



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

June 25, 2020

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

Agenda Date: July 10, 2020
Agenda Item # 1

Subject: Coastal Development Permit Application #191269
380 Lake Avenue; APN 027-091-01

Zoning Administrator Hearing July 10, 2020

Application 191269, a proposal to construct a new two-story 1,795 square foot single-family dwelling with a basement and an attached garage, was first heard at the June 19, 2020 Zoning Administrator hearing. At the hearing, the Zoning Administrator continued Application 191269 and directed the applicant to revise the plans and design a home that would be more consistent with the Harbor Area Coastal Special Community guidelines and be more compatible with the surrounding neighborhood.

Discussion

At the June 19, 2020 Zoning Administrator hearing, many of the neighbors publicly objected to the overall design of the proposed home, citing neighborhood incompatibility and noncompliance with the Harbor Area Coastal Special Community guidelines. This concern was mirrored by the Zoning Administrator, who directed the applicant to redesign the home by working with staff, revisiting the neighborhood, and reviewing the Harbor Area Coastal Special Community guidelines for guidance.

Size and architectural styles vary in the neighborhood; however, new development is required to incorporate characteristics of older dwellings in the area, including wood or wood-like siding or shingles, clean lines, and pitched roofs to ensure new homes are compatible with existing homes in the neighborhood.

The applicant submitted revised plans on July 2, 2020. The elevations have been modified to include craftsman style elements including gables and brackets, wood trim above and around selected windows, a redesigned entry, which includes removal of the second-story covered deck and inclusion of a corner gable with projecting corbels and wood brackets facing Lake Avenue and Dolores Street. The redesigned entry provides a focal point at the entry. In addition, the redesign includes a reduction to the plate height on the second floor and an increase in the roof pitch over the entire house. Furthermore, the applicant removed the faux shutters and the chimney, replaced the bay window facing Dolores Street with a standard window with a gable and wood brackets, and replaced the metal shed roofs with asphalt shingles.

Conclusion

As proposed, the project and the submitted revisions are consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Staff recommends the Zoning Administrator determine the project is exempt from further Environmental Review under the California Environmental Quality Act and approve Application # 191269, based upon the findings and conditions of approval provided in the original staff report.

Sincerely,

Elizabeth Cramblet
Project Planner
Development Review

Reviewed By: *Annette Olson*
Annette Olson
Principal Planner
Deputy Zoning Administrator

Exhibits:

- I. Staff report prepared for the June 19, 2020 hearing
- J. Revised plan set, dated July 2, 2020

**June 19, 2020 Zoning Administrator
Staff Report**

Application Number 191269

EXHIBIT I



Staff Report to the Zoning Administrator

Application Number: **191269**

Applicant: Scott Zazueta
Owner: DAPC, LLC
APN: 027-091-01
Site Address: 380 Lake Avenue

Agenda Date: June 19, 2020
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 1,190 square-foot single-story dwelling and construct a new two-story 1,795 square foot single-family dwelling with a basement and an attached garage, located in the R-1-3.5 (Single-family Residential) zone district. Requires a Coastal Development Permit and a Minor Exception to reduce the required ten-foot street side setback to eight feet, eight inches (8'-8") for a bay window.

Location: Property located on the southwest corner of Dolores Street and Lake Avenue.

Permits Required: Coastal Development Permit and Minor Exception

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191269, based on the attached findings and conditions.

Project Description & Setting

The parcel is located on the southeast corner of the intersection of Dolores Street and Lake Avenue. The neighborhood is developed with one- and two-story single-family homes with a variety of architectural styles. Neighboring homes are located north, east, and south of the parcel with the Santa Cruz Small Craft Harbor located west of the site on the other side of Lake Avenue. The parcel is currently developed with an 1,190 square foot single-story home which is nonconforming relative to zone district setbacks. The corner lot is relatively flat except along the north, west and south property lines where the slope drops down about 30% to Dolores Street (north), Lake Avenue (west), and the adjacent parcel directly south.

The application includes a proposal to demolish the existing dwelling and construct a two-story 1,795 square foot single-family dwelling with a basement and an attached garage. Driveway access to the garage is off Lake Avenue and an additional driveway is off Dolores Street, which will allow the project to meet the required three parking spaces.

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A Coastal Development Permit is required because the project does not qualify for an exclusion per County Code Section 13.20.071. In addition, a Minor Exception is required to allow the encroachment of a bay window into the northern setback.

Zoning & General Plan Consistency

The subject property is a 3,593 square foot lot, located in the R-1-3.5 (Single-family Residential, 3,500 square-foot minimum) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

While the garage has a ceiling height of eight feet and therefore complies with the 7'6" height required of parking spaces, the basement that is attached to the garage has a ceiling height of six feet, eleven inches. Additionally, more than fifty percent of the basement exterior perimeter wall is below grade and does not exceed five feet, six inches above the exterior grade; therefore, the basement is not counted towards the allowable floor area ratio. In summary, the project complies with the site standards of the R-1-3.5 zone district, including height, setbacks, lot coverage and floor area ratio.

Minor Exception

Per Santa Cruz County Code 13.10.323, for the R-1-3.5 zone district, the street side setback for the subject parcel is ten feet. The bay window located on the north side of the proposed single-family dwelling is proposed to encroach one foot, four inches into the required ten-foot street side setback. Pursuant to Santa Cruz County Code Section 13.10.235 (Minor Exceptions), a Minor Exception may be granted for up to a fifteen percent reduction of the required side setback in accordance with findings required for variance approvals in Santa Cruz County Code Section 13.10.230(C). A reduction of the ten-foot street side setback to eight feet, eight inches (8'-8") is within the fifteen percent setback reduction allowance to qualify for a Minor Exception per Santa Cruz County Code Section 13.10.235.

Design Review

The proposed project is subject to the County's Design Review Ordinance and the design criteria for the coastal zone developments (SCCC 13.11 and 13.20.130) because of the subject parcel's location within the coastal zone. The existing home is a one-story, bungalow style home with gray stucco siding and a composition shingle roof. The proposed home has white horizontal wood siding and trim, dark blue doors and decorative shutters, front and side facing first and second story decks, a covered front entryway, a bay window facing Dolores Street, and a multi-colored grey composition shingle roof. The one-story element on the south side provides a transition between the one-story house located to the south and the second story of the proposed dwelling. The second-story bay window with corbels on the north side (facing Dolores Street) breaks up the flat horizontal siding bringing relief along the two-story wall. The second story covered porch has a separate drop-down hip roof that breaks up the roof plane. The front and side yards will be landscaped with complementary drought tolerant plants. The project is located in a developed neighborhood with one- and two-story homes with similar materials, styles and colors, allowing it to blend and be compatible with houses in the surrounding neighborhood.

Local Coastal Program Consistency

The project site is located in the Harbor Area Coastal Special Community as shown on the General Plan and LCP land use maps. The Harbor Area Coastal Special Community has specific design criteria for new construction. New single-family dwellings are required to incorporate characteristics of older dwellings in the area, including clean lines, pitched roofs, predominately wood construction, and wood or wood-like siding or shingles to ensure that new homes are compatible with existing homes in the neighborhood. The proposed single-family dwelling incorporates many of these requirements, in addition to other architectural elements, including using wood-like siding, clean lines, a covered front porch, a second-story bay window with corbels, and a porthole window on the north side which adds a nautical element.

General Plan Policy 7.7.15 (Areas Designated for Primary Public Access) and 7.7.16 (Improvements at Primary access Points) require areas that have been designated as Primary Public Access points be accessible to the public to encourage visitation. Providing on-street public parking spaces is one of the improvements that provides this service. The project site is located about one-quarter mile north of Twin Lakes Beach, one of the areas designated for Primary Public Access. Required parking for the proposed dwelling will be accessed by an existing driveway off Dolores Street and a new driveway off Lake Avenue which eliminates an existing on-street public parking space. To replace this public parking space and comply with these policies, the project includes moving an existing fire hydrant further north on Lake Avenue to create a new public parking space just north of the new driveway.

The proposed project 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. Access to the nearest public beach is approximately one-quarter mile southbound down Lake Avenue. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Public Comment

Staff received several emails from neighbors regarding the proposed project that included concerns about the overall design of the new home and how it would affect their views (Exhibit H). In response to some of the concerns, the applicant has made changes to the design to be more compatible with the surrounding neighborhood that are reflected in the submitted plan set.

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 191269, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: Elizabeth Cramblet
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Exhibits

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

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: 191269
Assessor Parcel Number: 027-091-01
Project Location: 380 Lake Avenue

Project Description: Proposal to construct a new two-story 1,795 square foot single-family dwelling with a basement and an attached garage.

Person or Agency Proposing Project: Scott Zazueta

Contact Phone Number: (408) 778-7005

- 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 (Section 15302)

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.

Elizabeth Cramblet, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-3.5 (Single-family Residential), a designation which allows residential uses. The proposed project is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UH (Urban High 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.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style in that the site is surrounded by lots developed to an urban density; the colors will be complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top. The new home is traditional in design with white-colored wood siding and trim, dark blue doors and decorative shutters, front and side facing first and second-story decks, a covered front entryway, a bay window facing Dolores Street, and a multi-colored grey composition shingle roof. The front and side yards will be landscaped with drought tolerant plants to complement the front of the home.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is approximately one-quarter of a mile south down Lake Avenue.

General Plan Policy 7.7.15 (Areas Designated for Primary Public Access) and 7.7.16 (Improvements at Primary access Points) require areas that have been designated as Primary Public Access points be accessible to the public to encourage visitation. Providing on-street public parking spaces is one of the improvements that provides this service. The project site is located about one-quarter mile north of Twin Lakes Beach, one of the areas designated for Primary Public Access. Required parking for the proposed dwelling will be accessed by an existing driveway off Dolores Street and a new driveway off Lake Avenue which eliminates an existing on-street public parking space. To replace this public parking space and comply with these policies, the project includes moving an existing fire hydrant further north on Lake Avenue to create a new public parking space just north of the new driveway.

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

EXHIBIT B

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-3.5 (Single-family Residential) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

The project site is located in the Harbor Area Coastal Special Community as shown on the General Plan and LCP land use maps. The Harbor Area Coastal Special Community has specific design criteria for new construction. New single-family dwellings are required to incorporate characteristics of older dwellings in the area, including clean lines, pitched roofs, predominately wood construction, and wood or wood-like siding or shingles to ensure that new homes are compatible with existing homes in the neighborhood. The proposed single-family dwelling incorporates many of these requirements, in addition to other architectural elements, including using wood-like siding, clean lines, a covered front porch, a second-story bay window with corbels, and a porthole window on the north side which adds a nautical element.

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

This finding can be made, in that although the project site is not located between the shoreline and the first public road, it will not interfere with public access to the beach, ocean, or any nearby body of water since no access to the beach is available through the property and there is existing beach access available off Lake Avenue. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the single-family dwelling and the conditions under which it would be maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single-family Residential) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

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

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

The proposed single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family dwelling will not adversely shade adjacent properties and will meet current setbacks for the zone district.

The proposed single-family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling will comply with the site standards for the R-1-3.5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed single-family dwelling is to be constructed on an

EXHIBIT B

existing developed lot. No additional traffic will be generated by the proposed project.

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

This finding can be made, in that the proposed project is located in a mixed neighborhood containing a variety of architectural styles. The proposed project is consistent with the land use intensity and density of the neighborhood. The proposed single-family dwelling incorporates many of the same materials and architectural elements found in the surrounding neighborhood, including wood-like siding, clean lines, a covered front porch, a second-story bay window with corbels, and a porthole window on the north side which adds a nautical element. Given this, the proposed design will be compatible and complement the surrounding neighborhood. The one-story element on the south side provides a transition between the one-story house located to the south and the second story of the proposed dwelling. The second-story bay window with corbels on the north side (facing Dolores Street) break up the flat horizontal siding, bringing relief along the two-story wall. The second story covered porch has a separate hip roof which breaks up the roof plane.

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 project 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 existing home is a single-story, bungalow style home with gray stucco siding and a composition shingle roof. The proposed dwelling is traditional in design with white horizontal wood siding and trim, dark blue doors and decorative shutters, front and side facing first and second story decks, a covered front entryway, and a multi-colored grey composition shingle roof. The front and sides will be landscaped with drought tolerant plants to complement the front of the home.

The proposed project is in conformance with the County's certified Local Coastal Program, in that the structures are designed to be visually compatible and in scope with the character of the surrounding neighborhood. The project site is surrounded mostly by single-family dwellings with a variety of architectural styles.

Minor Exception (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.

This finding can be made, in that the location and size of the subject parcel creates a special circumstance which supports the granting of a Minor Exception to reduce the required ten-foot street side setback to eight feet, eight inches (8'-8"). In the urban services line, required side setbacks facing streets are greater than on interior lots where side setbacks are typically either five feet on both sides or five feet on one side and eight feet on the other side. The subject parcel is average when compared to other parcels in the neighborhood; however, because the subject parcel is a corner lot with fifteen and ten foot required front and street side setbacks, the developable area on the lot is greatly reduced.

The project site is located in the Harbor Area Coastal Special Community as shown on the General Plan and LCP land use maps. The Harbor Area Coastal Special Community has specific design criteria for new construction. New single-family dwellings are required to incorporate characteristics of older dwellings in the area, including clean lines, pitched roofs, predominately wood construction, and wood or wood-like siding or shingles to ensure that new homes are compatible with existing homes in the neighborhood. The proposed single-family dwelling incorporates many of these requirements, in addition to other architectural elements, including using wood-like siding, clean lines, a covered front porch, a second-story bay window with corbels, and a porthole window on the north side which adds a nautical element.

Due to its location on a corner lot with increased street side setbacks and a location that is highly visible to vehicles and pedestrians traveling along Lake Avenue and walking along Dolores Street, the proposed second-story bay window facing Dolores Street is appropriate as it provides relief to a flat two-story wall and adds an attractive architectural element that will improve the overall design of the home, allowing it to be more compatible with and complement other homes in the neighborhood. Finally, since neighbors affected by the encroachment of the bay window are located on the other side of the street, the encroachment is expected to have a minimal visual impact to these properties.

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.

This finding can be made, in that if approved, the parcel will continue to remain a residential parcel with one single-family dwelling constructed to the zone district and Harbor Area Coastal Community standards. The exception to the street side setback will result in a moderately sized single-family dwelling that meets the design guidelines of the Harbor Area Coastal Special Community.

Pursuant to Santa Cruz County Code Section 13.10.235, A Minor Exception may be granted for up to a fifteen percent reduction of the required street side setback. The street side setback requirement for the subject parcel is ten feet. A portion of the proposed single-family dwelling, a bay window, would encroach one foot, four inches into the street side setback. A reduction of the

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street side setback to eight feet, eight inches (8'-8") is within the fifteen percent setback reduction allowance to qualify for a Minor Exception per Santa Cruz County Code Section 13.10.235. In addition, the subject parcel is separated from the neighboring properties facing the encroachment by Dolores Street. Dolores Street itself provides a much larger effective setback to the neighbor across the street. The proposed minimal encroachment is not expected to be materially detrimental to public health, safety, or welfare, or injurious to property or improvements in the vicinity.

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.

This finding can be made, in that other properties in the area are similarly small in size. Many of these properties have sought variances to provide relief to required setbacks for minor elements such as stairways and decks. The bay window improves the overall design of the home and allows it to be more consistent with both the Harbor Area Coastal Special Community design guidelines and with homes in the surrounding neighborhood. The location of the bay window is appropriate since it faces a street and not an interior lot resulting in minimal visual impact to properties on the other side of the street.

Conditions of Approval

Exhibit D: Project plans, prepared by DZ Design Associates, Inc., dated 5/8/20.

- I. This permit authorizes the demolition of an existing 1,190 square foot single-family dwelling and the construction of a new two-story 1,795 square foot single-family dwelling with a basement and an attached garage 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.
 - a) Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 - a) A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 - b) 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.
 - c) Grading, drainage, and erosion control plans.

EXHIBIT C

- d) The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 - e) Details showing compliance with fire department requirements.
 - f) Plans submitted for building permit reviews shall include a landscape plan to include plant material and size. Plans should also clearly show the locations of the two replacement trees as shown on sheet A1.2 dated 9/10/2019.
- 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. Following are additional conditions of approval:
- a) The application submittal shall adhere to Part 3 Section C of the CDC and County Code 7.79. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 - b) Construction cross-section details shall be provided for all permanent mitigation features and any proposed flatwork. The details must include all necessary information for the accurate construction of the proposed features.
 - c) A maintenance schedule shall be provided on the plans for permanent stormwater runoff mitigation features. The maintenance schedule shall include inspection frequency, signs of failure, and maintenance requirements for each of the stormwater mitigation features proposed.
 - d) Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area, provide documentation that demonstrates the impervious area was installed with a previously approved permit or were in place prior to establishment of Zone 5 in 1969.
- C. An Encroachment Permit will be required for all trenching and improvements proposed in the county right-of-way. Before your building application can be approved, please submit an encroachment permit application with 2 sets of the plans (only the sheets showing work in the R-O-W) directly to the Department of Public Works. If pedestrian, bicycle or vehicle traffic will be impacted, please include a

EXHIBIT C

traffic control plan. The new and existing driveway approaches must conform to Figure DW-5 of the County of Santa Cruz Design Criteria (See Part 6 Driveways and Encroachments). Please include Figure DW-5 on the plans to facilitate proper construction by the contractor. The design criteria can be found on the internet at: <http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/DCDriveways.pdf>

- D. Meet all requirements of the City of Santa Cruz Water District. Proof of water service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Santa Cruz County Sanitation District. The existing line will need to be abandoned prior to removal of the existing home and inspection of the existing lateral and repairs will also be required. Applicant is encouraged to begin the inspection and investigation process early.
- F. Meet all requirements of the Environmental Planning section of the Planning Department. Following are additional conditions of approval:
 - a) The applicant shall provide a copy of an accepted soils report.
 - b) Building permit application plans shall reference the soils report, include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
 - c) Building permit application plans shall clearly represent all proposed grading, including any overexcavation and recompaction as recommended by the geotechnical engineer.
 - d) The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: <http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.
 - e) The applicant shall submit a drainage plan that complies with the requirements set forth in 2016 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
 - f) The applicant shall submit a signed and stamped Consultant Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form."
 - g) Plans submitted for building permit reviews shall clearly show the locations

EXHIBIT C

of the two replacement trees as shown on sheet A1.2 dated 9/10/2019. It is the responsibility of the property owner to maintain the new trees, including replacement if they die.

- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - H. Submit 2 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - I. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - J. Pay the current fees for Roadside and Transportation improvements for 1 bedroom. Currently, these fees are, respectively, \$1,000 and \$1,000 per bedroom.
 - K. Pay the current Affordable Housing Impact Fee. The fees are based on the net new square footage greater than 500 square feet and is calculated at \$2 per square foot. Final square footage is determined by the Building Department.
 - 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. 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.

EXHIBIT C

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. 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:
- a) COUNTY bears its own attorney's fees and costs; and
 - b) 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.

EXHIBIT C

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Jocelyn Drake
Deputy Zoning Administrator

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

EXHIBIT C

[illegible]

FOR INFORMATION CONTACT THE NATIONAL ENERGY CONSULTANCE KITZES

FLUORIN AREA	EXSTATION	PROPOSED	% of Site Proposed
First Level	< 1100 sq. ft. >	1123.59 sq. ft.	
2nd Level	0 sq. ft.	872.33 sq. ft.	
TOTAL LIVING	< 1100 sq. ft. > To Demolish	1995.92 sq. ft.	50.06% (50% max. F.A.A.)

[illegible]

SPITE SETHRACKS	ADDITIONAL	PERIOD(S)
Plum Sashack	15-0"	15-0"
Stone Sashack	25-0"/10-0"	25-0"/10-0"
Moist Sashack	15-0"	15-0"

Notes:
1. Existing Percol Areas = 5593.73 s.f.
2. Existing 1190 s.f. increase to be permitted
L&P SIZE: 6783.73 s.f.
Shading:
25% w/ 10' R.O.W. (10' R.O.W. = 10' x 10' = 100 s.f.)
Adjacent Land Uses:
Office/ Public Use
1. Existing
2. New 2.5' (10' x 10' = 100 s.f.)

	2015	2016
SETH COMPANY/SETH GROUP	664,970,983.1	707,641,100.0
EDUCATION	1,150.51	2,000.00
Other services (except education)	2.00	2.00
Energy (except power)	0.00	0.00
Transportation	414.90	414.90
Other services	0.00	0.00
Food services (except food)	39.51	77.00
Food services (except food)	7,255.51	2,117.00
Other services (except food)	164.81	41.00
Transportation	1,155.51	3,390.00
Other services (except food)	10,200.51	2,000.00
Other services (except food)	14,811.00	15,510.00
Other services (except food)	2,000.00	61.00

SECTION

DETAILS

SECTION

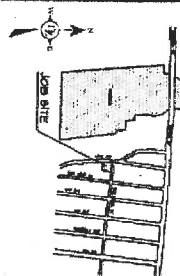
DETAILS

CONSULTANTS

SOILS ENGINEER

110 East Lake Avenue
Waltonville, Ca. 95076
Tel: 925-4175
Fax: 925-4175
REPORT #SC11684
DATED: September 2019
CIVIL ENGINEER
Hart Engineers
5300 Sorquel Avenue, Suite 101
Santa Cruz, Ca. 95062
31-426-5313

VICINITY MAP



SCOPE OF WORK

DEMOLITION & REMOVAL OF EXISTING
RESIDENCE ON LOT.
PROPOSED CONSTRUCTION OF A NEW 2-6-STORY
DANCE HALL, Y DWELLING WITH BASKETBALL
SCOPE TO INCLUDE BITE IMPROVEMENTS.

DRAWING INDEX TOTAL SHEETS 13

T1	Title Sheet
CN1L	Grading & Drainage Plan
C10	Erosion Control Details
C20	Erosion Control Plan
C3.1	
DESIGN	
A1.1	Existing Site & Floor Plan
A1.2	Overall Site Plan
A1.3	Enlarged Site Plan
A2.1	Proposed Floor Plans
A2.2	Floor Area Diagram
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A4	Cross Sections
A5	Roof Plan
A6.1	Shadow Plan - Summer Solstice
A6.2	Shadow Plan - Winter Solstice
A6.3	Shadow Plan - Winter Solstice
A7	3D Perspective Views
L1	Landscape Plan

PROJECT DATA

OWNER:	DARC, LLC
ADDRESS:	P.O. Box 1089
DISCOVERY:	Discovery Bay, Ca. 94505
APN:	027-001-011
APR:	027-001-011
LOT DATA:	
APN:	027-001-011
LOT SIZE:	81.3.5
LOT ZONING:	R3.3.5
LOT SIZING:	3801 LAURE STREET
LOT:	Santa Cruz, CA. 95062
Occupancy Group:	R3/U
Type of Construction:	VB
HOUSE DATA:	
1123.38 sq. ft. 1st Level	
672.38 sq. ft. 2nd Level	
1795.71 sq. ft. Total Living Area	
224.00 sq. ft. Garage	
620.50 sq. ft. Basement (unconditioned)	
76.00 sq. ft. Entry Courtyard (exempt from F.A.R.)	
106.00 sq. ft. 2nd level Deck (exempt from F.A.R.)	
1795.71 sq. ft. Allowed F.A.R. (40.9539)	
1795.71 sq. ft. Deck area (exempt from F.A.R.)	

DAPC, LLC

380 Lake Avenue Santa Cruz, California

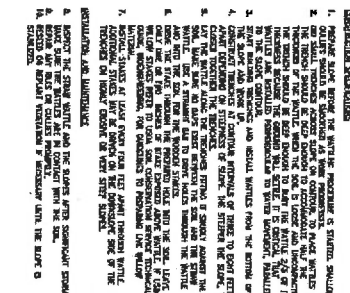
DATE 06/07/01	CLIENT DAPC, LLC	FILE Title Sheet
STATUS NOT RECORDED	PROJECT HARBOR HOUSE	JOB TITLE DAPC, LLC Harbor House
DATE 06/07/01	PROJECT HARBOR HOUSE	JOB ADDRESS 380 Lake Avenue Santa Cruz, California
FILE 06/07/01	PROJECT HARBOR HOUSE	

Design Associates, Inc.
A California Corporation
18040 Sunter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7005 Fax: (408) 778-7334
email: eda@eda-inc.com

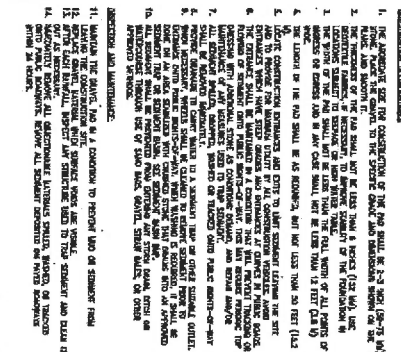
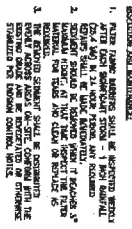
THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE FBI IN THE NEW YORK OFFICE CONCERNING THE ABOVE NAMED PERSONS: THE PERSONS NAMED IN THE ABOVE INFORMATION ARE THE SAME AS THOSE LISTED IN THE BUREAU OF INVESTIGATION FILE ON THE SUBJECT OF THE ABOVE NAMED PERSONS. THE PERSONS NAMED IN THE ABOVE INFORMATION ARE THE SAME AS THOSE LISTED IN THE BUREAU OF INVESTIGATION FILE ON THE SUBJECT OF THE ABOVE NAMED PERSONS. THE PERSONS NAMED IN THE ABOVE INFORMATION ARE THE SAME AS THOSE LISTED IN THE BUREAU OF INVESTIGATION FILE ON THE SUBJECT OF THE ABOVE NAMED PERSONS.

NO. / DATE / REVIEW
△ PLAIN CHECK
△ DRYER
△ PLAIN CHECK
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△ PLAIN CHECK
△ DRYER

FIBER ROLLS PART 2
KITS



STABILIZED CONSTRUCTION
ENTRANCE PART 2.

[illegible][illegible]

DAPC, LLC HARBOR HOUSE
360 LAKE AVENUE, SANTA CRUZ, CALIFORNIA



23

[illegible]

This is a detailed floor plan of a small, single-story house. The layout includes a front porch with a small roof, an open deck on the left side, and a family living area with a fireplace. The kitchen is located at the rear, featuring a sink, stove, and refrigerator. A bathroom and a laundry room are also present. The plan includes various dimensions, room labels, and architectural details such as doors, windows, and a central hallway.

EXHIBIT D



<div style="text-align: center;">  A3.1 </div>	OWNER DAPC, LLC Harbor House 380 Lake Avenue Sania Cruz, California	DESIGN ASSOCIATES, INC. A California Corporation 18840 Sutter Blvd., Suite 500 Morgan Hill, California 95037 Phone: (408) 774-2840 Fax: (408) 774-7034 e-mail: info@designassociates.com	THIS REPORT, WHEN PREPARED BY THE DESIGN ASSOCIATES, INC. (DAI), IS THE PROPERTY OF DAI. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAI. THE DESIGN ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS REPORT. THE DESIGN ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS REPORT.	
	PROJECT TITLE Exterior Elevations	DATE 08/28/2013	PROJECT NO. 130001	PROJECT NO. 130001
	JOB TITLE DAPC, LLC Harbor House	JOB ADDRESS 380 Lake Avenue Sania Cruz, California	JOB ADDRESS 380 Lake Avenue Sania Cruz, California	JOB ADDRESS 380 Lake Avenue Sania Cruz, California

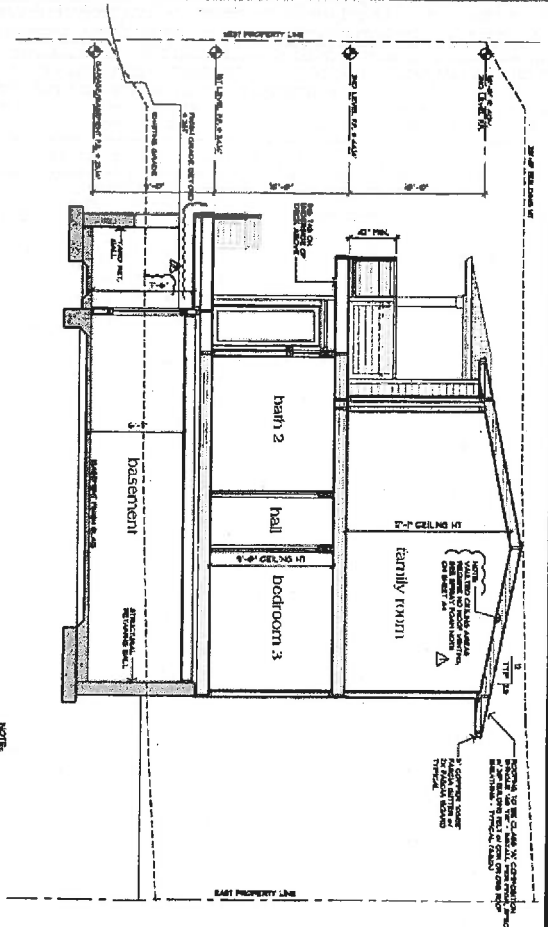
east elevation

South elevation

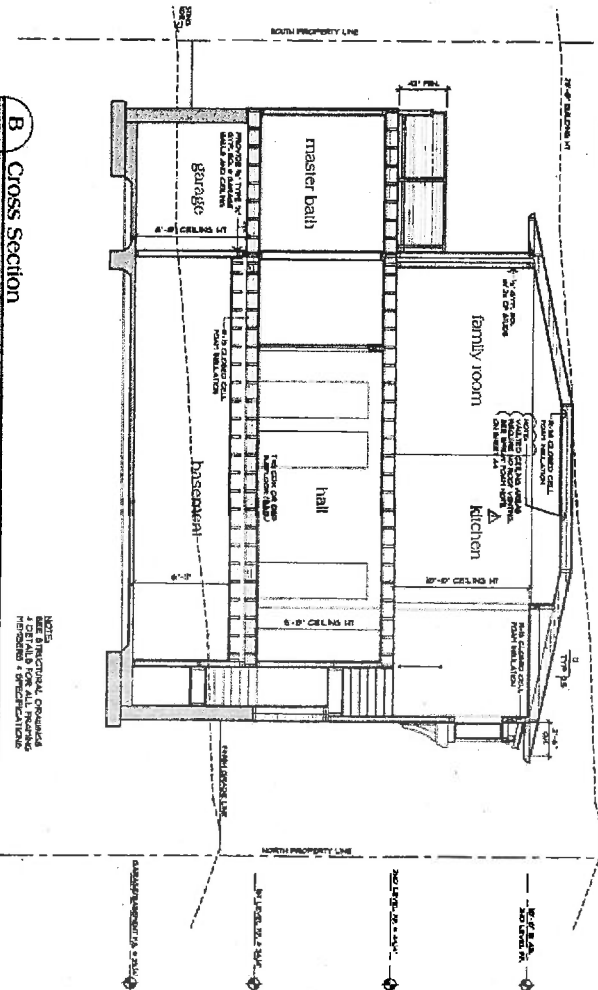
1. ROOFING MATERIAL: 2-in. Larch
Eagle Roofing Products
Del. Av. #4497 State Park
#2
2. ROOFING MATERIAL (1st Level):
Kaiser Building Material Company
10000 S. 10th St., Portland, Ore.
3. SIDING & TRIM:
1st Moore Paints
Whitman Bldg. #546434-1, Lrv. B-4
4. CUTTERS & RAILING POSTS:
Kaiser Building Co. 10000 S. 10th St.,
Portland, Bldg. 14 w/ Portland Copper Finish
5. WINDOW FRAMES:
Kaiser Building Co. 10000 S. 10th St.,
Portland, Bldg. 14 w/ Black Paints
6. CARVING, FRONT DOOR & EXT. DOORS:
1st Moore Paints
Whitman Bldg. #546434-1, Lrv. 10
7. REPAIRS & LAMINATING WALLS:
Kaiser Building Co. 10000 S. 10th St.,
Portland, Bldg. 14 w/ Black Finish

DATE 10/11/00 PROJECT Harbor House 380 Lake Avenue Santa Cruz, CA 95062 A3.2	DRIVING TITLE Exterior Elevations	JOB TITLE DAPC, LLC Harbor House 380 Lake Avenue Santa Cruz, California	DESIGN ASSOCIATES, INC. A California Corporation 10000 Harbor Blvd., Suite 500 Marina del Rey, California 90292 Phone: 310.375.7700 Fax: 310.375.7701 www.designassoc.com	THESE PLANS ARE ENTIRELY THE PROPERTY OF DESIGN ASSOCIATES, INC. AND ARE TO BE KEPT IN THE OFFICE OF THE ARCHITECT. NO PARTS OF THESE PLANS ARE TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF DESIGN ASSOCIATES, INC. ANY REPRODUCTION OR COPIING OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF DESIGN ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE OWNER OF THE PROJECT HAS AGREED TO HOLD DESIGN ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY DESIGN ASSOCIATES, INC. IN CONNECTION WITH THESE PLANS OR THE PROJECT. THE ARCHITECT HAS AGREED TO HOLD DESIGN ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY DESIGN ASSOCIATES, INC. IN CONNECTION WITH THESE PLANS OR THE PROJECT.
	JOB NUMBER 00000000	JOB ADDRESS 380 Lake Avenue Santa Cruz, California	PROJECT Harbor House 380 Lake Avenue Santa Cruz, California	DRAWN BY J. D. DAPC CHECKED BY J. D. DAPC DATE 10/11/00

A Cross Section

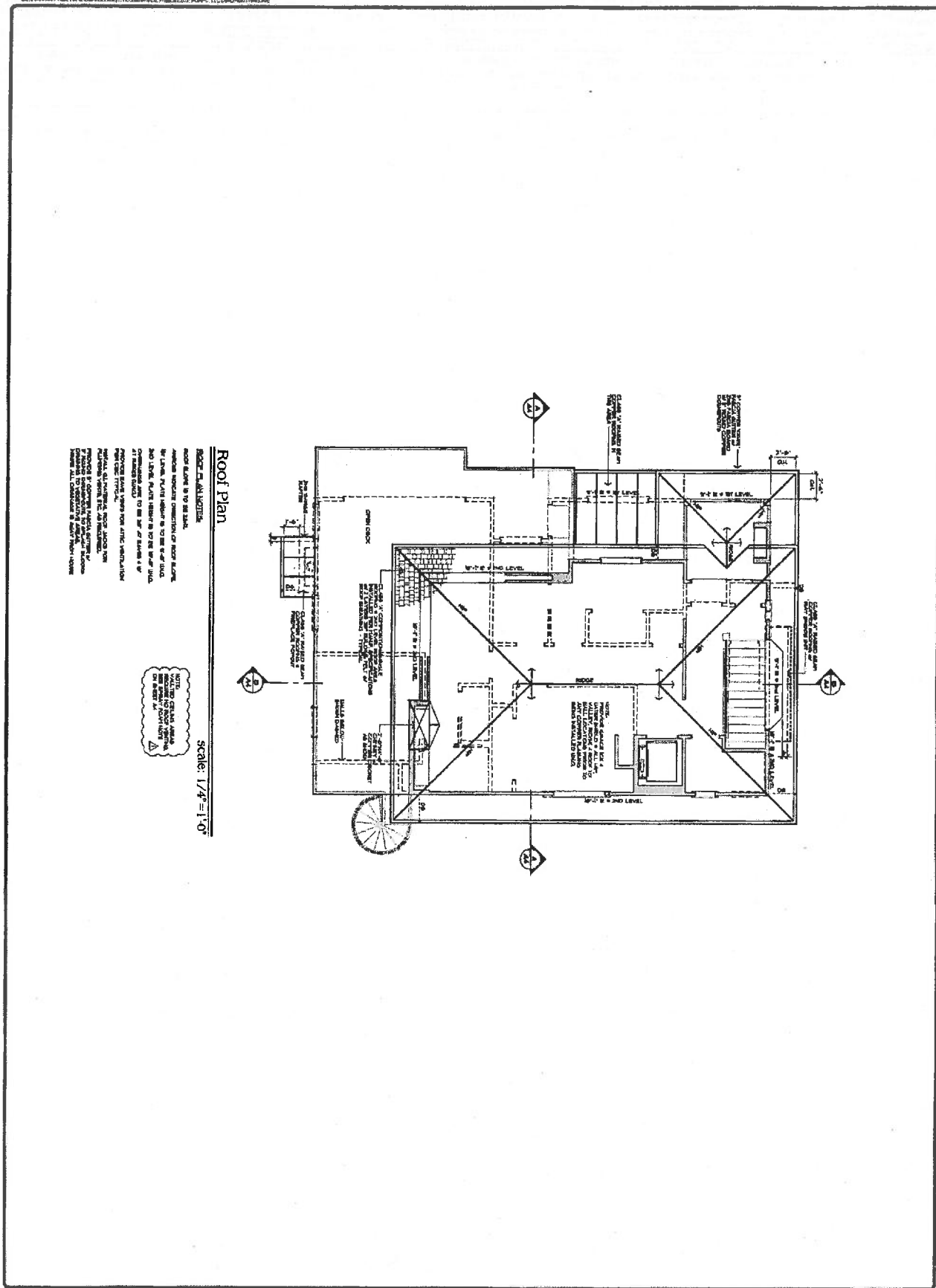


B Cross Section



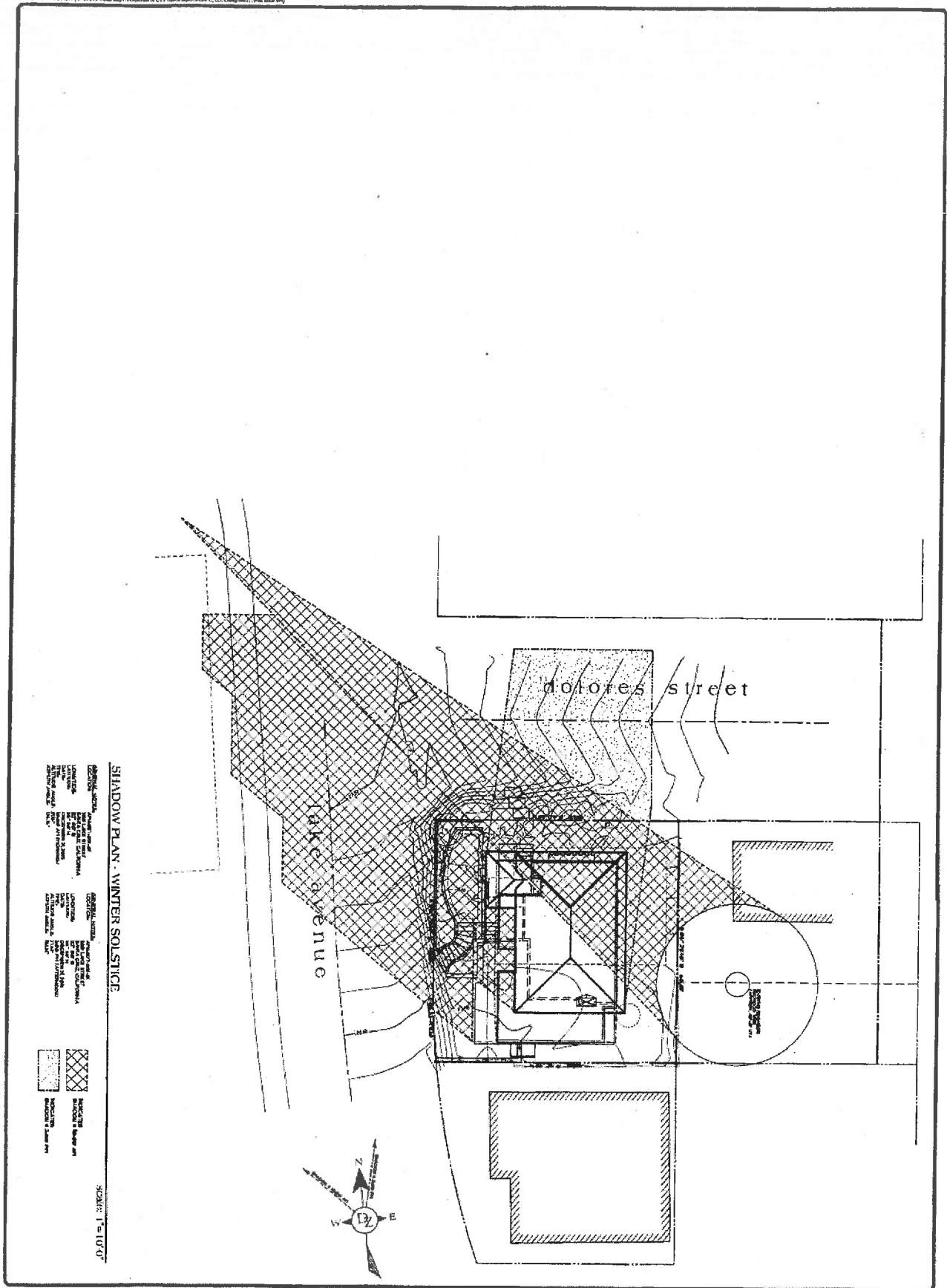
GENERAL NOTES:
1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISHES SCHEDULE.
2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISHES SCHEDULE.
3. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISHES SCHEDULE.

<p>DATE: 10/10/2019 DRAWN BY: [Signature] CHECKED BY: [Signature] PROJECT: 00012 SHEET: 0012</p>	<p>Cross Sections DAPC, LLC Harbor House 380 Lake Avenue Santa Cruz, California</p>	<p>Design Associates, Inc. A California Corporation 18040 Sutter Blvd., Suite 500 Menlo Park, California 94027 Phone: (650) 321-1111 Fax: (650) 321-1112</p>	<p>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF DESIGN ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DESIGN ASSOCIATES, INC. ANY REPRODUCTION OR USE OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF DESIGN ASSOCIATES, INC. IS STRICTLY PROHIBITED.</p>	<p>NOT A CONTRACT NOT A SPECIFICATION NOT A SCHEDULE NOT A FINISHES SCHEDULE NOT A FINISHES SCHEDULE NOT A FINISHES SCHEDULE</p>
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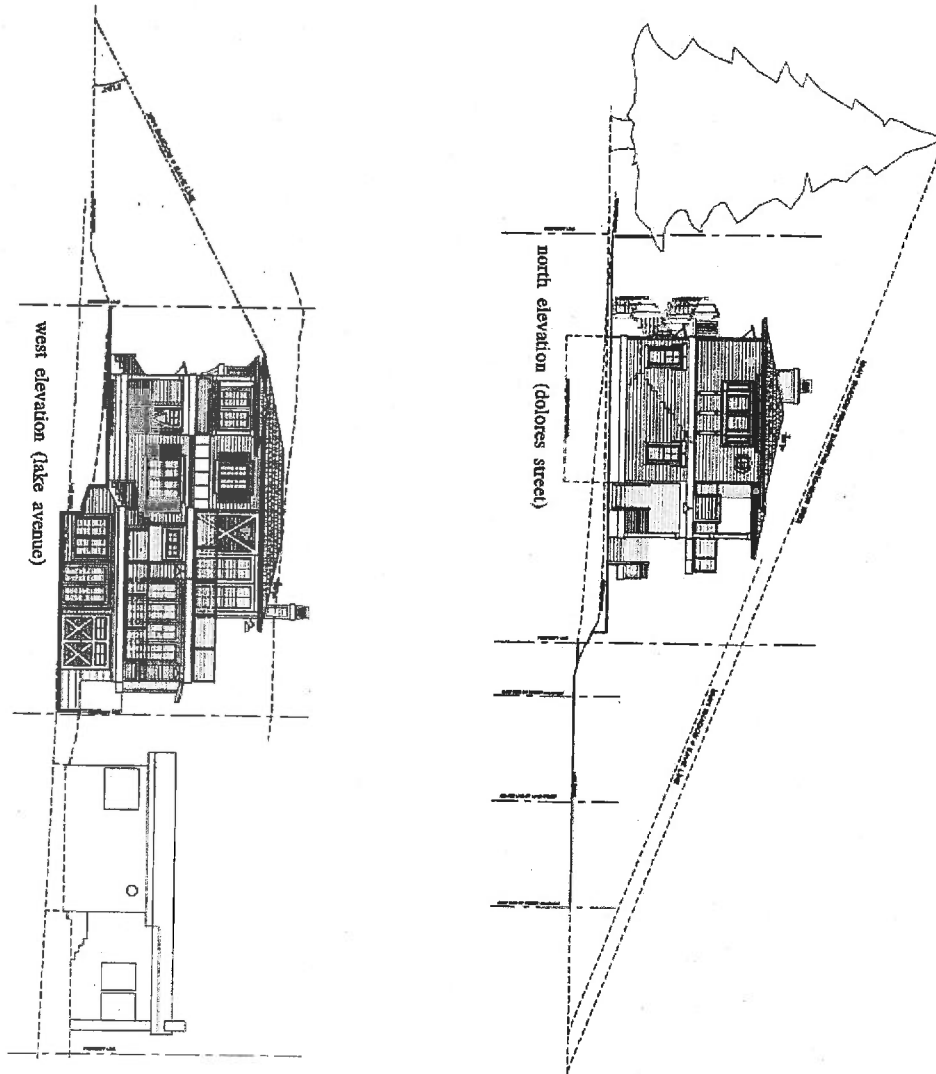


<p>AS</p>	<p>DATE: 02/02/2012</p> <p>TIME: 11:02 AM</p> <p>PROJECT: HARBOR HOUSE</p> <p>CLIENT: DAPC, LLC</p> <p>DESIGNER: SCOTT KATZ</p>	<p>Roof Plan</p> <p>DAPC, LLC Harbor House 380 Lake Avenue Santa Cruz, California</p>	<p>Design Associates, Inc. A California Corporation 18140 Santa Blvd., Suite 500 Morgan Hill, California 95037 Phone: (408) 778-1111 Fax: (408) 778-7000 Email: info@da-inc.com</p>	<p>THIS PLAN AND SPECIFICATIONS FOR THE ROOF SHALL BE USED IN CONJUNCTION WITH THE OTHER PLANS AND SPECIFICATIONS FOR THE PROJECT. THE ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC) AND THE 2006 INTERNATIONAL ROOFING INSTITUTE (IRI) CODE. THE ROOF SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. THE ROOF SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN THE INTEGRITY OF THE ROOF SYSTEM. THE ROOF SHALL BE INSULATED TO R-30. THE ROOF SHALL BE FLASHED TO ALL WALLS AND PENETRATIONS. THE ROOF SHALL BE DRAINAGE TO THE EXTERIOR. THE ROOF SHALL BE PROTECTED BY A 2\"/> </p>	<p>DATE / DATE / REVISION</p> <p>1 02/02/2012</p> <p>2 02/02/2012</p> <p>3 02/02/2012</p> <p>4 02/02/2012</p> <p>5 02/02/2012</p> <p>6 02/02/2012</p> <p>7 02/02/2012</p> <p>8 02/02/2012</p> <p>9 02/02/2012</p> <p>10 02/02/2012</p>
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EXHIBIT D



<p>Project: Harbor House</p> <p>Client: DAPC, LLC</p> <p>Architect: Design Associates, Inc.</p> <p>Address: 380 Lake Avenue, Santa Cruz, California</p>	<p>Project: Harbor House</p> <p>Client: DAPC, LLC</p> <p>Architect: Design Associates, Inc.</p> <p>Address: 380 Lake Avenue, Santa Cruz, California</p>	<p>Project: Harbor House</p> <p>Client: DAPC, LLC</p> <p>Architect: Design Associates, Inc.</p> <p>Address: 380 Lake Avenue, Santa Cruz, California</p>	<p>Project: Harbor House</p> <p>Client: DAPC, LLC</p> <p>Architect: Design Associates, Inc.</p> <p>Address: 380 Lake Avenue, Santa Cruz, California</p>
---	---	---	---



A6.3

DATE: 08/10/16
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 DESIGNED BY: J. H. HARRIS
 SCALE: AS SHOWN

PROJECT TITLE: Shadow Plan - Winter Solstice
 JOB TITLE: DAPC, LLC
 Harbor House
 380 Lake Avenue
 Santa Cruz, California

Design Associates, Inc.
 A California Corporation
 19801 Santa Rita Blvd., Suite 500
 Morgan Hill, California 95037
 Phone: (408) 755-7000 Fax: (408) 755-7001
 Email: info@da-inc.com

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NO. DATE/REVISION

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 LIABILITY FOR OTHER USES, NOT TO BE ASSUMED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSessor'S OFFICE

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

Tax Area Code
 82-040

27-09

DOLORES

(05)

(07)

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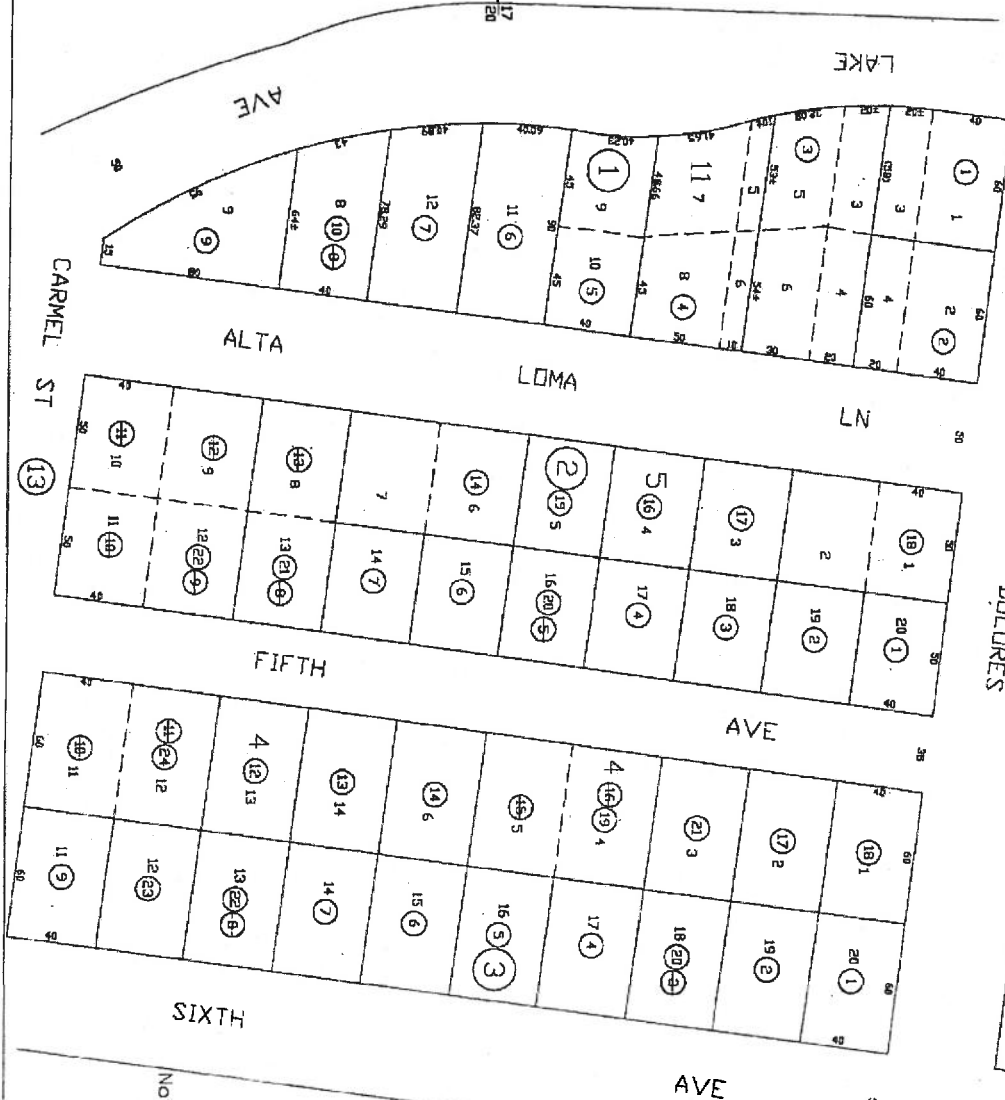


BK10
31

VENICE ADDITION
 15M87 3/25/1905

SEC. 18 1817
 SEC. 19 1920

BK10
32



LAKE SIDE RESUB.
 POR. OF VENICE ADDITION
 18M85 9/30/1924

SEC. 17
 SEC. 20

(10)

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

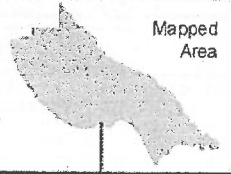
Assessor's Map No. 27-09
 County of Santa Cruz, Calif.
 Dec. 2001

EXHIBIT E



SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area



Parcel: 02709101

- Study Parcel
- Assessor Parcel Boundary
- City Limits

Map printed: 18 Apr. 2020

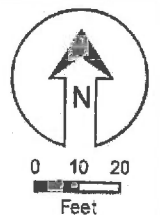
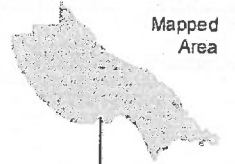


EXHIBIT E



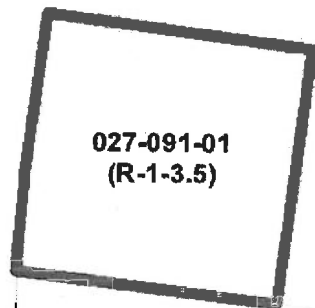
SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



Mapped
Area

CITY OF
SANTA CRUZ



027-091-01
(R-1-3.5)

R-1-3.5

☐ R-1 *Single-Family Residential*

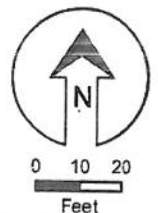


EXHIBIT E



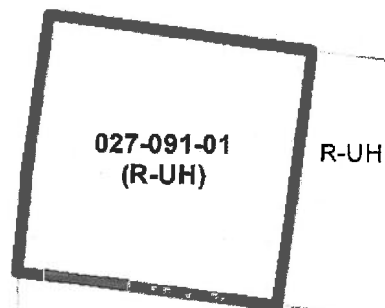
SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



Mapped
Area

CITY OF
SANTA CRUZ



☐ R-UH *Res. Urban High Density*

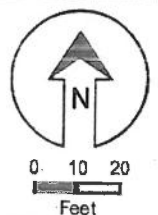


EXHIBIT E

Parcel Information

Services Information

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

Parcel Information

Parcel Size: 3,593 square foot lot
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential and Harbor across Lake Avenue
Project Access: Lake Avenue
Planning Area: Live Oak
Land Use Designation: R-UH (Urban High Density Residential)
Zone District: R-1-3.5 (Single-family Residential)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm.: ☐ Yes ☒ No

Technical Reviews: Geotechnical Report Review

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Around the edges of the parcel-approximately 30% to the streets
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Net 77 cubic yards cut
Tree Removal: 2 trees proposed to be removed and replaced with 2 new trees
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site

EXHIBIT F



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

7 February 2020

DAPC LLC
POB 1089
Discovery Bay, CA 94505

Subject: Review of the Geotechnical Investigation for Proposed Two Story Single Family Residence at 380 Lake Avenue/APN 027-091-01 dated 30 September 2019 by Haro, Kasunich and Associates – Project No. SC11684

Project Site: 380 Lake Avenue
APN 027-091-01
Application No. REV191137

Dear Applicants:

The Planning Department has accepted the subject report. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the subject report.
2. Final plans shall reference the subject report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

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

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

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

EXHIBIT G

Review of the Geotechnical Investigation for Proposed Two Story Single Family Residence at 380 Lake Avenue/APN 027-091-01 dated 30 September 2019 by Haro, Kasunich and Associates – Project No. SC11684

APN 027-091-01

7 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: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

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

Respectfully,



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

Cc: Environmental Planning Department, Attn: Leah MacCarter
Haro, Kasunich and Associates, Inc. Attn: Robert Hasseler, GE

Attachments: Notice to Permit Holders

EXHIBIT G

**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.

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.

To Whom It May Concern,

I purchased the property located at 400 Lago Lane in February of 2015 because I fell in love with the beach, the community, and the unique culture that Santa Cruz had to offer. I have worked decades making an honest living and playing by the rules and I am grateful it has afforded me the opportunity to call such an amazing place home.

Recently I, along with my neighbors have come to learn of the massive redevelopment of the lot located at 380 Lake Avenue. A location that is not a mere number on a door to me, but what I see directly across the street every time I look out my windows or front door. I find it hard to fathom that I will no longer be looking out at the unique charm of the local household facades with the ocean as a backdrop, but instead at a giant white box that robbed me of the aesthetic that made me feel at home. I personally find this project to be outside the bounds of any reasonable construction conforming to the styles and facades that give this neighborhood by the beach it's unique charm and culture. The landscaping choices for this project alone also seem absurd to me, the Jacaranda trees that will be the centerpiece at 380 Lake Avenue can grow as much as 50 feet tall and 25 feet wide (essentially the size of two billboards side by side).

I believe it to be a reasonable request to rally the community together to voice additional concerns with the scope and aesthetics of this project before it moves forward. I would like to welcome our new neighbor to the community and respectfully ask that they keep an open mind and ear to their neighbors' concerns so we can all thrive together as a community.

Sincerely,

Ronald W. Minnis

Community Resident

EXHIBIT H

Hi Elizabeth,

I am the owner of a SFD adjacent (east) to this proposed project at 320 Dolores St. My parcel # is 027-091-02. My neighbors have made some inquiries but I have several additional questions for you:

1. Is there a ZA hearing date set yet?
2. Have you completed a staff report and can we get a copy?
3. You mentioned in a 3/23 email to Rajjiv Sabharwal that "Home is in compliance with the code for the most part." What did you mean by this?
4. You also indicated to Rajiv that you have instructed the applicant/architect to "work with us to come up with a compromise redesign" given we have serious problems with the current design.

None of us have heard from the applicant, and although my 2 neighbors to the north (Rajiv and Ron) met with the architect about a year ago on some vague plan, his promise to create flagging to outline the structure and height

were never fulfilled. He has never contacted me, and the first I heard about the project is when I saw the sign in front of the house.

5. There was a neighbor who suggested (or heard) that the underground excavation and parking might cause instability on my property, and that a retaining wall on or near the property line was needed. Is this true? If so, I'd like

to see the soils engineering or geotechnical report that investigated this and do my own independent evaluation with a geotechnical expert. If this is true, is is a serious issue for my property and home.

6. You indicated the Coastal Commission has reviewed and approved this project. I assume that is a discussion with Coastal staff as it's my understanding you issue the Coastal Development Permit, and that is appealable to the

Commission after all County permits and appeals are done. Can you indicate whether this is true and who on Coastal staff has reviewed this project?

Thanks for taking your time to respond to my questions. I also appreciate your earlier helpful comments to Rajiv. I know this project probably falls within existing ht. limits and setbacks. However I have significant concerns about the architectural design, use of materials, extensive decks surrounding the house (which I understand need not follow setback limits), flat roofline with height to maximum limits, and generally uninspired design. Your indication that the ZA is prone to work with applicants and neighbors on a home design that is more acceptable to all is very encouraging. I will have more specific comments on the project when the hearing is scheduled, and will submit photos of newer 2-story homes that do provide good architectural design in our Twin Lakes beach neighborhood.

John Gilchrist. (831-429-5788)

EXHIBIT H

Hi Elizabeth,

Thank you for your note below and listening to my concerns. I appreciate your willingness to share information with us about this project on 380 Lake Street. For clarity, we are the owners of the SFD at 417 Alta Loma Ln, diagonally opposite to this proposed project at 380 Lake Street crossing Dolores Street. Our parcel # is 027-062-22.

Elizabeth you will likely be hearing from my immediate neighbors to my right, Mr. Ron Minnis on 400 Lago Lane and to my opposite and adjoining the property in question, John Gilchrist on 320 Dolores Street. I have heard that several other neighbors within 300 feet of the property have similar concerns and the overwhelming response we are receiving is on the generally uninspiring design of this project when compared to the quality of craftsmanship and architectural design of newer constructed home in our Twin Lakes beach neighborhood.

We have asked these concerned neighbors to contact you directly and you may be hearing from them since many people are viewing the sign in this manner. Here are the questions my wife and I have about this project:

1. You mentioned a blue notice announcing the hearing date: has the date been set? And if so, how can we participate in this meeting given COVID-19?
2. Please send us your Staff Report as soon as it is available
3. Below you mention the "Home is in compliance with the code for the most part". What does this mean? Can you provide more details please?
4. Last summer, the Architect for this project came to survey the property and I asked him to come up to my deck to survey the views that would be blocked as a result of the addition and he proposed to work with me before submitting his plans. He specifically said and assured me he will place flags and markers and if it was not to our liking, he would work with us. Between then and now, something happened and the owner of the project has decided to seek approval without consulting with anyone on the street? I was looking forward to this promised step of collaboration. We would like the Zoning Administrator review this important step that was missed since none of the residents have been contacted.
5. My wife and I have significant concerns about the architectural design, use of materials, extensive decks surrounding the house, mainly the flat roofline with height to maximum limits, and generally uninspired design – a box if you want a better word. My wife and I took a walk in the neighborhood. We have documented 12 two story homes that showcase the careful thought and craftsmanship that went into constructing homes on a similar sized lot and within proximity to property in question. As you can see the roof lines are distinct and provide a design that is appealing. The slope of the ceiling allow light and character compared to flat line that creates shadows and a barrier. We firmly believe this proposed project is in stark contrast to the visual appeal of other houses in the neighborhood and should be modified to match the neighborhood home roof lines.

EXHIBIT H

6. Can we see more detailed plans showing the number of feet from the property line where the setbacks exist and the total square footage relative to the land? Our deck faces the back side of the house and they are required by law to rebuild the garage which has been converted to an illegal structure. This garage access is currently from Dolores Street. The setback between the garage and John's property on 320 Dolores will ensure a partial view for us. Currently we can see the ocean above the entire roof-line of 380 Lake and after the construction of the third floor, basement, ground and top floor, our entire view will disappear. If they respect the setback and not build above the garage, our partial view could be protected.

7. Finally we are concerned about the architectural integrity of the decks and roof lines that will reside on the building plans given the size of the lot and number of floors being constructed. A flat roof as proposed requires structural reinforcement that is vastly different than the sloped roofs in the neighborhood. And the flat roof line will result in a higher floor to ceiling height thereby increasing the shadows on the neighbors and blocking much needed light from the ocean. The sheer creation of a flat roof above the second floor creates the possibility of creation of additional decks and structures if not regulated will create subsequent large structures that will be unregulated if submitted to the Zoning Administrator in advance.

Items 4 -7 above are concerns that pivot on the structural aesthetics and design of the structure. The blocking of our views is not a primary concern for us but a result of the design as submitted which we oppose and would like to debate in the upcoming hearing.

Elizabeth, thank you for reviewing this note and we look forward to hearing more details.

Here is a link to detailed pictures of the 12 homes in the Twin Lakes neighborhood in a shared album:

<https://photos.app.goo.gl/ssCQch1LVTxFbSkXA>

Sincerely,

Rajiv Sabharwal (650-823-0023)

Julietta Sabharwal (650-823-5800)

PROPOSED DEVELOPMENT @ 380 LAKE AVENUE

Application # 191269

LETTER TO SANTA CRUZ COUNTY

TO: Elizabeth Cramblet, Project Planner
Development Review, Santa Cruz County
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
Phone: (831) 454-3027
Elizabeth.Cramblet@santacruzcounty.us

CC: Zoning Administrator, Santa Cruz County

FROM: Beckah Berryman (Name)
480 Alta Loma Ln (Street)
Santa Cruz, CA 95062 (City, State, ZIP)
209-480-0420 (Phone Number)
beckah.berryman@gmail.com (e-mail)

RE: Application Number: # 191269

After reviewing the notice posted, I believe this project as designed and presented does not fit in with the neighborhood architecturally and from a design standpoint I have concerns. I have compared the property to these 4 houses that represent the style of houses in the neighborhood:

- 400 Lago Lane
- 410 Lago Lane
- 390 5th Avenue
- 370 Alta Loma Lane

We would like this project to blend into our beach neighborhood architecturally and it does not now.

Thank you for taking the time to respond to this inquiry.

Sincerely,

Beckah Berryman

NAME:

EXHIBIT H

PROPOSED DEVELOPMENT @ 360 LAKE AVENUE
Application # 191269
LETTER TO SANTA CRUZ COUNTY

TO: Elizabeth Cramblet, Project Planner
Development Review, Santa Cruz County
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
Phone: (831) 454-3027
Elizabeth.Cramblet@santacruzcounty.us

CC: Zoning Administrator, Santa Cruz County

FROM: JANE BEAUCHAMP (Name)
360 Alta Loma Ln (Street)
Santa Cruz, CA 95062 (City, State, ZIP)
541-912-0403 (Phone Number)
jbeauchampwood@msn.com (e-mail)

RE: Application Number: # 191269

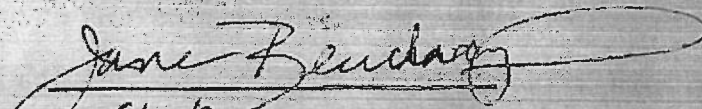
After reviewing the notice posted, I believe this project as designed and presented does not fit in with the neighborhood architecturally and from a design standpoint I have concerns. I have compared the property to these 4 houses that represent the style of houses in the neighborhood:

- 400 Lago Lane
- 410 Lago Lane
- 390 5th Avenue
- 370 Alta Loma Lane

We would like this project to blend into our beach neighborhood architecturally and it does not now.

Thank you for taking the time to respond to this inquiry.

Sincerely,


NAME: Jane Beauchamp

Beauchamp
Jane &
Charles

PROPOSED DEVELOPMENT @ 380 LAKE AVENUE
Application # 191269
LETTER TO SANTA CRUZ COUNTY

TO: Elizabeth Cramblet, Project Planner
Development Review, Santa Cruz County
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
Phone: (831) 454-3027
Elizabeth.Cramblet@santacruzcounty.us

CC: Zoning Administrator, Santa Cruz County

FROM: Helin Randall (Name)
364 Lake Avenue (Street)
Santa Cruz, CA 95060 (City, State, ZIP)
510 950-0009 (Phone Number)
wjhmc@aol.com (e-mail)

RE: Application Number: # 191269

After reviewing the notice posted, I believe this project as designed and presented does not fit in with the neighborhood architecturally and from a design standpoint I have concerns. I have compared the property to these 4 houses that represent the style of houses in the neighborhood:

- 400 Lago Lane
- 410 Lago Lane
- 390 5th Avenue
- 370 Alta Loma Lane

We would like this project to blend into our beach neighborhood architecturally and it does not now.

Thank you for taking the time to respond to this inquiry.

Sincerely,

NAME:

EXHIBIT H

PROPOSED DEVELOPMENT @ 380 LAKE AVENUE
Application # 191269
LETTER TO SANTA CRUZ COUNTY

TO: Elizabeth Cramblet, Project Planner
Development Review, Santa Cruz County
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
Phone: (831) 454-3027
Elizabeth.Cramblet@santacruzcounty.us

CC: Zoning Administrator, Santa Cruz County

FROM: Jeff Hammer (Name)
455 Alta Loma Lane (Street)
Santa Cruz, CA 95062 (City, State, ZIP)
650 400-1054 (Phone Number)
SEAOTH@SCC@GMAIL.COM (Email)

RE: Application Number: # 191269

After reviewing the notice posted, I believe this project as designed and presented does not fit in with the neighborhood architecturally and from a design standpoint I have concerns. I have compared the property to these 4 houses that represent the style of houses in the neighborhood:

- 400 Lago Lane
- 410 Lago Lane
- 390 5th Avenue
- 370 Alta Loma Lane

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Thank you for taking the time to respond to this inquiry.

Sincerely,

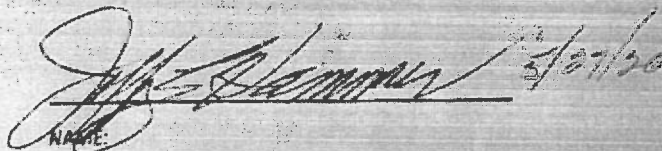

NAME: Jeff Hammer

EXHIBIT H

[illegible]

 WALL THIN
 WALL THICK
 CABLE TRAY
 SECTION
 SECTION ON A HATCH
 HATCH HIDDEN
 DETAILS
 DETAIL ON A HATCH
 DETAIL HIDDEN

NOTE: SEE SHEET EMI FOR ELECTRICAL SYMBOLS LIST

CONSTITUENTS

Hart, Kasdin and Associates, Inc.
116 East Lake Avenue
Waltonville, Ca. 95076
831-722-4175
REPORT #SC11684
DATED: September 2019

CIVIL ENGINEER
Hart Engineers
5300 Soquel Avenue, Suite 101
Santa Cruz, Ca. 95062
831-426-5313

RESIDENCE ON LOT.
PROPOSED CONSTRUCTION OF A NEW 2-3-STORY
SINGLE FAMILY DWELLING WITH BASEMENT.
SCOPE TO INCLUDE SITE IMPROVEMENTS.

T1	Title Sheet
CML	Grading & Drainage Plan
C1.0	Erosion Control Details
C2.0	Erosion Control Plan
C3.1	
DESIGN	
A1.1	Existing Site & Floor Plan
A1.2	Overall Site Plan
A1.3	Enlarged Site Plan
A2.1	Proposed Floor Plans
A2.2	Floor Area Diagram
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A4	Cross Sections
A5	Roof Plan
A6.1	Shadow Plan - Summer Solstice
A6.2	Shadow Plan - Winter Solstice
A6.3	Shadow Plan - Winter Solstice
A7	3D Perspective Views
A1	Landscape Plan

OWNER:
DAPC, LLC
P.O. Box 1089
Discovery Bay, Ca. 94505
207-608-0101
Attn: Tim Martin

LOT DATA:
APN: 027-091-01
ZONING: R1-3.5
LOT SIZE: 3593.73 s.f.
LOT: 380 Lake Street
Santa Cruz, Ca. 95062

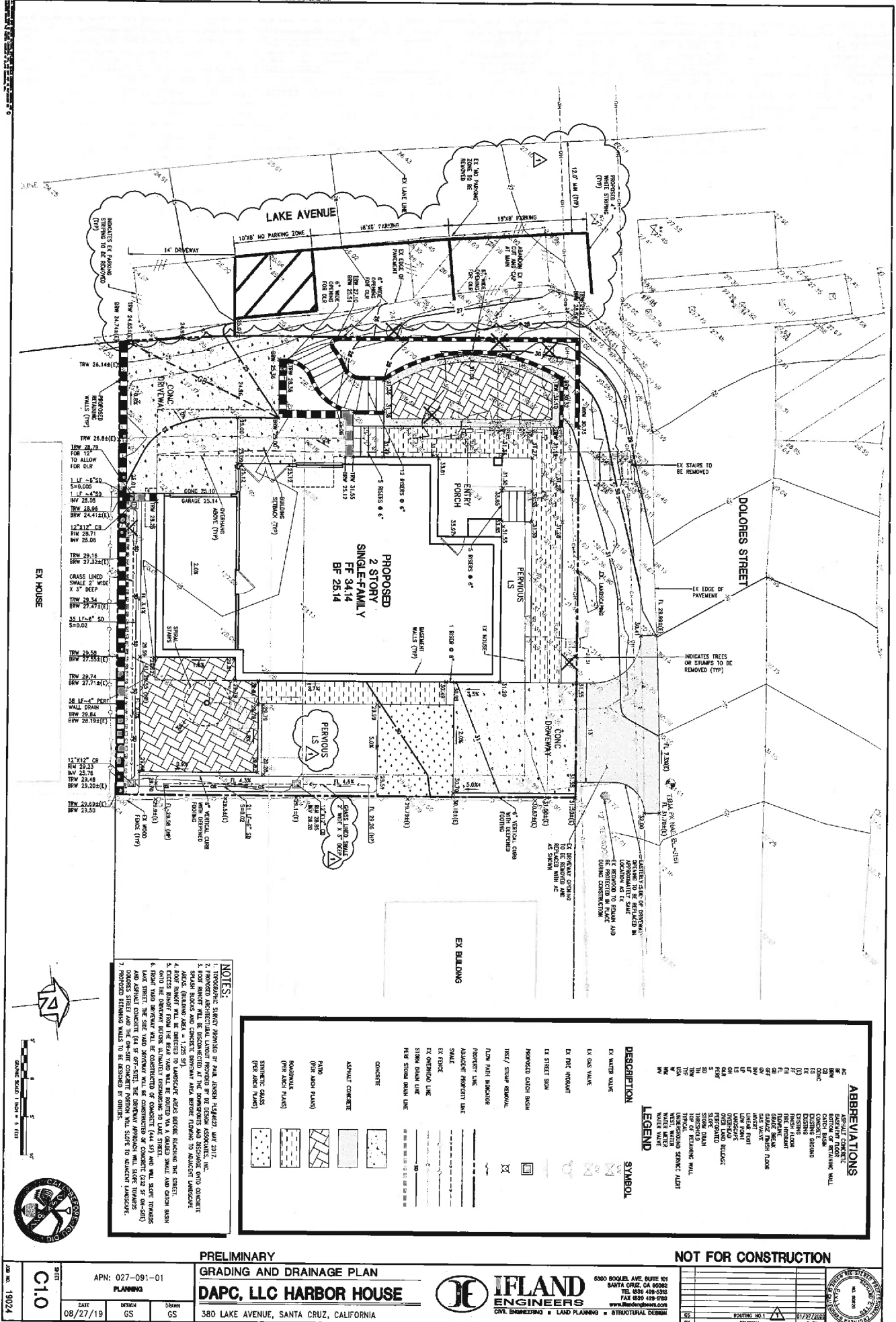
Occupancy Group: R3/U
Type of Construction: VB

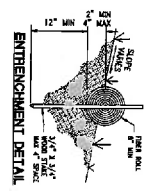
380 Lake Avenue Santa Cruz, California

A California Corporation
18645 Sunset Blvd., Suite 500
Morgan Hill, California 95037
Phone (408) 778-7000 or (408) 778-7001
Telex 263333 pacific corp

DAPC, LLC
Harbor House
380 Lake Avenue
Santa Cruz, California

I





FIBER ROLLS PART 2

- [illegible]

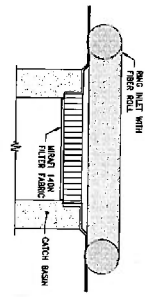


STABILIZED CONSTRUCTION
ENTRANCE PART 2

- [illegible]

SITE HOUSEKEEPING NOTES

- [illegible]



1. FILTER FABRIC BANDAGES SHALL BE INSPECTED WITHIN AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (3.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES A MAXIMUM HEIGHT, AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
3. THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE DISTINGUISH GRADES AND BE REVEGETATED OR OTHERWISE

SITE HOUSEKEEPING NOTES

- [illegible]

PRELIMINARY

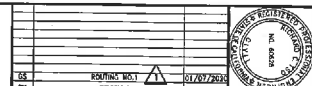
EROSION CONTROL NOTES AND DETAILS
DARC LLC HARBOR HOUSE

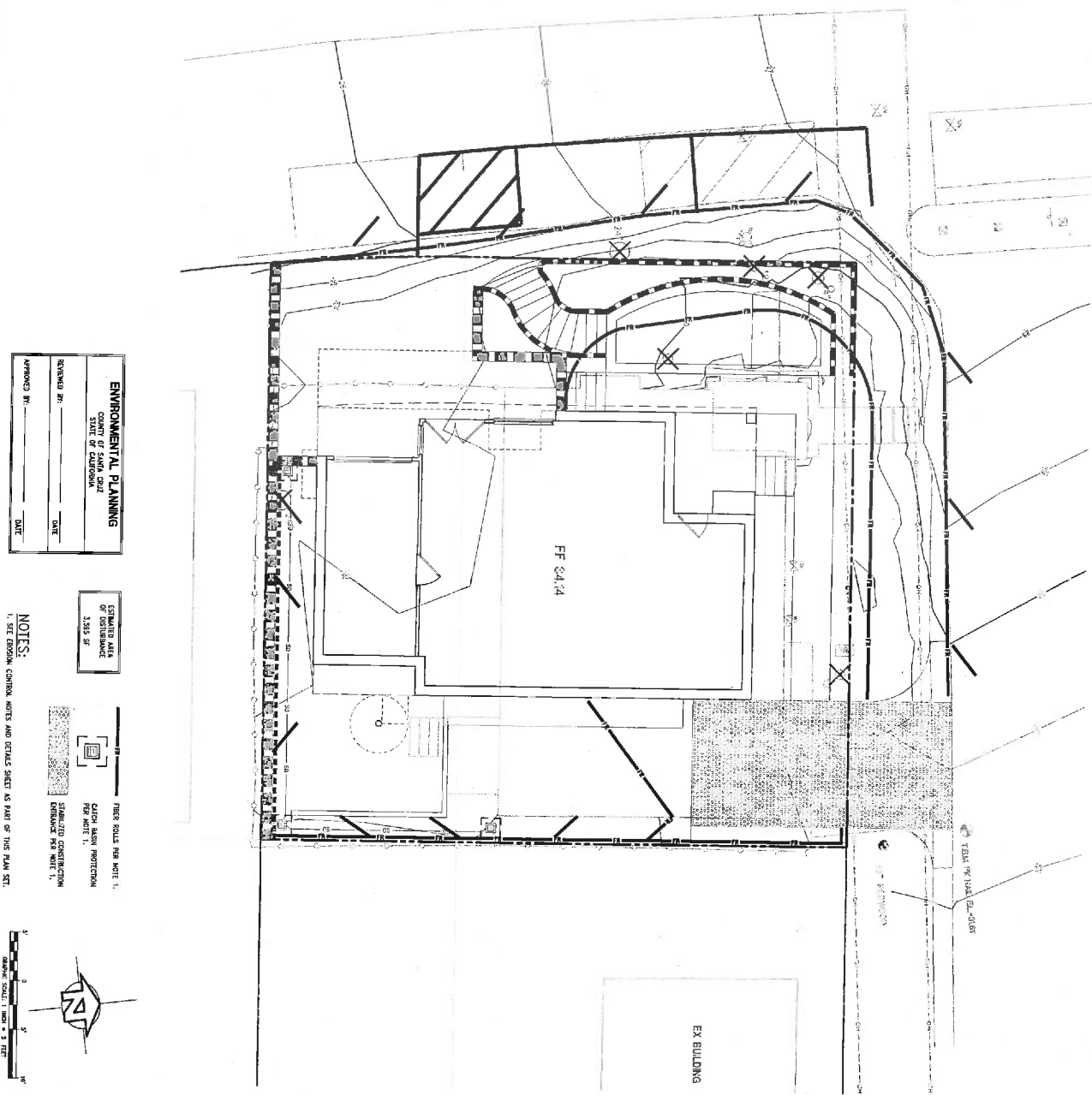
380 LAKE AVENUE, SANTA CRUZ, CALIFORNIA



IFLAND
ENGINEERS

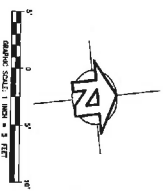
6300 SOQUEL AVE. SUITE 1
BANTA CRUZ, CA 95006
TEL (831) 426-6333
FAX (831) 426-1777
www.fardachmeters.com





ENVIRONMENTAL PLANNING	
APPROVED BY:	DATE:
DESIGNED BY:	DATE:
DRAWN BY:	DATE:

- NOTES:**
1. SEE EROSION CONTROL NOTES AND DETAILS SHEET AS PART OF THIS PLAN SET.
- STANDARD CONSTRUCTION ENTRANCE PER NOTE 1.
- CATCH BASIN PROTECTION PER NOTE 1.
- RISE SLOPE PER NOTE 1.



SHEET C3.1	APN: 027-091-01	PRELIMINARY	
	EROSION CONTROL PLAN		
	DAPC, LLC HARBOR HOUSE		
DATE: 08/27/19	DESIGN: GS	DRAWN: GS	380 LAKE AVENUE, SANTA CRUZ, CALIFORNIA

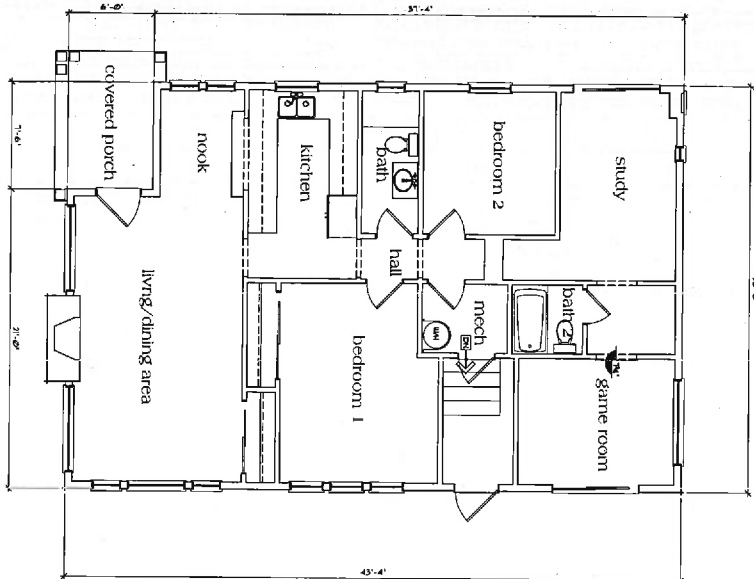
IFLAND ENGINEERS

6800 ROCKWELL AVE. SUITE 101
SANTA CRUZ, CA 95062
TEL: 839 439-5315
FAX: 839 439-5715
www.iflandengineers.com

CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

NOT FOR CONSTRUCTION	
REVISION	DATE

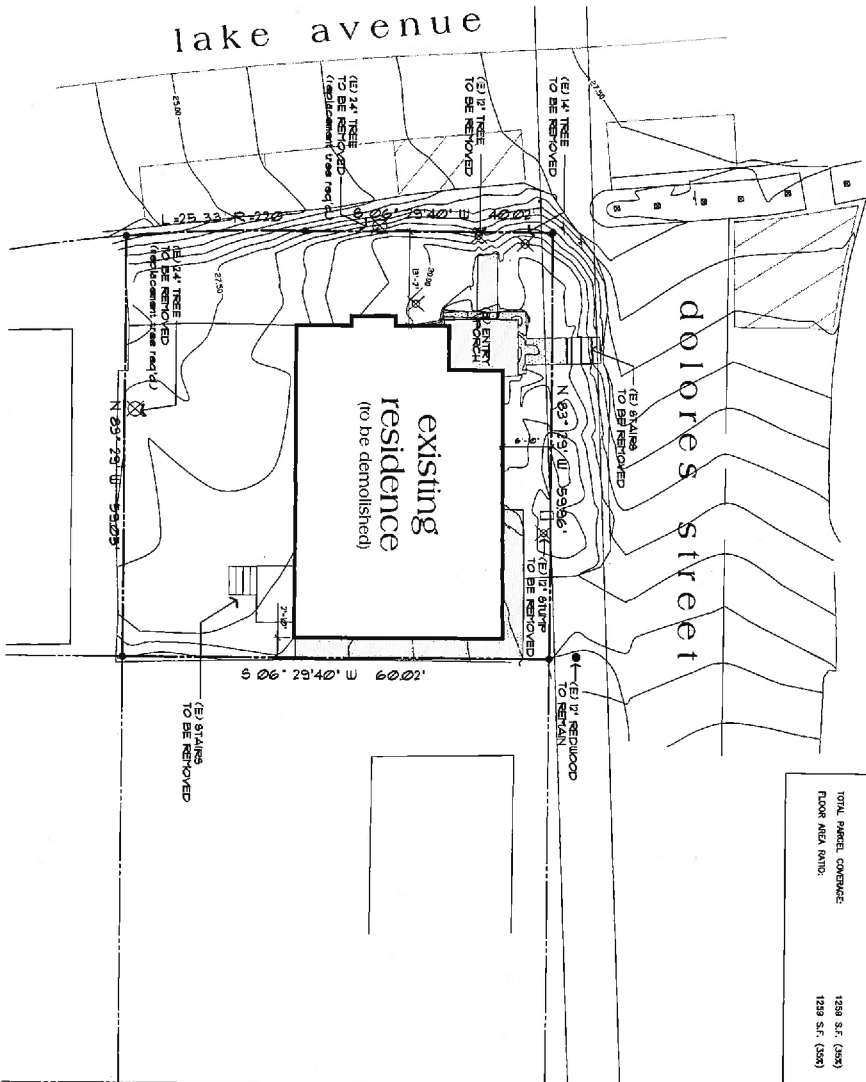




Existing Floor Plan
1190 sq. ft. Living Area
69 sq. ft. Covered Porch



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



Existing Site Plan

apn: 027-091-01
Scale: 1/8" = 1'-0"



(E) SITE AREA CALCULATIONS	
ZONING	R-1-3.5
MAXIMUM PARCEL COVERAGE	40%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	50%
PARCEL AREA	3803.73 S.F.
FLOOR AREA BREAKDOWN:	
EXISTING RESIDENCE	1190 S.F.
COVERED PORCH	69 S.F.
TOTAL PARCEL COVERAGE	1259 S.F. (33%)
FLOOR AREA RATIO	1259 S.F. (33%)

DATE
02/27/07
BY
AS NOTED
FOR
SCOTT ZAKARIA
PROJECT
022018

DRAWING TITLE
Existing Site & Floor Plan

JOB TITLE
DAPC, LLC
Harbor House
JOB ADDRESS
380 Lake Avenue
Santa Cruz, California

Design Associates, Inc.
California Corporation
16645 Sutter Blvd., Suite 500
Modesto, CA 95350
Phone: (209) 521-7711, Fax: (209) 521-7712
www.designassociates.com

THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DESIGN ASSOCIATES, INC. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY DESIGN ASSOCIATES, INC. IN WRITING. DESIGN ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

NO. / DATE / REVISION
1 / 02/27/07

PLAN CHECK
02/27/07

Architectural floor plan of a house. The plan includes the following rooms and features:

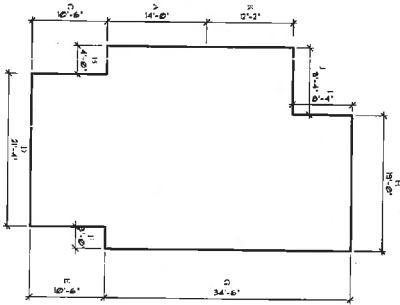
- Family living room:** Located in the center, featuring a fireplace, a large window, and a door leading to the dining room.
- Dining room:** Adjacent to the family living room, containing a table and chairs.
- Kitchen:** Located at the rear, featuring a sink, stove, and refrigerator.
- Bathroom:** Located near the kitchen, containing a toilet, sink, and bathtub.
- Open deck:** Located on the left side, accessible from the family living room.
- Back porch:** Located at the rear, accessible from the kitchen.
- Front porch:** Located at the front, accessible from the family living room.

Dimensions and other details are provided throughout the plan, including wall thicknesses, door swings, and window placements. Notes on the plan include:

- "1/2\"

Basement

Scale: 1/8" = 1'-0"



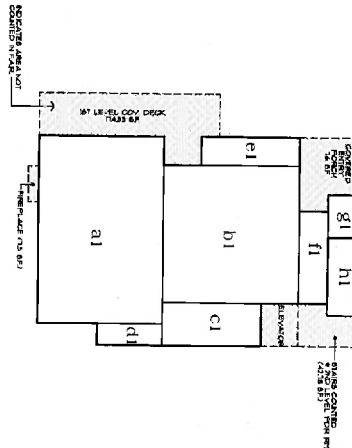
Total = 146.8' (146.66')

Total = 118.2'

△△△ (702.16 sq. ft. Deck areas exempt from F.A.R.)

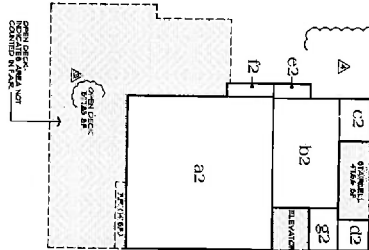
1st Level

Scale: 1/8" = 1'-0"



2nd Level

Scale: 1/8" = 1'-0"



Basement Area Calculation (per SCCC 13.10.700-B)

Basement perimeter wall total = 146.8' (146.66')
20% perimeter walls allowed to be >5'-6" above grade, therefore
20% of 146.56 = 29.33 allowed

Exposed basement perimeter walls > than 5'-6" abv. grade:

A = 14'-0"
B = 14'-0"
C = 14'-0"
D = 14'-0"
E = 14'-0"
F = 14'-0"
G = 14'-0"
H = 14'-0"
I = 14'-0"
J = 14'-0"
K = 14'-0"
L = 14'-0"
M = 14'-0"
N = 14'-0"
O = 14'-0"
P = 14'-0"
Q = 14'-0"
R = 14'-0"
S = 14'-0"
T = 14'-0"
U = 14'-0"
V = 14'-0"
W = 14'-0"
X = 14'-0"
Y = 14'-0"
Z = 14'-0"
Total = 28.8' (19.43% of 146.66') < 29.33 (20% of 146.66'), therefore ok

Lot Size = 3503.73 s.f.

1st Level

a1	36'-4"x17'-8"	465.23 s.f.
b1	10'-4"x19'-0"	367.34 s.f.
c1	6'-0"x13'-0"	88.00 s.f.
d1	6'-0"x13'-0"	88.00 s.f.
e1	4'-0"x13'-0"	52.00 s.f.
f1	4'-0"x13'-0"	52.00 s.f.
g1	6'-0"x4'-4"	26.00 s.f.
h1	11'-0"x4'-4"	47.06 s.f.
total		1123.38 s.f.

2nd Level

a2	21'-6"x20'-6"	444.75 s.f.
b2	15'-4"x9'-2"	140.55 s.f.
c2	6'-0"x4'-4"	26.00 s.f.
d2	6'-0"x4'-4"	26.00 s.f.
e2	4'-0"x13'-0"	52.00 s.f.
f2	1'-10"x6'-6"	11.92 s.f.
g2	6'-0"x4'-4"	24.00 s.f.
total		672.33 s.f.

Total Floor Area 1795.71 s.f. (49.96%)

A2.2

Floor Area Diagram & Basement Calc.

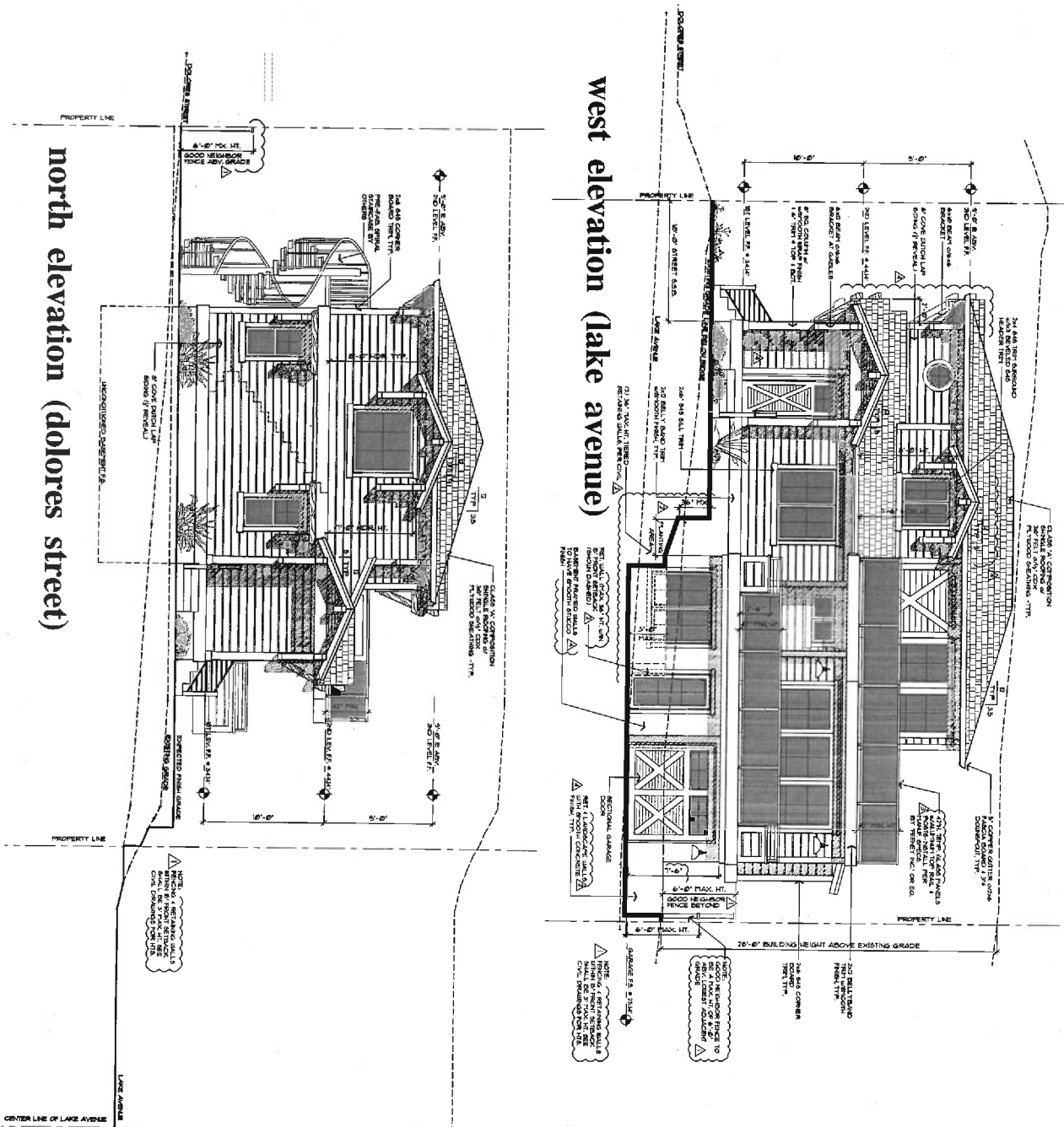
DAPC, LLC
Harbor House
380 Lake Avenue
Santa Cruz, California

Design Associates, Inc.

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Mountain View, California 94035
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NO. / DATE / REVISION	
1 / 04/24/09	DESIGN
2 / 04/24/09	PLAN CHECK
3 / 04/24/09	PERMITTING
4 / 04/24/09	FINAL

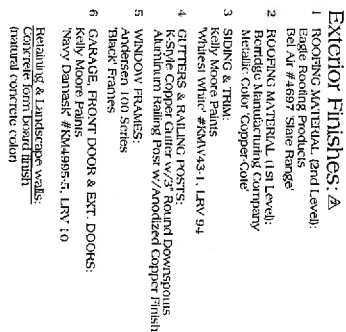
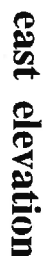


DATE 04/27/10 TIME 14:11:00 PROJECT 0001242010 DRAWN GAZ JOB NO. 020215 SHEET A3.1	DRAWING TITLE	Exterior Elevations
	JOB TITLE	DAPC, LLC Harbor House
	JOB ADDRESS	380 Lake Avenue Santa Cruz, California

Design Associates, Inc.
A California Corporation
11848 Sunset Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 774-7745 Fax: (408) 776-7064
e-mail: eric@design.com

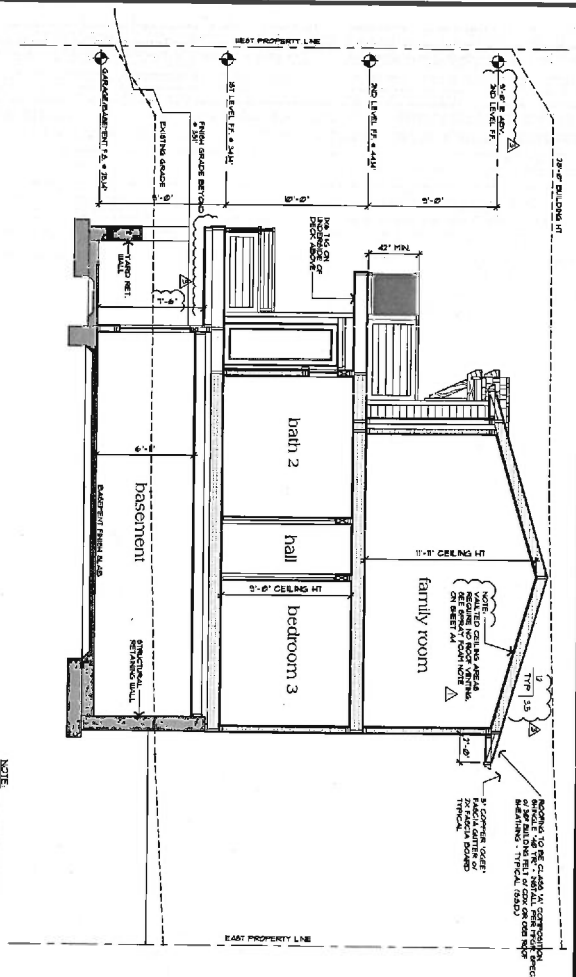
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NO. / DATE / REVISION	△ PLAN CHECK D7/2/75	△ PLAN CHECK 7/5/72	△ PLANING 5/8/72	△ PLANING 6/14/72
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NO / DATE / REV/S
△ PLAN CHECK 1/20/15
△ PLAN CHECK 2/6/10
△ PLANNING 6/8/70
△ PLANNING 6/4/70

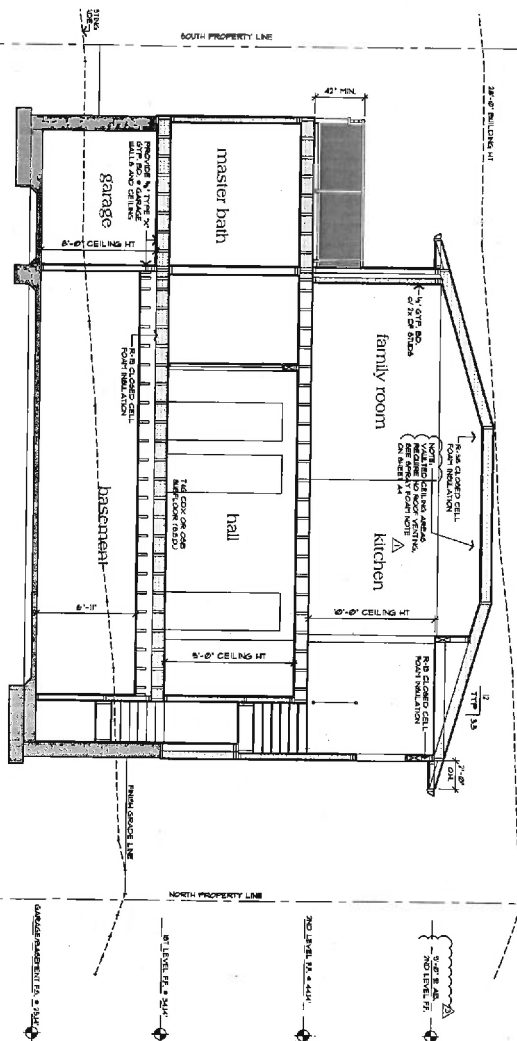
A Cross Section



NOTE:
SEE STRUCTURAL DRAWINGS
FOR DETAILS FROM ALL DRAWINGS
AND SPECIFICATIONS

1/4" = 1'-0"

B Cross Section

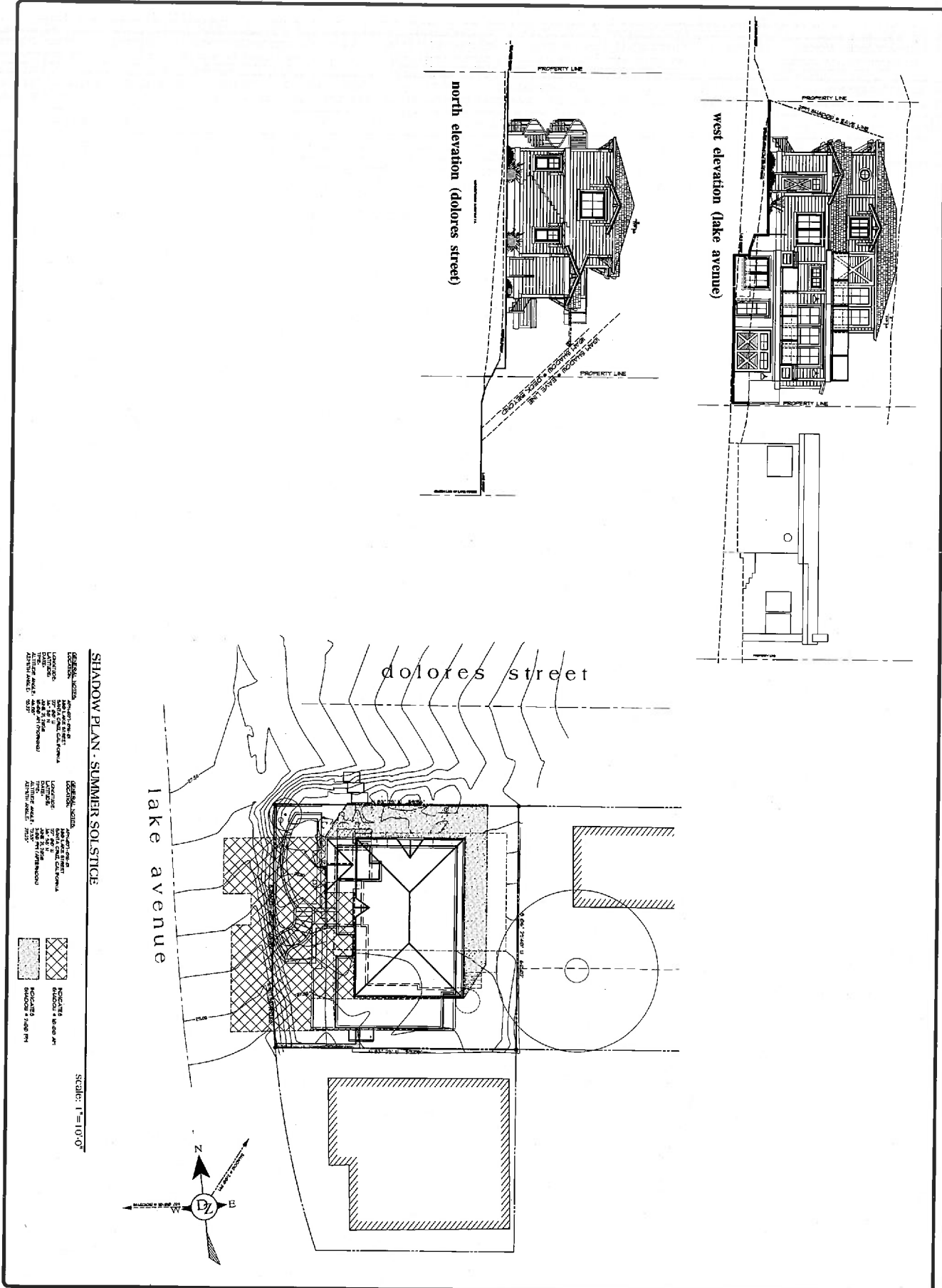


NOTE:
SEE STRUCTURAL DRAWINGS
FOR DETAILS FROM ALL DRAWINGS
AND SPECIFICATIONS

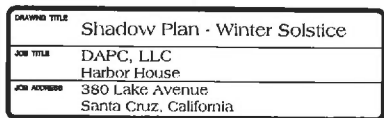
1/4" = 1'-0"

SEALANT FROM INSULATION NOTES:
ALL JOINTS IN WALLS AND ROOF
SHALL BE SEALED WITH A QUALITY
CLOSED CELL SPURGE FOAM INSULATION BY CERTIFIED
APPLICATOR. ALL JOINTS IN FLOORING SHALL BE SEALED
WITH A QUALITY POLYURETHANE SEALANT. ALL JOINTS IN
CEILING SHALL BE SEALED WITH A QUALITY POLYURETHANE
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QUALITY POLYURETHANE SEALANT. ALL JOINTS IN
EXTERIOR FLOORING SHALL BE SEALED WITH A QUALITY
POLYURETHANE SEALANT.

<p>A4</p>	<p>DATE: 08/07/10, 2:00 PM</p> <p>BY: J. L. HARRIS</p> <p>REVIEWED: J. L. HARRIS</p> <p>DESIGNED: J. L. HARRIS</p> <p>IN CHARGE: J. L. HARRIS</p>	<p>DRAWING TITLE: Cross Sections</p> <p>JOB TITLE: DAPC, LLC Harbor House</p> <p>JOB ADDRESS: 380 Lake Avenue Santa Cruz, California</p>	<p>Design Associates, Inc.</p> <p>California Corporation</p> <p>1441 S. Bascom Avenue, Suite 500</p> <p>San Jose, CA 95128-1101</p> <p>Phone: (408) 298-7700 Fax: (408) 298-7701</p>	<p>THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF DESIGN ASSOCIATES, INC. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF DESIGN ASSOCIATES, INC. IS PROHIBITED.</p>	<p>NO. / DATE / REVISION</p> <p>1 / 08/07/10</p>



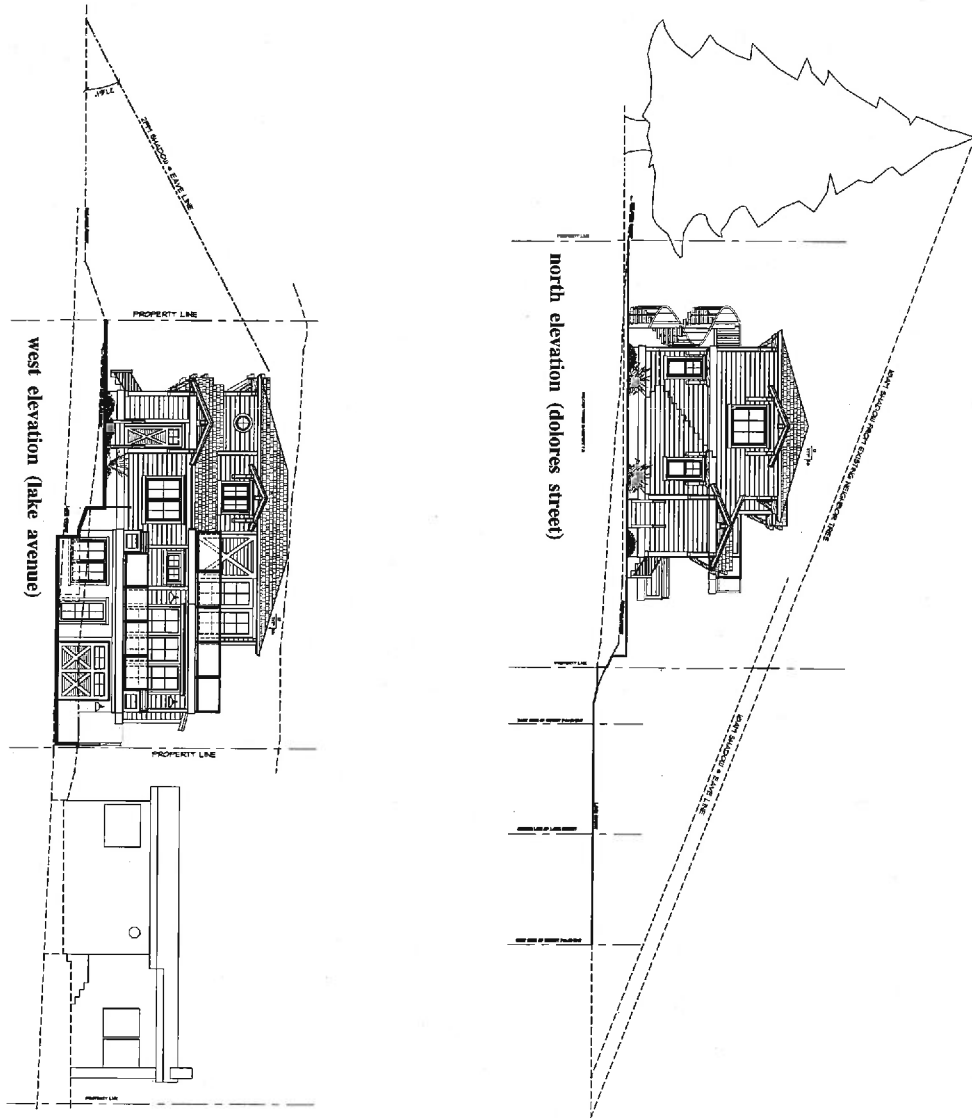
A6.1	SHADOW PLAN - SUMMER SOLSTICE DAPC, LLC Harbor House 380 Lake Avenue Santa Cruz, California	Design Associates, Inc. A California Corporation 6645 S. Main Blvd., Suite 500 Morgan Hill, California 95037 Phone: (408) 776-7000 Fax: (408) 776-7001 Email: info@designassociates.com	THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND ARE THE PROPERTY OF THE DESIGN ASSOCIATES. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ASSOCIATES. ANY REPRODUCTION OR COPIING OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ASSOCIATES IS STRICTLY PROHIBITED. THE DESIGN ASSOCIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE DESIGN ASSOCIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE DESIGN ASSOCIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS.	NO. / DATE / REVISION 1 / 12 / 2005 2 / 12 / 2005 3 / 12 / 2005 4 / 12 / 2005 5 / 12 / 2005 6 / 12 / 2005 7 / 12 / 2005 8 / 12 / 2005 9 / 12 / 2005 10 / 12 / 2005
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e-mail: info@california.com

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FLAMMING
6/4/70



A6.3	DATE 10/20/19	DRAWN DZ	CHECKED DZ	DESIGNED DZ	PROJECT 10/20/19	NO. / DATE / REVISION
	SCALE AS SHOWN	BY DZ	DATE 10/20/19	PROJECT 10/20/19	PROJECT 10/20/19	NO. / DATE / REVISION
	PROJECT 10/20/19	PROJECT 10/20/19	PROJECT 10/20/19	PROJECT 10/20/19	PROJECT 10/20/19	NO. / DATE / REVISION
	PROJECT 10/20/19	PROJECT 10/20/19	PROJECT 10/20/19	PROJECT 10/20/19	PROJECT 10/20/19	NO. / DATE / REVISION

Proposed Landscape Plan

LANDSCAPE NOTES


[illegible]

apn: 027-091-01

scale: 1"=10'.0



alta loma lane

PLANT LIST	California endemic	6/22 CITY
11. <i>Adiantum ciliatum</i> 	7	7
SHRUBS		
1. <i>Arctostaphylos uva-ursi</i>	1	1
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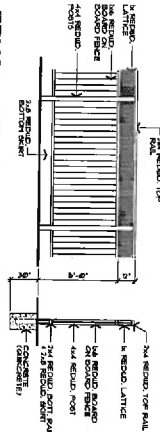
1. CHINESE GOALS.

China's primary goal is to prevent the United States from obtaining a position of dominance in East Asia. The Chinese have said that they do not want to be "surrounded by the United States, Japan, and the Soviet Union." The Chinese are also concerned about the possibility of a "new Cold War" between the United States and the Soviet Union. The Chinese are also concerned about the possibility of a "new Cold War" between the United States and the Soviet Union.

2. CHINESE GOALS.

China's primary goal is to prevent the United States from obtaining a position of dominance in East Asia. The Chinese have said that they do not want to be "surrounded by the United States, Japan, and the Soviet Union." The Chinese are also concerned about the possibility of a "new Cold War" between the United States and the Soviet Union. The Chinese are also concerned about the possibility of a "new Cold War" between the United States and the Soviet Union.

FENCE DETAIL



KLING

Proposed Landscape Plan

DRAWING TITLE	Proposed Landsco
JOB TITLE	DAPC, LLC Harbor House
JOB ADDRESS	380 Lake Avenue Santa Cruz, California

LD Design Associates, Inc.

A California Corporation
12640 Sunset Blvd. Suite 500
Morgan Hill, California 95037
Phone (408) 774-7005 • Telex 727746
Cable: designgraphic

[illegible]

EXHIBIT J