



## **Staff Report to the Zoning Administrator**

**Application Number: 191326**

---

**Applicant:** Leif Rideout

**Owner:** Scott Setzer

**APN:** 028-132-26

**Site Address:** 2964 E Cliff Drive

**Agenda Date:** December 4, 2020

**Agenda Item #:** 2

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

**Project Description:** Proposal to demolish and replace an existing 492 square foot garage with a new 468 square foot detached garage with an attached 776 square foot Accessory Dwelling Unit, located in the R-1-3.5 (Single-family residential) zone district.

**Location:** Property locate on the east side of East Cliff Drive approximately 435 feet south of Prospect Street.

**Permits Required:** Coastal Development Permit

**Supervisory District:** District 1 (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 191326, based on the attached findings and conditions.

**Project Description & Setting**

The parcel is located in a neighborhood that sits just above East Cliff Drive on a small slope that faces Schwann Lagoon to the west with residential homes across an alley to the east and the Monterey Bay to the south. The neighborhood consists of a few one-story cottage style homes like the subject site, and a mix of remodeled one - and two-story cottage, traditional and modern style homes. The parcel is currently developed with a 1,304 square foot single-story home that was built in 1919 according to assessor records and remodeled in 2009 with a detached 492 square foot garage that is nonconforming relative to zone district setbacks. Access to the parcel is through an alley off Prospect Street which is approximately 440 feet southwest from the alley entrance.

The application includes a proposal to demolish the existing 492 square foot detached garage and construct a new 468 square foot detached garage with an attached 776 square foot, two-story accessory dwelling unit (ADU) that will comply with the zone district standards. No changes are proposed for the existing 1,304 square foot single-family dwelling other than the replacement of

---

windows and doors.

A Coastal Development Permit is required because the parcel is located within the appeals jurisdiction of the Coastal Zone and the proposed project does not qualify for an exclusion per County Code section 13.20.071.

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

The subject property is a 5,278 square foot lot, located in the R-1-3.5 (Single-Family Residential) zone district, a designation which allows residential uses. The proposed project is a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

### **Design Review**

The proposed project is subject to the County's Design Review Ordinance (County Code section 13.11) because of the subject parcel's location within the coastal zone. The existing home and detached garage are both single-story cottage style homes with grey shingles, white wood trim around the windows, and composition shingle roofs. The single-family home also has blue and white striped awnings above some of the windows. The siding, color, windows, awnings, and roof of the new detached garage and ADU will match the existing single-family dwelling for a clean cohesive look that will complement and be compatible with homes in the surrounding neighborhood. The first story of the ADU is approximately 246 square feet and is located on the west side of the garage facing East Cliff Drive. The second story is approximately 530 square feet with a deck opening off the living room and facing East Cliff Drive with a bay window facing south. A trellis between the detached garage and ADU connects the two units. The ADU will have an overall height of twenty-three feet, four inches. The new garage has two standard parking spaces that replace the two spaces in the existing garage and enough room in front of the garage for two additional standard parking spaces.

### **Local Coastal Program Consistency**

The proposed project is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Access to the nearest public beach is approximately one quarter mile northbound up the alley and southbound down East Cliff Drive to Twin Lakes public beach. 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 191326, based on the attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

Report Prepared By: Elizabeth Cramblet  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3027  
E-mail: [Elizabeth.Cramblet@santacruzcounty.us](mailto:Elizabeth.Cramblet@santacruzcounty.us)

### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Aerial, Location, Zoning and General Plan Maps
- F. 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: 191326

Assessor Parcel Number: 028-132-26

Project Location: 2964 East Cliff Drive

**Project Description:** Proposal to demolish and replace an existing 492 square foot garage with a new 468 square foot detached garage with an attached 776 square foot Accessory Dwelling Unit, located in the R-1-3.5 (Single-family residential) zone district.

**Person or Agency Proposing Project:** Leif Rideout

**Contact Phone Number:** (831) 454-0791

- 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

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

Construct a replacement garage and new accessory dwelling unit on a property designated for residential uses.

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

\_\_\_\_\_  
Elizabeth Cramblet, Project Planner

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

**EXHIBIT A**

## **Coastal Development Permit Findings**

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

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

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style, in that the site is surrounded by lots developed to an urban density. Developed lots in the neighborhood contain single-family dwellings with varying sizes and architectural styles. Colors and materials used for the detached garage and ADU will match the existing single-family dwelling and be compatible with homes in the surrounding neighborhood where there is a range of styles and colors.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and access to the nearest public beach is approximately one quarter mile northbound up the alley and southbound down East Cliff Drive to Twin Lakes State Beach.

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) 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.

Application #: 191326

APN: 028-132-26

Owner: Scott Setzer

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

## **Development Permit Findings**

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

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

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

This finding can be made, in that the proposed location of the garage and 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-1-3.5 (Single-Family Residential) zone district. The primary use of the property will continue to be single-family residential.

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

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

The proposed garage and ADU will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties. As specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the garage and ADU will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed garage 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 garage and ADU will comply with the site standards for the R-1-3.5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed garage and ADU is to be constructed on an existing developed lot. No additional traffic will be generated by the proposed project.



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

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

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

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

The existing home and detached garage are both single-story cottage style homes with grey shingles, white wood trim around the windows, and composition shingle roofs. The single-family home also has blue and white striped awnings above some of the windows. The siding, color, windows, awnings, and roof of the new detached garage and ADU will match the existing single-family dwelling for a clean cohesive look that will complement and be compatible with homes in the surrounding neighborhood. The first story of the ADU is approximately 246 square feet and is located on the west side of the garage facing East Cliff Drive. The second story is approximately 530 square feet with a deck opening off the living room and facing East Cliff Drive with a bay window facing south. A trellis between the detached garage and ADU connects the two units. The ADU will have an overall height of twenty-three feet, four inches. The new garage has two standard parking spaces that replace the two spaces in the existing garage and enough room in front of the garage for two additional standard parking spaces.



## Conditions of Approval

Exhibit D: Project plans, prepared by Leif Rideout, Architect, dated 10/29/2020.

- I. This permit authorizes the demolition of an existing 492 square foot garage and construction of a new 468 square foot detached garage with an attached 776 square foot Accessory Dwelling Unit (ADU) as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    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. Following are additional conditions of approval:
- i. The application submittal shall adhere to the County Design Criteria (CDC) and County Code 7.79. Pre-development runoff patterns and rates shall be maintained, safe stormwater overflow shall be incorporated into the project design. Conveyance of runoff from impervious areas shall be shown on the plans. Ensure that concentrated runoff is not directed toward neighboring properties (a bioswale or equivalent mitigation may be needed where the ADU and garage are in close proximity to the neighboring property).
  - ii. A maintenance schedule and construction cross-section details shall be provided for all permanent stormwater mitigation features.
  - iii. Appendix A of the County Design Criteria (CDC), Project Information and Threshold Determination Form, shall be submitted with the building permit application. All new and/or replaced impervious and semi-impervious surfaces as part of the permit application shall be accounted for on Appendix A, which can be found on the internet by navigating to County of Santa Cruz Public Works Department, Flood Control & Stormwater, Permit Requirements, Project Information and Threshold Determination Form.
  - iv. Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit issuance. Reduced fees (50%) are assessed for semi-impervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials. For credit for existing impervious area, provide documentation that demonstrates the impervious area was installed with a previously approved permit or were in place prior to establishment of Zone 5 in 1969.
- C. 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. Following are additional conditions of approval:
- i. Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
  - ii. Building permit application plans shall clearly represent all proposed grading, including any overexcavation and recompaction as recommended by the geotechnical engineer.
  - iii. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here:  
<http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.
  - iv. The applicant shall submit a drainage plan that complies with the requirements set forth in 2016 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
  - v. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".
- 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 one bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- I. Pay the current fees for Roadside and Transportation improvements for one bedroom. Currently, these fees are, respectively, \$1,000 and \$1,000 per bedroom.
- J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot. Final square footage is determined by the Building Department.

- K. Provide required off-street parking for four 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.
  - M. Complete and record a Declaration of Restriction to construct a 424 square foot detached garage. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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.
- 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.**

Application #: 191326  
APN: 028-132-26  
Owner: Scott Setzer

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

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

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

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

---

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

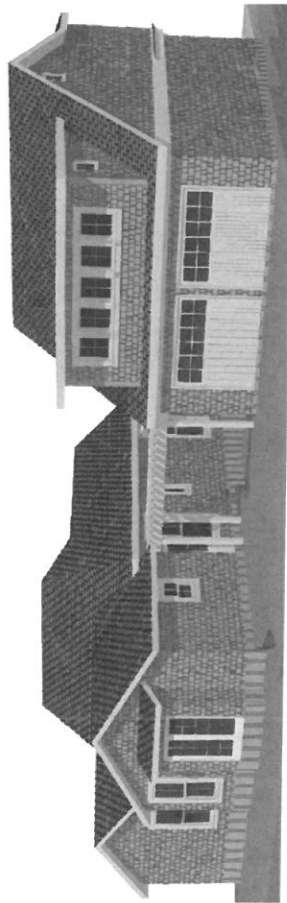
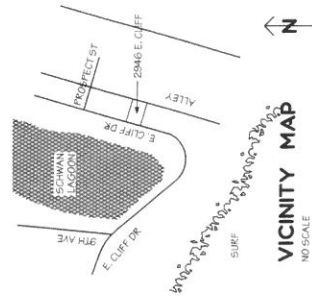


[illegible]

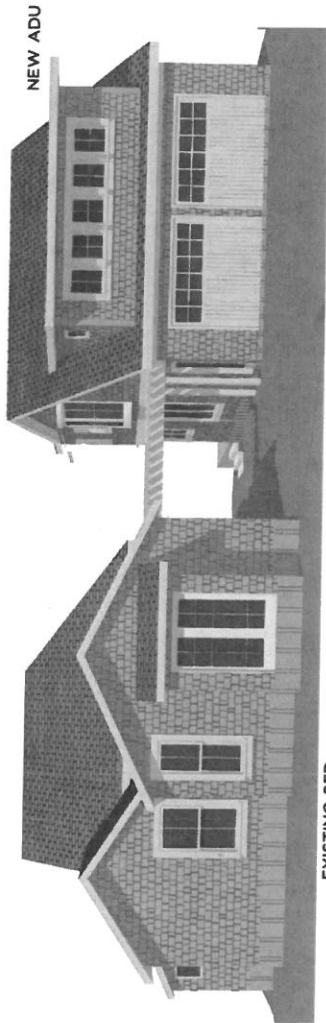
OCCUPANCY CLASSIFICATION: R-3 AND U. CONSTRUCTION TYPE: V-B, UN-SPRINKLED.  
PROPERTY ADDRESS TO BE DISPLAYED IN MIN 4" HIGH NUMBERS ON CONTRASTING  
BACKGROUND

ALL ROOF RUNOFF IS COLLECTED BY GUTTERS WITH DOWNSPOUTS LEADING TO SPLASH BLOCKS THAT DIRECT RUNOFF AWAY FROM STRUCTURE & FOOTINGS. NO CHANGES TO DRAINAGE PATTERNS

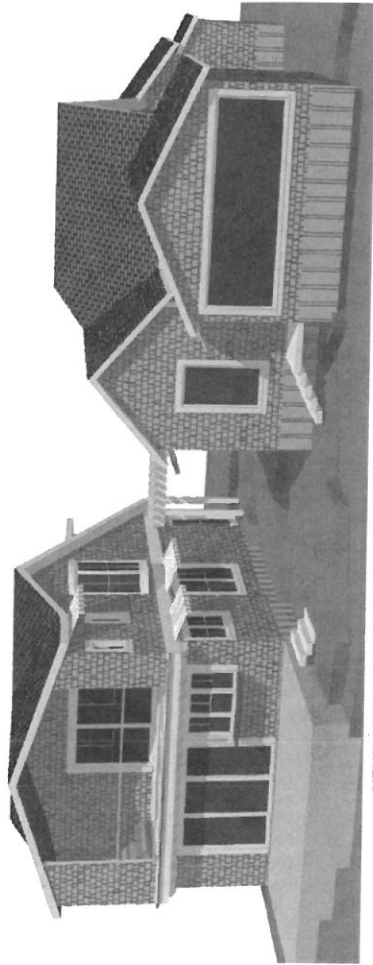
A-01 COVER, VICINITY NOTES, INDEX  
A-02 PERSPECTIVE VIEW  
A-03 SITE PLAN  
A-04 FLOOR PLANS  
A-05 ELEVATIONS  
ELEVATIONS



**EXISTING SFD**




## EXISTING SFD



**NEW ADU**

**EXISTING SFD**

SETZER RESIDENCE 2964 E. CLIFF DR. SANTA CRUZ, CA 95062 APN: 028-132-26		PERSPECTIVES SHEET INDEX NOTES VICINITY MAP		LEIF RIDEOUT ARCHITECT 552 BEAN CREEK RD. #55 SCOTT'S VALLEY, CA 95066 831-454-0791 831-621-0795 FAX LEIF@LEIFRIDEOUT.COM				09-29-20 10-29-20
----------------------------------------------------------------------------------	--	------------------------------------------------------	--	------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------	--	----------------------



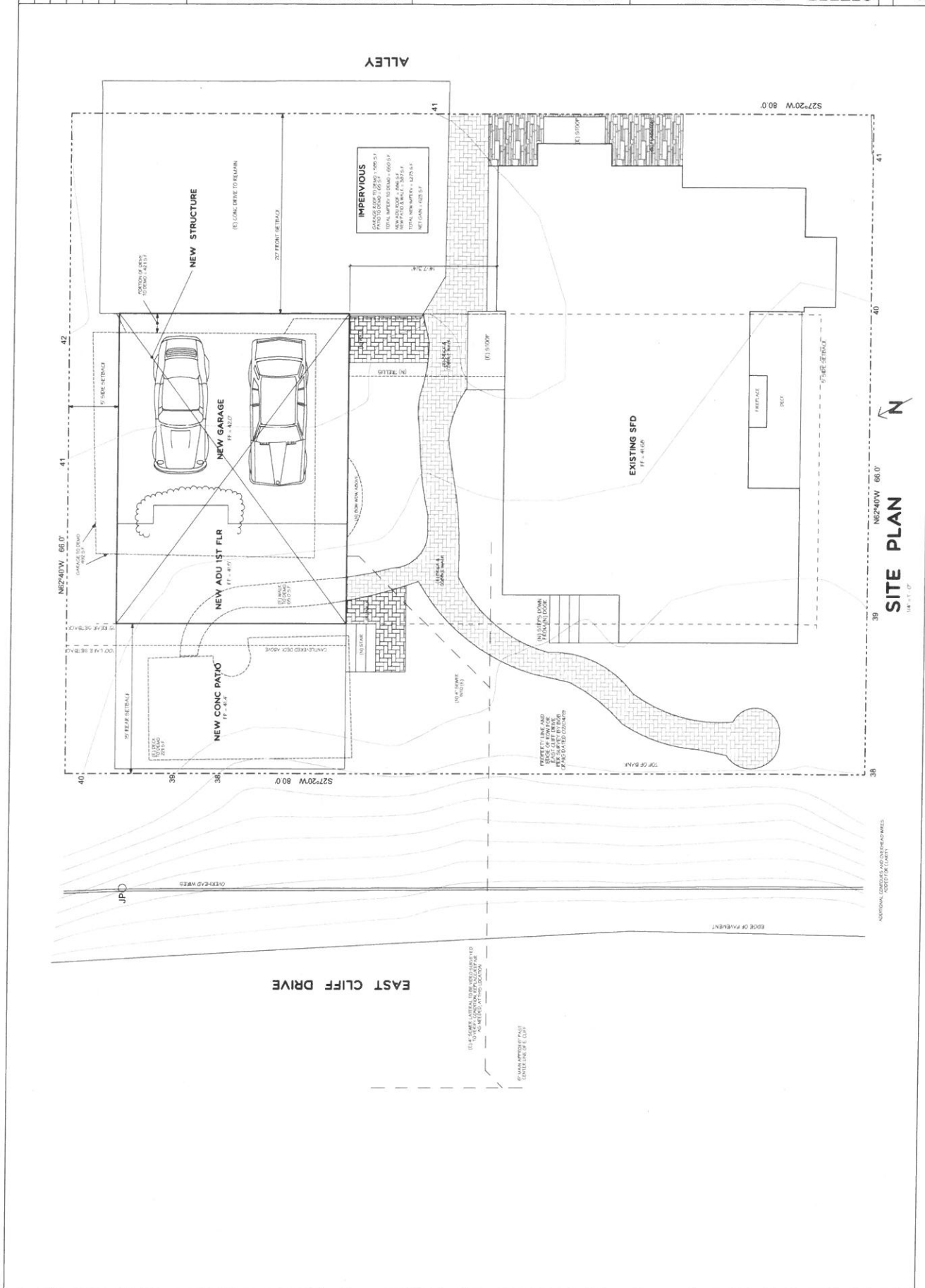
SETZER RESIDENCE  
2964 E. CLIFF DR.  
SANTA CRUZ, CA 95062  
APN: 028-132-26

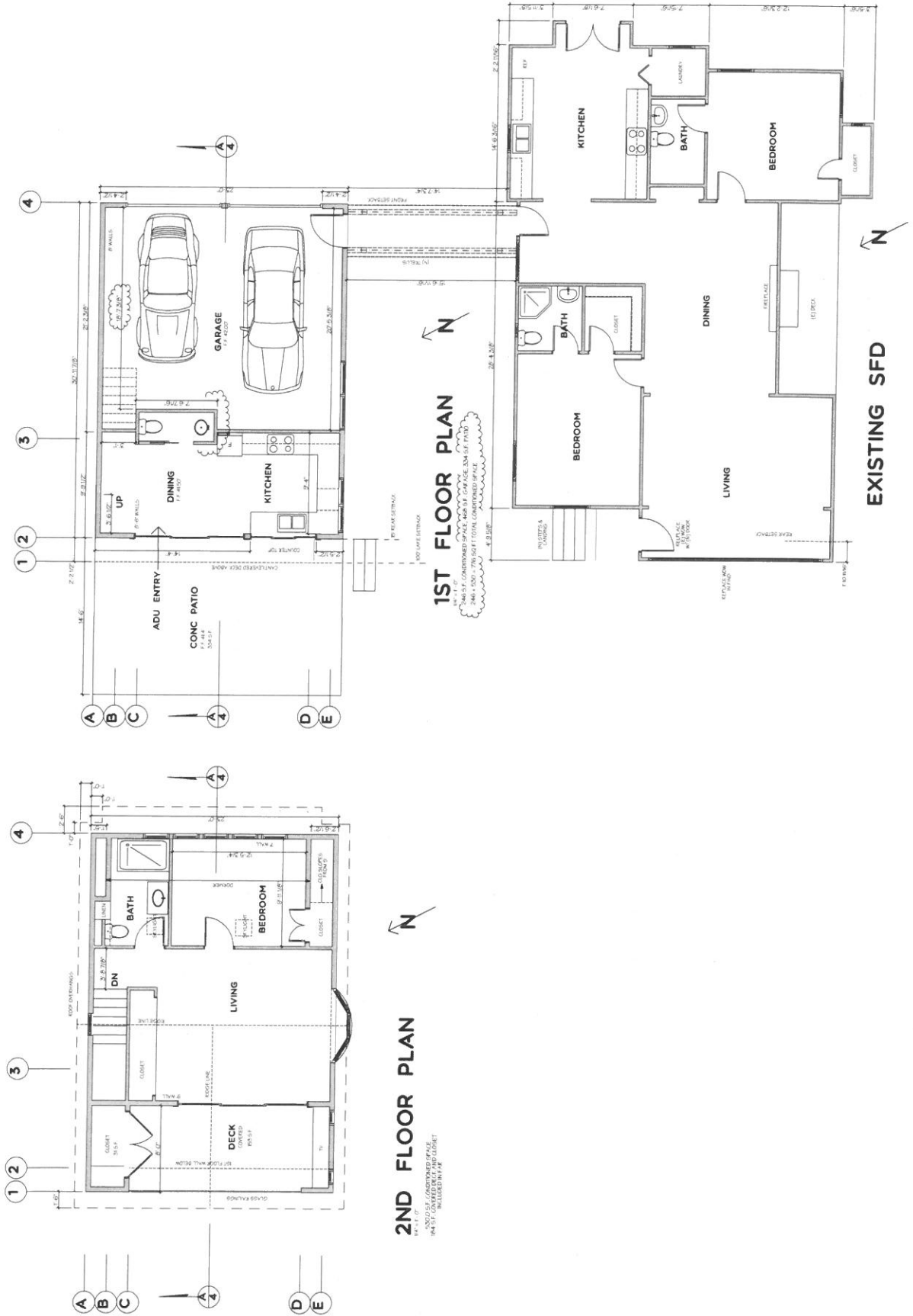
## SITE PLAN

LEIF RIDEOUT ARCHITECT  
552 BEAN CREEK RD. #35  
SCOTT'S VALLEY, CA 95066  
831-454-0791  
831-621-0795 FAX  
LEIF@LEIFRIDEOUT.COM



09-28-20





**A-04**

10-22-19

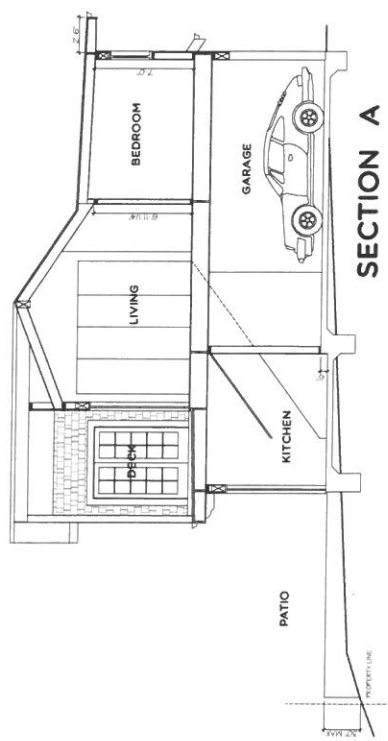
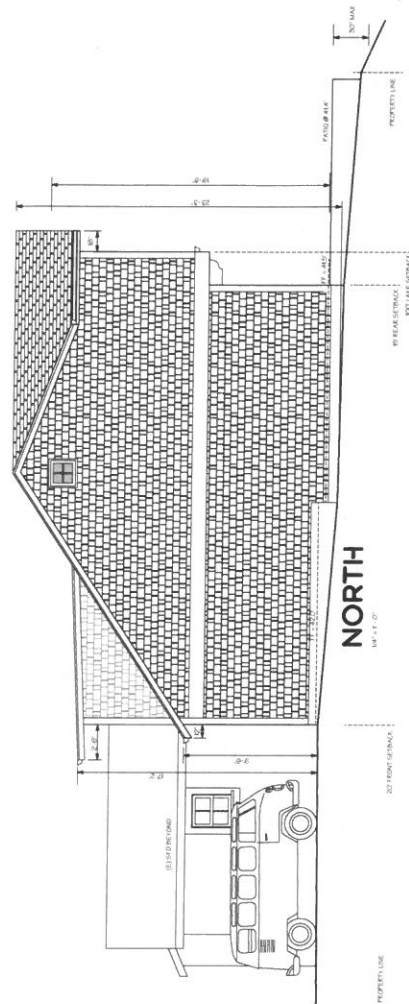
**SETZER RESIDENCE**  
**2964 E. CLIFF DR.**  
**SANTA CRUZ, CA 95062**  
**APN: 028-132-26**

**ELEVATIONS**  
**SECTION**

**LEIF RIDEOUT ARCHITECT**  
**552 BEAN CREEK RD.**  
**SCOTT'S VALLEY, CA 95066**  
**831.621.0795 FAX**  
**LEIF@LEIFRIDEOUT.COM**



09-28-20  
 10-29-20



**A-05**

10-22-19

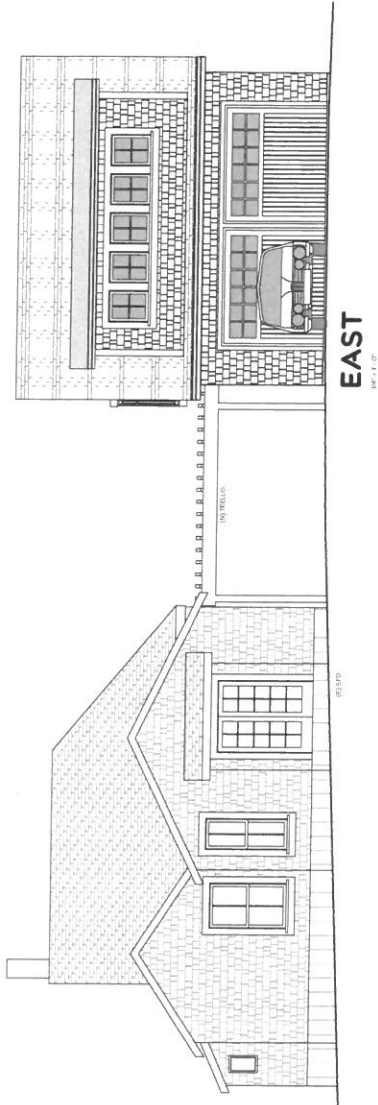
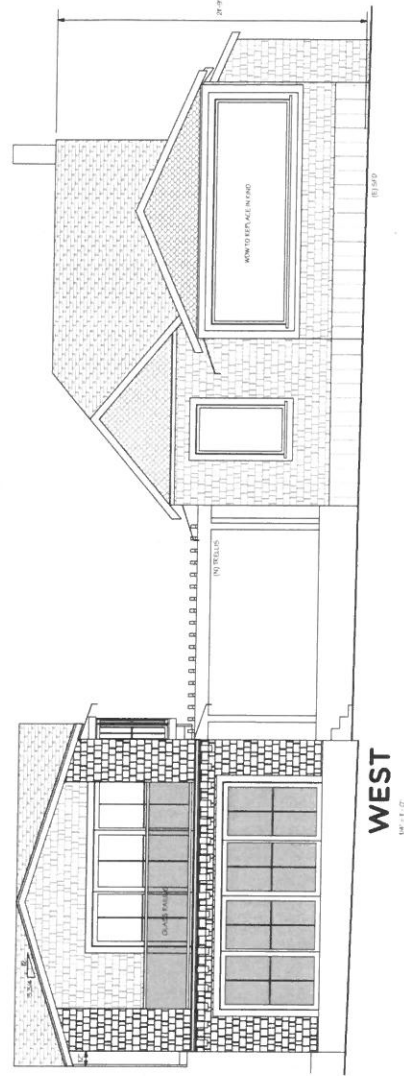
**SETZER RESIDENCE**  
2964 E. CLIFF DR.  
SANTA CRUZ, CA 95062  
APN: 028-132-26

**ELEVATIONS**

**LEIF RIDEOUT ARCHITECT**  
552 BEAN CREEK RD.  
SCOTT'S VALLEY, CA 95066  
831-454-0791  
831-621-0795 FAX  
LEIF@LEIFRIDEOUT.COM

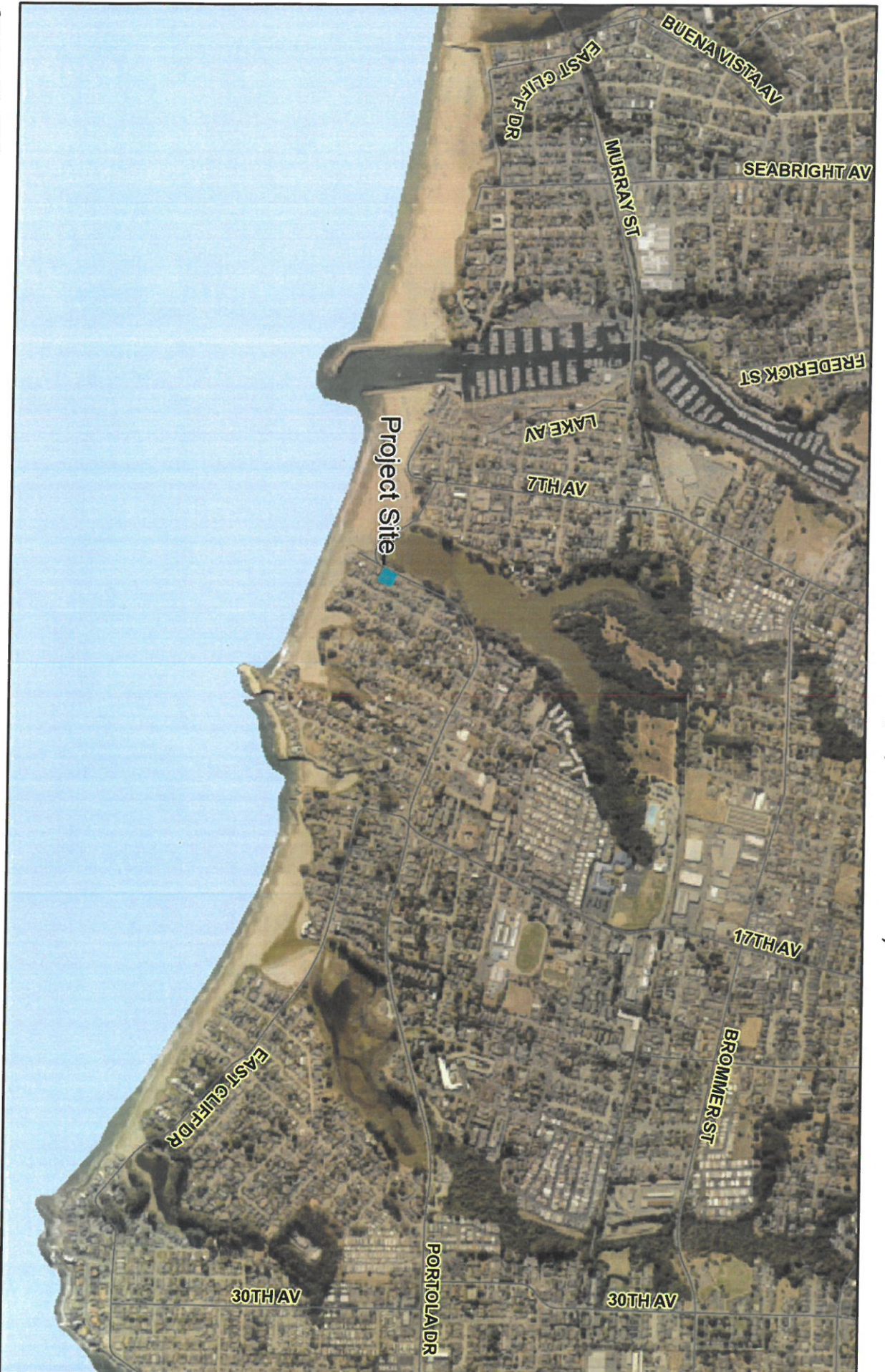


09-28-20  
10-29-20





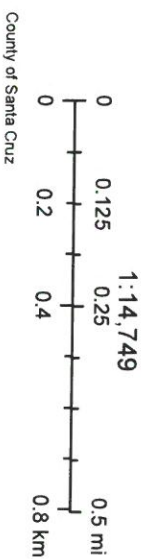
# Aerial Location Map (028-132-26)



October 13, 2020

Major Roads

— Major Roads







SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel Location Map**



Mapped  
Area



**Parcel: 02813226**

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 13 Oct. 2020

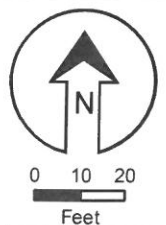


EXHIBIT E



SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel General Plan Map**





Mapped  
Area

O-R

028-132-26  
(R-UH)

R-UH

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

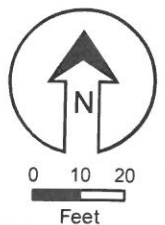


EXHIBIT E





SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel Zoning Map**





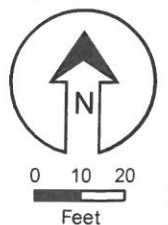
Mapped  
Area

PR

028-132-26  
(R-1-3.5)

R-1-3.5

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



Feet

EXHIBIT E

Application #: 191326  
APN: 028-132-26  
Owner: Scott Setzer

## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size:	5,278 square foot lot
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Prospect Street off E. Cliff Drive
Planning Area:	Live Oak
Land Use Designation:	R-UH (Urban High Density Residential)
Zone District:	R-1-3.5 (Single-Family Residential)
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

### Environmental Information

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