRAINAGE & UTILITY PLAN
REEVES RESIDENCE
23451 EAST CLIFF DRIVE, SANTA CRUZ, CA

APN# 032-211-07
PLAN TYPE
SINGLE FAMILY HOME



DAVID RAMSEY
RCE# 73735

2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseyengineering.com



RAMSEY
CIVIL ENGINEERING INC.

CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT
CSD AND QSP SERVICES

GEOTECHNICAL NOTES:
REFER TO THE GEOTECHNICAL INVESTIGATION, BY GRICE ENGINEERING, INC., SPECIFICALLY THE CONCLUSIONS OF INVESTIGATION SECTION, FOR SUBSOIL PREPARATION, INCLUDING OVEREXCAVATION AND RECOMPACTION, SUBSURFACE COMPACTION, AND FILL MATERIAL REQUIREMENTS. AS WELL AS SLAB ON GRADE PREPARATION AND CROSS SECTION DETAILING

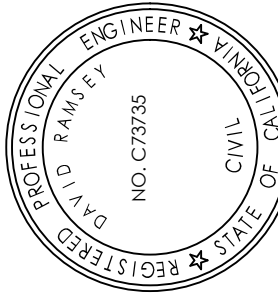
ESTIMATED EARTHWORK QUANTITIES	
52	CUBIC YARDS EXCAVATION
26	CUBIC YARDS EMBANKMENT
26	CUBIC YARDS EXPORT
NOTES	
1. ESTIMATE DOES NOT INCLUDE UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.	
2. ESTIMATE ASSUMES A .15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.	
3. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.	
4. EXCESS MATERIAL SHALL BE DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL SITE.	



RAMSEY
CIVIL ENGINEERING INC.

CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION ADMINISTRATION
CSD AND QSD SERVICES

2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
WWW.RAMSEYENGINEERING.COM



DAVID RAMSEY
RCE# 73735

DATE

APN# 032-211-07

PLAN TYPE

SINGLE FAMILY HOME


SITE CROSS SECTIONS

REEVES RESIDENCE

23451 EAST CLIFF DRIVE, SANTA CRUZ, CA

NUMBER	BY	DESCRIPTION	DATE

REVISION BLOCK			



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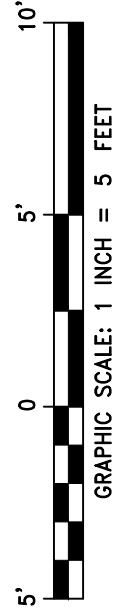
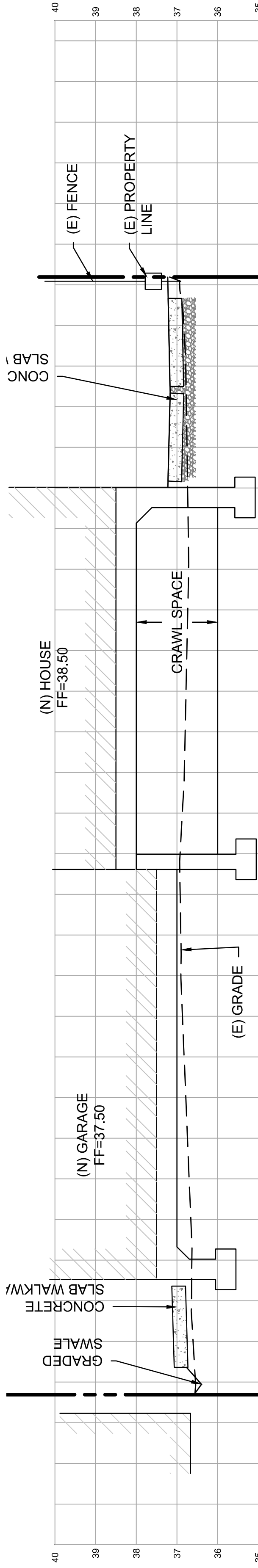
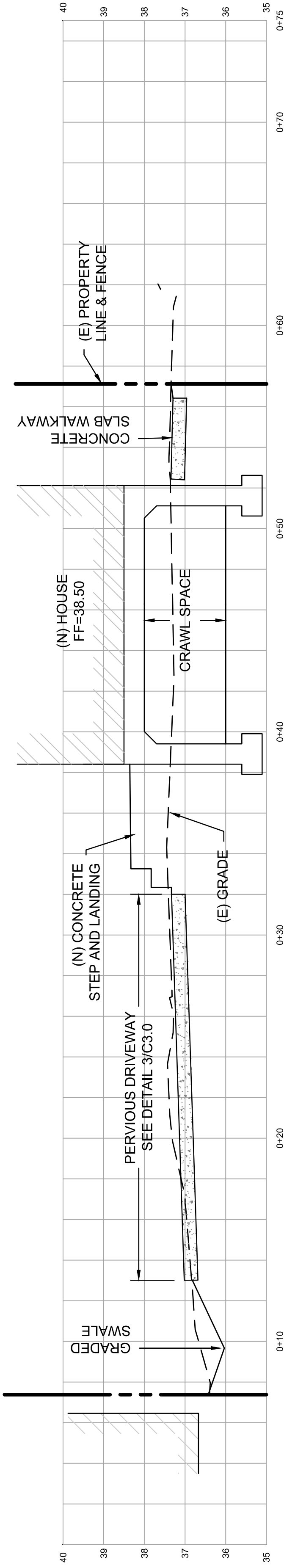
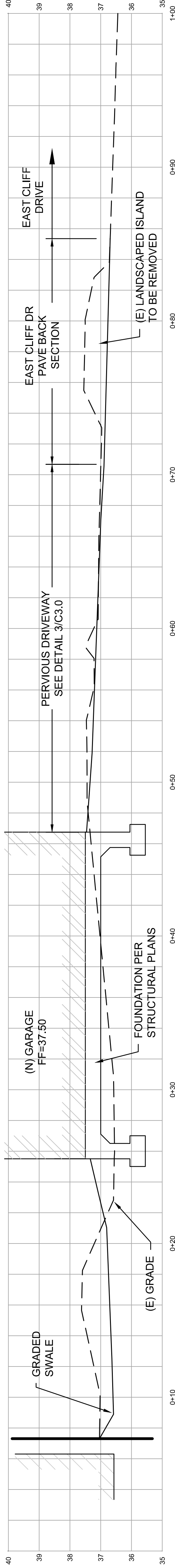
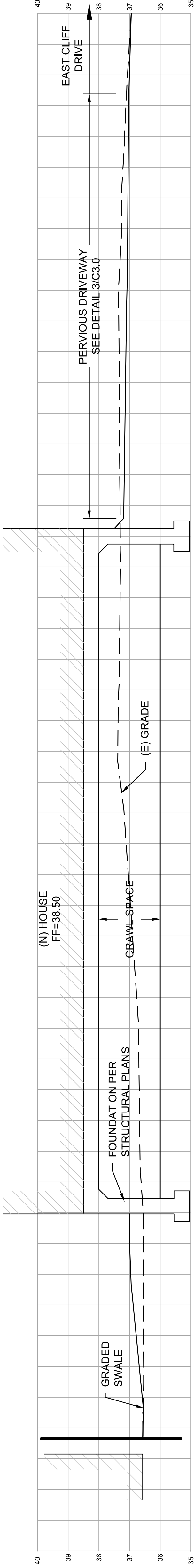
DESIGNED BY: DMR

DATE: 2/20/2020

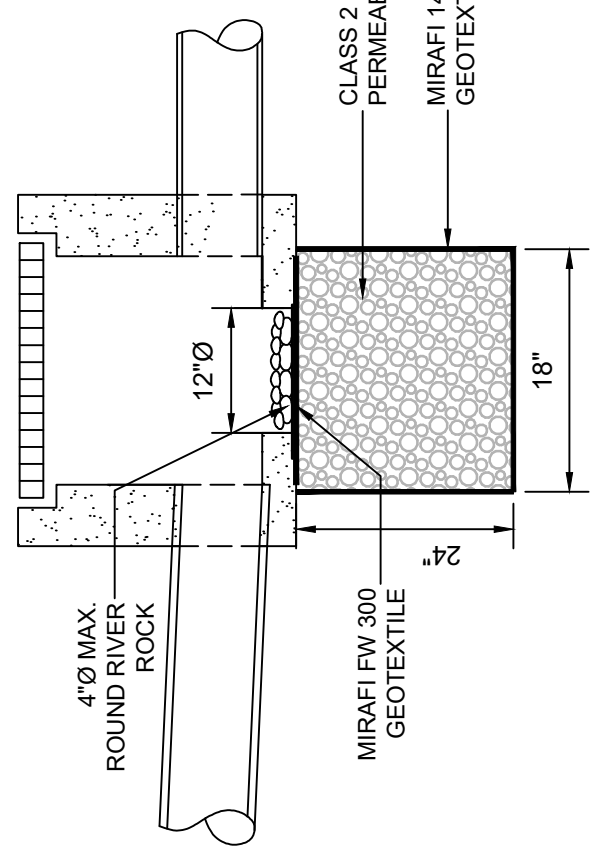
SCALE: AS NOTED

PROJECT NO: 19-040

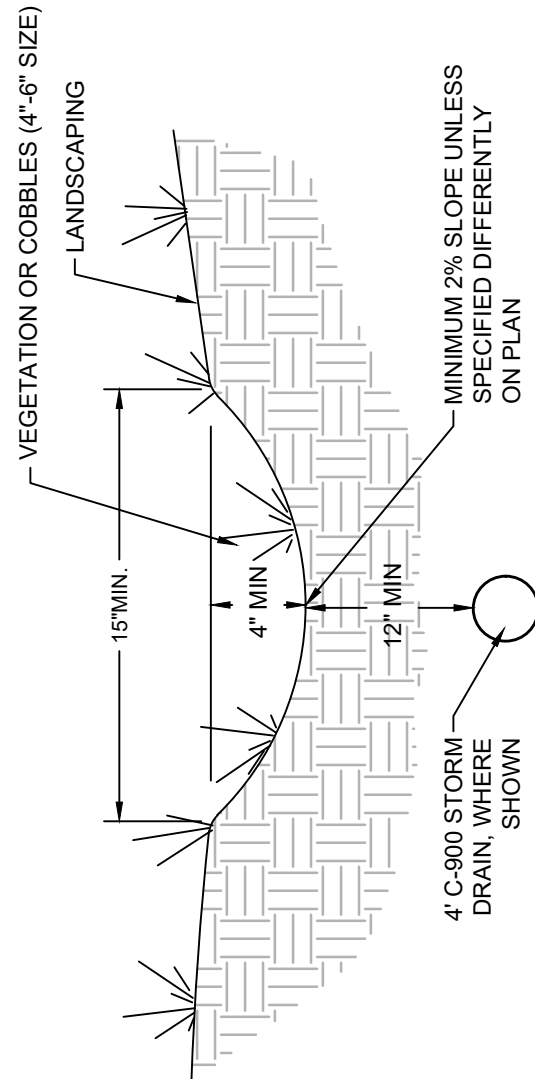
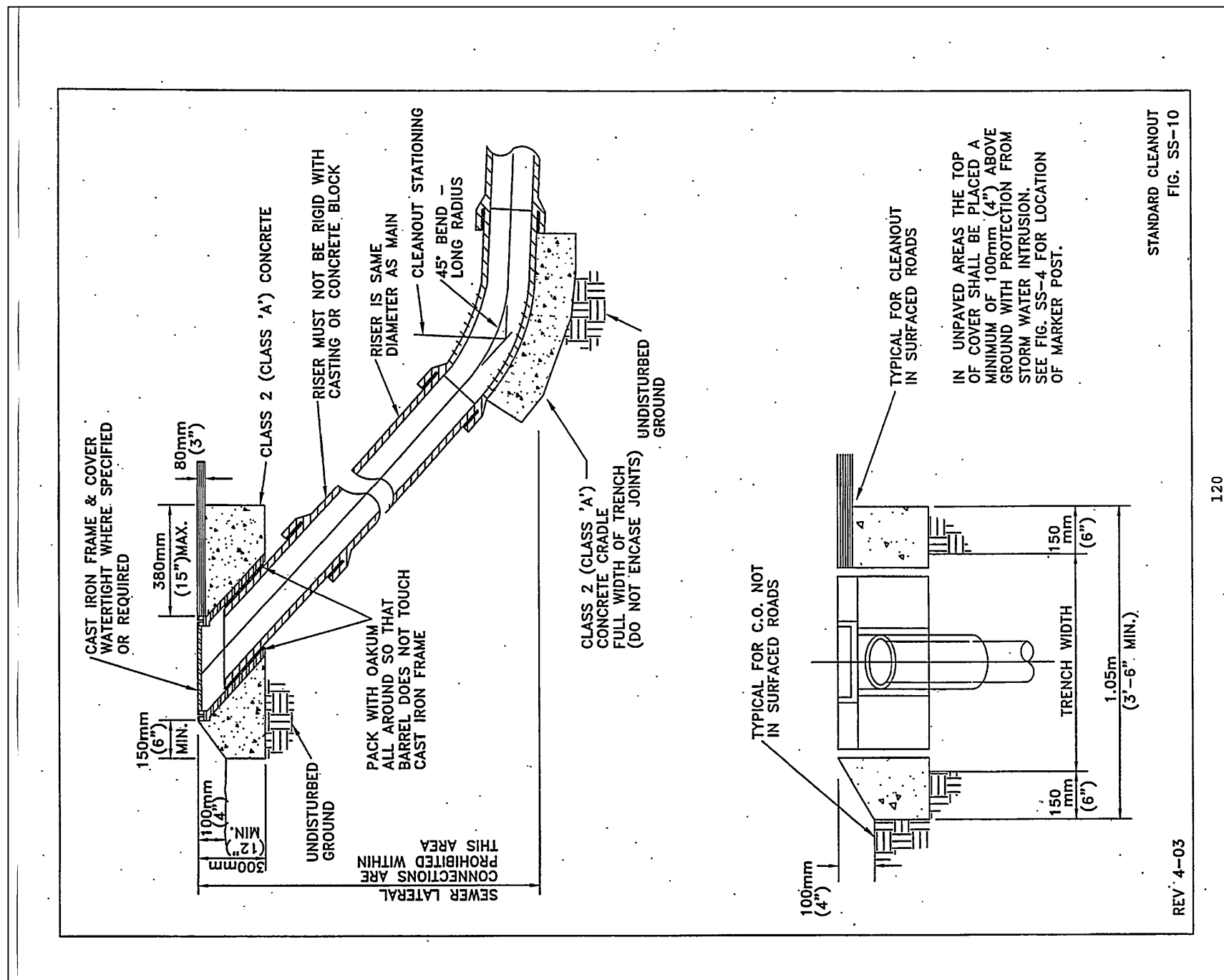
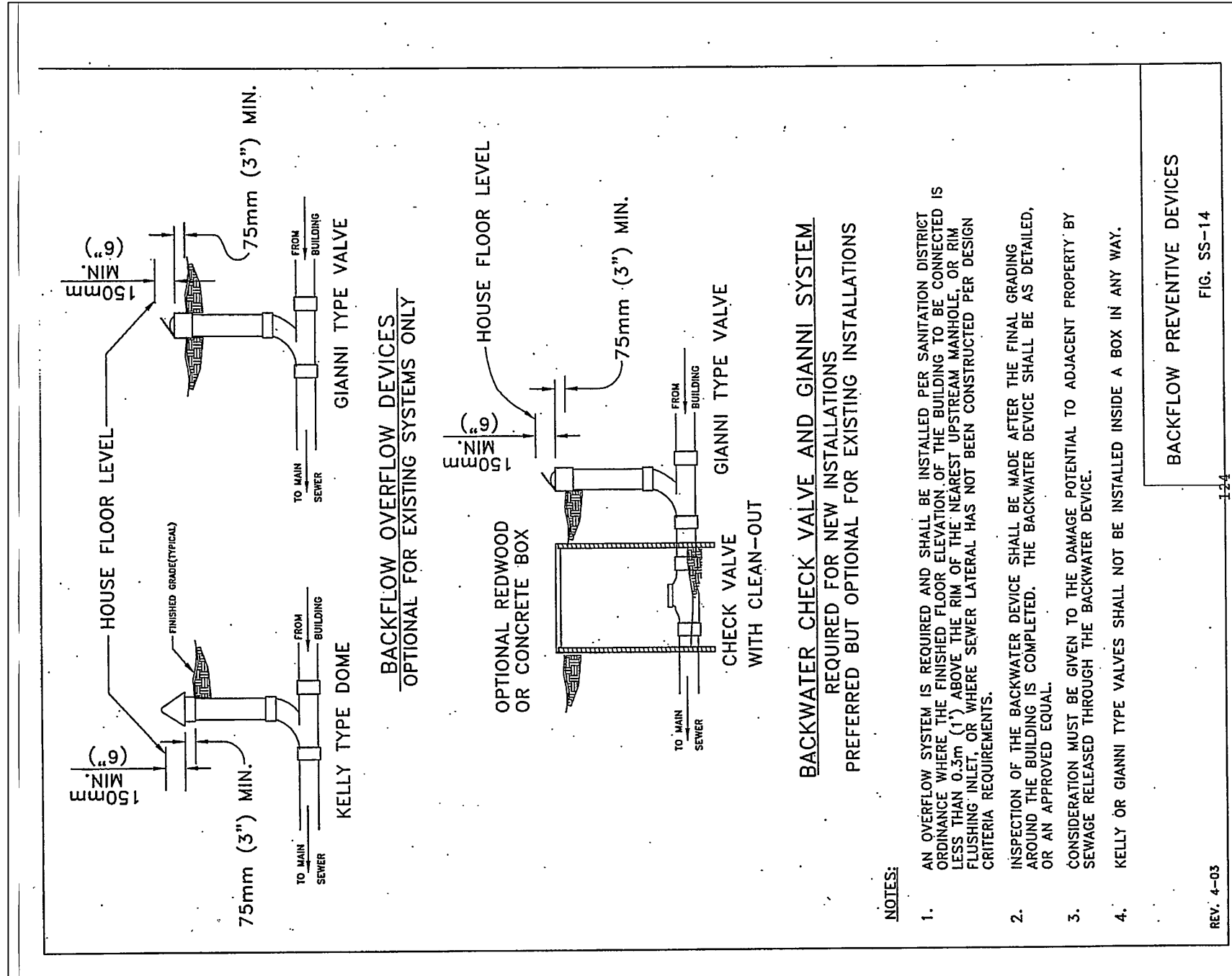
SHEET: C2.2



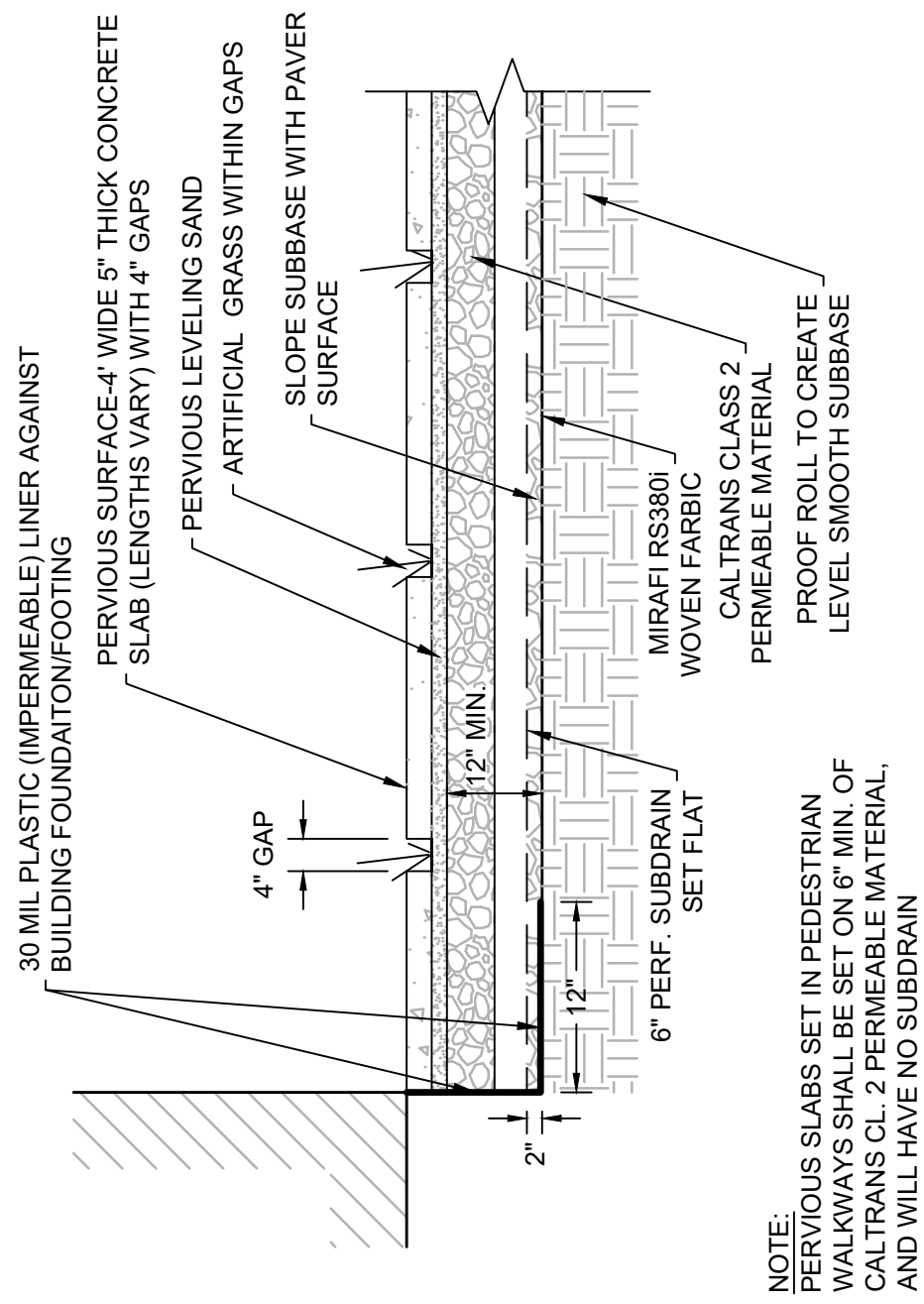
SITE CROSS SECTIONS



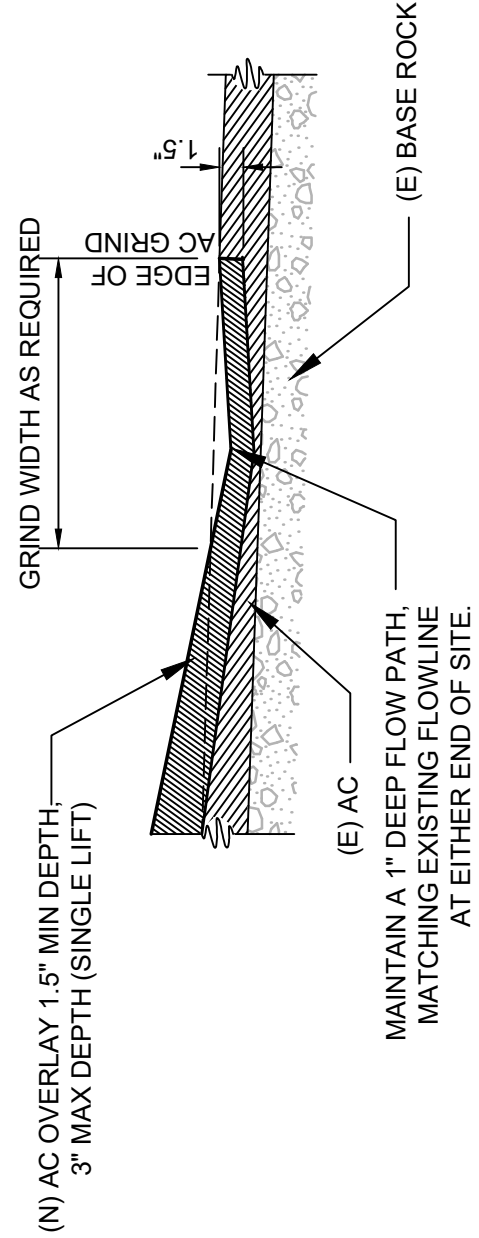
18"X18" CATCH BASIN WITH OPEN BOTTOM



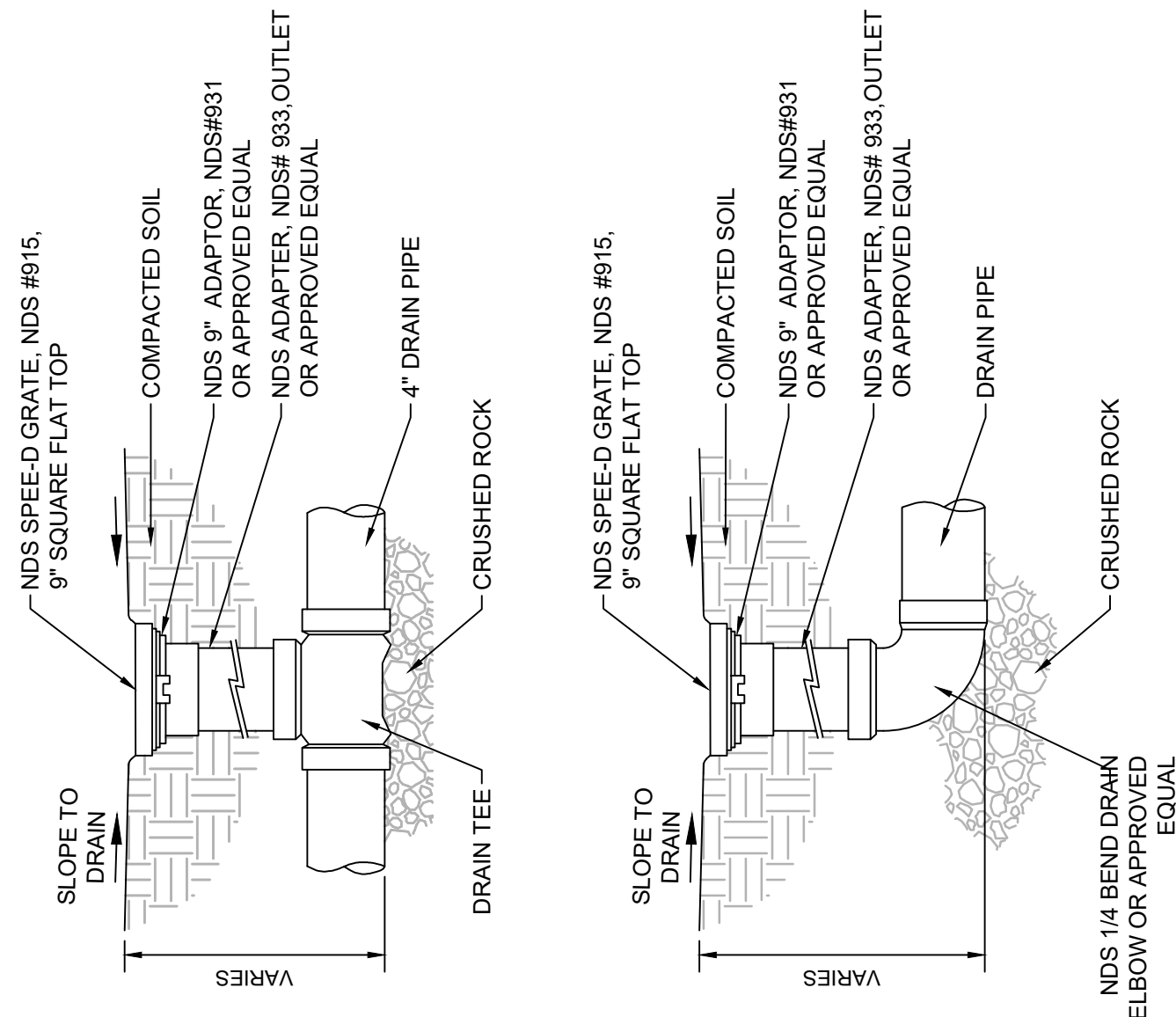
GRADED SWALE



DRIVEWAY CONCRETE SLAB DETAIL



A.C. GRIND AND OVERLAY



AREA DRAIN
NTS

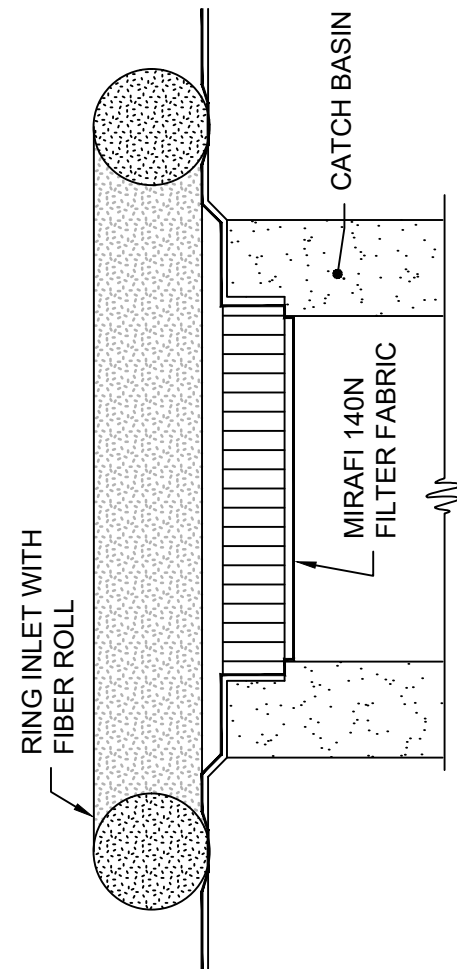
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DRAWN BY:	DMR
DESIGNED BY:	DMR
DATE:	2/20/2020
SCALE:	AS NOTED
PROJECT NO:	19-040
SHEET:	

3.1



**Know what's below.
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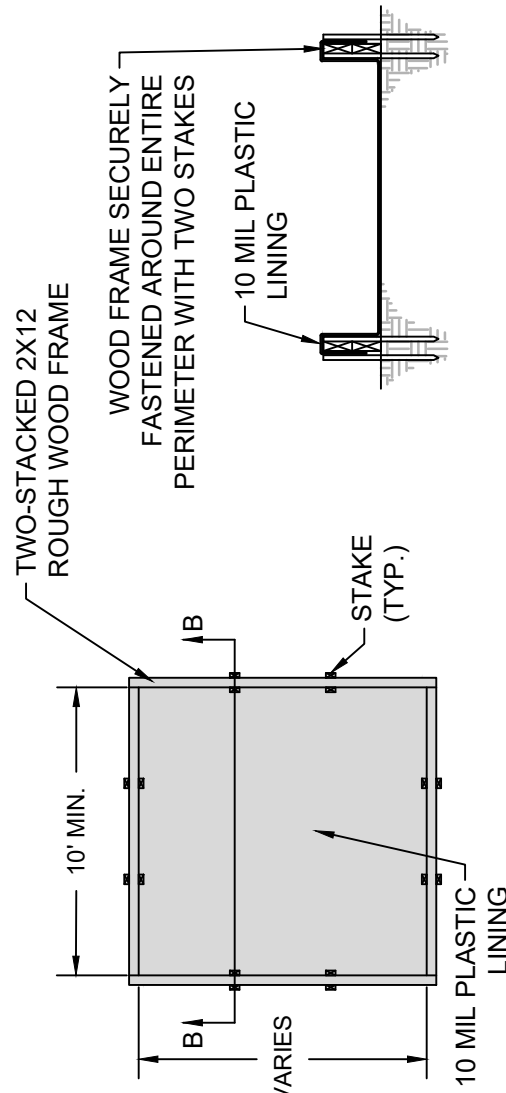


INLET PROTECTION

NTS

INSPECTION AND MAINTENANCE:

4. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.



SECTION B - B

OPTION #1
ABOVE GRAD
WOOD PLANK

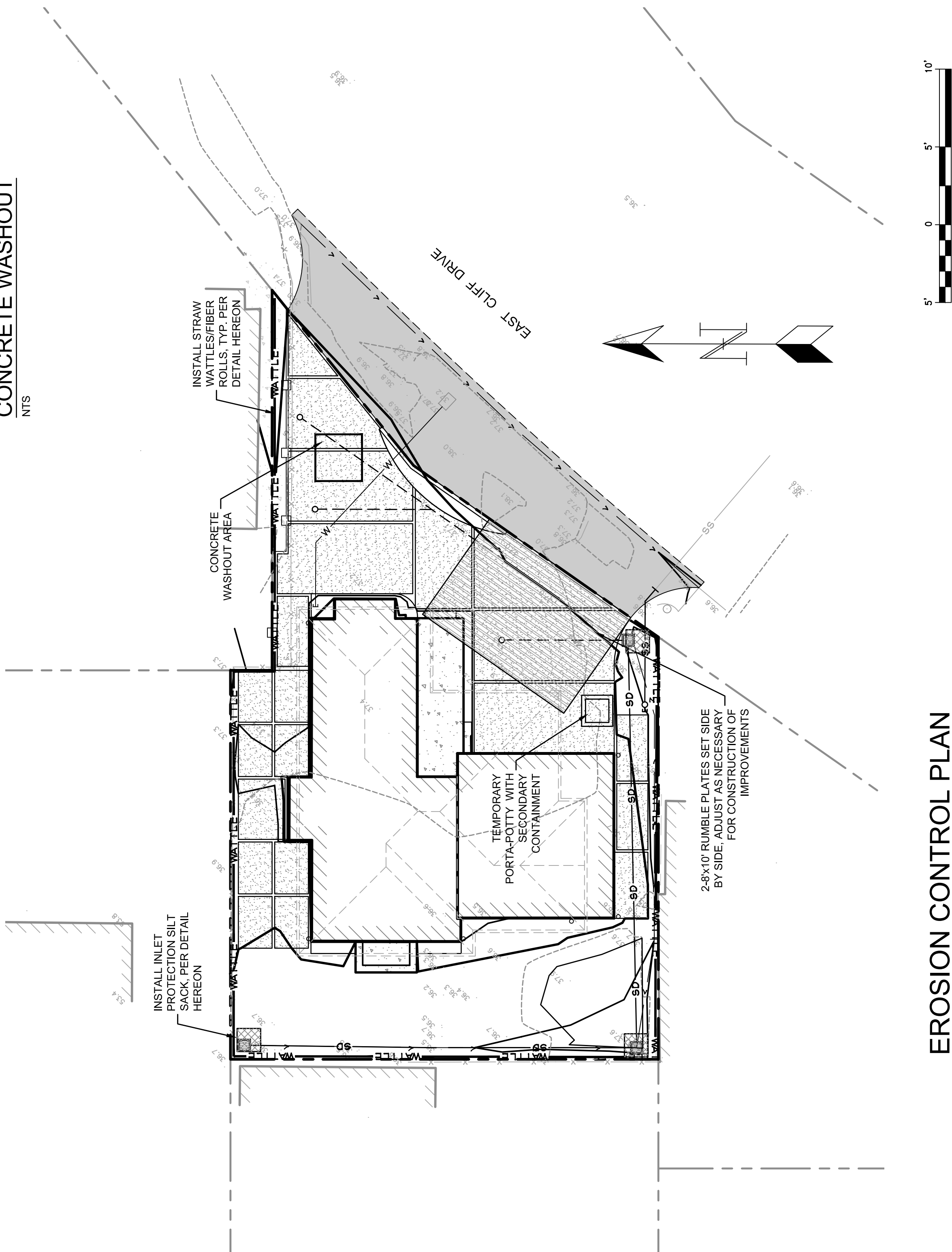
NOTE: ACTUAL LAYOUT DETERMINED IN THE FIELD. ALTERNATIVE WASHOUTS AVAILABLE; CONFIRM WITH ENGINEER PRIOR TO INSTALLATION

INSPECTION AND MAINTENANCE

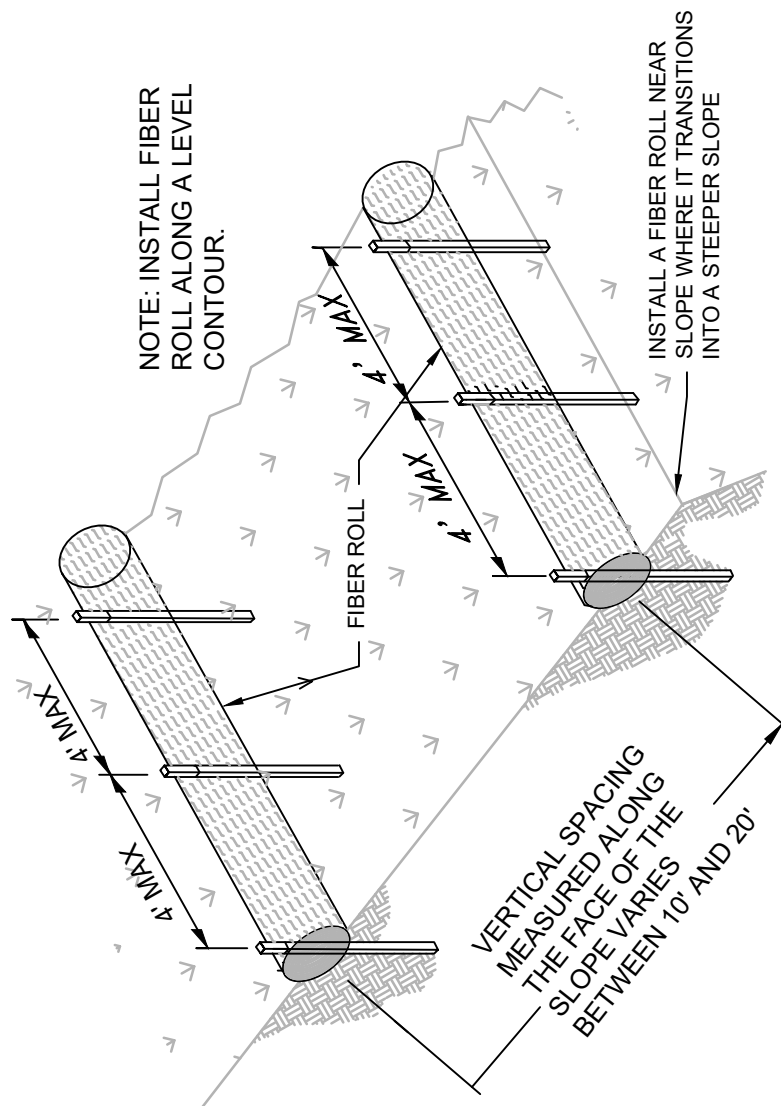
1. THE CONTRACTORS WATER POLLUTION CONTROL (WPCM) MANAGER SHALL MONITOR ON SITE CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.
2. THE WPCM SHALL MONITOR CONCRETE WORKING TASKS, SUCH AS SAW CUTTING, CORING, GRINDING AND GROOVING DAILY TO ENSURE PROPER METHODS ARE EMPLOYED AS DIRECTED BY THE ENGINEER.
3. EXISTING FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GRADE FACILITIES AND 12 INCHES FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
4. EXISTING FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED TO MAINTAIN ADEQUATE HOLDING CAPACITY.
5. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED FOR DAMAGE (I.E. TEARS IN POLYETHYLENE LINER, MISSING SANDBAGS, ETC.), DAMAGED FACILITIES SHALL BE REPAIRED.

CONCRETE WASHOUT

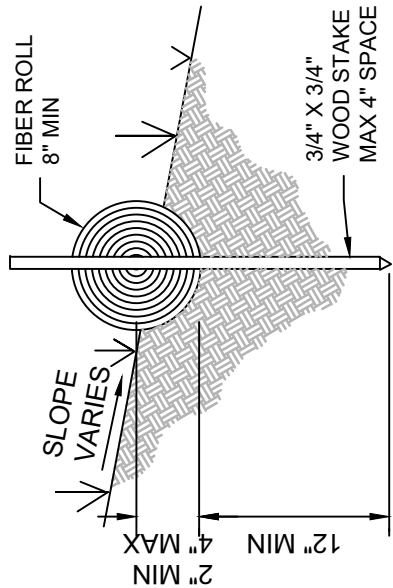
NTS



EROSION CONTROL PLAN



TYPICAL INSTALLATION



ENTRENCHMENT DETAIL

FIBER ROLLS PART 1

NTS

EROSION CONTROL NOTES

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND
2. IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE
4. PERFORMED AS REQUIRED ON SITE THROUGHOUT CONSTRUCTION.
5. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN
6. OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION
7. REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION
8. CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING
9. CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR
10. IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
11. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO
12. PROTECT THE EROSION CONTROL MEASURES FROM ANY DAMAGE DURING
13. AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES BEYOND THOSE
14. SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED
15. NECESSARY TO CONTROL ACCELERATED EROSION.
16. PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 15 AND
17. APRIL 15, AT THE END OF EACH WORKDAY, AT THE END OF EACH
18. WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY
19. MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE
20. PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT
21. BE LIMITED TO, THE INSTALLATION OF STRAW BALES, SAND BAGS, MULCHING
22. AND/OR INSTALLATION OF STRAW BALES, SANDSILTS, FENCES,
23. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE
24. THE SITE, USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR
25. SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
26. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES
27. IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY
28. MULCHING AND/OR SEEDING WITH ANNUAL WINTER GRASS.
29. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL
30. SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE
31. EROSION.
32. ANY MATERIAL STOCKPILED FOR LONGER THAN 14 DAYS, DURING
33. CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
34. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS
35. SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE
36. PROTECTION SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL
37. OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15,
38. PERMANENT PROTECTION IS ESTABLISHED.
39. THE EROSION CONTROL PLAN SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL
40. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED
41. COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET.
42. IT IS THE DEVELOPERS RESPONSIBILITY TO SEE THAT ADDITIONAL
43. MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT
44. SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
45. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND
46. MITIGATED PER THE CONTRACTORS O&M STANDARDS.

STORMWATER O&M PLAN

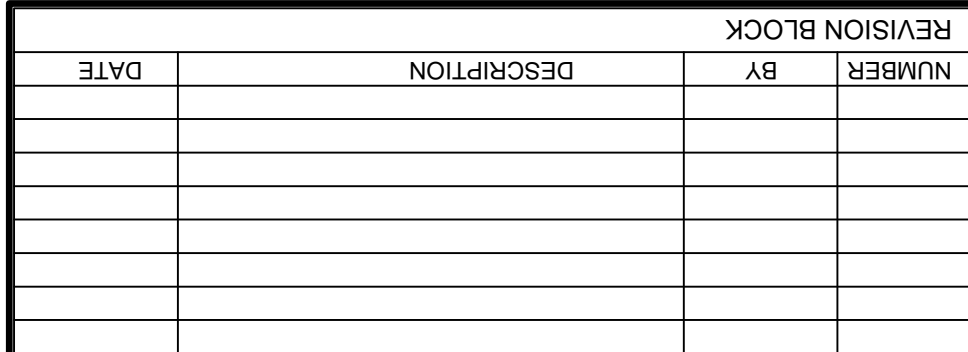
1. REFER TO THE RECORDED STORMWATER MAINTENANCE AGREEMENT (SCD FIG. SWM-25A) FOR ADDITIONAL SITE/PROJECT INFORMATION AND REQUIREMENTS, AS WELL AS RESPONSIBLE PARTY AGREEMENT.
2. STORMWATER MAINTENANCE AGREEMENT SHALL TRANSFER WITH OWNERSHIP.
3. BELOW MAINTENANCE SPECIFICATIONS REFER TO POST-CONSTRUCTION REQUIREMENTS. REFER TO THE PROJECT EROSION CONTROL PLAN (SHEET C4) FOR MAINTENANCE REQUIREMENTS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
4. MAINTENANCE AGREEMENT REFERS TO ALL PRIVATELY OWNED STORMWATER FACILITIES.
5. SUMMARIZED MAINTENANCE REQUIREMENTS FOR DRAINAGE FACILITIES:
 - 5.1. ROOF DOWNSPOUTS:
 - 5.1.1. ALL DOWNSPOUTS AND ROOF GUTTERS SHALL BE INSPECTED YEARLY FOR SEDIMENT AND/OR TRASH BUILD-UP. ALL SEDIMENT AND TRASH SHALL BE REMOVED AND PROPERLY DISPOSED OF.
 - 5.2. GRADED SWALES & Pervious DRIVEWAYS/PEDESTRIAN SLAB AREAS:
 - 5.2.1. ROUTINE MAINTENANCE ON AN ANNUAL BASIS SHALL INCLUDE TRASH AND DEBRIS REMOVAL, AND REMOVAL OF LEAVES DURING AND AFTER FALL LEAF DROP.
 - 5.2.2. RECOMMENDED INSPECTIONS ON AN ANNUAL BASIS INCLUDE:
 - 5.2.2.1. ENSURE INFLOW AND OUTFLOW AREAS ARE SECURE AND NO EROSION HAS OCCURRED. ADD ROCK DISSIPATION PAIRS OR CONCRETE DAMS AS NECESSARY TO REDUCE FLOWS AND ELIMINATE EROSION.
 - 5.2.2.2. IF VISIBLE SEDIMENT EXYST AT BOTTOM OF FACILITY OR WITHIN GAPS OF SLABS, SEDIMENT SHALL BE REMOVED TO ENSURE PROPER FLOW THROUGH.
 - 5.2.2.3. IF EXCESSIVE PONDING OF WATER IS OCCURRING (2-3 DAYS AFTER THE END OF A STORM), CONFIRM LEAF, DEBRIS, OR SEDIMENT BUILD-UP IS NOT IMPEDING FLOW. REMOVE AS NECESSARY.
 - 5.2.2.4. IF VEGETATED ENSURE ALL VEGETATION IS HEALTHY. REMOVE AND REPLACE ALL DEAD OR DYING VEGETATION.

CONSTRUCTION SPECIFICATIONS

1. PREPARE SOIL BEFORE THE FIBER ROLL. PROCEDURE IS STARTED.
2. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
3. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE FIBER ROLLS IN THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE UNCOMPACTED FIBER. THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE UNCOMPACTED FIBER. THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE FIBER ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE.
4. IT IS CRITICAL THAT FIBER ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
5. CONSTRUCT TRENCHES AND INSTALL FIBER ROLLS FROM THE STEEPEST TRENCHES AND CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
6. LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE: BIOENGINEERING, FOR GUIDELINES TO PREPARING WILLOW MATERIAL.
7. INSTALL AN ADDITIONAL FIBER ROLL EVERY FOUR FEET THROUGH FIBER ROLL. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY ERODIVE OR VERY STEEP SLOPES.

INSTALLATION AND MAINTENANCE

8. INSPECT THE FIBER ROLL AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE FIBER ROLLS ARE IN CONTACT WITH THE SOIL.
9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.



DRAWN BY:	DMR
DESIGNED BY:	DMR
DATE:	2/20/2020
SCALE:	AS NOTED
PROJECT NO:	19-040
SHEET:	

C4.1





**Know what's below.
Call before you dig.**



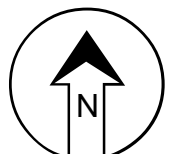
Parcel Location Map



Parcel: 03221107

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 15 Apr. 2020



0 10 20
Feet

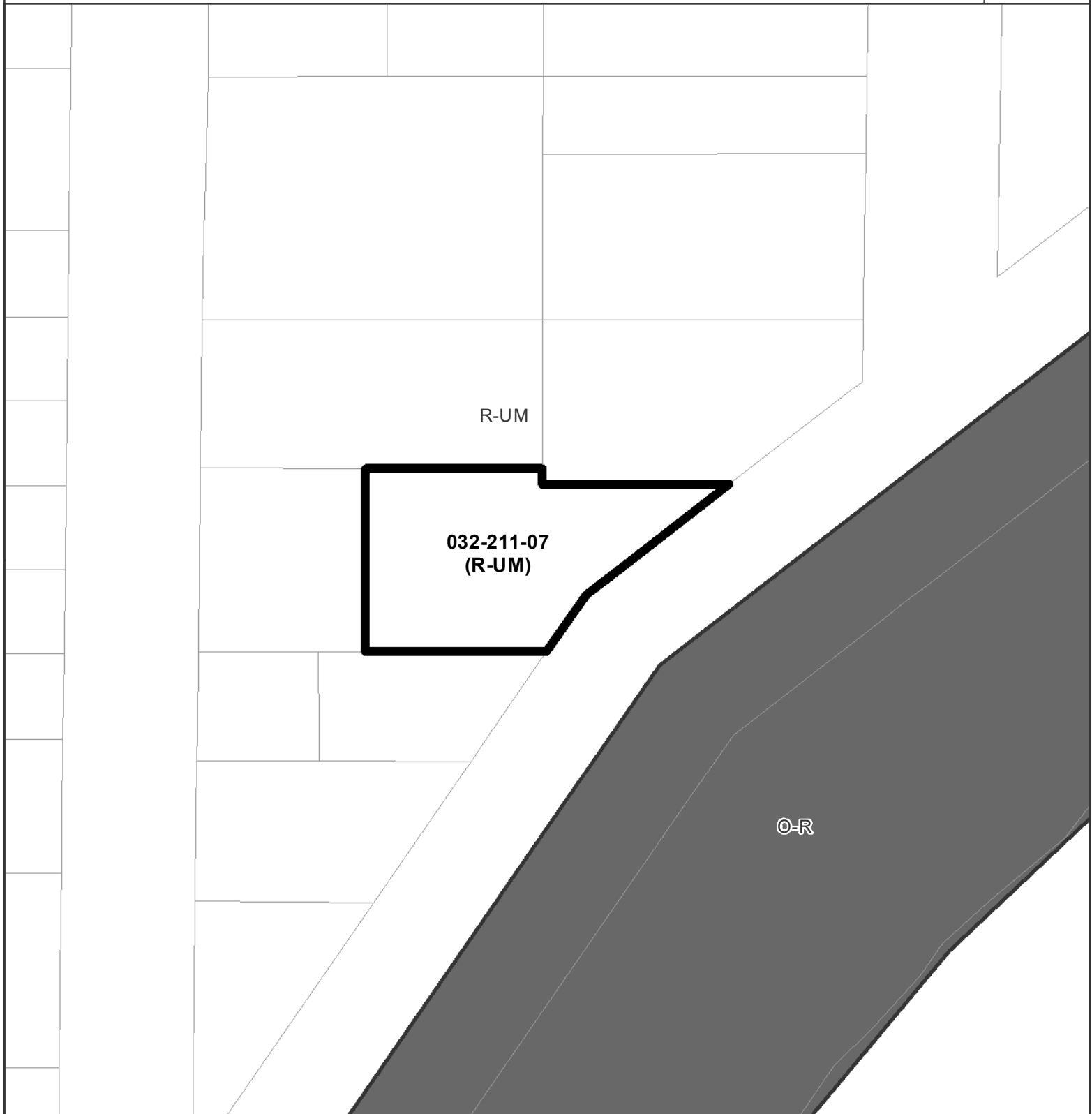
EXHIBIT E





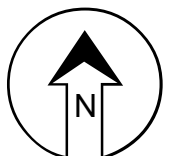
Parcel General Plan Map



Mapped
Area



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



0 10 20
Feet

EXHIBIT E



Parcel Zoning Map





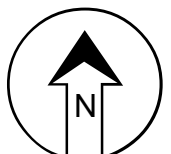
Mapped
Area

R-1-4-PP

**032-211-07
(R-1-4-PP)**

PR-PP

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



0 10 20
Feet

EXHIBIT E

Parcel Information

Services Information

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

Parcel Information

Parcel Size:	3,915 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential neighborhood to the northwest, pleasure Point park/overlook and the Monterey Bay to the southeast.
Project Access:	East Cliff Drive
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-4-PP (Single family residential - 4,000 square feet per parcel - Pleasure Point Combining District)
Coastal Zone:	<u>X</u> Inside ___ Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes ___ No

Technical Reviews: oils Report Review, REV191129

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	Site is roughly level
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 scenic resource. The parcel is visible from the Pleasure Point park/overlook but views of the dwelling from the beach and ocean are limited.
Archeology:	Not mapped/no physical evidence on site



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

27 February 2020

Kirk Reeves
POB 516
Capitola, CA 95010

Subject: Review of the Geotechnical Report for the Proposed Reeve Residence at 23258 East Cliff Drive/APN 032-211-07 dated 11 November 2019 by Grice Engineering Inc. - File No. 7117-19.09

Project Site: 23451 East Cliff Drive
APN 032-211-07
Application No. REV191129

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report for the Discretionary Permit Application REV191129, and the following items shall be required:

1. The subject report references the 2016 California Building Code. The 2019 California Building Code became effective 1 January 2020. Prior to the submittal of a Building Permit Application, the subject report must be updated to the current building code.
2. All project design and construction shall comply with the recommendations of the subject report and the required building code supplemental report.
3. Final plans shall reference the subject report and the required supplemental report by titles, author, and dates. Final plans should include a statement that the project shall conform to the reports' recommendations.
4. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Consultant Plan Review Form (Form PLG300 available on the Planning Departments webpage) to Environmental Planning. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

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

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

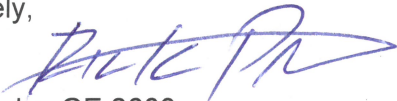
EXHIBIT G

Review of the Geotechnical Report for the Proposed Reeve Residence at 23258 East Cliff Drive/APN 032-211-07 dated 11 November 2019 by Grice Engineering Inc. - File No. 7117-19.09
APN 032-211-07
27 February 2020
Page 2 of 3

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at:
<https://www.sccoplanning.com/PlanningHome/ZoningDevelopment/Appeals.aspx>

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

Sincerely,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning Section
County of Santa Cruz Planning Department

Cc: Environmental Planning, Attn: Leah MacCarter
Grice Engineering, Inc, Attn: Sam Grice, PE
Owner's Agent: Tim Peterson

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

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

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.