



Staff Report to the Zoning Administrator

Application Number: 201028

Applicant: Derek Van Alstine

Agenda Date: 12/4/20

Owner: Russel Simpkins

Agenda Item #: 1

APN: 027-114-01

Time: After 9:00 a.m.

Site Address: 352 Schwan Lake Drive, Santa Cruz

Project Description: Proposal to construct a two-story addition at an existing single family residence, including demolition of an existing detached garage and a reconfiguration of an existing deck at the southeast side of the residence. Requires a Coastal Development Permit and Variance to reduce the required 15 foot rear yard to about four feet.

Location: Property located at the end of Schwan Lake Drive approximately 200 feet southeast of the intersection with Dolores Ave and 10th Ave (352 Schwann Lake Drive).

Permits Required: Coastal Development Permit and 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 201028, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is located in the Harbor area special community which is entirely within the Coastal zone. This neighborhood is characterized by smaller urban lots with a range of architectural styles. Many of the streets in the community are one way and narrow with parking on both sides of the streets. Traffic in the vicinity is slow moving and limited primarily to local residents and beach goers.

The subject property is approximately 9,500 square feet in size and zoned R-1-3.5, which is consistent with the historic use of the site. The General Plan designation of the subject parcel is Urban Open Space (O-U). The project site is developed with an existing single family dwelling, accessory dwelling unit and detached garage. Ancillary to the main dwelling, the existing home has an expansive deck located on the southeast side of the home as well as a dock providing boat access to and viewing of Twin Lakes lagoon.

The subject parcel is triangular in shape and surrounded on all sides by mapped rights of way. The project site has “double frontage”, with Schwann Lake Drive to the west of the subject parcel and an unnamed right of way providing access to the project site from the north and wrapping the east and south side of the parcel between the developed portions of the site and Twin Lake Lagoon to the east. There is an approximately four foot grade differential between Schwann Lake Drive and the subject parcel, which is retained by a four foot high wall running along the parcel boundary, effectively creating a flat building site where the natural grade is an approximate 10% slope.

The project site is almost entirely within 100 feet of Twin Lakes and defined as a riparian corridor pursuant to SCCC 16.30.030. There is virtually no portion of the parcel which lies outside of the required riparian setback and within an area which complies with the required setbacks for the R-1-3.5 zone district. These overlapping constraints are a result of the location and configuration of the subject parcel and have been found, in the past, to be the basis for which several variances to reduce the required front yard setback have been made.

The location of the existing development on site, including the existing home and guest house, are pushed as far from Twin Lakes as possible while maintaining minimal clearance between the infrequently traveled Schwann Lake Drive and the existing dwelling. The project requires a Coastal Development Permit for the construction of a residential addition greater than 500 square feet and Variance to reduce the required front yard setback from 20 feet to 5 feet.

Riparian

The project proposes Development Activities within the required 100-foot setback to Twin Lakes lagoon. Environmental Planning staff conducted a site visit on February 21, 2020 and concluded that the extent of the development activities, including demolition of an existing detached garage, construction of an addition to the existing home and installation of new impervious area are to be located in existing disturbed area. Pursuant to SCCC 16.30.050, the project consists of a continuance of a preexisting use that has not lapsed for a period of one year or more. Further, the project would not result in an increase in the degree of encroachment into the riparian setback. Therefore, the project is exempt from the provisions of SCCC 16.30.

Variance

The project proposes an addition to an existing single family dwelling consisting of a 770 square foot second story master bedroom with garage below. The location of the existing dwelling was approved under Variance 895-V and 81-85-PD and subsequently constructed to within five feet of the front (west) property line.

As was found to be the case on prior development proposals, strict application of the applicable setbacks would virtually eliminate any location for which a reasonably sized development could be constructed. Further, the project has been designed to reduce existing encroachments located within the riparian setback, as well as to situate development activities in previously disturbed areas. Granting of a variance for the proposed addition will allow for the continuation of a well-established development pattern on the project site and would not result in adverse impacts to adjoining properties in that the project site is separated from surrounding residential uses by dense vegetation, grade differential, and a 30 foot wide right of way which runs along the west

property boundary behind the proposed addition.

Design Review/Harbor Area Special Community

The project is located on the north east end of the boundary of the Harbor area special community. As indicated in SCCC 13.20.144 (Harbor area special community design criteria) new residential development, including remodels, shall be of appropriate design such that it is consistent with the characteristics of older dwellings in the area. As proposed, the project complies with the standards outlined in the Harbor area special community design criteria in that the proposed project would use comparable finish materials to that of the existing home (wood-like siding). As proposed, wall planes and roof pitches will be consistent with the existing dwelling to ensure the design of the home is compatible with the exiting residential development in the area. As such, the project complies with the Coastal Design Criteria and Design Review Guidelines.

Zoning, General Plan & Local Coastal Program Consistency

The subject property is an approximately 9,500 square foot lot, located in the R-1-3.5 (Single Family Residential, minimum 3,500 square feet) zone district, a designation which allows residential uses. The proposed residential addition to the existing single family dwelling is a principal permitted use within the zone district. The project site contains an O-U (Urban Open Space) General Plan designation due to the parcel location abutting a riparian area (Twin Lakes lagoon). The residential zoning is consistent with the historic use of the site as a residential lot containing a single family dwelling and guest house.

The proposed single family residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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 **201028**, based on the attached findings and conditions.

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

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

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Exhibits

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

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: 201028

Assessor Parcel Number: 027-114-01

Project Location: 352 Scwann Lake Drive

Project Description: Proposal to construct a residential addition at an existing single family dwelling.

Person or Agency Proposing Project: Derek Van Alstine

Contact Phone Number: (831) 426-8400

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

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

F. Reasons why the project is exempt:

Addition to a 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.

Nathan MacBeth, 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, minimum 3,500 square feet), a designation which allows residential uses. The proposed single family residence is a principal permitted use within the zone district, and the zoning is consistent with the site's O-U (Urban Open Space) 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. No private improvements are proposed within the public right of way which would restrict public access to surrounding bodies of water.

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 to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

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. Public beach access is not available at the project site however, access to Twin Lakes lagoon remains unimpeded via an unnamed public right of way traversing the east side of the subject property.

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-1-3.5 (Single Family Residential, minimum 3,500 square feet) 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 and consistent with the style of the existing home and guest cottage.

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 not located between the shoreline and the first public road however the project site directly abuts Twin Lakes lagoon. Primary access to the project site is via an unnamed right of way which is unimproved beyond the project site. No improvements are located within the right of way, nor are improvements proposed which would preclude access to the nearby lagoon (Twin Lakes). Consequently, the proposed addition to the existing single family residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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 triangular shape of the subject parcel, double frontage, and riparian corridor create a special circumstance which deprives the subject property application of basic site standards for the zone district. The four foot grade differential between Schwann Lake and the proposed addition, along with dense vegetation and the 30 foot width of Schwann Lake Drive create a visual separation between the proposed development and surrounding land uses.

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 granting of the variance will result in a continuation of the existing (historic) pattern of development on the project site. Several variances have been approved in the past which have guided development along the west property line, effectively keeping development of the site away from the lagoon to the extent feasible.

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 strict application of the applicable setbacks would virtually eliminate any location for which a reasonably sized development could be constructed. The project has been designed to reduce existing encroachments located within the riparian setback and situate new development activities in previously disturbed areas. As proposed, the project would comply with lot coverage and floor area to ensure the development (including accessory dwelling unit) are properly proportioned to the size of the parcel.

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. A Geotechnical Report prepared by Rock Solid Engineering Inc, dated July 9, 2020 was reviewed and accepted by county staff under application REV201034. Upon completion of the project, a final letter from the project geotechnical engineer is required to ensure the project has been constructed in compliance with all recommendations provided in the geotechnical reports.

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 residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single Family Residential, minimum 3,500 square feet) zone district as the primary use of the property will be one single family residence. The location of the existing dwelling and the proposed residential addition meet all current site standards for the zone district, with the exception of the front yard setback for which findings for a Variance can be made.

The project proposes Development Activities within the required 100-foot setback to Twin Lakes lagoon. Environmental Planning staff conducted a site visit on February 21, 2020 and concluded that the extent of the development activities, including demolition of an existing detached garage, construction of an addition to the existing home, new and existing impervious area, and modifications to the existing deck are to be located in existing disturbed areas. Pursuant to SCCC 16.30.050, the project consists of a continuance of a preexisting use that has not lapsed for a period of one year or more and the project would not result in an increase in the degree of encroachment into the riparian setback. Therefore, the project is consistent with County regulations and policies pertaining to Riparian resource protections.

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 O-U (Urban Open Space) land use designation in the County General Plan.

The proposed single family residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and, with the exception of the front

yard setback for which Findings for granting a Variance can be made, meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). The single family residence will not adversely shade adjacent properties and will meet current setbacks for the zone district.

The proposed use will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family residence will 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.

The project is located within the Harbor area special community. The design of the proposed addition is consistent with the Harbor area special community design criteria contained in SCCC 13.12.144.

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 development is to be constructed on an existing developed lot which is currently served by utilities. The level of traffic generated by the proposed project is not anticipated to exceed existing traffic levels. Consequently, the project will not adversely impact existing roads or intersections in the surrounding area or overload existing utilities.

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 project 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 development 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 has been designed in conformance with the Harbor area special community design criteria in that the proposed color and materials (consistent with the existing home) are to be natural in appearance and wood-like. Approval of the proposed variance to reduce the required front yard setback allows for a continuation of existing rooflines and a coordinated development of the project site to ensure the project is consistent with the Coastal design criteria and the design standards and guidelines contained in County Code.

Conditions of Approval

Exhibit D: Project plans, prepared by Derek Van Alstine, revised May 15, 2020.

- I. This permit authorizes the demolition of a detached garage and construction of a two story addition to an existing single family residence as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for 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 and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - H. Pay the current fees for Parks and Child Care mitigation for three (3) bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - I. Pay the current fees for Roadside and Transportation improvements for three (3) bedrooms. Please contact the Department of Public Works for a current list of applicable fees.
 - J. Pay the current Affordable Housing Impact Fee. The fees are based on the net increase in square footage. Please contact the Housing Division of the Planning Department for a current list of applicable fees.
 - K. Provide required off-street parking for four (4) cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of-way. Parking must be clearly designated on the plot plan.
 - L. 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.

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.
- B. Earthwork is prohibited during the rainy season (October 15-April 15) unless a winter grading permit is approved by the Planning Director.

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

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.

PROJECT WORKSHEET

LOT COVERAGE CALCULATION

DESIGN LOT COVERAGE		IMPROVED LOT COVERAGE	
DESIGN LOT COVERAGE	30.00 SQ FT	IMPROVED LOT COVERAGE	1.00 SQ FT
DESIGN LOT COVERAGE	70.50 SQ FT	DESIGN LOT COVERAGE	1.50 SQ FT
DESIGN LOT COVERAGE	4.00 SQ FT	IMPROVED LOT COVERAGE	5.50 SQ FT
DESIGN LOT COVERAGE	2.00 SQ FT	DESIGN LOT COVERAGE	1.50 SQ FT
DESIGN LOT COVERAGE	17.50 SQ FT	IMPROVED LOT COVERAGE	1.50 SQ FT
DESIGN LOT COVERAGE	62.50 FT	DESIGN LOT COVERAGE	3.50 SQ FT
DESIGN LOT COVERAGE	2.50 SQ FT	IMPROVED LOT COVERAGE	4.70 SQ FT
DESIGN LOT COVERAGE	8.00 SQ FT	DESIGN LOT COVERAGE	40.00 FT
DESIGN LOT COVERAGE	8.00 SQ FT	IMPROVED LOT COVERAGE	4.70 SQ FT

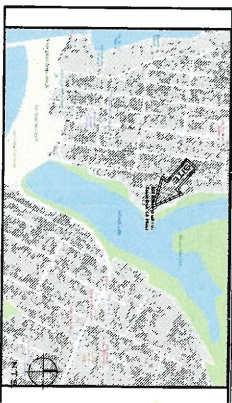
FLOOR AREA CALCULATION

TOTAL EXISTING FLOOR AREA		MODIFIED FLOOR AREA	
WINGS 2 & 3	0.367 F.T.	WING 1	0.50 F.T.
WING 4	1.3150 F.T.	WING 5	1.50 F.T.
WING 6	1.0150 F.T.	WING 7	1.750 F.T.
WING 8	0.4150 F.T.	WING 9	1.2150 F.T.
WING 10	0.50 F.T.	WING 11	0.50 F.T.
WING 12	0.50 F.T.	WING 13	0.50 F.T.
WING 14	0.50 F.T.	WING 15	0.50 F.T.
WING 16	0.50 F.T.	WING 17	0.50 F.T.
WING 18	0.50 F.T.	WING 19	0.50 F.T.
WING 20	0.50 F.T.	WING 21	0.50 F.T.
WING 22	0.50 F.T.	WING 23	0.50 F.T.
WING 24	0.50 F.T.	WING 25	0.50 F.T.
WING 26	0.50 F.T.	WING 27	0.50 F.T.
WING 28	0.50 F.T.	WING 29	0.50 F.T.
WING 30	0.50 F.T.	WING 31	0.50 F.T.
WING 32	0.50 F.T.	WING 33	0.50 F.T.
WING 34	0.50 F.T.	WING 35	0.50 F.T.
WING 36	0.50 F.T.	WING 37	0.50 F.T.
WING 38	0.50 F.T.	WING 39	0.50 F.T.
WING 40	0.50 F.T.	WING 41	0.50 F.T.
WING 42	0.50 F.T.	WING 43	0.50 F.T.
WING 44	0.50 F.T.	WING 45	0.50 F.T.
WING 46	0.50 F.T.	WING 47	0.50 F.T.
WING 48	0.50 F.T.	WING 49	0.50 F.T.
WING 50	0.50 F.T.	WING 51	0.50 F.T.
WING 52	0.50 F.T.	WING 53	0.50 F.T.
WING 54	0.50 F.T.	WING 55	0.50 F.T.
WING 56	0.50 F.T.	WING 57	0.50 F.T.
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WING 68	0.50 F.T.	WING 69	0.50 F.T.
WING 70	0.50 F.T.	WING 71	0.50 F.T.
WING 72	0.50 F.T.	WING 73	0.50 F.T.
WING 74	0.50 F.T.	WING 75	0.50 F.T.
WING 76	0.50 F.T.	WING 77	0.50 F.T.
WING 78	0.50 F.T.	WING 79	0.50 F.T.
WING 80	0.50 F.T.	WING 81	0.50 F.T.
WING 82	0.50 F.T.	WING 83	0.50 F.T.
WING 84	0.50 F.T.	WING 85	0.50 F.T.
WING 86	0.50 F.T.	WING 87	0.50 F.T.
WING 88	0.50 F.T.	WING 89	0.50 F.T.
WING 90	0.50 F.T.	WING 91	0.50 F.T.
WING 92	0.50 F.T.	WING 93	0.50 F.T.
WING 94	0.50 F.T.	WING 95	0.50 F.T.
WING 96	0.50 F.T.	WING 97	0.50 F.T.
WING 98	0.50 F.T.	WING 99	0.50 F.T.
WING 100	0.50 F.T.	WING 101	0.50 F.T.
WING 102	0.50 F.T.	WING 103	0.50 F.T.
WING 104	0.50 F.T.	WING 105	0.50 F.T.
WING 106	0.50 F.T.	WING 107	0.50 F.T.
WING 108	0.50 F.T.	WING 109	0.50 F.T.
WING 110	0.50 F.T.	WING 111	0.50 F.T.
WING 112	0.50 F.T.	WING 113	0.50 F.T.
WING 114	0.50 F.T.	WING 115	0.50 F.T.
WING 116	0.50 F.T.	WING 117	0.50 F.T.
WING 118	0.50 F.T.	WING 119	0.50 F.T.
WING 120	0.50 F.T.	WING 121	0.50 F.T.
WING 122	0.50 F.T.	WING 123	0.50 F.T.
WING 124	0.50 F.T.	WING 125	0.50 F.T.
WING 126	0.50 F.T.	WING 127	0.50 F.T.
WING 128	0.50 F.T.	WING 129	0.50 F.T.
WING 130	0.50 F.T.	WING 131	0.50 F.T.
WING 132	0.50 F.T.	WING 133	0.50 F.T.
WING 134	0.50 F.T.	WING 135	0.50 F.T.
WING 136	0.50 F.T.	WING 137	0.50 F.T.
WING 138	0.50 F.T.	WING 139	0.50 F.T.
WING 140	0.50 F.T.	WING 141	0.50 F.T.
WING 142	0.50 F.T.	WING 143	0.50 F.T.
WING 144	0.50 F.T.	WING 145	0.50 F.T.
WING 146	0.50 F.T.	WING 147	0.50 F.T.
WING 148	0.50 F.T.	WING 149	0.50 F.T.
WING 150	0.50 F.T.	WING 151	0.50 F.T.
WING 1			

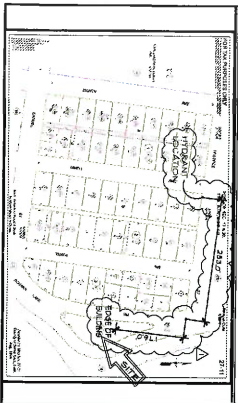
STORM WATER CONTROL PLAN

[illegible]

VICINITY MAP



PARCEL MAP



BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION:

PROJECT ADDRESS:

PARCEL NUMBER:

CONSTRUCTION TYPE

ZONING:

SETBACK INFORMATION

1997

CODE NOTE:

CODE NOTE:

FIRE PROTECTION NOTES

- [illegible]

CONTACTS

OWNER:
KUSSEL & TAYLOR SINGERS
350 SCHWANN LANE DR.
SANTA CRUZ, CA 95062
(651) 352-3735

PROJECT DESIGNER

DEREK VAN ALSTINE
1535 SEABRIGHT AVE., SUITE 200
SANTA CRUZ, CA 95062
PH: (831) 425-8400
FAX: (831) 426-8446
derek.v@vanalstine.com

INCIDENTAL ENGINEERING
REDWOOD ENGINEERING

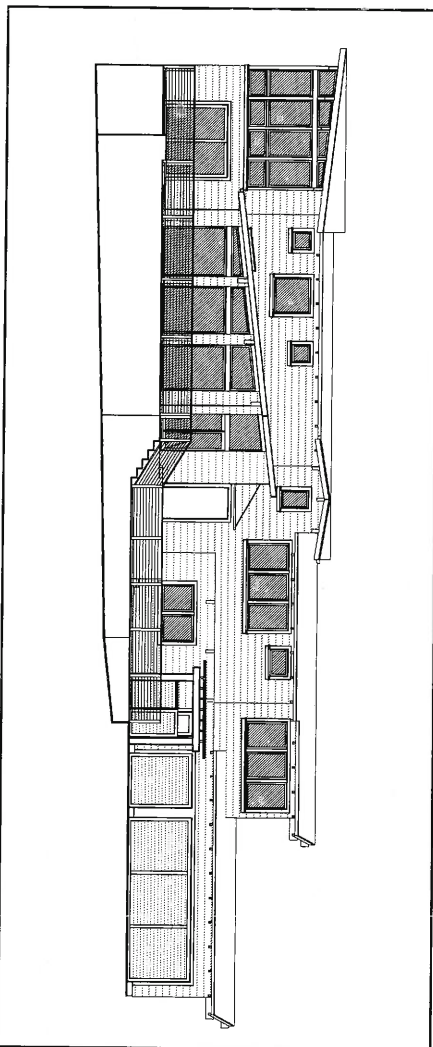
LEONARD WILKS, P.E.
1535 SANBRIGHT AVE SUITE 200
SANITA CRUZ, CA 95062
PH: (651) 426-6502
FAX: (651) 426-6446
LEONARD@REDWOODENGINEERING.NE

SURVEYOR / CIVIL ENGINEER:
LANCE REYNOLDS, C.E., F.S.
2275 KINGSLEY STREET, S
SANITA CRUZ, CA 95062
PH: (651) 475-8509
FAX: (651) 465-5514

DRAWING INDEX

BUILDING DESIGN

- E1 EXISTING SITE PLAN
 E2 EXISTING DEMOLITION PLAN LOWER LEVEL
 E3 EXISTING DEMOLITION PLAN UPPER LEVEL
 E4 EXISTING EXTERIOR ELEVATIONS
 E5 EXISTING EXTERIOR ELEVATIONS
 SITE PLAN
 A1 LOWER LEVEL FLOOR PLAN
 A2 UPPER LEVEL FLOOR PLAN
 A3 EXTERIOR ELEVATIONS
 A4 EXTERIOR ELEVATIONS



DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA
(831)426-8400 PHONE (831)426-8446 FAX

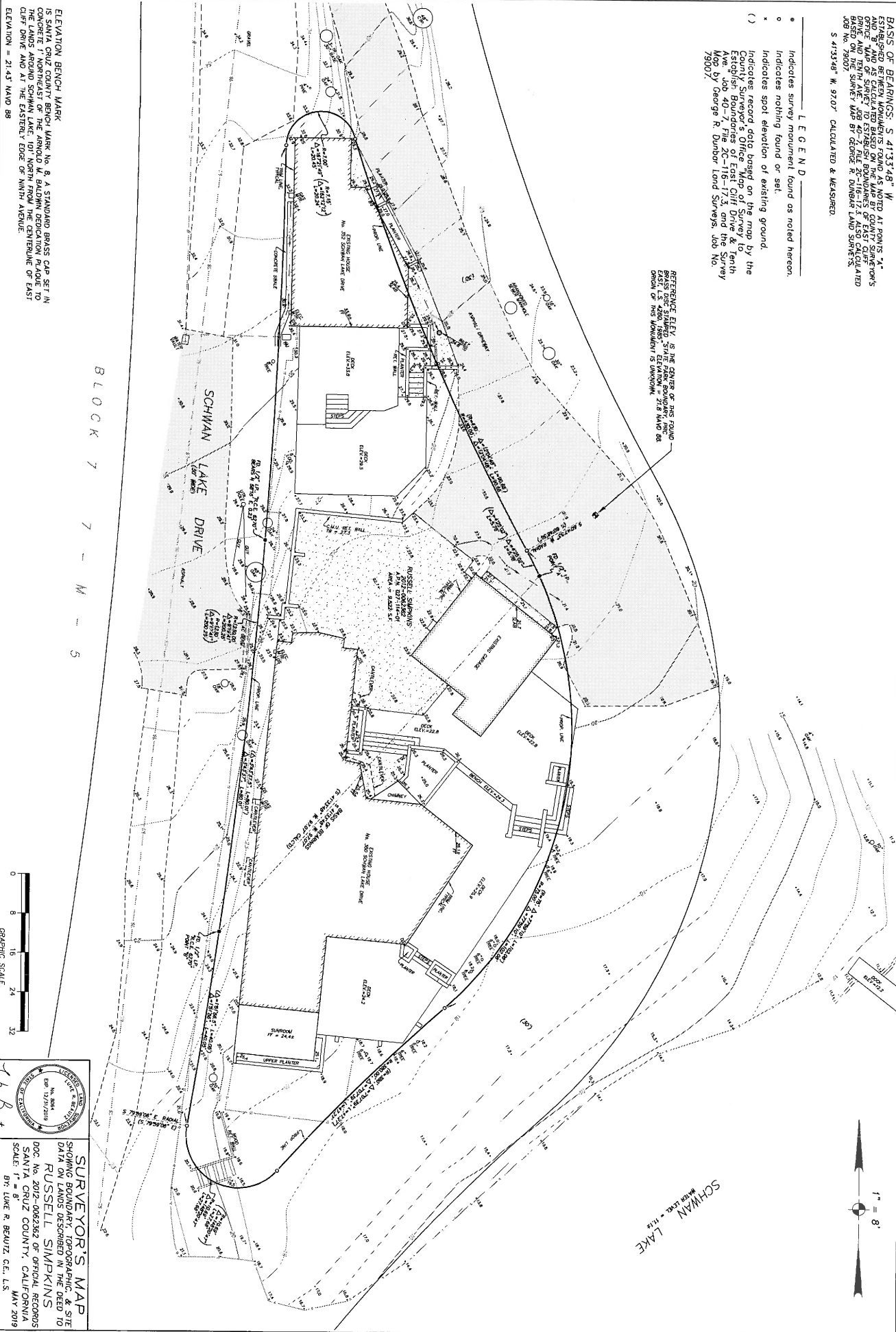
SIMPKINS RESIDENCE
350 SCHWANN LAKE DRIVE
SANTA CRUZ, CA 95062

14

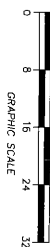
BASIS OF BEARINGS: S 41°33'48" W
 ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS "A"
 AND "B" AND AS CALCULATED BASED ON THE MAP BY COUNTY SURVEYOR'S
 GEORGE R. DUNBAR, DATED 19007, AND AS CALCULATED BASED ON THE
 DRIVE AND TENTH AVE. JOB 40-7, FILE 20-116-173, ALSO CALCULATED
 BASED ON THE 19007 SURVEY MAP BY GEORGE R. DUNBAR, LAND SURVEY,
 19007.
 S 41°33'48" W 97.07' CALCULATED & MEASURED.

- L. E. G. E. N. D.
- Indicates survey monument found as noted herein.
 - o Indicates nothing found or set.
 - Indicates spot elevation of existing ground.
 - () Indicates record data based on the map by the County Surveyor's Office, Map of Survey to Establish Subdivisions 20-116-173, Drive & Tenth Ave. Job 40-7, File 20-116-173, and the Survey Map by George R. Dunbar Land Surveys, Job No. 79007.

REFERENCE ELEV. IS THE CENTER OF THIS FOUND
 BRASS DISC STAMPED STATE LAND BOUNDARY, JOB NO. 88
 AND AS CALCULATED BASED ON THE MAP BY COUNTY SURVEYOR'S
 GEORGE R. DUNBAR, DATED 19007, AND AS CALCULATED BASED ON THE
 DRIVE AND TENTH AVE. JOB 40-7, FILE 20-116-173, ALSO CALCULATED
 BASED ON THE 19007 SURVEY MAP BY GEORGE R. DUNBAR, LAND SURVEY,
 19007.

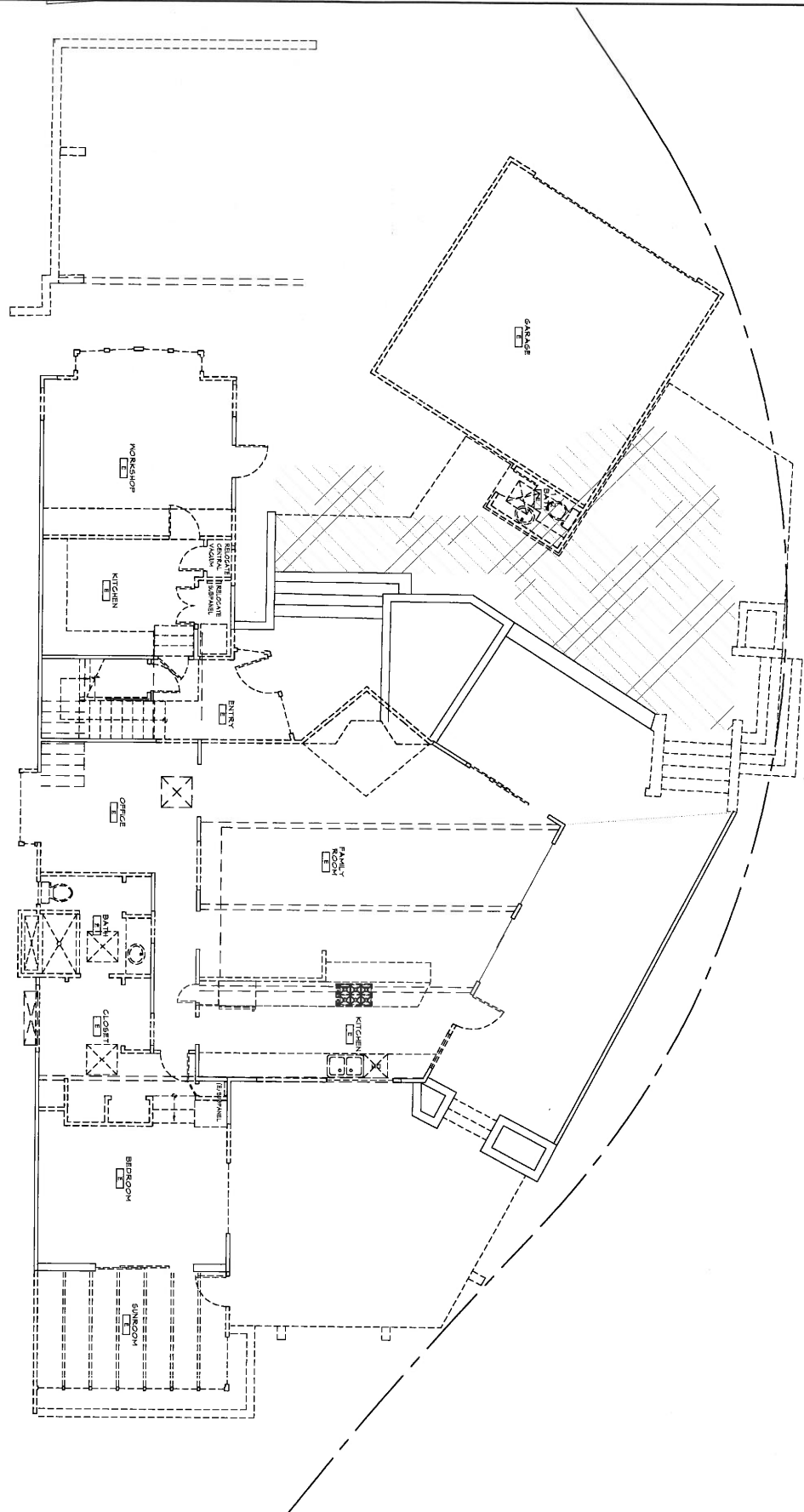


ELEVATION BENCH MARK
 IS SANTA CRUZ COUNTY BENCH MARK No. 8, A STANDARD BRASS CAP SET IN
 CONCRETE 1' NORTHEAST OF THE ARNOLD W. BALDWIN DEDICATION PLaque TO
 THE LANDS AROUND SCHWAN LAKE, 101' NORTH FROM THE CENTERLINE OF EAST
 CLIF DRIVE AND AT THE EASTERN EDGE OF TENTH AVENUE.
 ELEVATION = 2143' MAND 88



SURVEYOR'S MAP
 SHOWING BOUNDARY, TOPOGRAPHIC, & SITE
 DATA ON LANDS DESCRIBED IN THE DEED TO
 RUSSELL SIMPKINS
 DOC. No. 2012-0062362 OF OFFICIAL RECORDS
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 8'
 BY: LUKE R. BEAULIZ, C.E., L.S.
 A.P.N. 027-114-01
 SHEET 1 OF 1

[illegible]



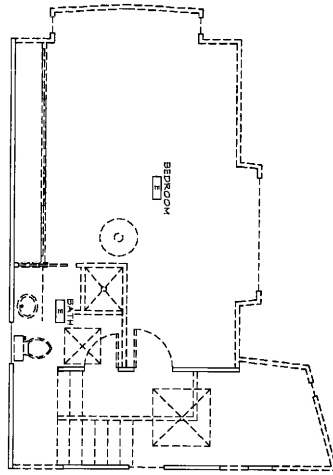
WALL LEGEND

NEW 2x4 STUD WALL
NEW 2x6 STUD WALL
EXISTING WALLS TO BE REMOVED
EXISTING WALLS TO REMAIN

三二

SIMPKINS RESIDENCE
350 SCHWANN LAKE DRIVE
SANTA CRUZ, CA 95062

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA
(831) 426-8400 PHONE (831) 426-8446 FAX



1 EXISTING SECOND FLOOR PLAN



WALL LEGEND

	NEW 2x4 STUD WALL
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN

EXISTING SECOND FLOOR PLAN
E3

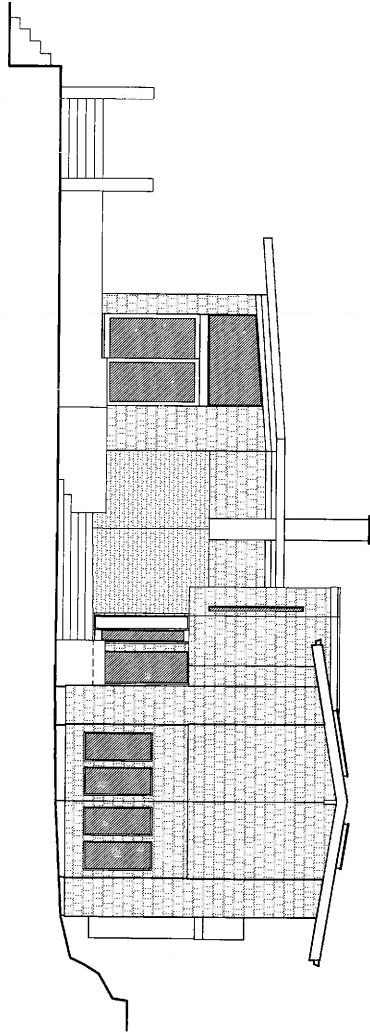
DATE: 08/21/2020
PROJECT: SIMPKINS RESIDENCE
NO. 100-10-20-15
DESIGN: DEREK VAN ALSTINE
DATE: 08/21/2020
BY: DEREK VAN ALSTINE
REVISIONS:
1. NEW 2x4 STUD WALL
2. EXISTING WALLS TO BE REMOVED
3. EXISTING WALLS TO REMAIN

SIMPKINS RESIDENCE
350 SCHWANN LAKE DRIVE
SANTA CRUZ, CA 95062

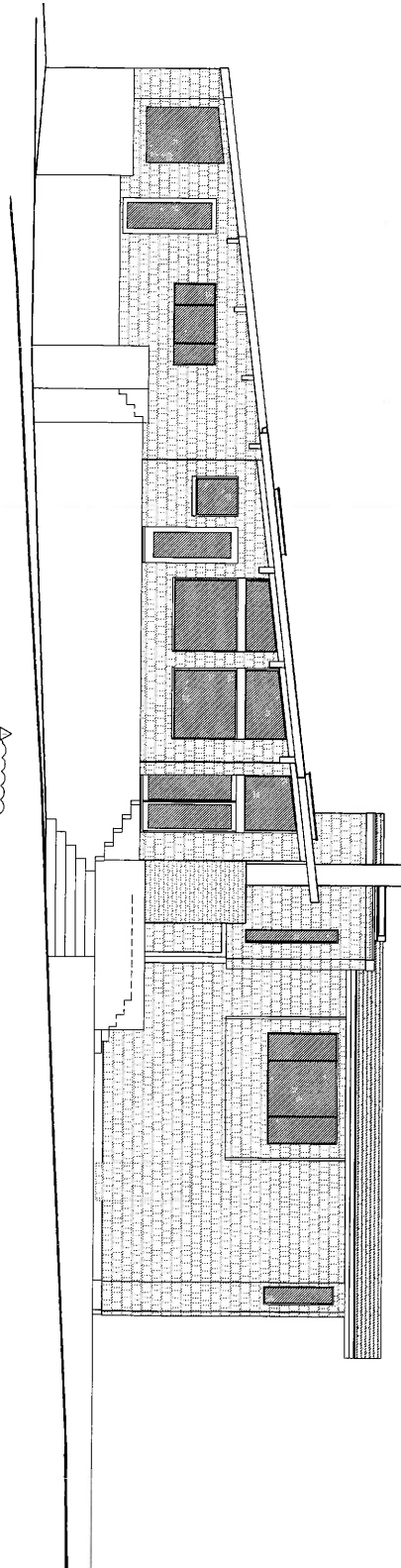
DVRD
DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1511 SEABRIGHT AVENUE SUITE 100, SANTA CRUZ, CALIFORNIA
(831) 426-8444 PHONE (831) 426-8446 FAX

1 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"

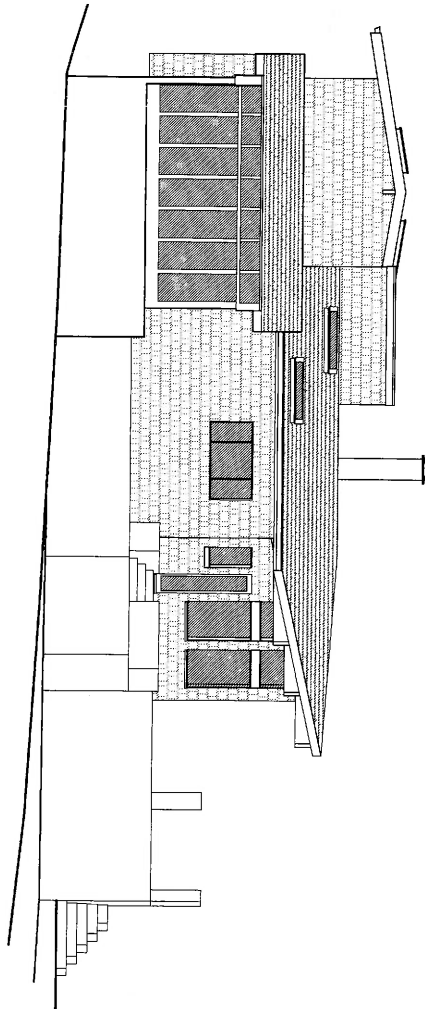


2 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"

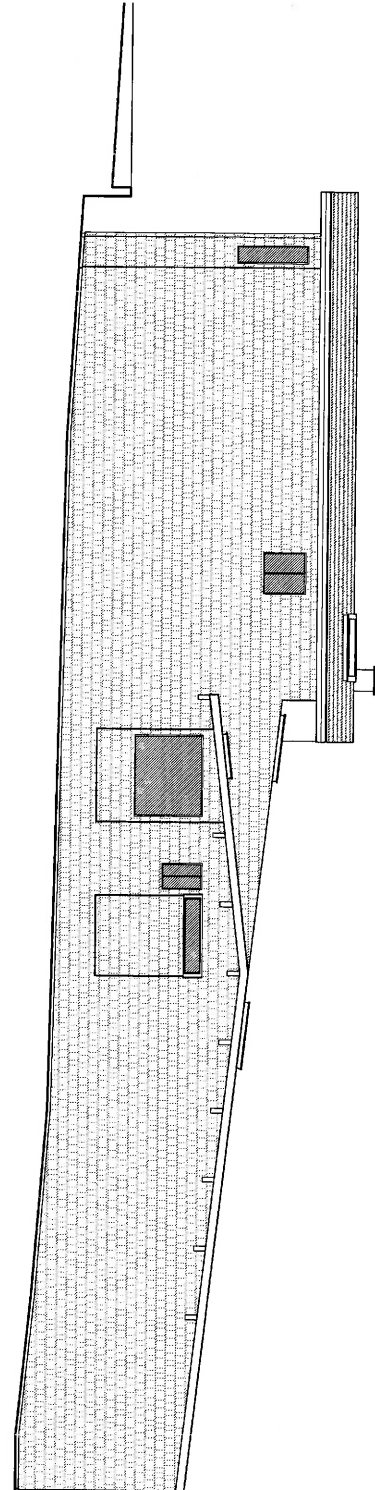


<p>E4</p> <p>01 EXTERIOR 02 FLOORING 03 WALLS 04 ROOFING 05 PAINTING 06 LANDSCAPE 07 UTILITIES 08 MECHANICAL 09 ELECTRICAL 10 PLUMBING 11 INTERIORS 12 FURNITURE 13 EQUIPMENT 14 ACCESSORIES 15 OTHER</p>	<p>DATE: 02/11/21</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>NO. 10, 2019</p> <p>ARCHITECT: DEREK VAN ALSTINE</p> <p>DESIGN: DEREK VAN ALSTINE</p> <p>DATE: 02/11/21</p> <p>REVISIONS:</p> <p>1. 02/11/21</p> <p>2. 02/11/21</p> <p>3. 02/11/21</p> <p>4. 02/11/21</p> <p>5. 02/11/21</p> <p>6. 02/11/21</p> <p>7. 02/11/21</p> <p>8. 02/11/21</p> <p>9. 02/11/21</p> <p>10. 02/11/21</p> <p>11. 02/11/21</p> <p>12. 02/11/21</p> <p>13. 02/11/21</p> <p>14. 02/11/21</p> <p>15. 02/11/21</p>	<p>SIMPKINS RESIDENCE 350 SCHWANN LAKE DRIVE SANTA CRUZ, CA 95062</p>	<p>DVRD DEREK VAN ALSTINE RESIDENTIAL DESIGN INC.</p> <p>1515 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA (831) 426-8400 PHONE (831) 426-8446 FAX</p>
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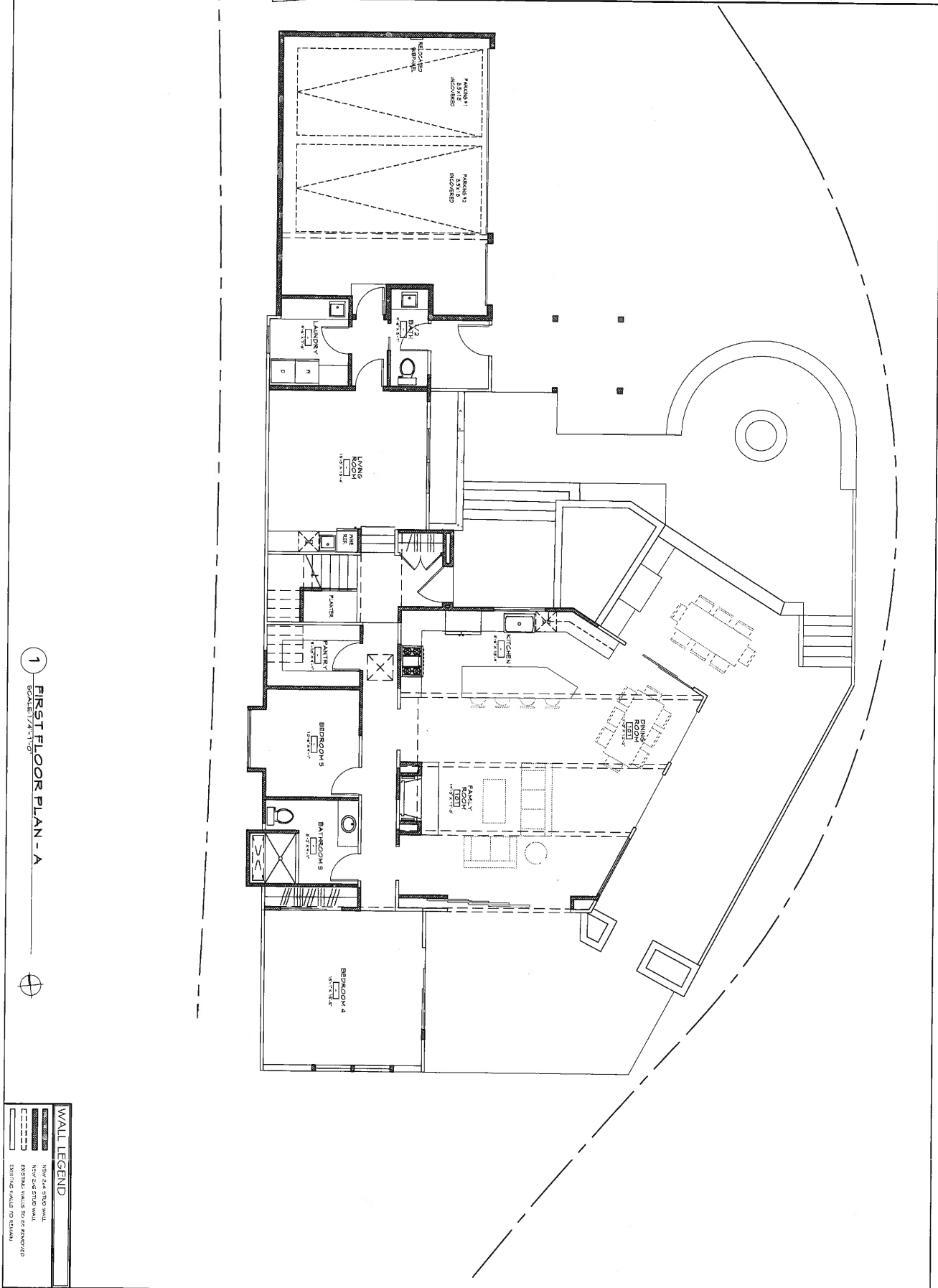
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

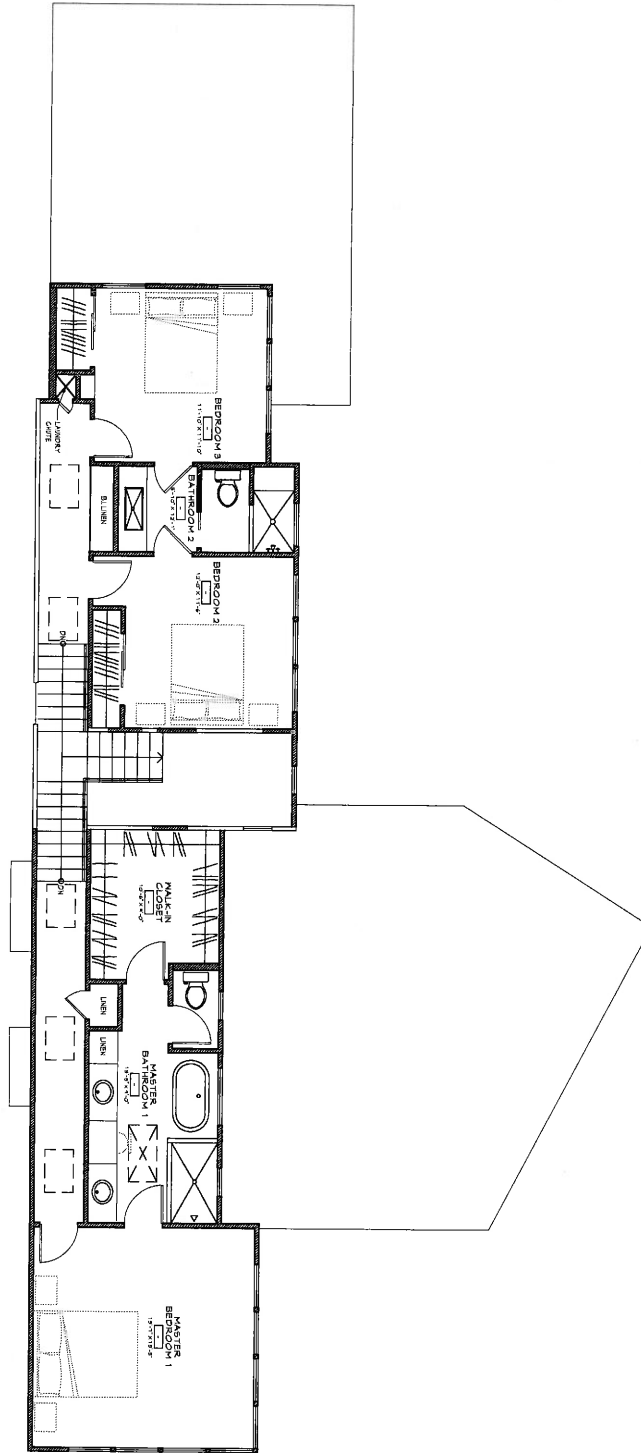


<p>ES</p>	<p>DATE: 02/11/2021</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>ARCHITECT: DEREK VAN ALSTINE</p> <p>NO. 10, 20, 3</p> <p>DESIGN: 10, 20, 3</p> <p>TRACING: 10, 20, 3</p> <p>DATE: 02/11/2021</p> <p>BY: DEREK VAN ALSTINE</p>	<p>SIMPKINS RESIDENCE</p> <p>350 SCHWANN LAKE DRIVE</p> <p>SANTA CRUZ, CA 95062</p>	<p>DVRD</p> <p>DEREK VAN ALSTINE</p> <p>1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA</p> <p>(831) 426-8400 PHONE (831) 426-8446 FAX</p>
	<p>DATE: 02/11/2021</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>ARCHITECT: DEREK VAN ALSTINE</p> <p>NO. 10, 20, 3</p> <p>DESIGN: 10, 20, 3</p> <p>TRACING: 10, 20, 3</p> <p>DATE: 02/11/2021</p> <p>BY: DEREK VAN ALSTINE</p>	<p>SIMPKINS RESIDENCE</p> <p>350 SCHWANN LAKE DRIVE</p> <p>SANTA CRUZ, CA 95062</p>	<p>DVRD</p> <p>DEREK VAN ALSTINE</p> <p>1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA</p> <p>(831) 426-8400 PHONE (831) 426-8446 FAX</p>
	<p>DATE: 02/11/2021</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>ARCHITECT: DEREK VAN ALSTINE</p> <p>NO. 10, 20, 3</p> <p>DESIGN: 10, 20, 3</p> <p>TRACING: 10, 20, 3</p> <p>DATE: 02/11/2021</p> <p>BY: DEREK VAN ALSTINE</p>	<p>SIMPKINS RESIDENCE</p> <p>350 SCHWANN LAKE DRIVE</p> <p>SANTA CRUZ, CA 95062</p>	<p>DVRD</p> <p>DEREK VAN ALSTINE</p> <p>1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA</p> <p>(831) 426-8400 PHONE (831) 426-8446 FAX</p>
	<p>DATE: 02/11/2021</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>ARCHITECT: DEREK VAN ALSTINE</p> <p>NO. 10, 20, 3</p> <p>DESIGN: 10, 20, 3</p> <p>TRACING: 10, 20, 3</p> <p>DATE: 02/11/2021</p> <p>BY: DEREK VAN ALSTINE</p>	<p>SIMPKINS RESIDENCE</p> <p>350 SCHWANN LAKE DRIVE</p> <p>SANTA CRUZ, CA 95062</p>	<p>DVRD</p> <p>DEREK VAN ALSTINE</p> <p>1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA</p> <p>(831) 426-8400 PHONE (831) 426-8446 FAX</p>
	<p>DATE: 02/11/2021</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>ARCHITECT: DEREK VAN ALSTINE</p> <p>NO. 10, 20, 3</p> <p>DESIGN: 10, 20, 3</p> <p>TRACING: 10, 20, 3</p> <p>DATE: 02/11/2021</p> <p>BY: DEREK VAN ALSTINE</p>	<p>SIMPKINS RESIDENCE</p> <p>350 SCHWANN LAKE DRIVE</p> <p>SANTA CRUZ, CA 95062</p>	<p>DVRD</p> <p>DEREK VAN ALSTINE</p> <p>1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA</p> <p>(831) 426-8400 PHONE (831) 426-8446 FAX</p>



WALL LEGEND	
	NEW 2x4 STUD WALL
	EXISTING WALLS TO BE RENOVATED
	EXISTING WALLS TO REMAIN

<p>A2</p>	<p>DEREK VAN ALSTINE RESIDENTIAL DESIGN INC. 1515 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA (831) 426-8400 PHONE (831) 426-8446 FAX</p>	<p>SIMPKINS RESIDENCE 350 SCHWANN LAKE DRIVE SANTA CRUZ, CA 95062</p>	<p>DATE: 09/18/2020 PROJECT: SIMPKINS RESIDENCE NO.: 100-2019 DESIGN REVISIONS: 1. CHANGE SHEET 2. CHANGE SHEET 3. CHANGE SHEET 4. CHANGE SHEET 5. CHANGE SHEET 6. CHANGE SHEET 7. CHANGE SHEET 8. CHANGE SHEET 9. CHANGE SHEET 10. CHANGE SHEET 11. CHANGE SHEET 12. CHANGE SHEET 13. CHANGE SHEET 14. CHANGE SHEET 15. CHANGE SHEET 16. CHANGE SHEET 17. CHANGE SHEET 18. CHANGE SHEET 19. CHANGE SHEET 20. CHANGE SHEET 21. CHANGE SHEET 22. CHANGE SHEET 23. CHANGE SHEET 24. CHANGE SHEET 25. CHANGE SHEET 26. CHANGE SHEET 27. CHANGE SHEET 28. CHANGE SHEET 29. CHANGE SHEET 30. CHANGE SHEET 31. CHANGE SHEET 32. CHANGE SHEET 33. CHANGE SHEET 34. CHANGE SHEET 35. CHANGE SHEET 36. CHANGE SHEET 37. CHANGE SHEET 38. CHANGE SHEET 39. CHANGE SHEET 40. CHANGE SHEET 41. CHANGE SHEET 42. CHANGE SHEET 43. CHANGE SHEET 44. CHANGE SHEET 45. CHANGE SHEET 46. CHANGE SHEET 47. CHANGE SHEET 48. CHANGE SHEET 49. CHANGE SHEET 50. CHANGE SHEET 51. CHANGE SHEET 52. CHANGE SHEET 53. CHANGE SHEET 54. CHANGE SHEET 55. CHANGE SHEET 56. CHANGE SHEET 57. CHANGE SHEET 58. CHANGE SHEET 59. CHANGE SHEET 60. CHANGE SHEET 61. CHANGE SHEET 62. CHANGE SHEET 63. CHANGE SHEET 64. CHANGE SHEET 65. CHANGE SHEET 66. CHANGE SHEET 67. CHANGE SHEET 68. CHANGE SHEET 69. CHANGE SHEET 70. CHANGE SHEET 71. CHANGE SHEET 72. CHANGE SHEET 73. CHANGE SHEET 74. CHANGE SHEET 75. CHANGE SHEET 76. CHANGE SHEET 77. CHANGE SHEET 78. CHANGE SHEET 79. CHANGE SHEET 80. CHANGE SHEET 81. CHANGE SHEET 82. CHANGE SHEET 83. CHANGE SHEET 84. CHANGE SHEET 85. CHANGE SHEET 86. CHANGE SHEET 87. CHANGE SHEET 88. CHANGE SHEET 89. CHANGE SHEET 90. CHANGE SHEET 91. CHANGE SHEET 92. CHANGE SHEET 93. CHANGE SHEET 94. CHANGE SHEET 95. CHANGE SHEET 96. CHANGE SHEET 97. CHANGE SHEET 98. CHANGE SHEET 99. CHANGE SHEET 100. CHANGE SHEET</p>
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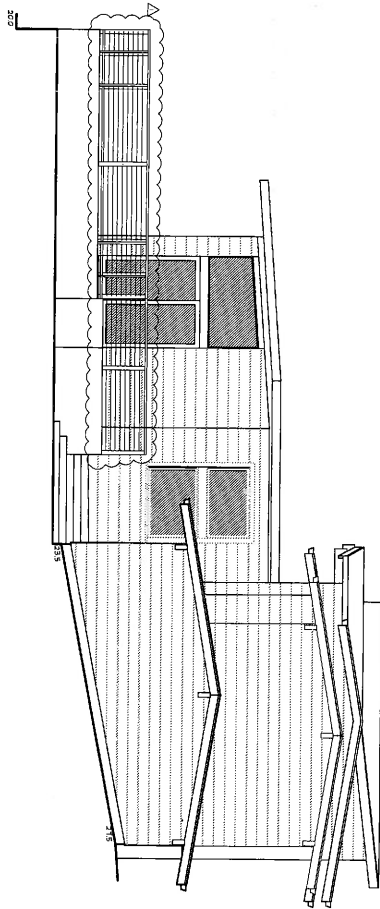
1 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

WALL LEGEND

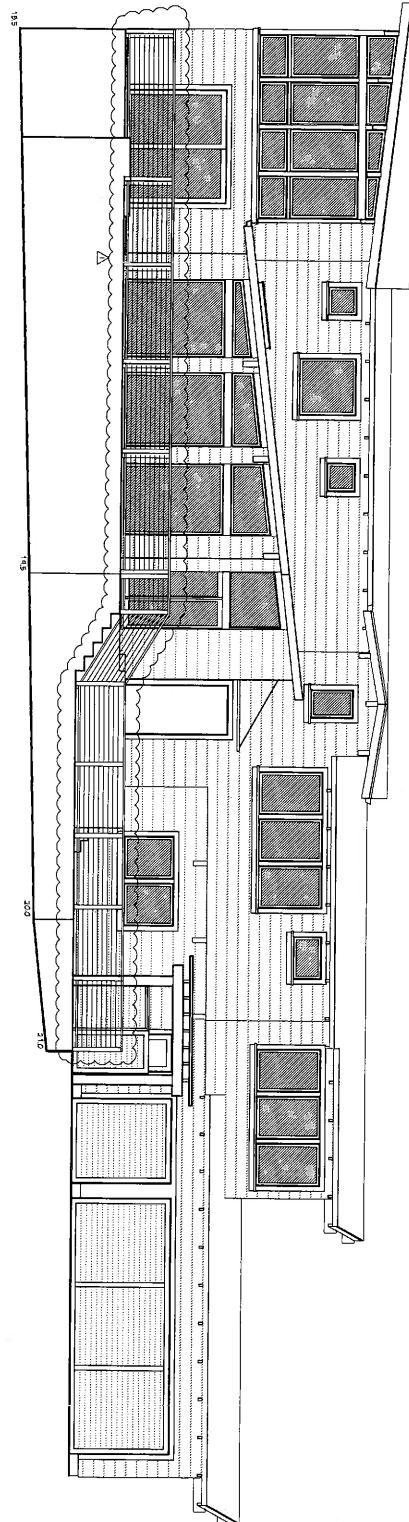
	NEW 2x4 STUD WALL
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN

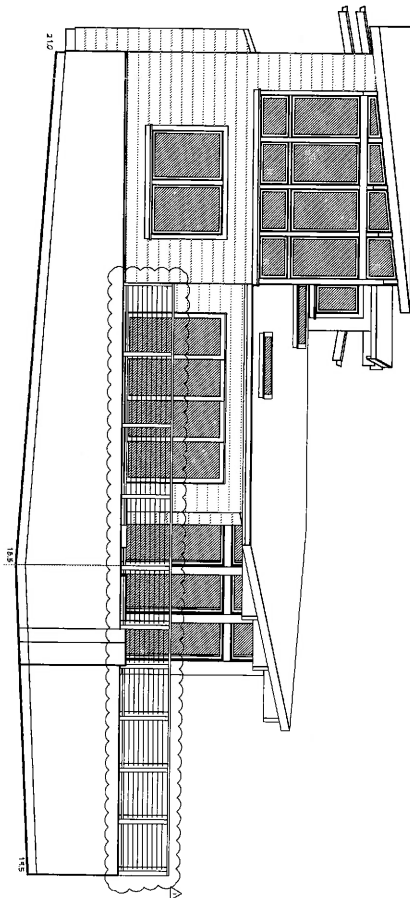
<p>A3</p> <p>SECOND FLOOR PLAN</p>	<p>DATE: 09/18/2020</p> <p>TIME: 15:00</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>NOV. 10, 2019</p> <p>DESIGNER: DEREK VAN ALSTINE</p> <p>DATE: 09/18/2020</p> <p>TIME: 15:00</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>NOV. 10, 2019</p> <p>DESIGNER: DEREK VAN ALSTINE</p>	<p>SIMPKINS RESIDENCE</p> <p>350 SCHWANN LAKE DRIVE</p> <p>SANTA CRUZ, CA 95062</p>	<p>DVRD</p> <p>DEREK VAN ALSTINE</p> <p>RESIDENTIAL DESIGN INC.</p> <p>1515 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA</p> <p>(831)426-8400 PHONE (831)426-8446 FAX</p>
	<p>DATE: 09/18/2020</p> <p>TIME: 15:00</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>NOV. 10, 2019</p> <p>DESIGNER: DEREK VAN ALSTINE</p>		
	<p>DATE: 09/18/2020</p> <p>TIME: 15:00</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>NOV. 10, 2019</p> <p>DESIGNER: DEREK VAN ALSTINE</p>		
	<p>DATE: 09/18/2020</p> <p>TIME: 15:00</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>NOV. 10, 2019</p> <p>DESIGNER: DEREK VAN ALSTINE</p>		
	<p>DATE: 09/18/2020</p> <p>TIME: 15:00</p> <p>PROJECT: SIMPKINS RESIDENCE</p> <p>NOV. 10, 2019</p> <p>DESIGNER: DEREK VAN ALSTINE</p>		

1 NORTH ELEVATION
SCALE 7/8" = 1'-0"

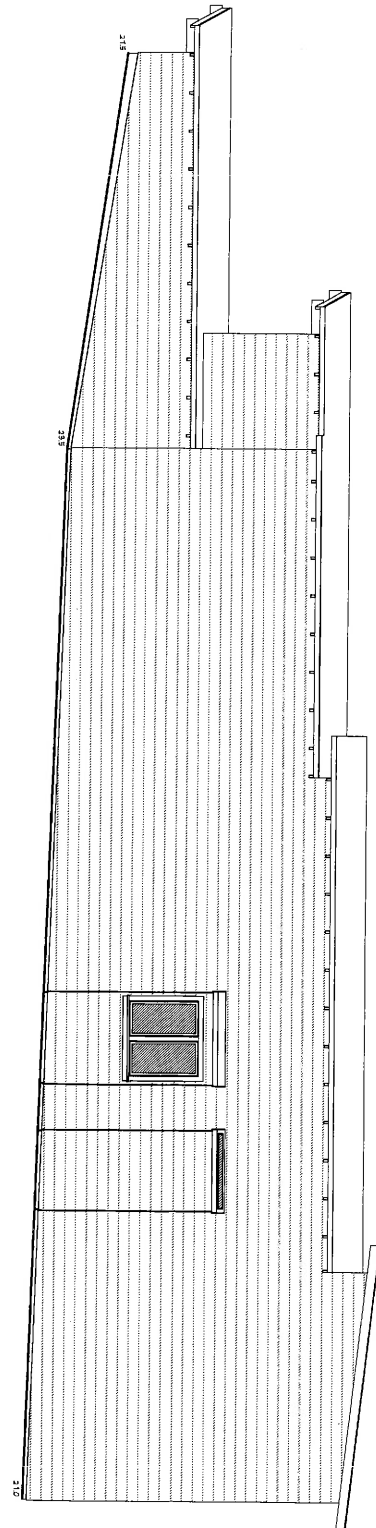


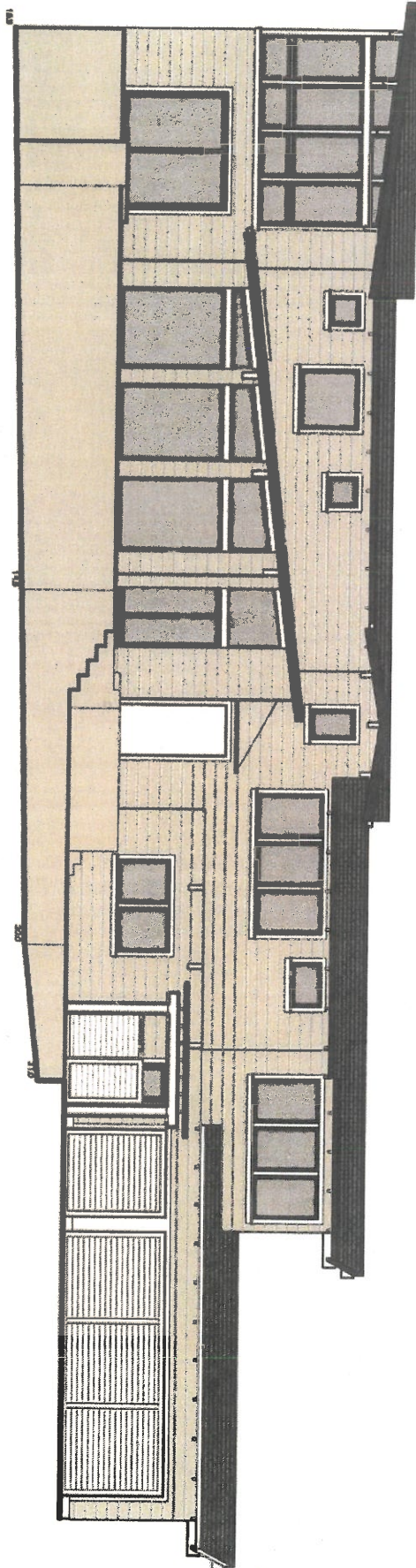
2 EAST ELEVATION
SCALE 7/8" = 1'-0"





4 WEST ELEVATION
SCALE 1/4"=0'





SIDING

LAP SIDING BY JAMES HARDE
KELLY MOORE, SEQUOIA T06, KM4495



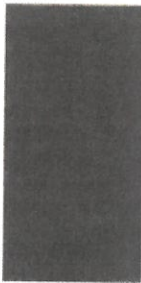
TRIMWORK & WOODWORK

TT6, COMB MILK, TT6-1059-1



WINDOWS & DOORS

MARVIN BRONZE



ROOFING

ASPHALT TILE CHARCOAL



DEREK VAN ALSTINE RESIDENTIAL DESIGN INC.

7164 SQUEL AVENUE, SANTA CRUZ, CALIFORNIA
(831) 426-8400 PHONE (831) 426-8446 FAX

DVRD

DEREK VAN ALSTINE
DESIGNER
NOT CERTIFIED
ALL RIGHTS RESERVED

SIMPKINS RESIDENCE

350 SCHWANN LAKE DRIVE, SANTA CRUZ, CA 95062.
APN: 027.117.01

FOR TAX PURPOSES ONLY

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103RS16
2/11/2003

DOLORES

8/7RS33
12/16/1994

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

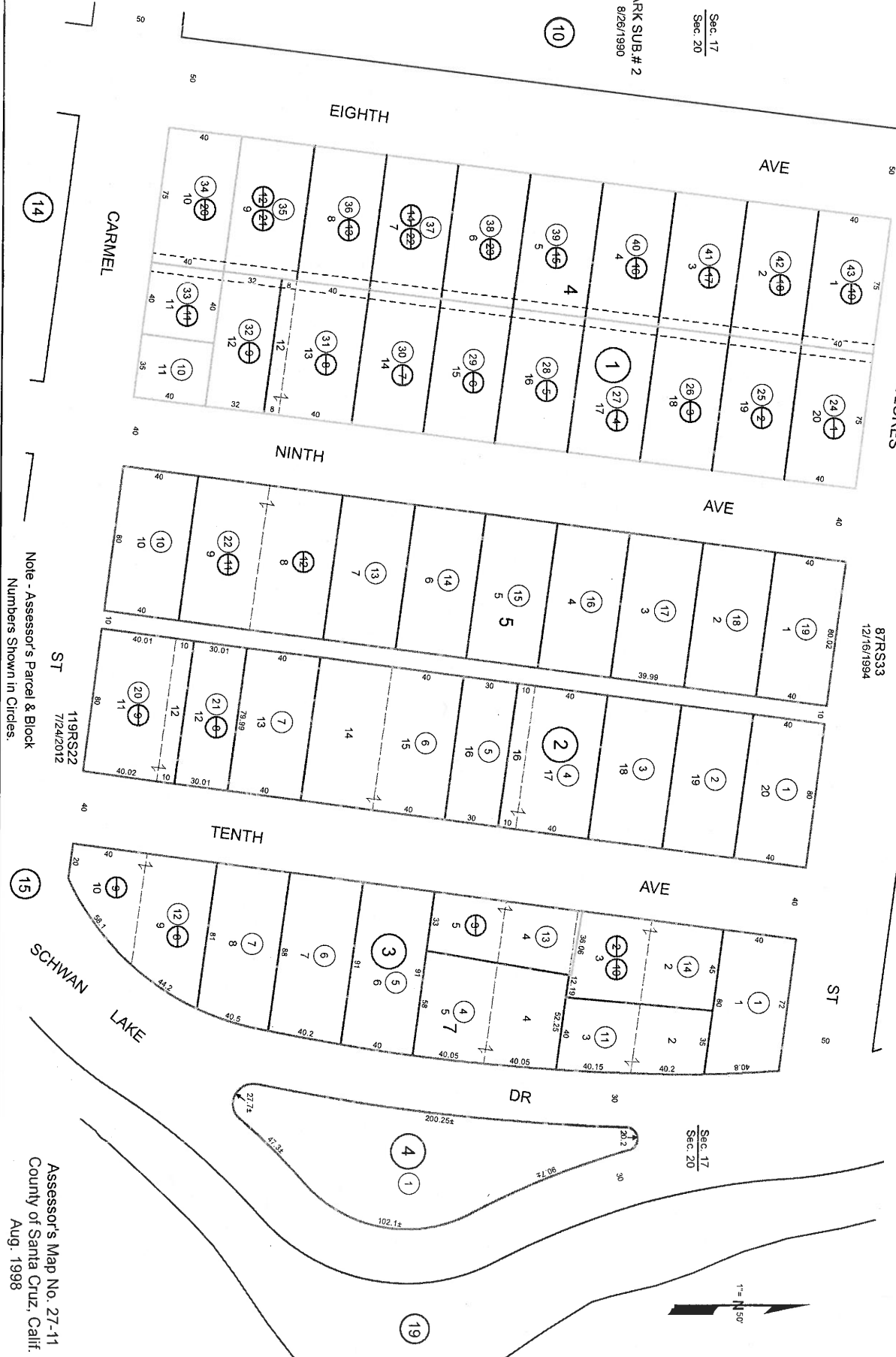
Tax Area Code
82-040

27-11

Sec. 17
Sec. 20

TWIN LAKE PARK SUB # 2
7MB5 8/26/1990

Electronically Redrawn 8/11/98 rw
Rev. 10/3/00 CB (0-0039145, LBA 3-13 & 14)
Rev. 4/2/01 mm (changed page refs.)
Rev. 3/19/03 CB (103RS18)
Rev. 9/27/10 mc (116RS39)
Rev. 8/14/13 CB (119RS22)



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

Assessor's Map No. 27-11
County of Santa Cruz, Calif.
Aug. 1998



SANTA CRUZ COUNTY PLANNING DEPARTMENT




Parcel Location Map



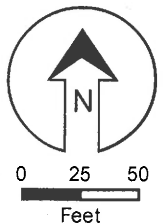
Mapped
Area



Parcel: 02711401

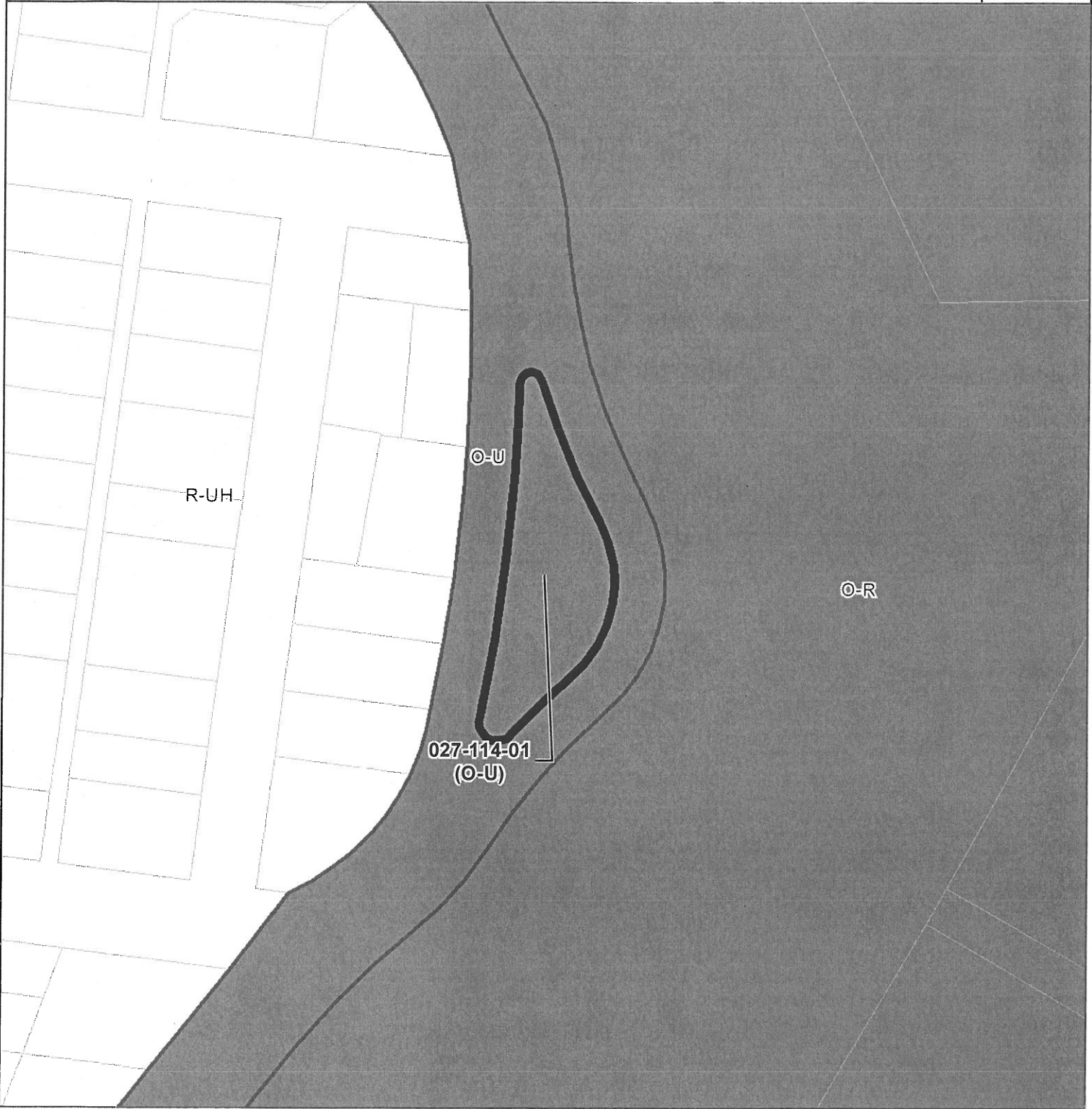
-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 16 Jul. 2020

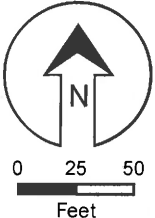




Parcel General Plan Map



- O-R Parks, Recreation & Open Space
- O-U Urban Open Space
- R-UH Res. Urban High Density





Parcel Zoning Map



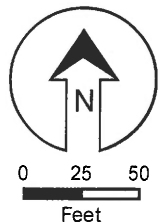
Mapped
Area

027-114-01
(R-1-3.5)

R-1-3.5

PR

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



Parcel Information

Services Information

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

Parcel Information

Parcel Size: 9,522 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential and Urban Open Space
Project Access: Schwann Lake Drive
Planning Area: Live Oak
Land Use Designation: O-U (Urban Open Space)
Zone District: R-1-3.5 (Single Family Residential, minimum 3,500 square feet)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Technical Reviews: Geotechnical Report Review (REV201034)

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Relatively flat lot
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped



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

1 June 2020

Russell Simpkins
352 Schwan Lake Drive
Santa Cruz, CA 95062

Subject: Review of the Geotechnical Investigation – Design Phase for a Proposed Addition to a Single-Family Residence at 350 Schwann Lake Drive /APN 027-114-01 dated 9 July 2019 by Rock Solid Engineering, Inc.- Project No. SC19021

Project Site: 352 Schwan Lake Drive
APN 027-114-01
Application No. REV201034

Dear Applicant:

The Planning Department has accepted the project site geotechnical investigation report. The following items shall be required:

1. The subject geotechnical investigation report references the 2016 California Building Code. The 2019 California Building Code became effective 1 January 2020. The applicable edition of the building code for the structural design and construction phase of the project will be based upon the Building Permit Application date. Please request your geotechnical engineer update their report to the 2019 California Building Code prior to the Building Permit Application. The report update should also reference the correct address, 352 Schwan Lake Drive.
2. All project design and construction shall comply with the recommendations of the subject report and the required building code update supplemental report;
3. Final plans shall reference the subject report and the building code update supplemental report by titles, author, and dates. Final Plans should also include a statement that the project shall conform to the report's recommendations; and
4. 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.

Review of the Geotechnical Investigation – Design Phase for a Proposed Addition to a Single-Family Residence at 350 Schwann Lake Drive /APN 027-114-01 dated 9 July 2019 by Rock Solid Engineering, Inc.- Project No. SC19021

1 June 2020

Page 2 of 3

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".

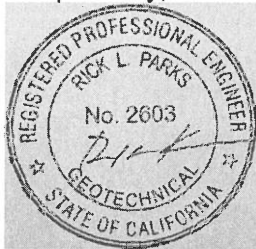
After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

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.

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
Planning Department, Attn: Nathan MacBeth
Rock Solid Engineering, Inc. Attn: Dusty Osburn, PE

Attachments: Notice to Permit Holders

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

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

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

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.