



Staff Report to the Zoning Administrator

Application Number: 191289

Applicant: Matson Britton Architects
Owner: Mark Engstrom & Anne Stille
APN: 028-161-11
Site Address: 313 Johan's Beach Drive, Santa Cruz

Agenda Date: August 14, 2020
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to construct an attached approximately 472 square foot garage at the first story and an attached approximately 633 square foot Accessory Dwelling Unit (ADU) at the second story of an existing single-family dwelling. Requires a Variance to reduce the required 20-foot front yard setback to about zero feet. Requires a Coastal Development Permit to construct a residential addition larger than 250 square feet in the Coastal Zone Appeal Jurisdiction and includes a new ADU (subject to an administrative Coastal Development Permit).

Location: The subject property is located on the west side of Johan's Beach Drive, approximately 370 feet south of its intersection with East Cliff Drive, at 313 Johan's Beach Drive in Santa Cruz.

Permits Required: Coastal Development Permit & Variance

Supervisory District: First District (District Supervisor: John Leopold)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191289, based on the attached findings and conditions.

Project Description & Setting

The project is located in the Live Oak Planning Area. The immediate vicinity is developed with low density single-family residences and small-scale commercial uses such as motel and café uses.

Johan's Beach Drive is a short north-south street, measuring approximately 430 feet in total length, initiating at East Cliff Drive to the north and terminating at Johan's Beach (aka Sunny Cove Beach) to the south. Two motels are located on the west side of Johan's Beach Drive. To the north, a motel (d.b.a. Sunny Cove Motel) is accessed from East Cliff Drive, and to the south a motel (d.b.a. Ocean Echo Inn and Beach Cottages) is accessed from Johan's Beach Drive. On the east side of Johan's Beach Drive, a café (d.b.a. Starbucks Coffee) is located at the

intersection of Johan's Beach Drive and East Cliff Drive. Several single-family homes are located to the south of the café, all of which are accessed from, and front on, either East Cliff Drive or Maguire Drive, located on upsloping lots from the vantage point of Johan's Beach Drive.

The subject parcel is bordered by Ocean Echo Inn to the north and Johan's Beach (aka Sunny Cove Beach) to the south. Bordering the subject property to the west, is a parcel fronting on Geoffroy Drive containing a single-family dwelling located on an elevated hillside above the project site.

At the first story, the proposal would add a two-car garage with an attached covered porch to the south, and a new storage room and ground-level patios along its north and west-facing walls. At the second story, the new one-bedroom Accessory Dwelling Unit (ADU) is proposed to include a new south-facing deck measuring approximately 174 square feet. The ADU would be internally independent from the existing residence by an internal door located at the end of a new residential hallway proposed along the north side of the existing residence. New stairs are proposed at the north side of the ADU for independent street-level exterior access to the ADU.

The proposed addition would encroach within the required 20-foot front yard setback; thus, a Variance is required to reduce the front yard setback to about zero feet.

The subject parcel is located within the Coastal Zone Appeal Jurisdiction. A Coastal Development Permit is required as the project entails construction of an addition greater than 250 square feet in size and includes a new ADU (subject to an administrative Coastal Development Permit).

Project Background

Coastal Development Permits 99-0621 and 00-0681 were approved in 2000 to recognize and construct retaining walls to reinforce the bluff between 336 Geoffroy Drive and 313 Johan's Beach Drive at the west and north sides of the subject property.

In 2001, Building Permit No. 00127868 was issued to reconstruct approximately 75 percent of the existing home which had been damaged by a fire.

Zoning & General Plan Consistency

The subject property is an approximately 6,089 square foot (0.14 acre) lot, located in the R-1-6 (Residential Single Family - 6,000 square feet parcel minimum) zone district, a designation which allows residential uses. The proposed ADU is a permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

Per SCCC Section 13.10.681(D)(6) on all lots where ADUs are permitted, the habitable portion of an ADU is allowed to be at least 800 square feet. The proposed ADU would measure approximately 633 square feet and is therefore at an allowable size. Per SCCC Section 13.10.681(D)(4), an ADU may be attached to the main dwelling. For ADUs attached to the main home, the maximum height of the ADU is subject to the applicable zone district height standard.

The ADU would measure approximately 23 feet in height and would therefore comply with the 28-foot height limit within the R-1-6 zone district. Inside the Coastal Zone, replacement parking is required for the primary dwelling unit when a covered parking structure is demolished or converted for construction of an ADU. Additionally, one off-street parking space is required for the new ADU. The existing covered carport which contains one parking space will be replaced with a garage for two parking spaces. As proposed, the ADU meets required development standards.

A summary of the required and proposed site and development standards relevant to the project are summarized in the table below:

Development Standard	R-1-6 Site Standards	Existing	Proposed
Front yard setback	20 feet	About 9 feet to carport and 15 feet to SFD.	About 0 feet
Rear yard setback	15 feet	About 10 feet	No change
Side yard setbacks (South)	5 feet	About 0 feet to 2 nd story balcony and 16 feet to SFD	No change
Side yard setbacks (North)	8 feet (4 feet for ADUs per SCCC 13.10.681(D)(7))	About 9 feet	About 5 feet to ADU
Maximum height	28 feet	About 26 feet	No change to SFD. About 23 feet for ADU.
Maximum % FAR	50%	About 33%	About 49.8%
Maximum % lot coverage	40%	About 20%	About 38%
Parking	1 parking space for ADU per SCCC 13.10.681(D)(7)	1 space in carport	2 spaces in garage

Variance

The project proposes a reduction to the required 20-foot front yard setback to approximately zero feet for the construction of the proposed two-story addition. In order for a Variance to be granted pursuant to SCCC 13.10.230, specific findings must be met. These findings can be met in that the subject parcel has topographic constraints that restrict development of the proposed building site relative to the atypical parcel configuration. Due to parcel constraints, a Variance to the front yard setback is necessary for the construction of the type of residential development found on other parcels in the vicinity.

Design Review

The proposed addition to the existing single-family dwelling and new ADU complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as clean lines, a pitched roof and natural wood shingle siding on the exterior walls to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. As proposed, the project would

comply with the County Design Review Ordinance as outlined in SCCC 13.11.070 through 13.11.076.

Local Coastal Program Consistency

The proposed addition to the existing single-family dwelling and new ADU is in conformance with the County's certified Local Coastal Program, in that the addition is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The structure is sited and designed to be visually compatible and integrated with the existing architecture of the home and the surrounding coastal hillside to minimize visual impacts as viewed from Johan's Beach (aka Sunny Cove Beach). Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. The project site is not identified as a priority acquisition site in the County's Local Coastal Program. The project site is located between the shoreline and the first through public road (East Cliff Drive); however, the project will not interfere with public access to the beach, ocean, or other nearby body of water. The project is not viewable from any designated scenic road.

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 **191289**, based on the attached findings and conditions.

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

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

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project Plans
- E. Visual Renderings
- F. Shadow Study
- G. Assessor's, Location, Zoning and General Plan Maps
- H. Parcel Information

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: 191289

Assessor Parcel Number: 028-161-11

Project Location: 313 Johan's Beach Drive

Project Description: Proposal to construct an attached 472 square foot garage at the first story and an attached 633 square foot ADU at the second story of an existing single-family dwelling. Requires a Coastal Development Permit and Variance to reduce the front yard setback to about zero feet.

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: (831) 425-0544

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

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Class 1 includes additions to existing structures in a developed area.

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

Jonathan DiSalvo, 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-1-6 (Residential Single Family - 6,000 square feet parcel minimum), a designation which allows residential uses. The proposed addition to the existing single-family dwelling and new ADU is permitted within the zone district, and the zoning is consistent with the site's R-UL (Urban Low 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. The project includes preliminary plans for a pumped sewer lateral that would traverse land owned by the County of Santa Cruz, via a ten-foot sewer easement. Though the subject sewer lateral easement has not yet been established, the conditions of approval of this permit require the applicant to coordinate with the Department of Public Works Sanitation District and Real Property Division for final sewer lateral design and establishment of the sewer easement and infrastructure as required.

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; the site is surrounded by lots developed with residential uses of a similar size and massing; the proposed colors and materials will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top. Though the development site would be visible from Johan's Beach (aka Sunny Cove Beach), the proposed addition conforms with the architecture of the existing home and the use of natural siding materials harmonizes with the beach and neighborhood character of the area.

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; however, Johan's Beach is listed in LCP Policy 7.7.18 as an Area Designated for Neighborhood Public Access. Existing beach access is available adjacent to the project site at the end of Johan's Beach Drive as well as nearby access points via Geoffroy Drive and Sunny Cove Drive. Dedication of additional trail easements, pursuant to LCP Policy 7.6.2 are not appropriate in that sufficient area exists at the end of Johan's Beach Drive to allow for future access improvements. The project has been conditioned to ensure existing beach access is not restricted during the construction phase, and that the project comply with the County's Coastal Encroachment Policy in the public right of way, as is determined applicable by the Santa Cruz County Parks Department.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Residential Single Family - 6,000 square feet parcel minimum) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

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

This finding can be made, in that the project site is located between the shoreline and the first public road; however, the project will not interfere with public access to the beach, ocean, or any nearby body of water. Existing beach access is available adjacent to the project site at the end of Johan's Beach Drive as well as nearby access points via Geoffroy Drive and Sunny Cove Drive. The project has been conditioned to ensure existing beach access is not restricted during the construction phase. 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 residential addition and new ADU and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Residential Single Family - 6,000 square feet parcel minimum) zone district as the primary use of the property will be one single family residence and one ADU that meets all current site standards for the zone district with the exception of encroachment of the building within the required front setback for which findings for a Variance can be made.

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

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

The proposed addition and ADU will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district with the exception the required front setback for which findings for a Variance can be made.

The proposed addition and ADU 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 project, a two-story addition, will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) with the exception of the required front setback for which the findings for a Variance can be made 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 addition and ADU is to be constructed on an existing developed lot. Though the subject sewer lateral easement has not yet been established, the conditions of approval of this permit require the applicant to coordinate with the Department of Public Works Sanitation District and Real Property Division for final sewer lateral design and establishment of the sewer easement and infrastructure as required. The expected level of traffic generated by the proposed project is anticipated to be only 2 peak trips per day (1 peak trip per dwelling unit). The project site is currently served by utilities therefore, the project will not overload utilities or result in adverse impacts existing roads or intersections in the surrounding area.

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

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

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

This finding can be made, in that the proposed addition and ADU 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 project will incorporate site and architectural design features such as variation in color and material which would be complementary to the site, articulation in the building façade, and pitched rather than flat roof design to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. As proposed, the project would comply with the County Design Review Ordinance as outlined in SCCC 13.11.070 through 13.11.076.

Variance Findings

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

This finding can be made, in that the location and configuration of the parcel create a special circumstance for which a Variance can be granted. The subject parcel is configured such that large portions of the parcel are difficult to develop due to either narrow parcel widths or topographical constraints. Due to the topography and configuration of the subject parcel, the proposed location of the addition and ADU is appropriate as it minimizes grading activities and provides a convenient and secure location for covered parking. Use of an accessory garage and ADU is a privilege enjoyed by other properties in the vicinity under identical zoning classification.

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 the proposed addition and ADU will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and will meet all current setbacks in the zone district other than the front setback requirement. Though the project proposes a reduction of the required 20-foot front yard setback, the structure will not result in adverse impacts to sight distance or impede traffic. The proposed addition would be contained entirely within the boundaries of the parcel, and the front property line of the subject parcel is located approximately 17 feet to the west of the existing roadway. The proposed front setback encroachment is not expected to be materially detrimental to public health safety or welfare, or injurious to property or improvements in the vicinity.

The project is also 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 insure the optimum in safety and the conservation of energy and resources.

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 the project would not constitute a grant of special privileges in that the project would comply with all site standards for the zone district, with exception of the front setback requirement. In all, the project design is within the range of styles found in the vicinity and consistent with the density and intensity of the area. The location, configuration, and topography of the subject parcel result in a constricted building envelope. Consequently, the location of the proposed addition is appropriate as it minimizes grading activities, provides a location for a garage and an ADU which is a use enjoyed by other properties in the vicinity.

Conditions of Approval

Exhibit D: Project plans, prepared by Matson Britton Architects, dated May 20, 2019.

- I. This permit authorizes the construction of an attached approximately 472 square foot garage at the first story and an attached approximately 633 square foot Accessory Dwelling Unit (ADU) at the second story of an existing single-family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 2. Prior to application for a Building Permit, authorization for the proposed sewer lateral shall be obtained per the requirements and criteria of the Santa Cruz County Sanitation District. Any questions should be directed to Bryan Wardlow of the Santa Cruz County Sanitation Engineering Division at (831) 454-2160.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.

2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. Grading, drainage, and erosion control plans.
 4. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements of the City of Santa Cruz Water District. Proof of water service availability is required prior to application for a Building Permit.
 - D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
 - E. Meet all requirements of the Environmental Planning section of the Planning Department.
 - F. Meet all requirements of the Santa Cruz County Parks Department and the County's Coastal Encroachment Policy, as applicable. Any questions should be directed to Michael Hettenhausen of the Santa Cruz County Parks Department at (831) 454-7963.
 - G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - H. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - I. Provide required off-street parking for two 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.
 - J. 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. Public beach access located at the end of Johan's Beach Drive shall remain unimpeded during construction. If temporary work within the Johan's Beach Drive right of way is necessary, signage shall be placed in a visible location indicating that beach access is open/available.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the approved soils reports.
- E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

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

V. Indemnification

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

foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

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

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

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

Approval Date: _____

Effective Date: _____

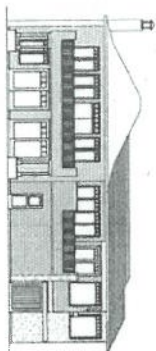
Expiration Date: _____

Annette Olson
Deputy Zoning Administrator

Application #: 191289
APN: 028-161-11
Owner: Mark Engstrom & Anne Stille

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.

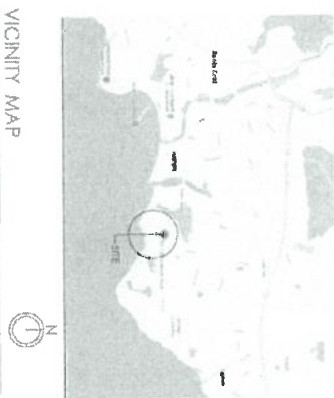
ABBREVIATIONS

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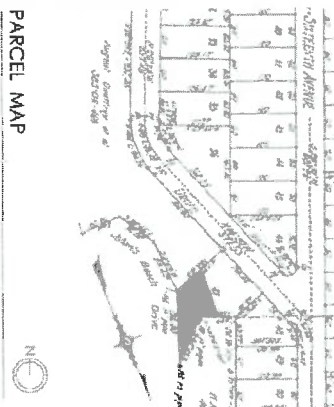
ENGSTROM

ADU ADDITION
313 JOHAN'S BEACH DRIVE
SANTA CRUZ, CA 95062

CODE COMPLIANCE



PARCEL MAP



THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE

- 2016 CALIFORNIA RESIDENTIAL CODE (CIRC)
- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA ENERGY CODE (CEC)

FIRE NOTES

1. THESE STATE STANDARDS, WITH 2016 CALIFORNIA BUILDING CODE AND 2016 CALIFORNIA FIRE CODE, AND DISTRICT APPROVALS.
2. OCCUPANCY AS A USE OF THE PROPERTY, APPROVED AUTOMATICALLY BY THE CALIFORNIA BUILDING CODE.
3. THE DESIGNER SHALL SUBMIT DRAWINGS OF SETS OF PLANS, SPECIFICATIONS, AND SCHEDULES FOR THE PROJECT, INCLUDING OVERHEAD AND RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE CAPITAL PROJECTS DEPARTMENT.
4. ADDRESS NUMBER SHALL BE DESIGNATED AND MAINTAINED AS DESIGNATED BY THE CALIFORNIA BUILDING CODE.
5. ROOF COVERINGS SHALL BE NO LESS THAN CLASS "B" RATED.
6. THE JOB CORNER OF THE BUILDING PLANS AND PERMITS MUST INCLUDE: OBTAINING OF THE BUILDING PERMIT.
7. PLANS FOR THE PROJECT SHALL BE REVIEWED BY THE CAPITAL PROJECTS DEPARTMENT WITH A MINIMUM 100% OF THE AVAILABLE FOR THE PROJECT APPROVAL AND FROM BUILDING.
8. THE BUILDING SHALL BE MAINTAINED AND MAINTAINED WITH THE PROPERTY LINE, AND THE BUILDING SHALL BE MAINTAINED WITH THE PROPERTY LINE, WHICH LINE IS SHOWN IN THE DRAWING.

PROJECT INFORMATION

OWNER: MARK ENGSTROM
313 AQUINAS DRIVE
SANTA CRUZ, CA 95062

A. P. N.: 028 161-1

ZONING: R-1-S

DISCIPLINARY GROUP: R-3 & U (PER 2016 CHD)

CONSTRUCTION TYPE: V&S (PER 2016 CHD)

CONSULTANTS

ARCHITECTS:
JASON BENTON ARCHITECTS
1000 W. 10TH ST., SUITE 200
JAYNA CRUL, CHA. 95924
PHONE: 817-424-0494
FAX: 817-424-0494

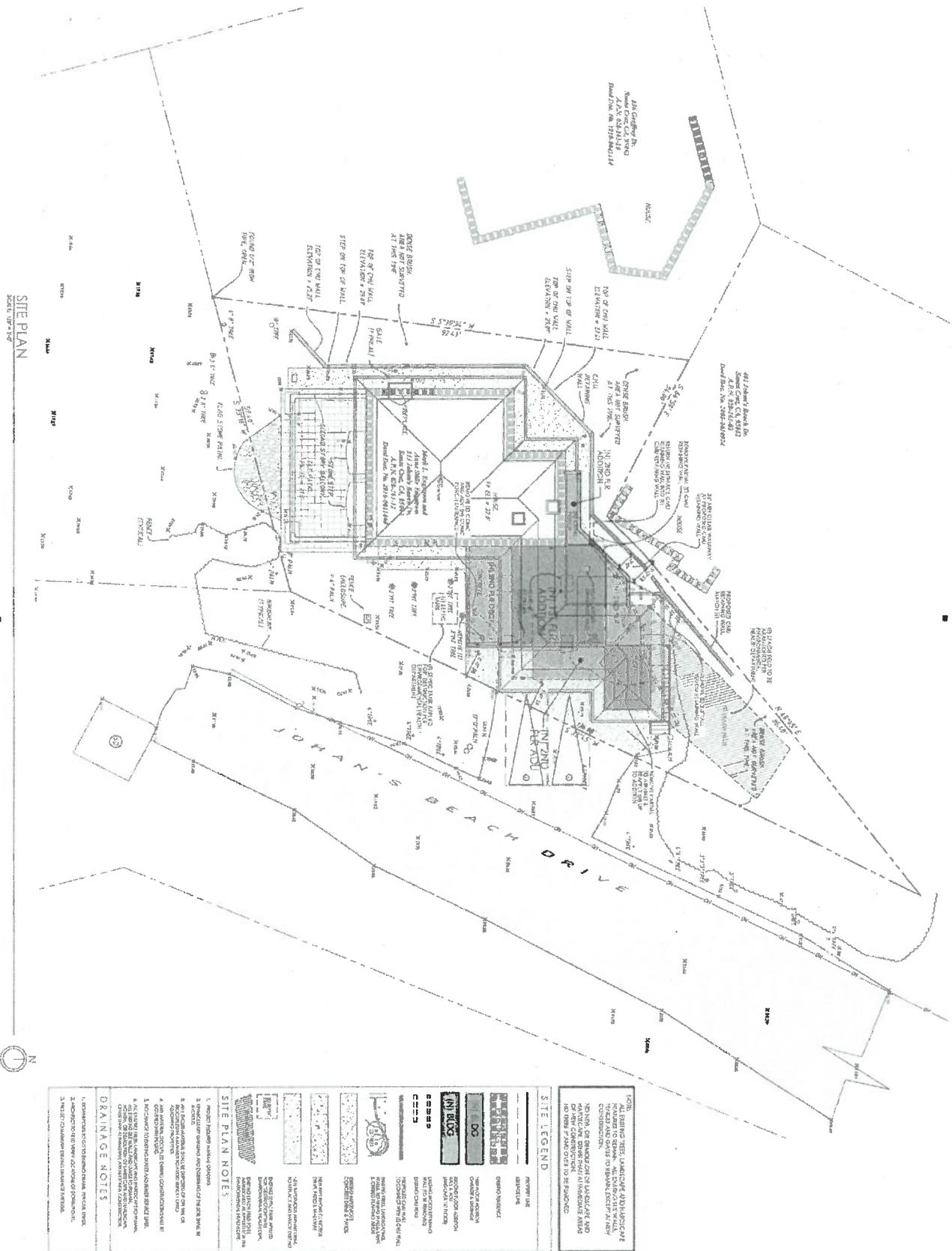
ENGINEERING:
SL NORMAN ENGINEERING, INC.
300 PROGRESS DRIVE, #2 302
FARMER, TEXAS 76032
PHONE: 817-425-2001
FAX: 817-425-1172

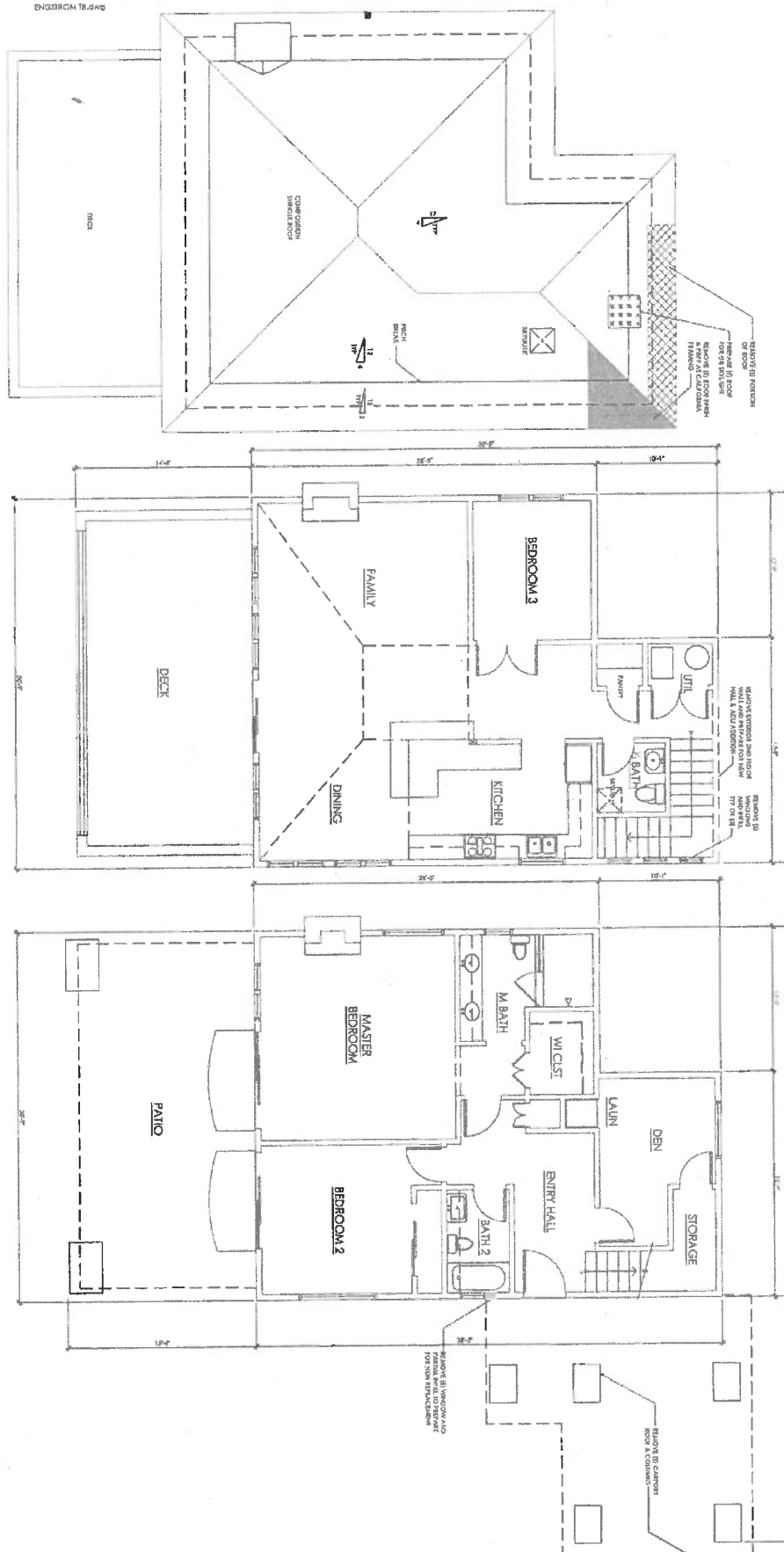
GEOTECHNICAL:
PACIFIC CREDIT INVESTING INC.
1404 MARION BLVD
SUITE 200, FARMER, TEXAS 76032
PHONE: 817-725-6444
FAX: 817-725-6198

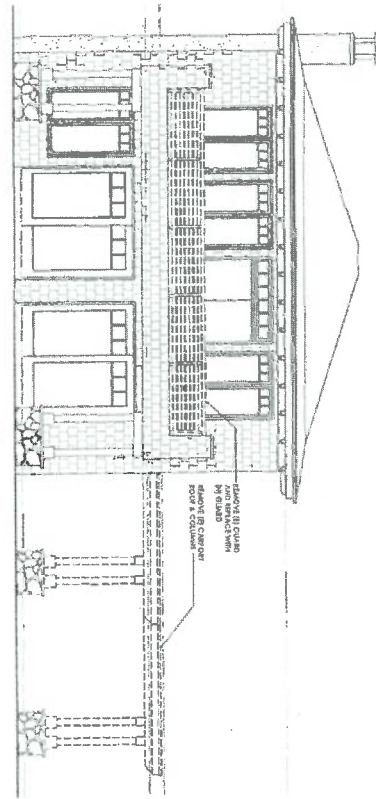
REPORT RECOMMENDATIONS:
TO GEOTECHNICAL SOILS

PROJECT CALCULATIONS

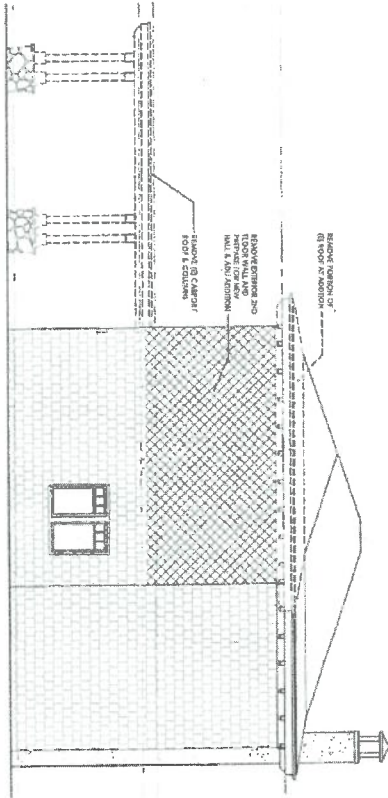
TOTAL TO COVER: 100% OF NET LIST PRICE	
POEPORT COVERAGE	1,344.2 SF.
IN REFINANCE	896.2 SF.
IN GARAGE & STORAGE 1981.5 * 11.7	23,174.4 SF.
IN GARAGE & STORAGE 1981.5 * 11.7	2,271.4 SF.
IN AREA PROPOSED EQUIPMENT:	3607
PROMISED TO COVERAGE	
FLOOR AREA WITH MINUS NET LIST PRICE	
6,099.77 SF. * 50 = 304,985.51.	
IN GARAGE (64.5 * 221 CREDIT)	1345.5 SF.
IN PROMISE	1107.2 SF.
IN FLOOR AREAS	
IN CONCRETE FLOOR AREA	1044.2 SF.
IN COVERED PORCH #1 149.1 * 5.0 = FLOOR 7-6 - IN =	0.5 SF.
IN COVERED PORCH #2 1101.5 * 5.0 = CREDIT =	0.5 SF.
IN COVERED PORCH #3 1101.5 * 5.0 = CREDIT =	0.5 SF.
IN COVERED PORCH #4 1101.5 * 5.0 = CREDIT =	0.5 SF.
IN COVERED PORCH #5 147.9 * 5.0 = CREDIT 0.4 * 149.1 =	0.5 SF.
IN TOTAL	1,374.9 SF.
2ND FLOOR AREAS	
IN CONCRETE FLOOR AREA	796.2 SF.
IN COVERED PORCH AREA (SEE PLAN)	40.2 SF.
IN TOTAL	836.4 SF.
IN TOTAL	1,655.5 SF.
IN TOTAL	3,034.5 SF.
IN TOTAL	47 SF.
OPEN DECKS AND OTHER COVERAGES UNDER 7'-6" IN HEIGHT:	
IN OPEN DECK	41.1 SF.
IN OPEN DECK	40.7 SF.
IN OPEN DECK (ORH)	2007.5 SF.
2 COVERED 2 UNCOVERED	



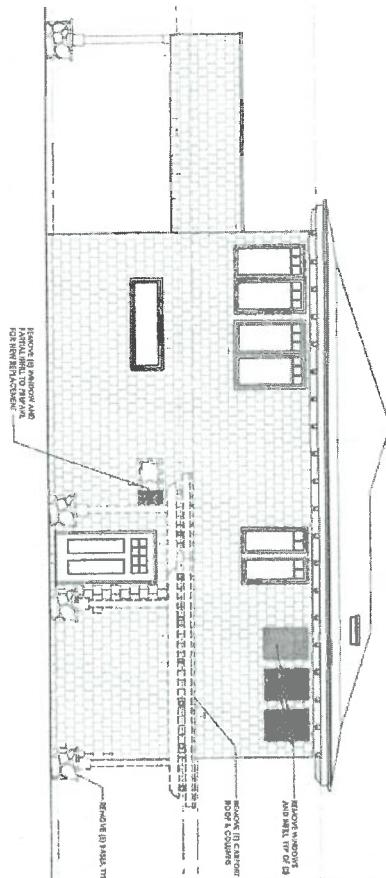




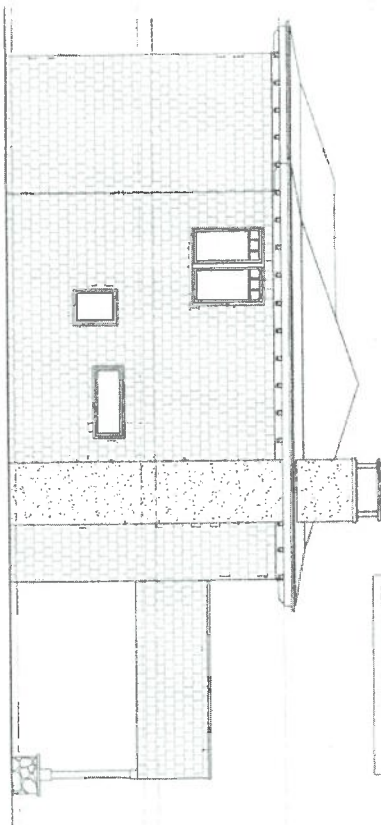
EXISTING NORTH ELEVATION
SCALE 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE 1/8" = 1'-0"

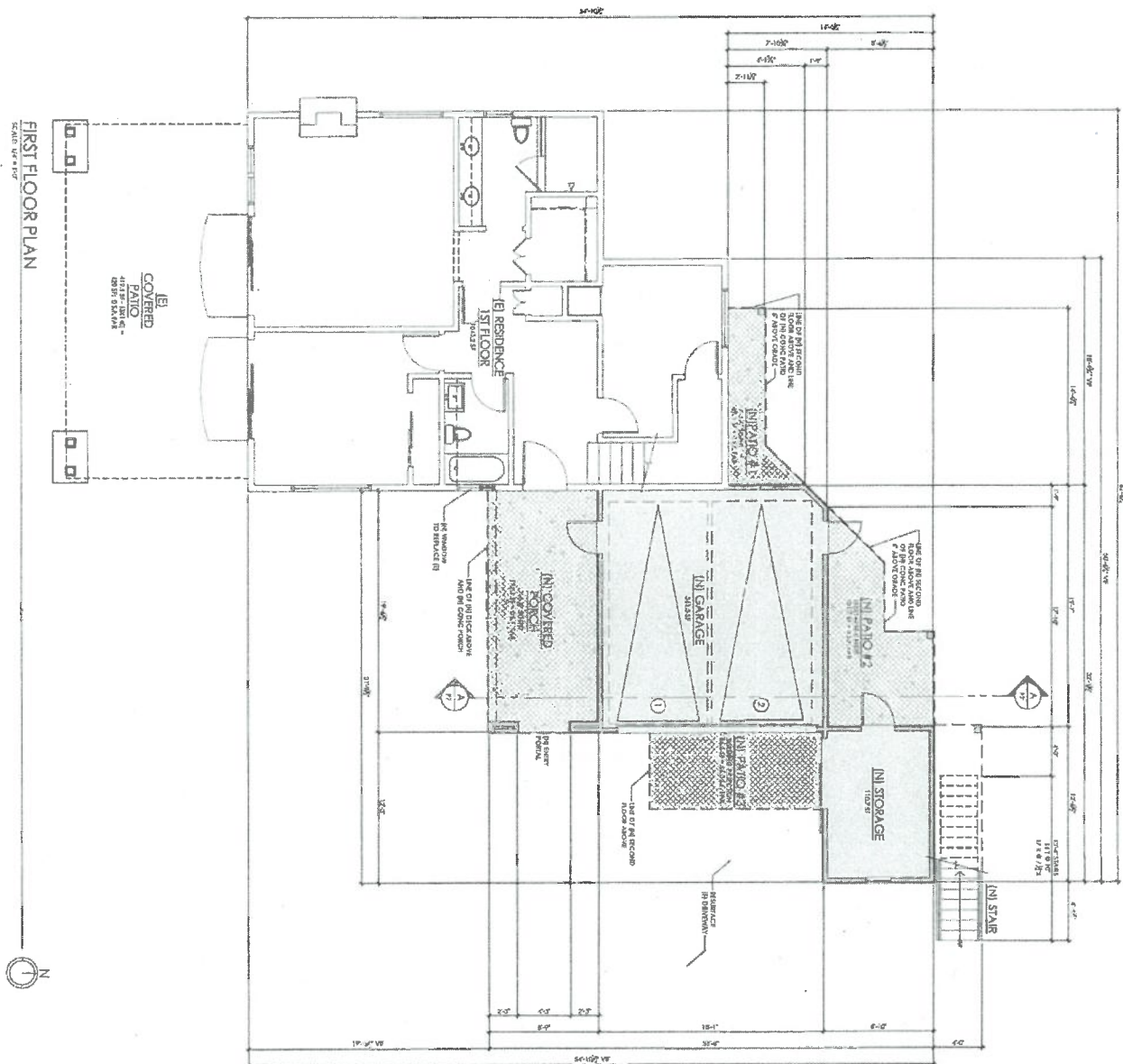


EXISTING WEST ELEVATION
SCALE 1/8" = 1'-0"



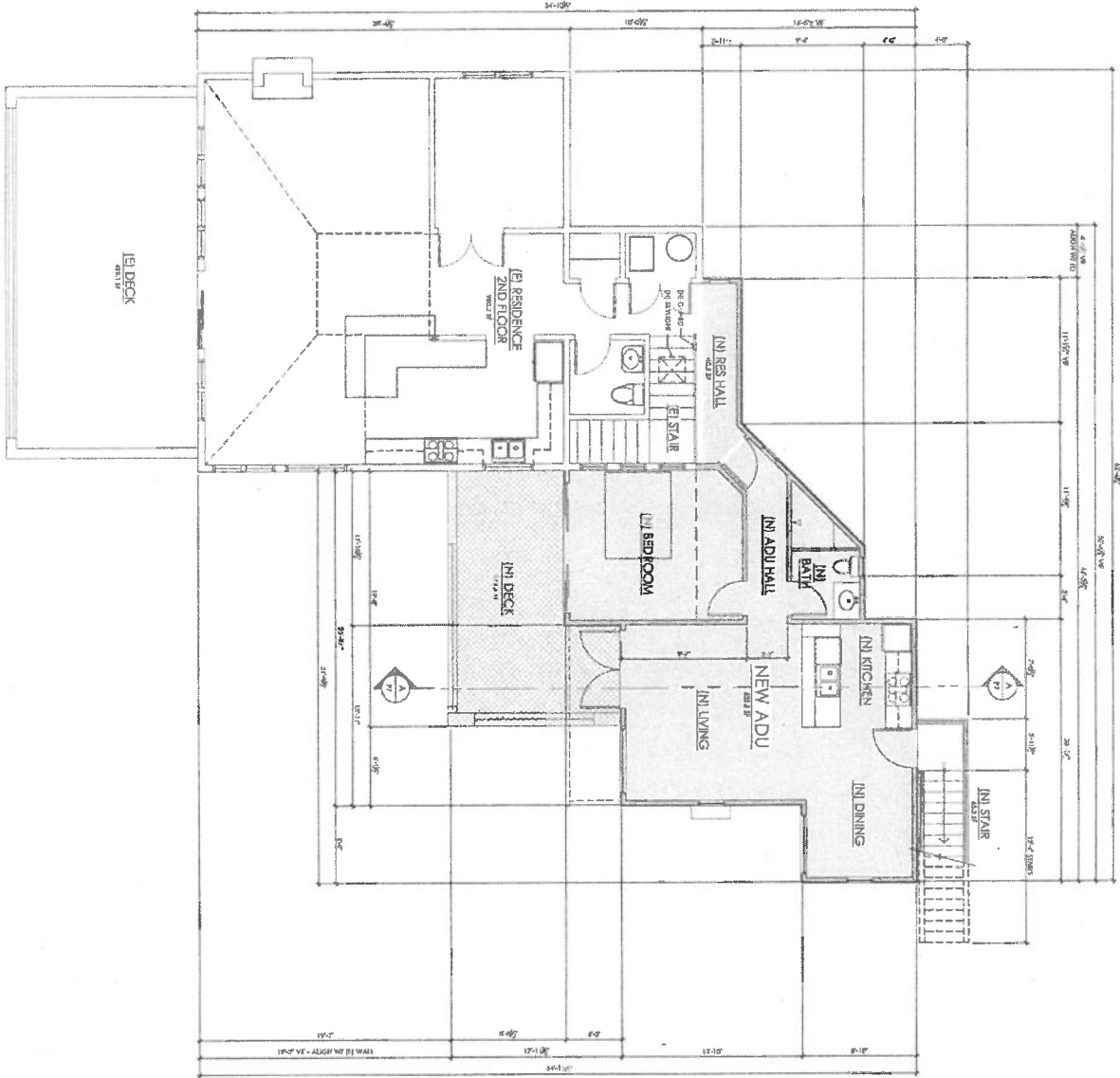
EXISTING EAST ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION LEGEND	
	EXISTING STRUCTURE
	NEW STRUCTURE
	EXISTING ROOF
	NEW ROOF
	EXISTING WALLS
	NEW WALLS
	EXISTING WINDOWS
	NEW WINDOWS
	EXISTING DOORS
	NEW DOORS



SECOND FLOOR PLAN

Scale 1/4" = 1'-0"



P6

ENGSTROM
RENOVATION
113 JOHNS BEACH DRIVE
SANTA CRUZ, CA 95060
APN: 026-141-11

SECOND FLOOR PLAN

08/20/19
M.A.
ENGSTROM

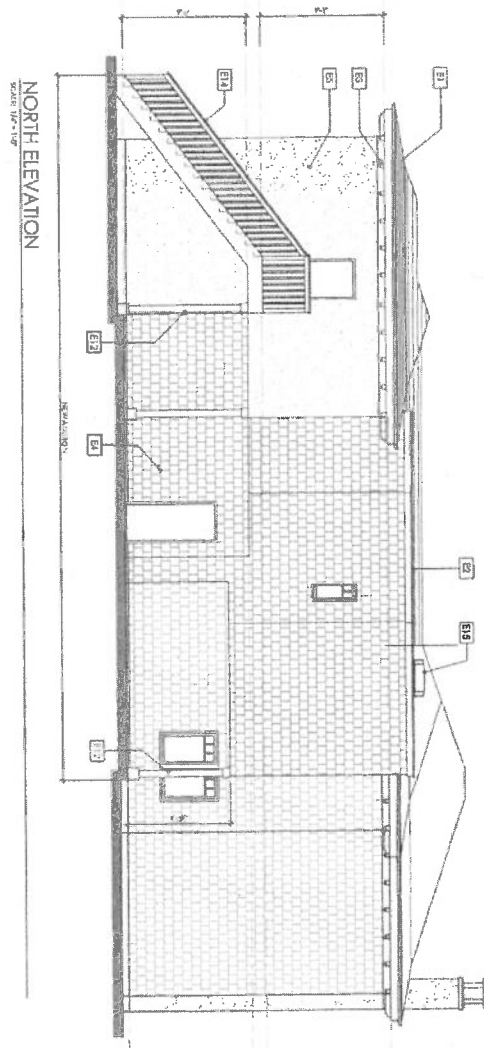
MASON

EXHIBIT: D

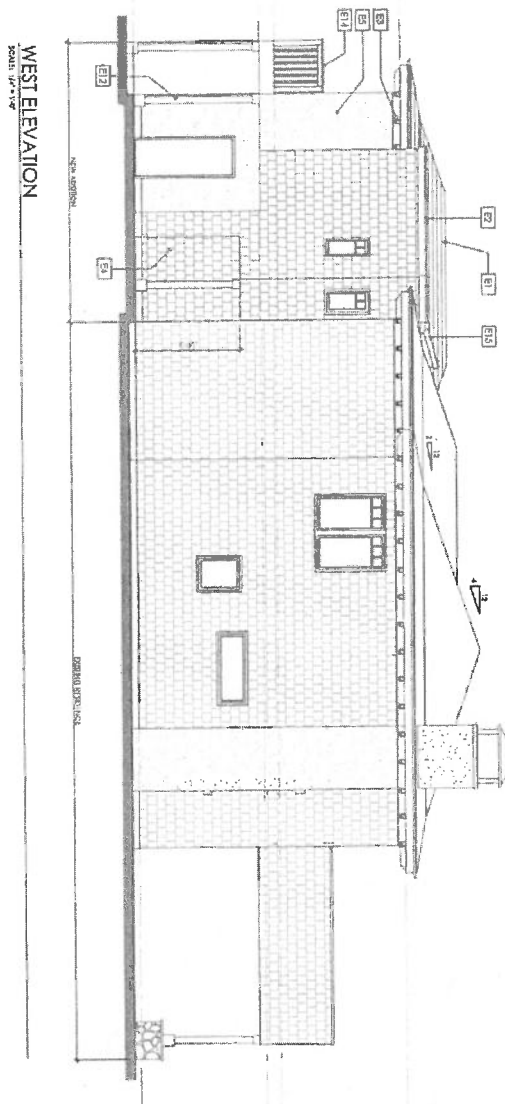
ELEVATION LEGEND

E1	REMOVE EXISTING ROOF CLADDING & REPAIR ROOF FLASHING & DRAINAGE
E2	NEW 1/2" ROOF & PARAPET WALL - TRAC-CAP
E3	ASPHALT FLUTE CORRUGATED - TO MATCH EXISTING
E4	CEILING LINER, MATCH TO MATCH EXISTING
E5	BRICK - MATCH EXISTING
E6	BRICK - MATCH EXISTING
E7	REMOVE EXISTING CLADDING & BRICK, REPAIR EXISTING ROOF FLASHING & DRAINAGE
E8	NEW 1/2" ROOF & PARAPET WALL - TRAC-CAP
E9	ASPHALT FLUTE CORRUGATED - TO MATCH EXISTING
E10	CEILING LINER, MATCH TO MATCH EXISTING
E11	BRICK - MATCH EXISTING
E12	BRICK - MATCH EXISTING
E13	REMOVE EXISTING CLADDING & BRICK, REPAIR EXISTING ROOF FLASHING & DRAINAGE
E14	NEW 1/2" ROOF & PARAPET WALL - TRAC-CAP
E15	ASPHALT FLUTE CORRUGATED - TO MATCH EXISTING
E16	CEILING LINER, MATCH TO MATCH EXISTING
E17	BRICK - MATCH EXISTING
E18	BRICK - MATCH EXISTING
E19	REMOVE EXISTING CLADDING & BRICK, REPAIR EXISTING ROOF FLASHING & DRAINAGE
E20	NEW 1/2" ROOF & PARAPET WALL - TRAC-CAP
E21	ASPHALT FLUTE CORRUGATED - TO MATCH EXISTING
E22	CEILING LINER, MATCH TO MATCH EXISTING
E23	BRICK - MATCH EXISTING
E24	BRICK - MATCH EXISTING

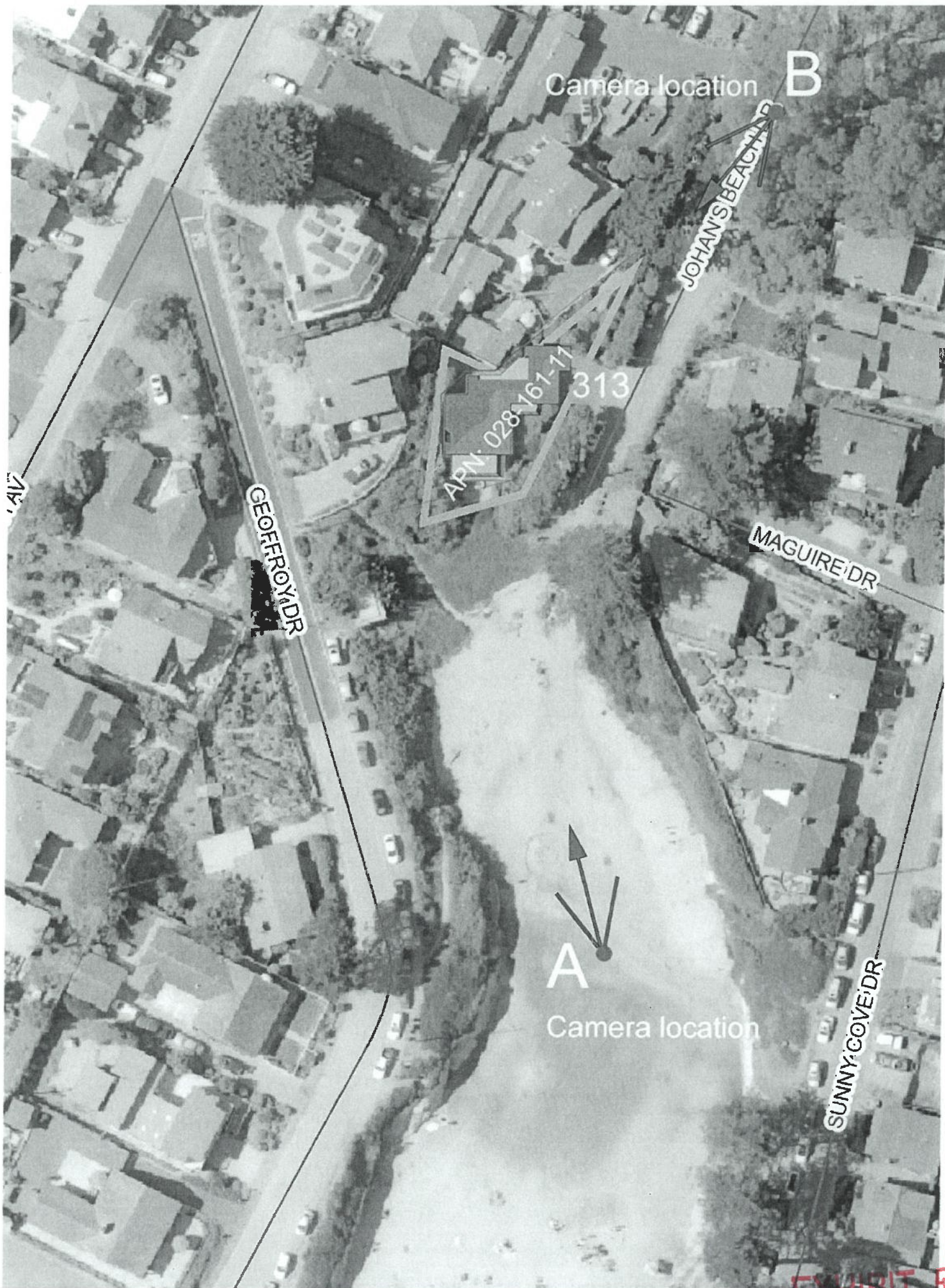
NOTE: ALL NEWWORKS TO MATCH EXISTING COLOR & FINISH

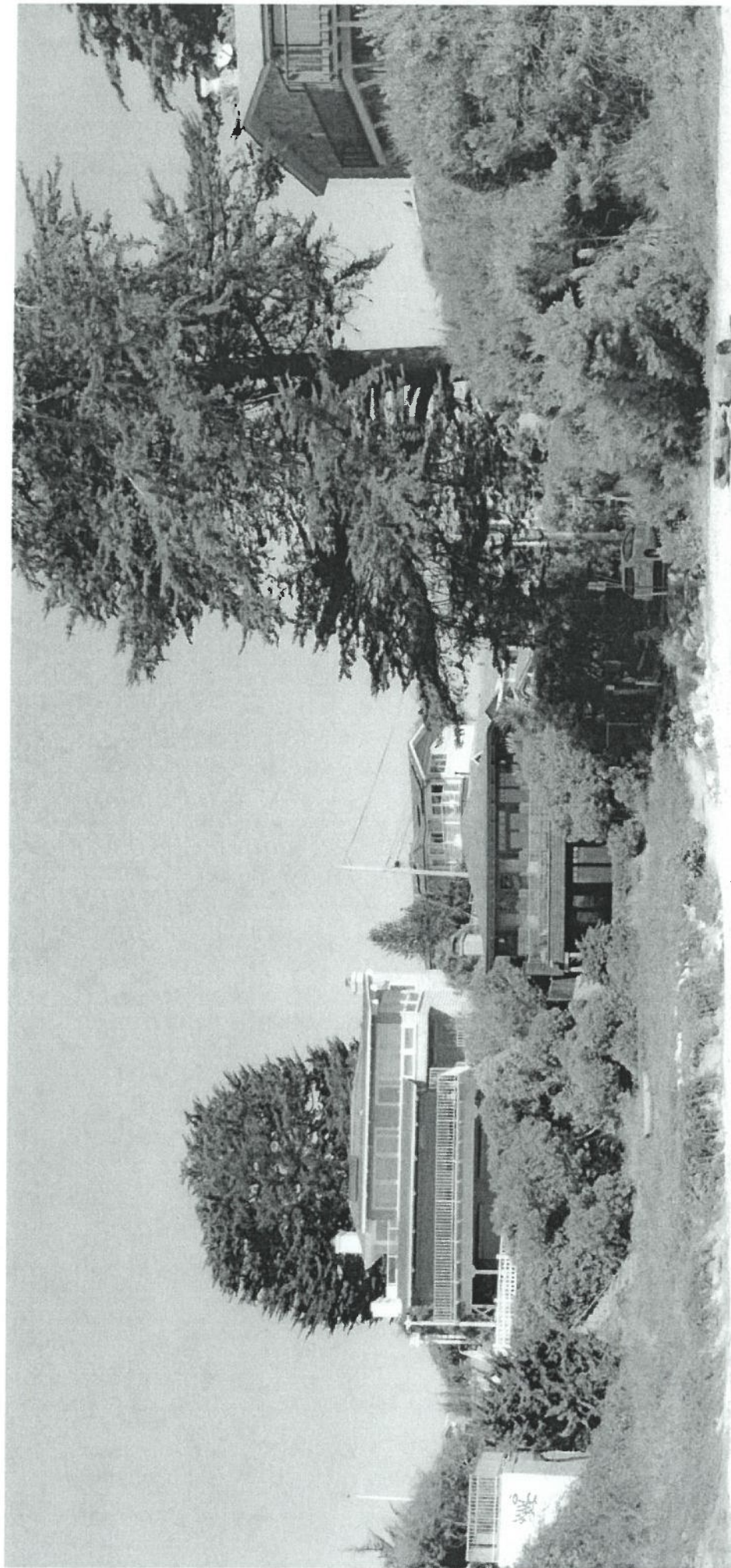


NORTH ELEVATION



WEST ELEVATION

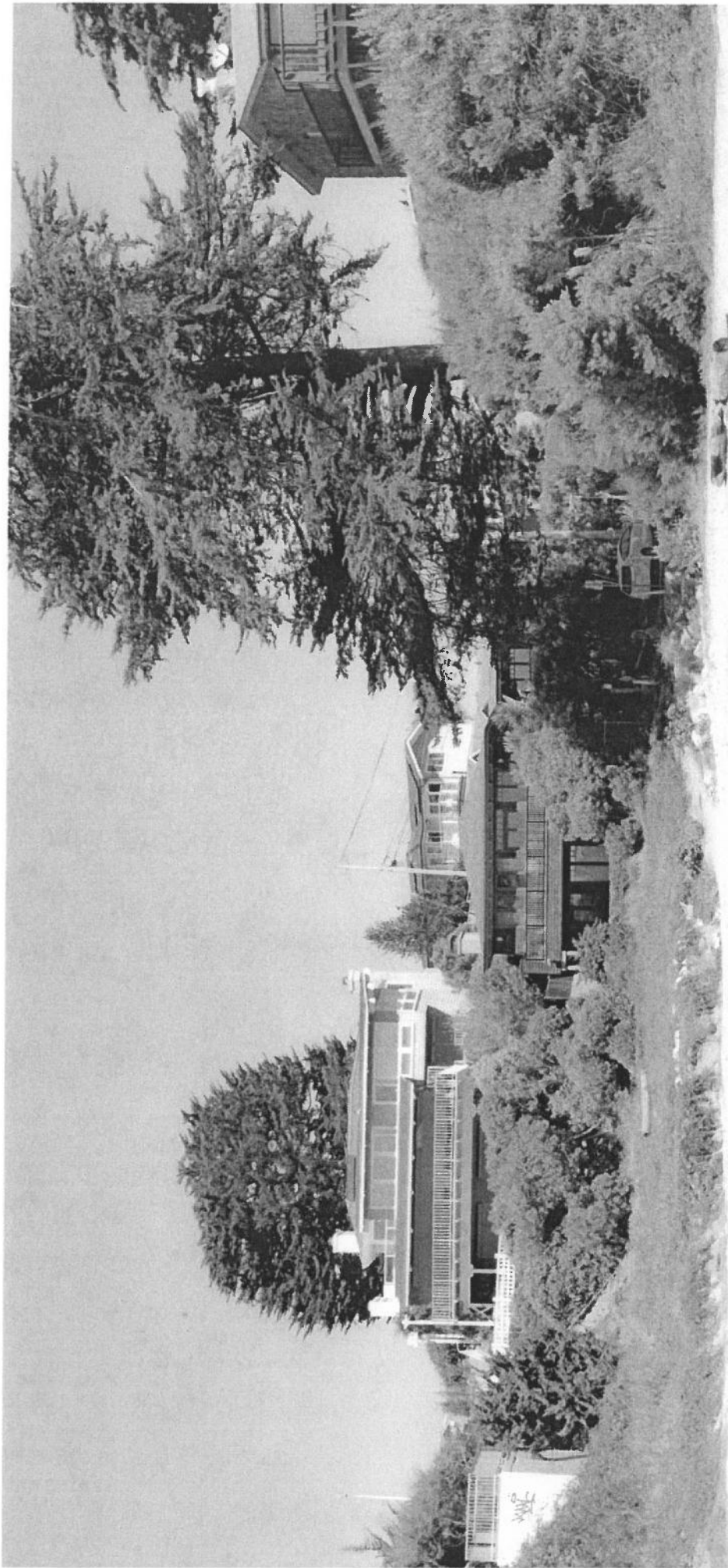




Before

Camera location A

EXHIBIT E

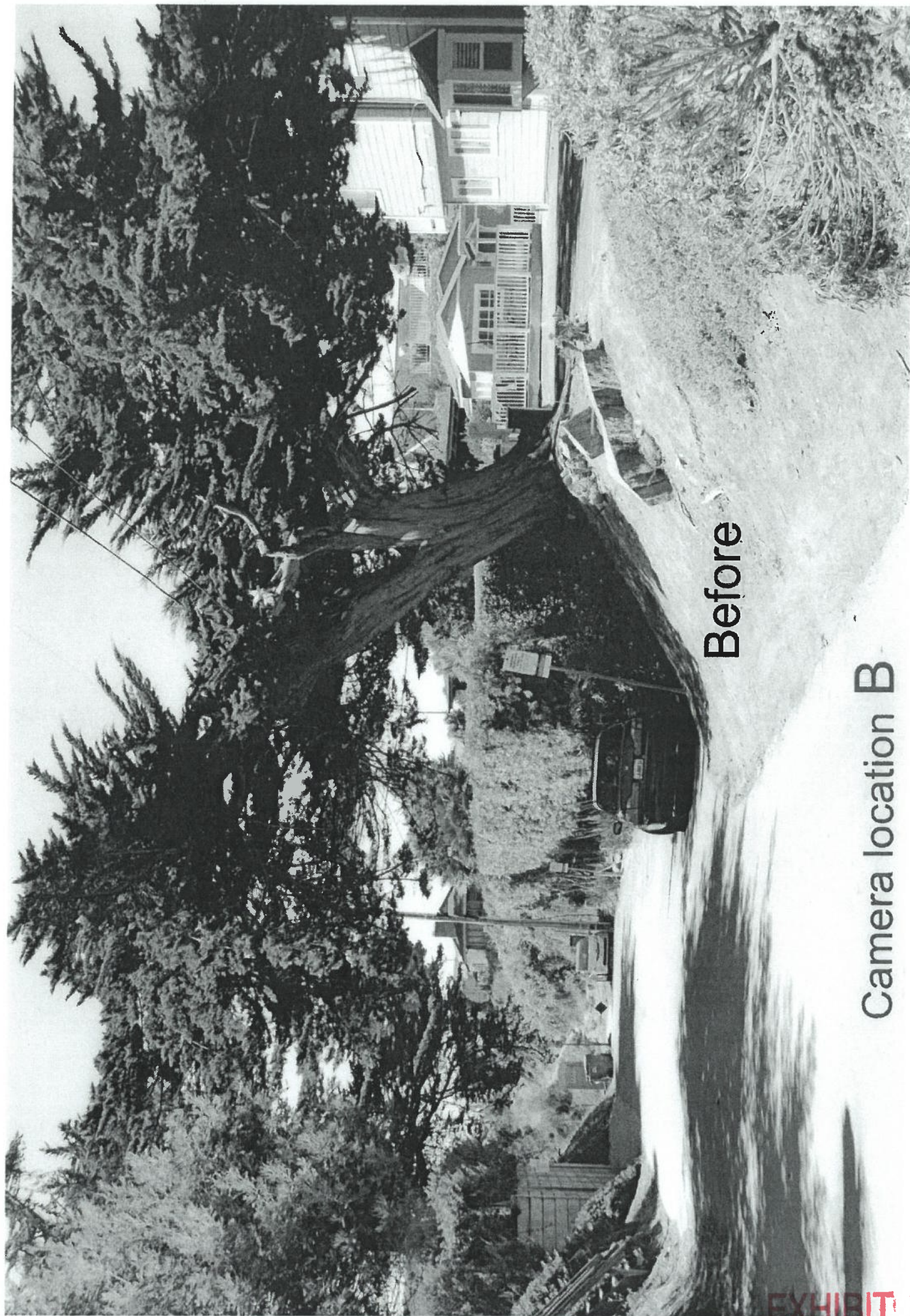


MATSON BRITTON
ARCHITECTS

Proposed Engstrom Renovation
APN: 028-161-11

Camera location A

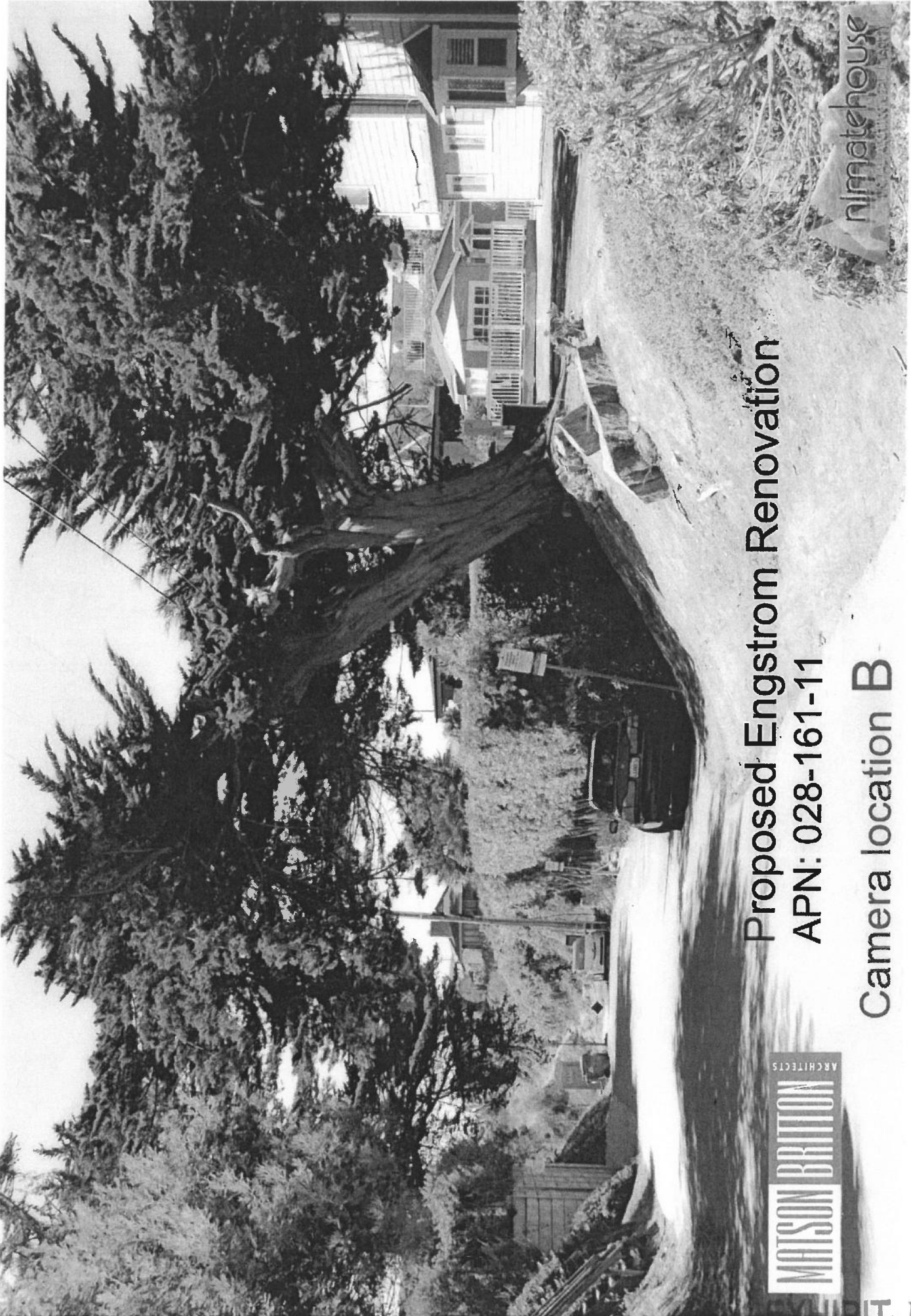




Before

Camera location B

EXHIBIT E



Proposed Engstrom Renovation

APN: 028-161-11

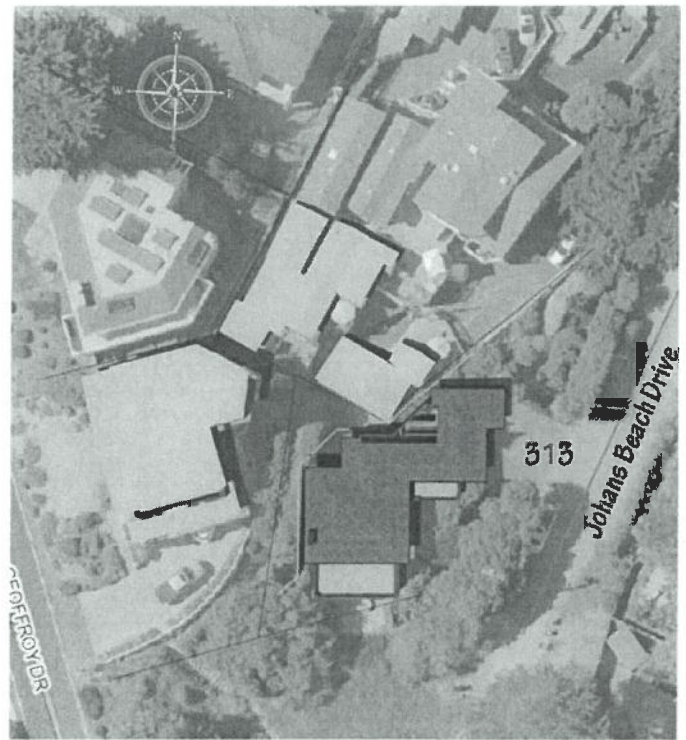
Camera location B

climatehouse

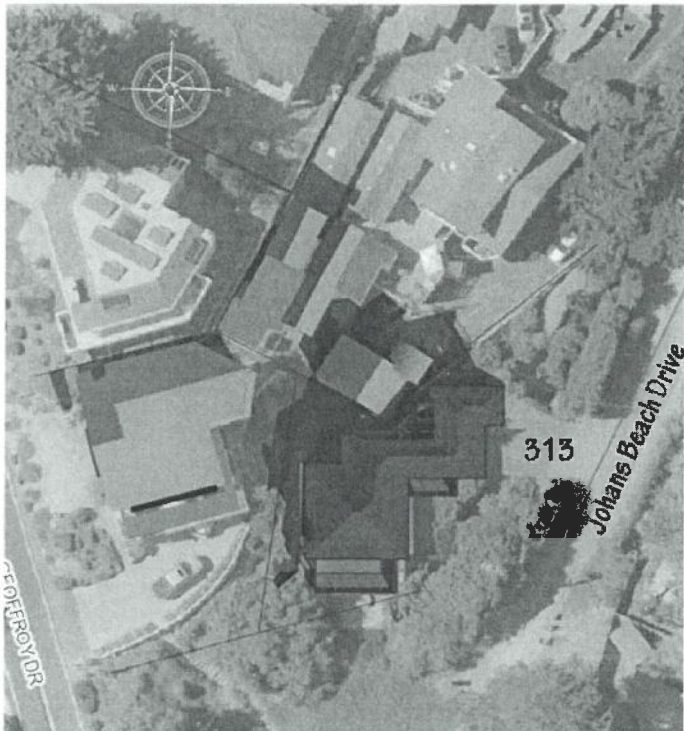
MATSON BRITTON
ARCHITECTS



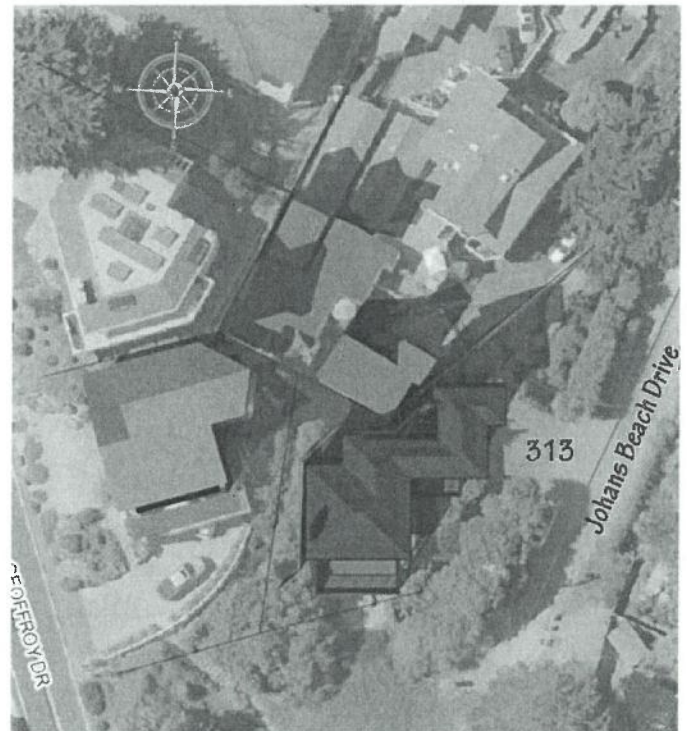
June 21 10am



June 21 2pm



December 21 10am



December 21 2pm

Shadow Study

Proposed Engstrom Remodel - A.P.N.: 028-141-11

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR ANY ERRORS OR OMISSIONS. ALL RIGHTS RESERVED.
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POR. OF N.E. 1/4 SEC. 20,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

28-16



SEVENTEENTH
AVE

71MB28
12/10/1981



TR# 57 SANTA MARIA CLIFFS
28MB48 3/16/1947

PRIETA POINT DIV.
1MB82 11/14/1904

Electronically Retrieved 8/19/98 m
Rev. 12/7/99 G9 (99-006267, LBA 1-12)
Rev. 11/12/00 mmm (99R53)
Rev. 8/20/03 (Dead 4074/566, Comb. 5-22)
Rev. 3/10/07 mmm (Added eas., 3-03)
Rev. 10/6/12 m (12-0015972, Comb. 2-14)

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

SANTA MARIA DEL MAR
5MB82 Copy 12-1 12/14/1991

16PM73
11/15/1974

Assessor's Map No. 28-16
County of Santa Cruz, Calif.
Aug. 1998

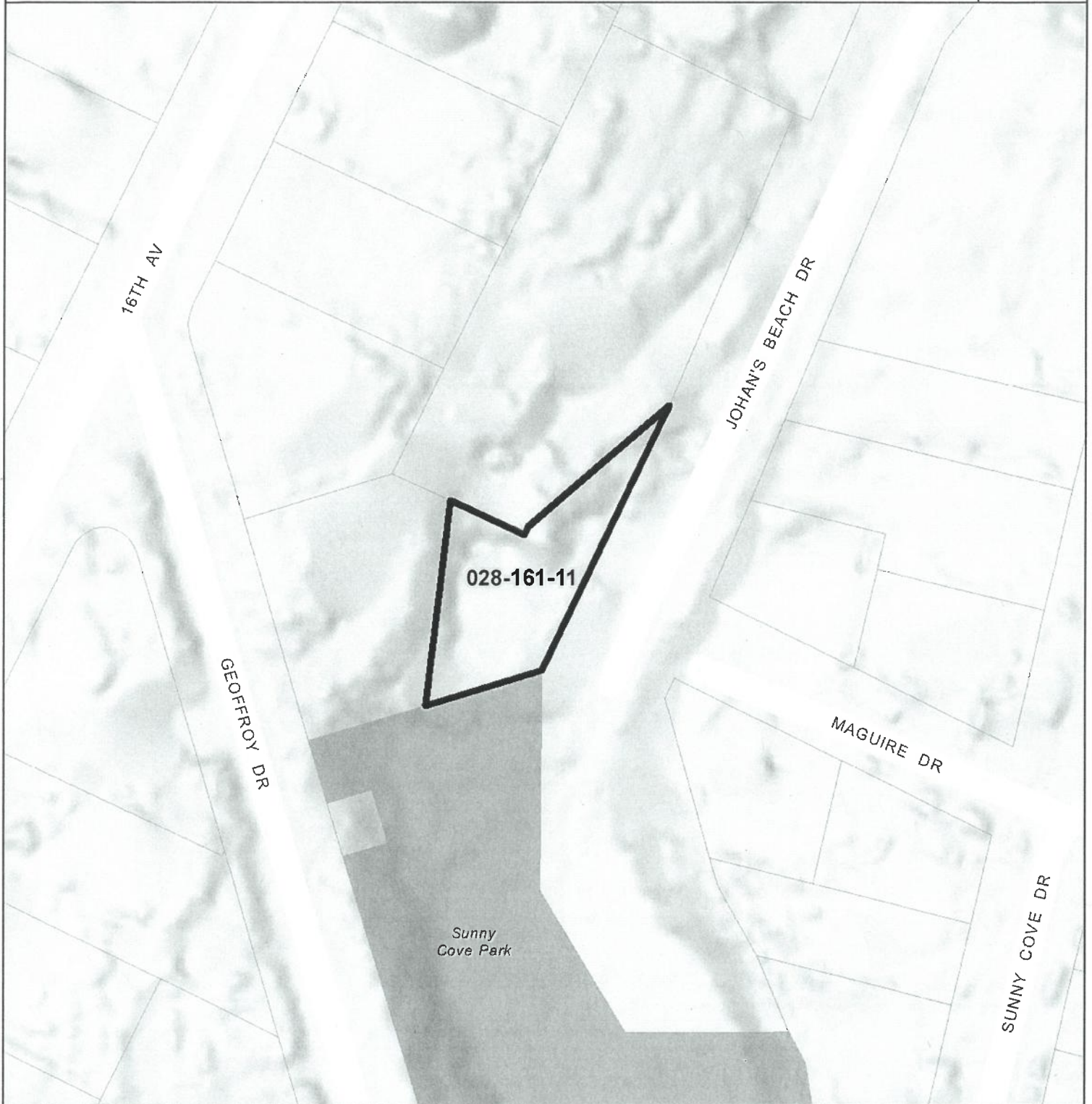


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



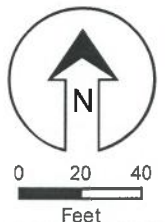
Mapped
Area



Parcel: 02816111

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 5 Aug. 2020

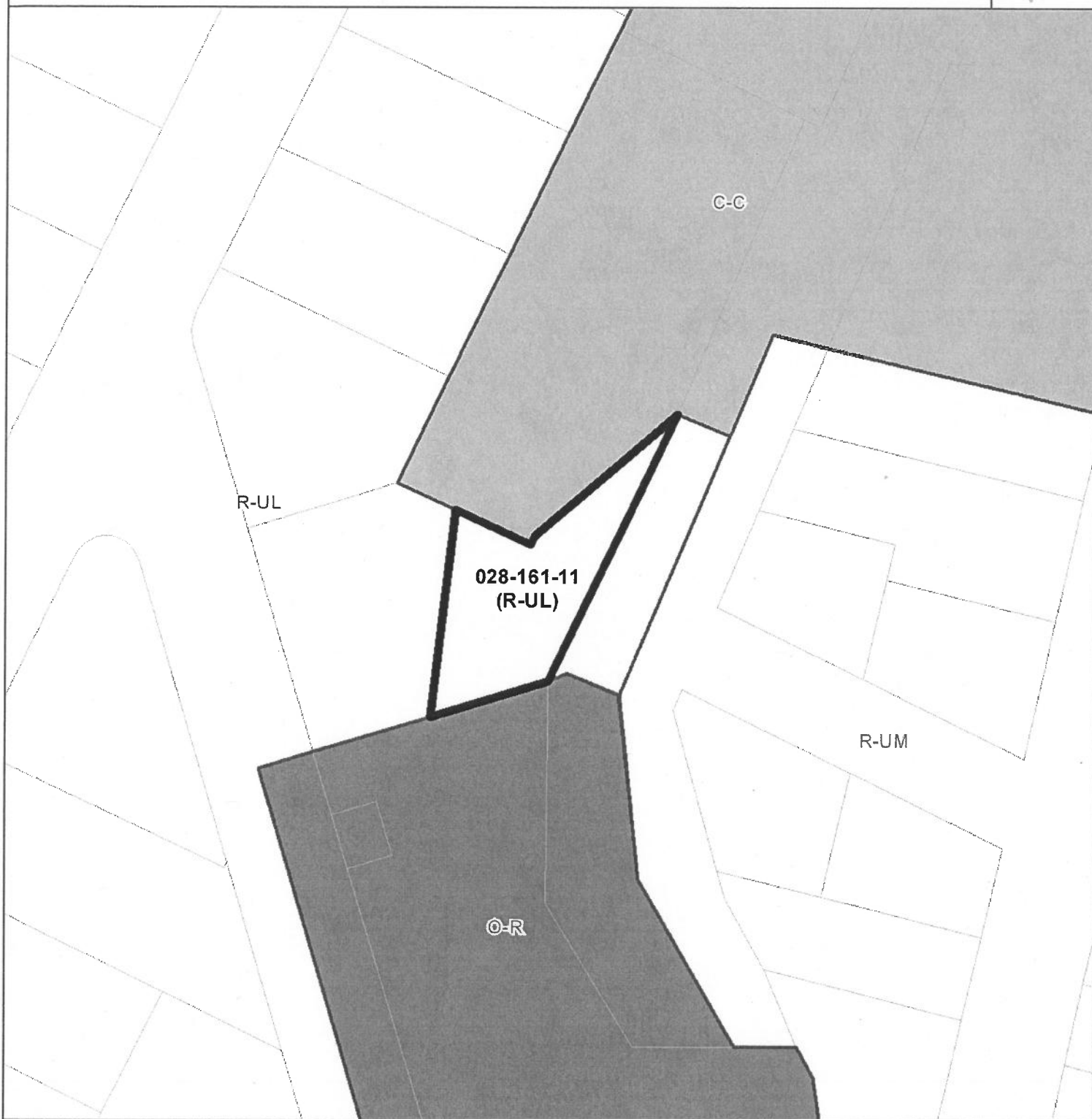




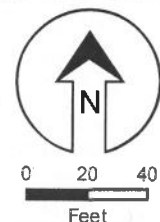
Parcel General Plan Map



Mapped
Area



- C-C Commercial Community
- O-R Parks, Recreation & Open Space
- R-UM Res. Urban Medium Density
- R-UL Res. Urban Low Density



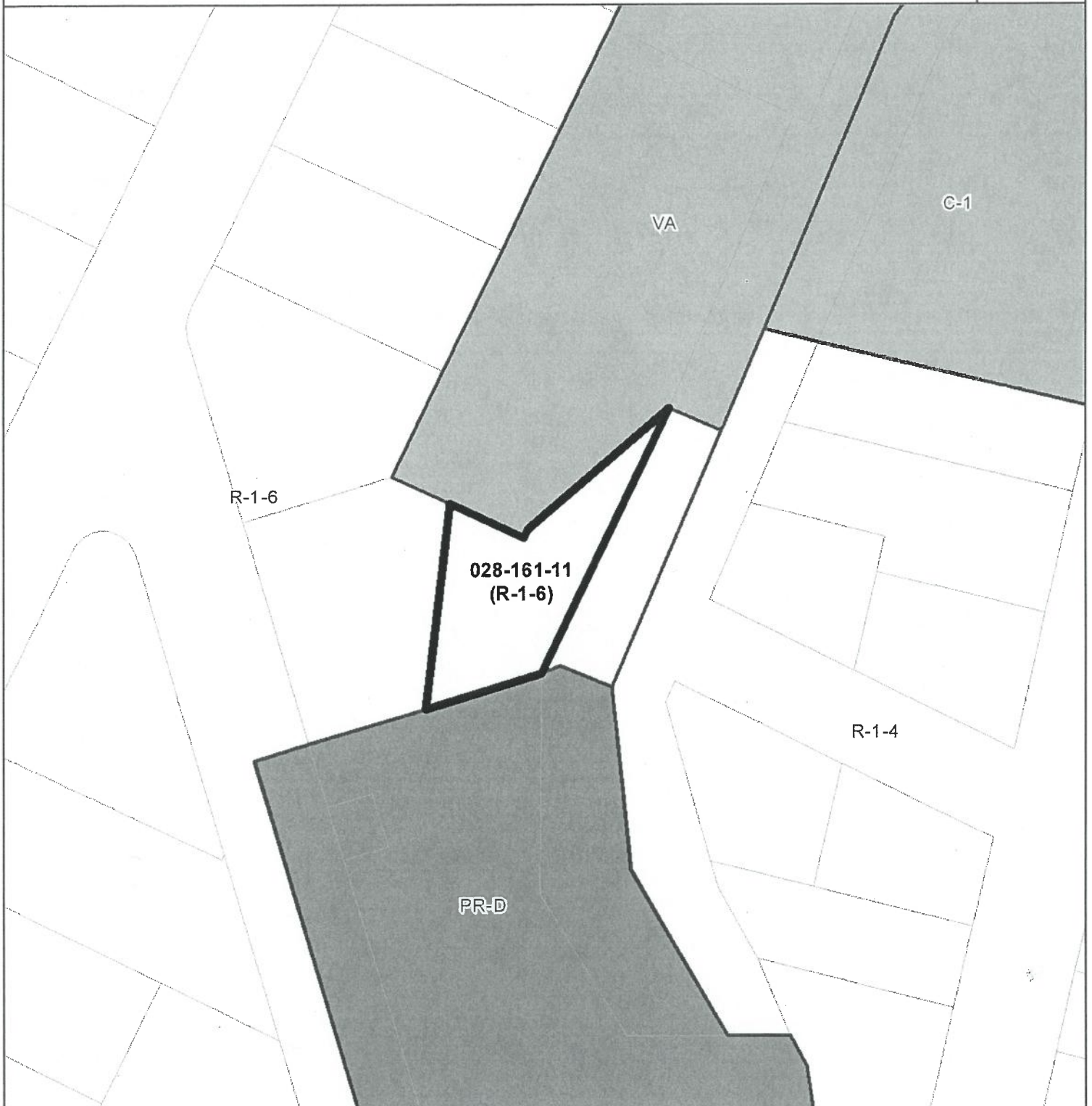


SANTA CRUZ COUNTY PLANNING DEPARTMENT

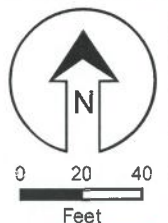
Parcel Zoning Map



Mapped
Area



- C-1 Neighborhood Commercial
- PR Parks, Recreation, & Open Space
- R-1 Single-Family Residential
- VA Visitor Accommodations



Parcel Information

Services Information

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

Parcel Information

Parcel Size:	Approximately 6,089 square feet (0.14 acres)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Parks, Recreation, and Open Space, and Visitor Accommodations
Project Access:	Johan's Beach Drive
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Residential Single Family - 6,000 square feet parcel minimum)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u> </u> No

Technical Reviews: Geotechnical Report Review (REV 191146), accepted November 15, 2019

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	0-30%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Less than 20 cu. yds.
Tree Removal:	One 12 in. Palm and two 2 in. trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site