



Staff Report to the Zoning Administrator

Application Number: **211170**

Applicant: Matson Britton Architects

Agenda Date: June 3rd 2022

Owner: Mary and Richard Gallivan

Agenda Item #: 3

APN: 032-231-06

Time: After 9:00 a.m.

Site Address: 2965 Pleasure Point Drive, Santa Cruz

Project Description: Proposal to remodel an existing three-bedroom single-family dwelling, including construction of a 328 square foot second story addition, construction of a new one-car garage, and construction of an accessory dwelling unit (ADU) in the R-1-5-PP zone district (single-family residential - 5,000 square foot parcel size, Pleasure Point Combining District). Project would result in a 2,386 square foot single-family dwelling and a 583 square foot ADU.

Location: Property is located on the north side of Pleasure Point Drive, approximately 500 feet from the intersection of East Cliff Drive and Pleasure Point Drive

Permits Required: Coastal Development Permit, Variance, Pleasure Point Exception

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 211170, based on the attached findings and conditions.

Project Description

The subject property is an approximately 4,074 square foot parcel located on the inland side of Pleasure Point Drive, approximately 500 feet from the intersection with East Cliff Drive, in the Pleasure Point area of Santa Cruz. The property was originally developed in 1938 and redeveloped throughout the years, including the addition of a carport to the front of a detached garage in 1976 and conversion of that carport into a family room and bedroom in 1985 (permit number 79877). Except for minor repairs and upkeep, minimal development on the property has occurred since 1985.

Existing development on the property consists of a 2,533 square foot, two-story single-family dwelling. The front portion of the house consists of a small basement on the lower floor, living space on the first floor, and two bedrooms above. The rear, one-story portion of the house is comprised of a bedroom and family room. An 18-inch juniper tree is in the front yard and several

palm trees, ranging in size from 4-inches to 8-inches, are scattered through the backyard.

The proposed project involves a significant remodel, including the addition of a bedroom above the family room in the rear of the house, the addition of a deck above the western portion of the front of the house, conversion of a living room to a garage, and the conversion of the rear-most bedroom area to a 583 square foot ADU. The resulting project is a 2,386 square foot, three-bedroom dwelling with an attached 583 square foot ADU.

The proposal includes a request for additions within the west side yard setbacks, which require a Pleasure Point Exception and a Variance. The project also requires a Coastal Development Permit to allow for an addition in excess of 250 square feet at a site which is within 300-feet of the seaward face of a coastal bluff (Santa Cruz County Code 13.20.061). The proposed ADU is not subject to public hearing, pursuant to SCCC 13.20.108.

Zoning & General Plan Consistency

The subject property is a 4,704 square foot lot, located in the R-1-5-PP (single-family residential - 5,000 square foot parcel size, Pleasure Point Combining District) zone district, a designation which allows residential uses. The proposed single-family dwelling and ADU are principally permitted uses within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

Aside from the requests for development within the side yard setback, described later in this report, development resulting from approval of this project will be a single-family dwelling, ADU, and garage that meets site and development standards for the zone district, including height, lot coverage, floor area ratio, and east side and rear yard setbacks.

Setback for Garage

The northwest portion of the house is legal non-conforming to side and rear yard setbacks. The proposed garage addition at the front of this part of the home would expand southward, resulting in approximately 15-feet of new garage structure constructed along the property line. Santa Cruz County Code 13.10.323(E)(6)(f)(iii) permits garages to be located up to zero feet from a side property line, provided "it is found that the garage will not be detrimental or injurious to property or improvements in the neighborhood, and will not unreasonably infringe on adequate light, air or privacy of adjacent residences." The proposed garage does not include any doors or windows along the property line and the structure is separated from the adjacent property by a 7-foot pedestrian walkway and the 5-foot side yard setback for the adjacent property. The one-story structure is not expected to affect light or air of the adjacent property.

Parking

The project site is presently non-conforming regarding parking. Two tandem parking spaces currently exist, while three spaces would be required for the three-bedroom home. The proposed project includes development of one new parking space to serve the ADU, as required by SCCC 13.10.681. The three-bedroom home will continue to be deficient one parking space, a condition that exists both before and after the proposed project. The three spaces parked in tandem is allowed within the Pleasure Point Combining District.

Front Yard Setback

Presently, the second story of the dwelling hangs over the first story, with both portions encroaching into the required 20-foot front yard setback. The proposed design includes an expansion of the first floor to meet the 15'6" second story setback. The proposal can be supported in that the non-conforming walls on the second story are being replaced in-kind and do not represent an expansion of their non-conformity; the proposed project is not a "reconstruction" pursuant to SCCC 13.10.260. The reduced setback on the first story is supported in that "front yard averaging" (SCCC 13.10.323(E)(7)) allows for a modified front yard setback for the first story of structures on properties where adjoining improvements have less than then required setback. Since adjacent properties are developed up to the 15'6" setback for the first story proposed by the applicant, the proposal can be supported.

Variance

A deck addition, including a decorative pergola feature above the deck, is proposed above the single-story, nonconforming portion of the house that sits 3.75-feet from the western property line. In short, the deck construction requires a small amount of development within the required 5-foot side yard setback. Where a downward sloping roofline currently exists, a wall and floor structure will be built up to support the deck patio. Planning staff supports the requested variance since it does not contribute significantly to bulk and mass of the structure and improves the overall design of the home. Further, SCCC 13.10.323(E)(1) allows for decks to cantilever into the side yard setback, an acknowledgment that deck area in the setback is permissible in some situations. The request for 1.25-feet of encroachment to facilitate construction of a deck on the second story is negligible and does not result in a realized difference in setbacks when viewed from the ground level of neighboring properties.

Pleasure Point Combining District and Exception

The project site is located in the Pleasure Point Combining District (SCCC 13.10.444), which provides design incentives and requires that development comply with additional design criteria beyond those described in SCCC 13.10.323. At 60-feet wide, the subject property is required to incorporate a 10-foot setback for second story portions, or portions, of a single-story wall that exceeds 15-feet in height. The east side of the home complies with the required second story setbacks both before and after the remodel. However, a pergola proposed over the deck on the west side of the home would not. The three outermost posts, as well as half of the rafters, are located within 10-feet of the property line and exceed 15-feet in height and therefore require an exception to the Pleasure Point Design Criteria.

Planning Staff support the allowance for an encroachment into this second story setback, as it both achieves a superior design (when evaluated with the project as a whole) and would not result in significant shading on the adjacent property. The design does not contribute to significant bulk or mass to the structure. The deck area is already allowed as a conforming addition and the allowance for the pergola would not result in additional or excessive human activity in that area of the structure.

The proposal otherwise complies with the design criteria required or allowed by the Pleasure Point Combining District.

Coastal Development Permit and Local Coastal Program Consistency

The proposed project includes a 328 square foot addition on the second floor, as well as a new, 100 square foot stairway on the rear of the home. The subject property is located within 300-feet of the seaward face of a Coastal bluff and the proposed addition, in excess of 250 square feet, requires a Coastal Development Permit, as required by SCCC 13.20.061.

In conjunction with the remodel, the bedroom and living areas in the northwest corner of the property will be converted into an ADU. SCCC 13.20.108 directs that ADU's located within the appealable area of the Coastal Zone shall require a Coastal Development permit. A public hearing is not required for these projects and could be processed concurrently with a building permit. Since the proposed ADU and remodel are, to an extent, contingent on each other, the ADU was included for consideration as part of this permit.

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

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **211170**, 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

Report Prepared By: Evan Ditmars
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3227
E-mail: evan.ditmars@santacruzcounty.us

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: 211170

Assessor Parcel Number: 032-231-06

Project Location: 2965 Pleasure Point Drive, Santa Cruz

Project Description: Proposal for a remodel and addition at an existing single family dwelling. Proposal includes the addition of a bedroom, construction of a new on-car garage, and construction of a 583 square foot ADU

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: 032-231-06

- 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);

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

F. Reasons why the project is exempt:

Remodel and addition to a single-family dwelling and construction of an accessory dwelling unit 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: _____

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-1-5-PP (Single family residential - 5,000 square foot parcel size, Pleasure Point Combining District), a designation which allows residential uses. The proposed single-family dwelling and accessory dwelling unit (ADU) are principal permitted uses within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium 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 proposed single-family dwelling and ADU will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed project retains the aesthetic of the existing dwelling, which is one of the oldest homes in the neighborhood. The changes proposed to the exterior of the structure, including a small balcony on the second story of the home and the addition of a deck and pergola above the first floor provide visual interest from the street and break up the massing of the structure.

The proposed change of the roofline (from flat roof to pitched) above the rear, one-story living area ties the two parts of the structure together to provide continuity between the upper and lower portions of the structure. The design results in the appearance of coordinated development on the site when compared to the existing design.

The proposed development retains the existing, mature vegetation on-site, including the 18" juniper tree in the front yard. Three trees, ranging from 4 to inches in diameter, directly adjacent to the home in the rear yard will be removed to install a ground level deck and pergola but the larger 8-inch palms on the rear property will be retained.

The proposed ADU will be complementary to the existing structure. The ADU would be set back 60 feet from the street behind the main dwelling and will not be visible from the ocean or beach. The ADU will be incorporated into the design of the proposed dwelling, which is visually compatible with the neighborhood. No special natural features occur on the site, and mature trees have been maintained. The proposed conversion retains the original structural footprint and will have no visual impact on the built environment or neighborhood compatibility.

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 directly across the street from the project site, between 2970 and 3000 Pleasure Point 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-1-5-PP (single-family residential - 5,000 square feet, Pleasure Point Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

The proposed ADU will be ancillary to the primary structure on the property.

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 dwelling and ADU will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Variance Findings

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

This finding can be made in that the property was developed as one of the first homes in the neighborhood and is slightly nonconforming to one side yard setback (west side). A strict requirement to meet the 5-foot side yard setback would result in a lesser design. Further, many of the homes on the street pre-date current standards and the proposed development is within the spectrum of designs found on new and old homes along the street. 3021 Pleasure Point Drive is developed with a second story deck above a non-conforming first story. 2950 Pleasure Point Drive was granted approval for development of a second story deck over a non-conforming guest cottage with a zero-lot line. The proposed project includes a greater second story setback than those approved on the previously mentioned projects.

2. That the granting of such 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 primary use of the property will continue to be one single-family dwelling constructed to prevailing standards. The proposed variance allows just one small portion of a second story addition to encroach 1.25 feet into the 5-foot side yard setback; the first story of the structure and the highest point of the roof are already developed within the setback. The variance would not result in development that would encroach beyond the existing first floor and would result in minimal, if any, impacts on the adjacent property. The adjacent property has no windows on the side of the house which faces the proposed deck.

The variance would not conflict with the purpose of the Pleasure Point combining district, the intent of which is to encourage reduced “visual and shading impacts of new and expanded houses on neighboring parcels and houses”, in that the development would be less than 15-feet tall and is not subject to the special setbacks for second story developments.

3. That the granting of such variance 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 many other homes along Pleasure Point Drive are developed with non-conforming first and second stories. 3021 and 2950 Pleasure Point Drive are two examples of properties which were granted development permits for additions such as the one proposed by this project. Pleasure Point Drive has a pattern of development which includes homes with nonconforming setbacks on the first and second stories. Any of these homes could be redeveloped to include nonconforming second story setbacks. The proposed variance would result in a structure that is compatible with the existing development pattern in the neighborhood.

Pleasure Point Exception Findings

1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or
2. The Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or
3. The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.344.

The proposed pergola complements the development as a whole and improves the aesthetic of the deck compared to a design without the pergola. The open construction of the pergola is unlikely to contribute significantly to shading on the adjacent property. A compliant design with just two thirds of the deck covered in pergola, would look incomplete.

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 ADU and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5-PP (Single family residential - 5,000 square feet, Pleasure Point Combining District) zone district as the primary use of the property will be one single-family dwelling and one accessory dwelling unit (ADU). With the exception of a small portion of the second story on the west side of the property, the proposal is compliant with the site and development 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-UM (Urban Medium Density Residential) land use designation in the County General Plan.

Other than the requested Variances, the proposed dwelling and ADU and meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

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 project entails the remodel of an existing single-family dwelling, to be constructed on an existing developed lot. No additional traffic is anticipated to result from the remodel, as the home will remain a three-bedroom dwelling pre-and post-project. One additional peak trip is anticipated as a result of the ADU and 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 dwelling and ADU are consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit D: Project plans, prepared by Matson Britton Architects, dated 4/15/21.

- I. This permit authorizes a remodel and addition to a single-family dwelling and the construction of an ADU, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. Grading, drainage, and erosion control plans.
 4. 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. 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.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The application submittal shall adhere to the County Design Criteria 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.
- C. 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.
1. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
 2. Project shall satisfy all Department of Public Works County of Santa Cruz Design Criteria and Santa Cruz County Sanitation District (SCCSD) requirements.
 3. Prior to building permit issuance, the following conditions shall be completed to satisfy the Department of Public Works Sanitation requirements:
 - a. Project shall provide a final plumbing/floor plan and design details that are consistent with the current County of Santa Cruz Sanitation District code and County Design Criteria (SCCSD) Part 4, Sanitary Sewer Design. A sewer profile shall be submitted showing the existing lateral layout and any new connections up to the main within the right-of-way for this parcel. Outdoor showers shall not be connected to the sewer lateral.
 - b. Project shall comply with Private Sewer Maintenance requirements as defined in Title 7, Chapter 7.04, Section 7.04.325 of the SCCSD code.

- c. 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.
 - d. SCCSD sewer service, connection and fixture fees shall be administered. Reference Title 5, Chapter 5.04, Section 5.04.080 “New Facilities” and Section 5.04.160 “Sewer Service Charges” of the SCCSD code
 - E. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single-family dwellings.
 - F. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.
 - G. 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.
 - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

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

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

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.

& L, A @	AND	H.B.	HOSE BIB
	ANGLE	HDR.	HEADER
A.B. (A) A.C.I.	AT	HDWR.	HARDWARE
	DEGREE	HORIZ.	HORIZONTAL
A.DJ. A.FF.	ANCHOR BOLT	HT., H.	HEIGHT
	ABOVE	I.D.	INSIDE DIAMETER
A.J.S.C.	AMERICAN	IN.	INCH(ES)
	CONCRETE	INSUL.	INSULATION
A.LT.	INSTITUTE	INT.	INTERIOR
	ADJACENT	JT.	JOINT
A.LUM.	ABOVE FINISH	K.P.	KING POST
	FLOOR	L	LENGTH
A.MFR.	LINEAR	LIN.	LINEAR
	OF STEEL CONSTRUCTION	MAX.	MAXIMUM
A.MIN.	ALTERNATE	M.B.	MACHINE BOLT
	ALUMINUM	MEMB.	MEMBRANE
A.A.S.T.M.	APPROXIMATELY	MFR.	MANUFACTURER
	ARCHITECTURAL	MIN.	MINIMUM
(B)	AMERICAN SOCIETY	MISC.	MISCELLANEOUS
	OF TESTING MATERIALS	MIL.	METAL
BD.	BELOW	MW.	MICROWAVE
BLDG.	BOARD	N.	NORTH
BLKG.	BUILDING	(N)	NEW
BM.	BLOCKING	N.T.S.	NOT TO SCALE
B.N.	BEAM	O/	OVER
B.O.	BOUNDARY NAILING	O.C.	ON CENTER
BOT.	BOTTOM OF	O.D.	OUTSIDE DIAMETER
BOTT.	BOTTOM	O.H.	OPPOSITE HAND
BTWN.	BETWEEN	OV.	OVEN
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
C.B.	CEILING BEAM	PL.	PLATE
C.J.	CEILING JOIST	PLYWD.	PLYWOOD
CLG.	CEILING	PKG.	PARKING
CLR.	CLEAR	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	QTY.	QUANTITY
CONT.	CONTINUOUS	RAD.	RADIUS
CTR.	CENTER	R.B.	ROOF BEAM
CL	CENTERLINE	RCP.	REFLECTED
Db	BAR DIAMETER		CEILING PLAN
DBL	DOUBLE	RE.	REFERENCE
DEG.	DEGREE	REF.	REFRIGERATOR
DEMO.	DEMOLISH	REINF.	REINFORCED
DET. DTL.	DETAIL	REQ'D.	REQUIRED
D.W.	DISHWASHER	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
DWN.	DOWN	R.R.	ROOF RAFTER
DN.	EXISTING	SCHED.	SCHEDULE
(E)	EACH	SF.	SQUARE FOOT
EA.	EDGE NAILING	SQ. FT.	SQ. FT.
EL.	ELEVATION	SHTG.	SHEATHING
ELEV.	ELEVATOR	SHT.	SHEET
ELEV.	ENGINEER	SIM.	SIMILAR
ENG.	EQUAL	SL.	SLOPED
EQ.	EXTERIOR	SPKL.	SPRINKLER
EXT.	EACH WAY	SQ.	SQUARE
E.W.	FLOOR BEAM	STAGG.	STAGGER
F.B.	FINISHED FLOOR	STD.	STANDARD
F.F.	FINISHED FLOOR	STL.	STEEL
FIN.	FLOOR JOIST	STR.	STRUCTURAL
F.J.	FLUSH	STRUCT.	STRUCT.
FL.	FLOOR	T&B	TOP & BOTTOM
FLR.	FIELD NAILING	T&G	TONGUE & GROOVE
F.N.	FOUNDATION	THK.	THICK
FND.	FACE OF	T.O.	TOP OF
F.O.	FIREPLACE	T.P.	TOILET PAPER
FP.	FIRE RATED	TYP.	TYPICAL
F.R.	FOOT OR FEET	U.B.C.	UNIFORM BUILDING CODE
FT.	FOOTING		VERTICAL
FIG.	FREEZER	VERT.	WIDTH
FZ.	GAUGE	W.	WOOD
GA.	GALVANIZED	WD.	WOOD
GALV.	GRADE BEAM	WH.	WATER HEATER
G.B.	GLU-LAM BEAM		
GLB.	GYP. BD., G.W.B.		

ABBREVIATIONS

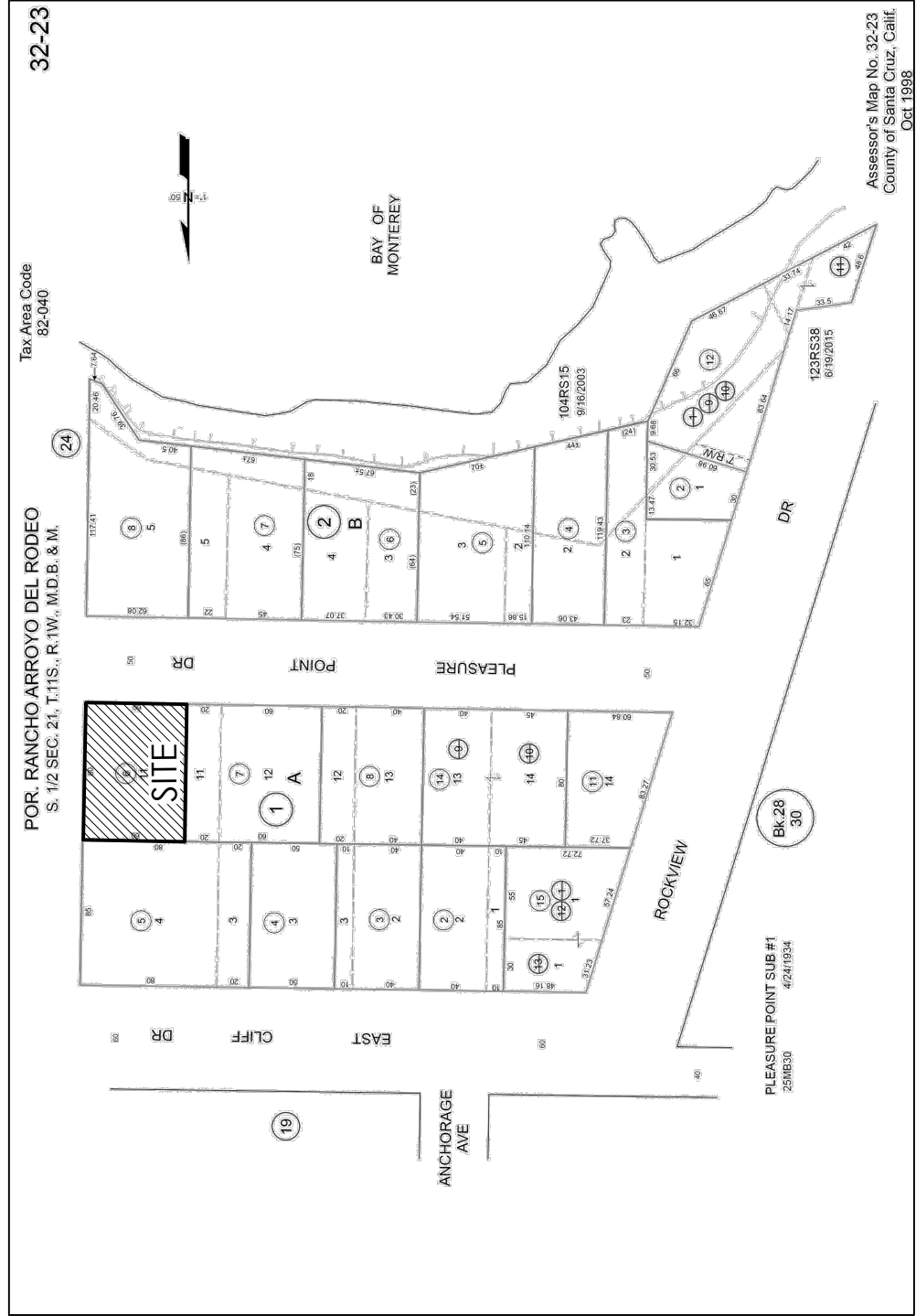
FIRE PROTECTION NOTES

1. THESE PLANS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE AND 2019 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3 & U, TYPE V-B, NON SPRINKLED.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 400 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1500 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 400' FROM BUILDING.

VICINITY MAP



PARCEL MAP



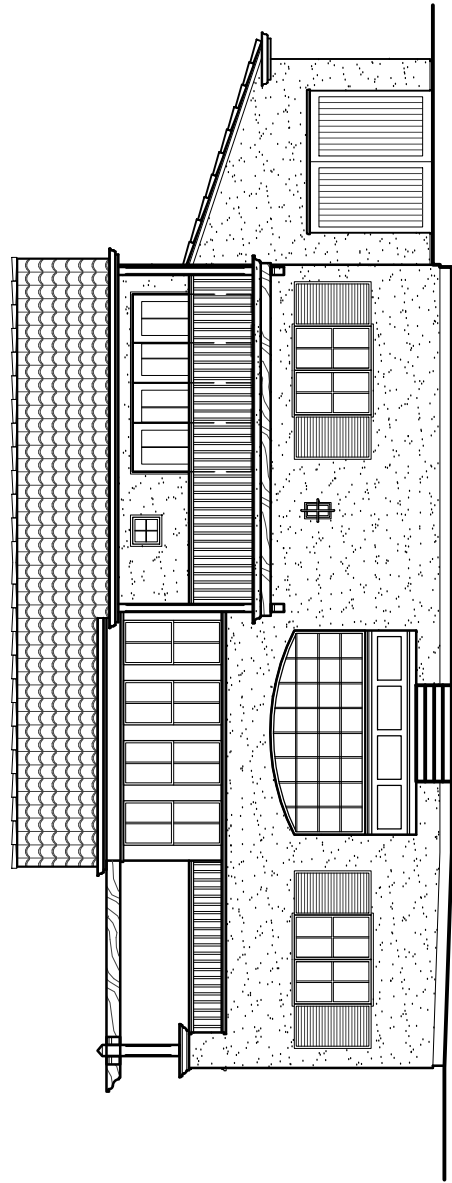
GALLIVAN RESIDENCE

REMODEL / ADU

2965 PLEASURE POINT DRIVE

SANTA CRUZ, CA 95003

APN: 032-231-06



CONSULTANTS

- ARCHITECTS:
- MATSON BRITTON ARCHITECTS
728 N. BRANCFORTE
SANTA CRUZ, CA 95062
PHONE: 831-425-0544
- SURVEYING:
- HANNAGAN LAND SURVEYING,
INC.
305-C SOQUEL AVE.
SANTA CRUZ, CA 95062
PHONE: 831-469-3428

PROJECT CALCULATIONS

Exhibit D

OWNER: RICHARD & MARY GALLIVAN
2965 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062

A. P. N.: 032-231-06

ZONING: R-1-5-PP

OCCUPANCY GROUP: R-3 & U (PER 2019 CBC)

CONSTRUCTION TYPE: V-B (NON SPRINKLERED)

PROJECT DESCRIPTION:
REMODEL / ADDITION TO AN EXISTING 3 BEDROOM, 2 BATH SINGLE FAMILY DWELLING. REMODEL RESULTS IN A 3 BEDROOM, 3 BATH MAIN RESIDENCE WITH A NEW ATTACHED ONE CARE GARAGE.
ADDITION OF A NEW 583 SQFT. ADU WITH ONE BATH.

PROJECT INFORMATION

ARCHITECTURAL DRAWINGS	ARCHITECTURAL DRAWINGS
P1 TITLE SHEET	P7 EXISTING EXTERIOR ELEVATIONS
P2 SITE PLAN	P8 EXISTING EXTERIOR ELEVATIONS
P3 EXISTING / DEMO. FLOOR PLANS	P9 PROPOSED EXTERIOR ELEVATIONS
P4 EXISTING / PROPOSED BASEMENT FLOOR PLANS	P10 PROPOSED EXTERIOR ELEVATIONS
P5 PROPOSED FLOOR PLANS	
P6 EXISTING & PROPOSED ROOF PLANS	

SHEET INDEX

SURVEY PLAN
SU-1 SURVEY

TOTAL LOT SIZE: 4,800 SQFT. ±

MAX LOT COVERAGE (40% OF LOT SIZE)
4,800 SQFT. X .40 = 1,920 SQFT. (40%)

EXISTING LOT COVERAGE (FOOTPRINT)
EXISTING FIRST FLOOR: 1,697.5 SQFT.
EXISTING COVERED PORCH: 200.1 SQFT.
TOTAL SQFT.: 1,897.6 SQFT.

TOTAL LOT COVERAGE 39.5%

PROPOSED LOT COVERAGE (FOOTPRINT)
EXISTING FIRST FLOOR TO REMAIN: 1,072.9 SQFT.
NEW FIRST FLOOR: 149.9 SQFT.
NEW FIRST FLOOR COVERED PORCH: 84.3
NEW GARAGE: 221.5 SQFT.
TOTAL SQFT.: 1,528.6 SQFT.

TOTAL LOT COVERAGE 31.8%

1,528.6 SQFT. / 4,800 SQFT. =

MAX FLOOR AREA RATIO (F.A.R.) [50% OF NET LOT SIZE]
4,800 SQFT. X .50 = 2,400 SQFT. (50%)

EXISTING RESIDENCE F.A.R.: 1,697.5 SQFT.
EXISTING FIRST FLOOR CONDITIONED AREA: 835.5 SQFT.
EXISTING SECOND FLOOR CONDITIONED AREA: 2,533 SQFT.

EXISTING F.A.R.: 52.7%

2,533 SQFT. / 4,800 SQFT =

PROPOSED RESIDENCE F.A.R.: 1,072.9 SQFT.
NEW FIRST FLOOR COND. AREA TO REMAIN: 149.9 SQFT.
EXISTING SECOND FLOOR COND. AREA TO REMAIN: 835.5 SQFT.
NEW SECOND FLOOR CONDITIONED AREA: 328.1 SQFT.
GARAGES: 221.5 SQFT. - (225 S.F.CREDIT) = 0 SQFT.
TOTAL SQFT. (W/ CREDITS TAKEN) : 2,386.4 SQFT.

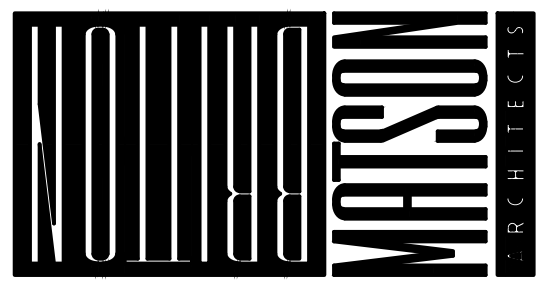
PROPOSED F.A.R.: 49.7%

2,386.4 SQFT. / 4,800 SQFT. =

PROPOSED ADU: 583.1 SQFT.

PROPOSED PORCHES / DECKS: 84.3 SQFT.
FIRST FLOOR (COVERED): 341.3 SQFT.
SECOND FLOOR DECKS (UNCOVERED): 305 SQFT.

PARKING SPACES: 2 UNCOVERED
EXISTING: 2 UNCOVERED, 1 COVERED
PROPOSED:



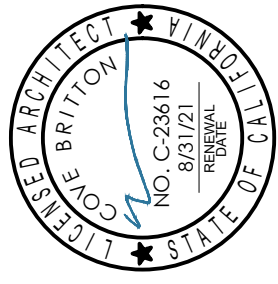
728 N BRANCFORTE
SANTA CRUZ
95062
831-425-0544
NOTICE

THIS DOCUMENT IS CONFIDENTIAL
NO DISSEMINATION OF THIS INFORMATION
IS TO BE MADE WITHOUT THE WRITTEN
CONSENT OF MATSON ARCHITECTS
UNLESS OTHERWISE SPECIFIED

REVISIONS

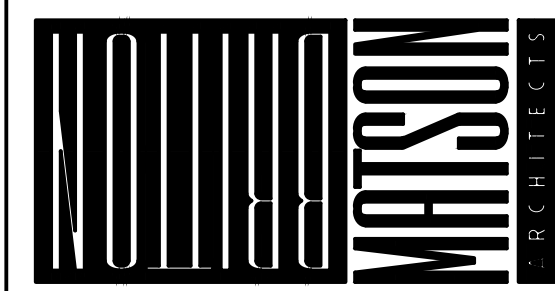
GALLIVAN RESIDENCE
ADU & REMODEL
SANTA CRUZ, CA 95062
APN: 032-231-06

TITLE SHEET



D A T E
04 / 15 / 21
D R A W N
LC / FK
J O B
GALLIVAN
S H E E T

P1

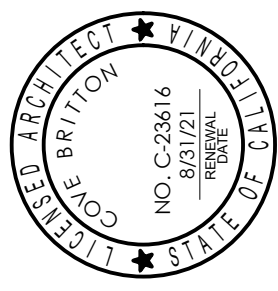


728 N BRANCHFORD
SANTA CRUZ
95062
APN: 032-231-06

REVISIONS

GALLIVAN RESIDENCE
ADU & REMODEL
SANTA CRUZ, CA 95062
APN: 032-231-06

SITE PLAN



D	A	T	E	
04 / 15 / 21				
D	R	A	W	N
LC / FK				
J	O	B		
GALLIVAN				
S	H	E	E	T

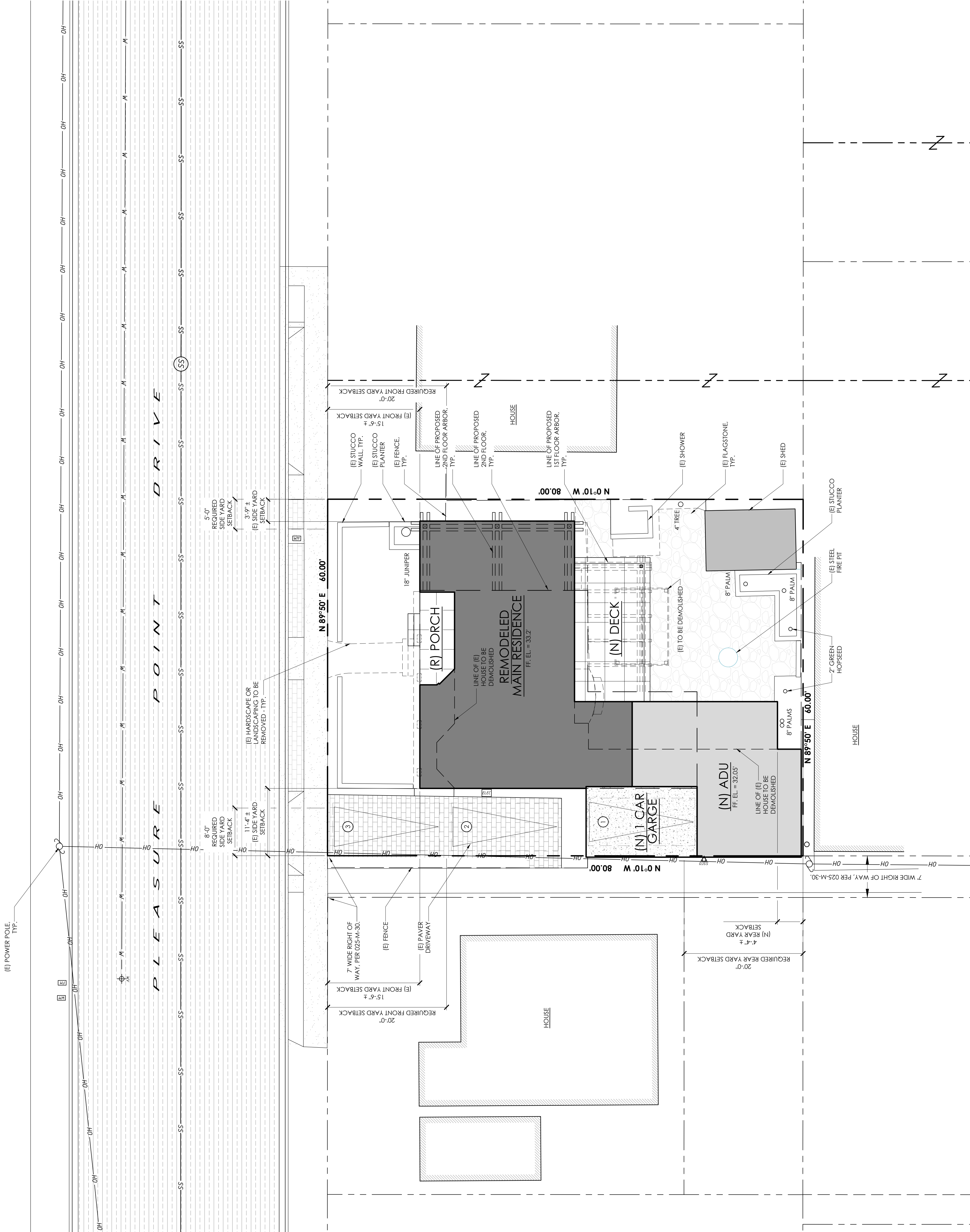
P2

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- LINE OF EXISTING FENCE TO REMAIN
- REMODELED MAIN RESIDENCE
- NEW ADU
- EXISTING SHED
- NEW IMPERVIOUS CONCRETE DRIVEWAY SUB
- EXISTING NEIGHBORING HOUSE / STRUCTURE
- EXISTING PAVED DRIVEWAY

SITE PLAN NOTES

- SEE CIVIL DRAWINGS FOR INFORMATION REGARDING ALL EARTHWORK & GRADING, SITE HOUSEKEEPING, EROSION CONTROL, AND STORM DRAINAGE.
- NO GRADING IS ANTICIPATED FOR THE PROPOSED SECOND FLOOR ARBOR.



SITE PLAN

SCALE: 1/8" = 1'-0"

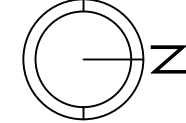
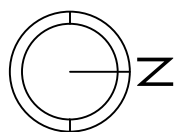
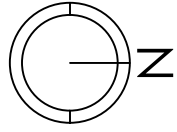


Exhibit D



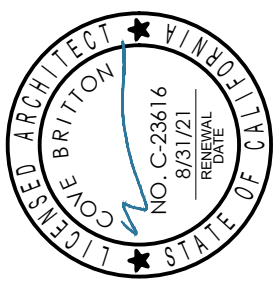
SCALE: 1/4" = 1'-0"



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

Exhibit D

D	A	T	E
04 / 15 / 21			
D	R	A	W
LC / FK			
J	O	B	
GALLIVAN			
S	H	E	T



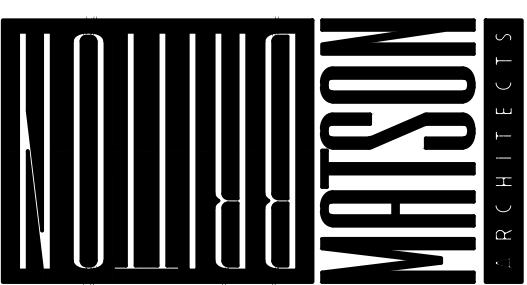
EXISTING / DEMOLITION
FLOOR PLANS

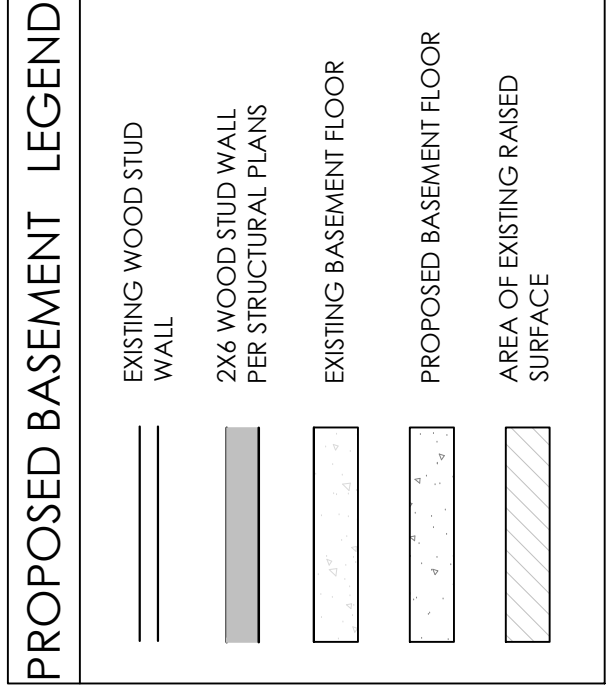
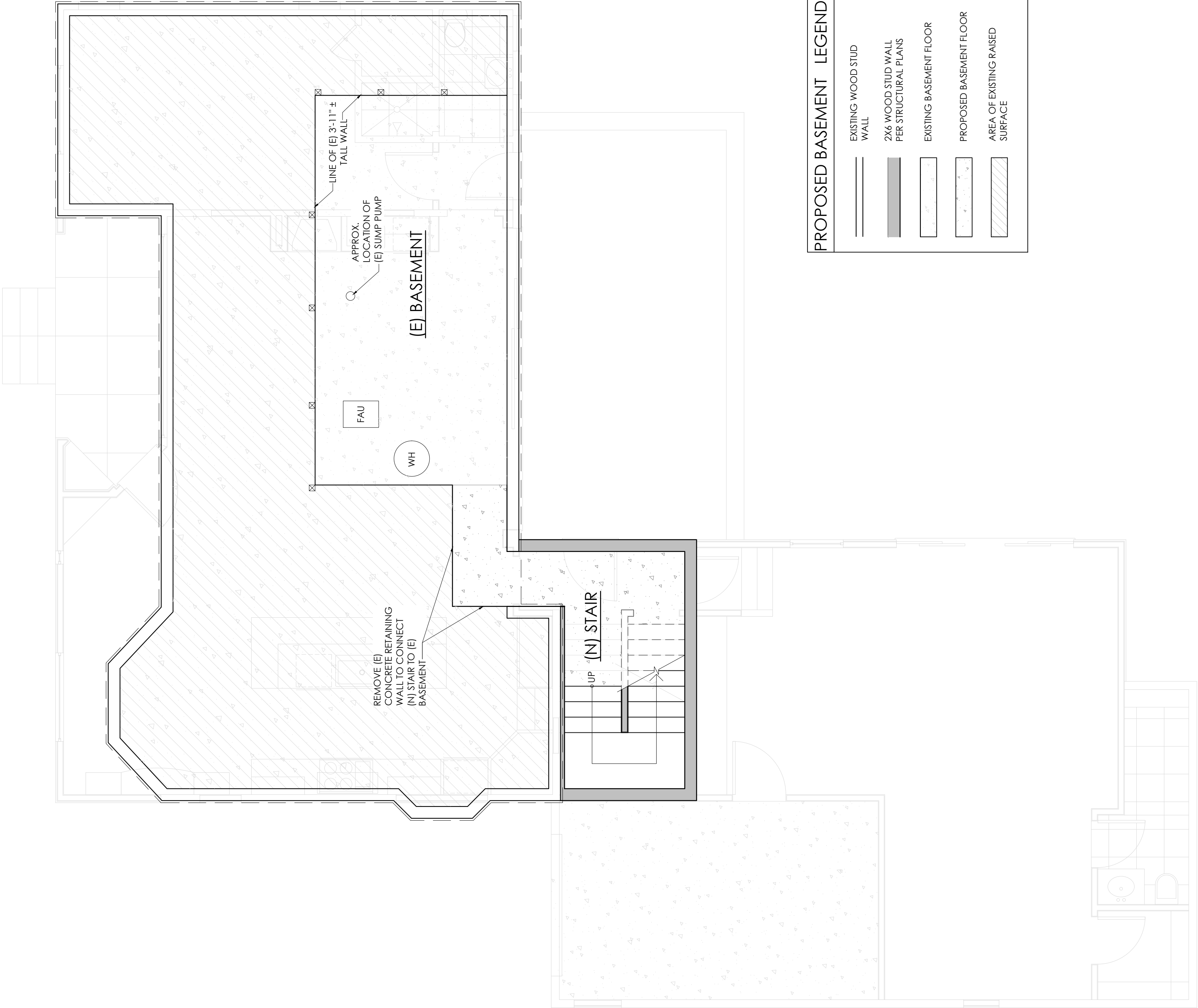
GALLIVAN RESIDENCE
ADU & REMODEL
2965 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062
APN: 032-231-06

REVIEWS

□

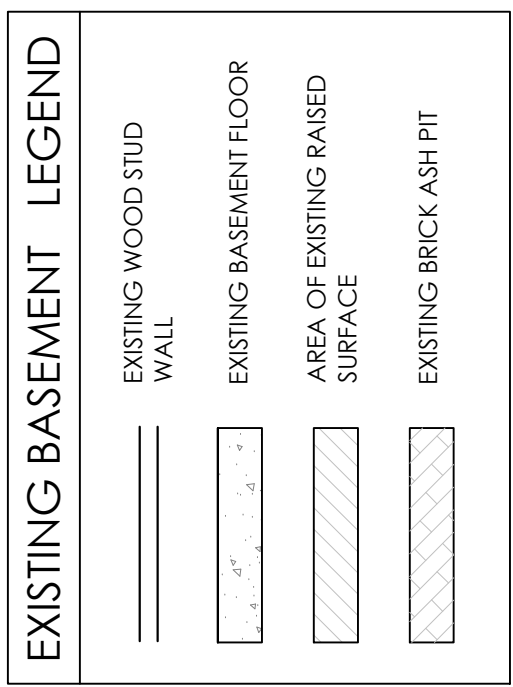
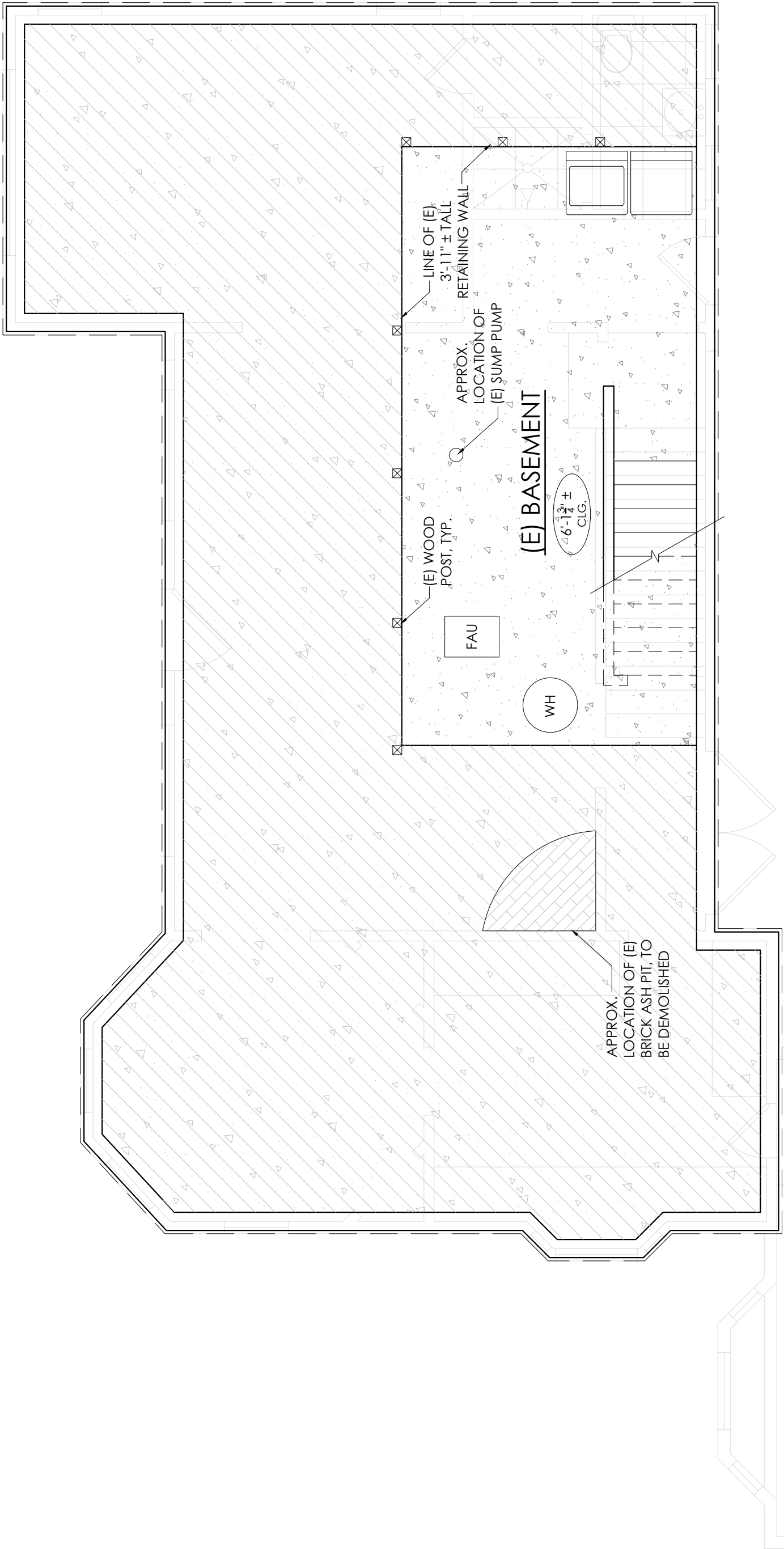
728 N BRANCOFORTE
SANTA CRUZ
CA 95062
831-425-0544





PROPOSED BASEMENT FLOOR PLAN

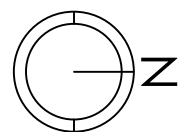
SCALE: 1/4" = 1'-0"



EXISTING BASEMENT FLOOR PLAN

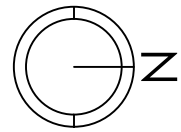
SCALE: 1/4" = 1'-0"

Exhibit D



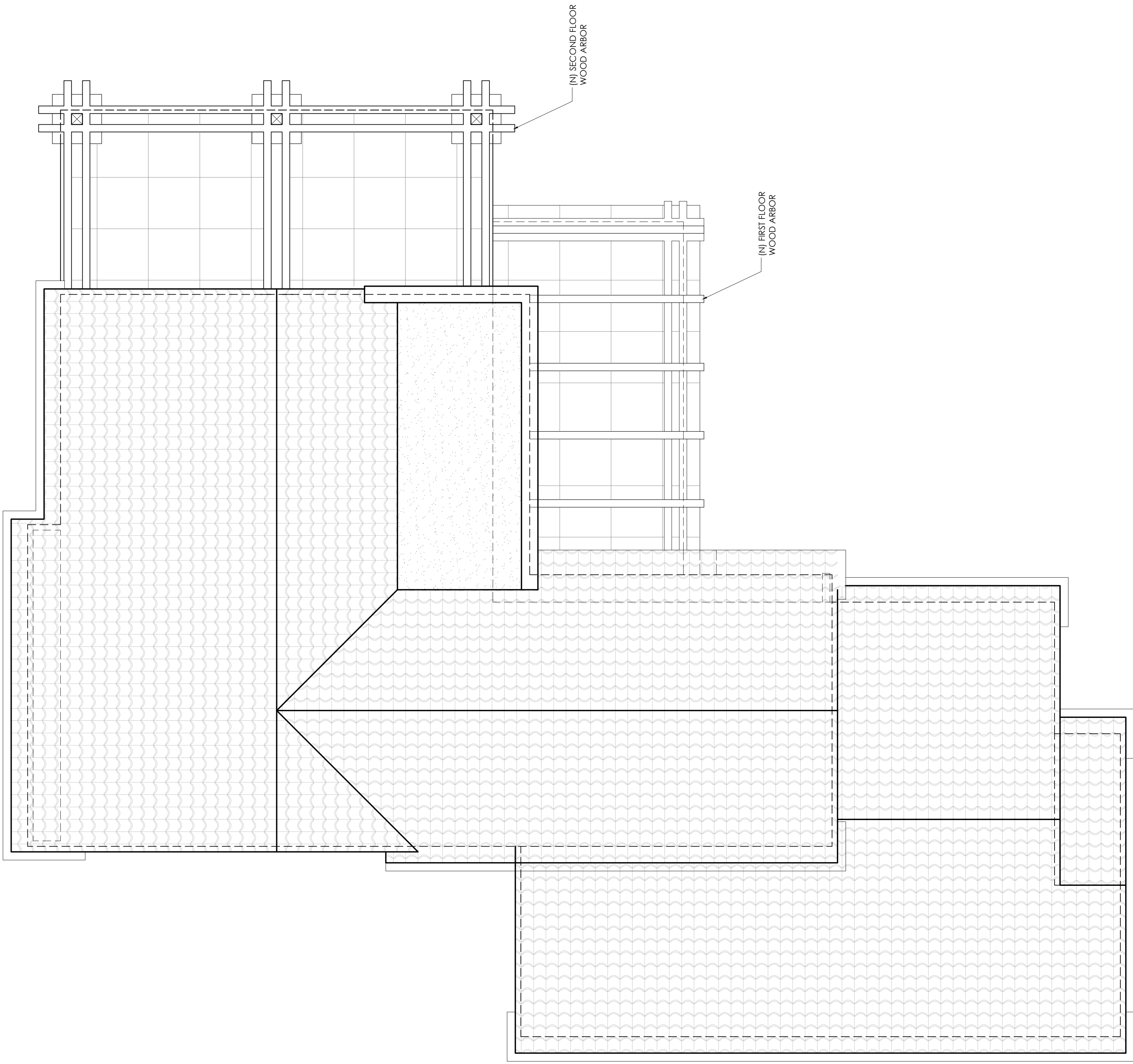
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

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



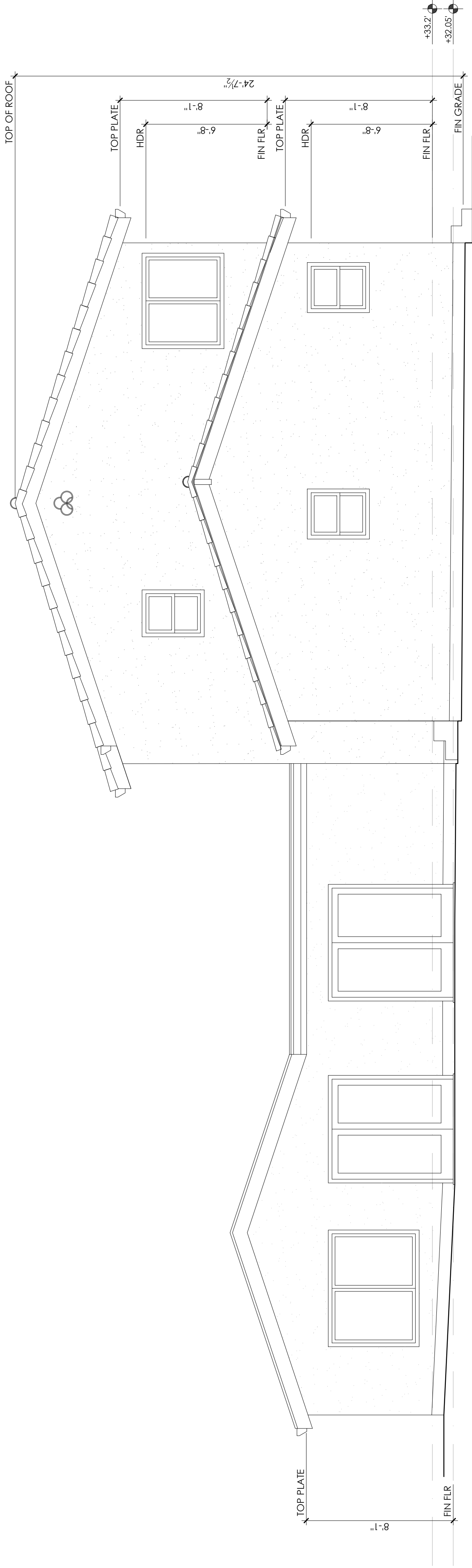
PROPOSED ROOF PLAN

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



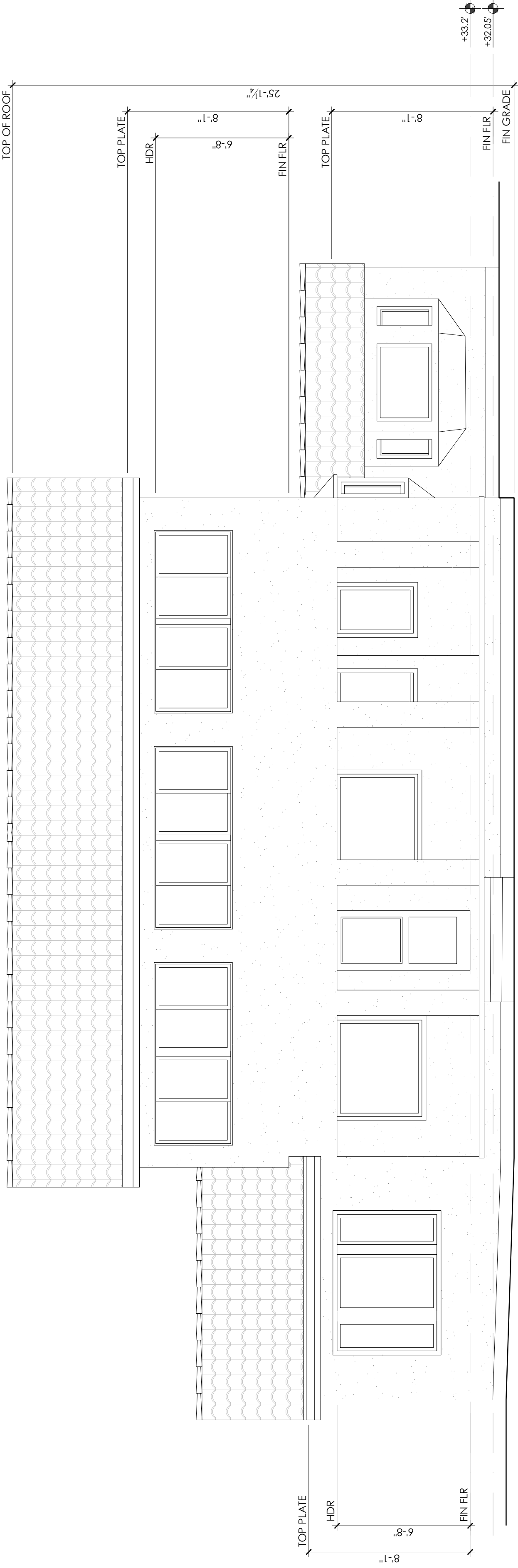
EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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



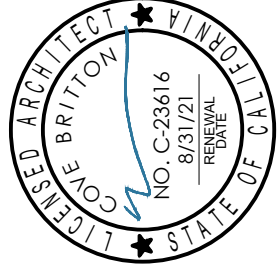
P7

GALLIVAN

LC / FK

04 / 15 / 21

D A T E



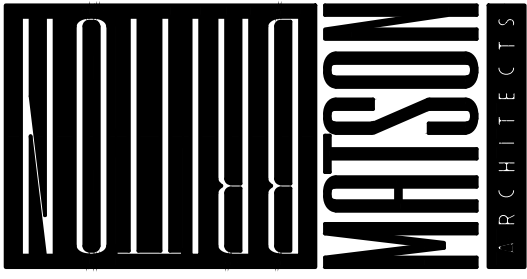
EXISTING EXTERIOR
ELEVATIONS

GALLIVAN RESIDENCE
ADU & REMODEL
2965 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062
APN: 032-231-06

REVISIONS

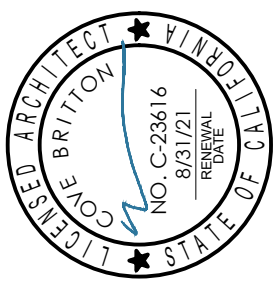
NOTICE

728 N BRANCIORTE
SANTA CRUZ
CA 95062
831-425-0544





D	A	T	E
04 / 15 / 21			
D	R	A	W
LC / FK			
J	O	B	
GALLIVAN			
S	H	E	T



EXISTING EXTERIOR ELEVATIONS

GALLIVAN RESIDENCE
ADU & REMODEL
2965 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062
APN: 032-231-06

REVIEWS

WRITTEN CONSENT OF MATTHEW BATTION ARCHITECTS
MATTHEW BATTION ARCHITECTS, A CALIFORNIA CORPORATION

NOT BE DUPLICATED WHOLE OR IN PART NOR

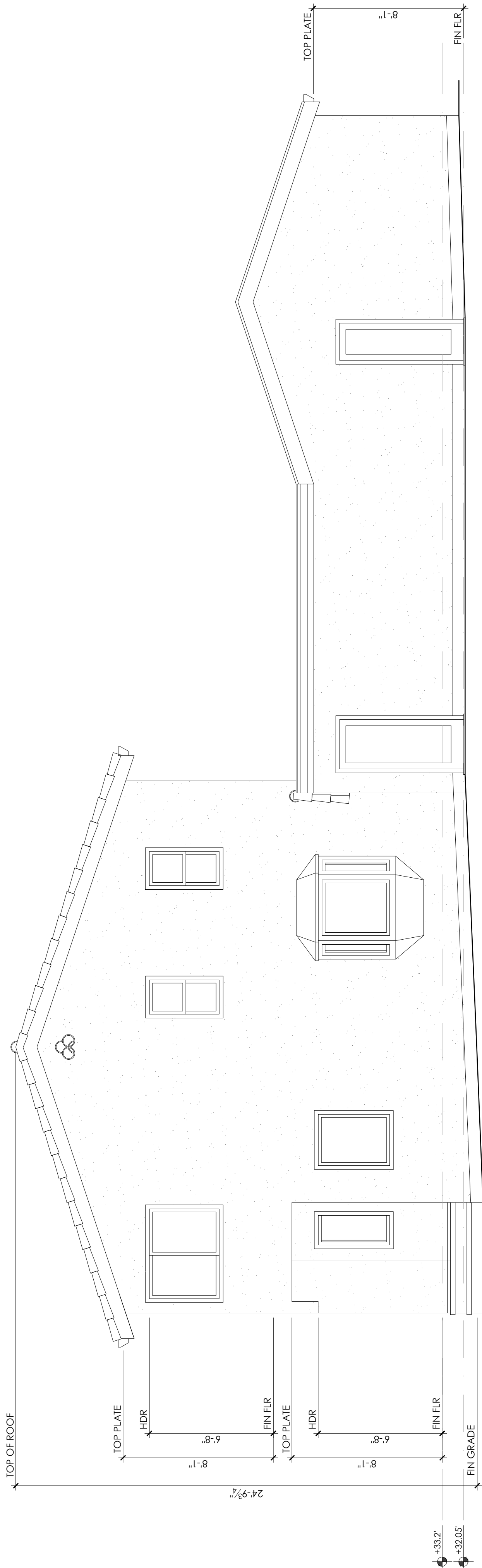
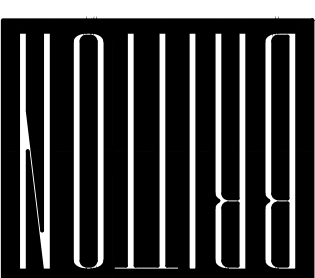
THIS DOCUMENT IS CONFIDENTIAL

NOTICE

□

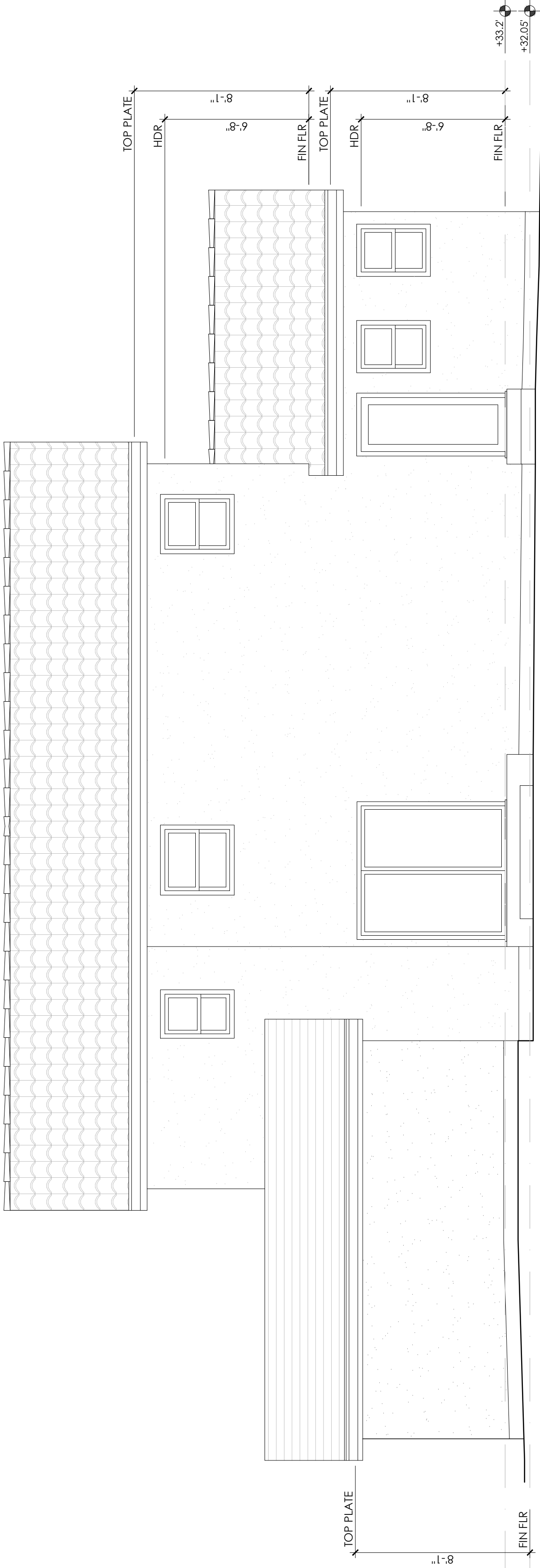
28 N BRANCIFORTE
SANTA CRUZ
CA 95062
831-425-0544

MATSON
ARCHITECTS



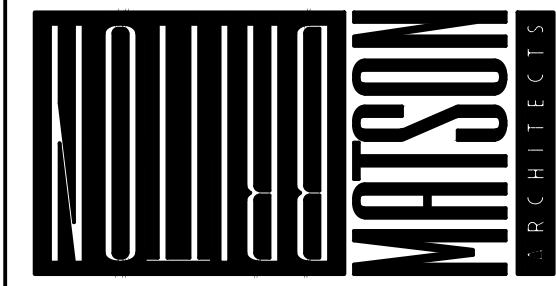
EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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



728 N BRANCFORTE
SANTA CRUZ
95062
831-425-0544

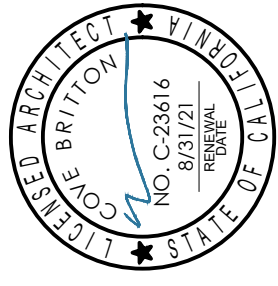
NOTICE

THIS DOCUMENT IS CONFIDENTIAL
INFORMING CONTRACTOR, ARCHITECT
ACCORDING TO THE CALIFORNIA PROFESSIONAL
NOTICE TO CONTRACTOR, WHICH IS IN PART FOR
DISCLOSURE TO OTHERS WITHOUT THE EXPRESS
WRITTEN CONSENT OF MATSON ARCHITECTS
AND WITHOUT A WRITTEN CONTRACT

REVISIONS

GALLIVAN RESIDENCE
ADU & REMODEL
2965 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062
APN: 032-231-06

PROPOSED EXTERIOR
ELEVATIONS

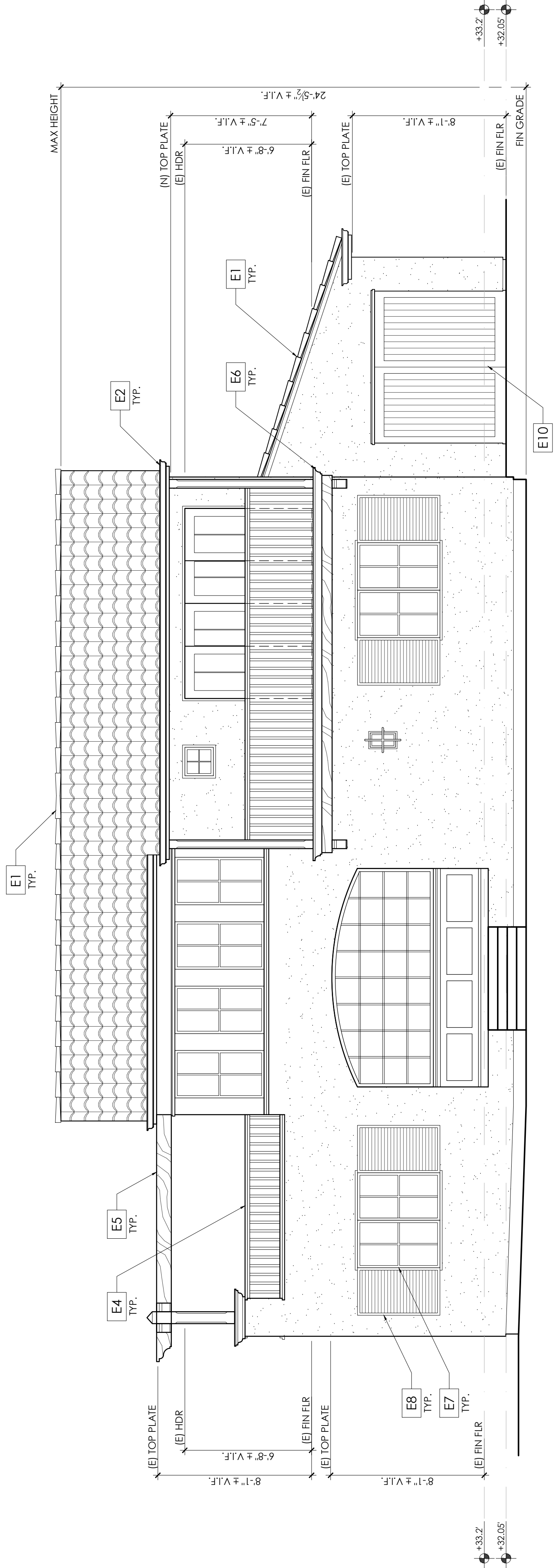


DAT E
04 / 15 / 21
DRAWN
LC / FK
JOB
GALLIVAN
SHEET

P9

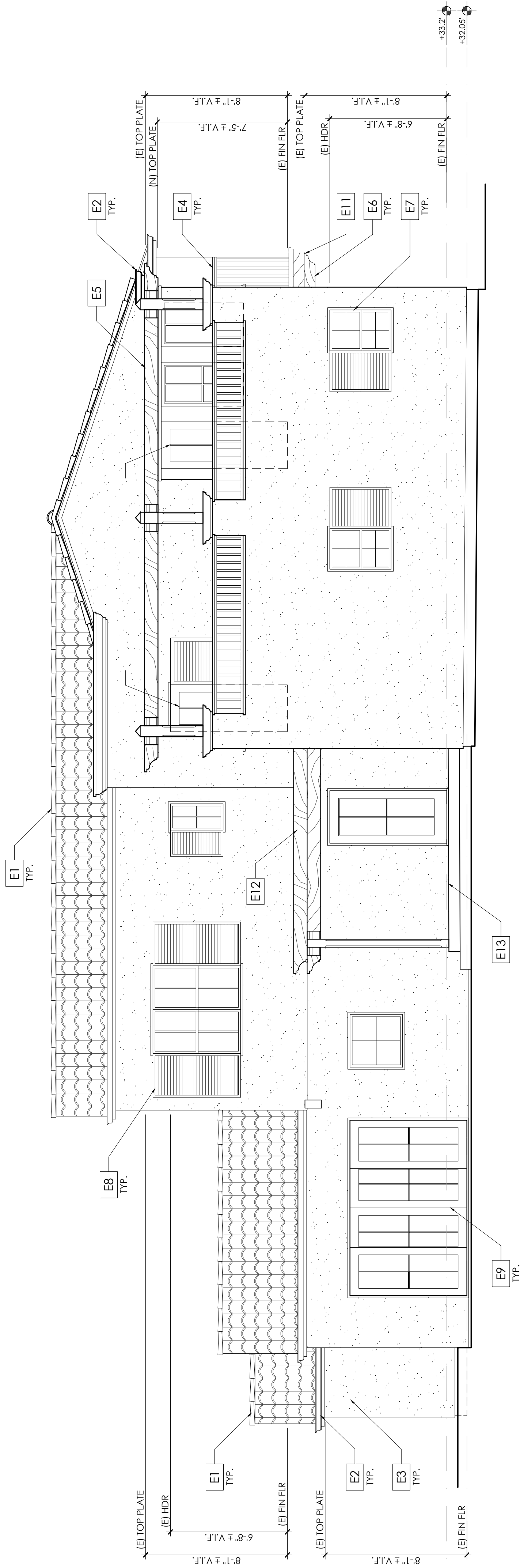
ELEVATION NOTES

- E1 (N) CLAY TILE ROOF
- E2 (N) COPPER GUTTER AND DOWNSPOUTS (NOT SHOWN; LOCATIONS TO BE DETERMINED BY ARCHITECT)
- E3 (N) HARD TROWEL STUCCO FINISH - WHITE
- E4 (N) RAILING / BALUSTRADE - BLACK
- E5 (N) WOOD ARBOR - DARK BROWN
- E6 (N) WOOD ARCHITECTURAL DETAIL - DARK BROWN
- E7 (N) WINDOWS - BRONZE / DARK BROWN
- E8 (N) SHUTTER - DARK BROWN
- E9 (N) DOOR - BRONZE / DARK BROWN
- E10 (N) GARAGE DOOR - DARK BROWN
- E11 (N) CANTILEVERED BALCONY
- E12 (N) WOOD ARBOR WITH STEEL REINFORCEMENT - DARK BROWN
- E13 (N) CONCRETE HARDSCAPE AND STAIRS



PROPOSED SOUTH ELEVATION

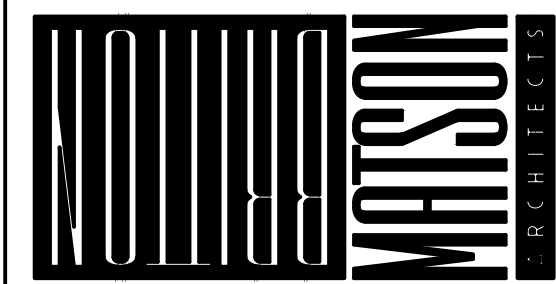
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION

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

Exhibit D



728 N BRANFLORE
SANTA CRUZ
95062
831-422-0544

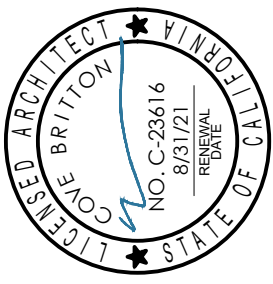
NOTICE

THIS DOCUMENT IS CONFIDENTIAL
AND NOT BE LOANED, REPRODUCED, COPIED, OR
ACCEPTED FOR ANY OTHER PURPOSE WITHOUT THE
WRITTEN CONSENT OF MATSON ARCHITECTS
AND/OR ITS AFFILIATES.

REVISIONS

GALLIVAN RESIDENCE
ADU & REMODEL
2965 PLEASURE POINT DRIVE
SANTA CRUZ, CA 95062
APN: 032-231-06

PROPOSED EXTERIOR
ELEVATIONS

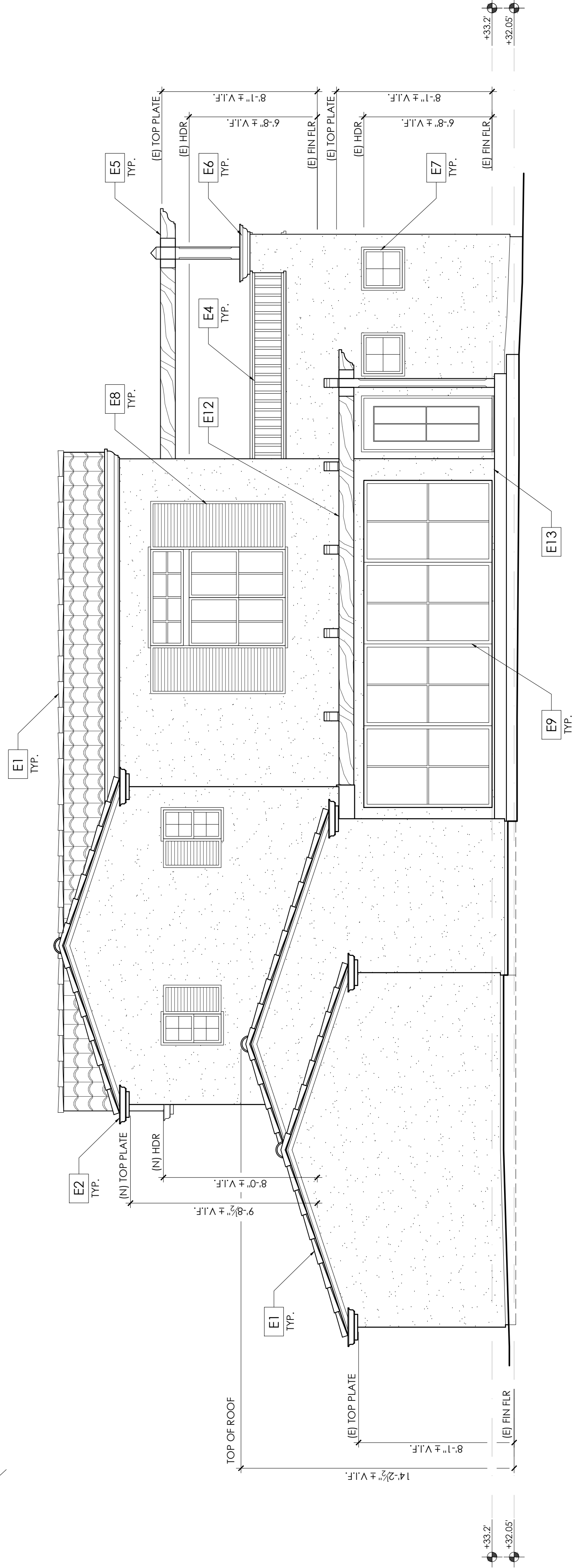


D	A	T	E	
04/15/21				
D	R	A	W	N
LC / FK				
J	O	B		
GALLIVAN				
S	H	E	E	T

P10

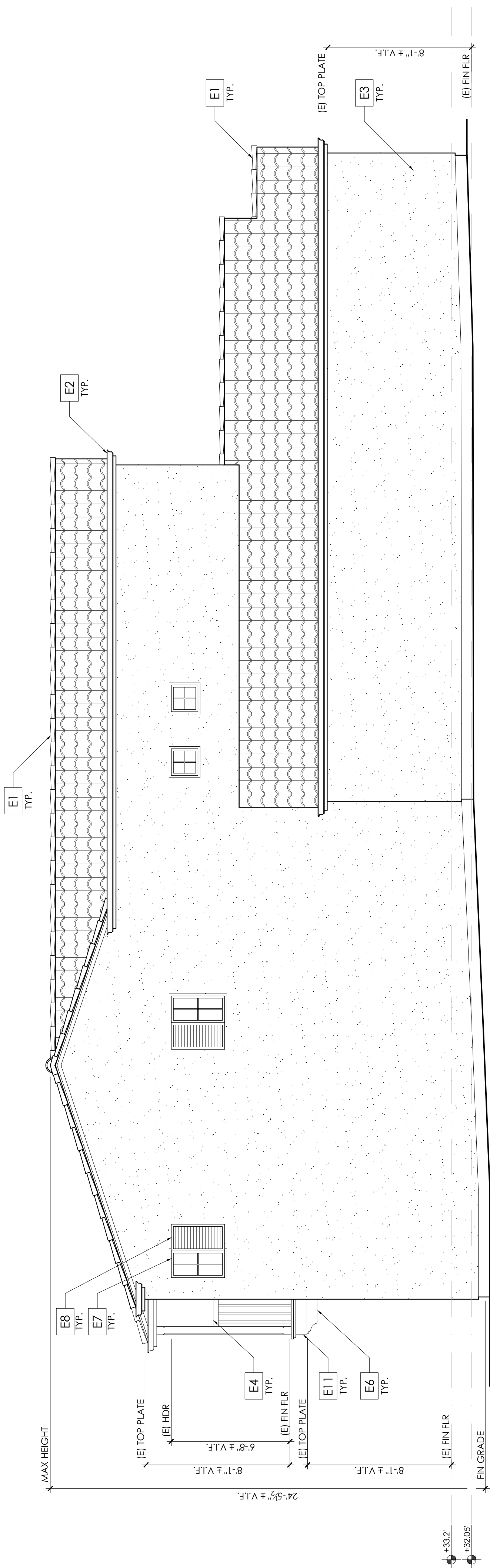
ELEVATION NOTES

- E1 (N) CLAY TILE ROOF
- E2 (N) COPPER GUTTER AND DOWNSPOUTS (NOT SHOWN; LOCATIONS TO BE DETERMINED BY ARCHITECT)
- E3 (N) HARD TROWEL STUCCO FINISH - WHITE
- E4 (N) RAILING / BALUSTRADE - BLACK
- E5 (N) WOOD ARBOR - DARK BROWN
- E6 (N) WOOD ARCHITECTURAL DETAIL - DARK BROWN
- E7 (N) WINDOWS - BRONZE / DARK BROWN
- E8 (N) SHUTTER - DARK BROWN
- E9 (N) DOOR - BRONZE / DARK BROWN
- E10 (N) GARAGE DOOR - DARK BROWN
- E11 (N) CANTILEVERED BALCONY
- E12 (N) WOOD ARBOR WITH STEEL REINFORCEMENT - DARK BROWN
- E13 (N) CONCRETE HARDSCAPE AND STAIRS



PROPOSED NORTH ELEVATION

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

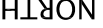
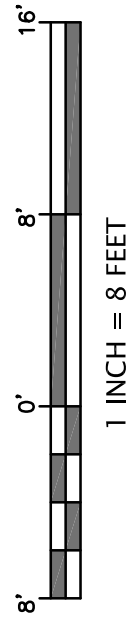


PROPOSED EAST ELEVATION

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

Exhibit D

The basis of bearing for this map is N 89° 50' E established between found monuments on the north side of Pleasure Point Drive per record map 025-M-30, Santa Cruz County Records.



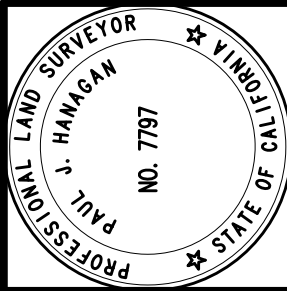
OF 1 SHEETS

20030

JOB NO.

2965 Pleasure Point Drive, Santa Cruz, CA 95062

Paul Hanagan





Parcel Location Map

EAST CLIFF DR





032-231-06

PLEASURE POINT DR

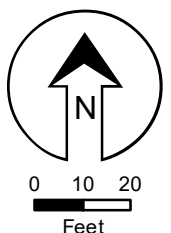


Parcel: 03223106

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 16 May. 2022

Exhibit E





Parcel General Plan Map

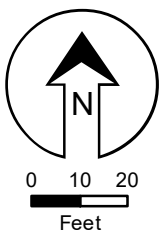


R-UM

**032-231-06
(R-UM)**

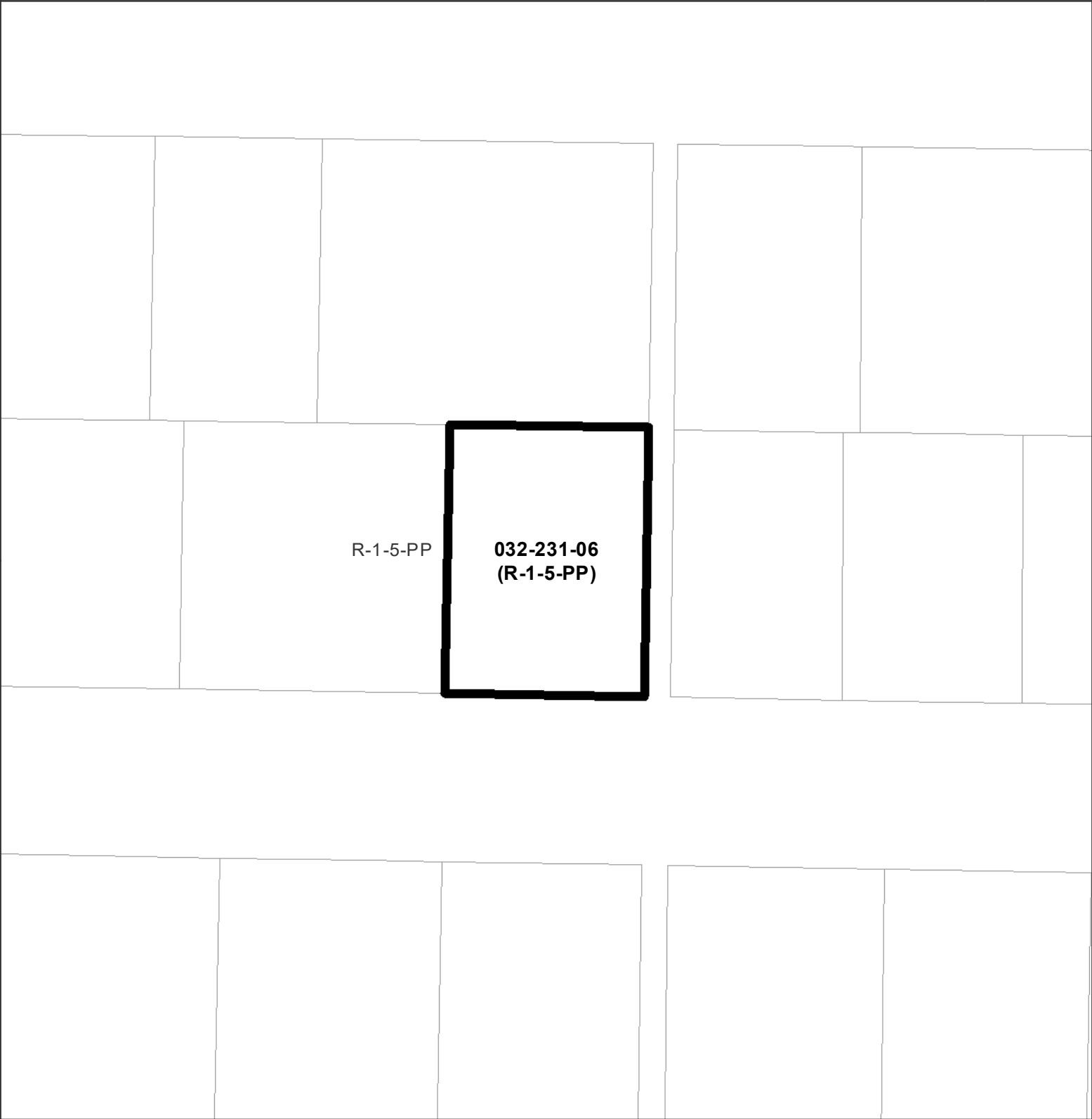
☐ R-UM *Res. Urban Medium Density*

Exhibit E



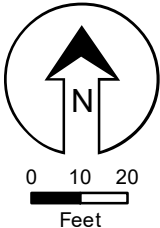


Parcel Zoning Map



☐ R-1 *Single-Family Residential*

Exhibit E



Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz Water
Sewage Disposal: Public sewer
Fire District: Central Fire District
Drainage District: Flood Zone 5

Parcel Information

Parcel Size: 4704 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Public, via Pleasure Point Dr
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5-PP (Single family residential - 5,000 square foot
parcel size, Pleasure Point Combining District)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal X Yes No
Comm.

Technical Reviews: None submitted as part of discretionary application

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: None
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: Three palm trees in backyard, 4-6" DBH
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site