



Staff Report to the Zoning Administrator

Application Number: **211295**

Applicant: Derek Van Alstine

Owner: 1535 Seabright Avenue, Suite 200

APN: 032-222-27

Site Address: 318 34th Avenue, Santa Cruz

Agenda Date: 3/4/22

Agenda Item #: 1

Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 925 square foot single-family dwelling and construct a new two-story 1,450 square foot single-family dwelling with an attached single-car garage located in the R-1-4-PP (Pleasure Point Combining) zone district, and a determination that this project is exempt from further environmental review under CEQA.

Location: Property is located on the east side of 34th Avenue approximately 223 feet south of Hawes Drive (318 34th Avenue).

Permits Required: Variance to parking in front yard, Minor Exception to increase floor area ratio (FAR)

Supervisory District: District 1 (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 211295, based on the attached findings and conditions.

Project Description & Setting

The flat parcel is relatively small, measuring approximately 2,500 square feet in size, and is located on the east side of 34th Avenue approximately 223 feet south of Hawes Drive. The project site is located in a neighborhood with one-and two-story single-family homes containing a variety of architectural styles and sizes. The parcel is currently developed with a 752 square foot, one-bedroom single-story home and an attached single-car carport which is nonconforming relative to the front and south side setbacks. The application includes a proposal to construct a two-story 1,450 square foot, three-bedroom, single-family dwelling with an attached one-car garage in the front. A Variance is requested to exceed the percentage of front yard allowed for off-street parking in and a Minor Exception is requested to allow an increase in floor area ratio from 50 percent to 57.1 percent.

Zoning & General Plan Consistency

The subject property is a 2,500 square foot lot, located in the R-1-4-PP (Single-Family Residential-Pleasure Point Combining District) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation. The development is compatible with other developments in the vicinity, in that the proposed home utilizes James Hardie Artisan vertical and lap siding painted in grey and white colors, stucco siding, and a dark metal pitched roof. The side setback areas will be landscaped with drought tolerant plants and hardscape to complement the front and sides of the home. The parcel is located in a developed neighborhood with one- and two-story homes with similar materials, styles and colors allowing it to blend and be compatible with houses in the surrounding neighborhood.

Variance/Minor Exception

Parking in front yard setback

The proposal includes a request for a Variance to exceed the percentage of front yard allowed for parking. Santa Cruz County Code 13.10.553 (Standards for Off-Street Parking Facilities) prohibits parking areas, aisles, and access drives from occupying more than 50 percent of the front yard area. As proposed, the two, 8.5-foot-wide parking spaces will occupy 68 percent of the front yard.

The size of the subject parcel, including a substandard lot width of 25 feet, creates a special circumstance which supports the granting of the variance. Adhering to the standard for parking areas would result in a significantly smaller home than those found elsewhere in the neighborhood. Granting the request allows the applicant to construct a home that is comparable in size to other homes in the neighborhood. Further, development in the neighborhood, including the parcel immediately adjacent to the subject property, have been developed to a similar extent and have existing driveways that occupy the whole front yard. The front yard of the subject property is already being utilized in the proposed configuration.

Minor Exception to Floor Area Ratio (FAR)

The subject parcel is located in the R-1-4-PP zone district, which has a maximum allowable floor area ratio of 50 percent. The proposed single-family dwelling with attached garage would have a total floor area ratio of 57.1 percent. Pursuant to County Code Section 13.10.235, a Minor Exception may be granted for up to a 7.5 percent increase in the total allowable floor area ratio for lots 4,000 square feet or less. An increase in the allowable FAR from 50 to 57.1 percent is within the 7.5 percent increase allowance to qualify for a Minor Exception per County Code Section 13.10.235. The additional FAR can be supported in that the home remains modest in size compared to those in the neighborhood. The additional FAR allowed would result in just 179 additional square feet of structure compared to a design that complied with the 50 percent maximum.

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 211295, 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: 211295

Assessor Parcel Number: 032-222-27

Project Location: 318 34th Avenue, Santa Cruz

Project Description: Proposal to demolish an existing 752 square foot single-family dwelling and construct a new two-story 1,450 square foot single-family dwelling with an attached single-car garage

Person or Agency Proposing Project: Derek Van Alstine

Contact Phone Number: (831) 442-6840

- 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 2 – Replacement or Reconstruction (Section 15302)

F. Reasons why the project is exempt:

Construction of a replacement single-family dwelling in an area designated for residential uses.

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

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 proposed location of the single-family dwelling 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-1-4-PP (Single-Family Residential-Pleasure Point Combining) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district with the exception of request for a variance to exceed the percentage of front yard used for parking, and the request to increase the allow an increase in floor area ratio from 50 percent to 57.1 percent. The parcel is constrained by its narrow width and smaller than normal size, thus the developable area on the lot is greatly reduced making it a substandard lot relative to the zone district's 4,000 square feet minimum parcel size. Granting the variance to allow the property owners to continue utilizing more than 50 percent of the front setback area for required off-street parking will not result in a loss of on street parking. County Code Section 13.10.235 acknowledges the constraints of a smaller parcel, allowing a Minor Exception for up to a 7.5 percent increase in the total allowable floor area ratio for lots 4,000 square feet or less. An increase in the allowable FAR from 50 to 57.1 percent is within the 7.5 percent increase allowance to which would qualify for a Minor Exception.

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-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The proposed single-family dwelling 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) with the exception of request for a variance to exceed the square footage allowed for off-street parking in the front yard setback, and the request for a Minor Exception to increase the allow an increase in floor area ratio from 50 percent to 57.1 percent. The new single-family dwelling will not adversely shade adjacent properties, and will

meet current setbacks for the zone district.

The proposed single-family dwelling 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 dwelling will comply with the site standards for the R-1-4-PP zone district with the exception of request for a variance to exceed the amount of front yard used for parking and the request to increase the allow an increase in floor area ratio from 50 percent to 57.1 percent. The proposal otherwise complies with the setbacks, lot coverage, height, and number of stories allowed in the district and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity with approval of a Minor Exception.

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 single-family dwelling is to be constructed on an existing developed lot. No additional traffic will be generated as a result of this proposed project and the project is not expected to overload existing utilities serving the site.

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 dwelling is consistent with the land use intensity and density of the neighborhood. As proposed, the project will comply with the specific site and development standards for the Pleasure Point Combining district.

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 single-family dwelling is not subject to the design review ordinance.

Variance and Minor Exception Findings

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

This finding can be made, in that the substandard width and size of the subject parcel creates a special circumstance which, supports the granting of the variance to allow the proposed project to exceed the square footage allowed for off-street parking in the front setback. At 25 feet wide, the existing lot is narrower than most standard lots in the R-1-4-PP zone district where 35 feet of frontage is the zone district minimum. The narrow width limits the number of parking spaces that can occupy the front yard setback and makes it challenging to comply with the off-street parking standards in the front yard setback. Due to the smaller than normal sized lot, the developable area is greatly reduced making it a substandard lot relative to the zone district's 4,000 square feet minimum parcel size. Granting the variance to allow the property owners to continue utilize more than 50 percent of the front setback area for required off-street parking for a home will not result in a loss of on street parking.

Due to the smaller than normal sized lot, the developable area is greatly reduced making it a substandard lot relative to the zone district's 4,000 square feet minimum parcel size. County Code acknowledges the development constraints on smaller lots, allowing for up to 7.5 percent additional FAR on lots smaller than 4,000 square feet. At just 2,500 square feet, the subject parcel qualifies for a Minor Exception pursuant to SCCC 13.10.235.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the variance will allow the reconstruction of a residence on a residentially zoned parcel and the structure will be in scale with, and adequately separated from improvements on surrounding properties. The additional parking space on the parcel will also reduce the need to park on the public street leaving an additional parking space for public parking.

This finding can be made, in that the variance will facilitate the construction of a residence on a residentially zoned parcel and the structure will be in scale with, and adequately separated from improvements on surrounding properties. The proposed single-family dwelling and attached garage are in compliance with all other site and development standards including setbacks, height, and lot coverage. The additional parking area at the front of the home fits the pattern of development found in the vicinity; homes on either side of the subject property also utilize large portions of their front yard for parking. The additional FAR allowed by the granting of the minor exception will result in just 179 square feet of additional floor area and does not substantially increase the size of the home in comparison to adjacent structures.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which

such is situated.

This finding can be made, in that other properties in the neighborhood are developed with single-family dwellings with similar bulk and mass to the structure that is being proposed. The parcel is constrained by its narrow width and smaller than normal size. The applicant would have to construct a smaller dwelling to accommodate tandem parking to limit parking in the front setback area that other homes in the neighborhood with standard-sized lots would not have to do. Therefore, the request to allow the proposed project to exceed the square footage allowed for off-street parking in the front yard setback seems reasonable to comply with the off-street parking requirement for the proposed project. Granting the request allows the applicant to construct a home that is comparable in size to other homes in the neighborhood.

County Code section 13.10.325 acknowledges the constraints of small parcels and allows up to 7.5 square feet of additional floor area to be approved on parcels of less than 4,000 square feet. Any property of similar size could be considered for additional floor area under that Code Section.

Minor Exception Findings

Per County Code section 13.10.325(C)(4), in addition to the Development Permit Findings and Variance Findings above, the following finding shall be required for minor exceptions allowing an increase in lot coverage:

1. That there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, use permeable paving material, reduce existing impermeable area, or incorporate other low impact drainage design practices to control any increase in stormwater runoff.

This finding can be made in that the proposal does not include and increase in the maximum allowed lot coverage.

Conditions of Approval

Exhibit D: Project plans, prepared by Derek Van Alstine, Architect, dated 11/11/2021.

- I. This permit authorizes the construction of a new two-story 1,450 square foot single-family dwelling with an attached single-car garage located in the R-1-4-PP (Pleasure Point Combining) zone district 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. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height 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.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Below are additional conditions of approval:
- 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. Please provide a watershed area map showing areas that currently drain toward the site.
 - 3) Please perform a site assessment and add a note to the plans that states whether there are any existing drainage issues on or near the site and if any issues or impacts are anticipated resulting from the proposed improvements.
 - 4) Please provide a letter from the geotechnical engineer reviewing and approving the final stormwater management design.
 - 5) 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 Santa Cruz County Sanitation District. Below are additional conditions of approval:
- 1) Project shall satisfy all Department of Public Works County of Santa Cruz Design Criteria and Santa Cruz County Sanitation district (SCCSD) requirements.

- 2) Prior to building permit issuance, the following conditions shall be completed to satisfy the Department of Public Works Sanitation requirements:
 - a) A sewer lateral abandonment permit shall be secured by the applicant and completed/inspected prior to demolition of the structure.
 - b) A sewer lateral inspection video, completed by a licensed plumber, shall be submitted prior to OR in concurrence with the building permit application for review by DPW Sanitation staff. If defects or other issues are identified, a no-cost Sanitation permit, will be required to complete the necessary repairs to the private lateral prior to building permit issuance. Work will be inspected by DPW Sanitation staff.
 - c) SCCSD sewer service, connection and fixture fees shall be administered. Reference Title 5, Chapter 5.04, Section 5.04.090 “Expanded Facilities” and Section 5.04.160 “Sewer Service Charges” of the SCCSD code.
- D. Meet all requirements of the Environmental Planning section of the Planning Department. Below are additional conditions of approval:
 - 1) The applicant shall provide a signed and stamped copy of the accepted soils report and update(s).
 - 2) Building permit application plans shall reference the soils report and update(s), including contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
 - 3) Building permit application plans shall clearly represent all proposed grading, including any overexcavation and recompaction as recommended by the geotechnical engineer.
 - 4) The applicant shall submit a stormwater pollution 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>.
 - 5) The applicant shall submit a drainage plan that complies with the requirements set forth in 2019 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
 - 6) 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.ScopPlanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", Soils Engineer Plan Review Form."

- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - G. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per new habitable square footage for single family dwellings which will be determined during the permit stage.
 - H. Pay the current fees Child Care mitigation. Currently, these fees are \$109 per bedroom for single family dwellings.
 - I. Pay the current fees for Roadside and Transportation improvements for two bedrooms. Currently, these fees are, respectively, \$3,000 and \$2,000 per bedroom.
 - J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
 - K. Provide required off-street parking for three (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.
 - L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received

regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

- C. Under no circumstances shall construction equipment, materials, or associated traffic impede vehicular or pedestrian circulation on 34th Avenue, unless an encroachment permit is obtained from the Department of Public Works.
- D. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- E. The project must comply with all recommendations of the approved soils reports.
- F. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

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

V. Indemnification

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

the law of the State of California and will survive termination of this development approval.

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

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Jocelyn Drake
Deputy Zoning Administrator

Application #: 211295
APN: 032-222-27
Owner: Laura Bushnell

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.

THOMPSON BUSHNELL RESIDENCE

GROSS BUILDING AREA WORKSHEET

LOT COVERAGE CALCULATION

1. ZONE DISTRICT:	1) R-1.4 PP
2. PARCEL AREA:	2) 2,500 sq.ft.
3. AREA OF RIGHTS-OF-WAY:	3) 0 sq.ft.
4. NET PARCEL AREA (#2-#3):	4) 2,500 sq.ft.
5. COVERAGE BY STRUCTURES:	5) 835 sq.ft.
6. PARCEL COVERAGE (#5/#4 x 100): (MAX. 45%- lots less than 3,500 s.f.)	6) 33.4%

HEATED SPACE CALCULATION

1. TOTAL HEATED SPACE:	PROPOSED
A) FIRST FLOOR:	610 sq.ft.
B) SECOND FLOOR:	840 sq.ft.
1)	1,450 sq.ft.
2. TOTAL UNHEATED SPACE:	194 sq.ft.
2)	194 sq.ft.

FLOOR AREA CALCULATION BY TYPES OF SPACE

1. BASEMENT: NONE	1) N/A	7. TRELLIS AND ARBOR: NONE	7) 0 sq.ft.
2. FIRST FLOOR:		8. UNENCLOSED, COVERED AREA:	
A) AREA W/ CEILINGS LESS THAN 16'-0" IN HEIGHT:	609 sq.ft.	A) AREA BELOW PROJECTION	
B) AREA W/ CEILINGS 16'-0" TO 24'-0" IN HEIGHT. (x2)	0 sq.ft.	NORTH EAST SOUTH WEST	
C) AREA W/ CEILINGS GREATER THAN 24'-0" IN HEIGHT. (x3)	0 sq.ft.	0 sq.ft. 40 sq.ft. 0 sq.ft. 9 sq.ft.	
D) TOTAL FIRST FLOOR AREA:	2) 609 sq.ft.	TOTAL FOR EACH SIDE NETS	42 sq.ft.
3. SECOND FLOOR:	840 sq.ft.	B) COVERED PORCH (140 sq.ft. CREDIT EACH SIDE)	
STAIR CREDIT	<69> sq.ft.	NORTH EAST SOUTH WEST	
3) 771 sq.ft.		0 sq.ft. 0 sq.ft. 65 sq.ft. 0 sq.ft.	
4. MEZZANINE: NONE	4) N/A	9) TOTAL FLOOR AREA OF THE BUILDING:	8) 49 sq.ft.
5. ATTIC:		SUM OF ITEMS ABOVE	9) 1,429 sq.ft.
IF ANY PART OF ATTIC IS 7'-6", THE TOTAL AREA IN ATTIC GREATER THAT 5'-0" IN HEIGHT.	5) N/A	10. FLOOR AREA RATIO CALCULATION:	
6. GARAGE:		PROPOSED FLOOR AREA (9) / NET PARCEL AREA (MAX. 50%)	10) *57.16%
A) TOTAL GARAGE AREA.	6.A) 194 sq.ft.	* REQUESTING MINOR EXCEPTION TO INCREASED FAR TO MAX. 57.5%	
B) GARAGE CREDIT <225 SQ.FT>	<194 sq.ft.>	11. LARGE DWELLING CALCULATION:	
6) 0 sq.ft.		NONE	11) N/A



DRAWING INDEX

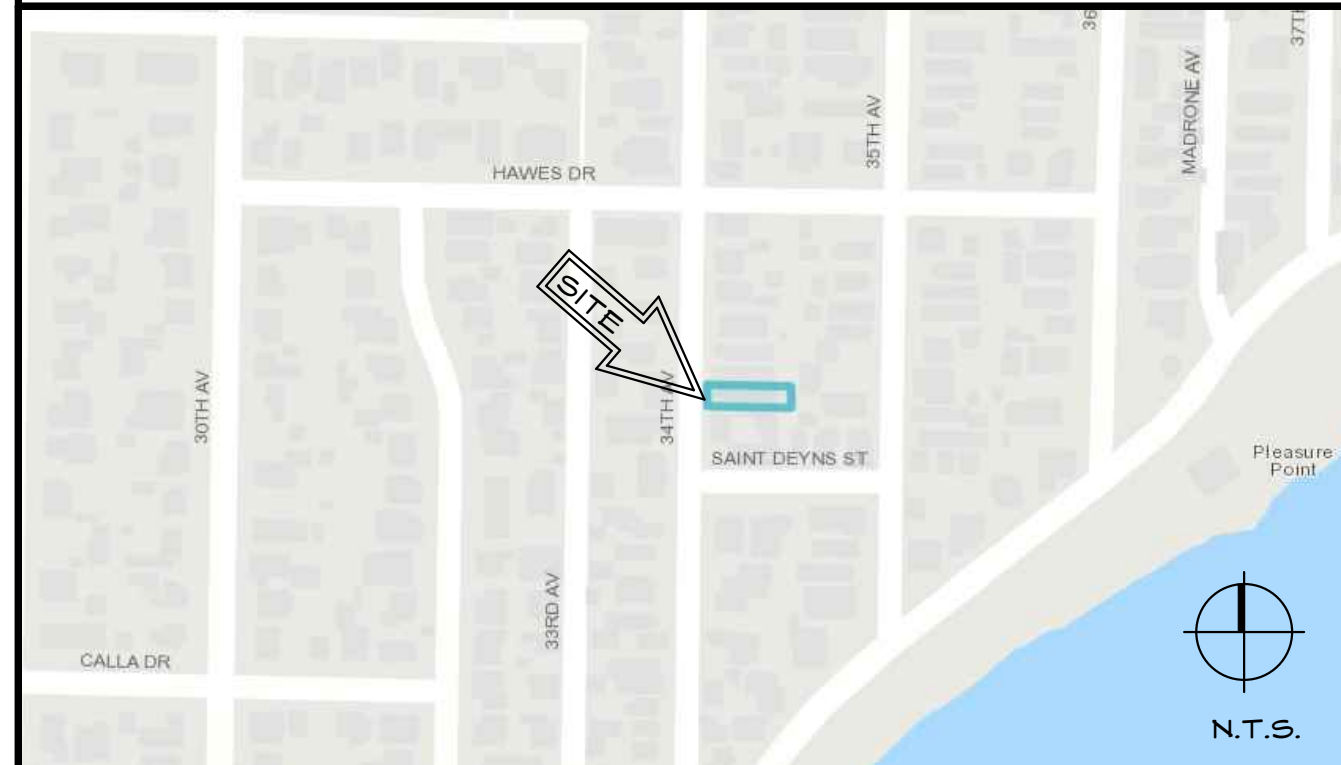
BUILDING DESIGN

T1	TITLE SHEET
-	SURVEY
L1	LANDSCAPE PLAN
A1	SITE PLAN
A2	PROPOSED UPPER & LOWER FLOOR PLAN
A3	EXTERIOR ELEVATIONS

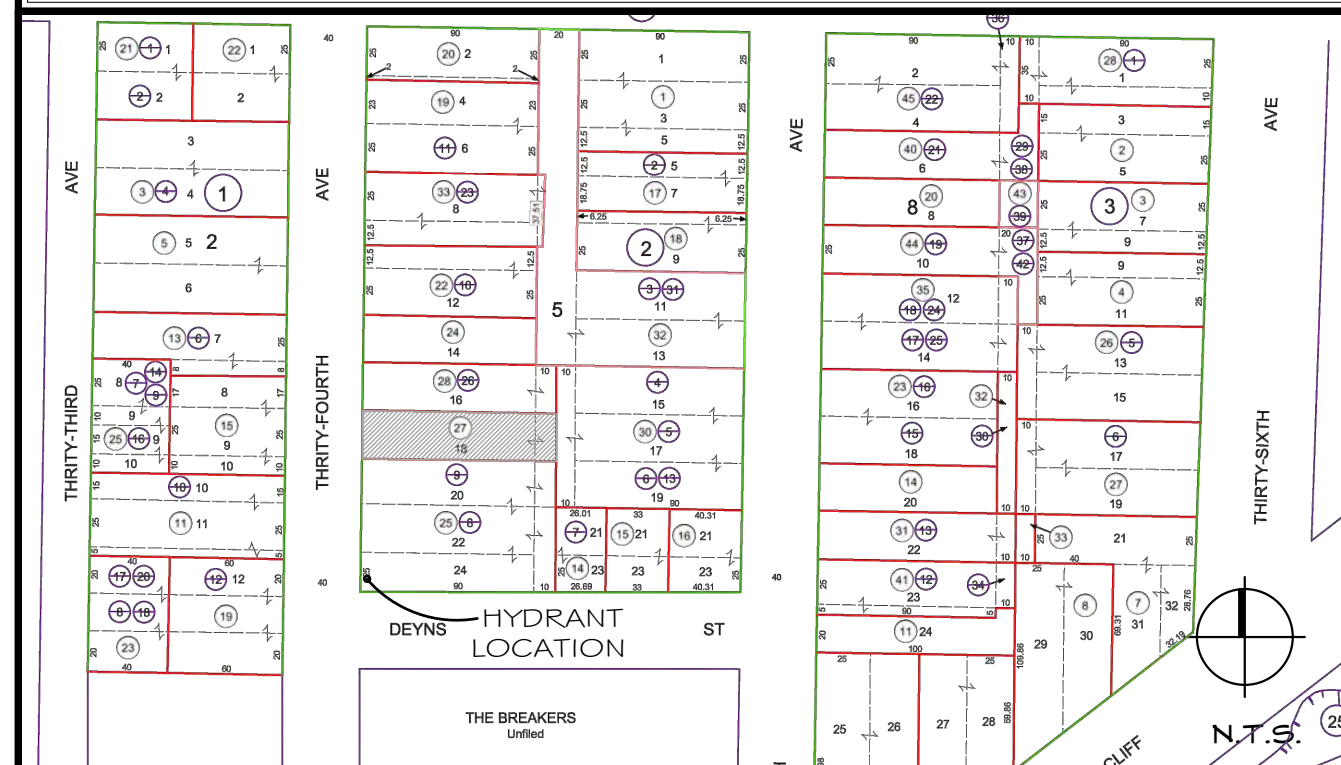
CIVIL DRAWINGS

C-1	GRADING & DRAINAGE PLAN
C-2	DETAILS
C-3	STORM WATER POLLUTION CONTROL PLAN

VICINITY MAP



PARCEL MAP



FIRE PROTECTION NOTES

- 1) THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2018) AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.
- 4) AN APPROVED SPARK ARRESTOR SHALL BE INSTALLED ON TOP OF CHIMNEY. WIRE MESH NOT TO EXCEED 1/8 INCH.
- 5) ROOF COVERING SHALL BE NO LESS THAN CLASS B' RATED ROOF.
- 6) NEW/UPGRADED HYDRANTS, WATER STORAGE TANKS, AND / OR UPGRADED ROADWAYS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- 7) ADDRESS NUMBERS SHALL BE MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- 8) FIRE HYDRANT INFORMATION:
LOCATION: INTERSECTION OF 34TH & SAINT DEYNS ST.
HYDRANT #2057*
STATIC PRESSURE (PSI): 100
RESIDUAL PRESSURE (PSI): 85
FLOW (GPM): 1,244
FLOW @ 20 PSI (GPM) = 3,072
DATE TESTED: 03/29/2011
*THE 7" HYDRANT IS CONNECTED TO A 6" WATER MAIN

BUILDING INFORMATION SUMMARY

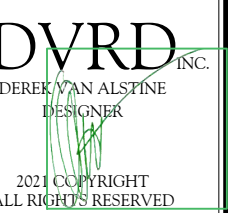
PROJECT DESCRIPTION:	DEMOLITION OF EXISTING 1 BEDROOM, 1 BATH 752 SQ.FT. SINGLE STORY S.F.D. WITH ATTACHED 200 SQ.FT. CARPORT AND CONSTRUCTION OF NEW TWO STORY, 2 BEDROOM, 2.5 BATH 1,449 SQ.FT. SINGLE FAMILY DWELLING WITH ATTACHED 194 SQ.FT. GARAGE. *MINOR EXCEPTION REQUESTED FOR: 1. INCREASE 50% F.A.R. BY TO 56.9%			
PROJECT ADDRESS:	318 34th AVENUE SANTA CRUZ, CA 95062			
PARCEL NUMBER:	032-222-27			
ZONING DESIGNATION:	R-1.4-PP			
OCCUPANCY CLASSIFICATION:	TYPE V-B- SPRINKLERED			
CONSTRUCTION TYPE:	R-3			
LOT AREA:	2,500 SQ.FT.			
SETBACK INFORMATION:	FRONT YARD 15'-0"	SIDE YARD 5'-0"	REAR YARD 20'-0"	GARAGE *20'-0"
PROPOSED FLOOR AREA:	SEE FLOOR AREA CALCULATIONS			
TOTAL FLOOR AREA:	1,422 SQ.FT.			
FLOOR AREA RATIO:	56.9% (REQUESTING MINOR EXCEPTION TO INCREASE FAR)			
LOT COVERAGE PERMITTED:	40%			
LOT COVERAGE PROPOSED:	33.4% (835/2,500)			
PARKING (PROVIDED):	1 COVERED AND 2 UNCOVERED			
CODE NOTE:	ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH THE FOLLOWING CODES: • 2019 CALIFORNIA RESIDENTIAL CODE • 2019 CALIFORNIA BUILDING CODE • 2019 CALIFORNIA FIRE CODE • 2019 CALIFORNIA PLUMBING CODE • 2019 CALIFORNIA MECHANICAL CODE • 2019 CALIFORNIA ELECTRIC CODE • 2019 CALIFORNIA GREEN BUILDING STANDARDS • 2019 CALIFORNIA ENERGY STANDARDS • SANTA CRUZ COUNTY CODE AMENDMENTS			

CONTACTS

OWNER:	MICHAEL THOMPSON & LAURA BUSHNELL 1015 SHERMAN AVENUE MENLO PARK, CA 94025 (650) 233-8800 mysthompson@hotmail.com
PROJECT DESIGNER:	DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC. DEREK VAN ALSTINE 1535 SEABRIGHT AVE SUITE 200 SANTA CRUZ, CA 95062 PH: (831) 426-8400 FAX: (831) 426-8446 derek@vanalstine.com
STRUCTURAL ENGINEER:	REDWOOD ENGINEERING LEONARD WILLIS, P.E. 1535 SEABRIGHT AVE SUITE 200 SANTA CRUZ, CA 95062 PH: (831) 426-8444 FAX: (831) 426-8446 LEONARD@REDWOODENGINEERING.NET
LANDSCAPE ARCHITECT	ELLEN COOPER & ASSOCIATES ELLEN COOPER 612 WINDSOR STREET SANTA CRUZ, CA 95062 PH: (831) 426-6845 FAX: (831) 426-6845
CIVIL ENGINEER:	RAMSEY CIVIL ENGINEERING DAVID RAMSEY, RCE# 73735 2905 KRISTIE COURT SANTA CRUZ, CA 95065 PH: (831) 462-2905
GEOTECHNICAL ENGINEER:	DEES & ASSOCIATES REBECCA L. DEES, G.E. 2623 501 MISSION STREET, SUITE 8A SANTA CRUZ, CA 95060 PH: (831) 427-1770 beckyb@deesandassociates.com

EXHIBIT D

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



THOMPSON BUSHNELL RESIDENCE
318 34th AVE.
SANTA CRUZ, CA 95062

AIN: 032-222-27

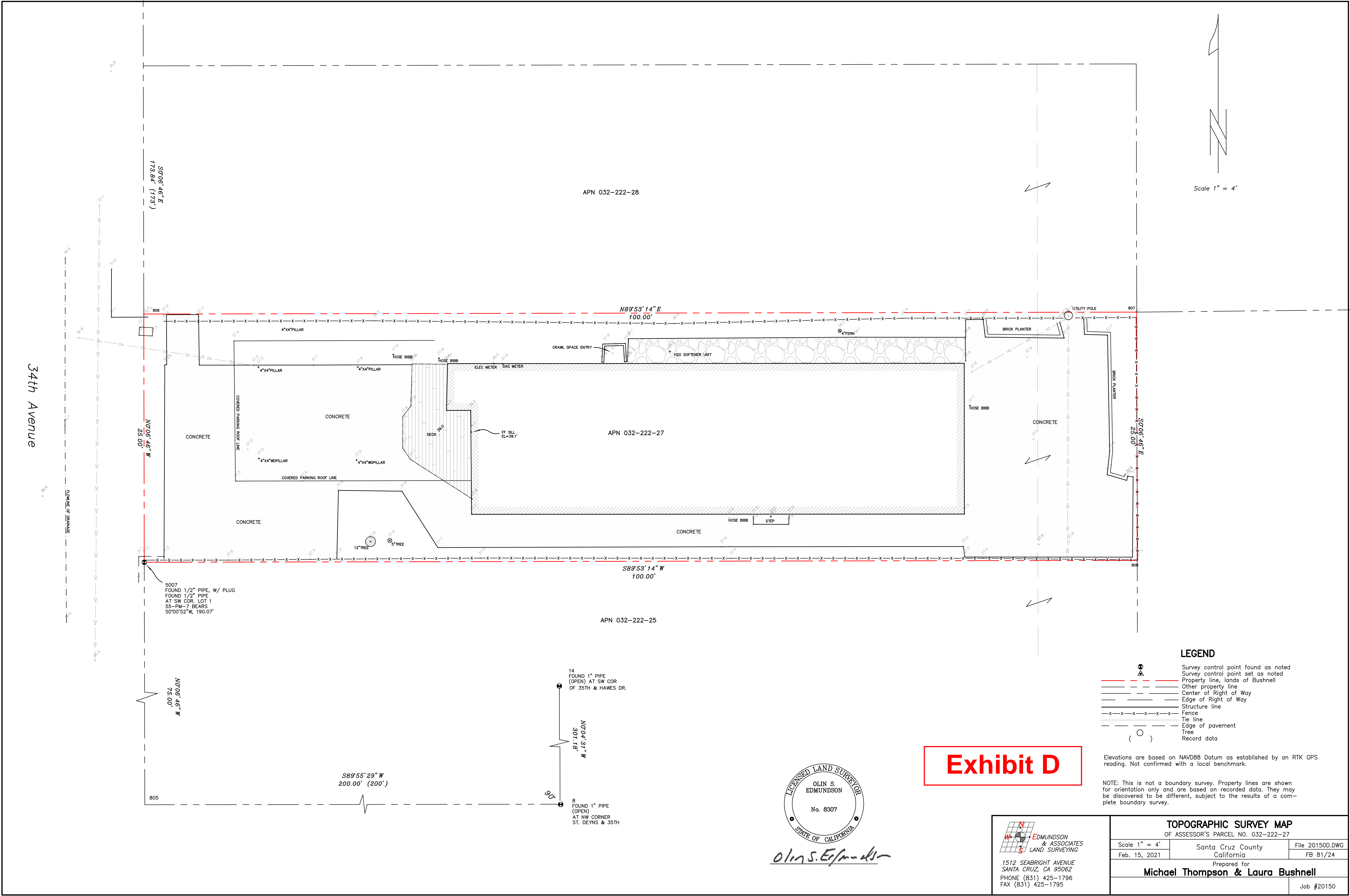
ISSUE DESCRIPTION

SCHEMATIC DESIGN
NOV. 11, 2020
DESIGN DEVELOPMENT
MAR. 18, 2021
PLANNING SUBMITTAL
AUG. 31, 2021
BUILDING SUBMITTAL

REVISIONS:
NOV. 11, 2021
P.C. COMMENTS

TITLE SHEET

T1



Planting Notes

PLANTING AREA PREPARATION

1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
2. Cultivate all planting areas to a minimum of 8" incorporating a minimum of four cubic yards per 1,000 square feet of permeable area into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
4. Existing plants to be saved shall be protected from injury.
5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.

QUALITY OF PLANT MATERIALS

1. All plant material shall be nursery grown, healthy and free from disease and pests.
2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
3. Plants shall be protected from drying out, wind burn and injury during handling and storage.

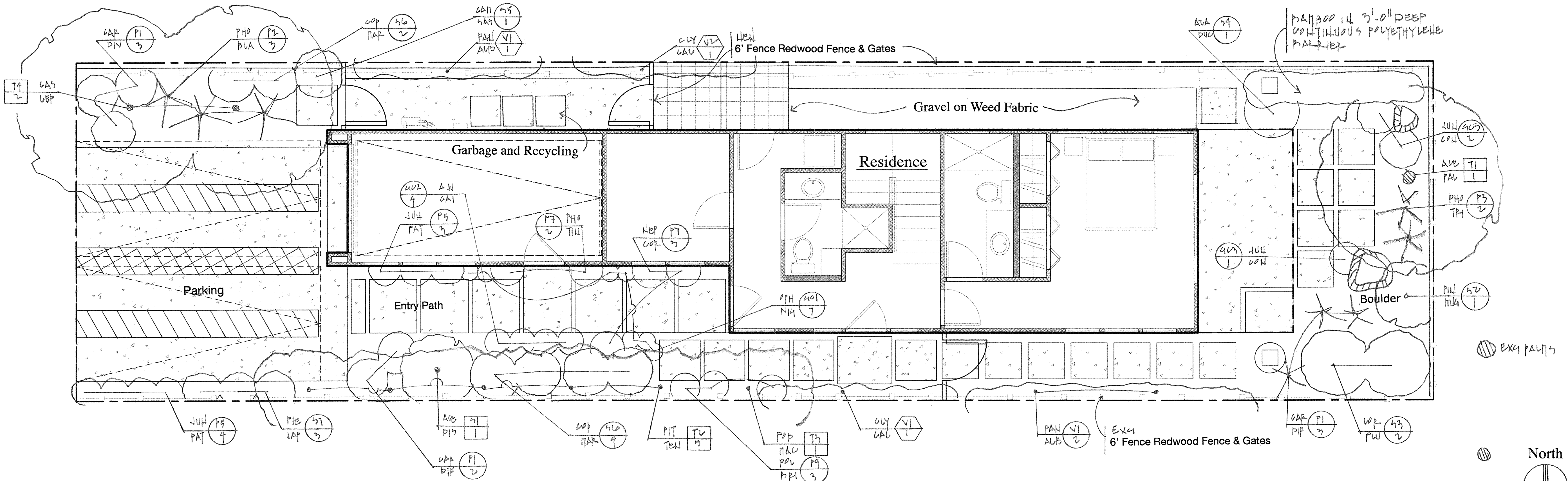
INSTALLATION

1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
2. Each plant shall have a pre made or site made gopher basket of the appropriate size.
3. Backfill for the planting holes shall be 80 % site soil and 20% 50- 50 blend mushroom compost, aged chicken manure or other approved material.
4. All planting areas shall be mulched with 3" of redwood bark, fir bark or other approved material, except in turf areas, creeping or rooting groundcovers, or direct seeding applications.
5. All trees shall be staked with 2, 2" x 10' lodge pole pine tree stake outside the root ball and secured with two rubber tree ties.

Plant Legend

Sym	Botanical Name	Common Name	Size	Quan
Trees				
T1	Acer palmatum	Green Japanese Maple	24"Box	1
T2	Pittosporum tenuifolium	Kohuhu-standard screen	15GC	5
T3	Podocarpus macrophylla	Yew Pine -standard screen	15GC	1
T4	Cassia lepyophylla	Yellow Gold Medallion Tree	15GC	2
Shrubs				
S1	Acer 'Dissectum Atropurpureum'	Red Laceleaf Japanese Maple	15GC	1
S2	Pinus mugo	Dwarf Swiss Mountain Pine	5GC	1
S3	Loropetalum 'Plum Delight'	Red-leafed Magenta Fringe Flower	5GC	2
S4	Azalea 'Duc du Rohan'	Coral Southern Indica Azalea	5GC	1
S5	Camellia sasanqua 'Sersugekka'	White Sasanqua Camellia	5GC	1
S6	Coprosma 'Marble Queen'	White/Green Variegated Mirror Plant	5GC	6
S7	Pieris japonicas 'Mountain Fire'	Japanese Andromeda	5GC	3

Perennials			
P1	Carex divulsa	Berkeley Sedge	5GC 8
P2	Phormium 'Black Adder'	Dwarf Variegated New Zealand Flax	5GC 3
P3	Phormium 'Tricolor'	Green/White/Pink New Zealand Flax	5GC 2
P4	Polmonium 'Brise d'Anjou'	Jacob's Ladder	1GC 3
P5	Juncus patens 'Elk Blue'	Grey California Rush	1GC 7
P6	Nephrolepis cordifolia	Southern Sword Fern	1GC 3
P7	Phormium 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	1GC 2
Vines			
V1	Pandora 'Alba'	White Bower Vine	5GC 3
V2	Clytostoma callestegiodes	Violet Trumpet Vine	5GC 2
Groundcover			
GC1	Ophiopogon 'Nigrescens'	Dwarf Black Mondo Grass	1GC 7
GC2	Ajuga retans 'Caitlin's Giant'	Caitlin's Giant Carpet Bugle	1GC 4
GC3	Juniperus conferta	Shore Juniper	1GC 1
GC4	Sagina subulata	Dk. Green Irish Moss-driveway strips	Flats
GC5	Laurentia fluviatilis	Blue Star Creeper-driveway strip	Flats



Planting Plan

Groundcover

	ARENARIA VERA (PINK PINKS)
	LAURENTIA FLUVIATILIS (BLUE STAR CREEPER)

Legend

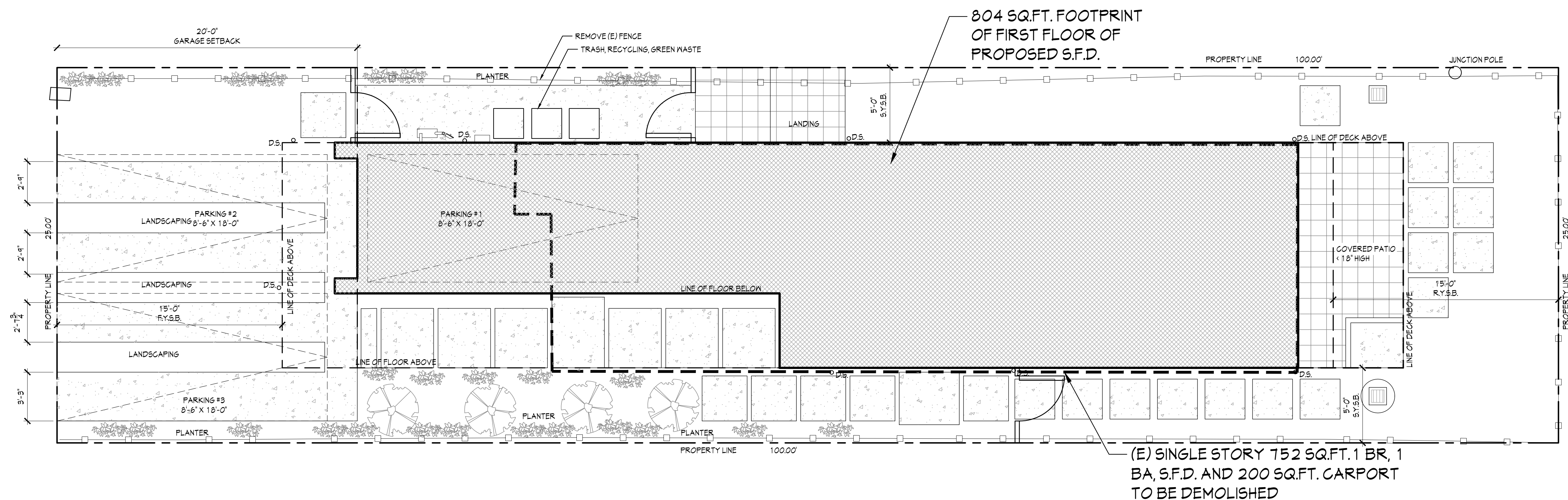
EXG	EXISTING
PS	DOWNSPOUT
PN	DOWN
	TREE
	BOULDER
	CONCRETE

Exhibit D

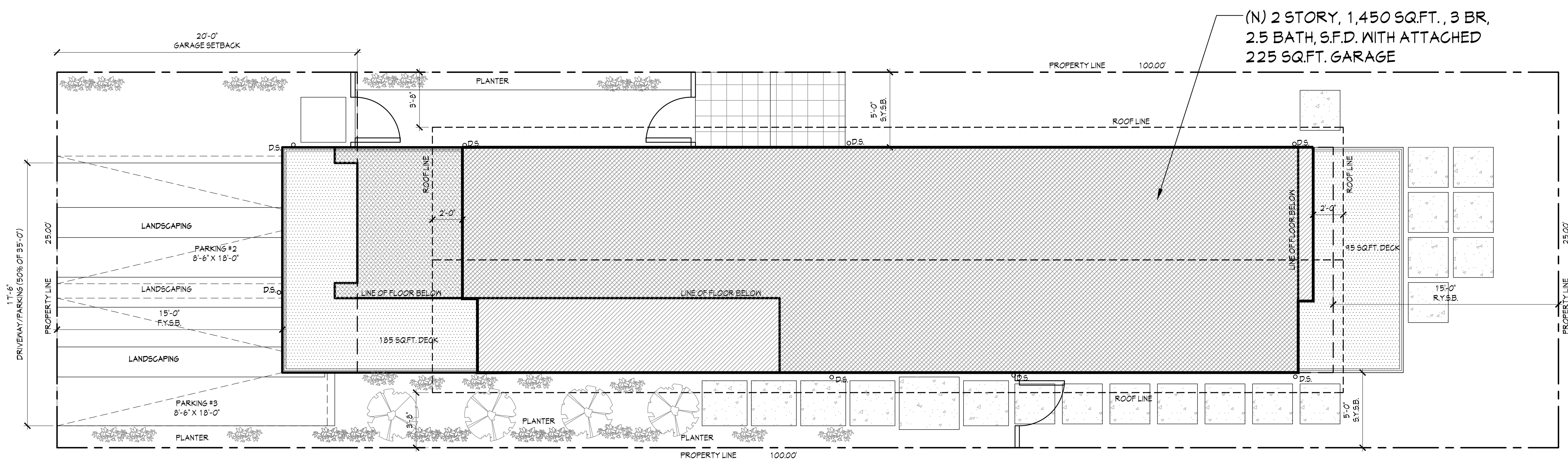
THOMPSON BUSHNELL RESIDENCE
318 34th AVE.
SANTA CRUZ, CA 95062

Ellen Cooper
Landscape Architect
Ca. Lic. #2937 831 426-6845

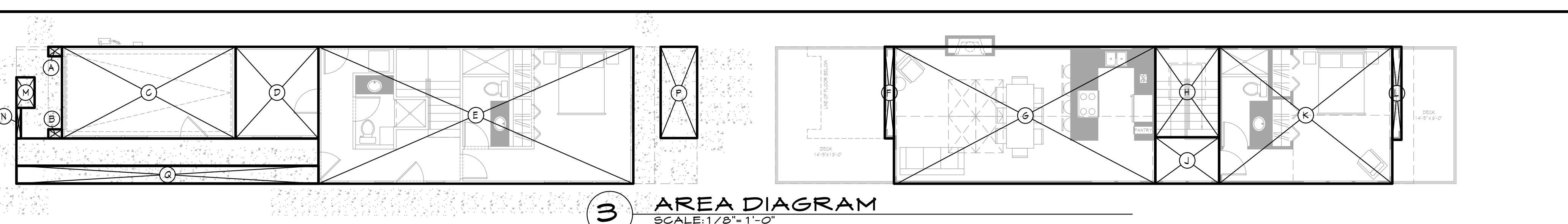
APR: 032-222-27
ISSUE DESCRIPTION
7-19-21
REV 8-6-21
11-13-21



1 FIRST FLOOR SITE PLAN
SCALE: 1/4" = 1'-0"

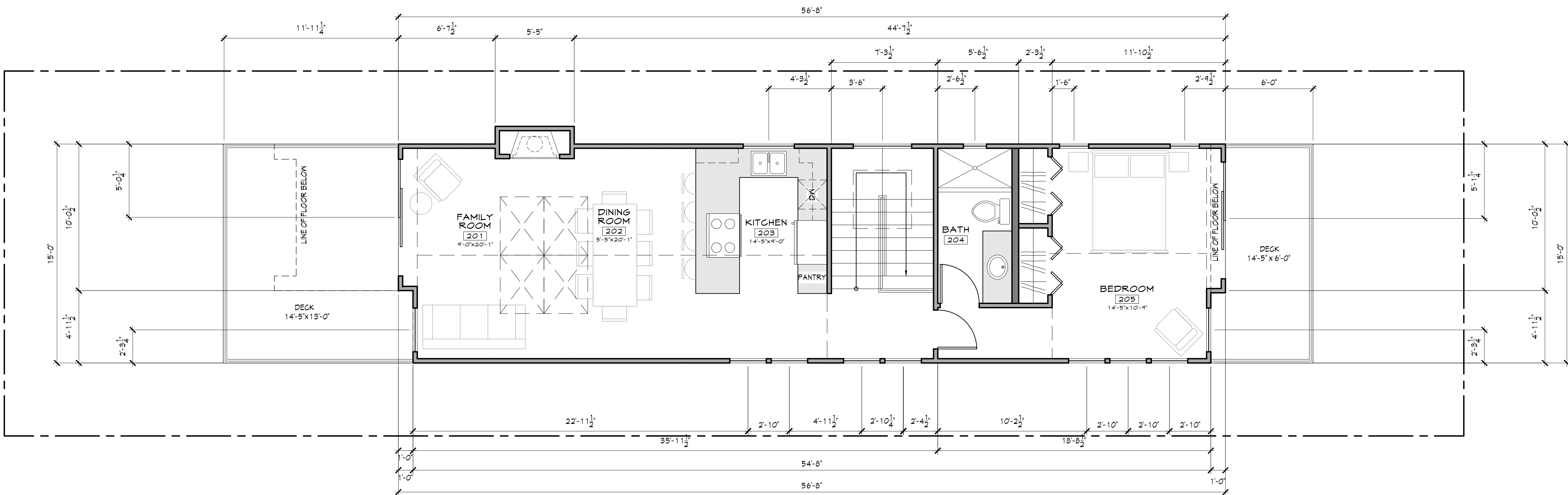


2 SITE PLAN
SCALE: 1/4" = 1'-0"

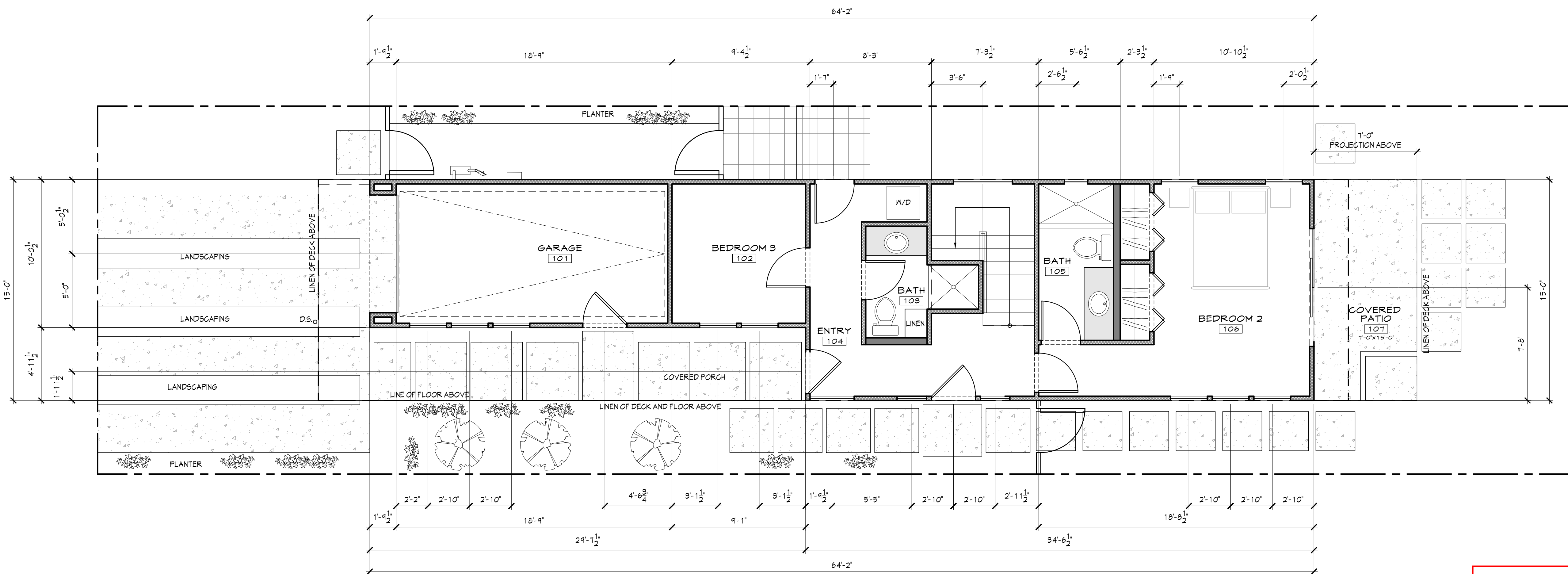


3 AREA DIAGRAM

Exhibit D



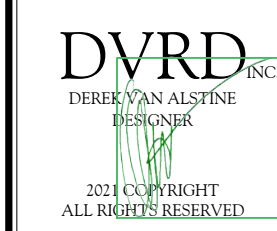
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

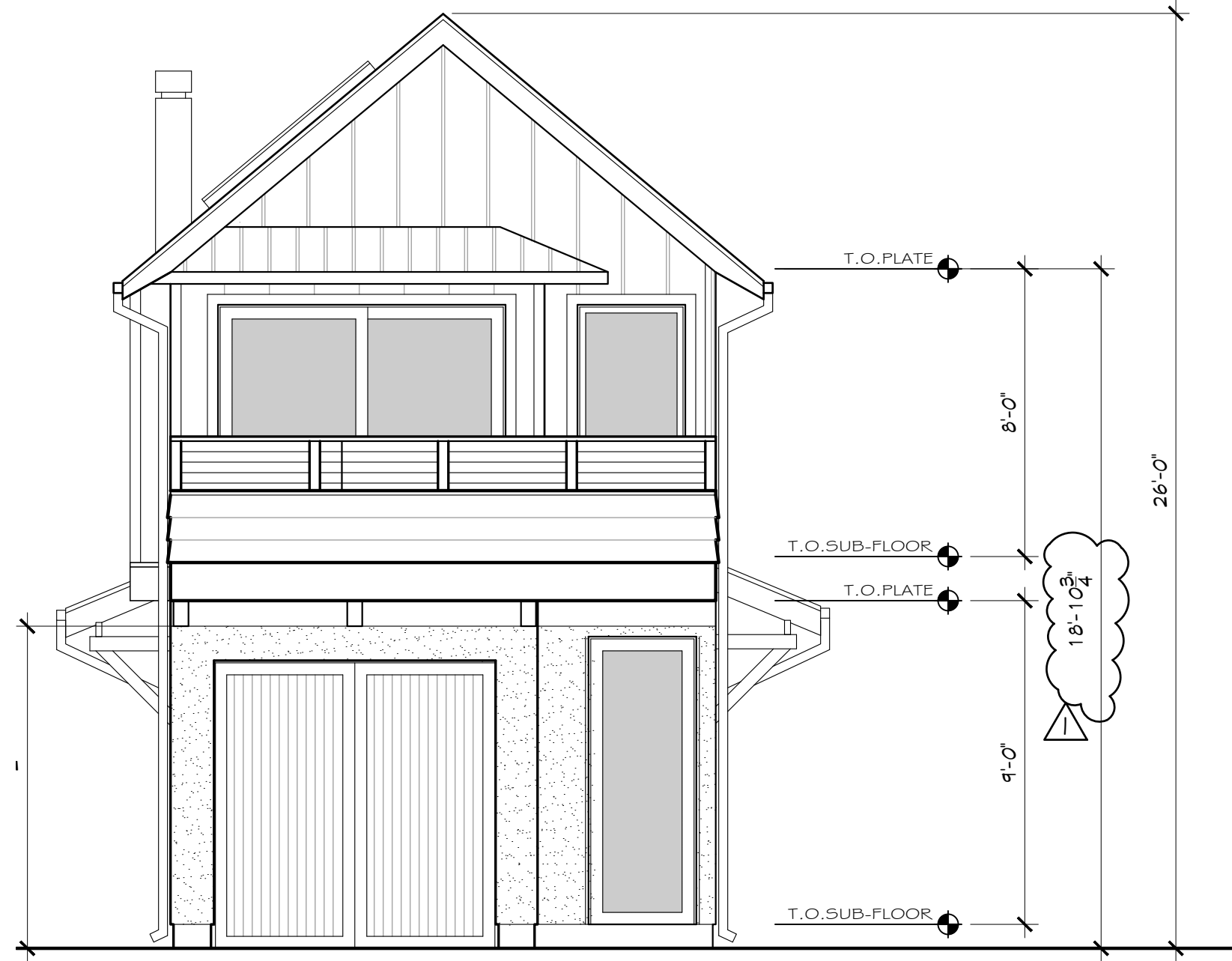
Exhibit D

Derek Van Alstine
Residential Design Inc.
1535 Seabright Avenue Suite 200, Santa Cruz, California
(831) 426-8400 Phone (831) 426-8446 Fax

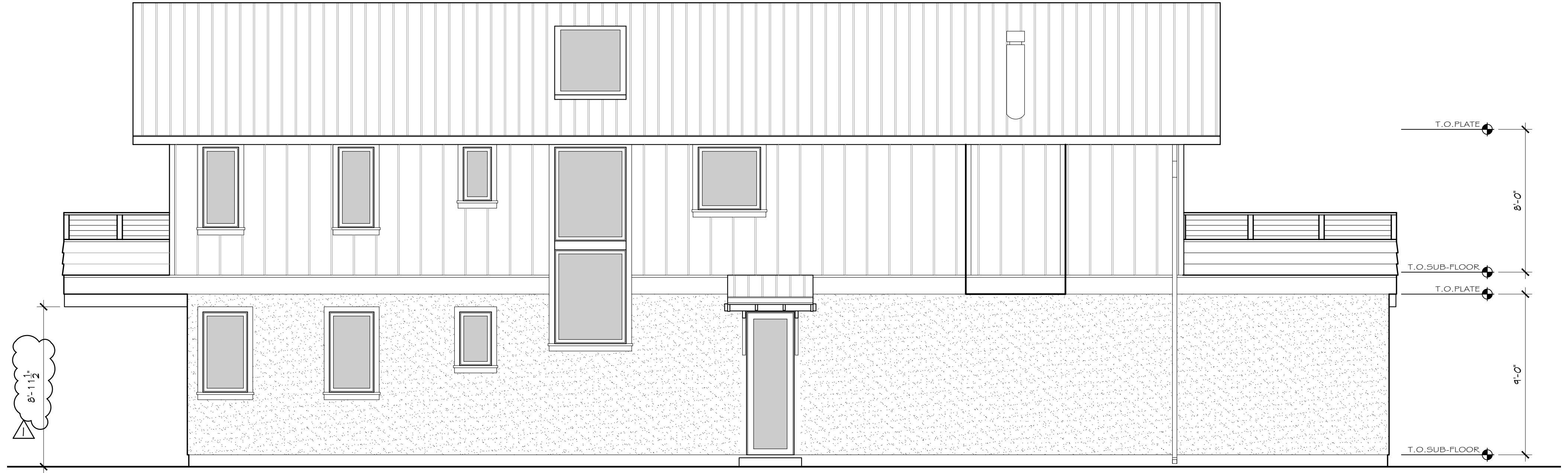


Thompson Bushnell Residence
318 34th Ave.
Santa Cruz, CA 95062

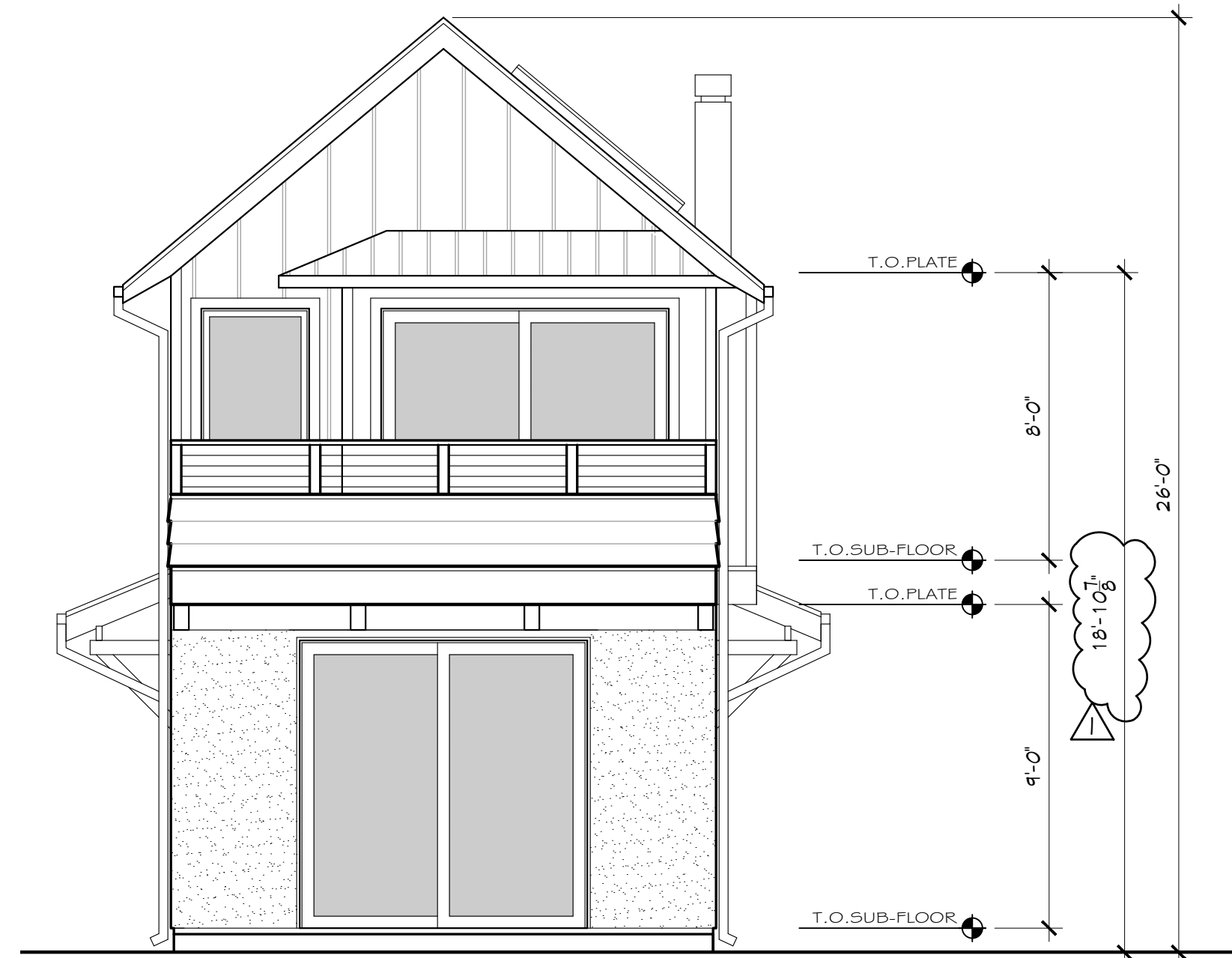
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ISSUE DESCRIPTION	
SCHEMATIC DESIGN	NOV. 11, 2020
DESIGN DEVELOPMENT	MAR. 18, 2021
PLANNING SUBMITTAL	AUG. 31, 2021
BUILDING SUBMITTAL	
REVISIONS:	
NOV. 11, 2021	P.C. COMMENTS



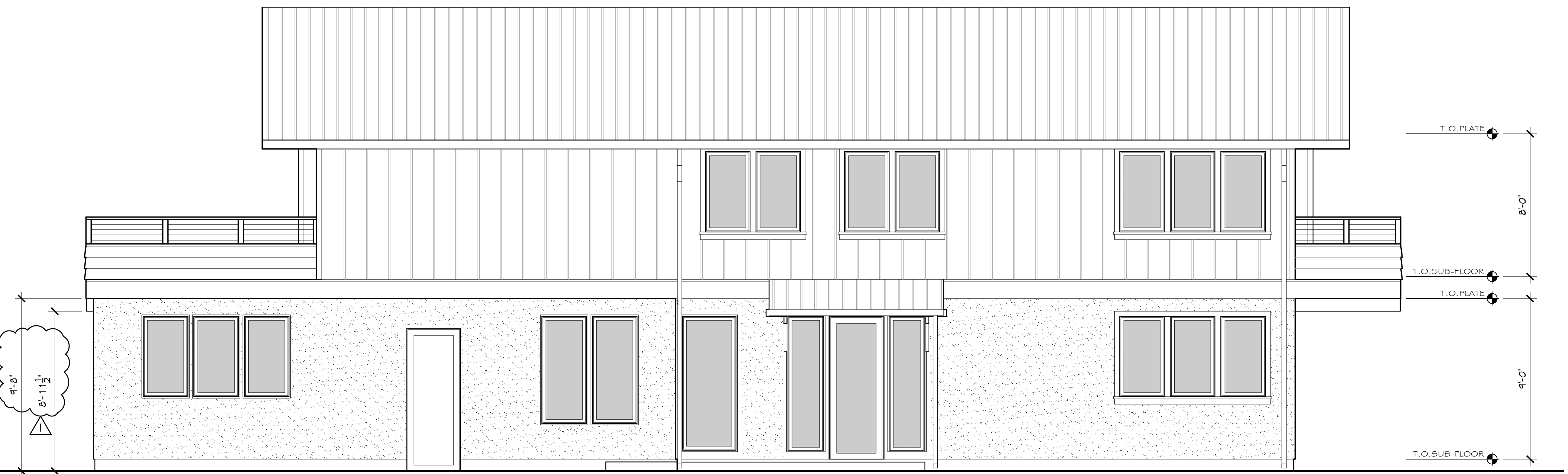
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

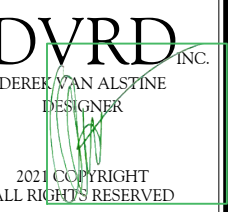


4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit D



DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
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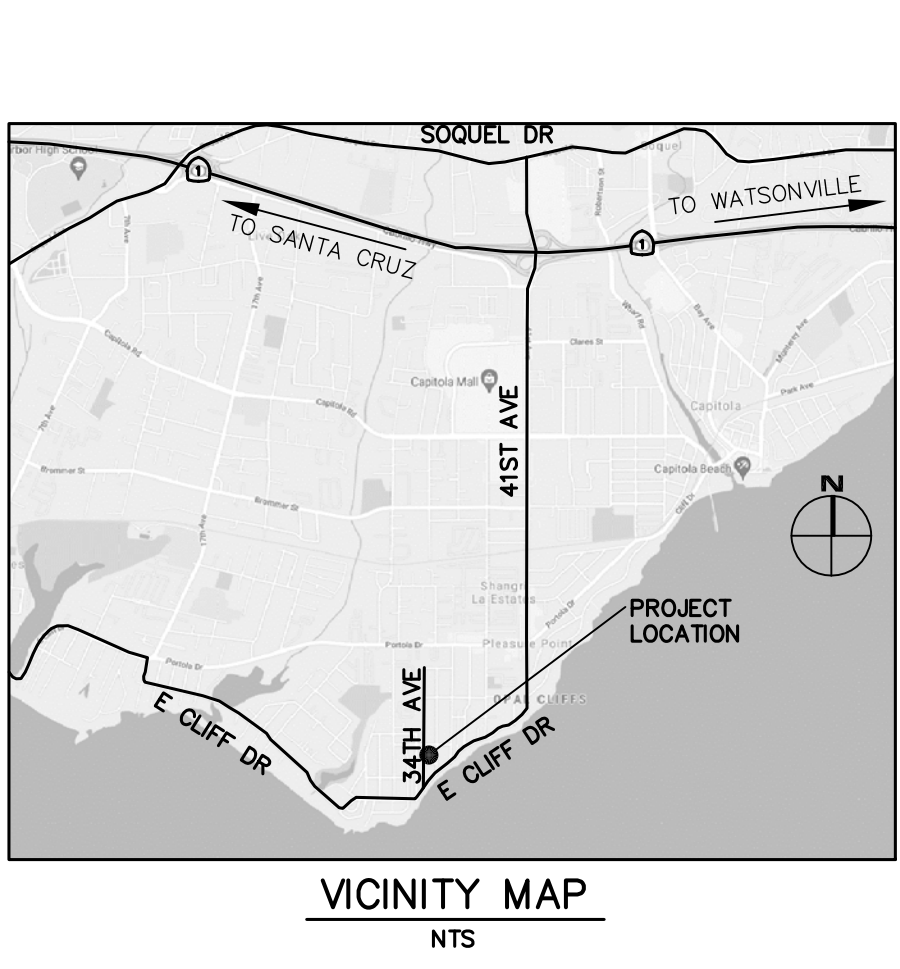
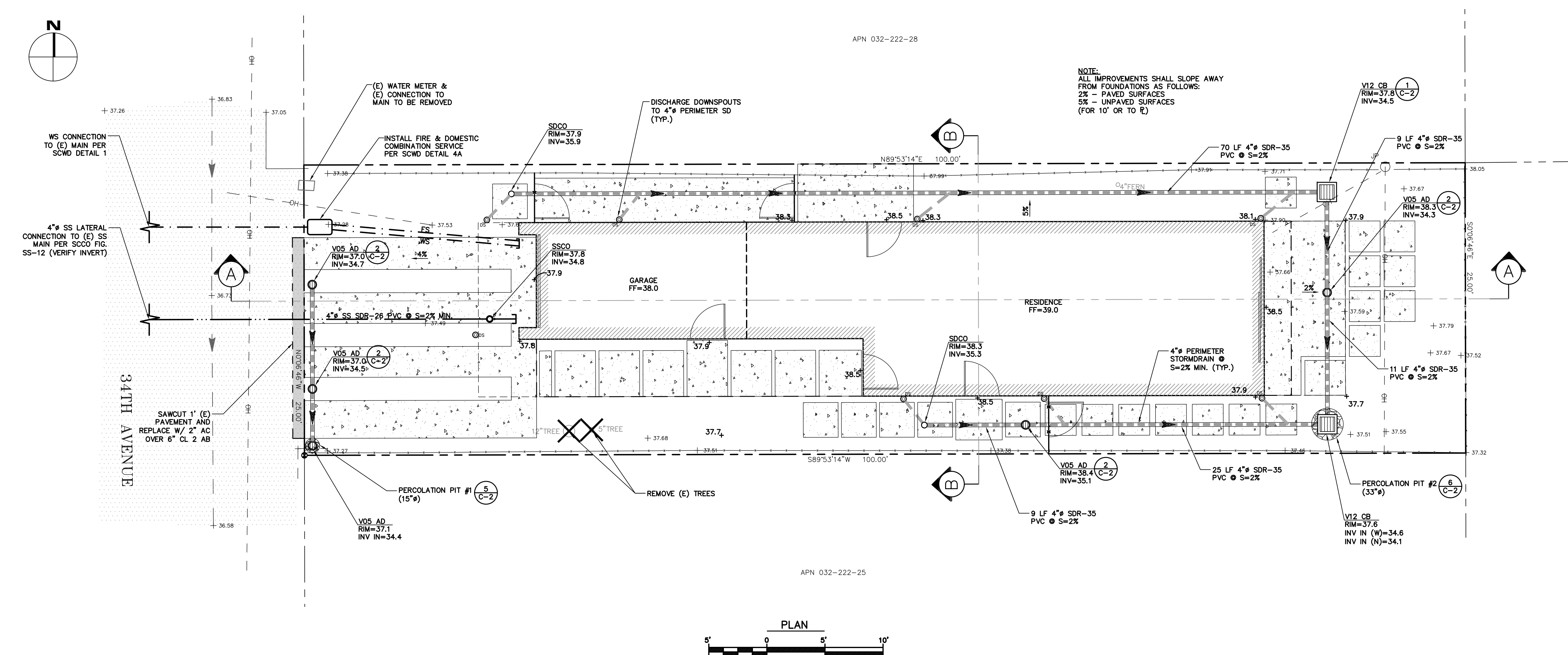
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P.C. COMMENTS

EXTERIOR
ELEVATIONS



LEGEND	
	(E) AB
	(E) AC
	(E) CONCRETE
	PROPOSED AC
	PROPOSED CONCRETE
	(E) FLOWLINE
	(E) RETAINING WALL
	PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED LIMIT OF GRADING
	PROPOSED SWALE
	PROPOSED SD
	PROPOSED PERIMETER SD
	PROPOSED SDCO
	PROPOSED CB
	REMOVE (E) TREE

SEWER LATERAL NOTES

- SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC SDR26) AND SHALL HAVE A SMOOTH INTERIOR.
- SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

- CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HOPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.
- INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
- DISCHARGE ALL DOWNSPOUTS TO PERIMETER STORMDRAIN SYSTEM

PROJECT DESCRIPTION		
Lot Coverage (measured in square feet)	Actual (sq. ft.)	Adjusted (sq. ft.)*
A. Total lot size:	2,500	
B. Existing Permitted Impervious Area:	1,895	
C. Replaced permitted impervious area:	1,480	
D. Replaced permitted semi-impervious area*:	0	0
D. Proposed new self-treating area:	0	
E. Proposed new impervious area:	0	
F. Proposed new semi-impervious area*:	330	165
Total replaced impervious & semi-pervious area: 1,480 sq.ft.		
Total proposed impervious & semi-impervious area: 165 sq.ft.		
Project Threshold Classification		
<input type="checkbox"/> Small Project (less than 500 sq.ft. created and/or replaced) - Use Appendix B 'Small Project Submittal Requirements' for submittal requirement guidance.		
<input checked="" type="checkbox"/> Medium Project (500 sq.ft. but less than 5,000 sq.ft. created and/or replaced) - Use Appendix C 'Medium Project Submittal Requirements' for submittal requirement guidance.		
<input type="checkbox"/> Large Project (5,000 sq.ft. or more created and/or replaced OR 50% increase in permitted impervious area**) - Use Appendix D 'Large Project Submittal Requirements' for submittal requirement guidance.		

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY EDMUNDSON & ASSOCIATES LAND SURVEYING, RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF ELEVATION

ELEVATIONS ARE BASED ON NAVD88 DATUM AS ESTABLISHED BY AN RTK GPS READING. NOT CONFIRMED WITH A LOCAL BENCHMARK.

ABBREVIATIONS

AD	AREA DRAIN
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA, Ø	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LOW	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SCCO	COUNTY OF SANTA CRUZ
SCWD	SANTA CRUZ WATER DISTRICT
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

APPROXIMATE EARTHWORK QUANTITIES

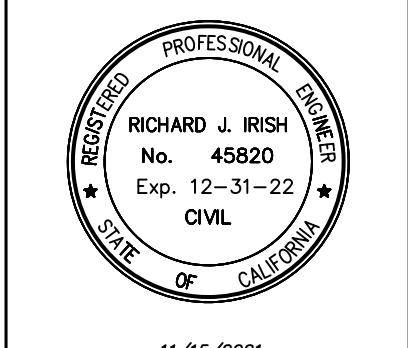
SITE GRADING	CUBIC YARDS		
	CUT	FILL	NET
FOUNDATION GRADING	15	20	5 FILL
	10	0	10 CUT

- NOTES:
- EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
 - EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
 - EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

EARTHWORK AND GRADING

- WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
- ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
- REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY DEES & ASSOCIATES, INC., ENTITLED "GEOTECHNICAL INVESTIGATION," DATED JULY 2021. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT DEES & ASSOCIATES, INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
- THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
- STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6", WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION), SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
- ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY DEES & ASSOCIATES, INC.
- IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.
- ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
- BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

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RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW RESIDENCE

FOR
MICHAEL THOMPSON & LAURA BUSHNELL
318 34TH AVENUE
SANTA CRUZ, CA 95062
APN 032-222-27

GRADING & DRAINAGE PLAN

project no.	21-056-1
date	NOVEMBER 2021
scale	AS SHOWN
dwg name	CIVIL1.dwg

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.
5. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
6. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.
7. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
8. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
9. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
10. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
11. ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
12. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
13. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
14. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
15. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
16. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 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 ARCHEOLOGICAL 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 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
18. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
19. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTHOLE. THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.
20. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.



11/15/2021



R.I. Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW RESIDENCE
FOR
MICHAEL THOMPSON & LAURA BUSHNELL
318 34TH AVENUE
SANTA CRUZ, CA 95062
APN 032-222-27

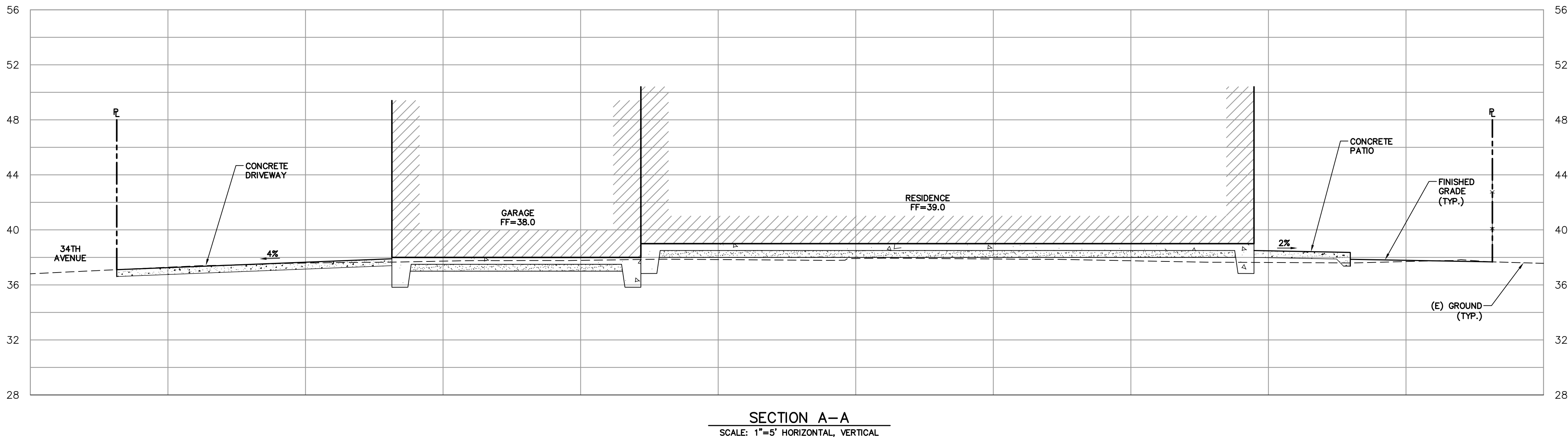
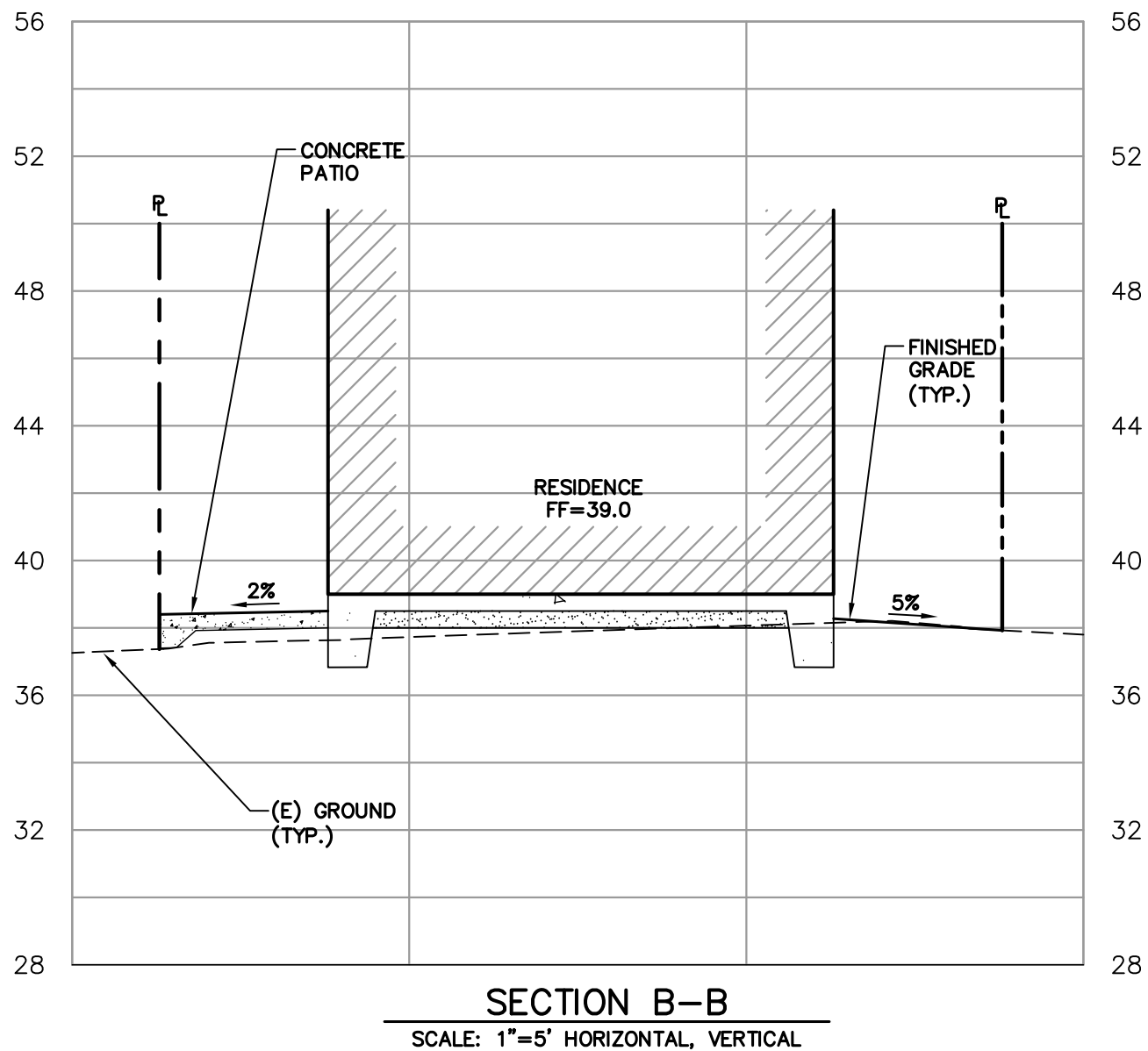
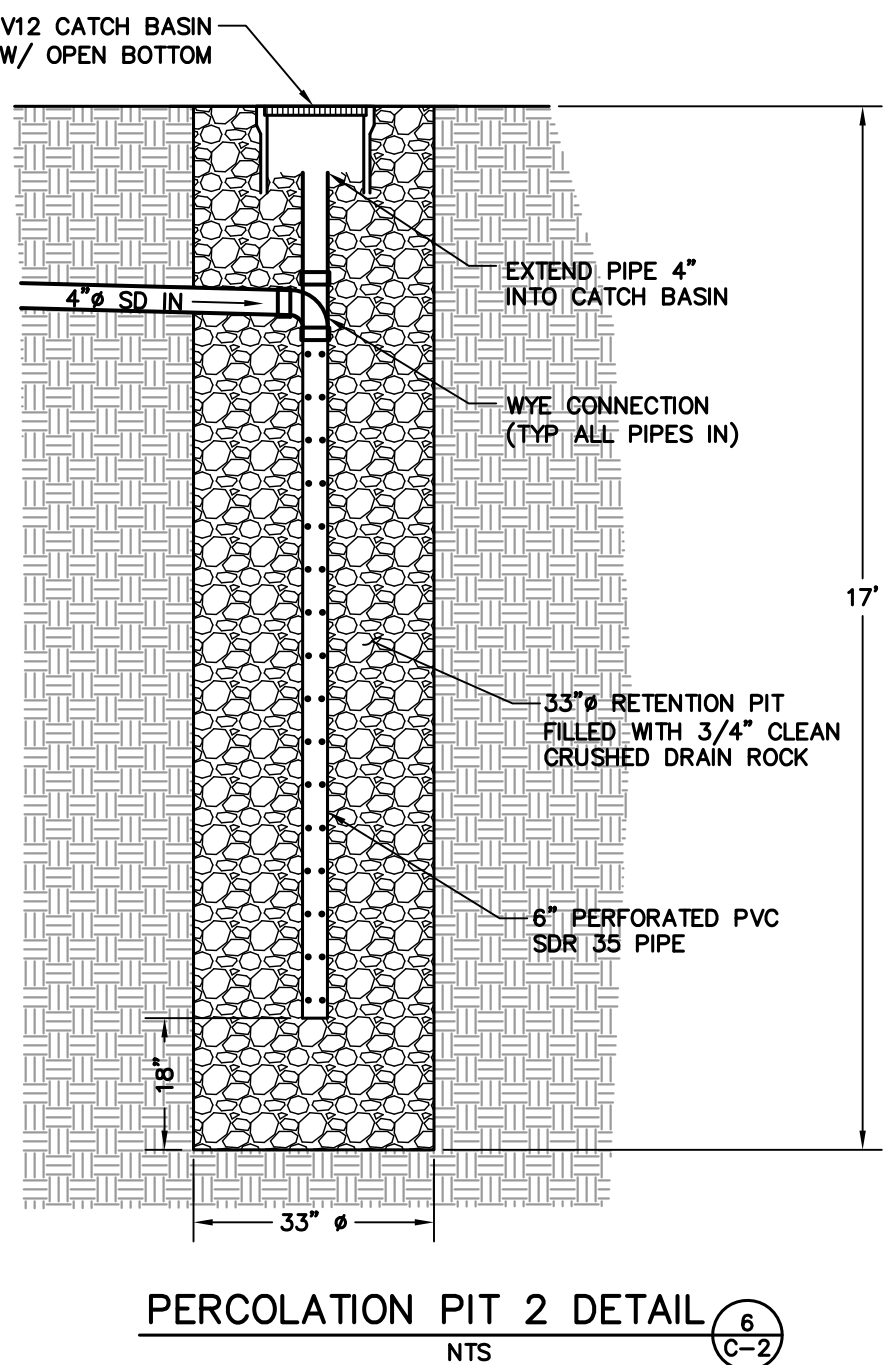
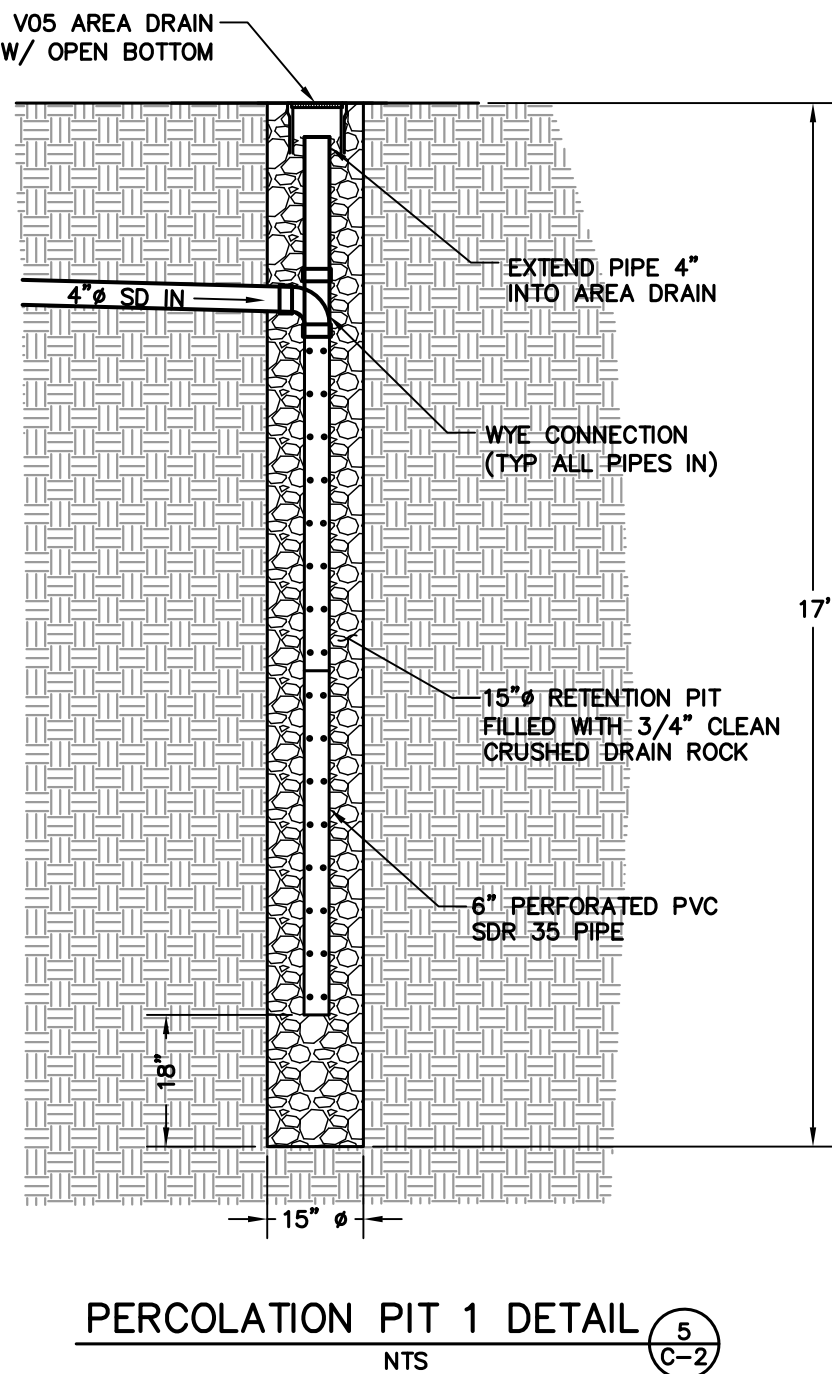
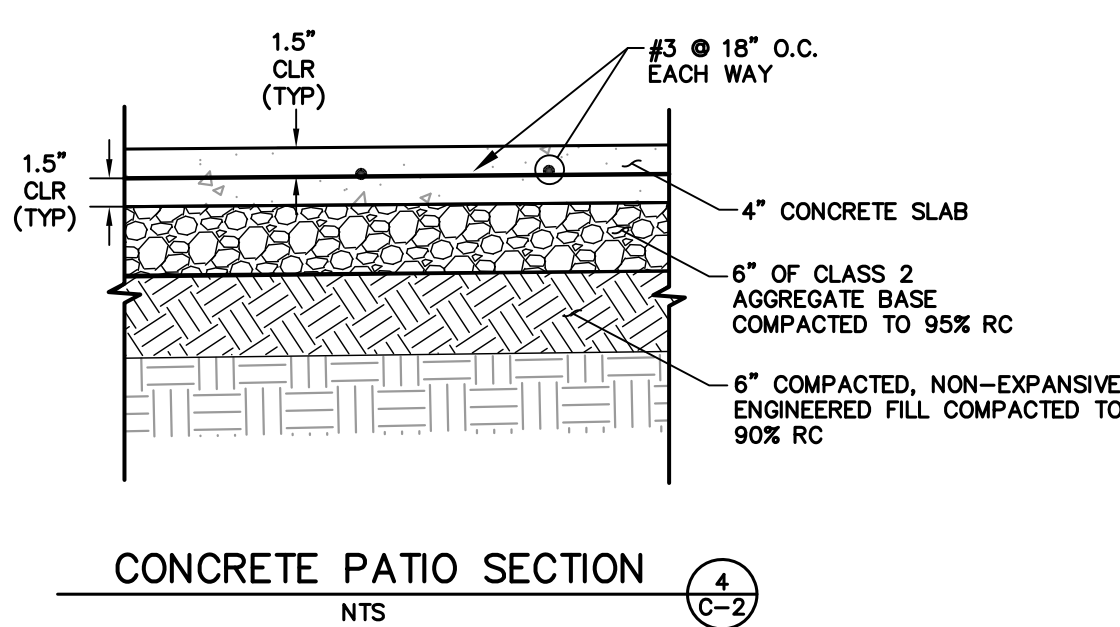
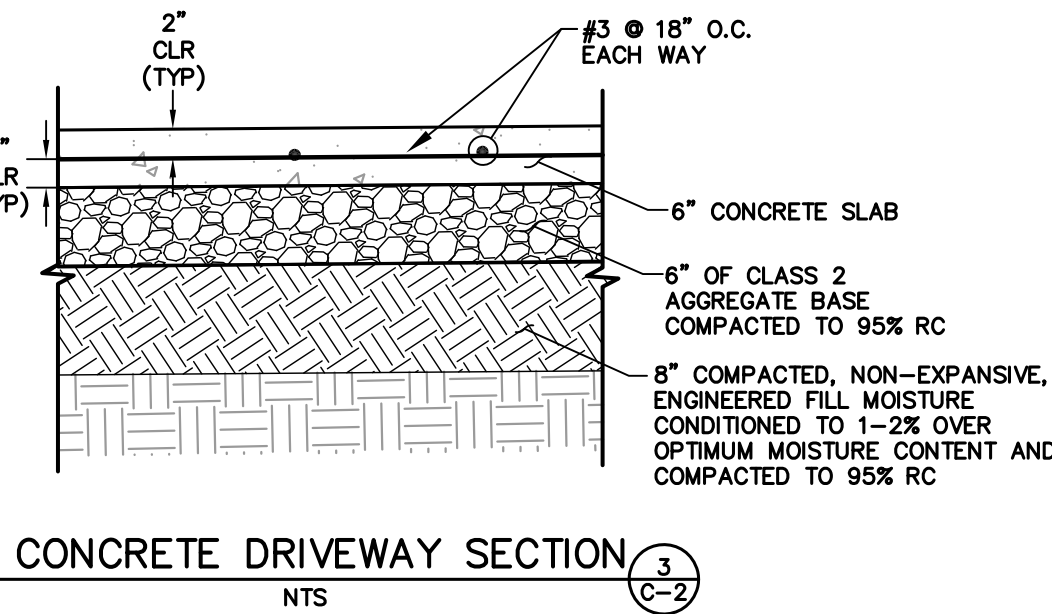
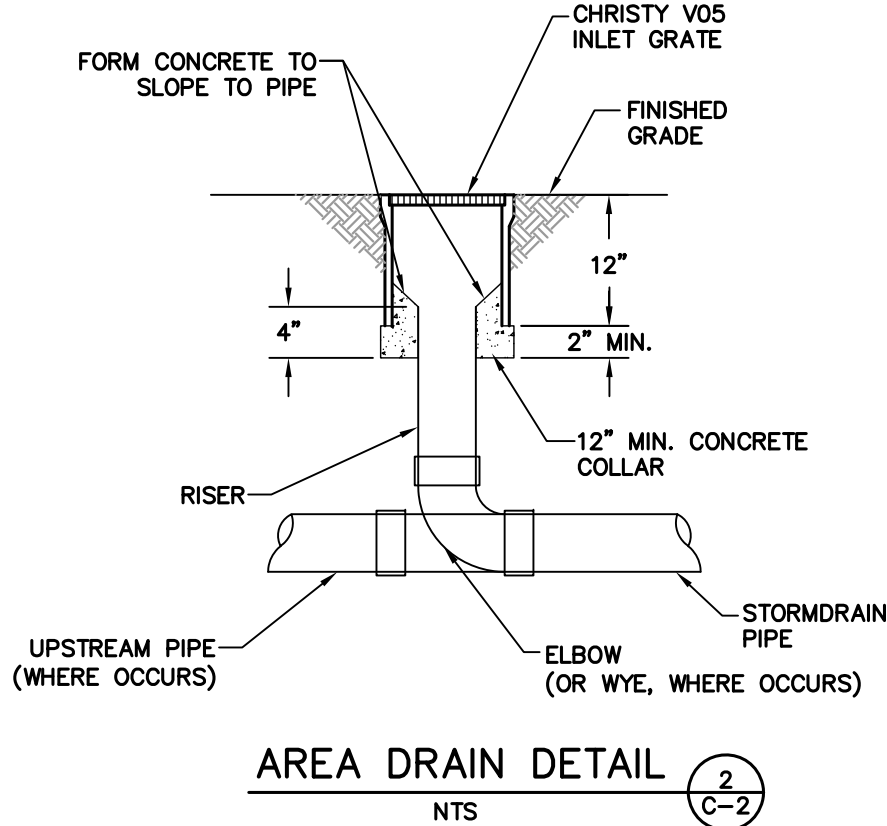
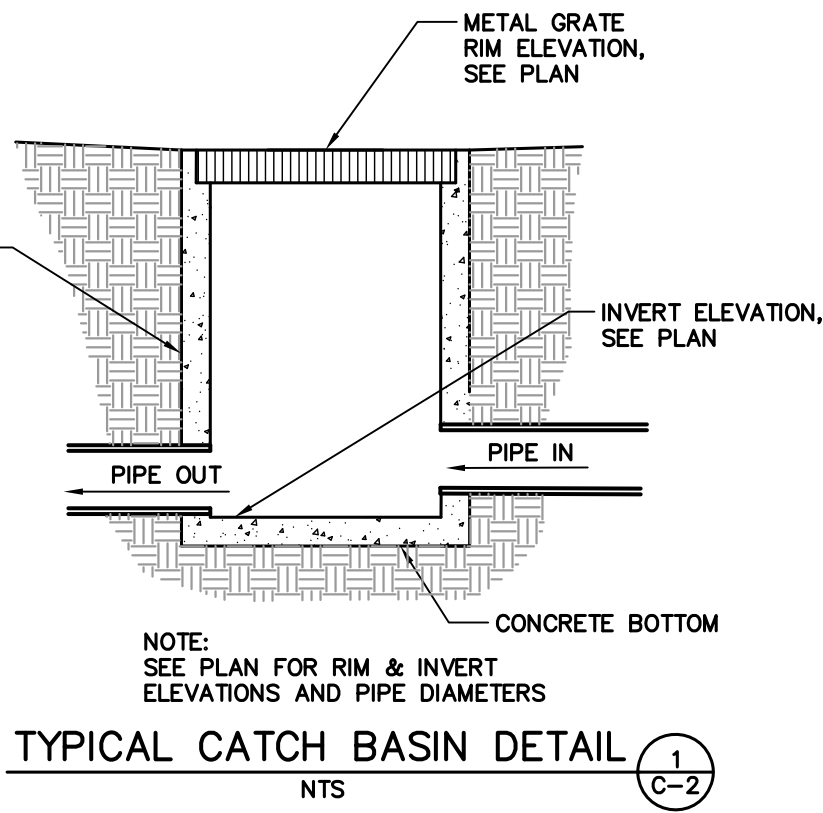
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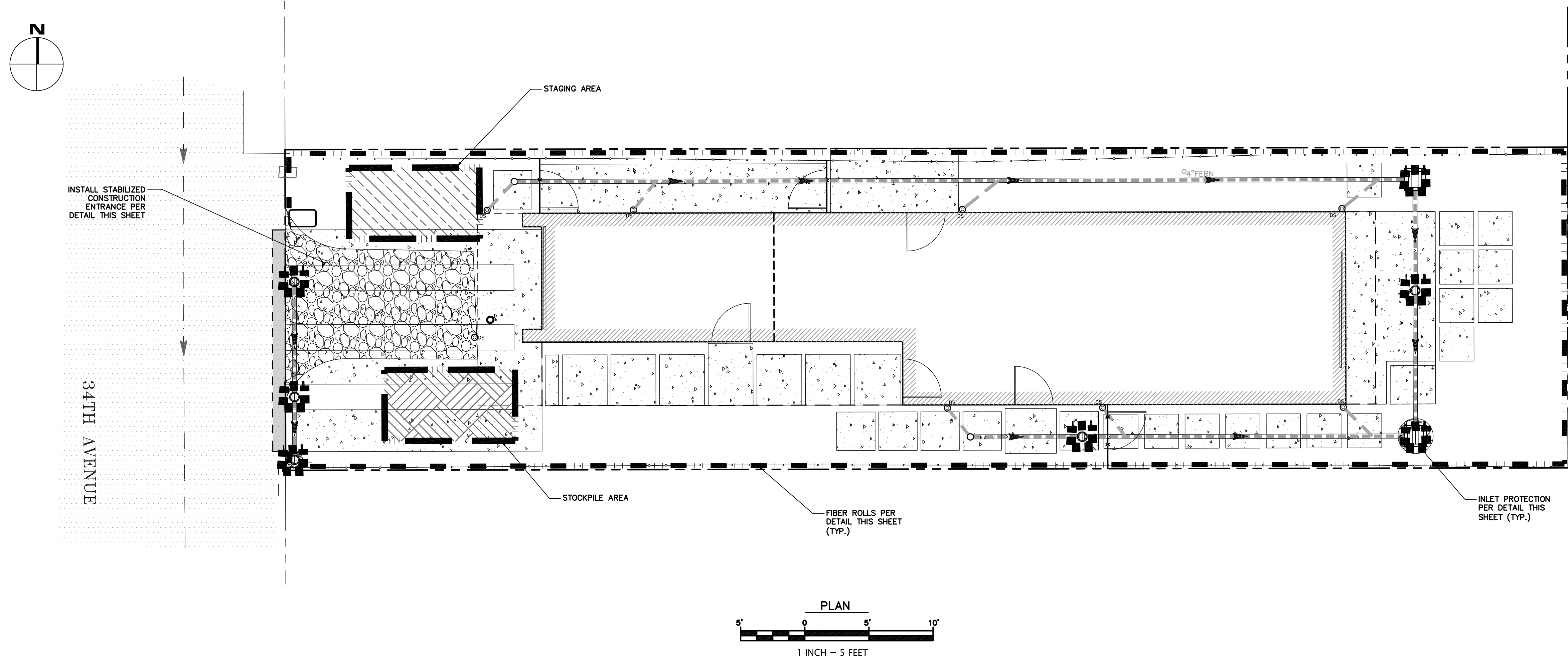
project no.
21-056-1
date
NOVEMBER 2021
scale
AS SHOWN
dwg name
CIVIL1.dwg

C-2

BUILDING PERMIT SUBMITTAL

Exhibit D





TOTAL AREA OF DISTURBANCE = 0.057 ACRES
= 2,500 SF

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

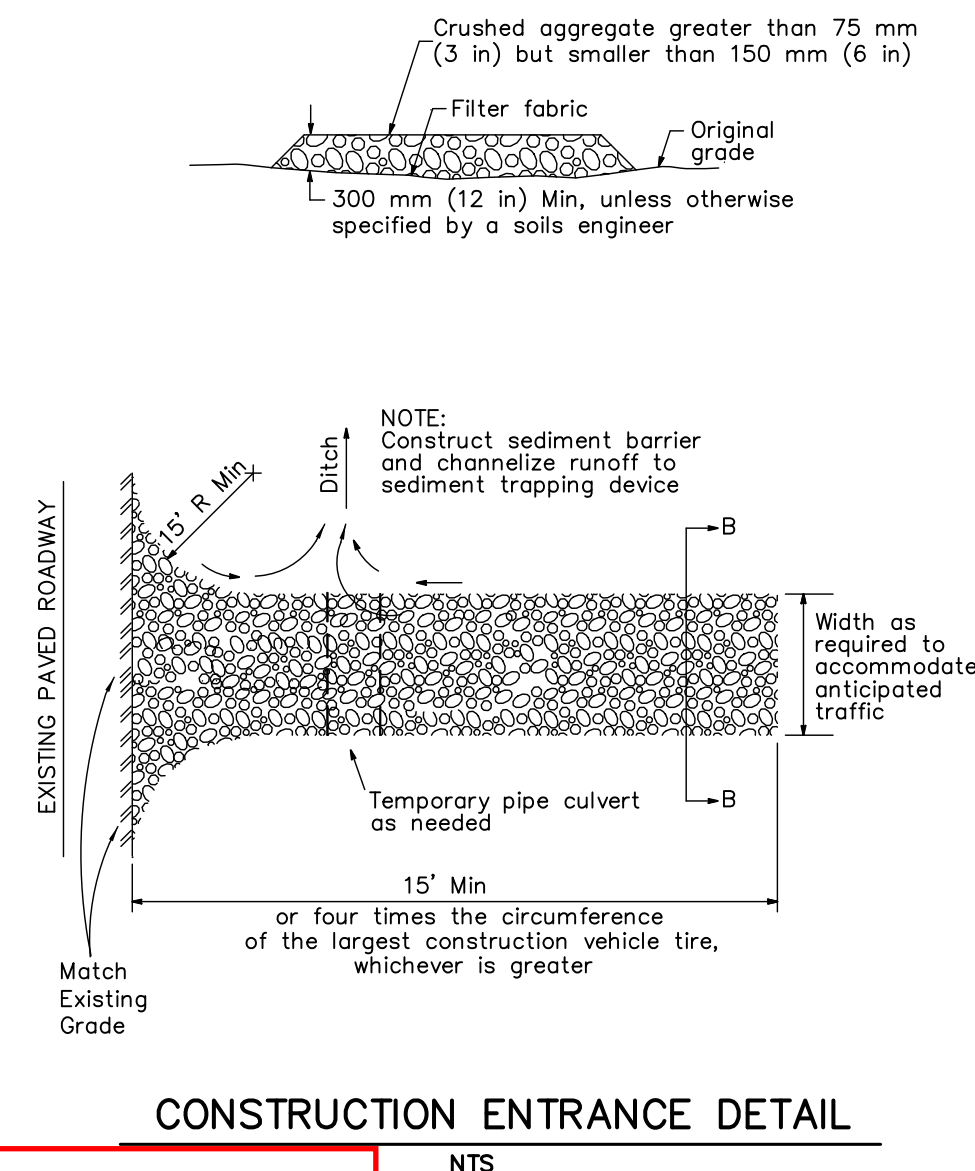
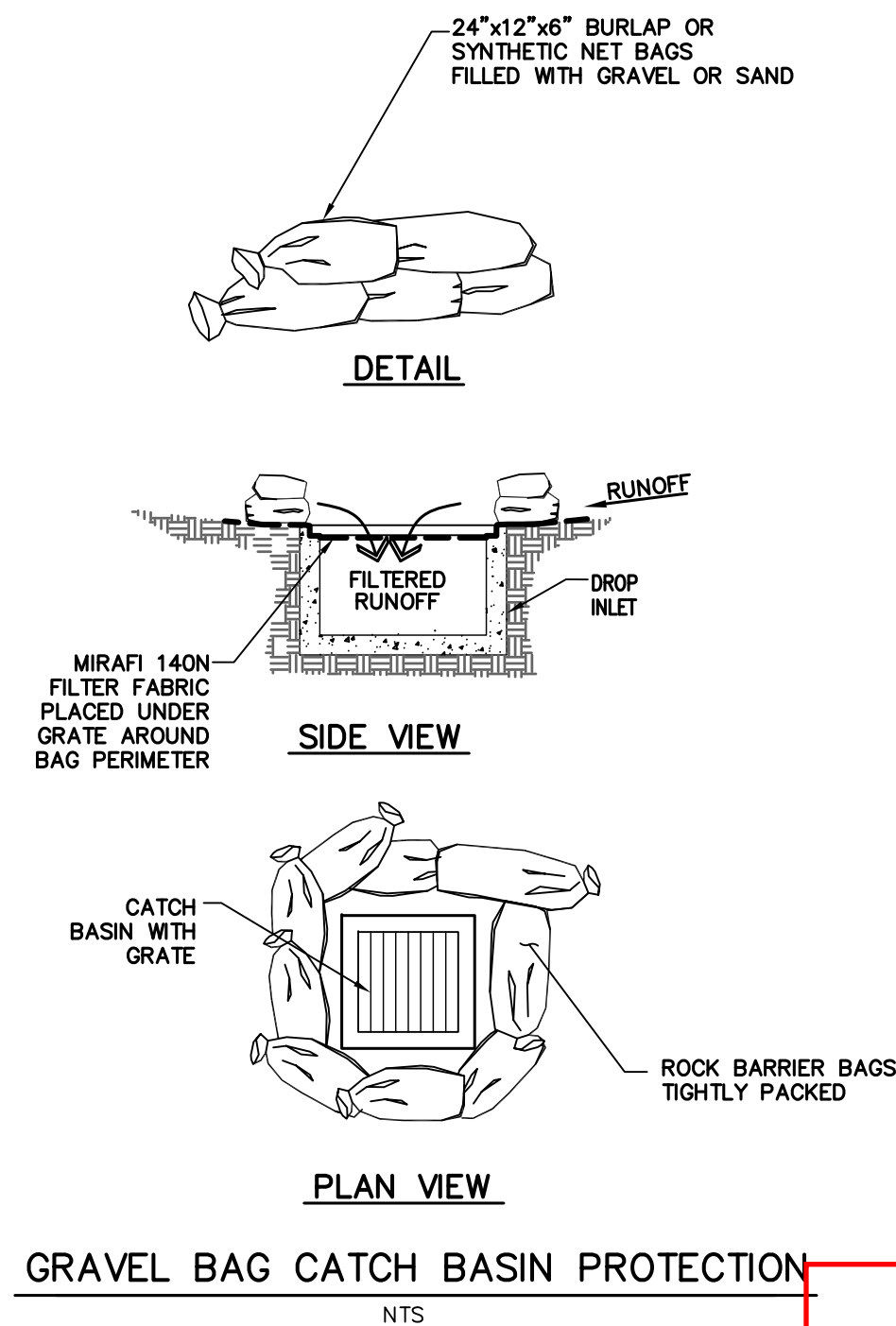
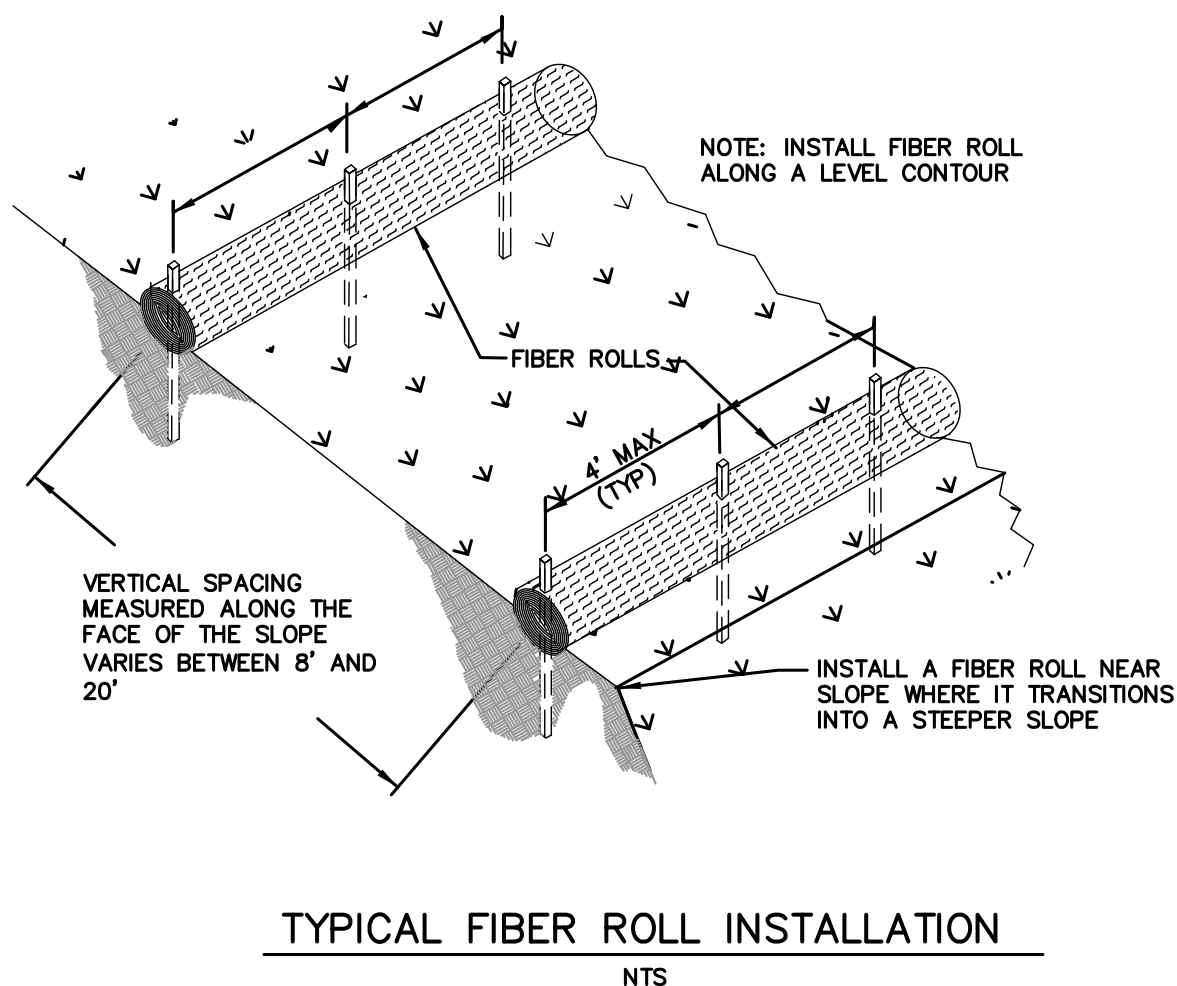
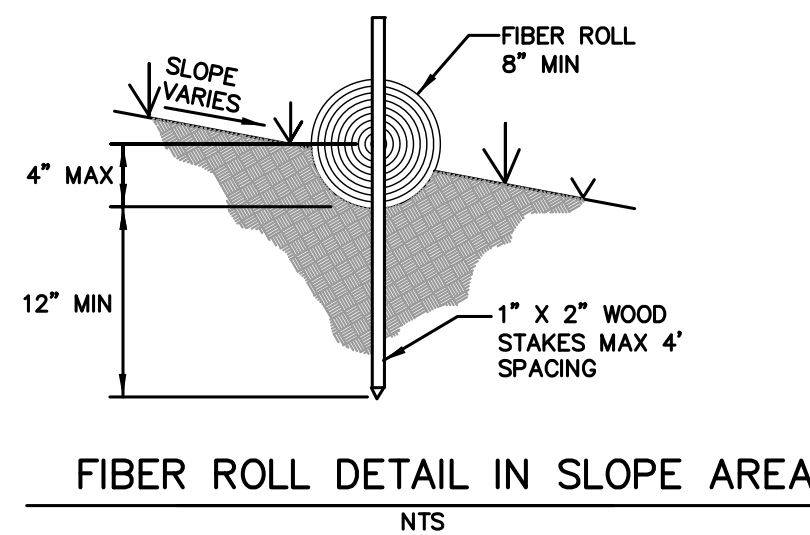
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT

1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY; AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



EROSION CONTROL MEASURES

1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4\"/>
6. AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

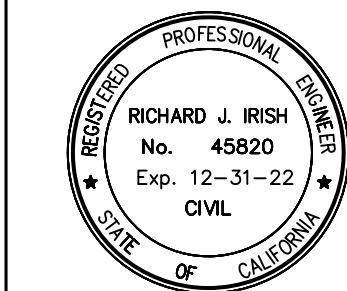
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES \leq 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES $>$ 20%.

EROSION CONTROL LEGEND

- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STOCKPILE AREA
- PROPOSED STAGING AREA



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831-425-3901 www.rengineering.com

NEW RESIDENCE
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318 34TH AVENUE
SANTA CRUZ, CA 95062
APN 032-222-Z7

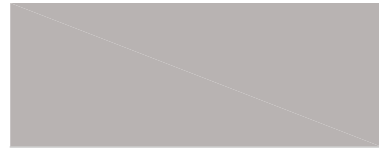
STORMWATER POLLUTION
CONTROL PLAN

project no.
21-056-1
date
NOVEMBER 2021
scale
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dwg name
CIVIL1.dwg

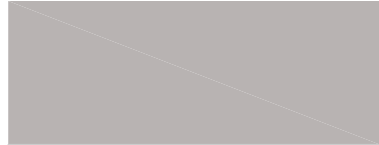
C-3

Exhibit D

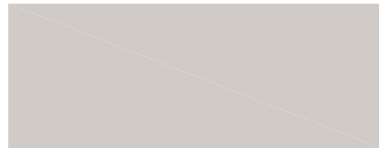
BUILDING PERMIT SUBMITTAL



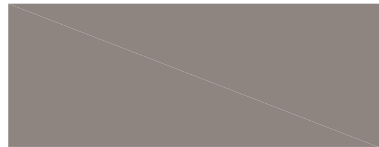
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JAMES HARDIE ARTISAN CHANNEL SIDING
KM4899 GRAY SPELL



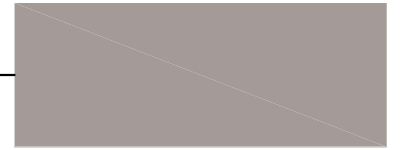
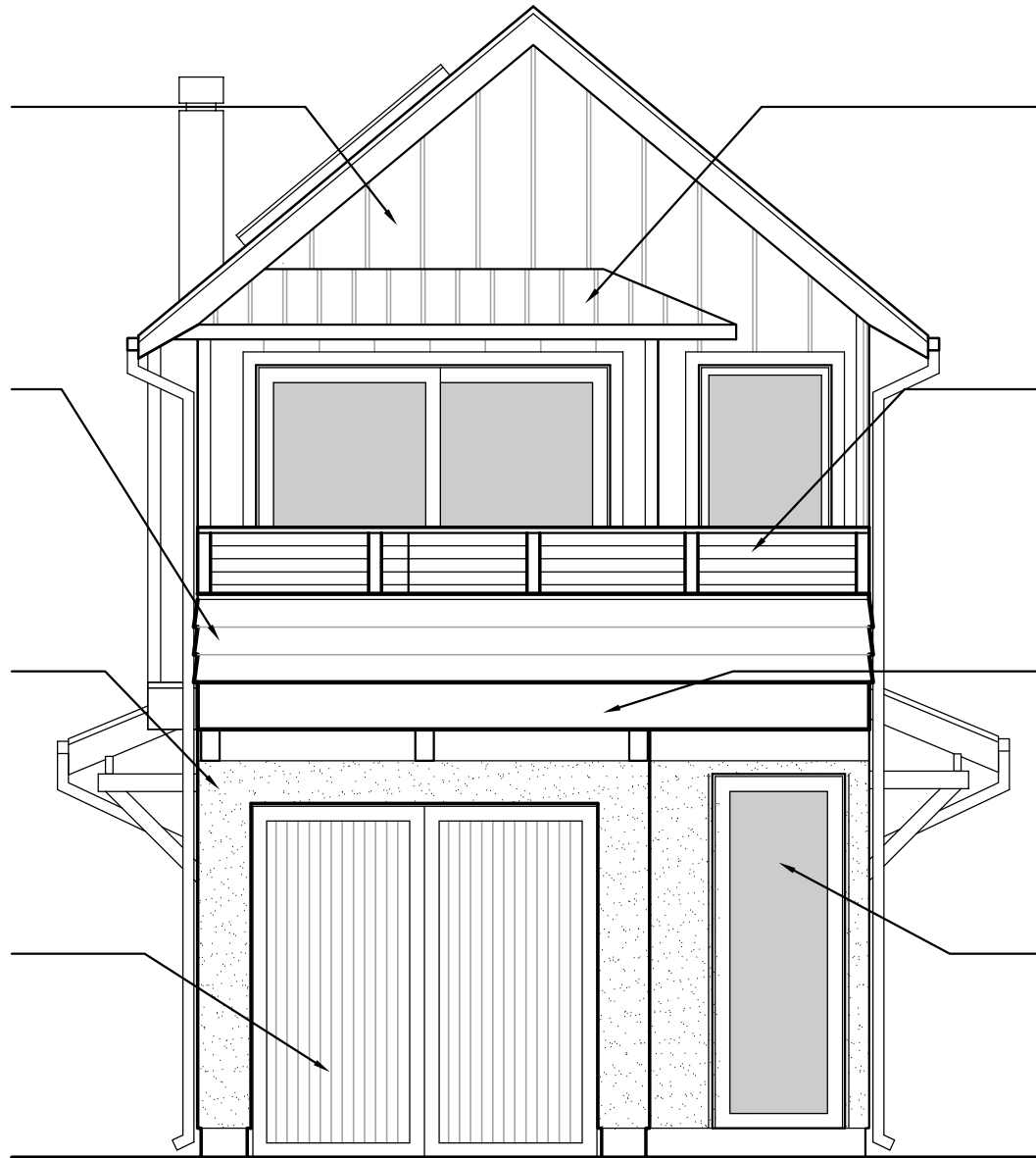
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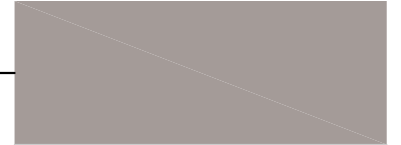
SIDING
STUCCO
KM4898 SLOW PERCH



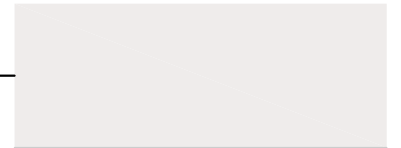
GARAGE DOORS
KM4901 HUGH'S HUE



METAL ROOFING BY DREXEL
KM4900 MUD POT'S



RAILING
KM4900 MUD POT'S



TRIMWORK & WOODWORK
PAINTED WOOD
23 SWISS COFFEE



WINDOWS & DOORS
MARVIN MODERN LINE GLAD
KM457 CLOUD WHITE

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.

1535 SEABRIGHT AVENUE, SUITE 200, SANTA CRUZ, CALIFORNIA
(831)426-8400 PHONE (831)426-8446 FAX

DVRD

DEREK VAN ALSTINE
DESIGNER

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THOMPSON-BUSHNELL RESIDENCE

318 34th AVENUE, SANTA CRUZ, CA 95062

APN: 032-222-27





SANTA CRUZ COUNTY PLANNING DEPARTMENT



Parcel Location Map

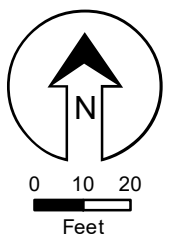


Parcel: 03222227

-  Study Parcel
-  Assessor Parcel Boundary

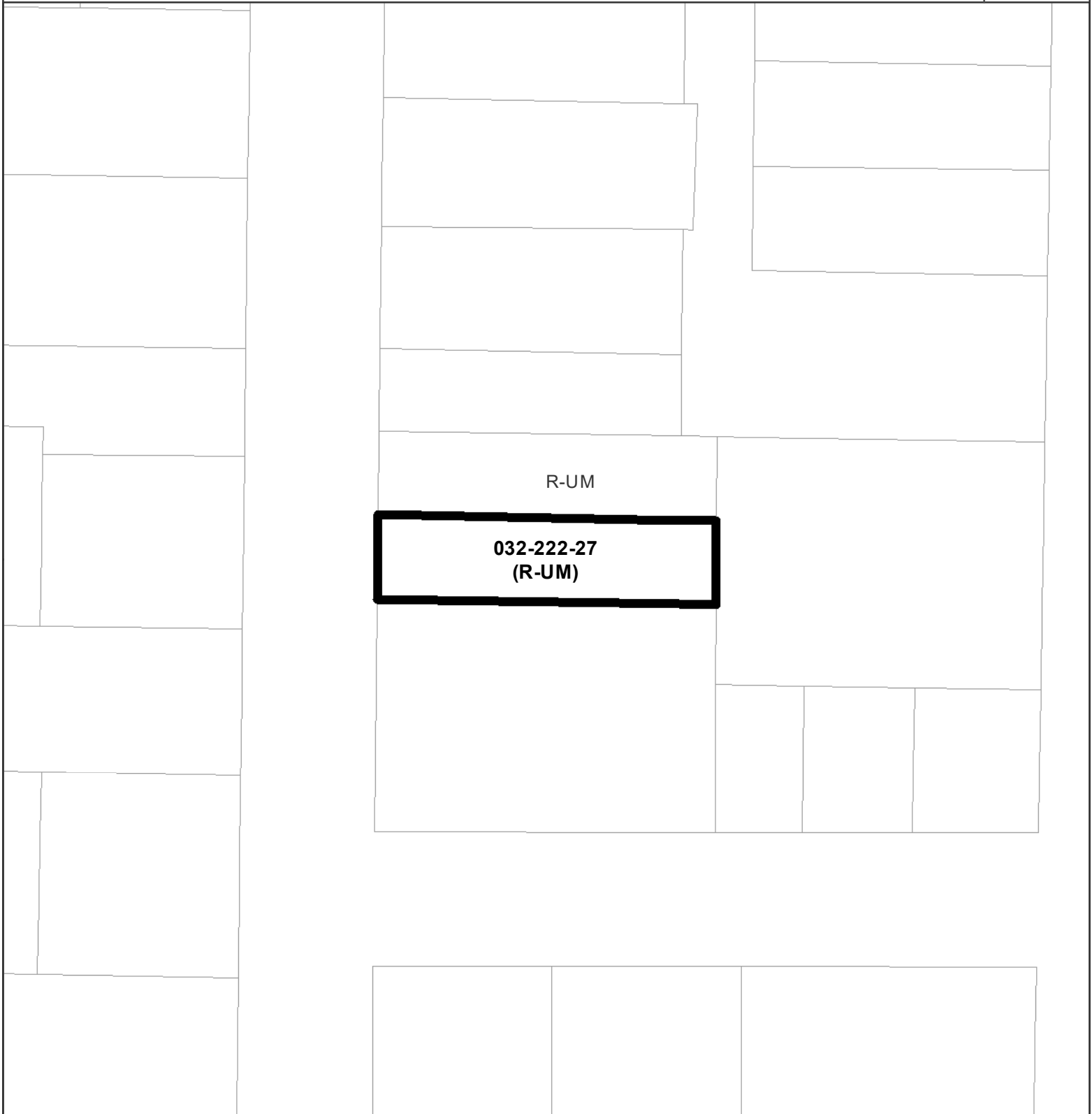
Map printed: 23 Feb. 2022

Exhibit E



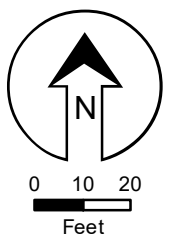


Parcel General Plan Map



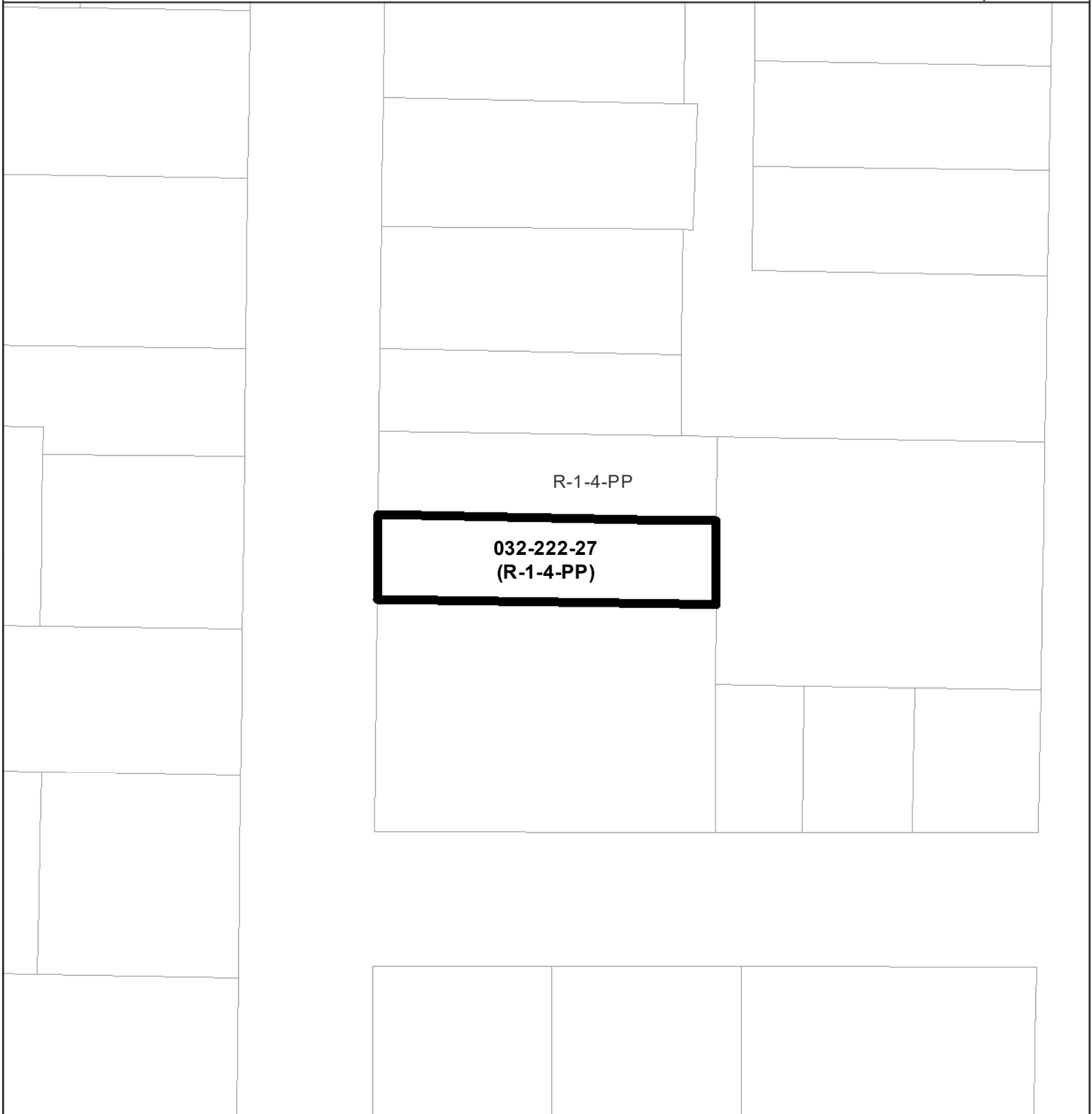
☐ R-UM *Res. Urban Medium Density*

Exhibit E



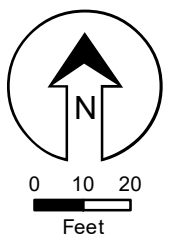


Parcel Zoning Map



☐ R-1 *Single-Family Residential*

Exhibit E



Application #: 211295
APN: 032-222-27
Owner: Laura Bushnell

Parcel Information

Services Information

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

Parcel Information

Parcel Size: 2,500 Square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: 34th Avenue
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-4-PP (Single-Family Residential-Pleasure Point
Combining)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Yes X No
Comm.

Technical Reviews: Geotechnical Report Review (REV211487)

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Flat site
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Foundation only
Tree Removal: Two trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped