



Staff Report to the Zoning Administrator

Application Number: 201315

Applicant: Brian Spector
Owner: Santa Cruz Beach LLC
APN: 025-082-34
Site Address: 3164 Mission Drive, Santa Cruz, CA 95065

Agenda Date: 1/15/21
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to recognize a third dwelling unit within an existing two-unit multifamily dwelling (duplex). Proposal requires a Residential Development Permit for a three-unit multifamily dwelling.

Location: Property is located on the east side of Mission Drive, approximately 250 feet north of the intersection of Soquel Drive and Mission Drive.

Permits Required: Residential Development Permit

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 201315, based on the attached findings and conditions.

Project Description & Setting

The subject property is an 11,238 square foot lot with an RM-3 zoning designation. The property is presently developed with a duplex, consisting of a two-bedroom unit and a three-bedroom unit, in an area where several land use patterns intersect. Development on Mission Drive is largely defined by the medical office buildings surrounding Dominican Hospital; however, the property is bound by a single-family dwelling to the west, multifamily dwellings to the east, medical offices to the south, and a 20-unit multifamily development is proposed to the north. The property is accessed via a 20' right-of-way across the neighboring parcel (APN 025-082-33) and is nearly hidden from view on Mission Drive.

The property was previously developed with a single-family dwelling and a duplex. In 1970, the three units on the property were authorized under permit 79-284-U (to maintain a SFD and a duplex) and then divided under permit 79-283-MLD (to divided one lot into two), resulting in one lot with a duplex and one with a single-family dwelling. The subject property was approved with access and frontage via a 20-foot right-of-way, which remains as the principal and only means of

access to the property.

At some point, without the benefit of permits, a portion of the duplex was divided to create a third dwelling unit. This situation was brought to the attention of the County as a result of a Code Compliance investigation. The current owners have been actively pursuing legalization for several months, culminating in this application to legalize the unit as a third dwelling unit.

Zoning & General Plan Consistency

The subject property is an 11,238 square foot lot located in the RM-3 (Multifamily Residential-3,000 square feet per unit) zone district, a designation which allows residential uses. The existing multifamily residence, a duplex, is an allowed use within the zone district and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation. The R-UH requires 2,500 to 4,000 square feet of net developable area per unit. The proposal to establish a third dwelling in the RM-3 zone district is allowed, subject Zoning Administrator approval and the residential development standards.

Net developable area is defined by Santa Cruz County as “the portion of a parcel which can be used for density calculations; public or private road rights-of-way and land not developable are not included in the net developable area of a parcel.” After deducting the 13-foot wide right-of-way spanning the southern side of the property, the net developable area of the parcel is 9,962 square feet, which meets the minimum zone district requirement of 3,000 square feet of site area per unit.

The proposal complies with parking requirements described in SCCC 13.10.552, which requires 2.5 spaces per unit for the two- and three-bedroom units and two spaces for the proposed one-bedroom unit (seven total spaces required for this project). For multifamily uses, guest parking is calculated at 20% of the required resident spaces (1.4 guest spaces required for this project). The proposal includes eight parking spaces: two tandem spaces adjacent to Unit 1, one garage space at Unit 1, three parallel spaces in the front of the building, and two spaces at the rear adjacent to Unit 3.

SCCC 13.10.554 specifies that “parking areas, aisles and access drives together shall not occupy more than 50 percent of any required front yard setback area for any residential use.” The existing configuration of the site makes compliance with this requirement difficult, in that the property is a corridor access lot encumbered by a 13’ wide right-of-way along the southern property line. The proposed parking configuration can be supported in that no new paving is proposed and the site is set back from the street to sufficiently screen vehicles from view.

Open space requirements for multifamily dwellings are specified in SCCC 13.10.323(F). For group use, applicants are required to provide 300 square feet of open space per unit (900 square feet for this project). The minimum size for group space is 200 square feet and the minimum dimension is 15 feet. As proposed, the project will provide 915 square feet of group space in the northeast corner of the property. For private use, the minimum open space is 200 square feet per unit with a minimum dimension of 10 feet for ground level spaces. As proposed, the private space provided to each unit via a backyard are: 1660 square feet for Unit 1, 550 square feet for Unit 2, and 289 square feet for Unit 3. All the proposed open space will be consistent with the design and materials requirements of 13.10.323F(1-7).

Design Review

County Code 13.11 (Design Review Ordinance) requires design review for residential projects of three or more units. In addition, the project site is located within a General Plan Scenic Area. Pursuant to SCCC 13.11, projects located within a scenic viewshed are subject to design review. Since the proposed project is largely a result of the reconfiguration of interior spaces, there will be very little change to the exterior of the property. Proposed changes to the exterior include a new door on the east side of the building, a porch light above the door, and the creation of some common area and open space on the rear of the property through the construction of fencing. No development proposed as part of this project will be visible from a scenic corridor; the lot is screened from local views by existing development. Lighting changes are conditioned to require that lights face downward as to prevent nuisance to nearby properties. The establishment of the open space at the rear of the property is an improvement over the existing conditions. Presently, the back portion of the property consists of paving and concrete while the proposed design will include landscaping and turf, which will enhance the overall site design.

Conclusion

The proposed project results in very little change over existing conditions. The project site has been a functional but unpermitted, three-unit multifamily dwelling for several years. As a result of legalizing the unit, the site will be updated to provide the existing residents with more open space and leads to an improved and more functional site.

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 **201315**, 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

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: 201315

Assessor Parcel Number: 025-082-34

Project Location: 3164 Mission Drive, Santa Cruz, CA

Project Description: Proposal to recognize the conversion of a portion of an existing duplex to a third dwelling unit, resulting in a three unit multifamily dwelling

Person or Agency Proposing Project: Brian Spector

Contact Phone Number: 831-595-4784

- 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:

Conversion of an existing two-unit dwelling to a three-unit dwelling with minimal changes to the exterior of the structure.

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

Evan Ditmars, Project Planner

Date:_____

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 structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-3 (Multifamily Residential-3,000 square feet per unit) zone district. The primary use of the property will be a three-unit multifamily residence that meets all current site standards for the zone district.

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

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

The proposed conversion from two unit to three units does not require any significant changes to the exterior of the structure and thus will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the multi-family residence will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed multifamily residence will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the development does not require any exterior construction (with the exception of fencing for yards). The existing structure complies with the site standards for the RM-3 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and is consistent with a design that could be approved on any similarly sized lot in the vicinity.

Access to the site is consistent with the standards specified in General Plan Policy 6.5.1, which specifies minimum road widths for fire protection. The standards specify a minimum driveway width of 18' for driveways serving more than two habitable structures and a minimum driveway

width 12' for driveways serving two or fewer habitable structures. The existing access to the property is via a 20' wide right-of-way across the neighboring parcel.

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 project is to recognize a third dwelling unit. Because the unit already exists and generates traffic, no additional traffic is anticipated to result from the 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 structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed multifamily residence 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 conversion does not require significant changes to the exterior of the building. Proposed changes to the exterior of the structure include the addition of a door on east side of the property, the installation of some fencing, reconfiguration of the parking area, and the installation of some exterior lighting.

The proposal includes the addition of landscaping on-site. A common area with turf will be installed in the northeast corner of the property and vegetative screening is proposed between the subject parcel and the common areas. The installation of the screening provides privacy and improve aesthetics.

The resulting design of the structure 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.

Conditions of Approval

Exhibit D: Project plans, prepared by Spector Corbett Architects, dated 12-02-20.

- I. This permit authorizes a third dwelling unit in an existing two-unit multifamily 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. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

4. Submit a landscape plan which is consistent with the landscaping requirements detailed in SCCC 13.11.075. Proposed group open space shall be screened from neighboring properties.
 - B. Meet all requirements of the Santa Cruz Water District. Proof of water service availability is required prior to application for a Building Permit.
 - C. 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.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Provide required off-street parking for 8 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.
 - F. 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.
 1. A hold will be placed on the Building Permit for Planner to verify installation of landscaping.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. 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. All site, building, security and landscape lighting shall be directed onto the site and

away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.

B. Landscaping and irrigation management:

1. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation or, where feasible, a drip irrigation system.
2. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
3. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be utilized to maximize the efficiency of water applied to the landscape.
4. Plant materials having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
5. An irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit application. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
6. Whenever possible, landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative loss.
7. Landscaping which does not survive beyond initial establishment must be immediately replaced. Failure to establish long-term landscaping may result in Code Enforcement penalties.

- C. 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

Application #: 201315
APN: 025-082-34
Owner: Santa Cruz Beach LLC

construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Jocelyn Drake
Deputy Zoning Administrator

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

MULTI-FAMILY RESIDENTIAL BUILDING

3164, 3166, 3166-A MISSION DRIVE
SANTA CRUZ, CA 95065

SCA

SPECTOR CORBETT ARCHITECTS
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NOT FOR CONSTRUCTION

MULTI-FAMILY RESIDENTIAL BUILDING

3164, 3166, 3166-A MISSION DRIVE
SANTA CRUZ, CA 95065

A.P.N.: 025-082-34

APPROVAL STAMP

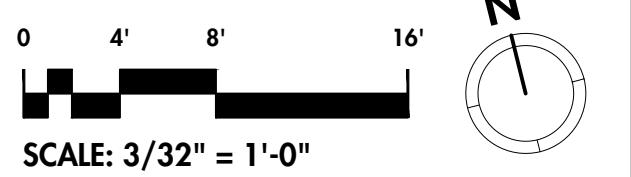
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20029
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DEVELOPMENT PERMIT APP 10/06/2020
RESUBMITTAL 12/02/2020

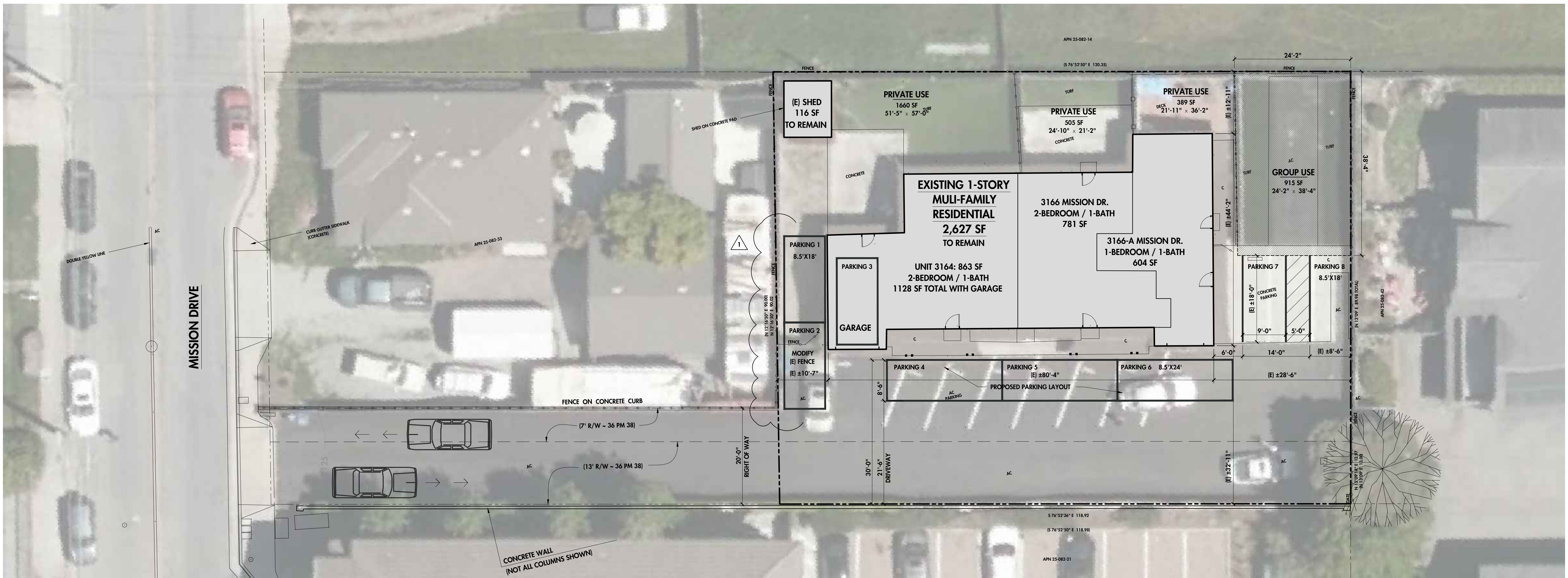
PLOT DATE: 12/2/2020

SHEET NAME:
COVER SHEET

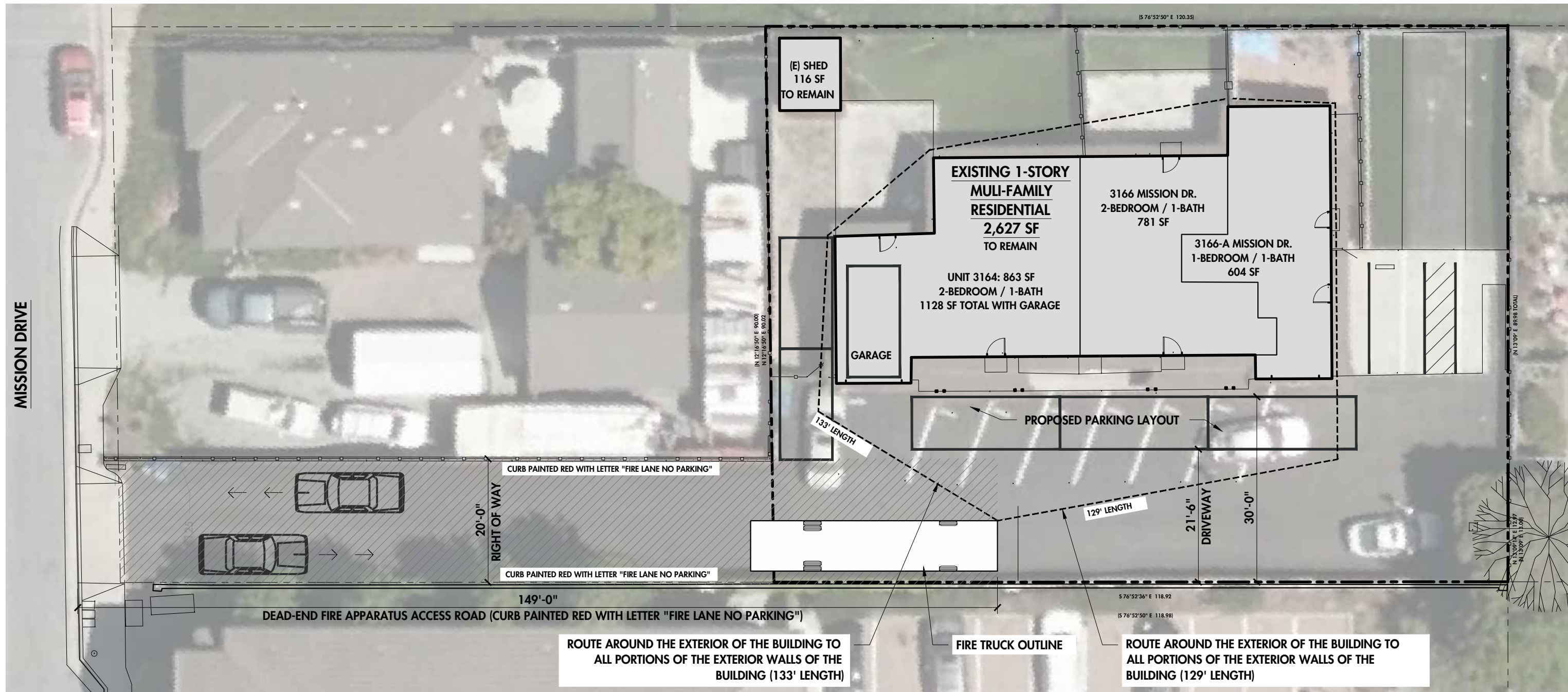
SHEET NUMBER:
A001

ABBREVIATIONS AND SYMBOLS				GENERAL NOTES	PROJECT CONTACTS	PROJECT INFORMATION	SHEET LIST TABLE	
<div><div>AFF</div><div>BLDG.</div><div>B.O.</div><div>CBC</div><div>CLR.</div><div>C.M.U.</div><div>DS.</div><div>(E)</div><div>F.D.</div><div>F.O.</div><div>F.R.P.</div><div>FT.</div><div>H.M.</div><div>HVAC.</div><div>I.C.C.</div><div>K.D.</div><div>MAX.</div><div>MIN.</div><div>M.R.</div><div>O.C.</div><div>P.E.S.B.</div><div>S.F.</div><div>SIM.</div><div>SQ.</div></div> <div><div>ABOVE FINISHED FLOOR BUILDING</div><div>BOTTOM OF CALIFORNIA BUILDING CODE CLEAR</div><div>CONCRETE MASONRY UNIT DOWNSPOUT</div><div>EXISTING FLOOR DRAIN</div><div>FACE OF FIBERGLASS REINFORCED PANEL</div><div>FOOT OR FEET</div><div>HOLLOW METAL HEATING/VENTILATING/AIR CONDITIONING</div><div>INTERNATIONAL CODE COUNCIL KNOCKDOWN</div><div>MAXIMUM</div><div>MINIMUM</div><div>MOISTURE RESISTIVE</div><div>ON CENTER</div><div>PRE-ENGINEERED STEEL BUILDING</div><div>SQUARE FEET</div><div>SIMILAR</div><div>SQUARE</div></div> <div><div>T.B.D.</div><div>T.O.</div><div>TYP.</div><div>V.I.F.</div><div>W.H.</div></div> <div><div>TO BE DETERMINED TOP OF TYPICAL</div><div>VERIFY IN FIELD</div><div>WATER HEATER</div></div>				<div><div>1.</div><div>ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND OTHER REQUIREMENTS WHICH HAVE BEEN ADOPTED BY THE LOCAL JURISDICTION OR ARE OTHERWISE APPLICABLE TO THIS PROJECT.</div></div> <div><div>2.</div><div>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.</div></div> <div><div>3.</div><div>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.</div></div> <div><div>4.</div><div>IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.</div></div> <div><div>5.</div><div>THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.</div></div> <div><div>6.</div><div>WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.</div></div> <div><div>7.</div><div>THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE. AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.</div></div> <div><div>8.</div><div>EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.</div></div> <div><div>9.</div><div>ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.</div></div> <div><div>10.</div><div>ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.</div></div> <div><div>11.</div><div>PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718 OF THE CURRENT ADOPTED EDITION OF C.B.C.</div></div> <div><div>12.</div><div>EXITING NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.</div></div> <div><div>13.</div><div>JOB COPIES OF THE APPROVED BUILDING PLANS, REVISIONS, AND DEFERRED SUBMITTALS SHALL BE ON-SITE DURING INSPECTIONS.</div></div>	<div><div>OWNER:</div><div>ALLEN PROPERTY GROUP, INC CONTACT: STEVE ALLEN, PRESIDENT 347 SPRECKELS DRIVE APTOS, CA 95003 (831) 809-7145 STEVEN@ALLENINC.COM</div></div> <div><div>ARCHITECT:</div><div>SPECTOR CORBETT ARCHITECTS CONTACT: BRIAN SPECTOR 54-C PENNY LANE WATSONVILLE, CA 95076 (831) 319-4045 BRIANS@SPECTORCORBETT.COM</div></div>	<div><div>PROJECT NAME:</div><div>MISSION DRIVE ALLEN PROP GROUP</div></div> <div><div>ADDRESS:</div><div>3164, 3166, 3166-A MISSION DRIVE, SANTA CRUZ, CA 95065</div></div> <div><div>A.P.N.:</div><div>025-082-34</div></div> <div><div>PROJECT DESCRIPTION:</div><div>THE PROJECT CONSISTS OF DOCUMENTING AND PERMITTING FOR MULTIPLE RESIDENTIAL UNITS LOCATED AT 3164 MISSION DRIVE IN SANTA CRUZ COUNTY. THERE ARE 3 (E) UNITS ON THE PARCEL IN THE (E) BUILDING. THE PROJECT IS TO GET THE EXISTING 1BD CONVERSION UNIT RECOGNIZED AS A THIRD UNIT ON THE PROPERTY.<ul style="list-style-type: none">NO SITE WORK PROPOSED EXCEPT FOR PARKING SPACES STRIPING AND FIRE LANE MARKINGNO NEW BUILDINGS OR ADDITIONS PROPOSED.</div></div> <div><div>ZONING:</div><div>RM-3</div></div> <div><div>PARCEL AREA:</div><div>11,238.5 SF</div></div> <div><div>DESCRIPTION OF USE:</div><div>PROPOSED MULTIFAMILY (3 UNITS, 5 BEDROOMS TOTAL) EXISTING DUPLEX (2 UNITS, 5 BEDROOMS TOTAL)</div></div> <div><div>OCCUPANCY GROUP:</div><div>PROPOSED R-2 EXISTING R-3</div></div> <div><div>TYPE OF CONSTRUCTION:</div><div>V-8</div></div> <div><div>SPRINKLERS:</div><div>NO</div></div> <div><div>STORIES:</div><div>1 STORY</div></div> <div><div>BUILDING AREAS:</div><div>2,627 SF</div></div> <div><div>PARKING:</div><div>4 PARKING SPACES</div></div>	<div><div>SHEET NUMBER</div><div>SHEET TITLE</div></div> <div><div>A001</div><div>COVER SHEET</div></div> <div><div>A101</div><div>EXISTING SITE PLAN</div></div> <div><div>A102</div><div>PROPOSED SITE PLAN</div></div> <div><div>A201</div><div>EXISTING FLOOR PLAN</div></div> <div><div>A202</div><div>PROPOSED FLOOR PLAN</div></div> <div><div>A301</div><div>EXTERIOR ELEVATIONS</div></div> <div><div>SURVEY</div><div>TOPOGRAPHIC MAP</div></div>	<div><div>1</div></div>
SYMBOL LEGEND				FIRE DISTRICT NOTES	REFERENCE CODES & STANDARDS	VICINITY MAP	Exhibit D	
<div><div>#</div><div>DOOR TAG</div></div> <div><div>X</div><div>GLAZING TAG</div></div> <div><div>#</div><div>WALL TAG</div></div> <div><div>A</div><div>REVISION TAG</div></div> <div><div>X</div><div>GRID LINE TAG</div></div> <div><div>X</div><div>FACE OF STRUCTURE DIMENSION</div></div> <div><div>X</div><div>FACE OF FINISH DIMENSION</div></div> <div><div>X</div><div>CENTER DIMENSION</div></div> <div><div>X</div><div>ORIGIN INDICATOR</div></div> <div><div>X</div><div>DETAIL TAG</div></div> <div><div>1</div><div>SECTION TAG</div></div> <div><div>A</div><div>INTERIOR ELEVATION TAG</div></div>				<div><div>1.</div><div>THE BUILDING IS NOT SPRINKLERED. NO PROPOSED CHANGES</div></div> <div><div>2.</div><div>CONTRACTOR SHALL VERIFY IN A "KNOX BOX" EXISTS, IF NOT A "KNOX BOX" SHALL BE PROVIDED AND LOCATED PER FIRE DEPARTMENT RECOMMENDATIONS. IF "KNOX BOX" EXISTS THEN CONTENTS SHALL BE UPDATED TO REFLECT NEW TENANT. EMERGENCY ACCESS KEYS INCLUDING A GRAND MASTER KEY FOR ROOMS AND SPECIAL ACCESS KEYS (WHERE APPLICABLE) SHALL ALSO BE MADE PART OF THE "KNOX BOX" INVENTORY.</div></div> <div><div>3.</div><div>ALL PLAN SUBMITTALS REQUIRING FIRE SPRINKLERS, FIRE SERVICE UNDERGROUND, FIRE ALARMS, AND HOOD AND DUCT SYSTEMS, SHALL BE SUBMITTED AND SHALL BE APPROVED BY THE FIRE DEPARTMENT AND STATE FIRE MARSHAL BEFORE A FRAMING INSPECTION SHALL BE GRANTED BY THE BUILDING DEPARTMENT.</div></div> <div><div>4.</div><div>JOB COPIES OF THE BUILDING PLANS AND PERMITS SHALL BE ON-SITE DURING INSPECTIONS.</div></div> <div><div>5.</div><div>BUILDING SHALL BE OF APPROVED ADDRESS NUMBERS, BUILDING NUMBERS AND/OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.</div></div> <div><div>6.</div><div>FIRE SAFETY DURING CONSTRUCTION SHALL FOLLOW 2019 CFC CHAPTER 33. FIRE EXTINGUISHERS SHALL BE PROVIDED. FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED & MAINTAINED IN ACCORDANCE WITH SECTION 503</div></div>	<div><div>2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, C.C.R.</div><div>2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.</div><div>2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.</div><div>2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.</div><div>2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.</div><div>2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.</div><div>2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.</div><div>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.</div><div>2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.</div><div>TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS</div></div> <div><div>PARTIAL LIST OF APPLICABLE STATE STANDARDS</div><div>NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED)</div></div>	<div><div>PROJECT SITE</div><div>3164, 3166, 3166-A MISSION DRIVE SANTA CRUZ, CA 95065</div></div> <div><div>MISSION DR</div><div>THURBER LN</div><div>SOQUEL DR</div><div>COMMERCIAL WAY</div></div> <div><div>N</div><div>NOT TO SCALE</div></div>		





1 PROPOSED SITE PLAN
3/32" = 1'-0"



2 FIRE APPARATUS ACCESS PLAN
1/16" = 1'-0"

NOTES

FAR CALCULATION:
NET SITE AREA X FLOOR AREA RATIO (FAR) = TOTAL ALLOWABLE GROSS BUILDING AREA FOR ALL BUILDINGS ON SITE
11,238.5 SF X 0.5 = 5,619.25 SF (2,743 SF EXISTING BUILDINGS ON SITE, NO NEW BUILDINGS PROPOSED)

MAXIMUM PARCEL COVERAGE CALCULATION:
NET SITE AREA X MAXIMUM PARCEL COVERAGE PERCENTAGE = MAXIMUM ALLOWABLE PARCEL COVERAGE
11,238.5 SF X 0.4 = 4,495.4 SF (2,743 SF EXISTING BUILDINGS ON SITE, NO NEW BUILDINGS PROPOSED)

NET DEVELOPABLE AREA CALCULATION (PER 13.10.700-NI):
TOTAL PARCEL AREA - (RIGHTS-OF-WAY, LAND NOT DEVELOPABLE, ETC)
11,238.5 SF - (RIGHT OF WAY, 13'W X 118.92 L = 1,545.96) = 9,692.5 SF

PARKING CALCULATIONS (PER 13.10.552):
UNIT 3164 2 BD 2.5 PARKING SPACES REQ'D
UNIT 3166 2 BD 2.5 PARKING SPACES REQ'D
UNIT 3166-A 1 BD 2 PARKING SPACES REQ'D
SUBTOTAL 7 RESIDENT PARKING SPACES
1 GUEST PARKING SPACE (20% OF RESIDENT, 1.4)
TOTAL 8 PARKING SPACES REQUIRED

USABLE OPEN SPACE CALCULATIONS:
3 DWELLING UNITS IN EXISTING BUILDING = 900 SF OF OPEN SPACE FOR GROUP USE + 600 SF OF OPEN SPACE FOR PRIVATE USE = 1500 SF TOTAL

FIRE APPARATUS ACCESS PER
CENTRAL FIRE PROTECTION DISTRICT OF SANTA CRUZ COUNTY
SECTIONS FPB-59 AND FPO-015

SCA

SPECTOR CORBETT ARCHITECTS
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SPECTORCORBETT.COM

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NOT FOR
CONSTRUCTION

MULTI-FAMILY RESIDENTIAL
BUILDING

A.P.N.: 025-082-34

3164, 3166, 3166-A MISSION DRIVE
SANTA CRUZ, CA 95065

APPROVAL STAMP

PROJECT NUMBER:
20029
SET ISSUED:
DEVELOPMENT PERMIT APP 10/06/2020
RESUBMITTAL 12/02/2020

PLOT DATE: 12/2/2020

SHEET NAME:
PROPOSED SITE PLAN

SHEET NUMBER:

A102

Exhibit D

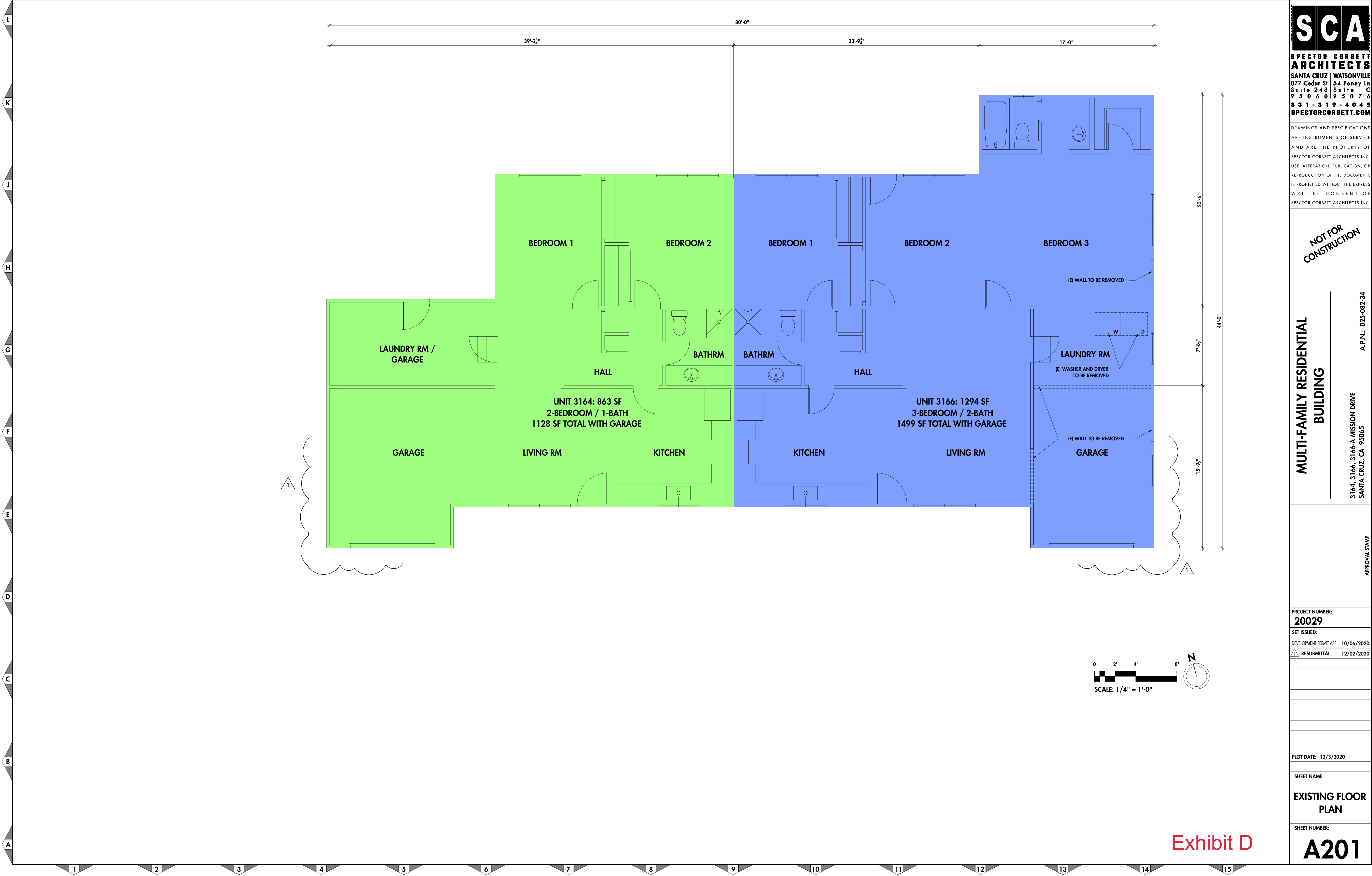
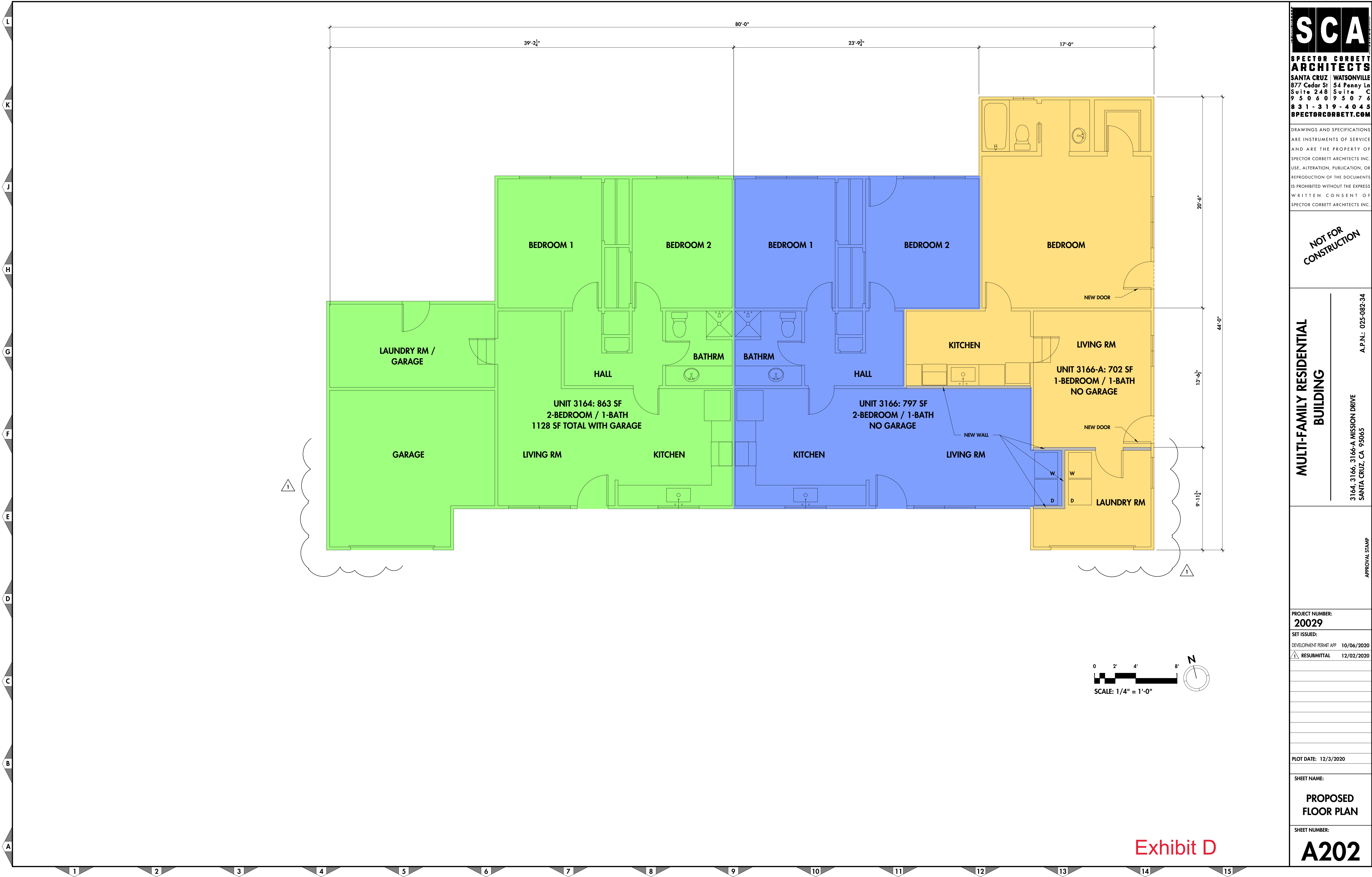


Exhibit D



SCA

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MULTI-FAMILY RESIDENTIAL BUILDING

3164, 3166, 3166-A MISSION DRIVE
SANTA CRUZ, CA 95065

A.P.N.: 025-082-34

APPROVAL STAMP

PROJECT NUMBER:
20029

SET ISSUED:

DEVELOPMENT PERMIT APP 10/06/2020

RESUBMITTAL 12/02/2020

PLOT DATE: 12/3/2020

SHEET NAME:
PROPOSED FLOOR PLAN

SHEET NUMBER:
A202

L
K
J
H
G
F
E
D
C
B
A

"GOOD NEIGHBOR" FENCE
WITH SAME APPEARANCE
ON BOTH SIDES

REDWOOD SLATS WITH
P.T. POST AND RAILS

6'-0"



4 FENCE DETAIL - PRIVATE AND GROUP SPACES
N.T.S.



3 EAST ELEVATION - ORIGINAL PERMITTED DESIGN
N.T.S.



1 EXISTING FRONT SOUTH ELEVATION (NO CHANGES)
N.T.S.



2 EAST ELEVATION - CURRENT CONFIGURATION
N.T.S.

SCA

SPECTOR CORBETT ARCHITECTS

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9506095076

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MULTI-FAMILY RESIDENTIAL BUILDING

3164, 3166, 3166-A MISSION DRIVE
SANTA CRUZ, CA 95065

A.P.N.: 025-082-34

APPROVAL STAMP

PROJECT NUMBER: 20029

SET ISSUED: 10/06/2020

DEVELOPMENT PERMIT APP 12/02/2020

RESUBMITTAL 12/02/2020

PLOT DATE: 12/2/2020

SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: A301

Exhibit D



19



Parcel Location Map

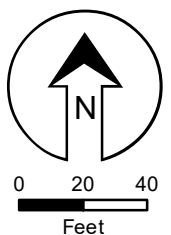


Parcel: 02508234

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 6 Jan. 2021




Exhibit E





Parcel General Plan Map



-  C-N *Commercial Neighborhood*
-  C-O *Commercial Office*
-  R-UH *Res. Urban High Density*

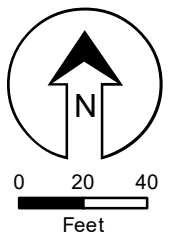





Exhibit E



Parcel Zoning Map



-  C-1 *Neighborhood Commercial*
-  PA *Professional/Admin Office*
-  RM *Residential Multi-Family*

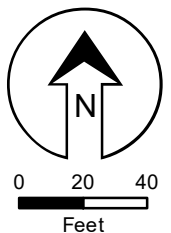


Exhibit E

Parcel Information

Services Information

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

Parcel Information

Parcel Size: 11,238.48
Existing Land Use - Parcel: RM-3
Existing Land Use - Surrounding: RM-3, PA
Project Access: Private ROW via public road (Mission Dr)
Planning Area: Live Oak
Land Use Designation: R-UH (Urban High Density Residential)
Zone District: RM-3 (Multifamily Residential-3,000 square feet per unit)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm.: ☐ Yes ☐ No

Technical Reviews: None