



Staff Report to the Zoning Administrator

Application Number: **211249**

Applicant: Dennis Anderson

Agenda Date: 8/19/22

Owners: Theodora Koumotsakis and
Michael Levine

Agenda Item #: 2

APN: 032-201-31

Time: After 9:00 a.m.

Site Address: 312 33rd Ave, Santa Cruz, CA 95062

Project Description: Proposal to demolish 1,043 square foot, one-story, nonconforming single-family dwelling and construct a 1,331 square foot, two-story single-family dwelling. Requires a Pleasure Point Exception to reduce a portion of the second story setback (from 10-feet to 8-feet), a Variance to the required front yard setback (from 15-feet to 10-feet), a Variance to the required rear yard setback (from 15-feet to 4.8 feet), a Variance to the maximum floor area ratio (for a 67% maximum), and a Variance to the maximum lot coverage (for a 47% maximum).

Location: Property is located approximately 750 feet north of the intersection of E Cliff Drive and 33rd Avenue (312 33rd Avenue).

Permits Required: Pleasure Point Exception, Variance

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 211249, based on the attached findings and conditions.

Project Description & Setting

The subject property is a 2,138 square foot, flat lot located approximately 750 feet north of the intersection of East Cliff Drive and 33rd Avenue. The site is situated between two residentially zoned parcels developed with single-family dwellings on 33rd Avenue, a narrow 25-foot-wide street extending from East Cliff Drive to Hawes Drive in Pleasure Point. The parcel is one of the smallest on the block, at only 47.5-feet wide and 45-feet deep. Existing development on the lot consists of a 1,043 square foot, one-story, three-bedroom dwelling with an attached carport. The structure is nonconforming to setbacks, floor area ratio, and lot coverage.

The proposed project involves the demolition of the existing dwelling and construction of 1,331 square foot, three-bedroom, two-story dwelling with an attached garage. The proposed structure

would be built in the footprint of the existing non-conforming structure, utilizing most of the existing setbacks. The dwelling would remain three bedrooms but a new second story with a kitchen and living room would be added. The proposal requires Pleasure Point Exception to allow a portion of the second story to encroach into the second story setbacks, a Variance to the front, rear, and Variance to exceed the maximum floor area and lot coverage allowed for the zone district.

Zoning & General Plan Consistency

The subject property is a 2,138 square foot lot, located in the R-1-4-PP (Single-family residential - 4,000 square feet, 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 project site is located within the mapped Coastal Zone Residential Exclusion area and does not require a Coastal Development Permit.

The existing structure was developed in 1950 and has limited permit history since construction. The structure is presently nonconforming to the lot coverage, floor area ratio, front, side, and rear yard setbacks. The site is also deficient by three parking spaces (no on-site parking). The existing and proposed dimensions are shown in Table 1 below.

Table 1: Existing and Proposed Development Standards

	Existing	Proposed	Zone District Requirement
Front Yard	10'	10' minimum	15'
Side Yards	5'3" and 1'	5'3 and 5'1"	5' and 5'
Rear Yard	4'10"	4'10"	15'
Floor Area Ratio	49%	62%	50%
Lot Coverage	58%	47%	40%

With the exception of floor area ratio, the proposed project would either maintain or improve the nonconforming dimensions of the structure. The most nonconforming portion, the north side yard, would be improved from a one-foot setback to meet the district standard five-feet for lots less than 60-feet wide. Two new on-site parking spaces would be provided.

Variance to Setbacks

The existing rear yard is 4'10" and the project proposes to reconstruct the rear wall, and to construct a second story wall, utilizing the same nonconforming setback which requires a variance. The proposal is supported in that the existing structure has maintained a nonconforming setback for decades without significant issues. The variance for the second story wall is also supported because the lot is constrained by the shallow depth of the parcel. At only 45-feet deep, conforming development is extremely limited. The portion of the second story wall which would be built into the setback is designed with transom windows and raised sill heights to ensure privacy at the neighboring property is maintained. The roof height would vary from 18.5-feet to 26-feet, which reduces the amount of shading produced by the new second story.

The front yard setback, as measured from the proposed first story, is 10 feet. A Variance to deviate from the 15-foot zone district standard is not required pursuant to Santa Cruz County Code Section 13.10323(E)(7), which allows for the front yard setback to be calculated from the average of the

front yards of the adjoining, developed properties. The property to the south maintains an approximately five-foot front yard and the property to the north maintains an approximately 12-foot front yard setback, establishing an 8.5-foot front yard average. Front yard averaging cannot result in a front yard to be reduced to less than 10-feet, therefore, the required setback established through front yard averaging is 10-feet.

Front yard averaging is not applicable to second story portions of the structure; therefore, a Variance to reduce the second story front yard setback is required. The proposed variance would reduce the setback from the zone district standard of 15-feet to 10-feet, with portions of the second story maintaining a setback greater than 10-feet; perimeter walls would maintain a 13.5-foot setback and a fireplace would protrude to 11.9-feet. The deck would cantilever out to 10-feet from the property line, which is allowed by County Code.

The front yard variance is supported in light of the constraints to development on the small lot and also in acknowledgment that the first story is already afforded a reduced setback through front yard averaging. The proposed setback reduction would not significantly contribute to shading or crowding on the street side of the house.

Variances to Floor Area Ratio and Lot Coverage

The existing structure is developed with a 49% floor area ratio (FAR) and 58% lot coverage. The proposed first-floor remodel and 538 square foot second story addition would result in 62% FAR, which exceeds the 50% percent limit for the zone district and requires a Variance. Lot coverage would be reduced to 47% but would still exceed the 40% maximum for the lot. The proposal is supported in that the lot is constrained by its small size. The resulting dwelling, at 1,331 square feet, is modest in scale, proportional to the lot, and is consistent with other development in the area.

Pleasure Point Combining District

The Pleasure Point Combining District incorporates special development standards, including an additional second story setback. Pursuant to the special development standards, portions of second story walls which are greater than 15-feet in height are required to be set back 10-feet from the property line. The proposed project incorporates a deck on the south side of the home, which is proposed to be just over 13-feet in height. Decks are allowed to maintain the district setback standard, which in this case is five-feet (as opposed to an increased 10-foot setback for second story elements as required by the Pleasure Point standards). Most of the second story side wall is constructed at 13-feet, however, a 3' x 5' square foot storage area is proposed on the rear of the deck and would encroach 2-feet into the required 10-foot second story setback. The encroachment is supported in that the storage area benefits as privacy screening between the proposed second story deck and the property to the rear. Removing the storage area would result in less privacy with no benefit to the exterior of the structure.

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 **211249**, 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: 211249
Assessor Parcel Number: 032-201-31
Project Location: 312 33rd Ave, Santa Cruz, CA 95062

Project Description: Proposal to demolish an existing dwelling and to construct a replacement dwelling

Person or Agency Proposing Project: Dennis Anderson

Contact Phone Number: 831-457-8348

- 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. X **Categorical Exemption**

Specify type: Class 2 - Replacement or Reconstruction (Section 15302);

F. Reasons why the project is exempt:

Replacement of an existing single family dwelling on a residential parcel. Replacement dwelling is 1,331 square feet.

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

Evan Ditmars, Project Planner

Date:_____

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.

This finding can be made in that that development on the property is constrained by the substandard parcel size; lot area is 2,138 square feet, lot width is 47.5 feet, and lot depth is 45 feet. The proposed exception, to allow for a 3’x 5’ portion of the second story to encroach into the 10-foot side yard setback, does not result in significant increases in shading on adjacent properties. The proposed exception does not facilitate the construction of the deck on the second story, as the deck is compliant with the Pleasure Point Combining District development standards. Rather, privacy is improved between the subject property and the property to the rear as a result of the exception, as the walls visually separate the deck area from the rear yard on the adjacent property.

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 that development on the property is constrained by the substandard parcel size; lot area is 2,138 square feet, lot width is 47.5 feet, and lot depth is 45 feet. Conforming development on this property would result in a development envelope of just 563 square feet. The subject property is one of the two smallest parcels on 33rd Avenue, a street which is characterized by small parcels. The proposed development would be consistent with other dwellings built in the vicinity.

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 resulting development would be largely consistent with the development which is already found on-site; the existing house is non-conforming to all of the setbacks, to lot coverage, and to floor area ratio. The proposed project requires variances to lot coverage (for a maximum of 47%), FAR (for a maximum of 62%), to the front yard (for a 10-foot minimum), and rear yard setbacks (to maintain 4.9 feet), however, the proposed home would be brought into more conformance with the development standards of the zone district through a reduction in lot coverage and through increased side yard setbacks. Except for floor area ratio, the proposed project would either maintain or improve the nonconforming dimensions of the structure; the most nonconforming portion of the replacement structure, the north side yard setback, would be improved from the existing condition (a one-foot side yard setback) by increasing the setback by four-feet to meet the district standard five-foot setback for lots less than 60-feet wide.

Variances to lot coverage and FAR are supported in that the lot is substandard in size and the existing development is already nonconforming to both lot coverage and FAR. Limiting development to zone district compliant development standards would result in an 855 square foot maximum lot coverage and 1,069 square feet of floor area, which severely limits development on the property and would result in a structure smaller in size than the existing home found onsite.

The new rear wall of the second story is proposed to be approximately six feet from the rear property line. The proposed variance to the rear yard setback, from 15-feet to 4.75-feet, is supported due to the substandard lot size with a very limiting parcel depth (45 feet) which limits the ability to construct a conforming second story. To mitigate any potential privacy impacts that may result in the rear yard setback reduction, the second story windows on the rear elevation are designed as small transom windows with sill heights at approximately seven feet in height. The size and location of the windows will also serve to limit the amount of light which would shine onto the adjacent property. The first story rear wall would be reconstructed in the same location as the existing rear wall (4.9-feet from the property line).

The setback variance for the second story portions on the front of the structure, a reduction from

the 15-foot zone district standard to 10-feet, is supported in light of the constraints to development on the small lot and also in acknowledgment that the first story is already afforded a reduced setback through front yard averaging. The proposed setback reduction would not significantly contribute to shading or crowding on the street side of the house.

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

The resulting replacement dwelling will be consistent with the pattern of development of the neighboring parcels in terms of floor area ratio, setbacks, bulk and massing. Other properties in the vicinity have been granted variances to site standards, largely because 33rd Avenue is characterized by substandard parcels that limit development. Specifically, 250 33rd Avenue (50 feet south of the project site) was granted variances to front and rear yard setbacks and minor exceptions to lot coverage and FAR. 230 and 226 33rd Avenue were also approved with minor exceptions to FAR and setbacks and a variance to reduce the second story front yard setback. Thus, the granting of variances to FAR, lot coverage, and front and rear setbacks will not constitute a grant of special privileges.

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 - 4,000 square feet, Pleasure Point Combining District) 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.

The proposal includes a request for an Exception to the R-1-4-PP zone district site standards (to allow for an encroachment into the special second story setbacks in the Pleasure Point Combining District) and variances to reduce the front the rear yard setbacks, lot coverage, and Floor Area Ratio (FAR). Santa Cruz County Code 13.10.230 details a process for the granting of variances based on site specific circumstances. Findings required for the granting of variances, as described in SCCC 13.10.230(C) were made on page 6 of this report.

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.

Although not required, the proposed design complies with County Design Review ordinance, as specified in General Plan Policy 8.1.2 (Design Review Ordinance), in that the design incorporates elements to create a sense of human scale and pedestrian interest. The south and east portions of the street utilize large windows and a wraparound deck, which connects the occupants of the house with the street, which is heavily trafficked by pedestrians

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. There are three bedrooms currently onsite and there will be three bedrooms as project completion. Therefore, there is no additional traffic would be generated from this proposal.

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.

Conditions of Approval

Exhibit D: Project plans, prepared by Anderson McKelvey Architects, dated March 12, 2021.

- I. This permit authorizes the construction of a single-family dwelling 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 an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. Grading, drainage, and erosion control plans.
 4. Details showing compliance with fire department requirements. 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 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. Please add a note to the plans describing the safe overflow path and how runoff will not adversely impact neighboring properties.
 - 3. The project shall be designed to accommodate any existing upstream runoff and safely convey stormwater overflow, in accordance with Hydrology Section H of the CDC.
 - 4. Final stormwater management plans and final construction cross-section details shall be submitted with the building permit application. Please show how runoff from the driveway will be mitigated.
- C. Meet all requirements of the Santa Cruz County Sanitation District.
- D. Meet all requirements of the Environmental Planning section of the Planning Department.
 - 1. The applicant shall submit a soils report for review and approval prior to issuance of the building permit.
 - 2. Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
 - 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 control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: <http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.
 - 5. The applicant shall submit a civil engineered drainage plan. The plan shall clearly show existing and proposed drainage, demonstrate compliance 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.sccoplanning.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. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single-family dwellings.
 - G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single-family dwellings.
 - H. Pay the current fees for Roadside and Transportation improvements for one unit. Currently, these fees are \$3,000 per unit.
 - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
 - J. Provide required off-street parking for 2 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.

- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. Under no circumstances shall construction equipment, materials, or associated traffic impede vehicular or pedestrian circulation on 33rd Avenue, unless an encroachment permit is obtained from the Department of Public Works.
- C. 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.

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.

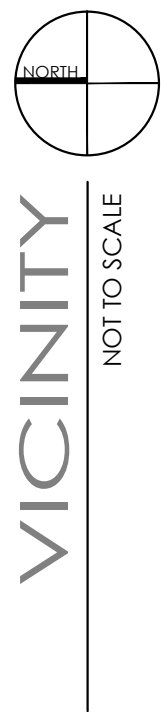
Approval Date: _____

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.



GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:
 - 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA GREEN BUILDING CODE
 - 2019 CALIFORNIA FIRE CODE AS ADOPTED BY THE STATE OF CALIFORNIA AND THE LOCAL FIRE PROTECTION DISTRICT
- SANTA CRUZ COUNTY AMENDMENTS
- NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WITH COST ESTIMATE.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGINS. ERRORS, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
- ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.
- ALL DIMENSIONS ARE FROM FACE OF STUD OR CENTERLINE OF COLUMN OR CENTERLINE OF DOOR OR OTHER SCHEDULED OPENING.
- COORDINATION:
 - THE CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON THE LANDSCAPE, STRUCTURAL AND ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS, ELEVATIONS, DEPRESSIONS IN SLAB, OPENINGS IN WALLS AND ROOF, ROOF SLOPE, CRACKETS, AND ROOF DRAINS.
 - IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.
 - THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
 - THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF LIGHTS, HVAC OUTLET AND INLET REGISTERS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.
 - ON ALL CONTINUOUS SURFACES WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL, FINISH OR MATERIAL THICKNESS, ALIGN FACE OF FINISH U.N.O.
 - THE CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION WHETHER SHOWN ON THE DRAWINGS OR NOT.
 - VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.
 - THE USE OF THE WORD 'PROVIDED' IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, U.N.O.
 - THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

PROJECT SCOPE

REPLACEMENT OF AN EXISTING SINGLE STORY SINGLE FAMILY RESIDENCE WITH A TWO-STORY SINGLE FAMILY RESIDENCE.

PROJECT DATA

APN: 032 201 31
ZONING: R-1.4-PP
OCCUPANCY: R3
CONSTRUCTION TYPE: VB
SPRINKLERED: NO
LOT AREA: 2,138 SF
FLOOR AREAS:
EXISTING: 1,043 SF
CAR PORT: 188 SF*
PROPOSED: 793 SF
1ST FL. CONDITIONED: 793 SF
2ND FL. CONDITIONED: 538 SF
GARAGE: 220 SF*
2ND FL. DECK: 443 SF*
LOT COVERAGE: 962 SF (45%) }
MAXIMUM: 1,231 SF (58%) }
EXISTING: 1,015 SF (47%) }
FLOOR AREA RATIO: 1,069 SF (50%)
MAXIMUM: 1,043 SF (49%)
EXISTING: 1,331 SF (62%)
PROPOSED: 1,331 SF (62%)

SHEET INDEX

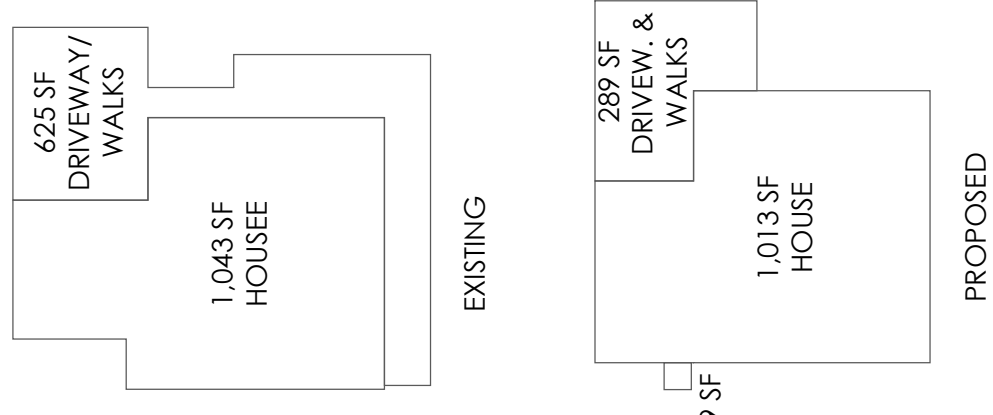
- A1 VICINITY MAP, PROJECT SCOPE, SITE PLAN, SHEET INDEX, GENERAL NOTES
- A1.1 DEMOLITION PLAN
- A2 EXISTING FLOOR PLAN AND ELEVATIONS
- A3 PROPOSED FLOOR PLAN
- A4 SECTIONS
- A5 ELEVATIONS
- LI LANDSCAPE

CONTACTS

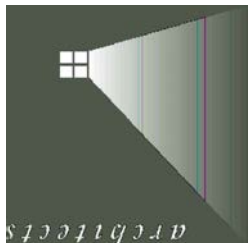
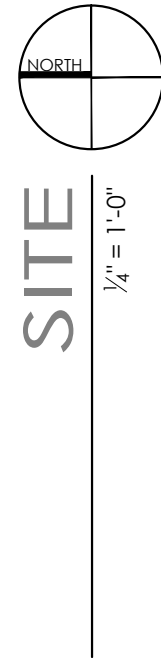
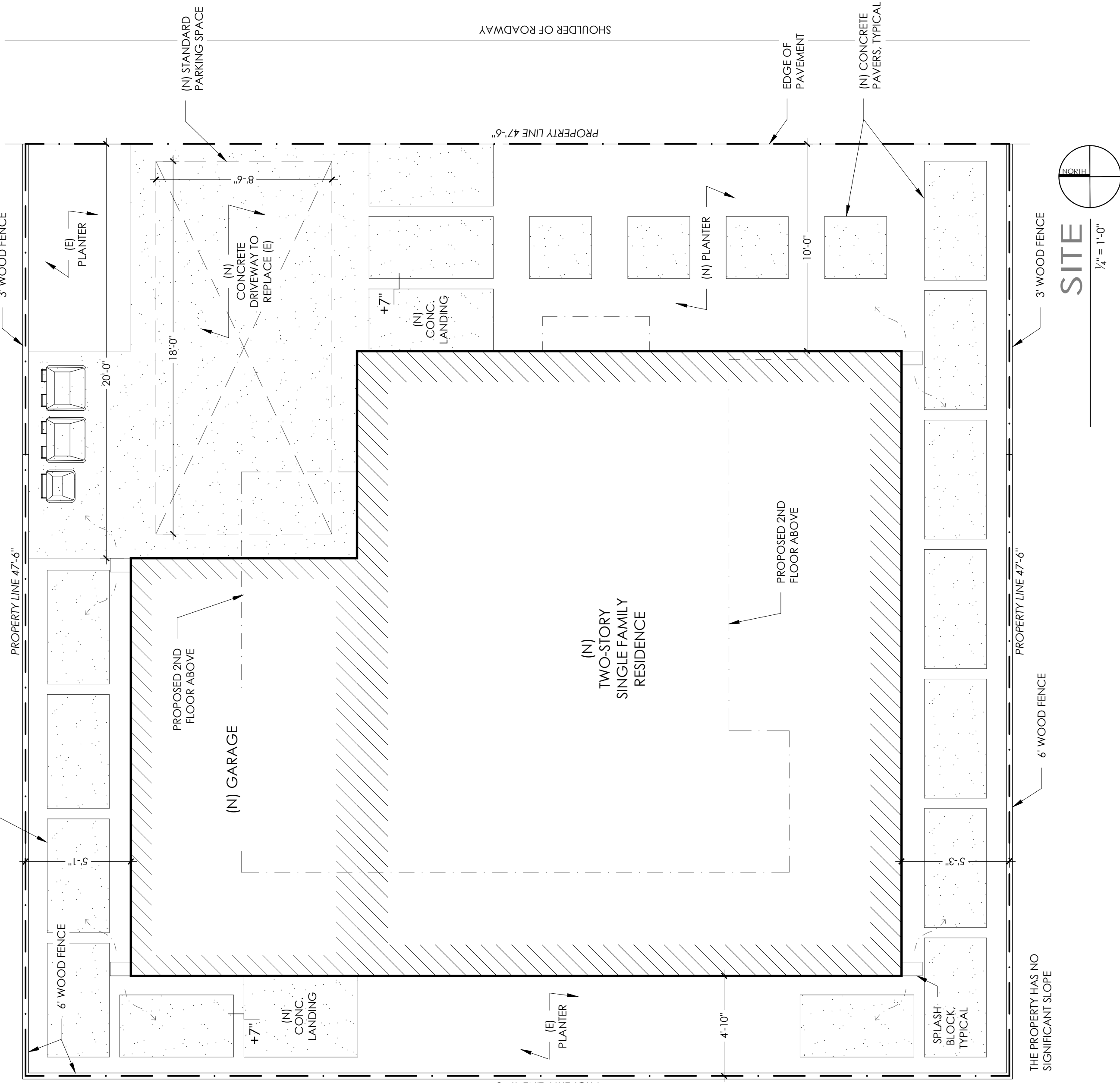
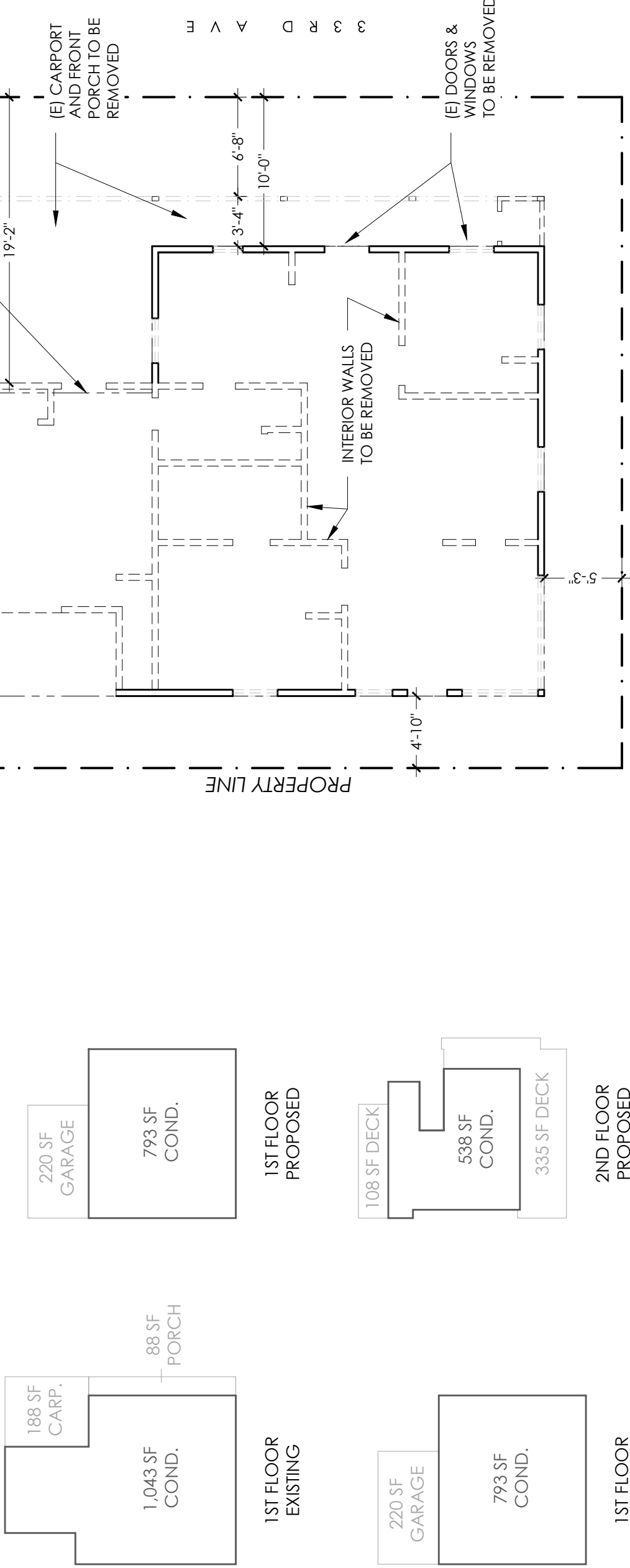
OWNER
THEODORA KOUMOUTSAKIS
PHONE: (408) 391-0477
EMAIL: dtdrk62@yahoo.com
MICHAEL LEVINE
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ARCHITECT
ANDERSON MCKELVEY ARCHITECTS
DENNIS ANDERSON, PRINCIPAL
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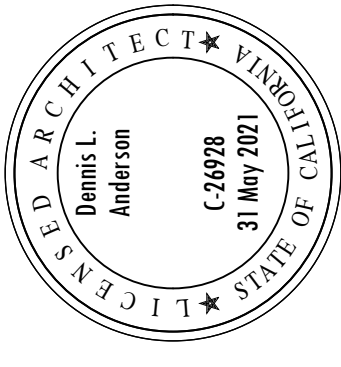
IMPERVIOUS AREAS



AREA DIAGRAMS



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KOUMOUTSAKIS
RESIDENTIAL REMODEL
312 33RD AVE
SANTA CRUZ, CA 95062
APN: 032 201 31

VICINITY MAP,
PROJECT SCOPE,
SITE PLAN,
SHEET INDEX,
GENERAL NOTES

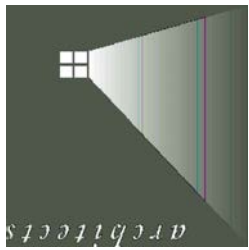
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REVISIONS

22. NOV. 2021
10. MAR. 2022

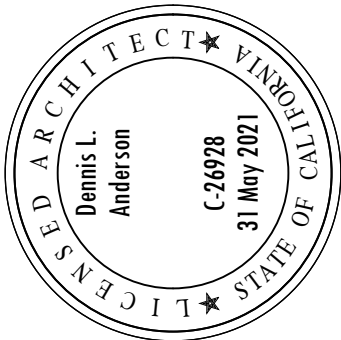
Exhibit D

A1



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KOUMOUTSAKIS
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EXISTING
FLOOR PLAN
AND
ELEVATIONS

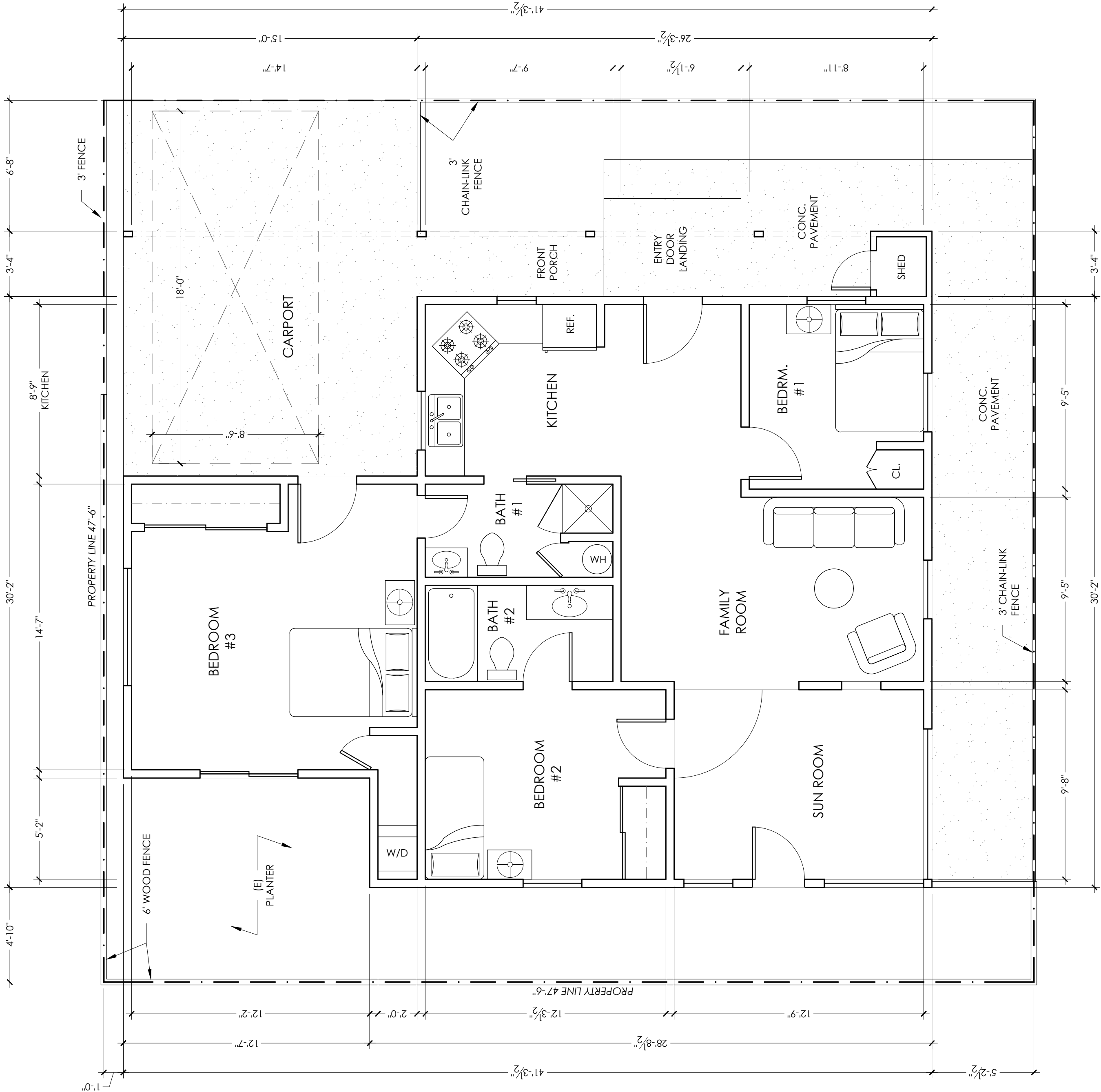
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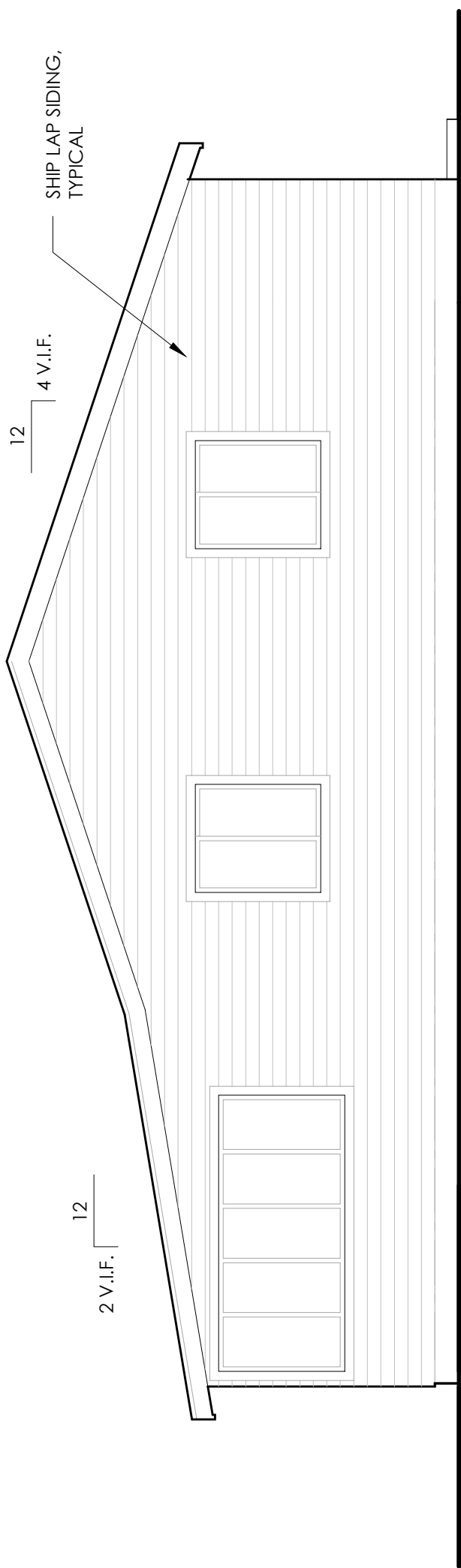
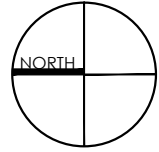
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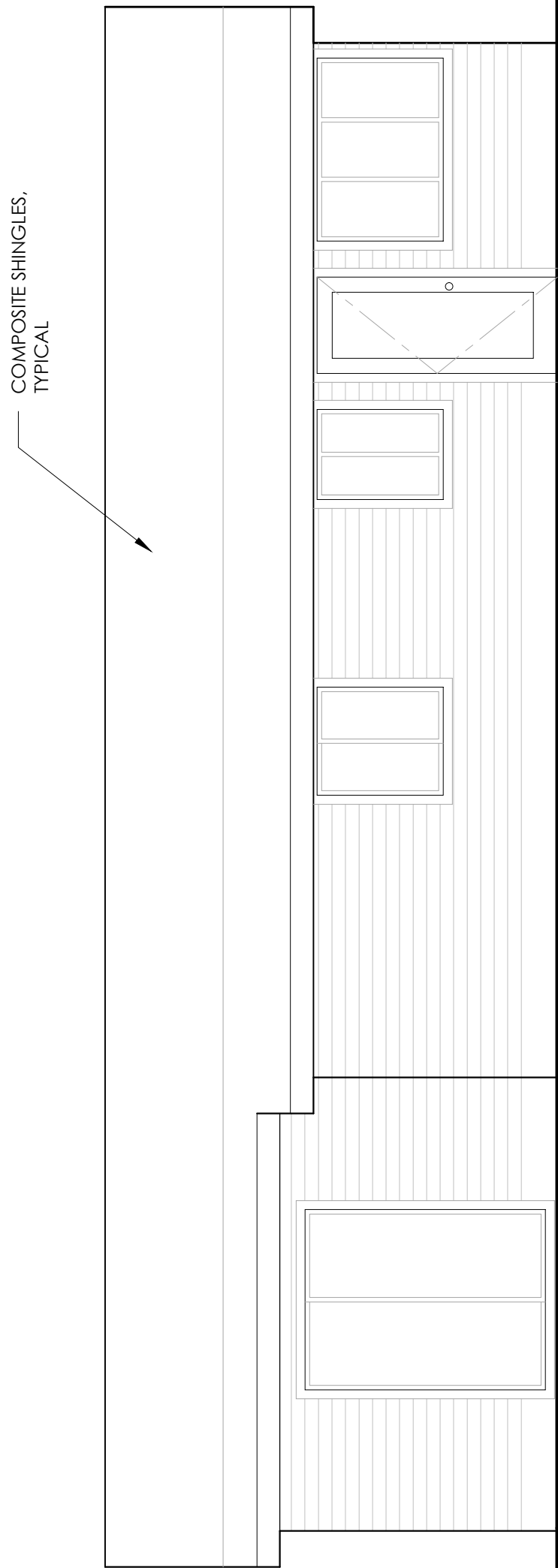
EXISTING
FLOORPLAN

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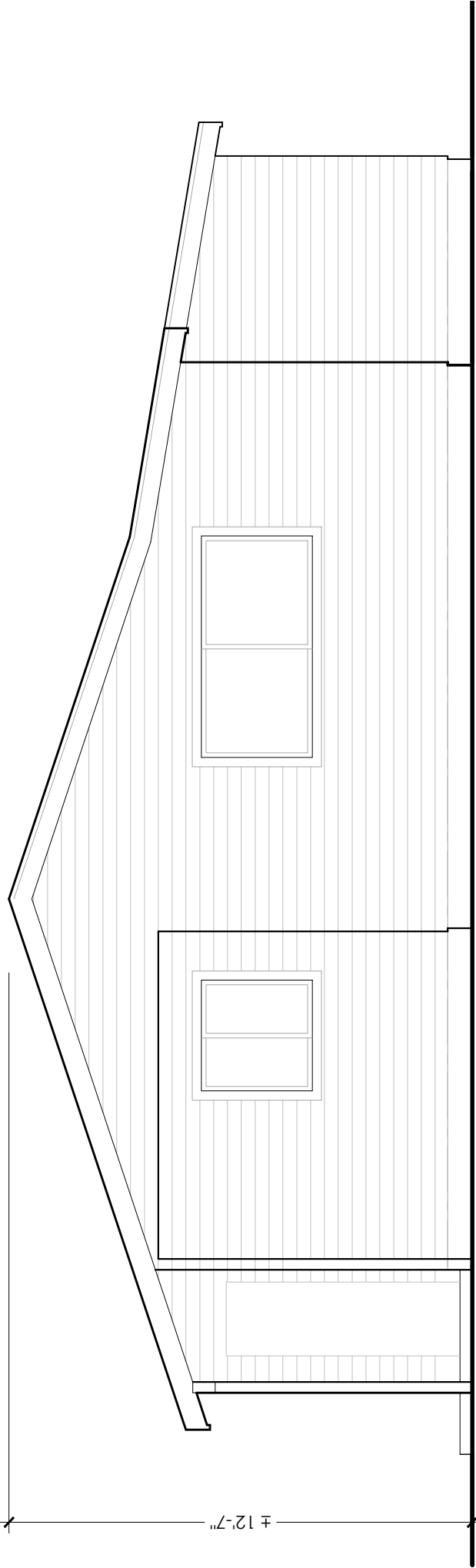
WEST

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



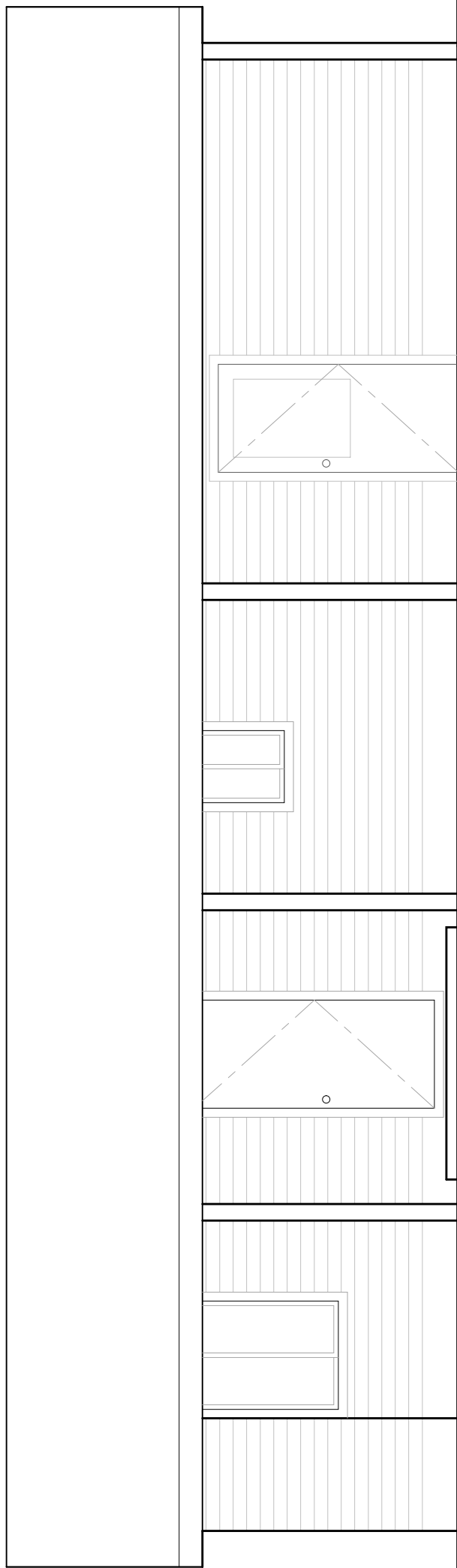
SOUTH

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



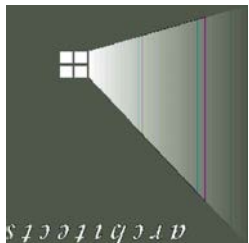
EAST

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

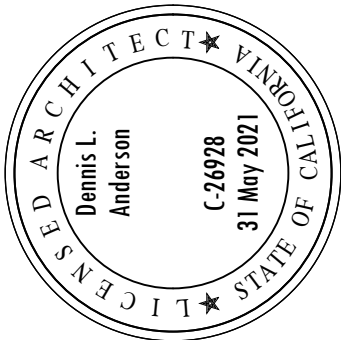


NORTH

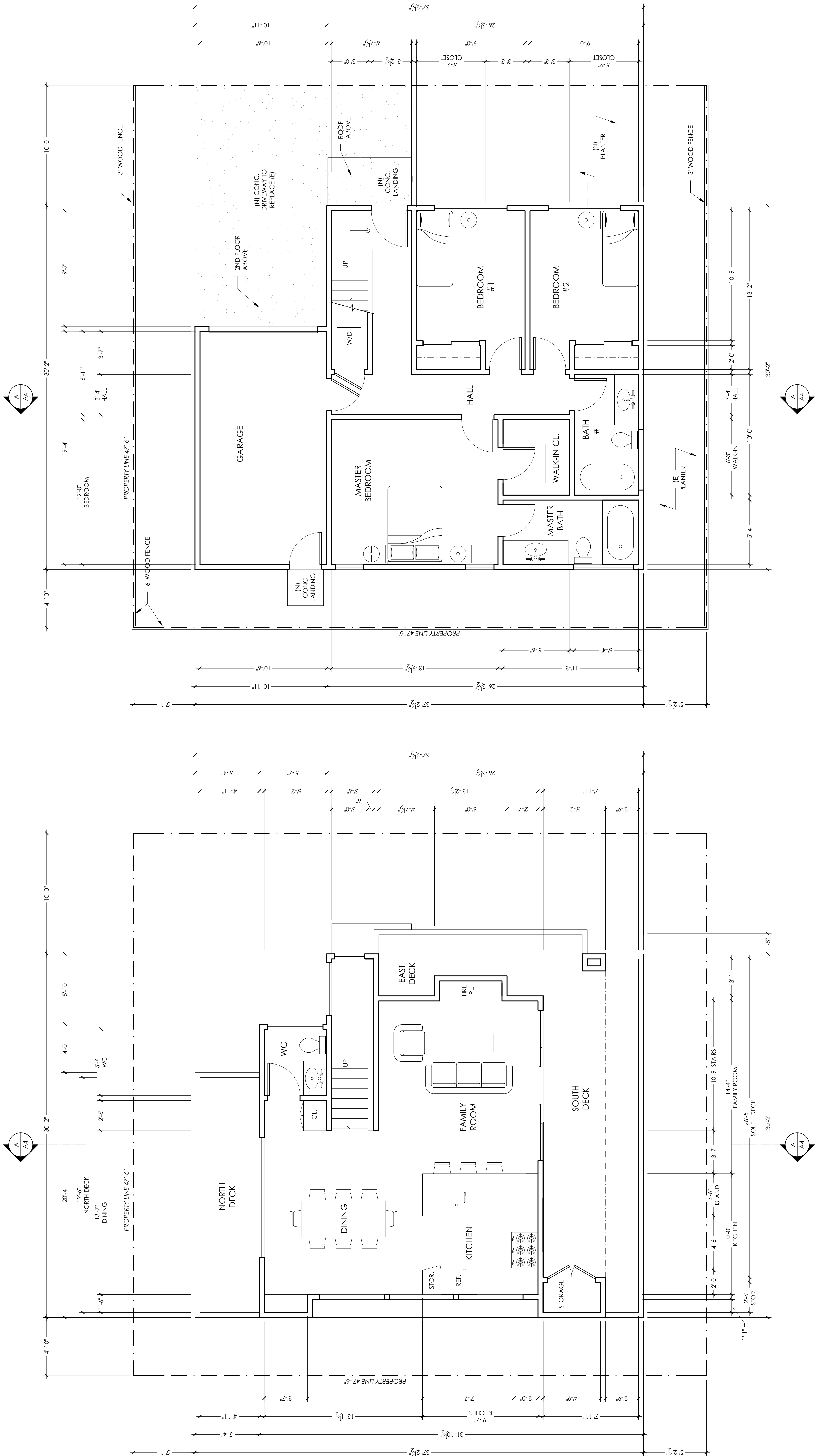
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312 33rd AVE
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APN: 032 201 31



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

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

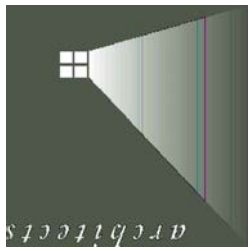
REVISIONS			
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△		10. MAR. 2022	

DRAWN	MB
SCALE	AS NOTED
DATE	12. MARCH 2021

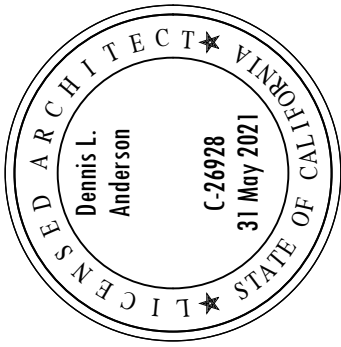
FLOOR PLANS

Exhibit D

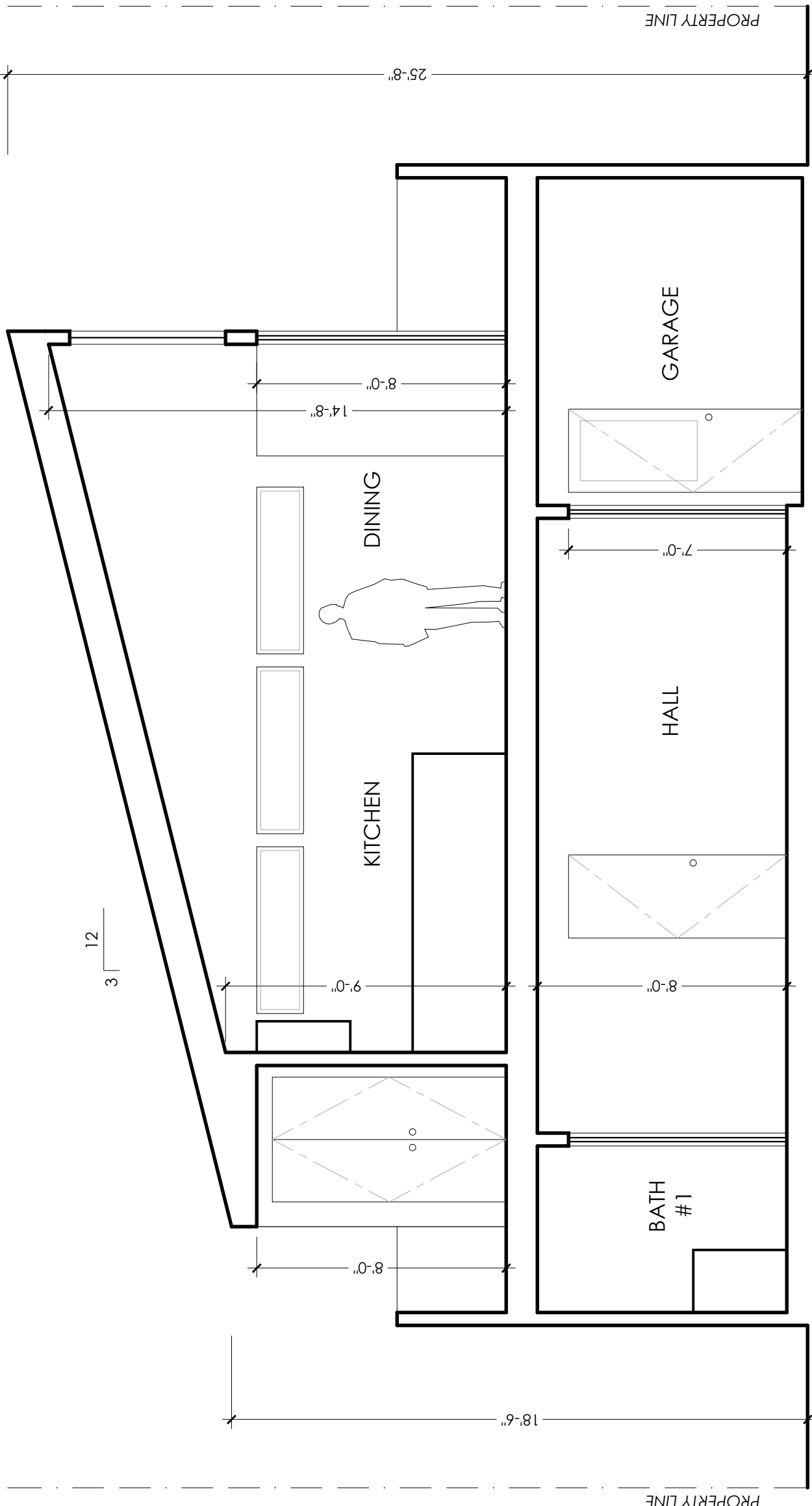
A3



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KOUMOUTSAKIS
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SECTIONS

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DATE	12. MARCH 2021

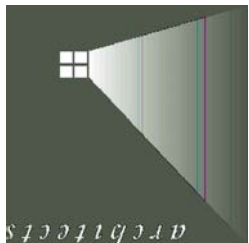
SECTION A
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REVISIONS

1	22. NOV. 2021
2	10. MAR. 2022

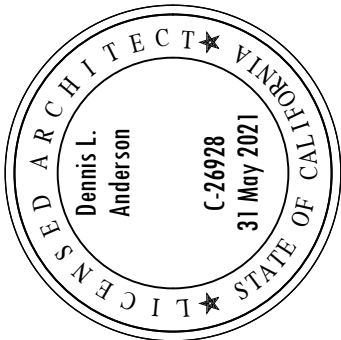
Exhibit D

A4

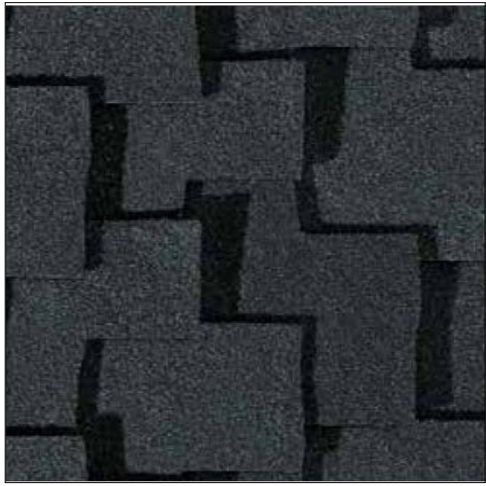


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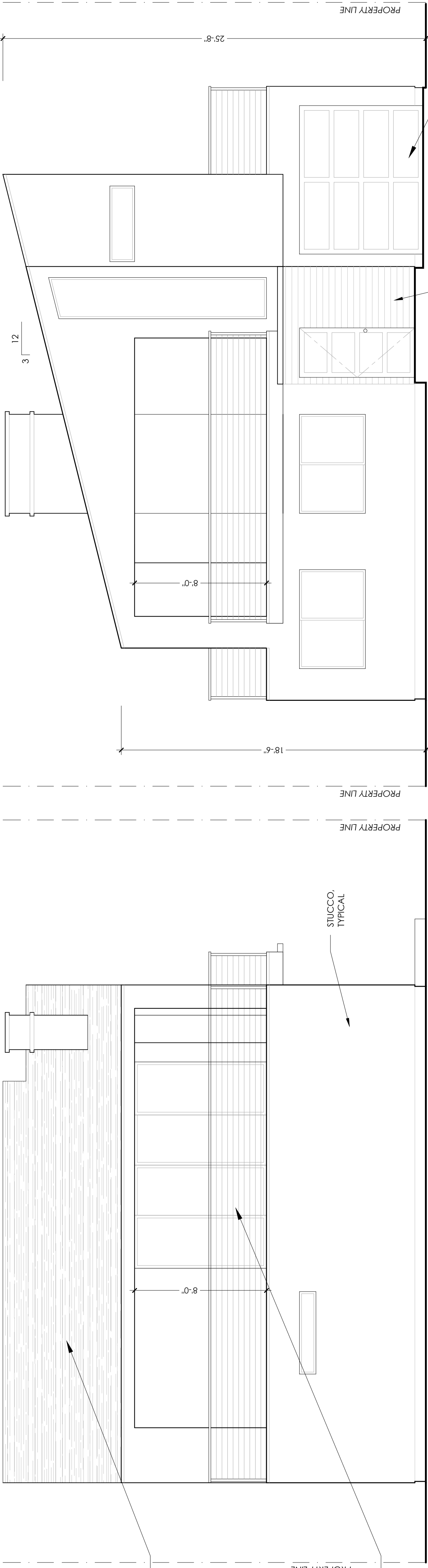
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APN: 032 201 31



CERTAINTED PRESIDENTIAL SHAKETIL
COMPOSITION SHINGLES - CHARCOAL BLACK

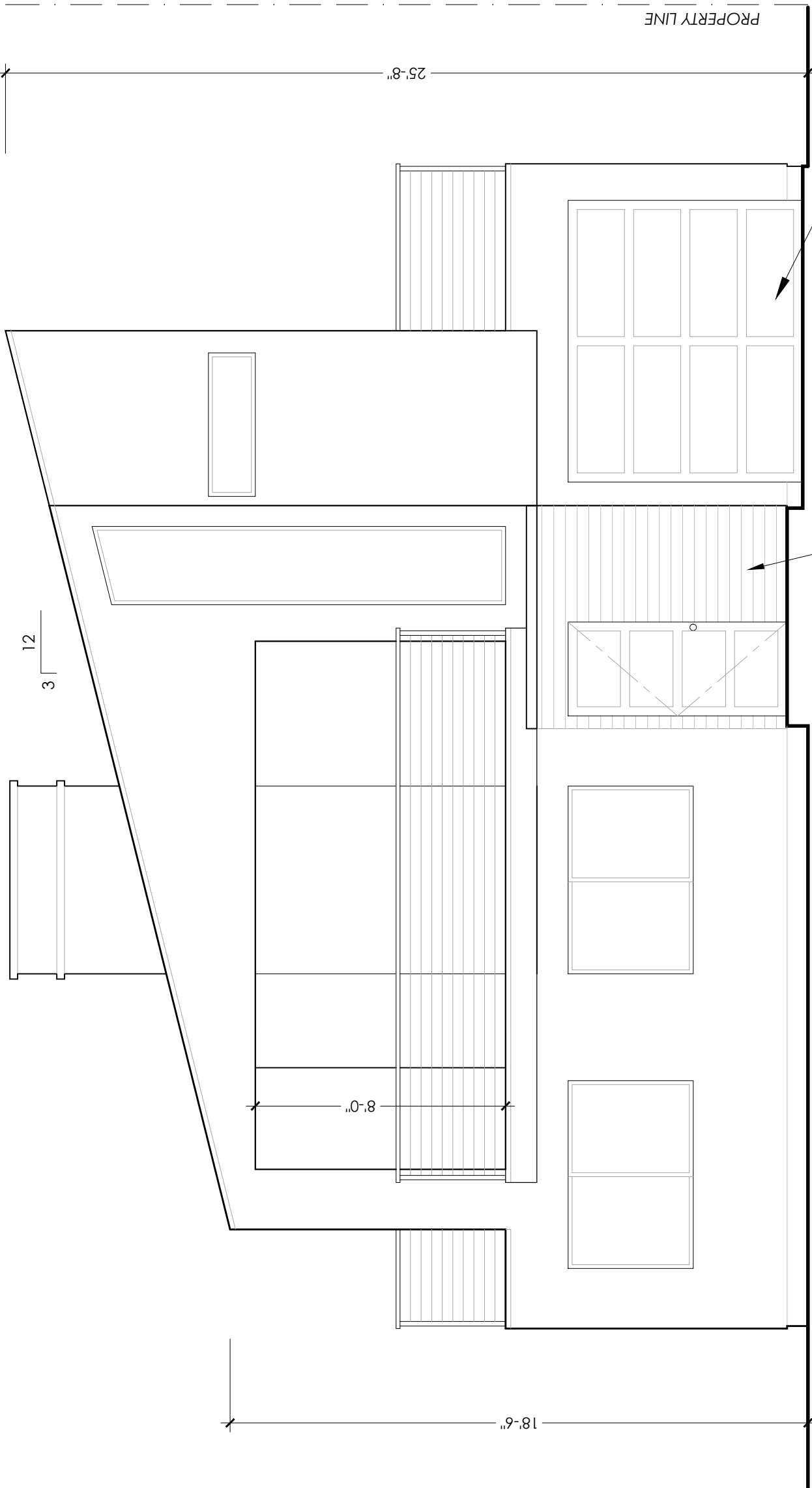


FLEETWOOD 1000-SERIES SLIDING DOORS - BLACK



SOUTH

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



EAST

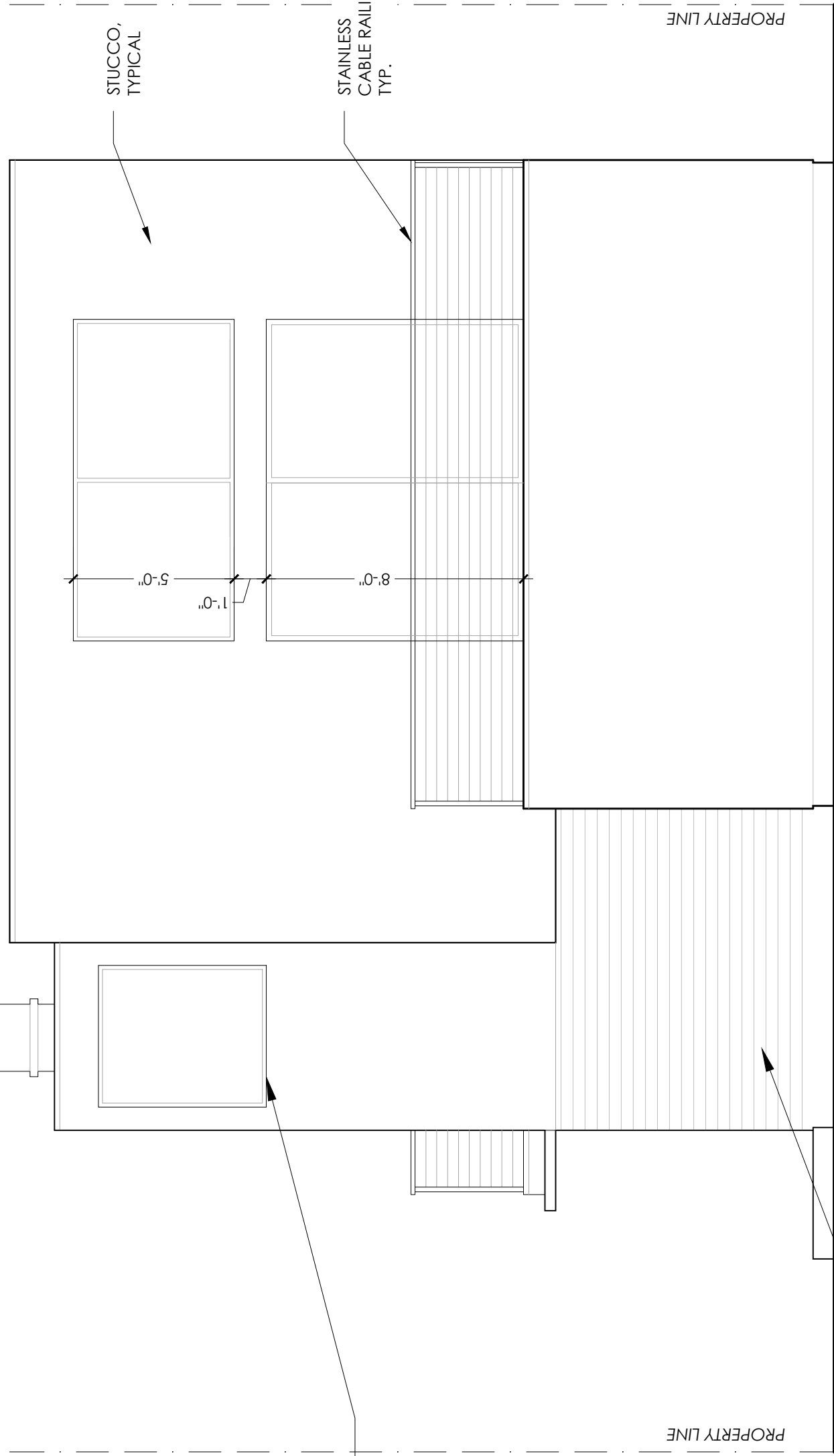
SCALE: 1/4" = 1'-0"



MARTIN ATHENA ALUMINUM GARAGE DOOR, BLACK TO
MATCH WINDOWS & DOORS, WITH WHITE SATIN ETCHED GLASS

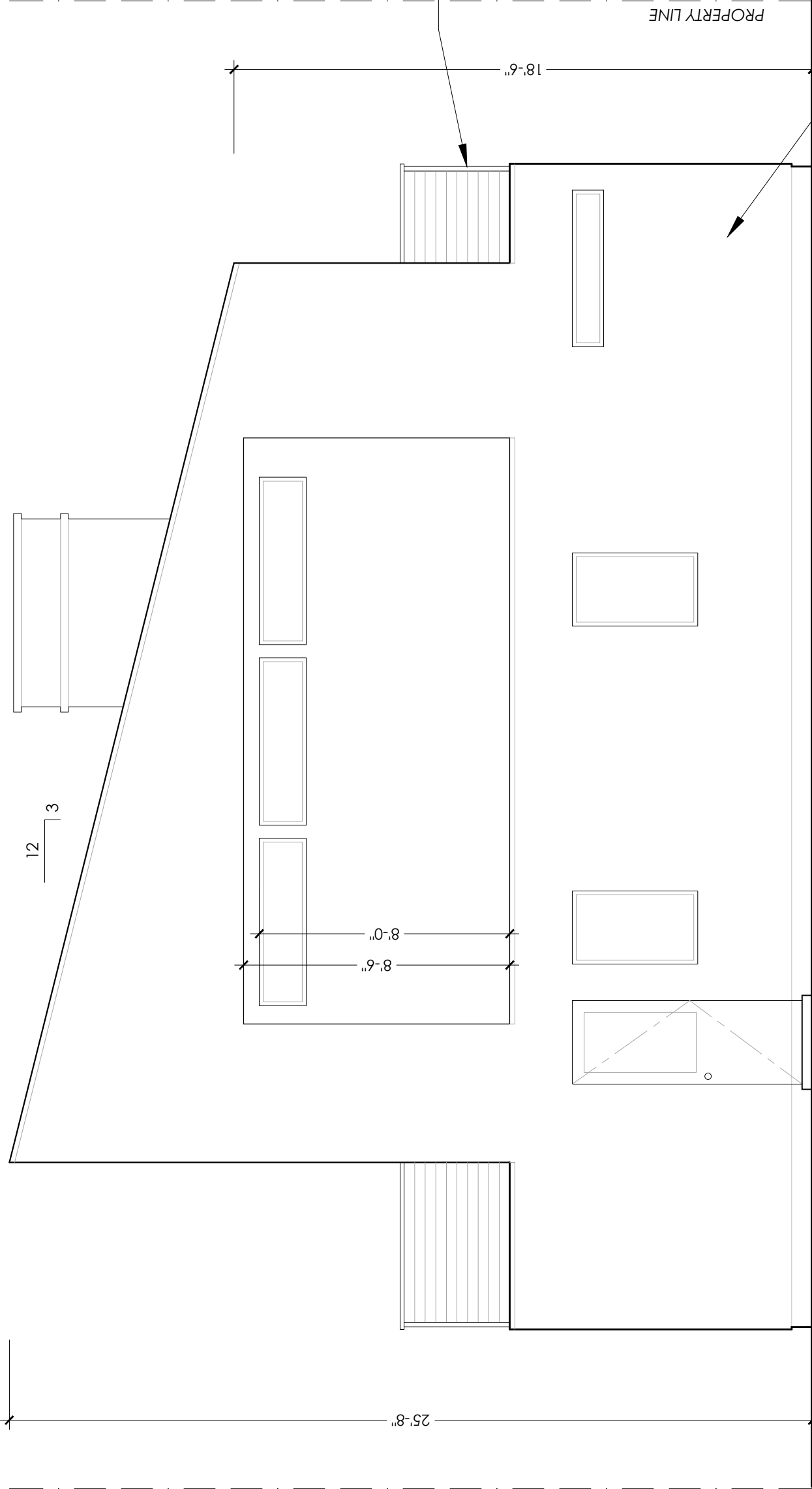


MARVIN ELEVATE
FIBERGLASS WINDOWS - BLACK



NORTH

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



WEST

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



AGS STAINLESS CABLE RAILING SYSTEM - BLACK



STUCCO - KELLY MOORE SWISS COFFEE 23

ELEVATIONS

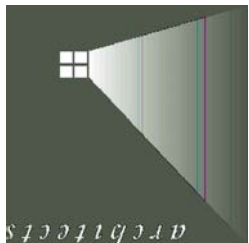
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DATE	12. MARCH 2021

REVISIONS

1	22. NOV. 2021
2	10. MAR. 2022

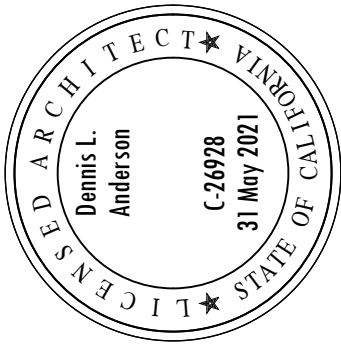
Exhibit D

A5



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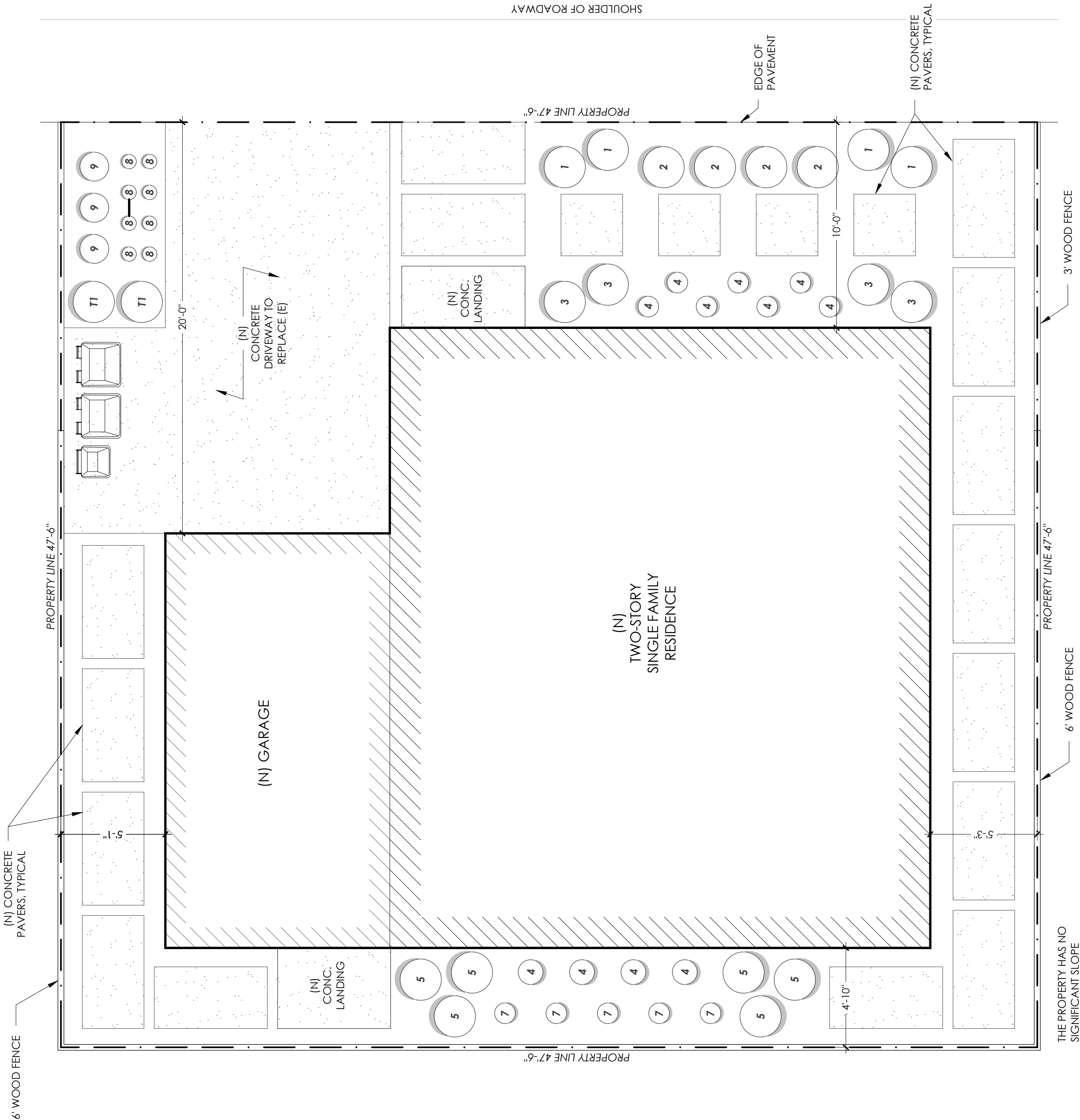


KOUMOUTSAKIS

RESIDENTIAL REMODEL

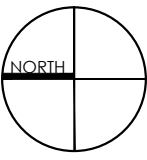
312 33rd AVE
SANTA CRUZ, CA 95062
APN: 033 201 31

33RD AVENUE



PLANT PALETTE

TREES	
T1	PITIOSPORUM TENUIFOLIUM
SHRUBS & GROUND COVER	
1	KARL FORESTER GRASS
2	LAMONDR GREEN & WHITE
3	ANGONZANTHOS - ORANGE
4	KANGOROO PAWS
5	ELIJAH BLUE FESCUE
6	HEICHERA MAXIMA
7	HEICHERA MAXIMA - CORAL BELLS
8	MOLATE FESCUE
9	OVERDAM - FEATHER REED GRASS



LANDSCAPE

1/4\"/>

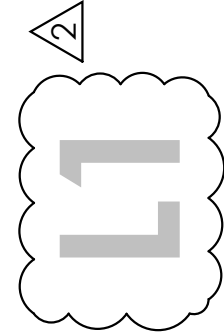
LANDSCAPE

DRAWN	MB
SCALE	AS NOTED
DATE	12. MARCH 2021

REVISIONS

Δ	22. NOV. 2021
Δ	10. MAR. 2022

Exhibit D



TYPICAL PLANTING NOTES

- 1) THE PLAN IS SCHEMATIC. LOCATION OF PLANTS ON SITE TO BE ADJUSTED SO AS TO BEST COORDINATE WITH SPRINKLER HEAD LOCATIONS, LIGHTS, DRAINAGE FEATURES, AND SWALES. DONT INSTALL PLANTS TOO CLOSE TO EDGES OF PAVING OR BUILDINGS. BE SURE PLANTS ARE NOT BLOCKING SPRINKLER SPRAY EXCESSIVELY. KEEP VALVES AND QUICK COUPLERS AWAY FROM TREES.
- 2) DUE TO CONSTRUCTION ACTIVITIES, AT THE LEAST, DIG DOWN WITH A POWER ROTOSPADE AT LEAST 12\"
- 3) PROVIDE SOIL AMENDMENTS AND FERTILIZATION AS NECESSARY. FOR BIDDING PURPOSES UNTIL THE SOIL IS AVAILABLE, USE 3 INCH DEEP MULCH IN ALL PLANTING AREAS. PROVIDE OWNER WITH DIFFERENT MULCH SAMPLES AND PRICES INCLUDING MAHAGONY (DARK BROWN) DYED WONDER MULCH OR PREMIUM REDWOOD CHIPS FROM VISION RECYCLING AT THE SANTA CRUZ COUNTY LANDFILL IN WATSONVILLE OR MEDIUM FR BARK. WHERE THERE SHALL BE NO PLANTING OR MULCHING IN BOTTOM OF SWALES THAT WOULD PREVENT THE FLOW OF WATER.
- 4) MAKE SURE THAT TREES ARE NOT ROOT BOUND. THAT THEY HAVE GOOD ROOT STRUCTURE AND BRANCH STRUCTURE. ALL PLANT MATERIAL TO BE FREE FROM PEST AND DISEASE.

TYPICAL IRRIGATION NOTES

DRIP IRRIGATION NOTES

- 1) SECURE LARGER 3/4\"
- 2) DURING A LITTLE DEEPER (21) TO MAKE SURE IT DOESNT SHOW IF MULCH IS BRUSHED AWAY. RUN 3/4\"
- 3) AS THE PLANT AND PLANT ROOTBALL INCREASE IN SIZE, THE LOCATIONS OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED OVER THE ROOTBALL.
- 4) AT EACH PLANT ON ROOT BALL (NOT RIGHT AT STEM). USE AGRIFIRM PC PLUS (PRESSURE COMPENSATING EMITTERS). USE THE ONES THAT 1/2\"

EMITTER SCHEDULE

- VERIFY MATURE SIZE OF EACH TYPE OF PLANT IE MEDIUM SHRUB, GROUND COVER ETC.
- THREE 1 GPH EMITTERS AT SMALL SHRUBS (EVENTUAL SIZE).
- SIX 1 GPH EMITTERS AT MEDIUM SHRUBS.
- EIGHT 1 GPH EMITTERS AT LARGE TREE ROOTBALLS.
- ADDITIONAL 1 GPH EMITTERS ON ROOTBALLS OVER ROOTBALL (NOT RIGHT ON STEM) AND SOME OUT UNDER FUTURE CANOPY. SPACE EMITTERS EVENLY IN ROOT ZONE AREA.
- AT EACH PLANT INSTALL ONE OR TWO EMITTERS ON TOP OF ROOTBALL WITH THE REMAINDER OF THE EMITTERS SPACED 18 INCHES APART EVENLY SPACED AROUND THE ROOTBALL AREA.
- ON SLOPES, LOCATE MOST OF THE EMITTERS ON THE UPHILL SIDE OF THE ROOTBALL AND FUTURE PLANT CANOPY.
- IF EMITTERS HAVE TO BE DOWNHILL FROM THE 3/4\"



Parcel Location Map



Parcel: 03220131



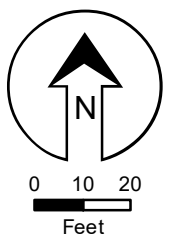
-  Study Parcel
-  Assessor Parcel Boundary

Exhibit E



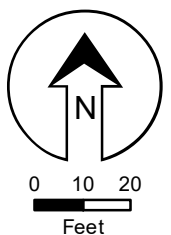


Parcel General Plan Map



☐ R-UM *Res. Urban Medium Density*

Exhibit E



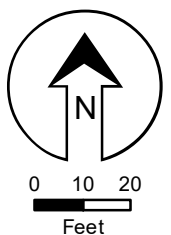


Parcel Zoning Map



☐ R-1 Single-Family Residential

Exhibit E



Parcel Information

Services Information

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

Parcel Information

Parcel Size:	2,352 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Public, via 33 rd Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-4-PP (Single family residential - 4,000 square feet, Pleasure Point Combining District)
Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> </u> Yes <u>X</u> No

Technical Reviews:

Environmental Information

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