



Staff Report to the Zoning Administrator

Application Number: 211004

Applicant: Deidre Hamilton

Owner: Weston and Shelby Schweitzer

APN: 028-211-18

Site Address: 0 16th Avenue, Santa Cruz, CA

Agenda Date: 8/6/21

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to construct a 3,069 square foot single-family dwelling on an undeveloped lot.

Location: East side of 16th Avenue, approximately 200 feet north of the intersection of 16th Avenue and Geoffroy Drive

Permits Required: Coastal 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 211004, based on the attached findings and conditions.

Project Description & Setting

The subject property is an approximately 7,200 square foot vacant lot. The lot is one of two remaining undeveloped lots in the neighborhood. Homes along 16th Avenue, and particularly on the north end of the street, are a mix of one and two-stories and are of modest size and scale. Development on the south end of 16th Avenue trends toward newer and larger construction. The homes immediately adjacent to the project site consist of an older two-story home to the north, a vacant lot to the east, and a newer two-story home to the south.

The project proposal consists of the construction of a 3,069 square foot, four-bedroom dwelling with an attached two car garage and an attached 140 square foot habitable accessory structure to be used as a home gym. The contemporary design of the home incorporates a predominant front window, nearly spanning from floor to ceiling, on the front of the house while horizontal wood paneling with matching wood soffits provides a contrast to the stucco siding and glass features. The rear of the home also includes large glass panels, which open to the kitchen and family room, on the first floor. A second-floor deck is surrounded by a glass railing and is partially covered by an eave utilizing the matching wood soffits found on the front and sides of the home. The home

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

will be situated on the front portion of the lot, leaving a large (43-foot) rear yard which will be landscaped with permeable pavers and a trellis on the front half with turf and a garden area on the rear half. The project also proposes a 7-foot stucco privacy wall with a one-foot decorative cap around the sides and rear of the property, while the front yard will be open to the street.

Zoning & General Plan Consistency

The subject property is a 7,200 square foot lot, located in the R-1-6 (single-family residential, 6,000 square foot parcel size) zone district, 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 R-UL (Urban Low Density Residential) General Plan designation.

The proposed height (26 feet), floor area ratio (49.9%), lot coverage (30.5%), and setbacks (20-foot front, 5-and 8-foot sides, 43-foot rear) are consistent with the development standards for the R-1-6 zone district. The proposed attached habitable accessory structure is an allowed feature, pursuant to Santa Cruz County Code 13.10.611. The structure will not include interior access to the rest of the dwelling; however, as a condition of approval the applicant is required to record a declaration of restriction to maintain the space as a habitable accessory structure, and if interior access is added in the future, the applicant will be required to recognize the area as a bedroom. It is noted that the space was included in the calculation for habitable floor area and the classification of the space does not affect the development standards.

Local Coastal Program Consistency

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 (see sheet A9 of Exhibit D). 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. Access to Sunny Cove is available approximately 300 feet west of the project site, via Geoffroy Drive.

The proposed design meets the design criteria described in SCCC 13.20.130, in that the design employs tools to break up the façade of the structure including the use of differing materials (wood and stucco siding, metal windows, and wood soffits) and articulation in the wall planes through the use of projections and offsets to provide shadow patterns. The non-building portions of the development visually complement the built portions in that the front yard will be developed with a mix of hardscape and softscape; two new trees will be planted in front of the home and smaller plantings will be interspersed in landscaping on either side of the driveway. The house will be setback about 43 feet from the rear property line. Due to differences in topography, the house is not anticipated to be visible to the beachgoers at Sunny Cove but may be visible to visitors on the bluff above the beach. The visible portions of the home will visually read as part of the built environment.

Public Outreach/Public Comment

Several neighbors reached out to Planning staff regarding their concerns in the design of the structure. Most of the concerns were centered around the design of the structure and the perceived bulk and mass (see Exhibit I).

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 **211004**, 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: 211004

Assessor Parcel Number: 028-211-18

Project Location: 0 16th Avenue, Santa Cruz, CA

Project Description: Proposal to construct a new single-family dwelling on a vacant lot

Person or Agency Proposing Project: Deidre Hamilton

Contact Phone Number: 831-459-9992

- 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:

Construction of a single-family dwelling in a zone district which allows residential uses.

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



Evan Ditmars, Project Planner

Date: 7/27/21

EXHIBIT A

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-6 (single-family residential, 6,000 square foot parcel size), 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 R-UL (Urban Low Density Residential) General Plan designation.

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

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

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.

The proposed design meets the design criteria described in SCCC 13.20.130, in that the design employs tools to break up the façade of the structure including the use of differing materials (wood and stucco siding, metal windows, and wood soffits) and articulation in the wall planes through the use of projections and offsets to provide shadow patterns. The non-building portions of the development visually complement the built portions in that the front yard will be developed with a mix of hardscape and softscape; two new trees will be planted in front of the home and smaller plantings will be interspersed in landscaping on either side of the driveway.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available east of the project site at Sunny Cove Beach, via Geoffroy Drive.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (single-family residential, 6,000 square foot parcel size)) 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

Application #: 211004
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neighborhood.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the 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.

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the single-family 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-1-6 (single-family residential, 6,000 square foot parcel size) zone district as the primary use of the property will be one single-family 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-UL (Urban Low Density Residential) 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 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 a shadow plan provided by the applicant (Exhibit A, sheet A2), shading on adjacent properties is minimized, with the most prominent shading impacting just the front half of one residence (190 6th Avenue).

The proposed single-family 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 proposed single-family residence will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) 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.

Application #: 211004
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This finding can be made, in that the proposed single-family residence is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day; such an increase will not adversely impact existing roads or intersections in the surrounding area.

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

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

Conditions of Approval

Exhibit D: Project plans, prepared by Stephanie Barnes-Castro, dated 4/22/21.

- I. This permit authorizes the construction of a 3,069 square foot single-family residence with an attached habitable accessory structure (gym) 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 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. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height

EXHIBIT C

measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.

5. 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.
 6. A landscape plan detailing plants and plant sizes at installation shall be provided for the front yard.
- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management, including:
1. The application submittal shall adhere to Part 3 Section C of the CDC and County Code 7.79. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 2. The project shall be designed to accommodate any existing upstream runoff and safely convey stormwater overflow, in accordance with Hydrology Section H of the CDC.
 3. Final stormwater management plans and final construction cross-section details shall be submitted with the building permit application.
 4. A maintenance schedule shall be provided on the plans and shall include inspection frequency, signs of failure, and maintenance requirements for each of the stormwater mitigation features proposed (including swales and permeable pavers).
 5. Flatwork, impervious/semi-impervious surfaces, and drainage shown on the final landscape and architectural plans shall be consistent with the civil plans.
 6. 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.
- 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, including:
 - 1. 1. Sewer lateral shall be SDR26 (with appropriate cover) within the public right of way.
 - E. Meet all requirements of the Environmental Planning section of the Planning Department including:
 - 1. All project design and construction shall comply with the recommendations of the subject geotechnical report.
 - 2. Final plans shall reference the subject geotechnical investigation report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations.
 - 3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Pay the current fees for Parks and Child Care mitigation for 4 bedrooms. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements. Currently, these fees are, respectively, \$3,000 and \$3,000 per dwelling unit.
 - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 4,000 square feet is \$5 per square foot.
 - J. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - K. 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.
 - L. Record a Declaration of Restriction to maintain a 140 square foot, attached accessory structure (labeled "gym" on Exhibit A).
- 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. In the event that future development includes creating interior access between the proposed habitable accessory structure and the remainder of the house, the accessory structure will be treated as a bedroom, and all applicable improvement fees for an additional bedroom shall be collected.
- C. The appearance of the perimeter stucco wall shall be maintained; graffiti or other defacement shall be promptly removed.
- D. Landscaping, including vegetative screening on the backside of the rear wall, shall be irrigated and maintained to ensure survival.
- E. No improvements, including landscaping, may be installed within the public right-of-way without the issuance of an encroachment permit. Signage limiting the use of the public parking along 16th Avenue is prohibited.

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 #: 211004
APN: 028-211-18
Owner: Weston and Shelby Schweitzer

Approval Date: _____

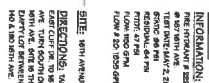
Effective Date: _____

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.





PRELIMINARY PLANT LIST

ALL TUBES ARE TO BE 5 GALLON UNLESS NOTED OTHERWISE. ALL SHUTS ARE TO BE 9 GALLON UNLESS NOTED OTHERWISE. AUTOMATICALLY TIMED REGULATION SYSTEMS CONTINUING OF EFFLUENT AND DEEP COMPONENTS WILL BE USED.

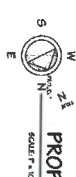
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FIRE PROTECTION NOTES

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CODE COMPLIANCE NOTES

2018 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRIC CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING CODE, 2019 CALIFORNIA RETAIL/LAUNDRY CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ENERGY STANDARDS



PROPOSED SITE PLAN

NOTE: FOR EXISTING SITE PLAN, SEE SHEET C2

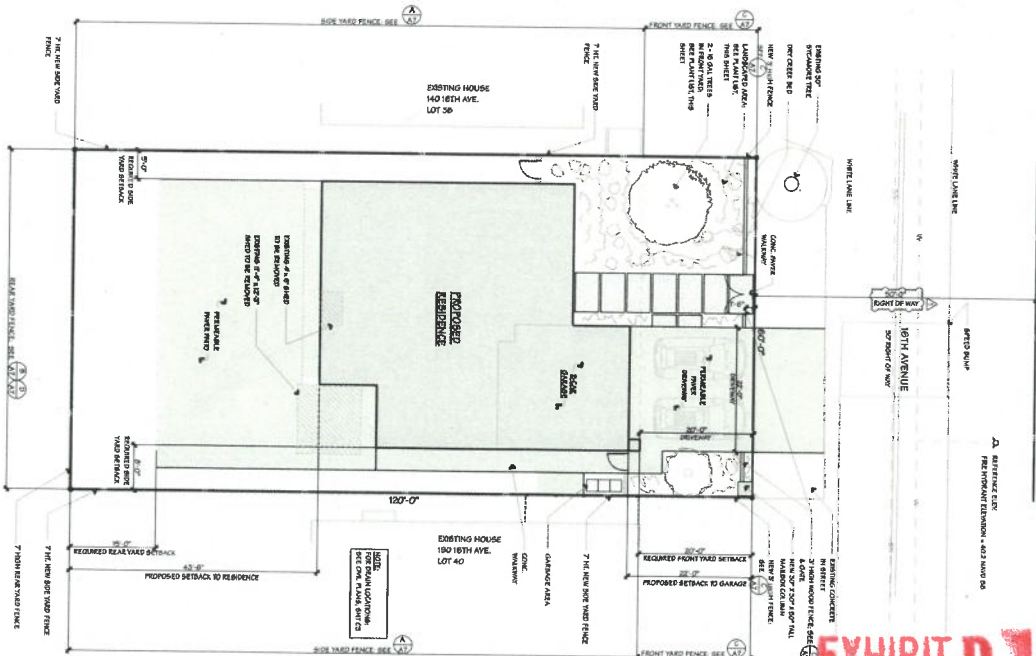


EXHIBIT D

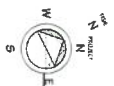
SCHWEITZER RESIDENCE
16th Avenue
Santa Cruz, CA 95062
APN# 028-211-18

SITE PLAN
VICINITY MAP
SHADOW PLANS

STEPHANIE
BARNES-CASTRO
ARCHITECT

424 Laurens St.
Santa Cruz CA 95060
Ph: (831) 238-0805
Email: info@bbsi.com





LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND	
	3/4" STOPS
	2" STOPS

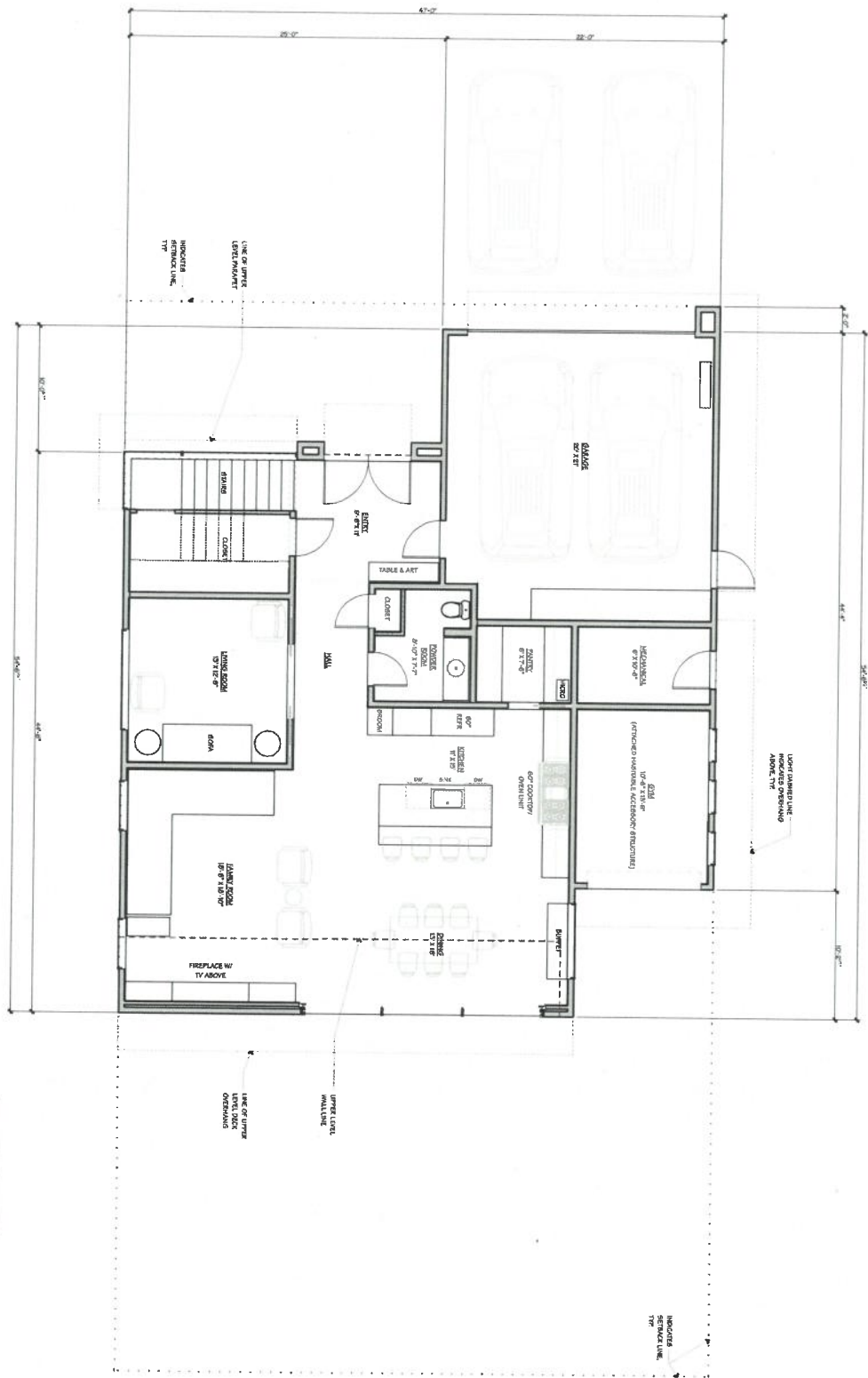


EXHIBIT D

SHEET	A3
DATE	02/11/18
BY	STEPHANIE BARNES CASTRO
CHECKED	STEPHANIE BARNES CASTRO

SCHWEITZER RESIDENCE
16th Avenue
Santa Cruz, CA 95062
APN# 028-211-18

LOWER LEVEL
FLOOR PLAN

STEPHANIE
BARNES CASTRO
ARCHITECT

134 Locust St.
Santa Cruz CA 95060
Ph: (857) 558-0805
Email: shb@stephaniecastro.com





UPPER LEVEL FLOOR PLAN

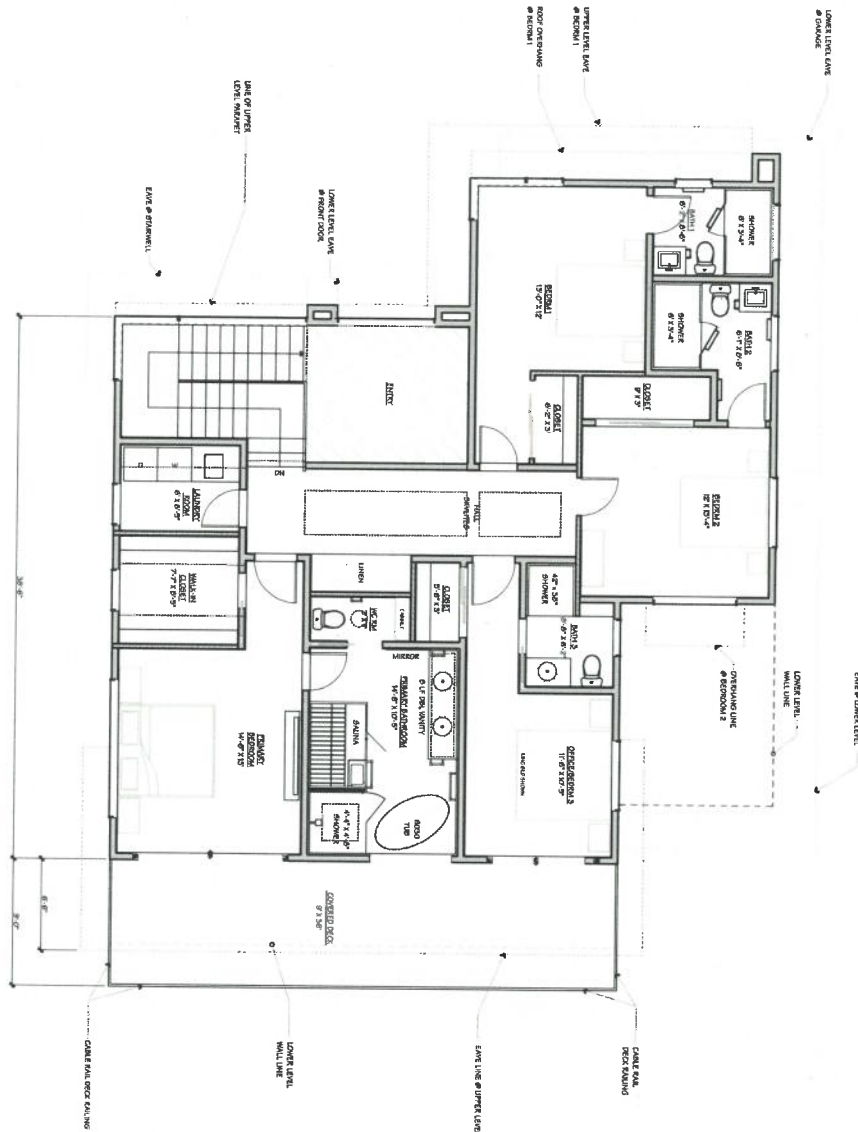


EXHIBIT D

SHEET	A4
DATE	10/1/10
BY	STEPHANIE BARNES-CASTRO
CHECKED	STEPHANIE BARNES-CASTRO

SCHWEITZER RESIDENCE
16th Avenue
Santa Cruz, CA 95062
APN# 028-211-18

UPPER LEVEL
FLOOR PLAN

STEPHANIE
BARNES-CASTRO
ARCHITECT

424 Levent St.
Santa Cruz CA 95060
PH (831) 286-0803
Email: step@stepbarnescastro.com



PAUL WOOD COLOR
CHANNEL 8" EXPOSURE
ALUM BIRDS

WHITE STUCCO
GROUTING
METAL CLAD OR
PAINTED FABRICS

CEDAAR WOOD BUTT JOINT
SOFFITS, STAINED TO
MATCH ALUM SIDING

● DECKS
BLACK ALUMINUM
WINDOWS

EXHIBIT D

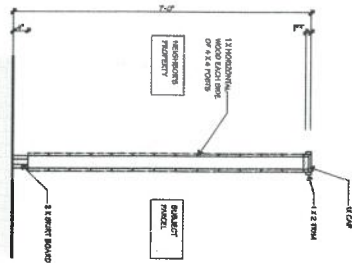
Architectural drawing of a building with a maximum height of 20'-0". The drawing shows a side elevation with a gabled roof, a chimney, and a large window. The building is labeled "MAXIMUM BUILDING HT. 20'-0\"" and "SOUTH ELEVATION".

16th Avenue
Santa Cruz, CA 95062
APN# 02B-211-18

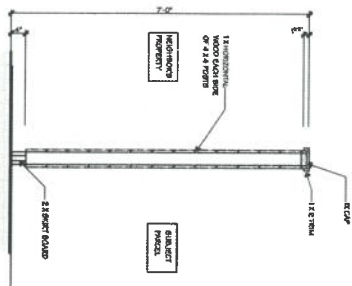
A R C H I T E C T

424 Laurens St.
Santa Cruz CA 95060
Ph: (831) 238-0805
Email: sbs@pbears.com

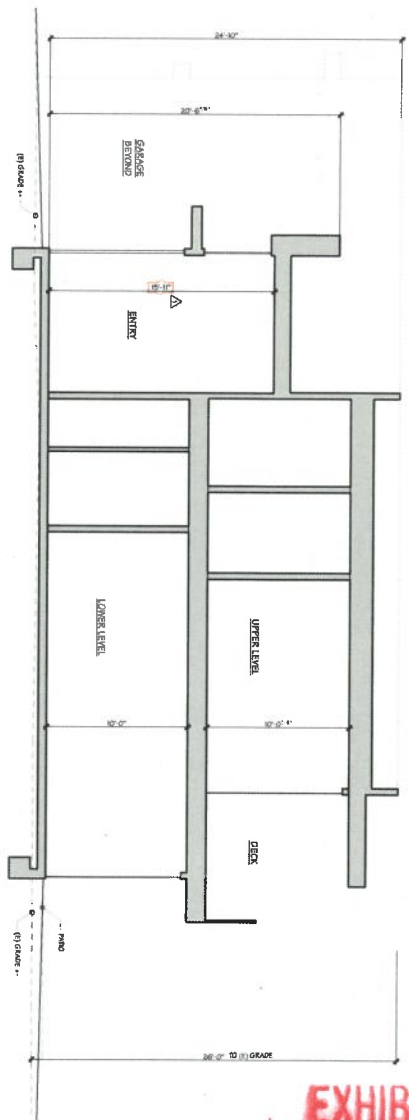




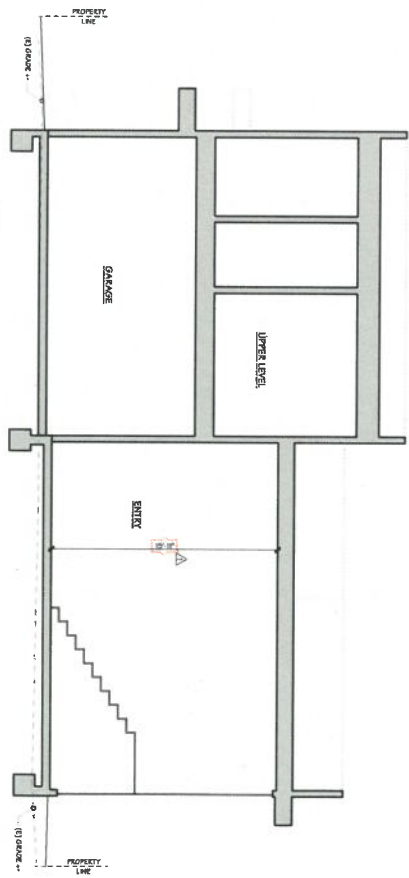
A
SIDE YARD FENCE
A7
(FOR FENCE IMAGE SEE DAY BELOW)



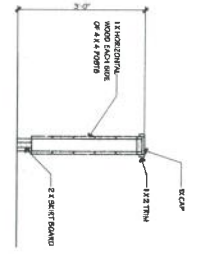
B
REAR YARD FENCE
B7
(FOR FENCE IMAGE SEE DAY BELOW)



SECTION A-A
A7



SECTION B-B
A7

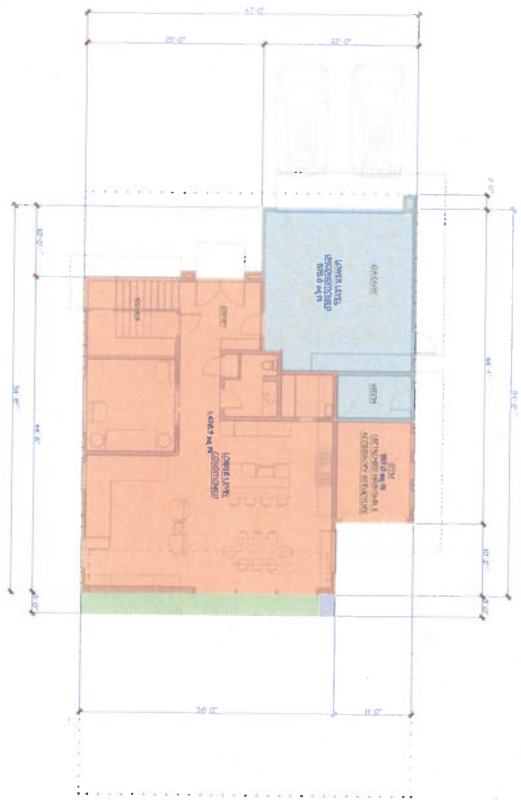


C
FRONT YARD FENCE DESIGN
A7
(FOR FENCE IMAGE SEE DAY)

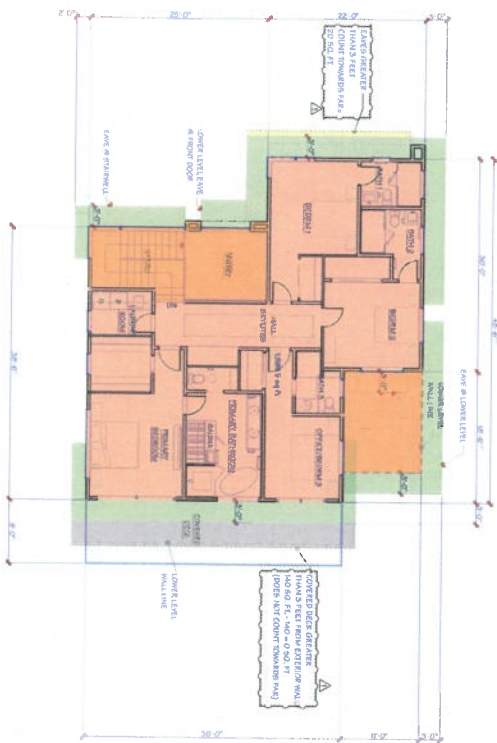


D
WOOD FENCE IMAGE
A7

EXHIBIT D



LOWER LEVEL FAR & LOT COVERAGE



UPPER LEVEL FAR & LOT COVERAGE

MAXIMUM & PROPOSED LOT COVERAGE & FAR CALCULATION:

MAXIMUM ALLOWABLE LOT COVERAGE	2,400 SF
PROPOSED LOT COVERAGE	2,400 SF
PROPOSED LOWER LEVEL FOOTPRINT (FAR, GARAGES)	2,400 SF
MAXIMUM ALLOWABLE FAR	LOT AREA x 1.00 = 2,400 SF x 1.00
PROPOSED FAR	1.00
LOT AREA	2,400 SF
UNCONDITIONED AREA (GARAGES & MECHANICAL)	575 SF
COVERED SPACE GREATER THAN 3 FEET FROM EXTERIOR WALL	140 SF
AREA OF COVERED SPACE THAT COUNTS TOWARDS FAR	0 SF
TOTAL FAR	2,400 SF

LEGEND

- CONDITIONED SPACE COUNTS TOWARDS FAR
- EAVES LESS THAN OR EQUAL TO 3 FEET DO NOT COUNT TOWARDS FAR
- STAIRWAY AND AREAS LESS THAN OR EQUAL TO 16' CEILING HEIGHT DO NOT COUNT ONCE TOWARDS FAR
- EAVES GREATER THAN 3 FEET COUNT TOWARDS FAR
- UNCONDITIONED SPACE (UP TO 225 SQ. FT. DOES NOT COUNT TOWARDS FAR BUT DOES COUNT TOWARDS LOT COVERAGE)
- THE FIRST 140 SQ. FT. OF A COVERED DECK ALONG EACH SIDE OF THE BUILDING DOES NOT COUNT TOWARDS FAR, THEN ONE-HALF OF THE REMAINDER OF THE SQ. FOOTAGE DOES COUNT (THE FIRST 3 FEET FROM THE EXTERIOR WALL DOES NOT COUNT)

EXHIBIT D

SHEET
A8

SCHWEITZER RESIDENCE
16th Avenue
Santa Cruz, CA 95062
APN# 028-211-1B

FAR &
LOT COVERAGE
DIAGRAMS

STEPHANIE BARNES CASTRO
ARCHITECT

439 Leavenworth St.
Santa Cruz CA 95060
Ph: (831) 528-0609
Email: shb@stephaniecastro.com

Professional Seal of Stephanie Barnes Castro, Architect, State of California, No. 12345



120 WEST AVENUE
LOW FIVE ROOMS & GARAGE, CONTEMPORARY MINIMUM, USE OF BRICK MATERIALS



140 DEWEY DRIVE
FIVE ROOMS & GARAGE, CONTEMPORARY MINIMUM, USE OF BRICK MATERIALS
PROJECT 3 FRONT ELEVATION



100 DEWEY DRIVE
LOW FIVE ROOMS, CONTEMPORARY MINIMUM, USE OF BRICK MATERIALS
PROJECT 3 FRONT ELEVATION



120 WEST AVENUE
LOW FIVE ROOMS & GARAGE, CONTEMPORARY MINIMUM, USE OF BRICK MATERIALS
PROJECT 3 FRONT ELEVATION



120 WEST AVENUE
LOW FIVE ROOMS & GARAGE, CONTEMPORARY MINIMUM, USE OF BRICK MATERIALS
PROJECT 3 FRONT ELEVATION



PROJECT 3 SITE



120 WEST AVENUE
LOW FIVE ROOMS & GARAGE, CONTEMPORARY MINIMUM, USE OF BRICK MATERIALS
PROJECT 3 FRONT ELEVATION



60 DEWEY DRIVE, APPROVED (UNDER CONSTRUCTION)
FIVE ROOMS & GARAGE, CONTEMPORARY MINIMUM



60 DEWEY DRIVE
LOW FIVE ROOMS, CONTEMPORARY MINIMUM, USE OF BRICK MATERIALS



16TH AVENUE HOME STYLES



CONTEMPORARY HOMES IN THE NEIGHBORHOOD

EXHIBIT D

<p>SCHWEITZER RESIDENCE 16th Avenue Santa Cruz, CA 95062 APN# 02B-211-1B</p>	<p>CONTEMPORARY HOMES IN NEIGHBORHOOD</p>	<p>STEPHANIE BARNES-CASTRO ARCHITECT</p> <p>424 Leavitt St. Santa Cruz CA 95060 Ph: (831) 256-1600 Email: steph@barnes-castro.com</p>	
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VIEW FROM 16TH AVENUE



VIEW FROM 16TH AVENUE



VIEW ALONG NORTH SIDE YARD SETBACK FACING EAST



VIEW OF REAR YARD

EXHIBIT D

SHEET A10	DATE	DATE
	10/10/18	10/10/18
	10/10/18	10/10/18
	10/10/18	10/10/18

SCHWEITZER RESIDENCE
 16th Avenue
 Santa Cruz, CA 95062
 APN# 028-211-18

3D RENDERINGS

STEPHANIE
 BARNES-CASTRO
 ARCHITECT

1245 Leavitt St.
 Santa Cruz, CA 95060
 Tel: (831) 256-0603
 Email: step@barnescastro.com



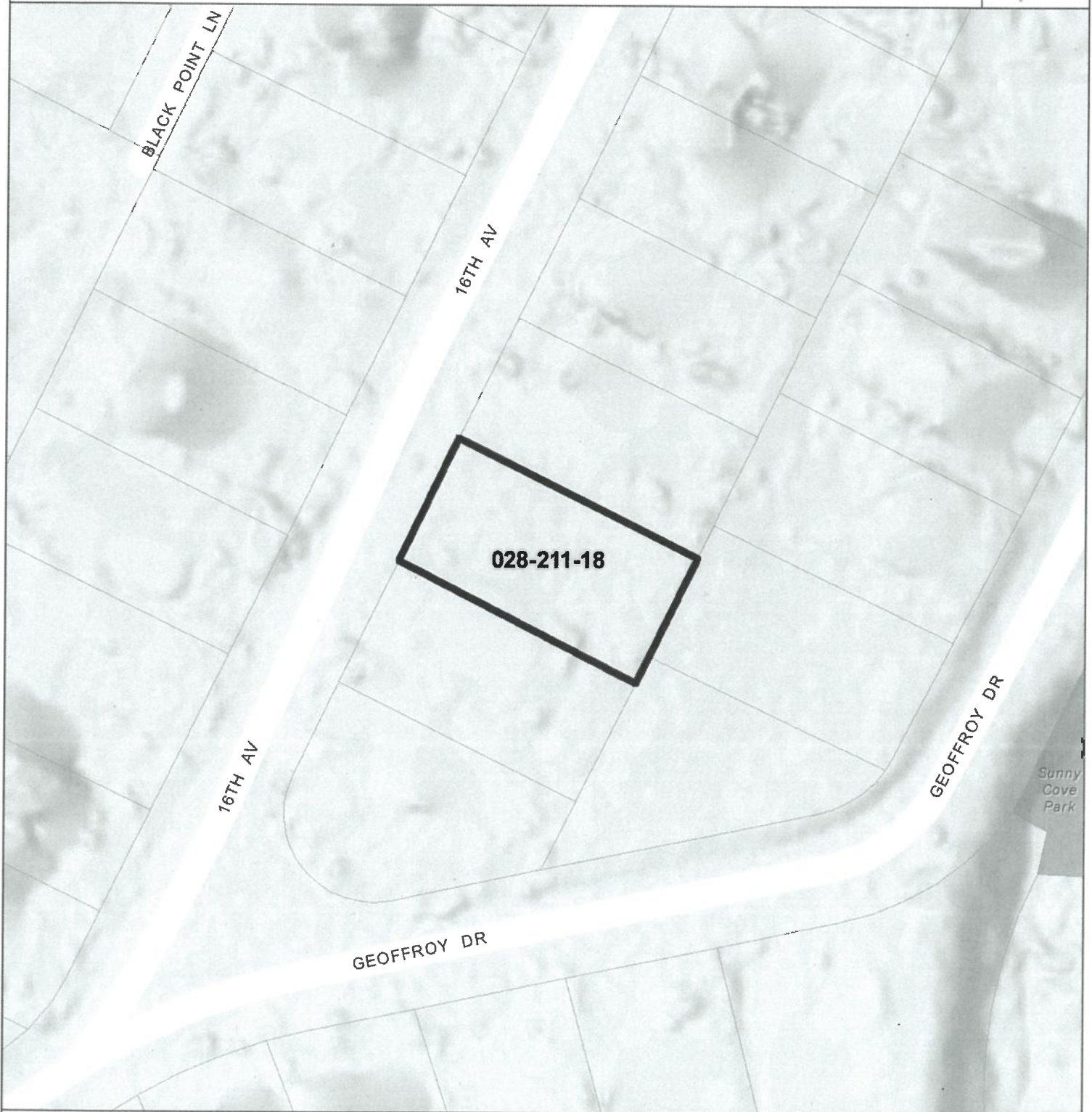


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area

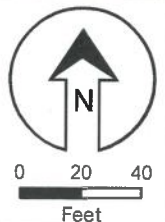


Parcel: 02821118

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 19 Jul. 2021

EXHIBIT E





Parcel Zoning Map



Mapped
Area

028-211-18
(R-1-6)

R-1-6

PR-D

PR

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

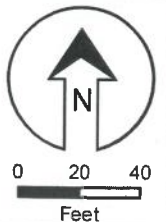


EXHIBIT E



SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



Mapped
Area





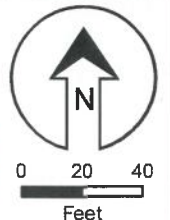
-  O-R *Parks, Recreation & Open Space*
-  R-UL *Res. Urban Low Density*

EXHIBIT E



Application #: 211004
APN: 028-211-18
Owner: Weston and Shelby Schweitzer

Parcel Information

Services Information

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

Parcel Information

Parcel Size:	7,187 square feet
Existing Land Use - Parcel:	Vacant lot
Existing Land Use - Surrounding:	Residential
Project Access:	Public via 16 th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (single-family residential, 6,000 square foot parcel size)
Coastal Zone:	<u>X</u> Inside ___ Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes ___ No

Technical Reviews: Soils Report Review (REV211002)

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:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site