



## Staff Report to the Zoning Administrator

Application Number: **201290**

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**Applicant:** Nilufer Koechlin

**Owner:** Koechlin

**APN:** 028-172-10

**Site Address:** 2-2035 E. Cliff Drive, Santa Cruz, CA 65062

**Agenda Date:** August 19, 2022

**Agenda Item #:** 3

**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct additions of 216 square feet at the lower floor and 631 square feet at the second floor of an existing 795 square foot one story single-family dwelling, to result in a two-story 1,642 square foot two story dwelling, on site with an existing detached 615 square foot two-story single family dwelling with an attached 197 square foot non-habitable storage room that is to be recognized as a 812 square foot ADU, in the R-1-4 zone district. Requires a Coastal Development Permit and a Minor Exception to reduce the required 10-foot street-side yard from 10 feet to 8 feet 6 inches at the new second floor, and a determination that the project is exempt from CEQA.

**Location:** Property is located on the northwest corner of East Cliff Drive and 21st Avenue (2-2035 E. Cliff Dr.) in the Live Oak Planning Area.

**Permits Required:** Coastal Development Permit

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

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 201290, based on the attached findings and conditions.

### Project Background

The two existing dwellings on the parcel were both constructed in 1946 prior to Permit requirements. As such, the two structures currently constitute a nonconforming dwelling group, in that the two legal units are developed on a parcel that is zoned for single-family uses. In addition to the parcel containing a nonconforming use, both structures are also nonconforming to the site and development standards for the zone district because they do not conform to the site and development standards for the zone district, including setbacks, minimum separation between structures, lot coverage and Floor Area Ratio (FAR).

In 1969 Use Permit 3395-U was issued to allow for the construction of an addition of 82.5 square feet at the front house, and this was subsequently constructed pursuant to Building Permit 13608, issued on September 3, 1969. Since that time there have been no changes to the existing structures although several permits have been issued for maintenance and repairs.

In 2011 Vacation Rental Permit 111180 was issued for the front house, which currently contains two bedrooms, allowing for this dwelling to be used as a short-term rental (up to 30 days) for up to four guests. On August 9, 2016, prior to the expiration of 111180, application 161235 was received to allow for renewal of the Vacation Rental Permit. Renewed Vacation Rental Permit 161235 was approved on December 13, 2016, but this Permit was subsequently voided due to a change in property ownership. In 2019 the current property owners applied for a new Vacation Rental Permit on the property, this time for the one-bedroom dwelling located at the rear of the parcel. Permit 191243, which was approved on October 7, 2019, is currently valid for a period of five years, and will expire on October 7, 2024.

### **Project Setting & Description**

The property is located just north of the Monterey Bay on the inland side of East Cliff Drive at the corner with 21<sup>st</sup> Avenue, approximately 350 feet east from the point where East Cliff Drive crosses Corcoran Lagoon. Beach access is available from East Cliff Drive about 450 feet east of the parcel, directly across from the lagoon, as well as from the end of 21<sup>st</sup> Avenue, approximately 250 feet south of the parcel.

The neighborhood is characterized by a wide variety of mostly two-story homes that have a diverse mixture of architectural styles and that include newer structures mixed in with older and remodeled homes. To the east, immediately adjacent to Corcoran Lagoon, there is a gated, three-story apartment complex that is located directly on the beach.

The proposed project is to construct additions to the existing one-story house located at the front of the parcel, including a small addition at the lower floor and a new second floor, so as to roughly double the size of the dwelling from 795 square feet to 1,642 square feet. In addition, the rear unit will be recognized as an ADU so as to take advantage of the allowed increase in Floor Area Ratio, lot coverage and reduced parking requirements on parcels containing an ADU. The re-designation of the rear unit as an ADU will also invalidate the existing Vacation Rental Permit on the parcel and this Permit will be required to be surrendered as a condition of approval of this permit.

### **Zoning & General Plan Consistency**

The subject property is a 3,199 square foot lot, located in the R-1-4 (Single-Family Residential) zone district, a designation that allows residential uses. The proposed remodeled dwelling and 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.

The applicable site and development standards for parcels in the R-1-4 zone district are set out in County Code section 13.10.323 – “Development Standards for Residential Districts”. Additional site and development standards for ADUs are set out in County Code section 13.10.681 “Accessory Dwelling Units”.

As set out in 13.10.681(D)(7)(c)(i) “Parcels with ADUs and JADUs shall meet lot coverage and FAR standards for the applicable zone district, except that JADU and/or ADU square footage up to 800 square feet may be excluded from FAR and lot coverage calculations for both existing and new parcels. In accordance with this, because the proposed conversion ADU has a total floor area of 812 square feet, 800 may be taken as a credit (is not counted) toward the total coverage by structures or floor area of the project.

The applicable standards for this project are set out in the table below:

<b>SITE STANDARDS</b>			
	<b>Required Standard</b>	<b>Existing</b>	<b>Proposed</b>
Lot Coverage (Both Structures)	Max. 40% X 3,199 = 1,279.6 s.f. + 800 s.f. = <b>2,079.6 s.f.</b>	43% (1,403 s.f.)	1,619 s.f. (31.25%)
FAR (Both Structures)	Max. 50% X 3,199 = 1,599.5 s.f. + 800 s.f. = <b>2,399.5 s.f.</b>	50.22% (1,607 s.f.)	2,399.5 s.f. (49.95%)
Separation	Min 10 feet or 3 feet if to an ADU	8 feet	3 feet between SFD and ADU
Height - SFD	Max. 28 feet		25 ft. 11 7/8 in.
Height - ADU	Same as existing structure	17 ft. 11 5/8 in.	17 ft. 11 5/8 in.
Front Yard (only relevant at front house)	1 <sup>st</sup> Floor - 13.175 ft (based on front yard average)	SFD - 9 ft Deck – 6 in.	9 ft 6 in.
	2 <sup>nd</sup> floor - 15 feet	N/A	18.175 ft.
	2 <sup>nd</sup> floor cantilevered decks – 6 ft max (min. 7.175 ft. setback)	N/A	7.175 ft.
Side Yard	SFD - 5 ft min. ADU – 4 ft. for new construction	SFD – 17 ft ADU – 3 ft.	SFD - 8 ft. 6 in. ADU – 3 ft.
Street Side Yard	SFD - 1 <sup>st</sup> floor - 10 ft min. ADU – 4 ft. for new construction	SFD – 1 ft. 3 in. ADU – 3 in.	8 ft. 6 in.
	2 <sup>nd</sup> floor 10 ft. min ADU – 4 ft. for new construction	SFD – N/A ADU – 23 ft.	SFD – 8 ft. 6 in.* ADU – 23 ft.
Rear (only relevant at ADU)	ADU – 4 ft. for new construction	5 feet	5 feet

\*Requires approval of a Minor Exception

As illustrated by the above table, the existing structures are nonconforming to the site and development standards for the R-1-4 zone district in that the front house is located only 9 feet from East Cliff Drive, where a 13.175-foot setback is required based upon front yard averaging. In addition, there is an existing deck that is located to within 6 inches of the front property line. The front house is also nonconforming to the required 10-foot street-side yard setback, in that it has a setback of only around 1 foot 3 inches and a portion of the deck at the front of the property encroaches into the right of way. The rear unit (proposed ADU) is also nonconforming to setbacks in that the rear setback is 5 feet where a 15-foot setback is required, the side yard setback is 3 feet where a 5-foot setback is required and a street-side yard setback of around 3 inches where a 10-foot setback is required. In addition, there is a deck and stairs that are located entirely within the right-of-way for 21<sup>st</sup> Avenue. Furthermore, taken together, the structures on the parcel are nonconforming in that they exceed the allowed 40% lot coverage and 50% FAR requirements for a parcel that does not contain an ADU.

The proposed project will bring the development into greater conformance with the site and development standards. For ADUs reduced side and rear yard setbacks of only 4 feet apply; therefore, conversion of the rear dwelling to an ADU means that that structure would conform to the rear yard setback. Furthermore, because 800 square feet of the ADU is excluded from FAR and lot coverage calculations, the proposed project will conform to both FAR and lot coverage requirements. The existing deck and stairs at the rear dwelling (proposed ADU) and a portion of an existing deck at the front house that currently encroach over the property line into the right-of-way for 21<sup>st</sup> Avenue, will also be demolished so that no structures will encroach into the right-of-way. The project will further be in greater conformance in that the conversion of the rear dwelling will eliminate the existing nonconforming use on the parcel (a two-unit dwelling group) to result in parcel that is developed with a single-family dwelling and an ADU.

Minor Exception: As specified in County Code section 13.10.235, Minor Exceptions may be approved on parcels that are located within the Urban Services Line, to permit small reductions of up to a maximum 15%, in the required setbacks. To allow for the construction of a modern, functional permanent residence, and also to allow for a superior design, the proposed dwelling has been designed to reflect an allowed minor reduction to the street-side yard setback from 10 feet to 8 feet 6 inches. It should be noted that the subject parcel is only 3,199 square feet in size, which is smaller than the 4,000 square foot lot size required by the zone district and has a width of less than 39 feet. Furthermore, because of its location at a corner, setbacks are more restrictive for this parcel because a 10-foot setback applies where, for a similarly sized interior lot, only a 5-foot setback would be required. It should also be noted that the existing lower-floor of the dwelling, which will be retained, is nonconforming to the setbacks in that it has a street-side yard setback of only around 1 foot 3 inches. Therefore, the reduced setback of 8 feet 6 inches will allow for a second floor that is better proportioned in relation to the structure as a whole and that will be substantially greater conformance than the existing structure. A complete list of Minor Exception Findings is included with this report.

Nonconforming Structures Regulations: As set out in County Code section 13.10.262 – “Nonconforming Structures”, structural alterations may be made to an existing nonconforming structure that is located within 5 feet of the edge of right-of-way, where such modifications do not constitute reconstruction, which is defined by County Code section 13.10.260(B)(6) as modifications that alter 50% or more of the major structural components. Further, conforming additions that do not increase the nonconforming dimensions of the structure may be constructed. A Modifications Worksheet was submitted by the project Architect, which shows that only 43% of the existing single-family dwelling will be altered. No structural changes are proposed to the ADU. Therefore, neither the proposed remodel of the dwelling or of the accessory structure will result in a greater than 50% modifications to these existing structures. Subject to the approval of a Minor Exception to allow for a 15% reduction in the required 10-foot street side yard setback from 10 feet to 8 feet 6 inches for the second-floor addition at the dwelling, all proposed additions will conform to the required site and development standards for the zone district.

Parking: County Code section 13.10.552 “Schedule of off-street Parking Space Requirements”, sets out that a one-bedroom dwelling requires a minimum of two parking spaces. Parking requirements for ADUs are set out in County Code section 13.10.681(D)(7)(d) and, in accordance with that section, for conversion ADUs no onsite is required. Therefore, for the proposed one-bedroom single-family dwelling, and conversion ADU a total of two onsite parking spaces are required. As proposed, a total of up to three tandem parking spaces will be available in the existing driveway area.



## **Local Coastal Program Consistency**

The property is located within the Coastal Zone. The rear of the parcel is mapped within a Residential Exclusion Area and is therefore not subject to Coastal Development Permit requirements; however, because the southern portion of the parcel is within 300 feet of the beach, the front half of the lot is located within the appeals jurisdiction. As set out in County Code section 13.20.061 "Improvements to Existing Single-Family Residences Exemptions", because the proposed additions to the front house will be located mostly within the appealable area and will exceed ten percent of the existing floor area of the structure as well as increase the height of the structure by more than 10%, the proposed additions to the existing front house do not qualify for an exemption. Therefore, a Coastal Development Permit is required for the remodeled single-family dwelling but not for the conversion ADU.

The proposed single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the remodeled structures are 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. Furthermore, existing private parking that is currently located at the front of the property, in the right-of-way for East Cliff Drive, will be removed and regraded to allow for the addition of additional landscaping that will help to screen and soften the proposed dwelling in views from the surrounding neighborhood.

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. However, to enhance coastal access, the project includes the creation of two public parking spaces along the street, within the right of way for 21<sup>st</sup> Avenue and these will be retained for public parking.

## **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 **201290**, 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](http://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: 201290

Assessor Parcel Number: 028-172-10

Project Location: 2-2035 E. Cliff Drive, Santa Cruz, CA 65062

**Project Description: Proposal to construct additions and to remodel an existing single-family dwelling and to convert a second dwelling on the parcel to be an ADU.**

**Person or Agency Proposing Project: Nilufer Koechlin**

**Contact Phone Number: (408) 679-5900**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **Categorical Exemption**

Specify type: Class 3 - New construction or conversion of small structures (15303)

**F. Reasons why the project is exempt:**

Construction of additions to an existing single-family dwelling and conversion of an existing second dwelling to an ADU within an area zoned for residential uses

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

\_\_\_\_\_  
Lezanne Jeffs, Project Planner

Date:\_\_\_\_\_

## **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.**

The property is zoned R-1-4 (Single-Family Residential), a designation which allows residential uses. The proposed single-family dwelling and 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. Therefore, this finding can be made.

- 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.**

The development is consistent with the surrounding neighborhood in terms of architectural style. Developed parcels in the area contain single family dwellings developed to an urban density. The size and architectural styles of the surrounding homes is extremely varied and the design submitted is consistent with the existing range of styles. The remodeled structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood and the colors will be natural in appearance and complementary to the site. Furthermore, existing private parking that is currently located at the front of the property, in the right-of-way for East Cliff Drive, will be removed and regraded to allow for the addition of additional landscaping that will help to screen and soften the proposed dwelling in views from the surrounding neighborhood.

In addition, the project site is not located on a prominent ridge, beach, or bluff top. This finding can therefore be made.

- 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 from East Cliff Drive about 450 feet east of the parcel, directly across from Corcoran Lagoon, as well as from the end of 21<sup>st</sup> Avenue, approximately 250 feet south of the parcel.

- 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-1-4 (Single-Family Residential) 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.

- 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.**

The project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling 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. Furthermore, to enhance coastal access, the project includes the creation of two public parking spaces along the street, within the right of way for 21<sup>st</sup> Avenue and these will be retained for public parking.

Therefore, this finding can be made.

## **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.**

The proposed location of the single-family dwelling and conversion ADU, and the conditions under which these structures would be operated or maintained, will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single-Family Residential) zone district as the primary use of the property will be one single-family dwelling and ADU that will, with the approval of a Minor Exception to allow for a 15% reduction in the required street-side yard setback at the second floor of the dwelling, be in greater conformance with the site and development standards as well as with the allowed uses for the zone district than the existing development. In addition, neither the proposed remodel of the main dwelling or of the conversion of the smaller existing dwelling to be an ADU will result in greater than 50% modifications to these existing nonconforming structures. Further, as a condition of approval of this Permit, the existing Vacation Rental Permit on the property is required to be surrendered. Therefore, this finding can be made.

- 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 single-family residential use and ADU are consistent with the use and density requirements specified for the R-UM (Urban Medium-Density Residential) land use designation in the County General Plan.

The proposed remodeled single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties. Subject to the conversion of the second dwelling on the parcel to an ADD and the approval of a Minor Exception to allow for a 15% reduction in the required street-side yard setback at the second floor of the dwelling, the resulting development will be in greater conformance with the site and development standards for the zone district than is the case for the existing nonconforming structures. The project therefore conforms to Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family dwelling will not adversely shade adjacent properties, and, with the approval of a Minor Exception, all additions to the structure will meet current setbacks for the zone district.

The proposed remodeled single-family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes). All proposed additions to the existing nonconforming single-family dwelling will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

**4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.**

The proposed remodel and additions to the existing single-family dwelling on the parcel and the conversion of a second dwelling to be an ADU will not increase the expected level of traffic generated by the proposed project in that no intensification of the use of the parcel will occur as a result of these changes. Therefore, the proposed project will not adversely impact existing roads or intersections in the surrounding area.

Upgrades to the existing structures 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 and therefore the proposed project will not overload utilities and therefore, this finding can be made.

**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.**

The remodeled structures are 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. Furthermore, existing private parking that is currently located at the front of the property, in the right-of-way for East Cliff Drive, will be removed and regraded to allow for the addition of additional landscaping that will help to screen and soften the proposed dwelling in views from the surrounding neighborhood.

The proposed project is therefore consistent with the land use intensity and density of the neighborhood and this finding can be made.

## **Minor Exception Findings**

- 1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

The project proposes the construction of additions at an existing single-family dwelling and remodel of the entire structure to result in a two-story single-family dwelling, and conversion of a second dwelling on the parcel to be an ADU. The existing single family dwelling that is to be remodeled is nonconforming to setbacks in that it is located only around foot 3 inches from the edge of the right-of-way at 21<sup>st</sup> Avenue and is also located partially within the required front yard setback at East Cliff Drive. The proposed second-story addition will exceed the required 15-foot setback at East Cliff Drive but is proposed to be set back from the right-of-way at 21<sup>st</sup> Avenue by 8 feet 6 inches, which does not comply with the required 10 foot street-side setback as required by County Code section 13.10.323. County Code section 13.10.235(B) allows for a reduction in the required setbacks by up to 15%, which allows for the proposed reduction in the required setback to the second-floor addition to 8 feet 6 inches feet.

The special circumstance that applies to this lot is that the subject parcel is only 3,199 square feet in size, which is smaller than the 4,000 square foot lot size required by the zone district and has a width of less than 39 feet. Furthermore, because of its location at a corner, setbacks are more restrictive for this parcel because a 10-foot setback applies where, for a similarly sized interior lot, only a 5-foot setback would be required. Because the existing lower floor of the dwelling, which will be retained, is nonconforming to the setbacks, the reduced setback of 8 feet 6 inches will allow for a second floor that is better proportioned in relation to the structure as a whole. The proposed project is therefore in character with other developments in the vicinity that are under identical zoning classification.

**That the granting of the Minor Exception 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.**

The proposed second-floor addition will not deprive adjacent properties or the neighborhood of light, air, or open space. This is because the addition is located closer to the right-of-way at 21<sup>st</sup> than would be allowed by a conforming structure and therefore the structure is located further from adjacent homes to the west. Shadow studies prepared in support of this application further substantiate that no such shading of neighboring properties will occur.

The proposed reduced setback will not result in a reduction of available off-street parking for the proposed development, in that the additions to the single-family dwelling have been situated so as to allow for the retention of parking within the existing driveway on the property. Furthermore, the project includes the creation of two additional parking spaces along the street, within the right of way for 21<sup>st</sup> Avenue and these will be retained for public parking.

The proposed remodeled single-family dwelling therefore will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity and the impact of the structure on surrounding properties will be minimal and this finding can be made.



- 2. That the granting of a Minor Exception 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 the granting of a Minor Exception to allow for a reduced setback to the entrance of the proposed garage will not constitute a grant of special privilege to this parcel, as similar approvals could be granted on adjacent small, narrow properties in the neighborhood, where the location of the parcel at an intersection requires increased setbacks along the street side.

Further, the proposed project is located in an area that includes several older homes and within a neighborhood where many of the dwellings are nonconforming with respect the required setbacks. The addition that is proposed to be constructed is therefore consistent with the character of the neighborhood in which it is situated.

- 3. That there will be no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, uses permeable paving material, reduces existing impermeable area, or incorporates other low impact drainage practices to control any increase in stormwater runoff.**

This finding can be made in that, as proposed the proposed additions are all located either at the second floor above the existing structure, or within the existing paved driveway so that coverage of the parcel by impervious surfaces will not increase. Moreover, the project will not result in lot coverage that exceeds the maximum 40% that is allowed in the zone district, subject to a credit to allow for the provision of an ADU on the parcel. Further, existing deck areas and a paved parking area that are currently developed within the rights-of-way for both East Cliff Drive and 21<sup>st</sup> Avenue, will be removed as a result of the proposed project and these areas will be re-landscaped. Therefore, the project will result in an overall decrease the amount of stormwater associated with the parcel.

## Conditions of Approval

**Exhibit D:** Project plans: 14 sheets prepared by Derek Van Alstine, Residential Design, Inc., 2 dated May 09, 2022, and 12 dated March 29, 2022; 7 sheets prepared by Luke Beautz, Engineer, 1 dated December 2019, 1 dated January 2020 and 5 dated December 2021; and 2 sheets prepared by Ellen Cooper, Landscape Architect, dated 2/29/22

- I. This permit authorizes the remodel of an existing nonconforming single-family dwelling and the construction of additions to the structure and the conversion of the existing nonconforming second dwelling on the parcel and a storage room to be 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 right-of-way.
    - 1. Submit an encroachment permit application with 2 sets of the plans (only the sheets showing work in R-O-W) directly to Public Works, 701 Ocean Street, Room 410 or via email to [Kristine.Conley@santacruzcounty.us](mailto:Kristine.Conley@santacruzcounty.us). The encroachment permit application form can be found on the internet at: <http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/EncroachmentEditable.pdf>
    - 2. A full traffic control plan must be included with the encroachment permit application with accommodations for pedestrian, bicycle, and vehicle traffic.
    - 3. Any staging and equipment placement during construction will need to be included in this encroachment permit application. No staging or equipment is to interfere with the bike lane or travel lane.
    - 4. The encroachment permit will not be approved or issued until the final building permit is approved and issued.

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. 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.
  3. Plans shall be revised as necessary to ensure that the single-family dwelling and ADU shall not exceed 50% FAR, except that up to 800 square feet of the proposed ADU may be deducted from such calculation in accordance with County Code 13.10.681(D)(7)(c)(i). Accordingly, the total floor area of structures on the parcel shall not exceed 2,399.5 square feet and any floor area within the ADU above 800 square feet shall be included in the total FAR for the parcel.
  4. Grading, drainage, and erosion control plans.
  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 Stormwater Management Division. Drainage fees will be assessed on any net increase in impervious area.
- C. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
1. A sewer lateral replacement has been performed at this address under sewer repair permit SS-191361. No additional sewer lateral inspection is required at this time.

2. Sewer connection fees shall be calculated at the time of building permit application in accordance with Santa Cruz County Sanitation District Code Title 5.
- D. Meet all requirements of the Environmental Planning Division as follows:
1. The applicant shall provide a signed and stamped copy of the accepted soils report and update(s).
  2. Building permit application plans shall reference the soils report and update(s), 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 over-excavation and re-compaction 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 drainage plan that complies with the requirements set forth in 2016 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](http://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. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- G. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings and will be based on the increased floor area of the remodeled home/ADU.

- H. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot and will be based on the increased floor area of the remodeled home/ADU.
  - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling XX up to 2,000 square feet is \$2 per square foot and will be based on the increased floor area of the remodeled home/ADU.
  - J. Provide required off-street parking for a minimum of 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. XX (for all non-exempt WELO projects) A Landscape Installation Certificate prepared in accordance with the Water Efficient Landscape Ordinance (County Code Chapter 13.13) shall be provided.
  - E. 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. Approval of Permit 201290 voids Vacation Rental Permit 191243. After the effective date of this Permit short-term rental of either the main dwelling or ADU is no longer authorized. No future Vacation Rental Permit shall be issued for this property unless specifically allowed pursuant to County Code.

- B. 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

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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.



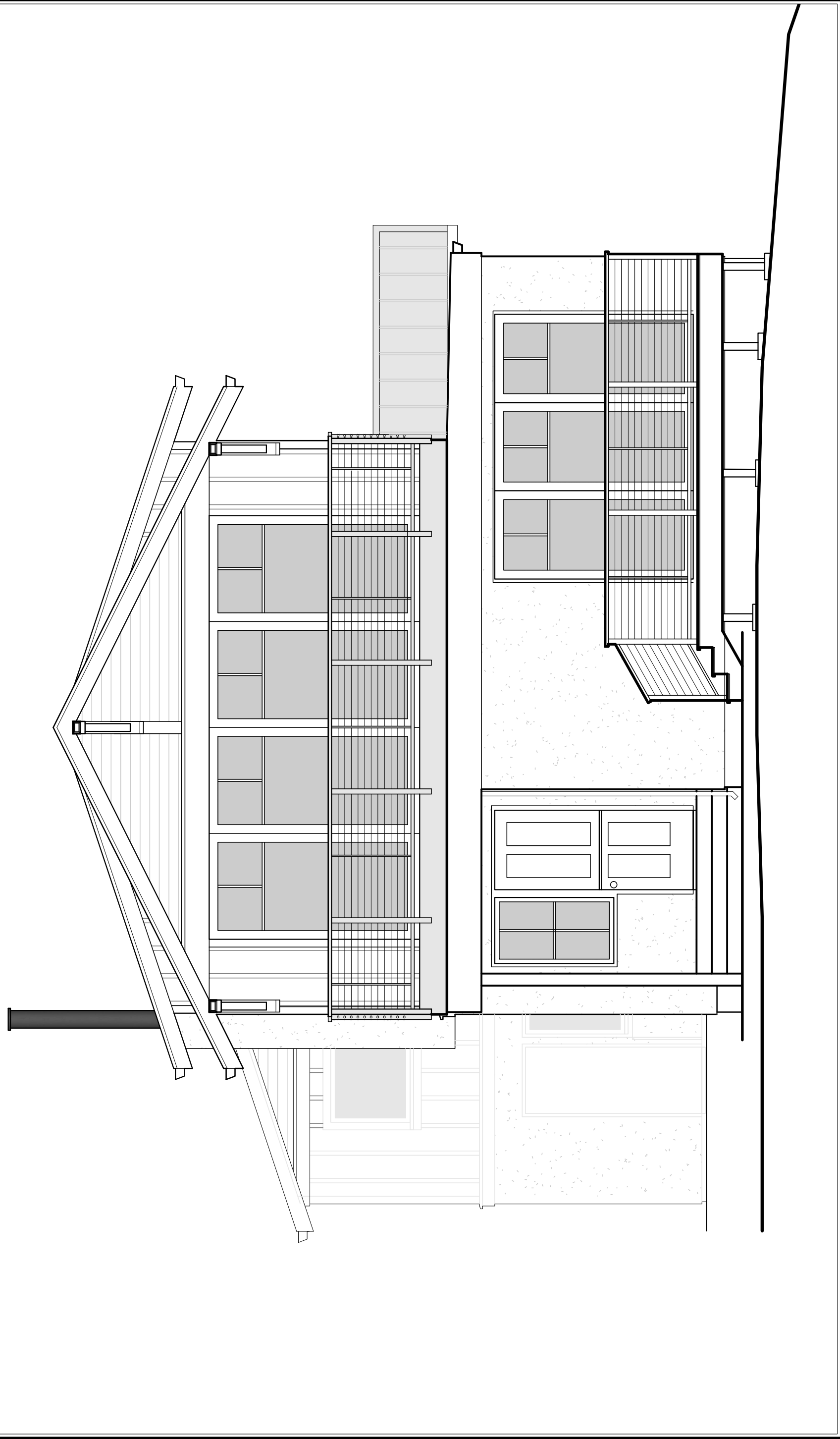
# KOECHLIN RESIDENCE

## GROSS BUILDING AREA WORKSHEET

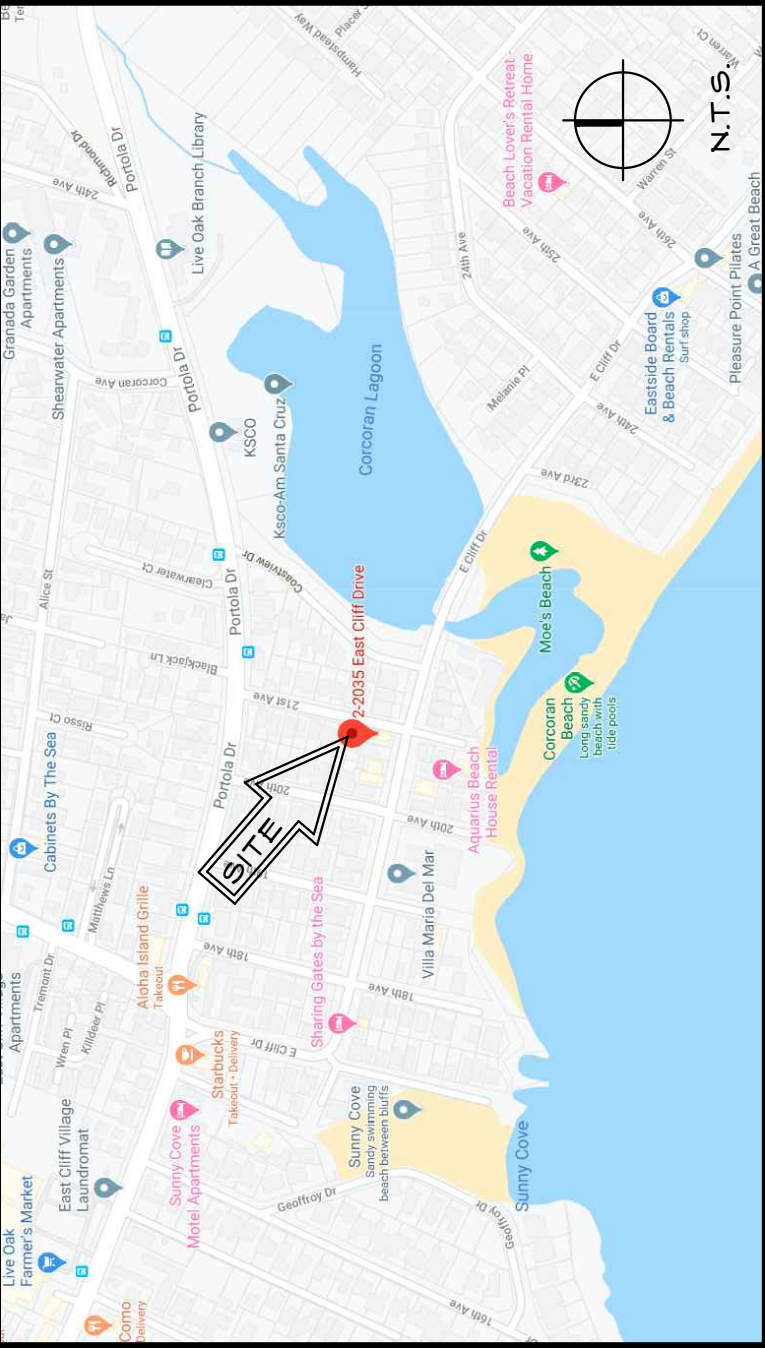
LOT COVERAGE CALCULATION		HEATED SPACE CALCULATION	
1. ZONE DISTRICT:	1) <u>R-1-4</u>	1. MAIN RESIDENCE HEATED SPACE:	1,000 sq.ft.
2. PARCEL AREA:	2) <u>3,199 sq.ft.</u>	A) FIRST FLOOR	631 sq.ft.
3. AREA OF RIGHTS-OF-WAY:	3) <u>0 sq.ft.</u>	B) SECOND FLOOR	1,631 sq.ft.
4. NET PARCEL AREA (#2-#3):	4) <u>3,199 sq.ft.</u>	TOTAL MAIN RESIDENCE HEATED SPACE:	1) <u>1,631 sq.ft.</u>
5. COVERAGE BY STRUCTURES:	5a) <u>1,000 sq.ft.</u>	2. MAIN RESIDENCE TOTAL UNHEATED SPACE:	2) <u>0 sq.ft.</u>
b. ADU SQ.FT. 614 SQ.FT.	5b) <u>619 sq.ft.</u>	A) HEATED SPACE:	376 sq.ft.
TOTAL	5) <u>1,619 sq.ft.</u>	B) SECOND FLOOR	240 sq.ft.
6. PARCEL COVERAGE (#5/#4 x 100):	6a) <u>31.25%</u>	ADU TOTAL HEATED SPACE:	3) <u>616 sq.ft.</u>
INCLUDING ADU:	6) <u>50.05%</u>	4) TOTAL ADU UNHEATED SPACE:	4) <u>201 sq.ft.</u>
NOTE: HEATED SPACE INCLUDES STAIRS ON BOTH LEVELS (UNLIKE F.A.R.)			
FLOOR AREA CALCULATION BY TYPES OF SPACE			
1. FIRST FLOOR:	1,000 sq.ft.	8. TOTAL FLOOR AREA OF THE BUILDING:	1,591 sq.ft.
2. SECOND FLOOR:	631 sq.ft.	A) PROPOSED MAIN RESIDENCE	2) <u>1,591 sq.ft.</u>
A) AREA W/ CEILINGS LESS THAN 16'-0" IN HEIGHT.	0 sq.ft.	9. FLOOR AREA RATIO CALCULATION (HOUSE ALONE):	
B) AREA W/ CEILINGS 16'-0" TO 20'-0" IN HEIGHT.	0 sq.ft.	PROPOSED FLOOR AREA (B) / NET PARCEL AREA	3) <u>49.42%</u>
C) AREA W/ CEILINGS GREATER THAN 24'-0" IN HEIGHT. ( x3 )	0 sq.ft.	10. LARGE DWELLING CALCULATION:	NONE
D) STAIR CREDIT	<50 sq.ft. >	11. TOTAL FLOOR AREA (FAR) OF BOTH UNITS:	
E) TOTAL FIRST FLOOR AREA:	2) <u>591 sq.ft.</u>	A) PROPOSED MAIN RESIDENCE	1,591 sq.ft.
3. MEZZANINE: NONE	4) <u>N/A</u>	B) *ADU (SEE BELOW)	817 sq.ft.
4. ATTIC:		n) ADU CREDIT- DOESN'T COUNT TOWARDS F.A.R.	<800 > sq.ft.
IF ANY PART OF ATTIC IS 7'-6" OR GREATER THAN 13'-0" IN HEIGHT.		11) <u>1,598 sq.ft.</u>	
5. GARAGE		12. FLOOR AREA RATIO CALCULATION:	
A) TOTAL GARAGE AREA:	0 sq.ft.	PROPOSED FLOOR AREA (11) / *NET PARCEL AREA	12) <u>49.95 %</u>
6. TRELLIS AND ARBOR:	0 sq.ft.	*ADU	
7. UNENCLOSED, COVERED AREA :	7) <u>0 sq.ft.</u>	1. ADU FIRST FLOOR:	594 sq.ft.
A) AREA BELOW EAVE (140 sq.ft. CREDIT EACH SIDE)		2. ADU FIRST FLOOR:	240 sq.ft.
NORTH EAST SOUTH WEST	0 sq.ft.	3. STAIR CREDIT:	<17 sq.ft. >
B) COVERED PORCH (140 sq.ft. CREDIT EACH SIDE)		4. ADU TOTAL F.A.R. :	817 sq.ft.
NORTH EAST SOUTH WEST	0 sq.ft.	SEE SHEET A1, 2 FOR THE FLOOR AREA DIAGRAM	

## DRAWING INDEX

BUILDING DESIGN	
T1	TITLE SHEET
	BOUNDARY SURVEY
	4 SCALE SURVEY
L1	LANDSCAPE PLAN
L2	LANDSCAPE NOTES
A1.0	EXISTING/DEMO SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	STRUCTURAL ALTERATION PLAN #
A1.3	FLOOR AREA DIAGRAM
A1.3	SHADOW STUDY AND RENDERINGS
A1.4	NEIGHBORHOOD STUDY
E1	EXISTING FLOOR & ROOF PLAN
E2	EXISTING ELEVATIONS
E3	EXISTING ELEVATIONS
A2	PROPOSED FIRST & SECOND FLOOR PLAN
A3	PROPOSED FIRST FLOOR PLAN & SECTION
A4	PROPOSED ELEVATIONS
A5	PROPOSED ELEVATIONS
CIVIL DRAWINGS	
C1	NOTES, EARTHWORK ESTIMATE, DETAILS & DRAINAGE ANALYSIS
C2	EXISTING SITE SURVEY/ DEMOLITION PLAN
C3	GRADING & DRAINAGE PLAN
C4	SITE CROSS SECTIONS
C5	STORMWATER POLLUTION & EROSION CONTROL PLAN



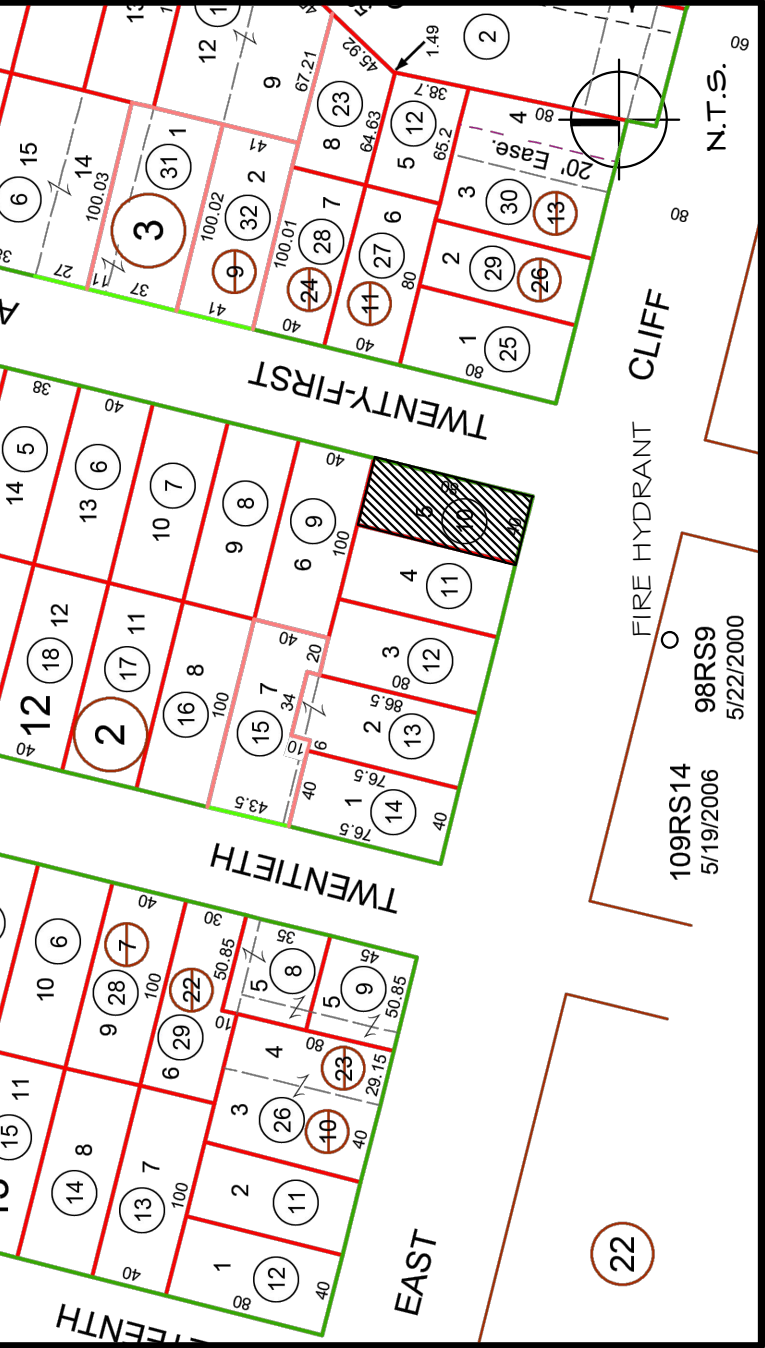
## VICINITY MAP



## FIRE PROTECTION NOTES

- 1) THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (B.C.C. 2019) AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.
- 2) ADDRESS NUMBERS SHALL BE MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- 3) FIRE HYDRANT INFORMATION:  
LOCATION: SOUTHERLY SIDE OF THE INTERSECTION OF 21ST AVENUE AND 21ST STREET.  
HYDRANT #1250.  
STATIC PRESSURE (PSI): 101  
RESIDUAL PRESSURE (PSI): 84  
FLOW (GPM): 1,162  
FLOW @ 20 PSI (GPM) = 2,700  
TESTED 10/51/2010

## PARCEL MAP



## NOTES

1. ALL CONSTRUCTION MUST CONFORM TO THE RECOMMENDATION OF THE SOILS REPORT NUMBERED 109RS14 5/19/2006 PREPARED BY DEES & ASSOCIATES DATED JULY 2020

## BUILDING INFORMATION SUMMARY

### PROJECT DESCRIPTION:

PROPOSED TO CONSTRUCT AN ADDITION OF 216 SQ.FT. AT THE LOWER FLOOR AND 631 SQ.FT. AT THE UPPER FLOOR TO EXISTING 1,631 SQ.FT. SINGLE FAMILY DWELLING ON SITE WITH AN EXISTING DETACHED 616 SQ.FT. TWO STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 216 SQ.FT. NON-HABITABLE STORAGE ROOM THAT IS TO BE RECOGNIZED AS AN ADU TOTALING 834 SQ.FT. IN THE 4-1-4 ZONE DISTRICT. REQUIRES A COASTAL DEVELOPMENT PERMIT AND A MINOR EXCEPTION TO REDUCE THE REQUIRED 10 FOOT STREET-SIDE YARD FROM 10 FEET TO 8 FEET 6 INCHES AT THE NEW SECOND FLOOR AND A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA.

### PROJECT ADDRESS:

22035 EAST CLIFF DRIVE  
SANTA CRUZ, CA 95062

### PARCEL NUMBER:

028-172-10

### OCCUPANCY TYPE:

R-1-4

### LOT AREA:

3,199 sq.ft.

### CONSTRUCTION TYPE:

TYPE V-B- SPRINKLERED

### SETBACK INFORMATION:

REQUIRED 15'-0"

PROPOSED 13.175'

3 COVERED

FRONT YARD 15'-0"

REAR YARD 15'-0"

5'-0" & 10'-0"

5'-6" & 10'-0.25"

36'-8.5"

ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH THE FOLLOWING CODES:

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA FIRE CODE AND CENTRAL FIRE DISTRICT AMENDMENTS
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS
- 2019 CALIFORNIA TREE STANDARDS
- SANTA CRUZ COUNTY CODE AMENDMENTS

### PARKING (PROVIDED):

3 COVERED

### CODE NOTE:

## CONTACTS

### OWNER:

MILLIEF KOECHLIN  
16997 PLACER OAKS ROAD  
LOS GATOS CA 95032  
(408) 679-5900  
rykoechlin@gmail.com

### PROJECT DESIGNER:

DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.  
DEREK VAN ALSTINE  
1535 SEABRIGHT AVE SUITE 200  
SANTA CRUZ, CA 95062  
PH: (831) 426-8440  
FAX: (831) 426-8446  
derek@vanalstine.com

### GEOTECHNICAL ENGINEER:

DEES & ASSOCIATES  
REBECCA L. DEES, G.E. 2623  
501 MISSION STREET, SUITE 8A  
SANTA CRUZ, CA 95060  
PH: (831) 426-8440  
bracyk@deesandassociates.com

### SURVEYOR / CIVIL ENGINEER:

LUKE BEAUTY LAND C.F. 1-5,  
2275 KINSLEY STREET, #3  
SANTA CRUZ, CA 95062  
PH: (831) 475-8695  
FAX: (831) 465-6514

### LANDSCAPE ARCHITECT

ELLEN COOPER & ASSOCIATES  
ELLEN COOPER  
612 WINDSOR STREET  
SANTA CRUZ, CA 95062  
PH: (831) 426-6945  
FAX: (831) 426-6945

### DIGITAL MODELING

ANIMATEHOUSE  
ALAN HYMES  
515 LA HONDA DRIVE  
APTOS, CA 95003  
PH: (831) 295-2719  
alan@animathouse.com

TITLE SHEET

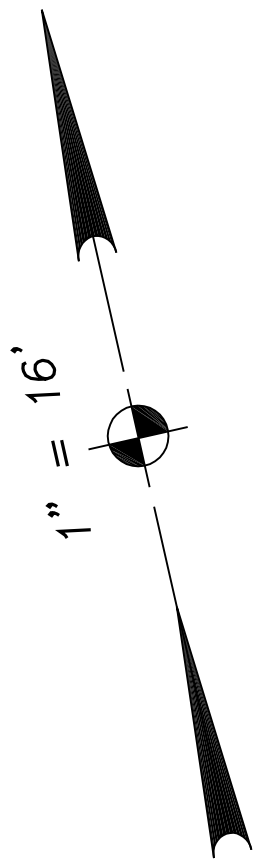
T1

KOECHLIN RESIDENCE  
2-2035 E CLIFF DRIVE  
SANTA CRUZ, CA 95062

DVRD INC.  
DEREK VAN ALSTINE  
DESIGNER  
SANTA CRUZ, CA 95062

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



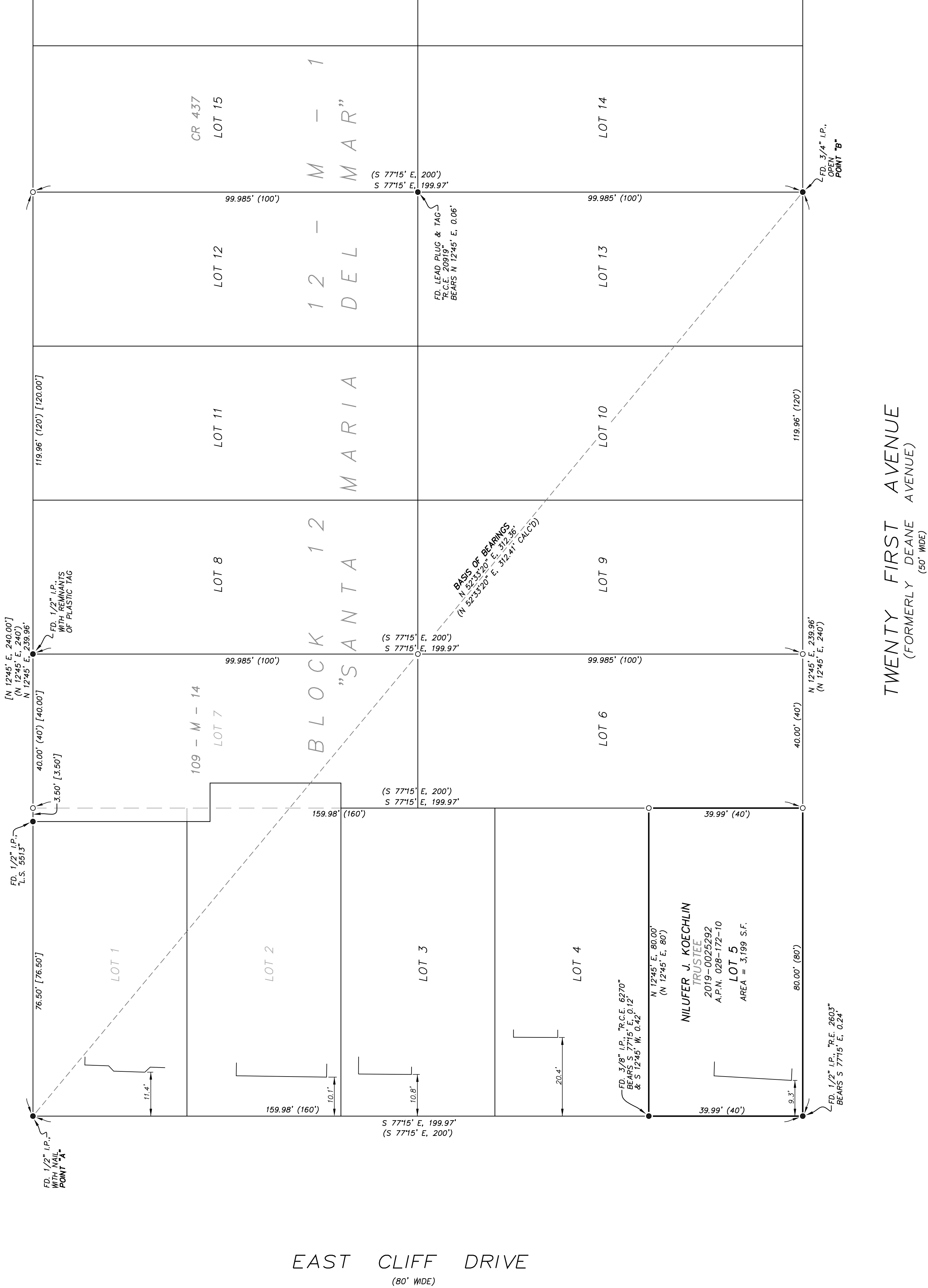


BASIS OF BEARINGS: N 52°33'20" E  
ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS  
"A" AND "B" AND AS CALCULATED BASED ON 12-M-1.  
N 52°33'20" E, 312.41' CALCULATED PER 12-M-1.  
N 52°33'20" E, 312.36' MEASURED

L E G E N D

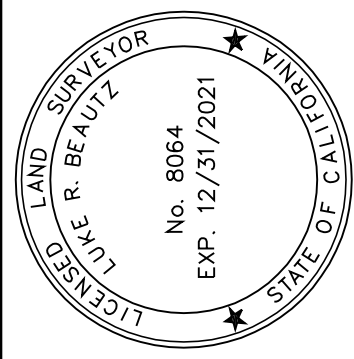
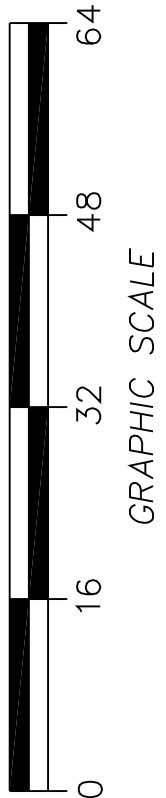
- Indicates survey monument found as noted hereon.
- o Indicates nothing found or set.
- ( ) Indicates record data based on 12-M-1.
- [ ] Indicates record data based on 109-M-14.

TWENTIETH AVENUE  
(FORMERLY RIORDAN STREET)  
(50' WIDE)



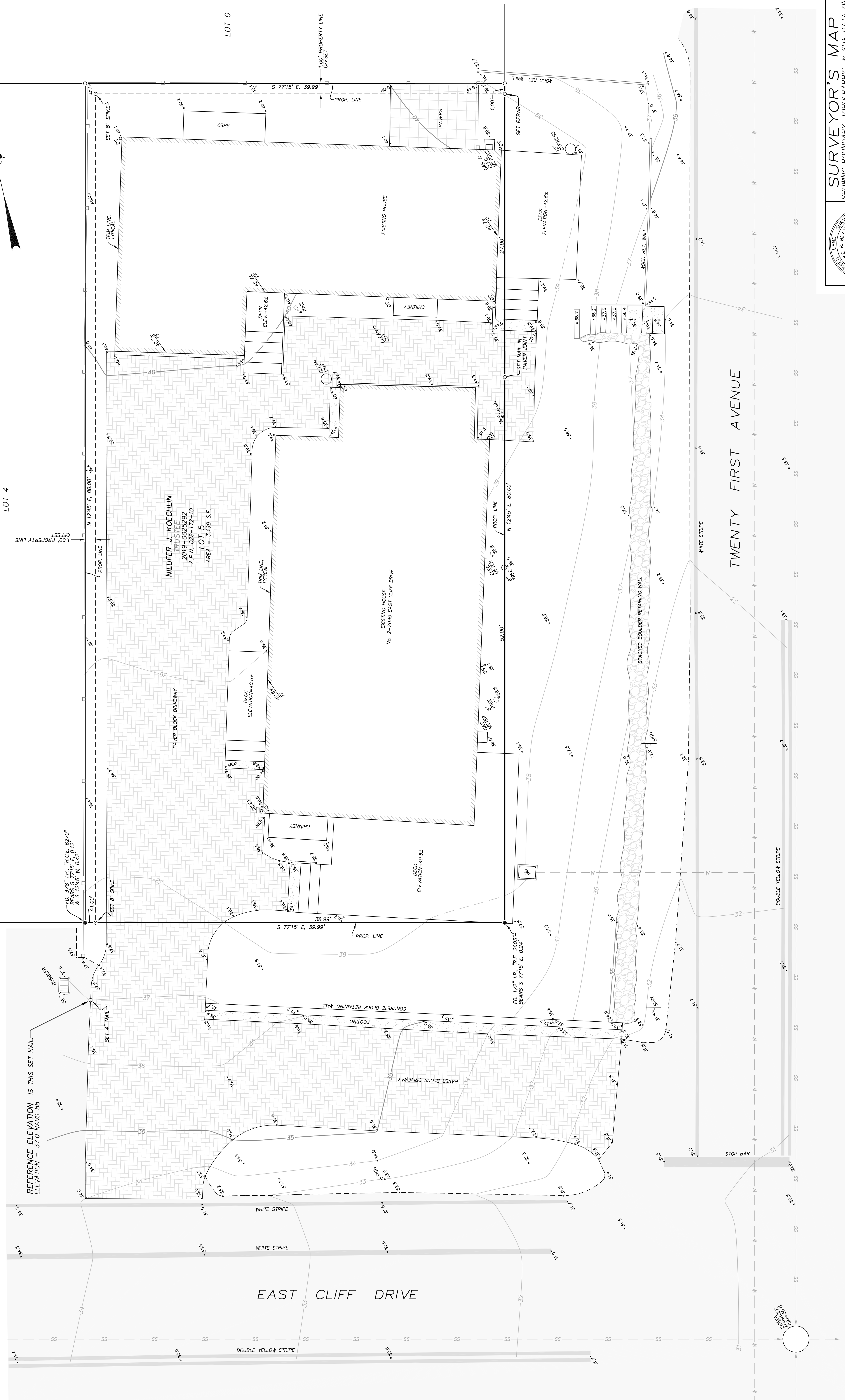
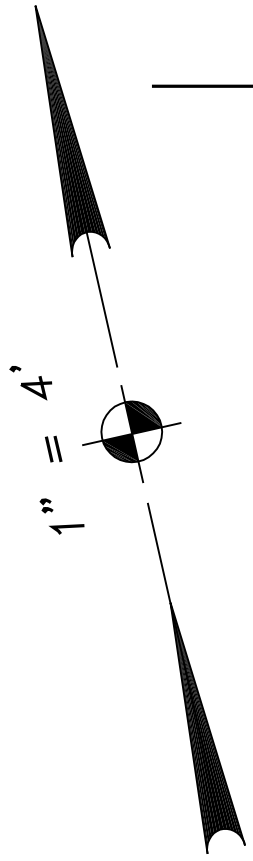
EAST CLIFF DRIVE  
(80' WIDE)

TWENTY FIRST AVENUE  
(FORMERLY DEANE AVENUE)  
(50' WIDE)



**SURVEYOR'S MAP**  
SHOWING BOUNDARY, TOPOGRAPHIC, & SITE DATA ON  
**LOT 5 BLOCK 12 12-M-1**  
"SANTA MARIA DEL MAR"  
SANTA CRUZ COUNTY, CALIFORNIA  
SCALE: 1" = 16'  
BY: LUKE R. BEAUTZ, C.E., L.S.  
FOR: PAUL BATTAGLIA & NILUFER KOECHLIN  
A.P.N. 028-172-10 SHEET 1 OF 2

*Luke Beautz*



1" = 4'

0 4 8 12 16

GRAPHIC SCALE

LEGEND

- Indicates survey monument found as noted hereon.
- Indicates survey point set as noted hereon.
- Indicates nothing found or set.
- Indicates spot elevation of existing ground.

SURVEYOR'S MAP

SHOWING BOUNDARY, TOPOGRAPHIC, & SITE DATA ON

LOT 5 BLOCK 12 12-M-1

"SANTA MARIA DEL MAR"

SANTA CRUZ COUNTY, CALIFORNIA

SCALE: 1" = 4'

DECEMBER 2019

BY: LUKE R. BEAUTZ, C.E., L.S.

FOR: PAUL BATTAGLIA & NILUFER KOECHLIN

A.P.N. 028-172-10

LAND SURVEYOR

LUKE R. BEAUTZ

No. 8064

EXP. 12/31/2019

STATE OF CALIFORNIA

LUKE BEAUTZ

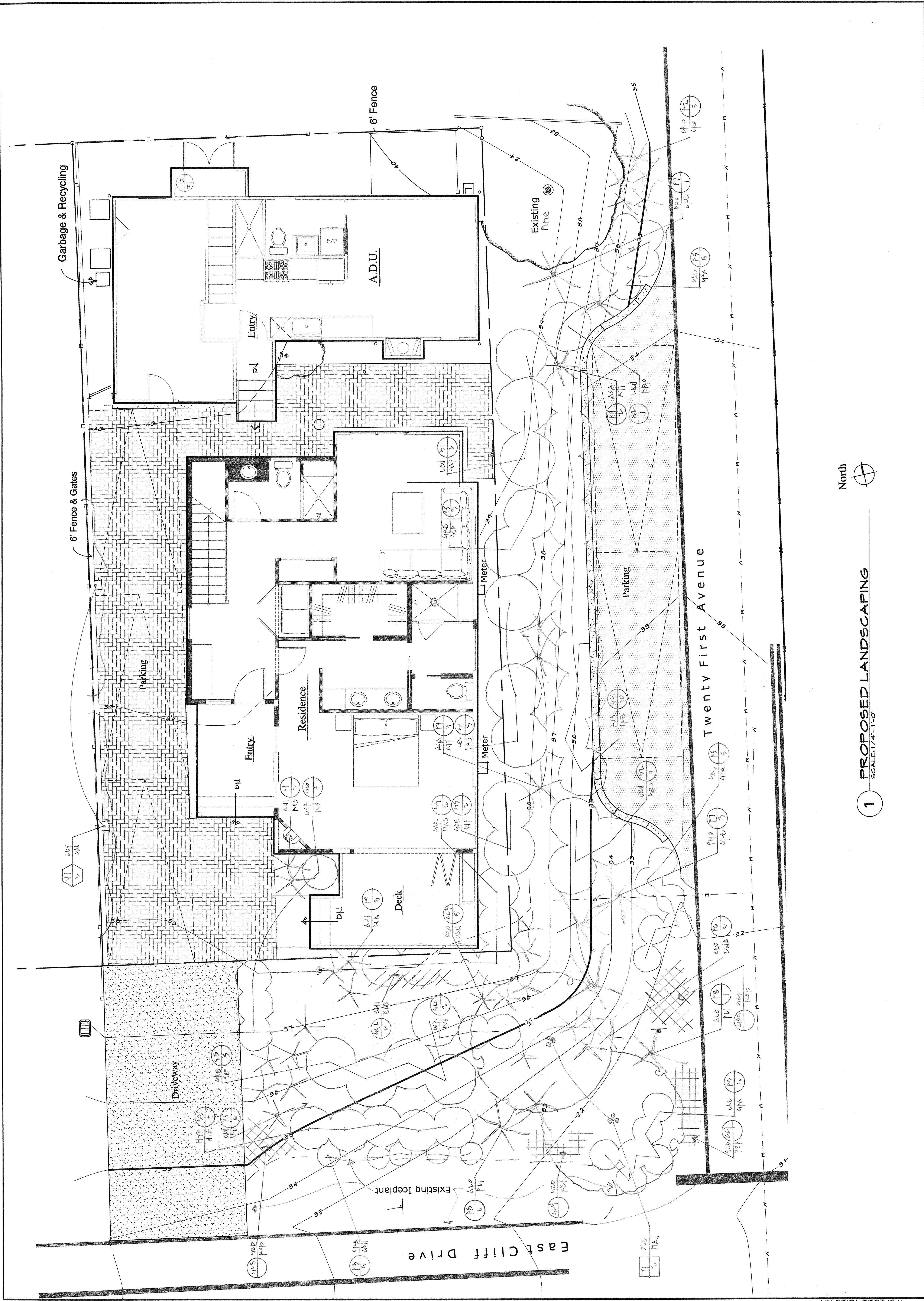
BENCH MARK

BENCH MARK IS FEMA REFERENCE MARK RM-11. A CHISELED "□" ON THE NORTH END OF THE WESTERN BRIDGE ABUTMENT AT No. 2-2130 EAST CLIFF DRIVE AT CORCORAN LAGOON.

ELEVATION = 15.73 NAVD 88

22







Plant Legend

Sym	Botanical Name	Common Name	Size	Quan
Trees				
T1	Olea europaea 'Majestic Beauty'	Mult-trunked Fruitless Olive	15GC	2
Shrubs				
S1	Leucadendron 'Safari Sunset'	Yellow Cone Bush	5GC	5
S2	Leucospermum 'Brothers'	Orange Pincushion Bush-hummingbirds	5GC	4
S3	Hypericum hircote	Yellow St John's Wort	5GC	5
S4	Canissa macrophylla 'Tomlinson'	Fragrant White Carrisa	5GC	6
S5	Grevillea 'Superb'	Salmon Grevillea-hummingbirds	5GC	10
S6	Correa 'Ivory Bells'	White Australian Fuchsia-hummingbirds	5GC	6
Perennials				
P1	Anigozanthos 'Bush Tango'	Orange Kangaroo Paw	5GC	2
P2	Corcosmia crocosmiflora	Orange Montbretia	1GC	5
P3	Crassula 'Camp Fire'	Red Tipped Crassula	1GC	5
P4	Agave attenuata	Foxtail Succulent	5GC	5
P5	Calandrinia grandiflora	Magenta Rick Purslane Succulent	1GC	16
P6	Aeonium 'Zwartkopt'	Purple Tree Dinner Plate Succulent	1GC	5
P7	Phormium 'Cream Delight'	Cream/Green New Zealand Flax	5GC	4
P8	Aloe plicatilis	Fan Aloe	5GC	3
P9	Anigozanthos flavidis	Yellow-green Kangaroo Paw	5GC	3
Groundcover				
GC1	Rosmarinus 'Irene'	Blue Prostrate Rosemary-hummingbirds	1GC	10
GC2	Echevaria elegans	Hen and Chicks Succulent	1GC	6
GC3	Aeonium canariense	Dinner Plate Succulent	1GC	5
GC4	Sedum reflexum	Stonecrop		
GC5	Sedum robrutinctum	Pork and Beans		
Vines				
V1	Clytostoma callistegloides	Violet Trumpet Vine	5GC	2

Notes

- PLANTING AREA PREPARATION**
1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from the trees.
  2. Cultivate all planting areas to a minimum of 8" incorporating a minimum of four cubic yards per 1,000 square feet of permeable area into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
  3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
  4. Existing plants to be saved shall be protected from injury.
  5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing trees.
- QUALITY OF PLANT MATERIALS**
1. All plant material shall be nursery grown, healthy and free from disease and pests.
  2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
  3. Plants shall be protected from drying out, wind burn and injury during handling and storage.
- INSTALLATION**
1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
  2. Each plant shall have a pre made or site made gopher basket of the appropriate size.
  3. Backfill for the planting holes shall be 80 % site soil and 20% 50- 50 blend mushroom compost, aged chicken manure or other approved fertilizer.
  4. Plants shall be secured with 1/2" x 10' galvanized wire, galvanized rebar, redwood bark, fir, bark or other approved material, except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
  5. All trees shall be staked with 2, 2" x 10' lodge pole pine tree stake outside the root ball and secured with two rubber tree ties.

Groundcover Legend

- Sedum reflexum (Stonecrop Succulent)  
From Flats at 9" oc
- Sedum robrutinctum (Pork and Beans Succulent)  
From Flats at 9" oc

KOECHLIN RESIDENCE  
22035 E CLIFF DRIVE  
SAINTA C PBL2, CA 95062

ATTN # 229 172-18

2-29-12

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

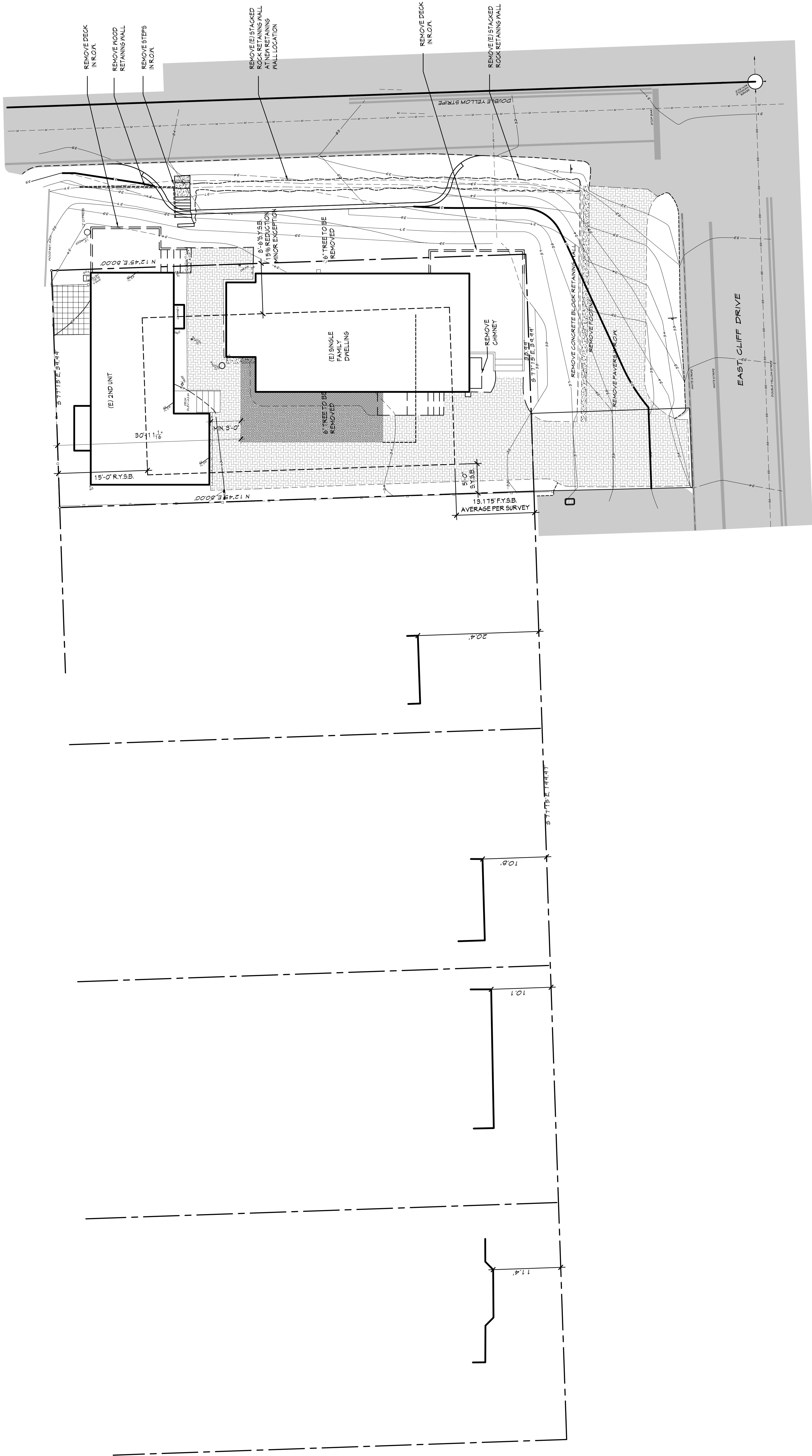
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202

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1 EXISTING/DEMO SITE PLAN  
SCALE: 1/8" = 1'-0"

DVRD<sup>INC.</sup>  
DEREK VAN ALSTINE  
DESIGNER

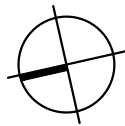
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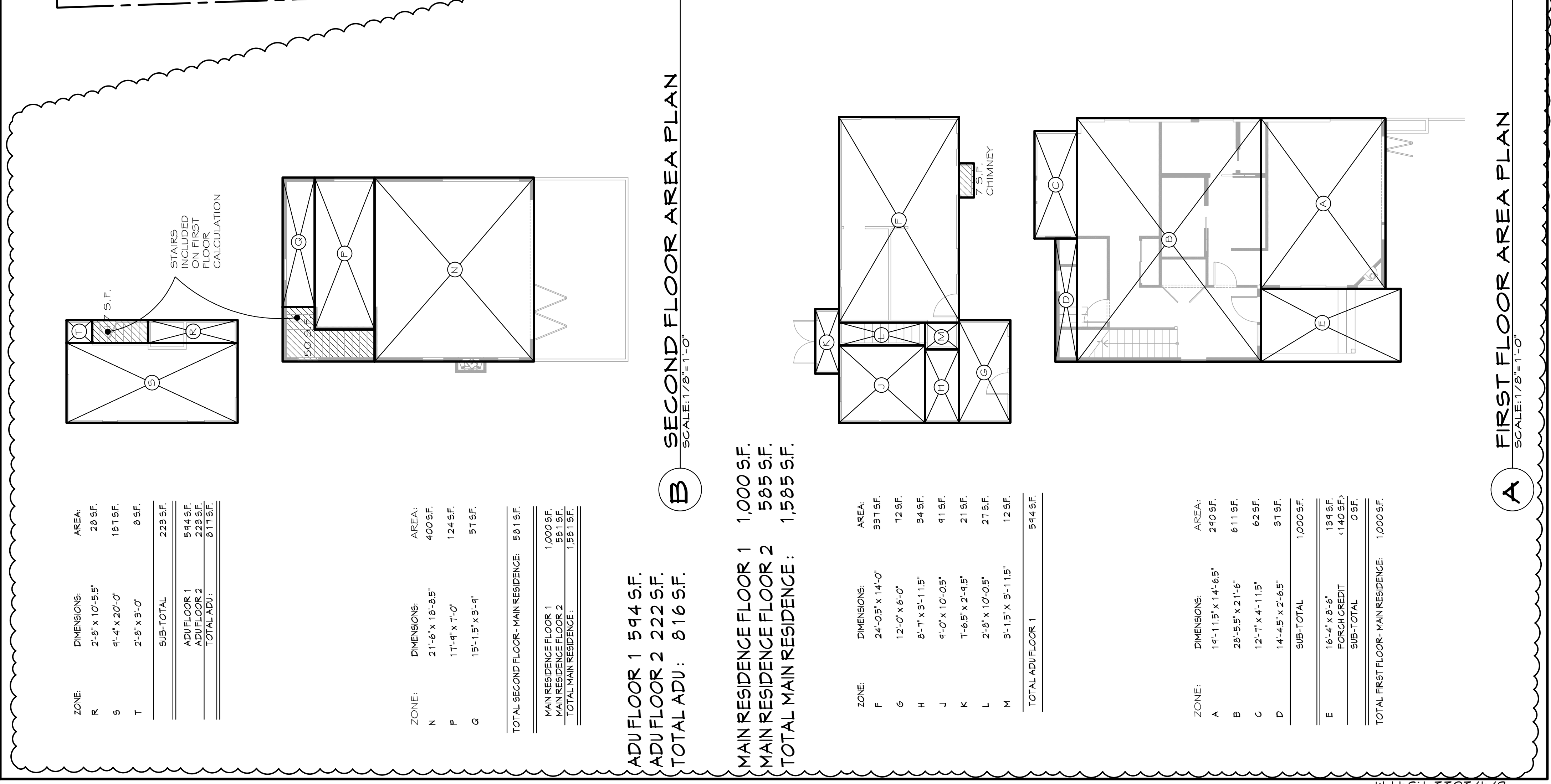
202

7



4/4.



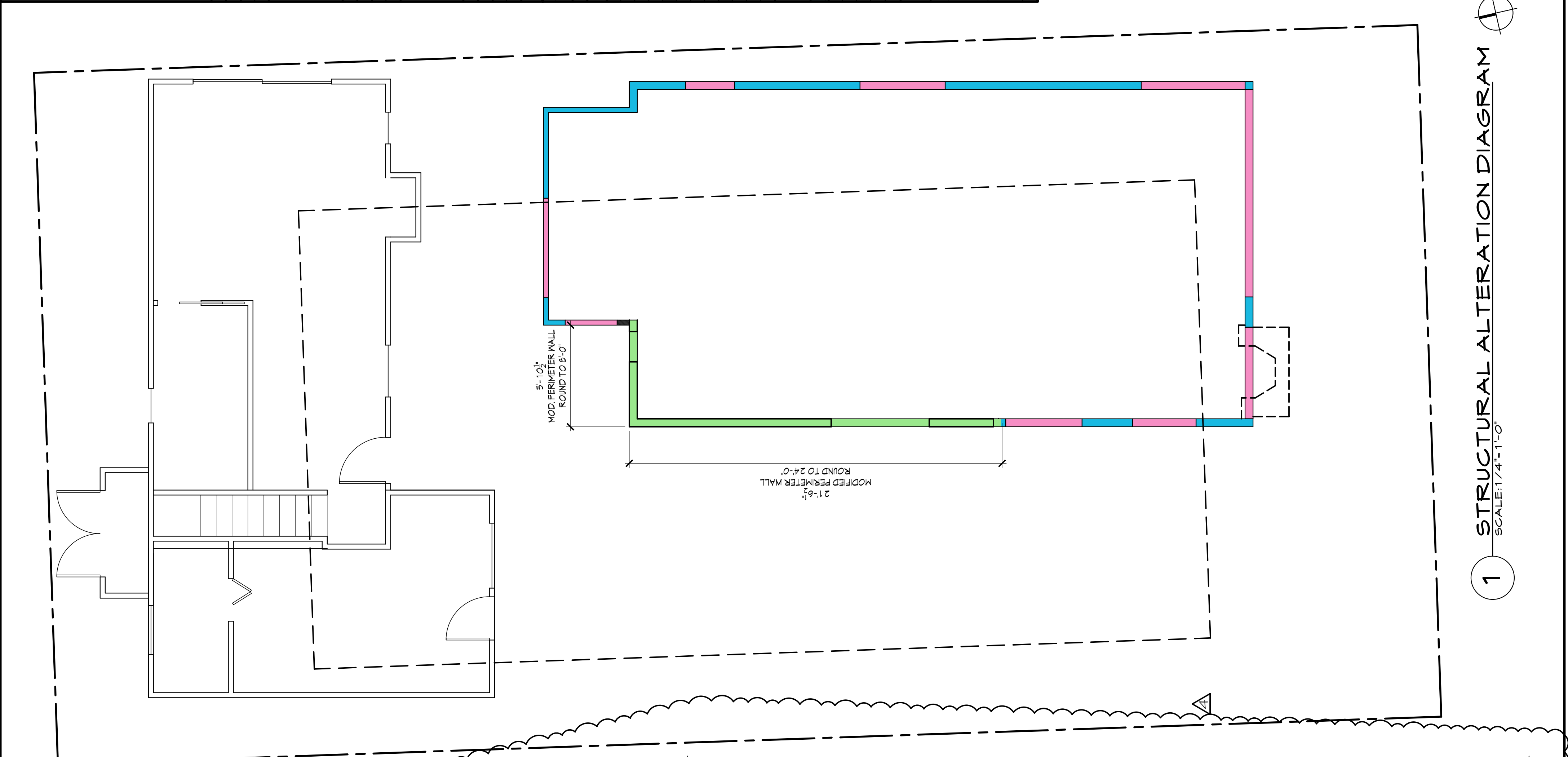


1 FIRST FLOOR AREA PLAN

SCALE 1/8" = 1'-0"

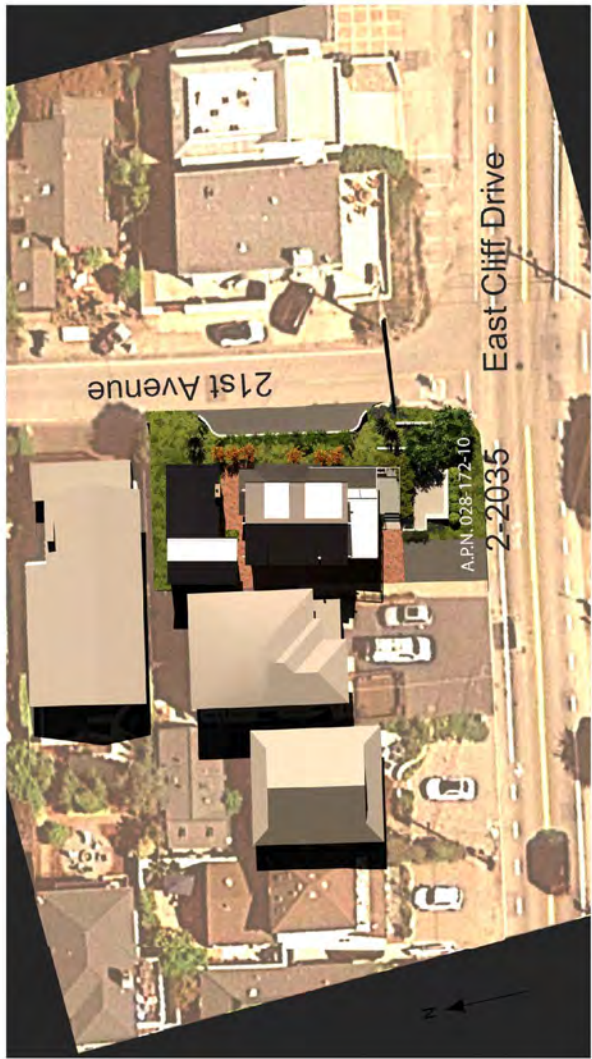
2 SECOND FLOOR AREA PLAN

SCALE 1/8" = 1'-0"

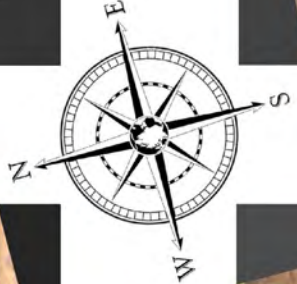




SHADOW STUDY



June 21 10am



June 21 2pm



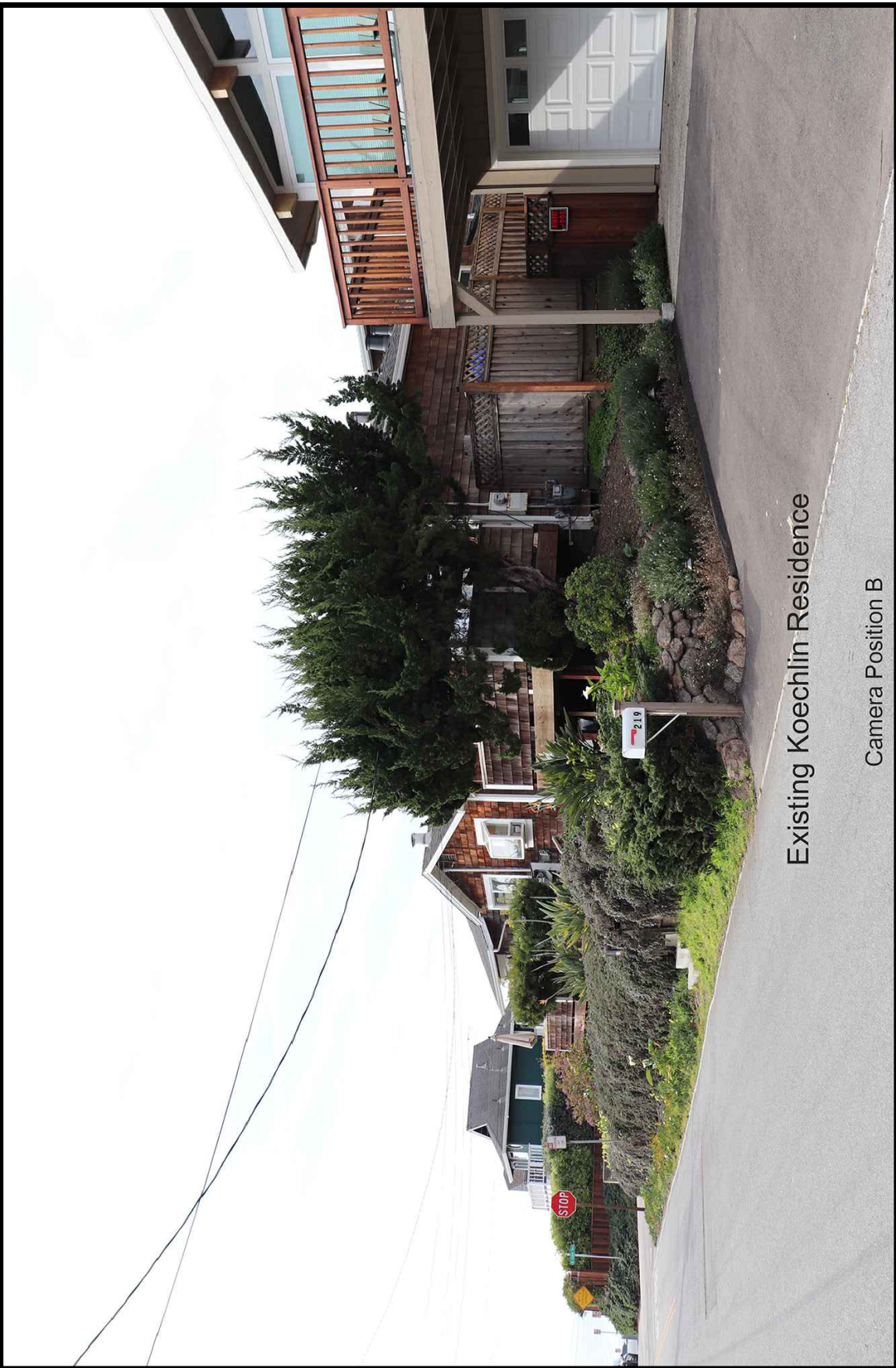
December 21 10am



December 21 2pm

DEREK VAN ALSTINE  
Residential Design, INC.  
Shadow Study  
Proposed Koechlin Residence - A.P.N. 028-172-10

CAMERA POSITION B



Existing Koechlin Residence

Camera Position B



Proposed Koechlin Residence

With Proposed Hardscape & No Plantings

DEREK VAN ALSTINE  
Residential Design, INC.



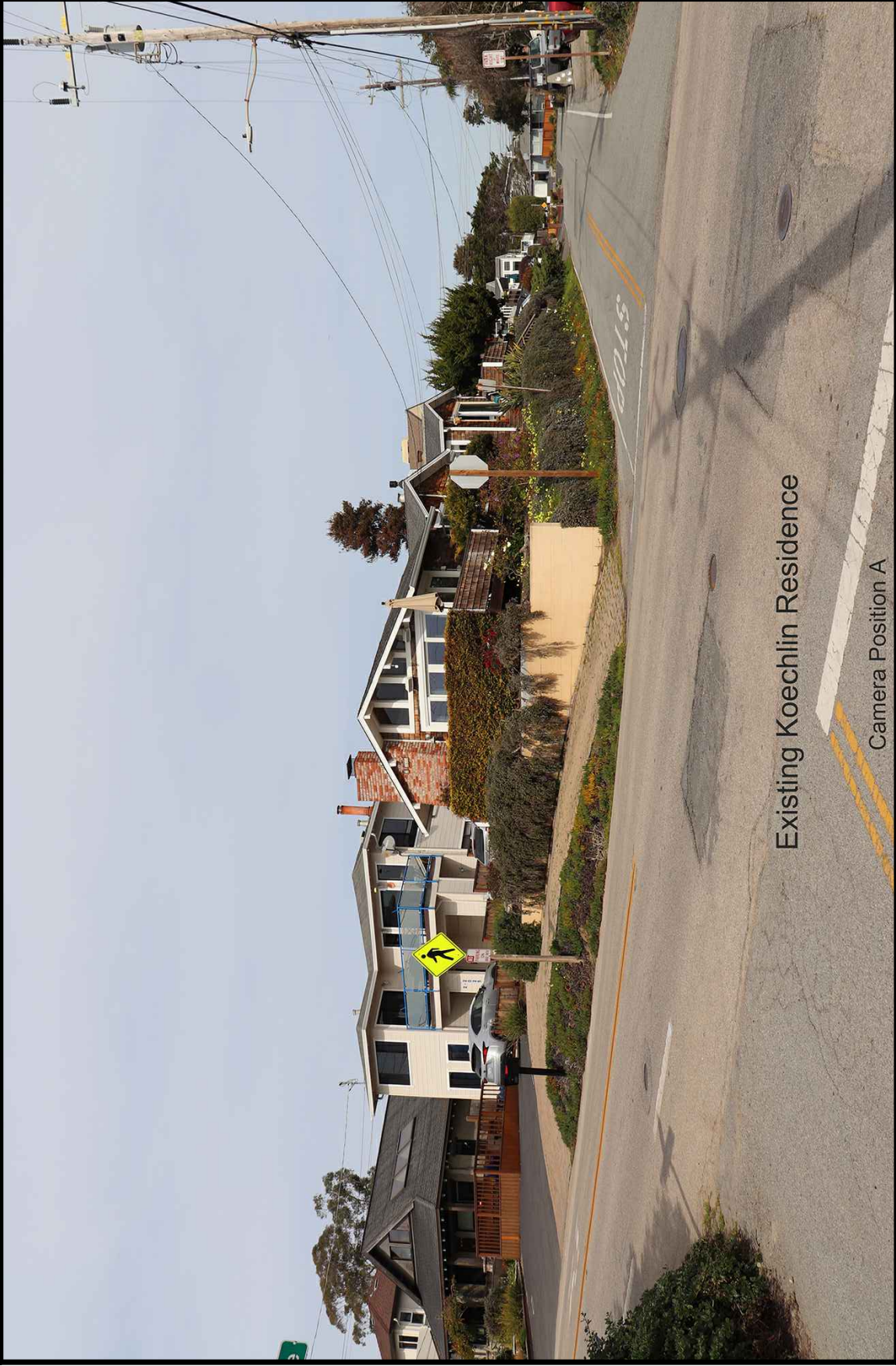
Proposed Koechlin Residence

With Plantings at 5 years growth

Camera Position B

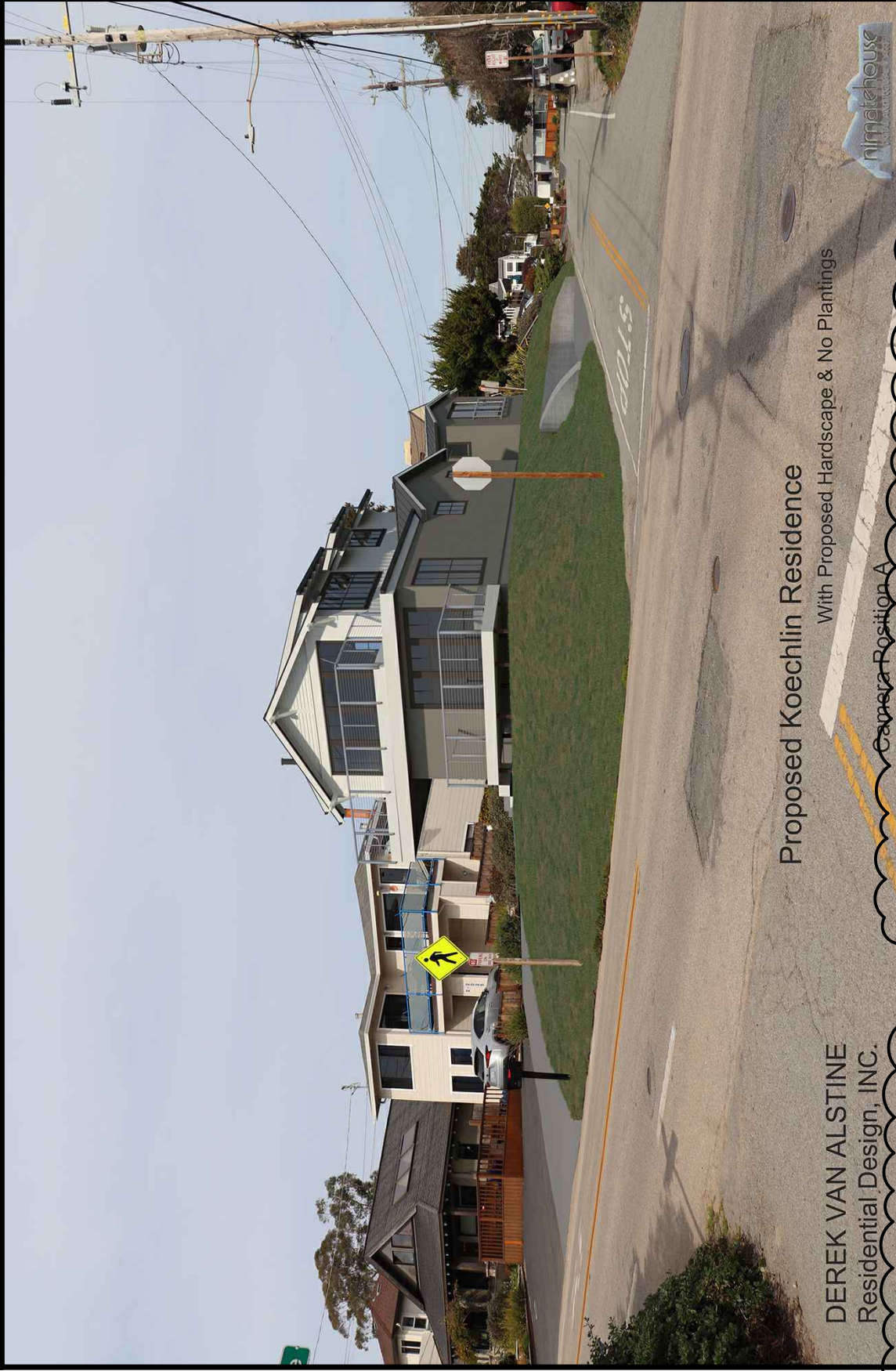
DEREK VAN ALSTINE  
Residential Design, INC.

CAMERA POSITION A



Existing Koechlin Residence

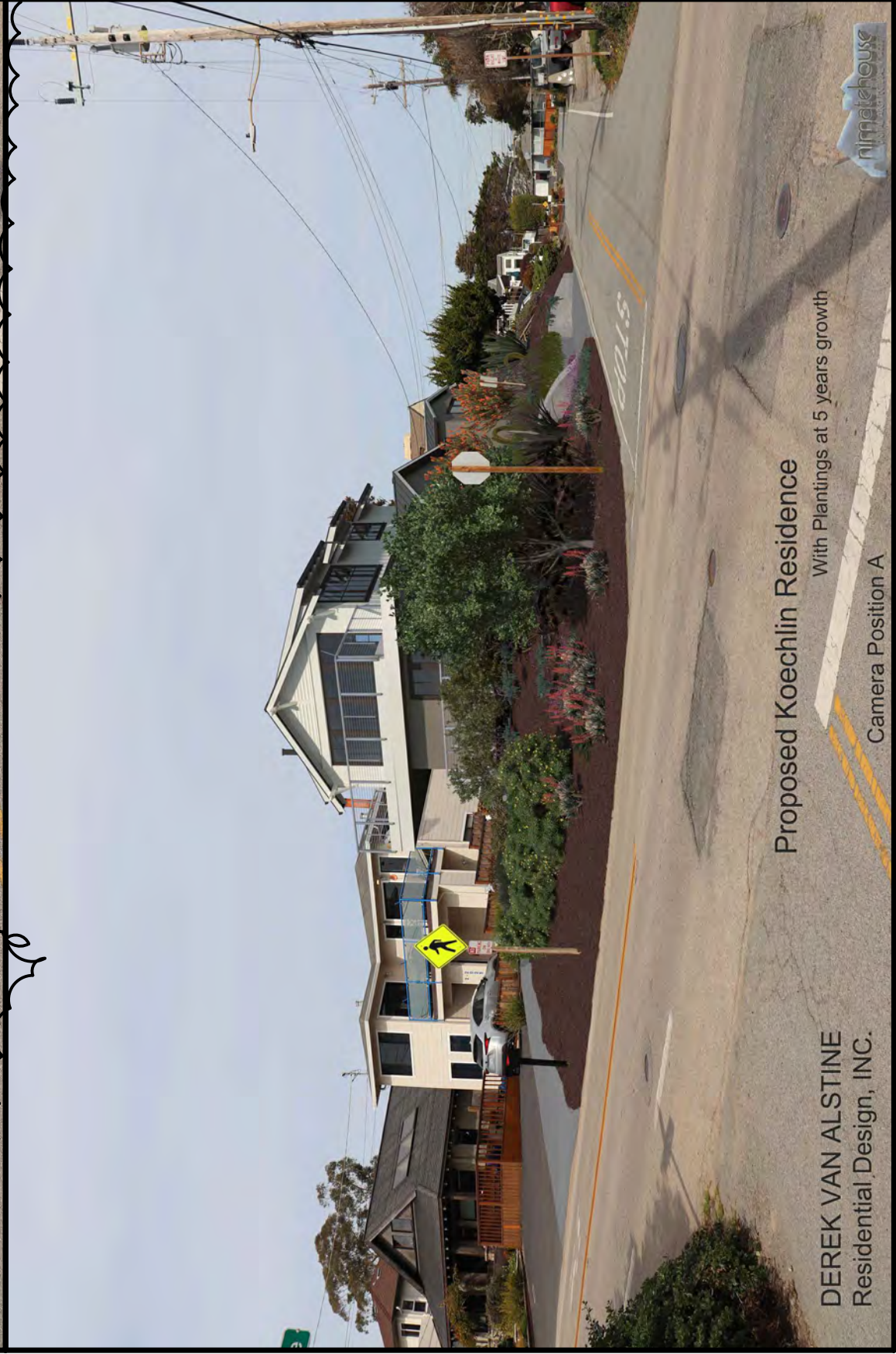
Camera Position A



Proposed Koechlin Residence

With Proposed Hardscape & No Plantings

DEREK VAN ALSTINE  
Residential Design, INC.



Proposed Koechlin Residence

With Plantings at 5 years growth

Camera Position A

DEREK VAN ALSTINE  
Residential Design, INC.

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

DVRD INC.  
DEREK VAN ALSTINE  
DESIGNER  
200 SEABRIGHT  
AVENUE SUITE 200  
SANTA CRUZ, CA 95062

KOECHLIN RESIDENCE  
2-2035 E CLIFF DRIVE  
SANTA CRUZ, CA 95062

ISSUE DESCRIPTION
SCHMATIC DESIGN
OCT. 2, 2019
DESIGN DEVELOPMENT
JULY 16, 2020
PLANNING SUBMITTAL
AUG. 26, 2020
BUILDING SUBMITTAL
REVISIONS
SEPT. 26, 2021
P.C. COMMENTS
MAR. 29, 2022
P.C. COMMENTS
MAY 09, 2022
P.C. COMMENTS

SHADOW STUDY &  
RENDERINGS

A 1.3



APR 28, 2022  
P.C. COMMENTS

SEPT. 26, 2021  
P.C. COMMENTS

REVISIONS:

BUILDING SUBMITTAL  
AUG. 26, 2020

PLANNING SUBMITTAL  
JULY 16, 2020

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OCT. 2, 2019

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O28-172-10

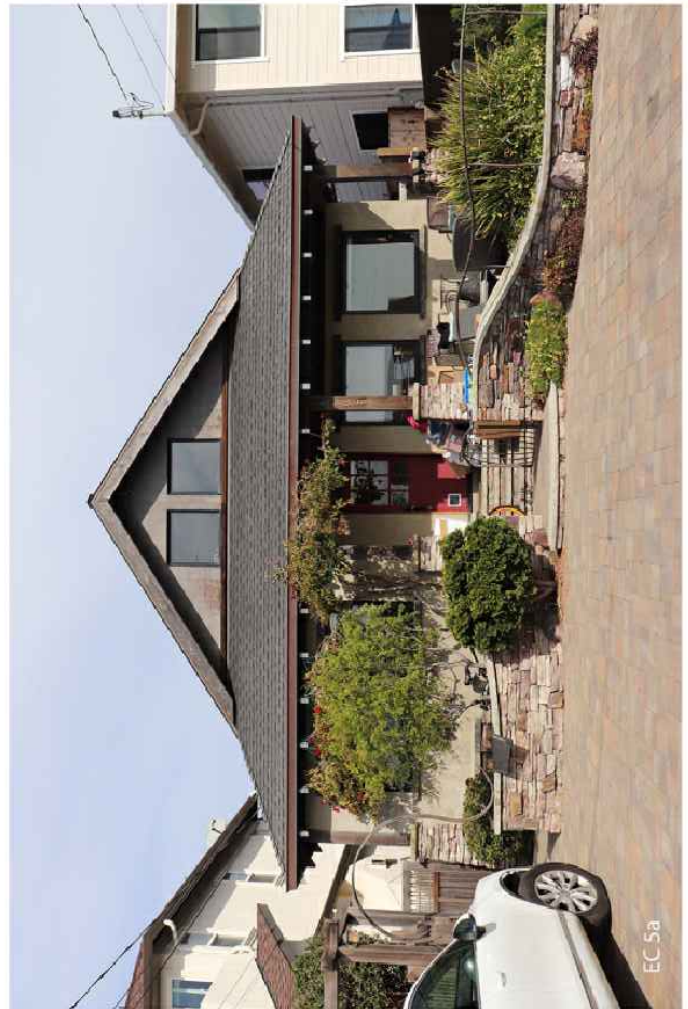
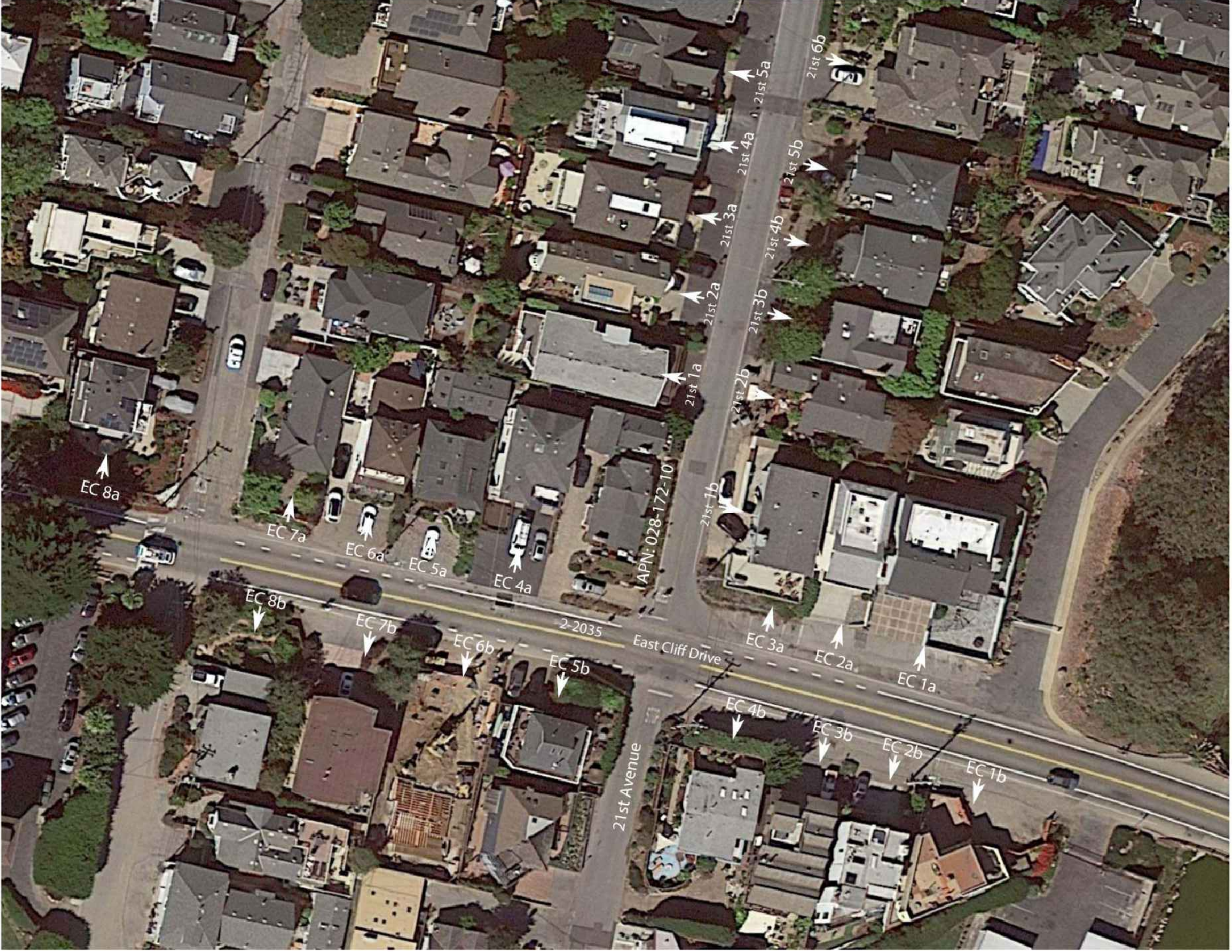
APN 028-172-10

KOECHLIN RESIDENCE  
2-2035 E CLIFF DRIVE  
SANTA CRUZ, CA 95062

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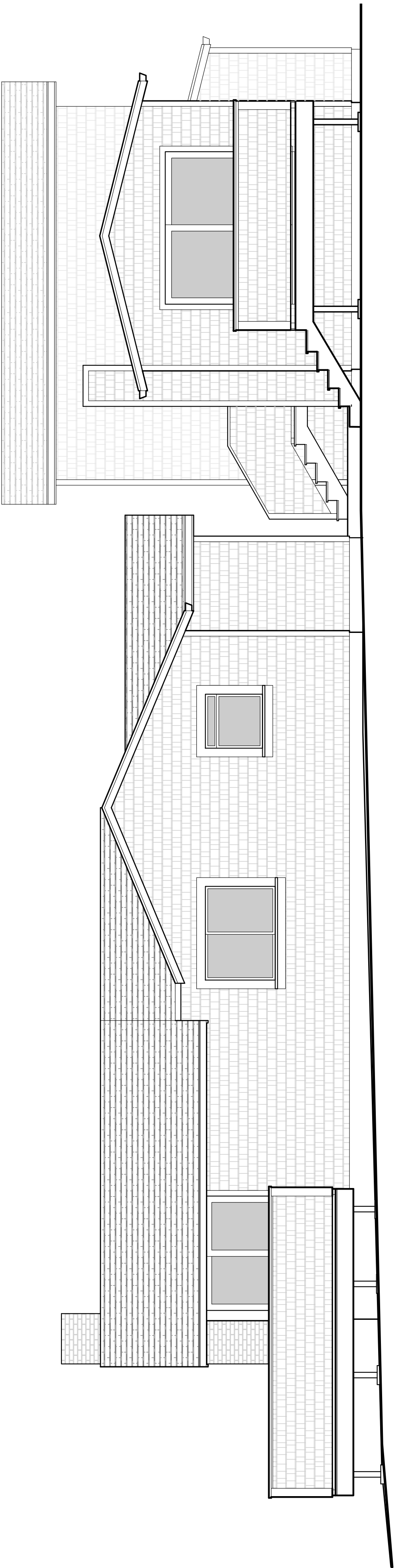
DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.  
1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA  
(831)426-8400 PHONE (831)426-8446 FAX



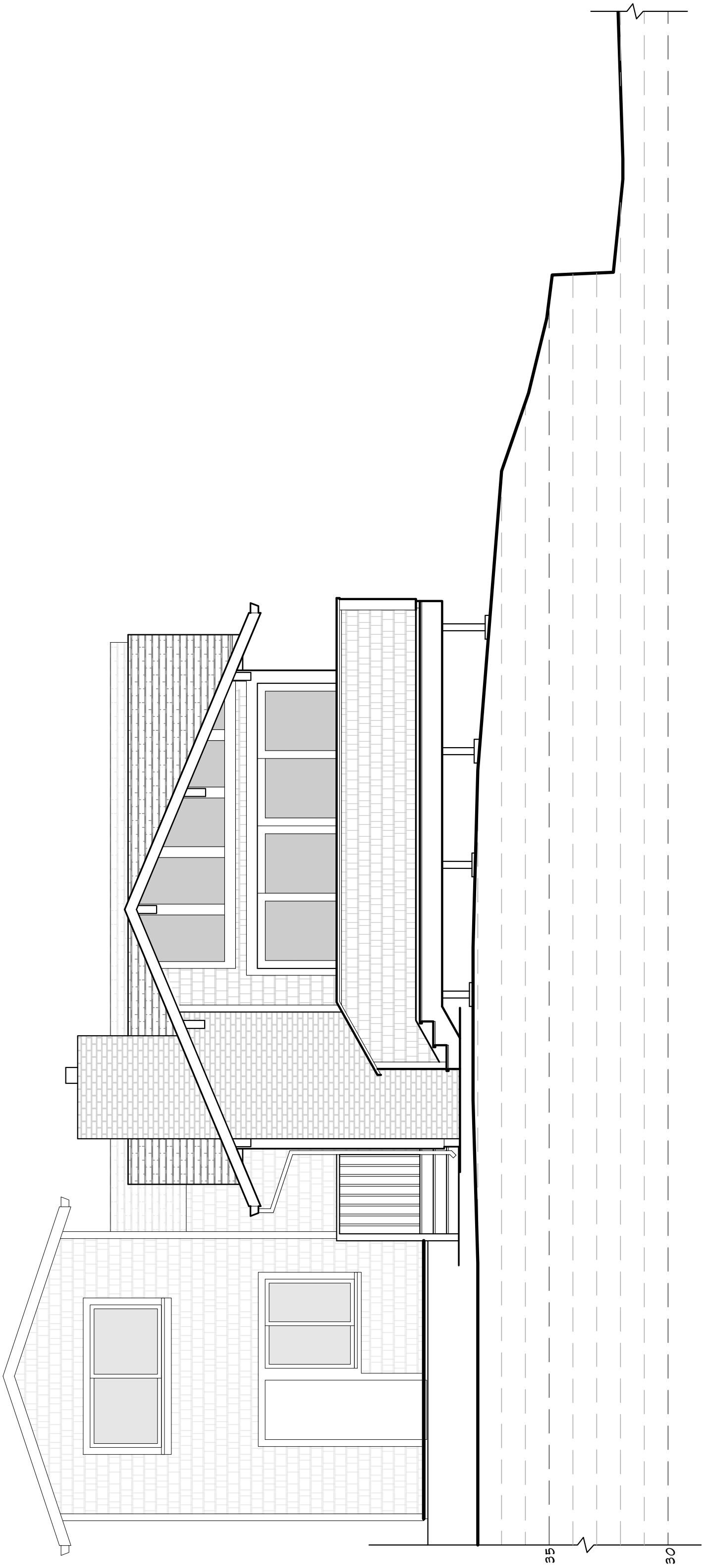




2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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



(E) EXTERIOR  
ELEVATIONS

E2

P.C.COMMENTS

MAR. 29, 2022

P.C.COMMENTS

REVISIONS

SEPT. 28, 2021

P.C.COMMENTS

BUILDING SUBMITTAL

AUG. 26, 2020

PLANNING SUBMITTAL

JULY 16, 2020

DESIGN DEVELOPMENT

OCT. 2, 2019

SCHEMATIC DESIGN

ISSUE DESCRIPTION

028-172-10

MS

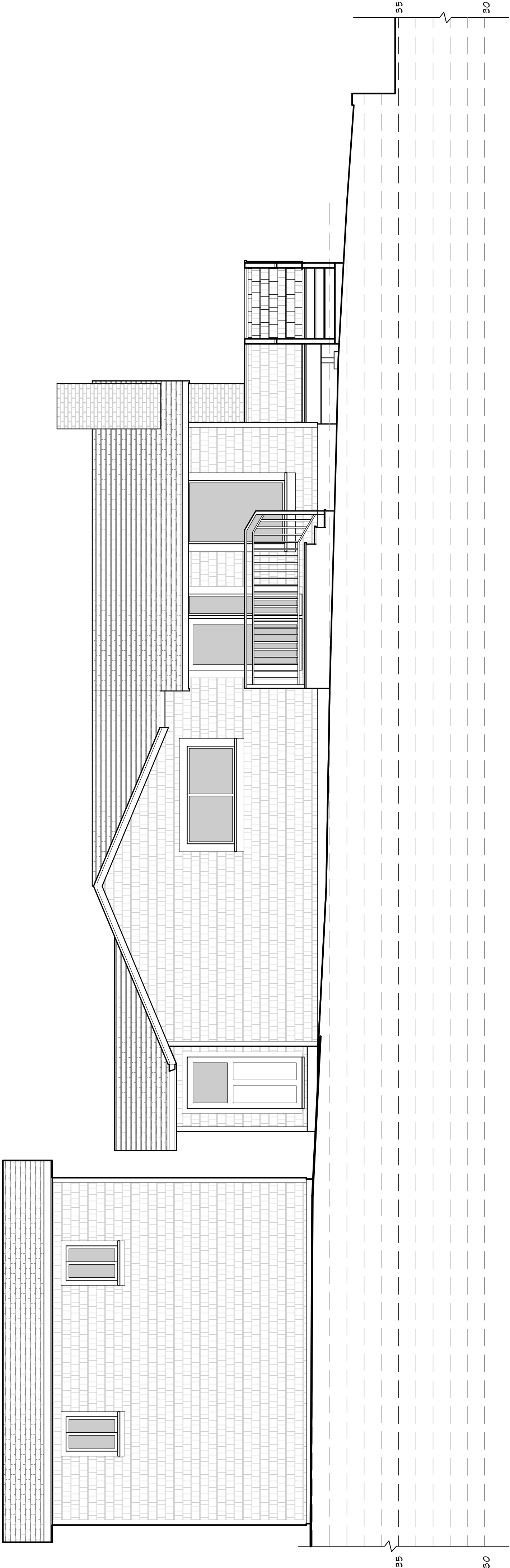
KOECHLIN RESIDENCE  
2-2035 E CLIFF DRIVE  
SANTA CRUZ, CA 95062

REGISTERED  
ARCHITECT

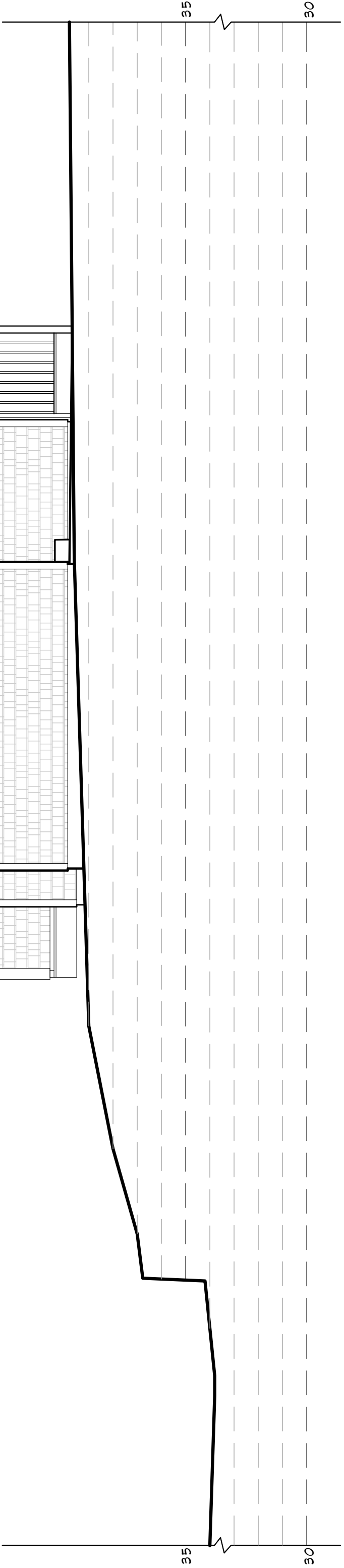
DVRD INC.  
DEREK VAN ALSTINE  
DESIGNER

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

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



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



(D) EXTERIOR ELEVATIONS

P.C.COMMENTS

MAR. 29, 2022

P.C.COMMENTS

SEPT. 28, 2021

REVISIONS

BUILDING SUBMITTAL

AUG. 26, 2020

PLANNING SUBMITTAL

JULY 16, 2020

DESIGN DEVELOPMENT

OCT. 2, 2019

SCHEMATIC DESIGN

ISSUE DESCRIPTION

028-172-10

WS

KOECHLIN RESIDENCE  
2-2035 E CLIFF DRIVE  
SANTA CRUZ, CA 95062

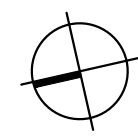
2019-2020  
AUTUMN WINTER

DVRD INC.  
DEREK VAN ALSTINE  
DESIGNER

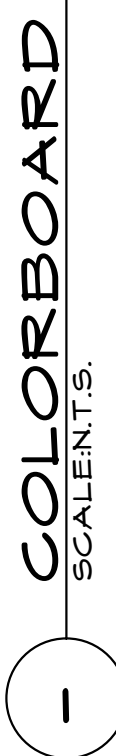
DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.  
1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA  
(831)426-8400 PHONE (831)426-8446 FAX



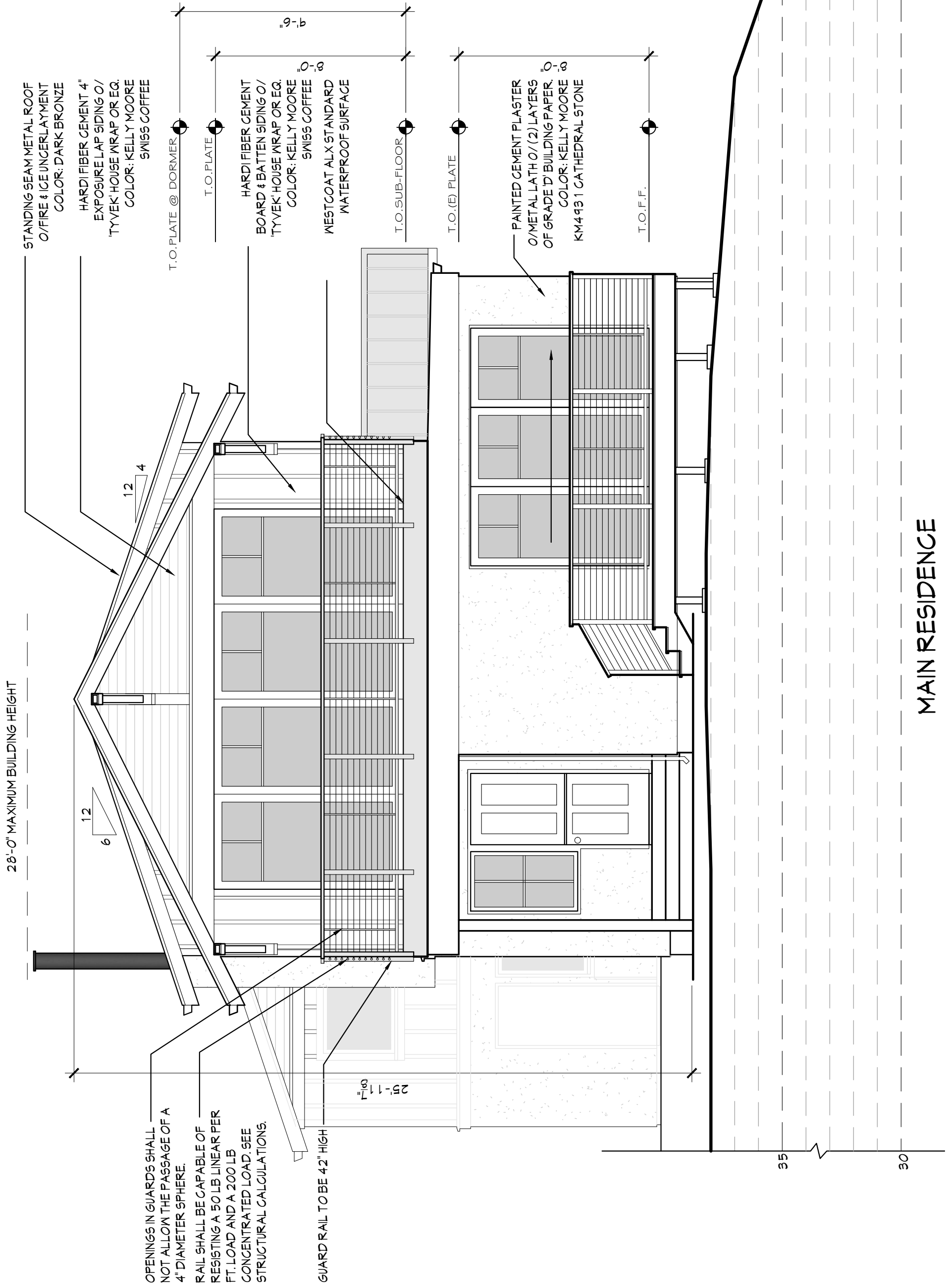




3 ROOF PLAN  
SCALE: 1/4" = 1'-0"

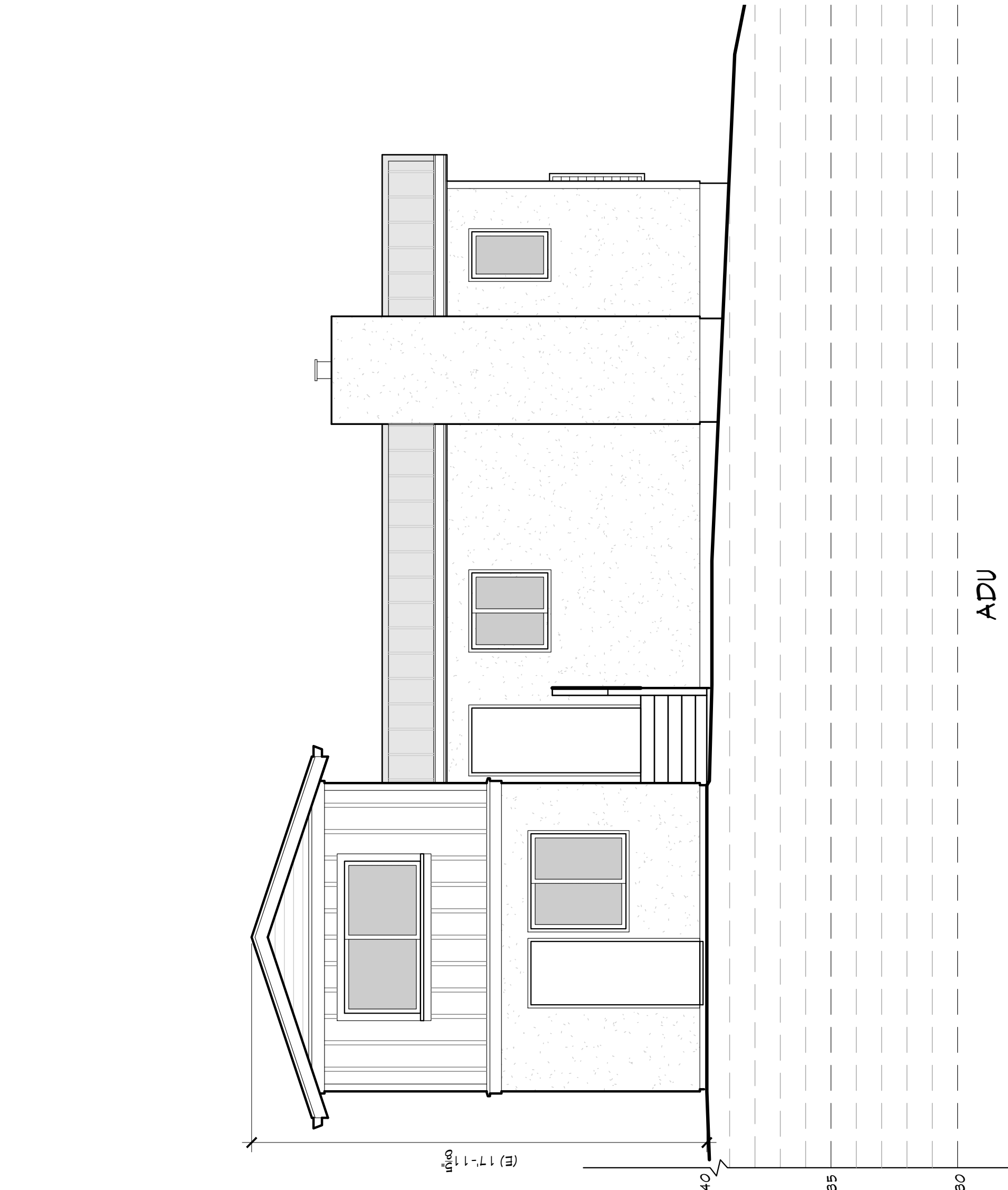


DATE	028-172-10
ISSUE DESCRIPTION	
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OCT. 2, 2019	
DESIGN DEVELOPMENT	
JULY 16, 2020	
PLANNING SUBMITTAL	
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REVISIONS:	
SEPT. 28, 2021	
P.C. COMMENTS	
MAR. 29, 2022	
P.C. COMMENTS	



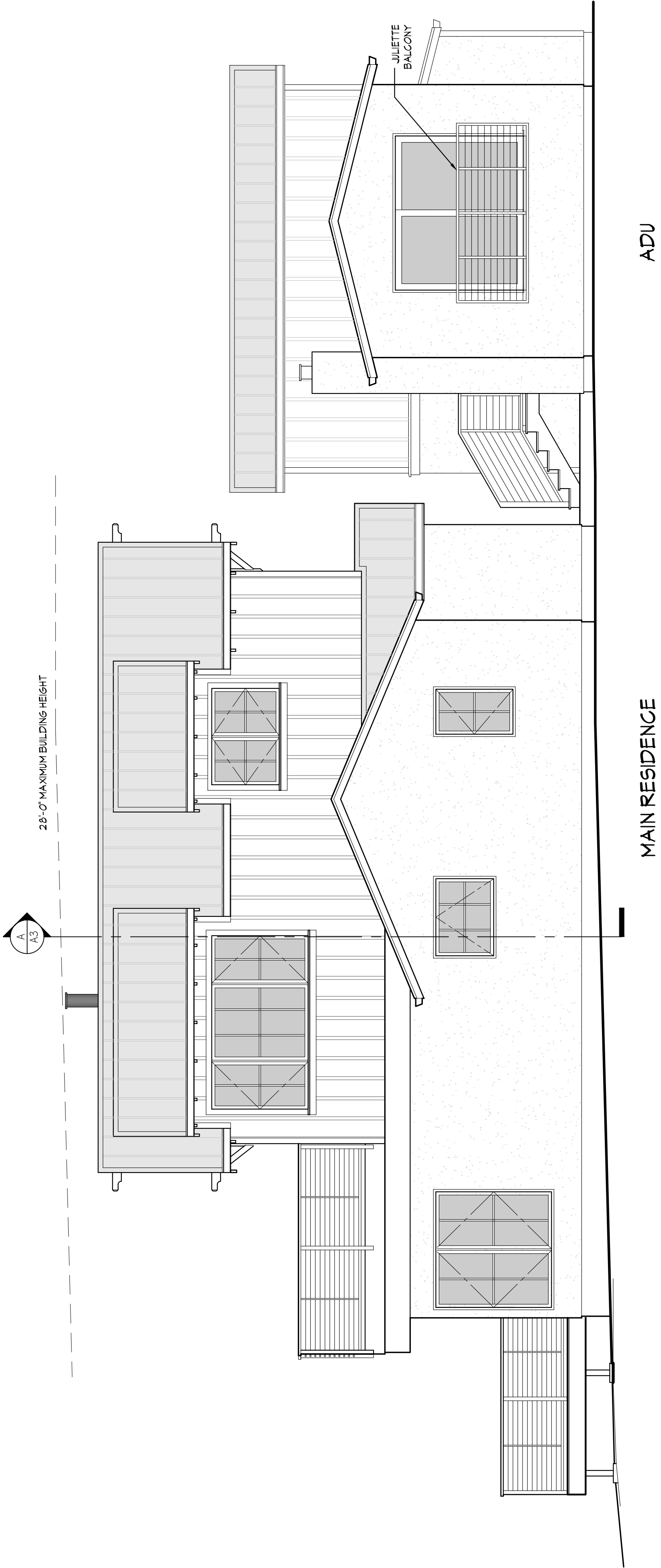
MAIN RESIDENCE

1 PROPOSED SOUTH ELEVATION- MAIN RESIDENCE  
SCALE: 1/4" = 1'-0"



ADU

2 PROPOSED SOUTH ELEVATION-ADU  
SCALE: 1/4" = 1'-0"

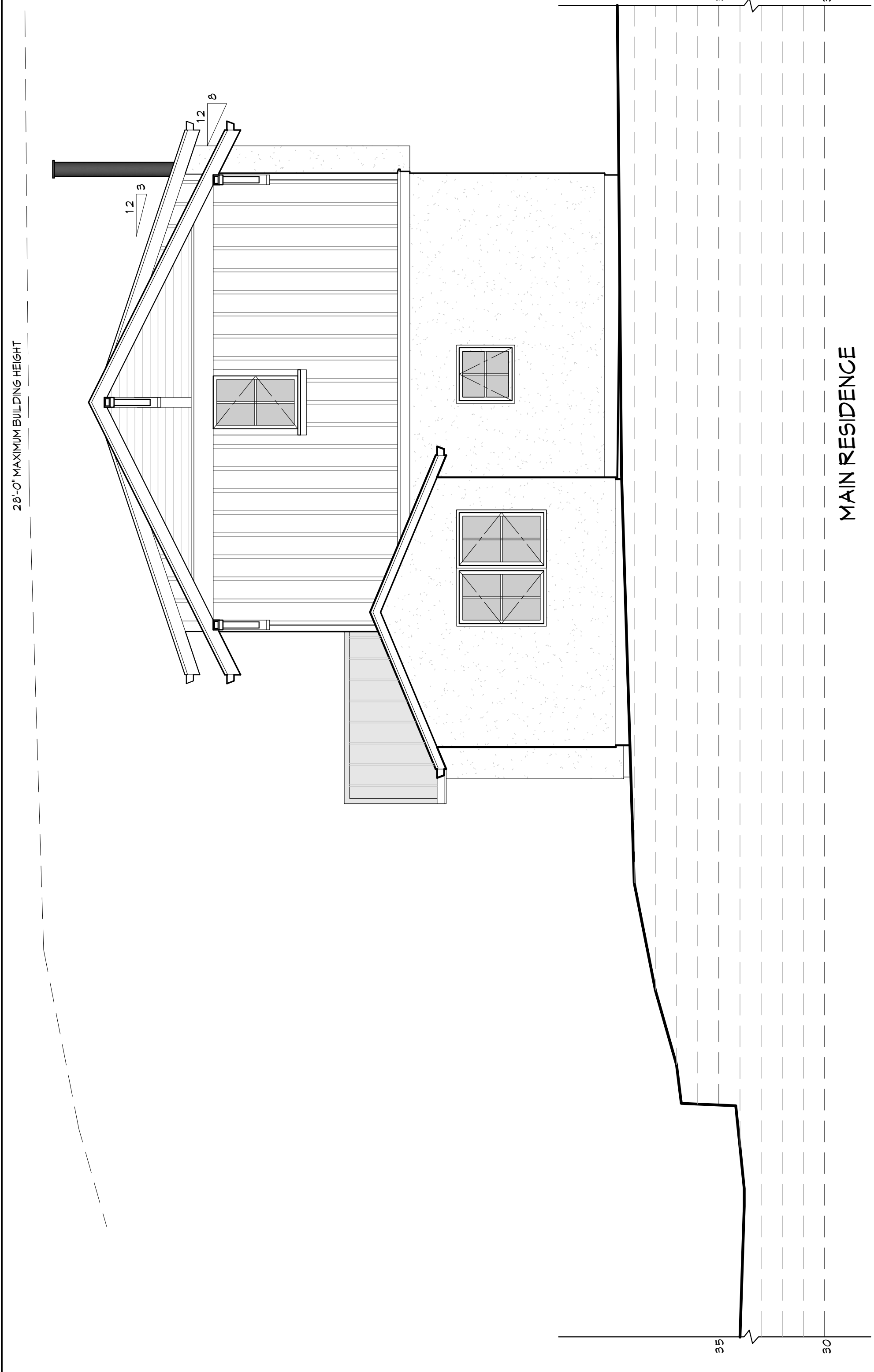


MAIN RESIDENCE

ADU

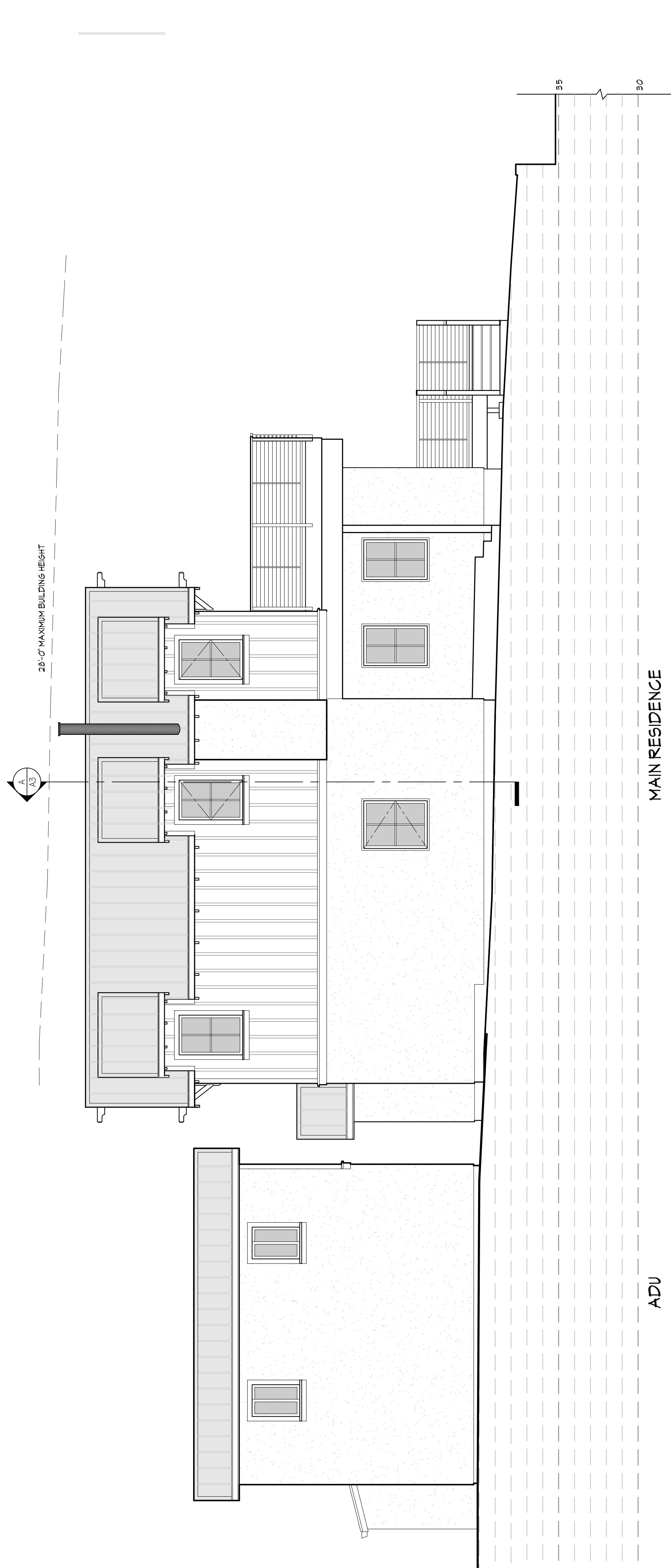
3 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"





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

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



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

MAIN RESIDENCE

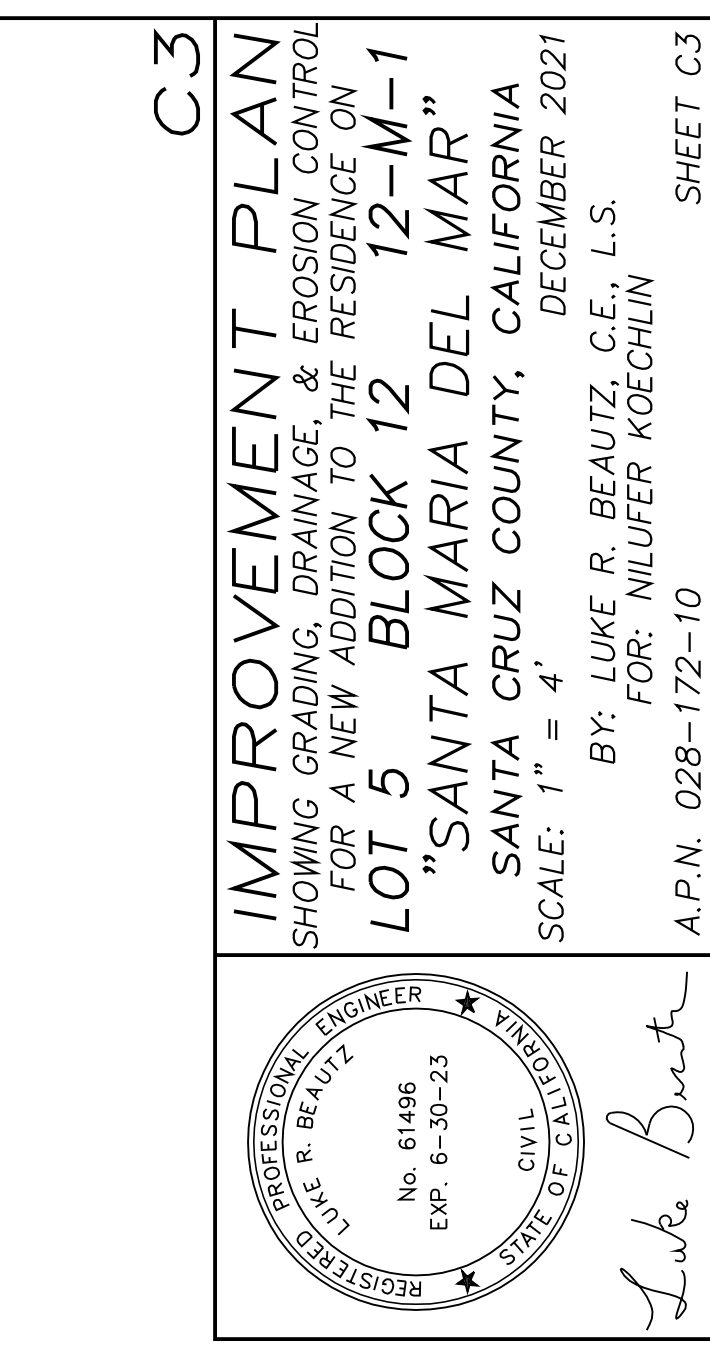
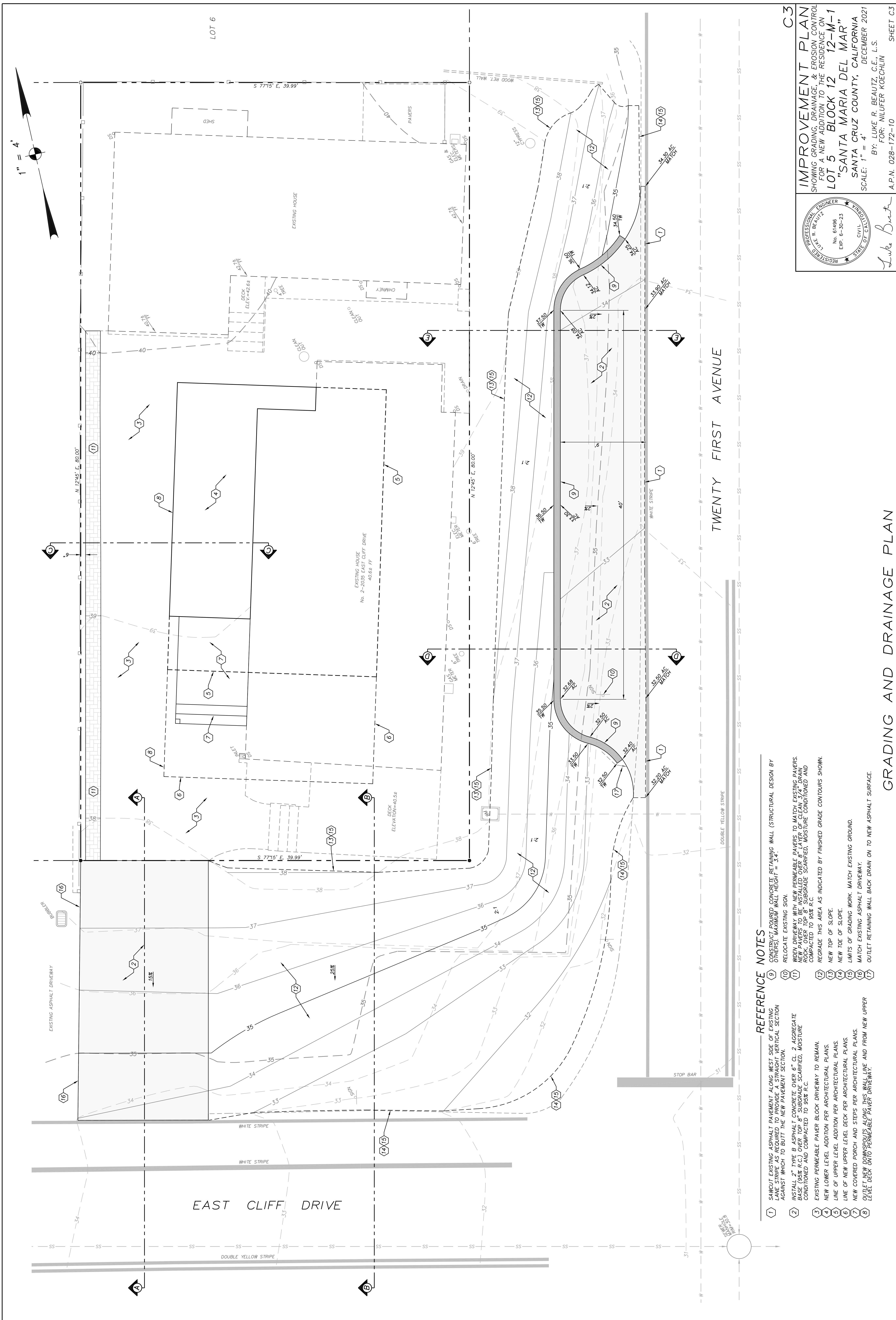
ADU

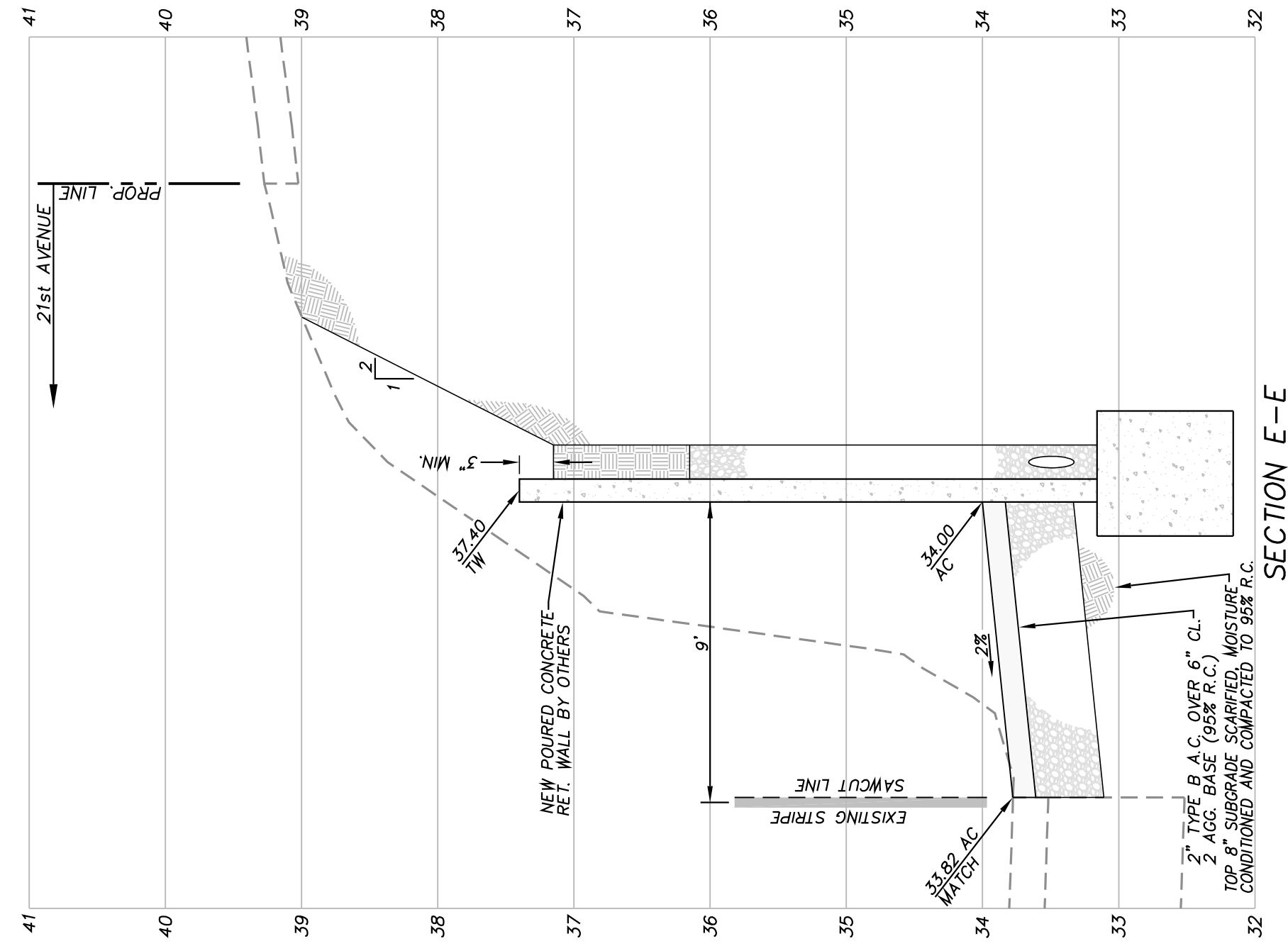
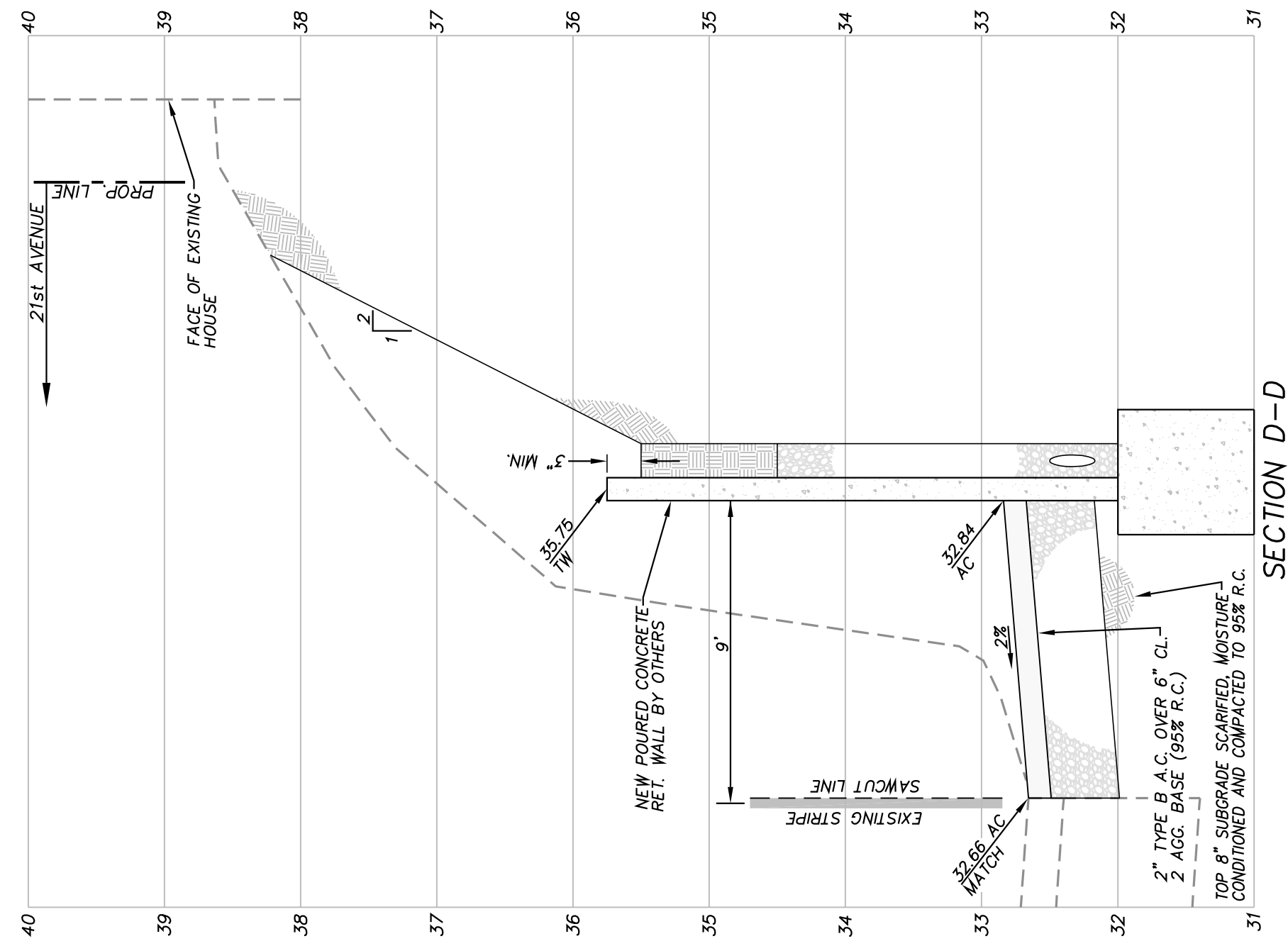
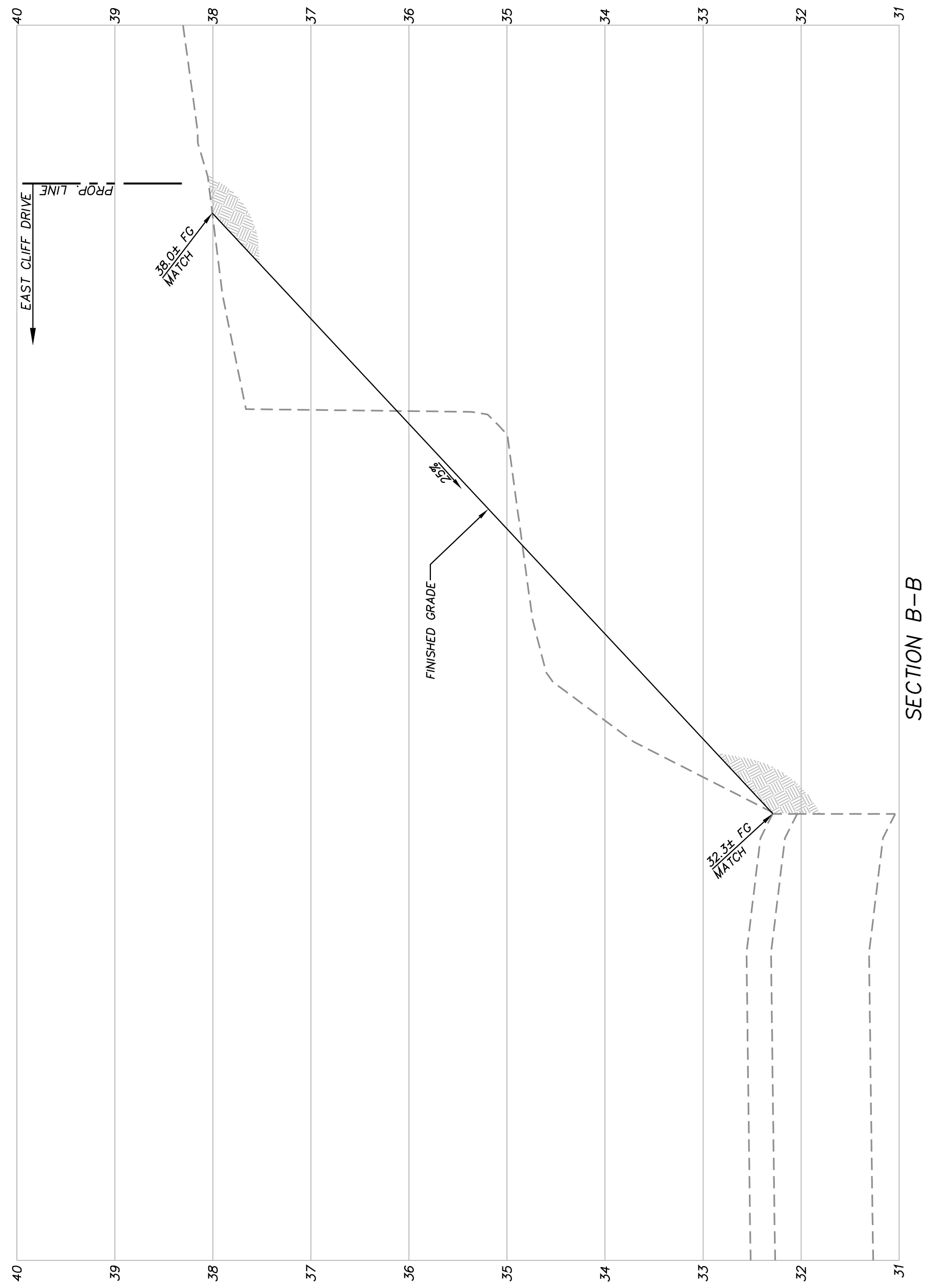
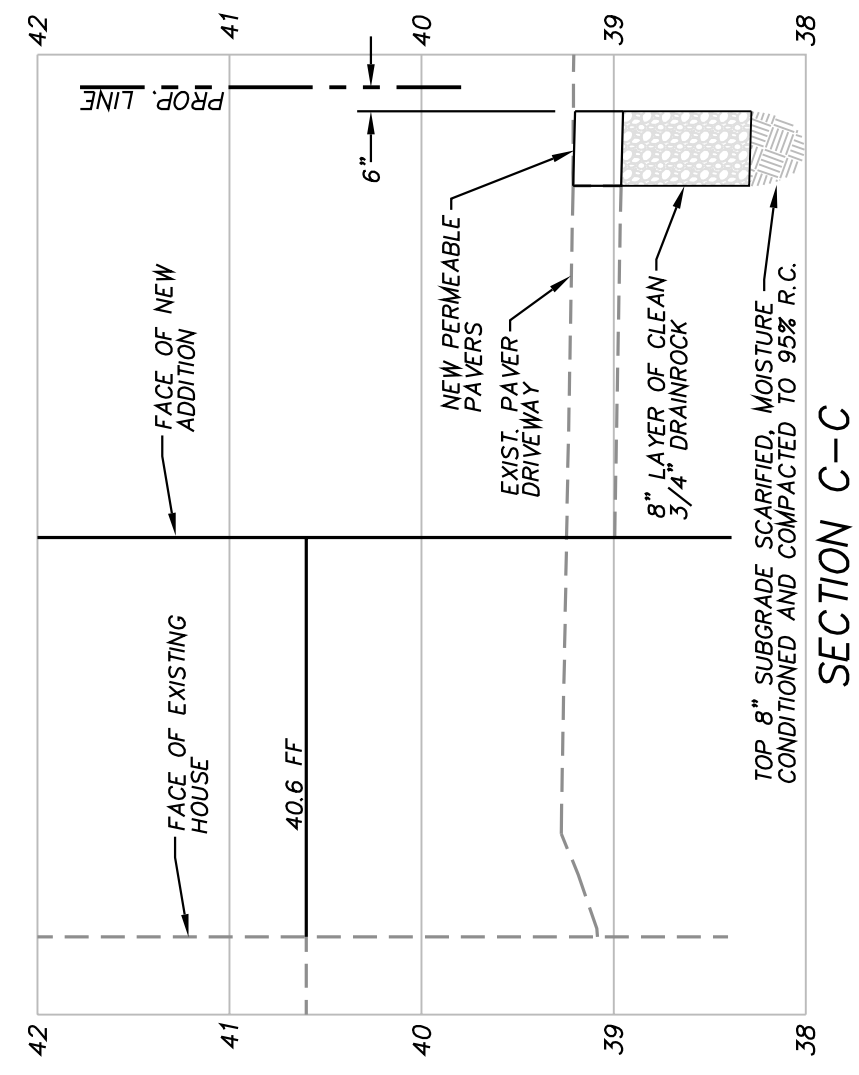
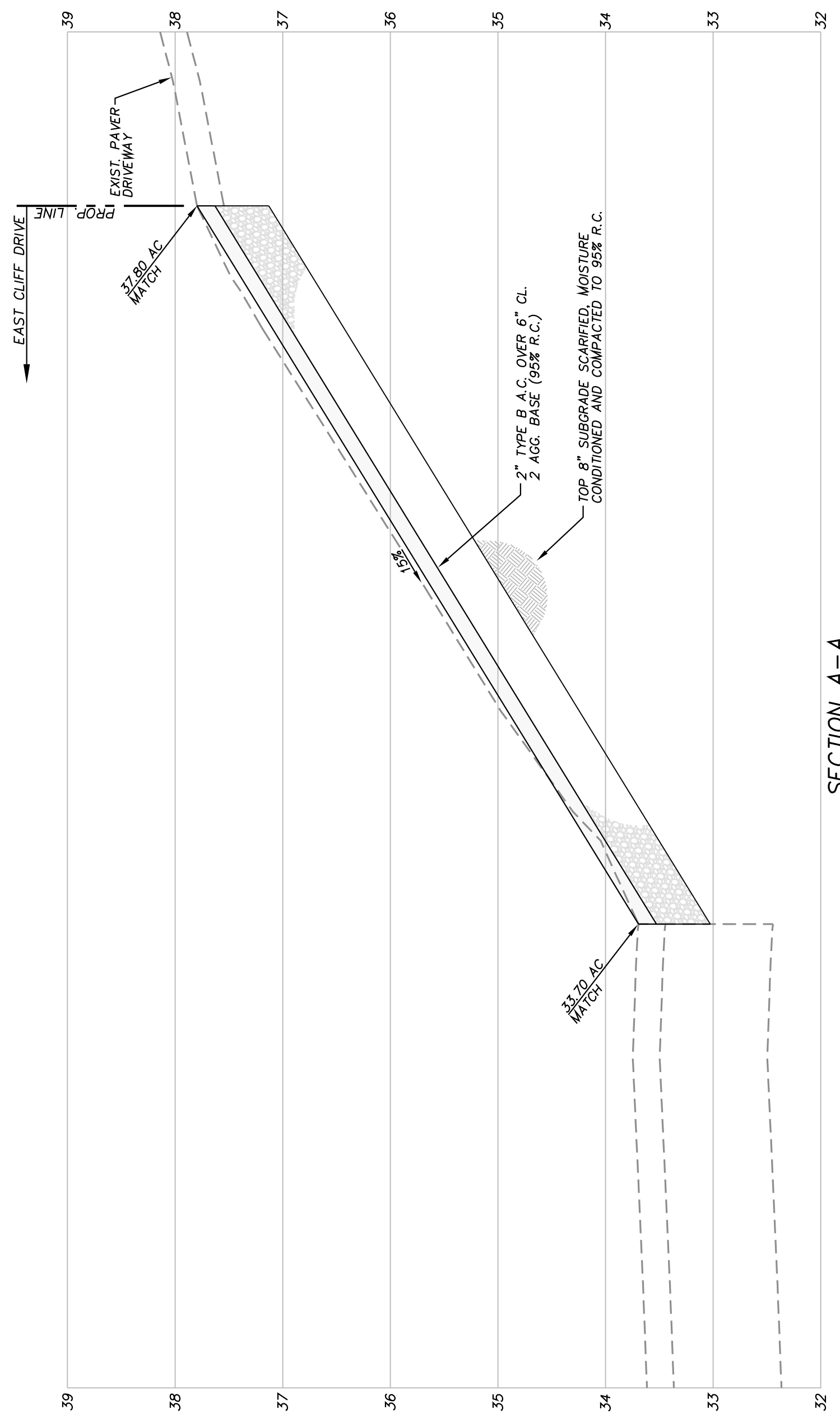






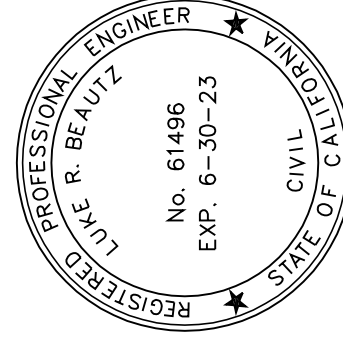






## SITE CROSS SECTIONS

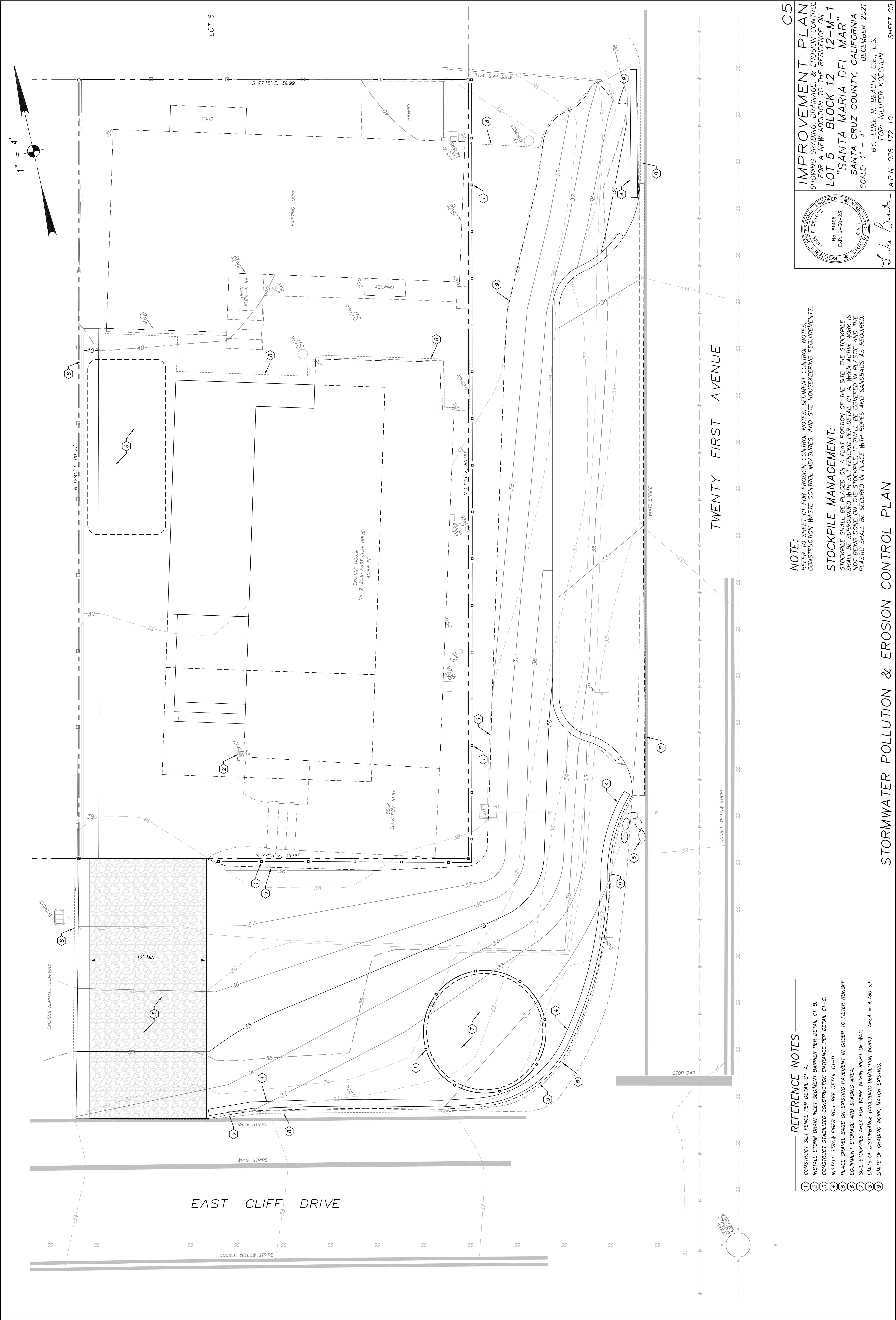
SCALE: 1" = 4' HORIZ.  
1" = 1' VERT.



Luke Brute

C4

IMPROVEMENT PLAN  
 SHOWING GRADING, DRAINAGE, & EROSION CONTROL  
 FOR A NEW ADDITION TO THE RESIDENCE ON  
 LOT 5 BLOCK 12 12-M-1  
 "SANTA MARIA DEL MAR"  
 SANTA CRUZ COUNTY, CALIFORNIA  
 SCALE: 1" = 4'  
 BY: LUKE R. BEAUTZ, C.E., L.S.  
 FOR: NILUFER KOECHLIN  
 A.P.N. 028-1729-10  
 SHEET C4



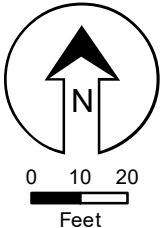


# Parcel Location Map



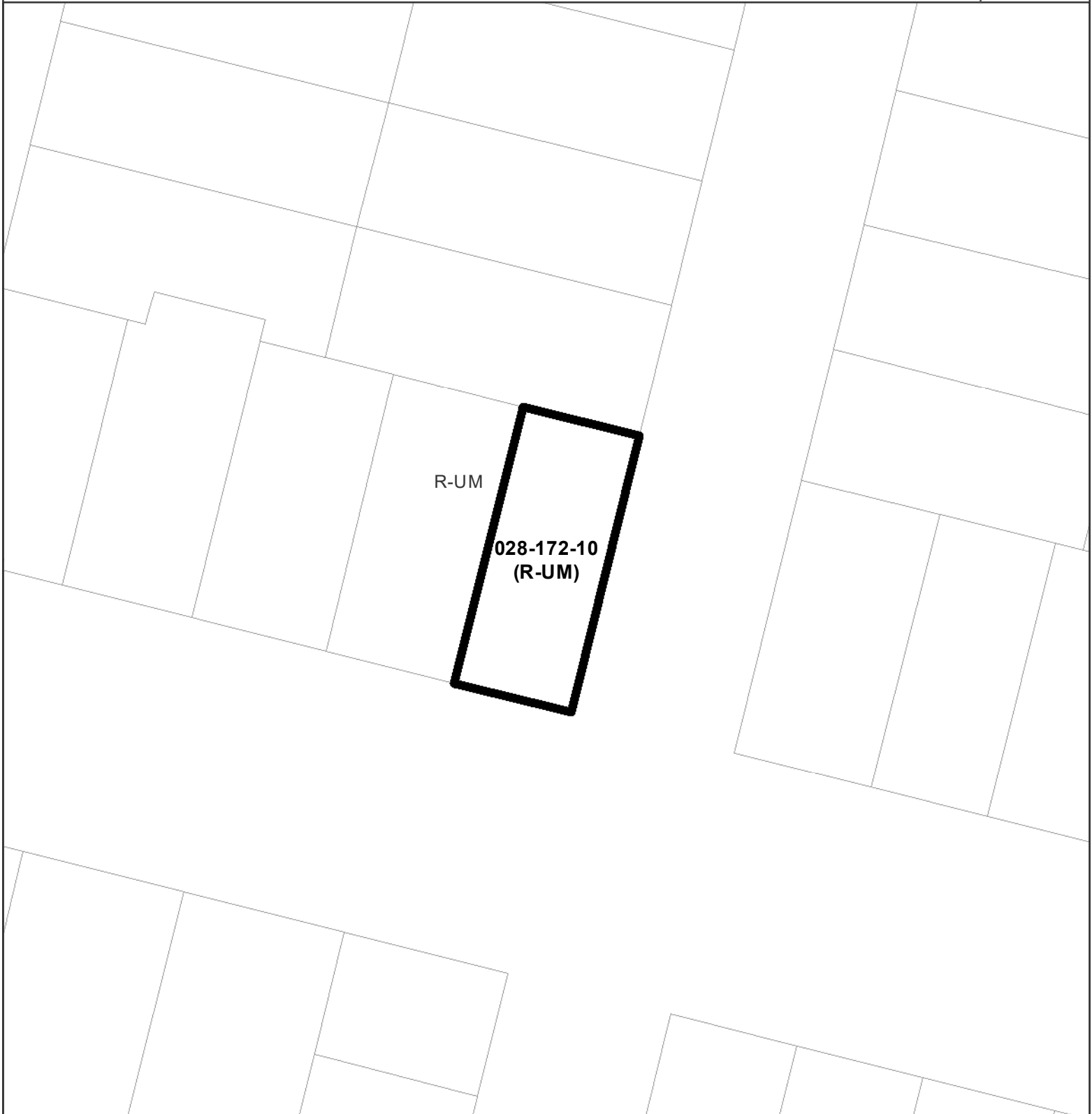
**Parcel: 02817210**

- Study Parcel
- Assessor Parcel Boundary

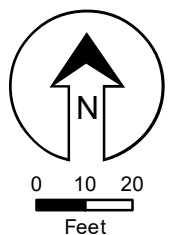




# Parcel General Plan Map

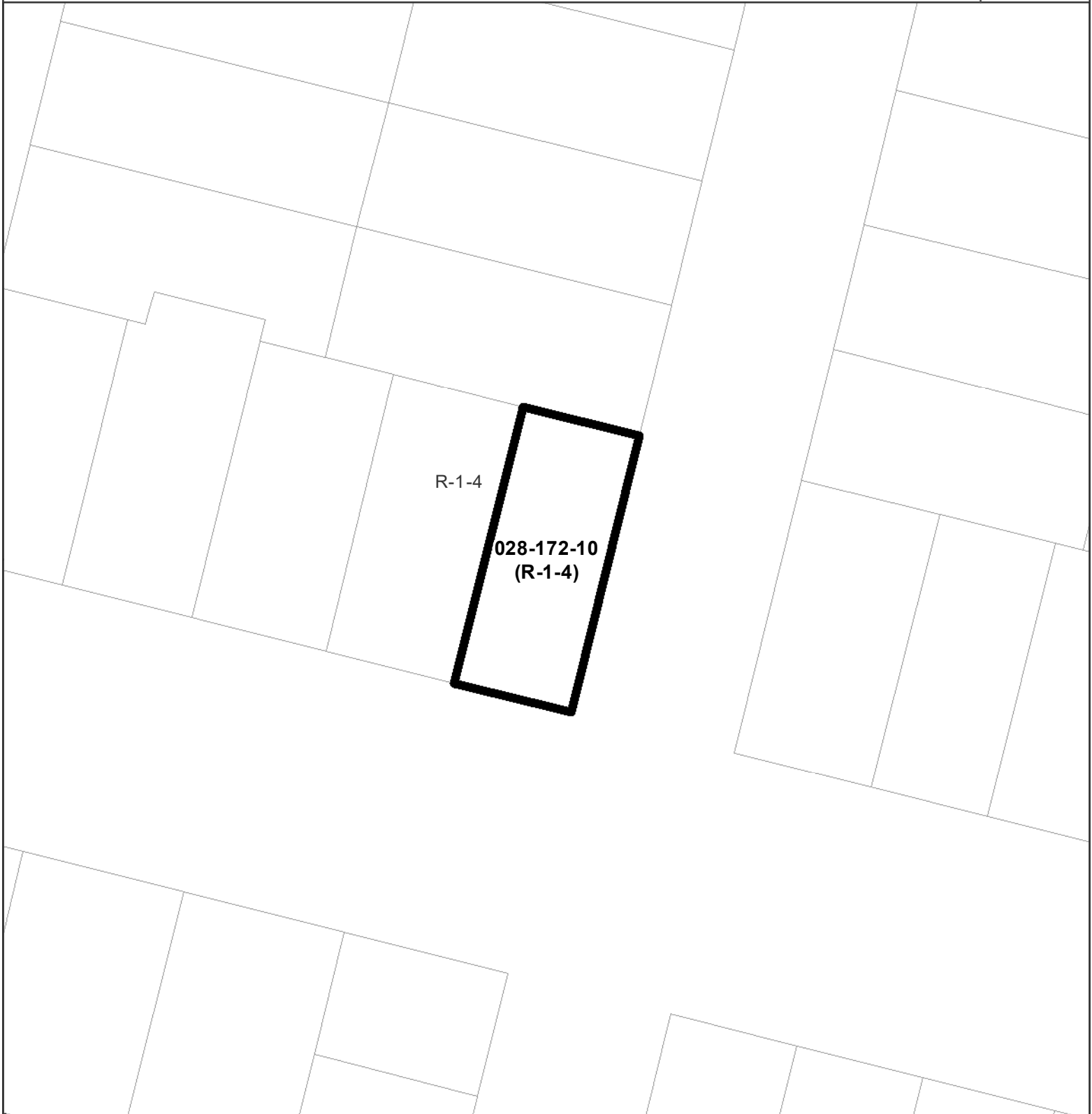


☐ R-UM *Res. Urban Medium Density*

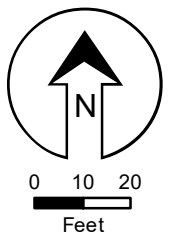




# Parcel Zoning Map



☐ R-1 *Single-Family Residential*





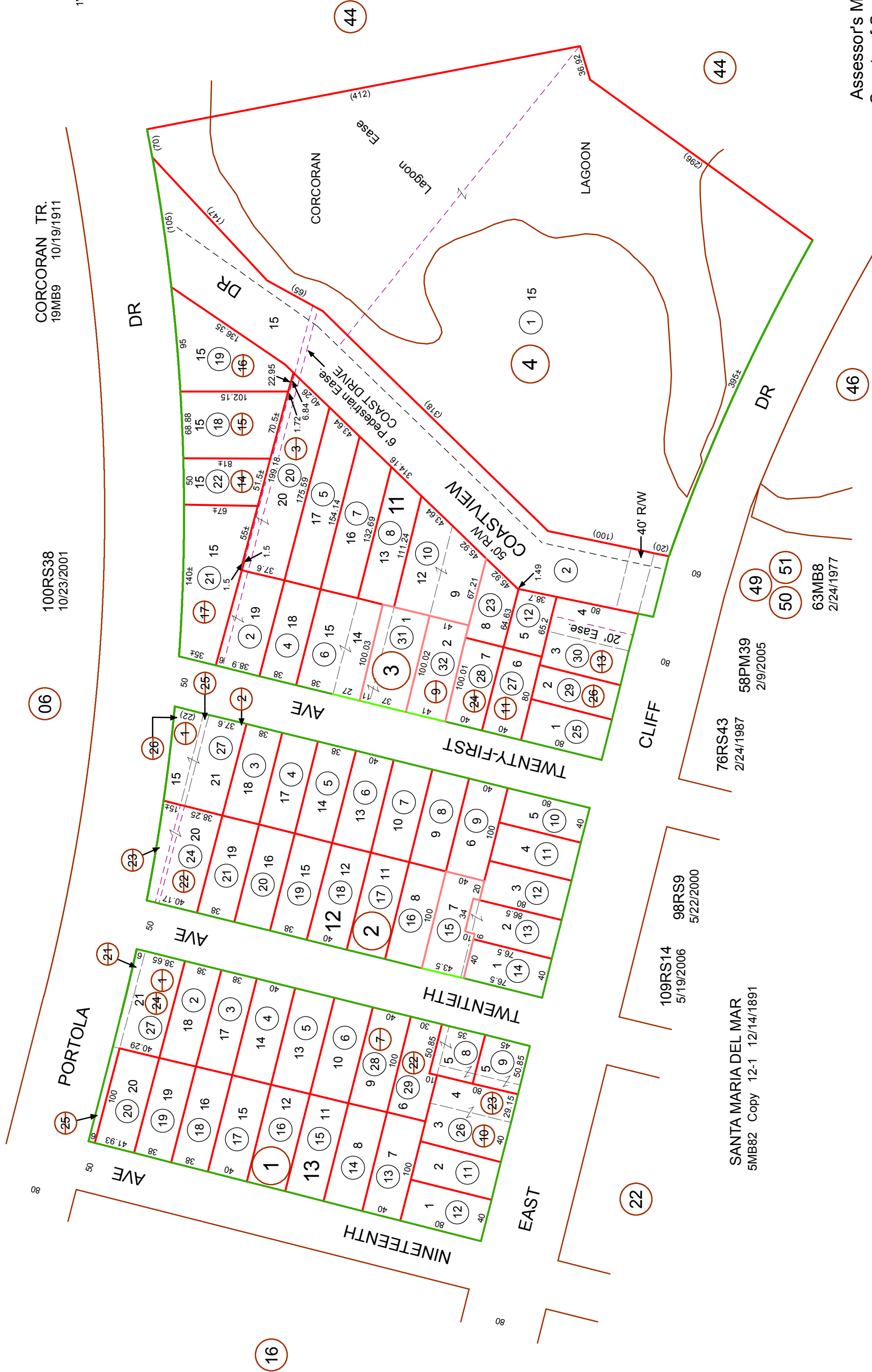
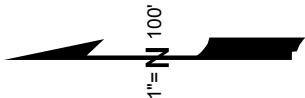
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POR. OF N.E. 1/4 SEC. 20,  
T.11S., R.1W., M.D.B. & M.

Tax Area Code  
82-040

28-17



Electronically Redrawn 8/19/98 rw  
Rev. 6/6/00 mvm (98RS9)  
Rev. 11/30/01 mvm (100RS38)  
Rev. 2/8/02 mvm (st. name)  
Rev. 5/21/07 id (109RS14)  
Rev. 10/18/10 CB (10-0036461, Comb 1-27)

Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 28-17  
County of Santa Cruz, Calif.  
Aug. 1998

## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size: 3,199 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential neighborhood  
Project Access: East Cliff Drive  
Planning Area: Live Oak  
Land Use Designation: R-UM (Urban Medium-Density Residential)  
Zone District: R-1-4 (Single-Family Residential)  
Coastal Zone: ☒ Inside    ☐ Outside  
Appealable to Calif. Coastal ☒ Yes    ☐ No  
Comm.

**Technical Reviews:** Soils Report Review (REV201110)

### 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