



Staff Report to the Zoning Administrator

Application Number: **221345**

Applicant: Zsuzsanna Cionca
Owner: Carolyn and John Field
APN: 028-132-03

Agenda Date: March 3, 2023
Agenda Item #: 3
Time: After 9:00 a.m.

Site Address: 175 12th Avenue, Santa Cruz, CA 95062

Project Description: Proposal to construct a 133 square foot addition to an existing single-story single-family dwelling. Requires a Coastal Development Permit, a Minor Exception to the site standard for a 10-foot separation between structures to 8 feet 6 inches, and a determination that the project is exempt from further review under CEQA.

Location: Property is on the northwest side of 12th Avenue (175 12th Ave), approximately 994 feet southwest of East Cliff Drive, in the Live Oak Planning Area.

Permits Required: Coastal Development Permit and Minor Exception to the Standard for Separation between Structures

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221345, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is a 3,528 square foot lot that is currently developed with an 1,100 square foot single-story, two-bedroom single-family dwelling and a 98 square foot non-habitable accessory structure that is located in the southwest corner of the lot. The parcel is located on a predominantly residential street in the Live Oak Planning Area that features a mix of one- and two-story dwellings. It is approximately 140 feet to the east of Schwan Lagoon and is approximately 295 feet away from the public access point to the southeastern end of Twin Lakes State Beach.

The proposed project is to construct a 133 square foot addition to the rear of the dwelling. The addition is an extension to the master bedroom that will serve as a dressing room with lofted storage. The proposed addition will be approximately 14 feet 8 inches high at roof peak, approximately 3 feet taller than the existing dwelling.

Project Background

The existing one-story dwelling was constructed in 1949, prior to the issuance of development permits. Since that time, a number of building permit applications have been made for various alterations and additions to the dwelling. A summary of the relevant application history can be found in Table 2 below:

Table 1: Building Permit History (5 Years)

Application Number	Status	Scope of Work	Milestone	Final Date
B-184601	Withdrawn	Room Addition Remodel - Included a 77 square foot rear addition	Withdrawn	N/A
B-193716	Closed	Remodel	Complete	10/19/2022 ¹
B-201527	Closed	Change Order to B-193716	Complete	3/3/2020
B-202875	Closed	Change Order to B-193716	Complete	7/7/2020
B-223766	Issued	Room Addition Remodel ² - Includes an addition of 64 square feet for a new bathroom.	Inspections	N/A
B-224850	Closed	Extension to B-193716	Complete	8/17/2022

Zoning & General Plan Consistency

The subject property is a 3,528 square foot lot, located in the R-1-3.5 (Single family residential - 3,500 square feet) zone district, a designation which allows residential uses. The single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

The existing dwelling is nonconforming to current site and development standards for the R-1-3.5 zone district in that it extends into the front and side yard (northeast) setbacks. As such, alterations to the existing structure are subject to County Code section 13.10.262 "Nonconforming Structures" which limits alteration of the major structural components to 65% within any 5 calendar years. Alteration of greater than 65% constitutes reconstruction.

For applications that will result in structural alterations to a nonconforming structure, a Modifications Worksheet is required to be submitted detailing all work. Given that Building Permits B-193716, B-201527, B-202875, and B-223766, as listed above, have all been issued within the last five years and have resulted in modifications to the nonconforming structure, the applicant has provided two versions of the Modifications Worksheet (see Exhibit F), one in relation to the alterations made to the nonconforming structure by this project ("project-specific"), and one worksheet for all alterations ("cumulative") made to the structure within the last five years. The total cumulative modification to the original dwelling, including the proposed project, would be 19%, which is below the threshold that would trigger requirements for additional review.

¹ This permit went Void on May 5, 2022, and applicant was directed to address this permit as part of B-223766

² While application B-223766 has not yet been finalized, the bathroom is included on the plans submitted as part of this application.

The site and development standards for parcels in the R-1-3.5 zone district in accordance with County Code section 13.10.323 – “Development Standards for Residential Districts,” are set out in Table 1 below, with existing nonconformance highlighted in grey:

Table 2: Compliance with R-1-3.5 Site Standards

Site Standard	Requirement	Existing	Proposed
Front Setback	15 feet	9 feet 11 ½ inches	9 feet 11 ½ inches
Rear Setback	15 feet	30 feet 4 inches	16 feet 4 inches
Side Setback (northeast)	5 feet	3 feet 10 inches	3 feet 10 inches
Side Setback (southwest)	5 feet	5 feet	5 feet
Lot Coverage	40%	33%	37%
Floor Area Ratio	50%	31%	34%
Building Height (at roof peak)	28 feet	11 feet 7 ½ inches	14 feet 8 inches
Site Width/Frontage	35 feet	40 feet	40 feet
Separation between Structures	10 feet	10 feet 4 ¾ inches	8 feet 6 inches*

***Requires approval of a Minor Exception**

As proposed the one-story addition will result in a reduction to the separation to less than 10 feet between the existing shed and the proposed addition. A Minor Exception is therefore required to allow the proposed rear addition to be 8 feet 6 inches (15% reduction) away from the existing shed. The project also requires a Coastal Development Permit because the parcel is located between the sea and the first public road and, together with the bathroom addition that is currently under construction, will result in an increase of more than 10% floor area to the existing dwelling.

Minor Exception

The purpose of Minor Exceptions is to provide a streamlined discretionary review process that allows for the consideration of minor variations from the zoning district site standards, including a reduction of up to 15% of the required 10-foot minimum separation between structures. The proposed addition, is proposed to be only 8 feet 6 inches from an existing shed, therefore requiring the grant of a Minor Exception.

The request for a Minor Exception to the separation between structures is unlikely to have a significant impact on adjacent properties. The proposed development is consistent with all other site standards for the R-1-3.5 zone district and will not adversely impact the light, solar opportunities, air, or open space available to other structures or properties. The proposal is considered compatible with the site and surrounding area and the reduction to the minimum separation between structures is therefore considered acceptable. A complete list of Minor Exception findings is included with this report.

Coastal Zone

Local Coastal Program Consistency

The proposed addition to the rear of the existing single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually

compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding area contains single family dwellings that vary in size and architectural styles and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water because the dwelling is approximately 300 feet from the nearest public beach access at the southwest end of 12th Avenue.

Coastal Encroachment Zone

The parcel is located within the Coastal Encroachment Zone. The purpose of the Coastal Encroachment Program is to identify existing or proposed encroachments within County-owned properties, including public rights-of-way, roads, and easements, that may prevent full public use of coastal trails, coastal access, beach trails, and beach access.

While the parcel is in the Coastal Encroachment Zone, the Santa Cruz County Parks Department confirmed that there are no encroachments on the site that would require a Coastal Encroachment Permit.

Coastal Development Permit

A Coastal Development Permit is required for the proposed addition to the dwelling because the property is located between the sea and the first through public road paralleling the sea and the proposed improvement increases the floor area by more than 10% of the original floor area of the dwelling. This project will result in an increase to the floor area of approximately 13% (not including other additions permitted by the Building Permits listed in Table 1, above).

The bathroom addition that is currently under construction under Building Permit B-223766 is of relevance to the requirement for a Coastal Development Permit, as it permitted an addition of 64 square feet to the dwelling. This addition was exempt from the requirement for a Coastal Development Permit because it resulted in an increase to the floor area of less than 10%. However, the cumulative increase in floor area including the new bathroom and the proposed addition is approximately 19%.

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 **221345**, 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. Supplementary Documents
- G. 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: 221345

Assessor Parcel Number: 028-132-03

Project Location: 175 12th Avenue, Santa Cruz, CA 95062

Project Description: Proposal to construct a 133 square foot addition to the rear of a single-family dwelling less than 10 feet from an existing accessory structure

Person or Agency Proposing Project: Zsuzsanna Cionca

Contact Phone Number: (408) 963-7592

- 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**

Class 1: Existing Facilities

F. Reasons why the project is exempt:

The proposal is for an addition to an existing dwelling that will result in less than 50% increase to the floor area of the structure.

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



Victoria Miller, 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.**

This finding can be made, in that the property is zoned R-1-3.5 (Single family residential - 3,500 square feet), a designation that 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-UH (Urban High Density Residential) General Plan designation.

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

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

3. **That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.**

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

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 at the southwest end of 12th Avenue, approximately 300 feet from the project site.

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-1-3.5 (Single family residential - 3,500 square feet) 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.**

This finding can be made, while the project site is located between the shoreline and the first public road, the proposed addition to the existing single family dwelling will not interfere with public

access to the beach, ocean, or any nearby body of water because it is 300 feet away from the nearest public beach access at the southwest end of 12th Avenue. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the addition to 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-1-3.5 (Single family residential - 3,500 square feet) zone district as the primary use of the property will continue to be for one single family dwelling that, with the approval of a Minor Exception to allow for a reduction in the required 10-foot minimum separation between structures to 8 feet 6 inches, meets all current site standards for the zone district.

As set out in Santa Cruz County Code Section 13.10.235, minor variations to the zoning site standards as set out in the site and structural dimensions charts, may be considered for residential districts pursuant to the approval of a Minor Exception. A complete list of Minor Variation Findings is included with 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-UH (Urban High Density Residential) land use designation in the County General Plan.

The proposed addition at the rear of an existing single-family dwelling is in conformance with General Plan Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that it would be setback approximately 60 feet from the frontproperty line and conforms to all required setbacks for the zone R-1-3.5 district. In addition, the one-story addition will have a height of 14 feet 8 inches, which is well within the maximum 28-foot height limit for the zone district and therefore will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in the vicinity of the project site. Further, the resulting dwelling will meet all other site and development standards for the zone district, including maximum floor area ratio (FAR) and lot coverage. However, the proposed addition would be sited such that it would be located only 8 feet 6 inches from an existing garden shed on the parcel where a 10-foot minimum separation is required, which requires approval of a Minor Exception. A complete list of Minor Exception Findings is included with this report.

The proposed single family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed addition to the single family dwelling, with the approval of a Minor Exception to allow for a reduction to the required 10-foot separation between structures to 8 feet 6 inches, will comply with the site standards for the R-1-3.5 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 complete list of Minor Exception Findings is included with this report.

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 addition to the single family dwelling will be constructed on an existing developed lot. The expected level of traffic will remain unchanged by the proposed project. Given that there is no increase to the expected one peak trip per day, the proposed project will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the structure is located in a primarily residential neighborhood with a variety of architectural styles, and the proposed addition to the single family dwelling is consistent with the land use intensity and density of the neighborhood.

Minor Exception Findings

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

This finding can be made in that the subject parcel is deprived of the same privileges enjoyed by other properties in the vicinity due to its size. Due to the size constraints of the site, the siting of the existing accessory structure, and the design of the existing dwelling, a Minor Exception to the separation between structures is considered appropriate to allow for the design of an addition that maintains the required setbacks while retaining existing glazing and solar access to the master bedroom.

- 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 reduction to the separation between structures of 15% will allow the proposed addition to be 1 foot 6 inches closer (8 feet 6-inch separation) to the shed than the standard 10 feet. This increase is not expected to have a significant negative impact to adjacent properties. The residential use of the site aligns with the intent and purpose of zoning objectives and does not allow for development in areas that would not be normally approved for development. The project meets all other zone district site standards, other than the Minor Exception to the standard for the separation between structures that is the subject of this application.

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

This finding can be made in that a Minor Exception can be approved on any parcel. Santa Cruz County Code 13.10.235 (Minor Exceptions) has specific provision for allowing a reduction to the standard for separation between structures to a reduction of 15% of the site standard. The proposed separation between the addition and shed is within the prescribed threshold for the exception and is considered appropriate. The purpose of the Minor Exception ordinance is to provide a streamlined discretionary review process to allow consideration of minor variations from the zoning district site standards. A property with the same or similar circumstances could be considered for a reduction to the standard for separation between structures to a reduction of 15% of the site standard, therefore the Minor Exception does not constitute a grant of special privileges to the subject property.

4. **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 project will not result in lot coverage that exceeds the maximum 40% that is allowed in the zone district.

Conditions of Approval

Exhibit D: Project plans, prepared by Zsuzsanna Cionca Architects, dated November 7, 2022.

- I. This permit authorizes the construction of a 133 square foot addition to an existing single family dwelling subject to a Coastal Development Permit and a Minor Exception to allow a separation of 8 feet 6 inches between structures to the existing shed on the parcel, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structures or existing uses 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 if any off-site work will be 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. Drainage, and erosion control plans.

4. Details showing compliance with fire department requirements.
 - 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.
 - C. Meet all requirements of the Environmental Planning section of the Planning Department.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per added square foot for single family dwellings.
 - F. Pay the current fees Child Care mitigation. Currently, these fees are \$0.85 per added square foot for single family dwellings.
 - G. Provide required off-street parking for three 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.
- 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. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

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

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

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the

development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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.

Rear Addition to the Residence of:

Carolyn and John Field
175 12th Ave., Santa Cruz, CA, 95062

Modification Worksheet

Use this worksheet with the existing plans to show the proposed modifications to the existing plans. The modifications should be shown on the existing plans and this worksheet should be used to provide a graphic report of the modifications.

For each building component (roof, exterior walls, etc.) that is to be modified, enter the existing and proposed dimensions and use the calculator to determine the percentage modification of the component. Enter the result in the green field. The result is given in the blue line at the bottom of the spreadsheet.

For spreadsheet guidelines, click the tabs below each page margin at bottom of this page labeled "Your Guide".

Roof

Enter existing	Enter proposed	Calculate %
Estimated % of roof to be modified		
Area of existing roof	2000	0%
Total roof area of existing roof		

Exterior Walls

Enter existing	Enter proposed	Calculate %
Estimated % of exterior walls to be modified		
Area of existing exterior walls	1000	0%
Total area of existing exterior walls		

Floors

Enter existing	Enter proposed	Calculate %
Estimated % of floor area to be modified		
Area of existing floor	1000	0%
Total area of existing floor		

Foundations

Enter existing	Enter proposed	Calculate %
Estimated % of foundation to be modified		
Area of existing foundation	1000	0%
Total area of existing foundation		

Basement

Enter existing	Enter proposed	Calculate %
Estimated % of basement to be modified		
Area of existing basement	1000	0%
Total area of existing basement		

Attic

Enter existing	Enter proposed	Calculate %
Estimated % of attic to be modified		
Area of existing attic	1000	0%
Total area of existing attic		

Summary

Category	Existing	Proposed	% Change
Roof	2000	2000	0%
Exterior Walls	1000	1000	0%
Floors	1000	1000	0%
Foundations	1000	1000	0%
Basement	1000	1000	0%
Attic	1000	1000	0%

For Planning Staff Only

Category	Existing	Proposed	% Change
Roof	2000	2000	0%
Exterior Walls	1000	1000	0%
Floors	1000	1000	0%
Foundations	1000	1000	0%
Basement	1000	1000	0%
Attic	1000	1000	0%

Signature

Date: 11/07/2022



Stormwater Management Division

Project Information & Threshold Determination Form (APPENDIX A)

For the purpose of this form, the project area is defined as the area within the project boundary that is subject to the stormwater management requirements of the California Building Code (CBC) and the California Stormwater Management Act (CSMA).

Project Name: Rear Addition to the Residence of Carolyn and John Field

Project Address: 175 12th Ave., Santa Cruz, CA, 95062

Project Owner: Carolyn and John Field

Project Architect: Zuzanna Concha Architects

Project Engineer: Zuzanna Concha

Project Date: 11/07/2022

Project Zone: Zone 5

Project Description: Rear Addition to the Residence of Carolyn and John Field

Project Area: 133 sq. ft.

Project Type: Residential

Project Status: Pending

Project Notes: Rear Addition to the Residence of Carolyn and John Field

Project Contact: Zuzanna Concha

Project Phone: 408-963-7592

Project Email: zuzanna.concha@gmail.com

Project Website: www.zuzannaconcha.com

Project Address: 175 12th Ave., Santa Cruz, CA, 95062

Project City: Santa Cruz

Project State: CA

Project Zip: 95062

Project Country: USA

Project Continent: North America

Project Region: West Coast

Project Subregion: Central Valley

Project County: Santa Cruz

Project Municipality: Santa Cruz

Project Census Tract: 95062

Project Block: 95062

PROJECT SUMMARY

REAR ADDITION TO AN EXISTING ONE STORY SINGLE FAMILY HOME.
EXISTING RESIDENCE HAS TWO BEDROOMS AND THREE BATHROOMS.
PROPOSED RESIDENCE HAS TWO BEDROOMS AND THREE BATHROOMS.
SCOPE OF WORK INCLUDES:
1. 133 sq. ft. DRESSING ROOM ADDITION.

ZONE	R-1.5
LOT AREA	100,132.00
OCCUPANCY	R-3
EQUIPPED WITH FIRE SPRINKLERS	NO
EXISTING FLOOR AREA	1,100 SF
EXISTING SHED AREA	1,100 SF (33%)
EXISTING LOT COVERAGE	1,100 SF (33%)
PROPOSED FLOOR AREA	1,233 SF
PROPOSED SHED AREA	1,233 SF (37%)
PROPOSED LOT COVERAGE	1,233 SF (37%)
BUILDING SEPARATION (PER 13.02.03.9 MINOR EXCEPTIONS)	8' 0"
FRONT SETBACK	15 FT
REAR SETBACK	15 FT
LEFT SIDE SETBACK	5 FT
RIGHT SIDE SETBACK	5 FT
MAX BUILDING HEIGHT	16' 0"
PARKING	2 UNCOVERED

VICINITY MAP



APPLICABLE CODES:
2019 C.R.C. C.E.C. C.M.C. & P.C.
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

(N) SITE PLAN

12th AVENUE

175 12th Ave.

EXISTING IMPERVIOUS AREA CALCULATIONS:	
(N) RESIDENCE AREA	1,100 SF
(E) SHED AREA	94 SF
(E) DRIVEWAY	78 SF
(E) PAVEMENT DRIVEWAY	366 SF
(E) ASPHALT DRIVEWAY	29 SF
(E) PAVEMENT PATIO	443 SF
(E) STONE REAR PATIO	145 SF
(E) STONE WALKWAY LEFT SIDE	182 SF
(E) STONE WALKWAY RIGHT SIDE	145 SF
(E) STONE WALKWAY LEFT SIDE	182 SF
TOTAL (N) IMPERVIOUS AREA	2,233 SF
(E) SHED AREA	94 SF
(E) DRIVEWAY	78 SF
(E) PAVEMENT DRIVEWAY	366 SF
(E) ASPHALT DRIVEWAY	29 SF
(E) PAVEMENT PATIO	443 SF
(E) STONE REAR PATIO	145 SF
(E) STONE WALKWAY LEFT SIDE	182 SF
(E) STONE WALKWAY RIGHT SIDE	145 SF
(E) STONE WALKWAY LEFT SIDE	182 SF
TOTAL (E) IMPERVIOUS AREA	2,535 SF

SHEET INDEX

ARCHITECTURAL:

- A0.1 COVER SHEET, VICINITY MAP, PROJECT DATA
- A1.1 PROPOSED SITE PLAN
- A1.2 EXISTING FLOOR & ROOF PLANS
- A2.1 PROPOSED FLOOR PLAN
- A2.2 PROPOSED ROOF PLAN
- A3.1 PROPOSED ELEVATIONS
- A3.2 PROPOSED BUILDING SECTIONS A-A & B-B
- A4.1 EXISTING EXTERIOR FINISHES PHOTOS



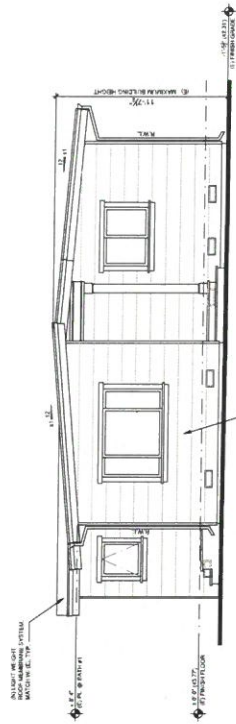
Zuzanna Concha Architects
408-963-7592
Santa Cruz, CA 95062
3651 Randolph Ave.
zuzanna.concha@gmail.com

Rear Addition to the Residence of:
Carolyn and John Field
175 12th Ave., Santa Cruz, CA, 95062

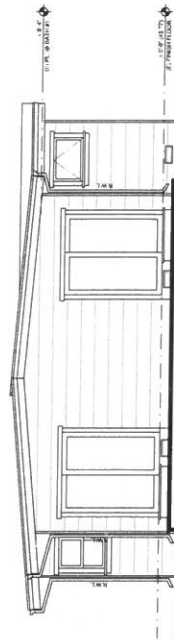
052022
PERMIT SET
drawn: ZC
checked: ZC
date: 11-07-2022
scale: AS SHOWN

REVISIONS	BY

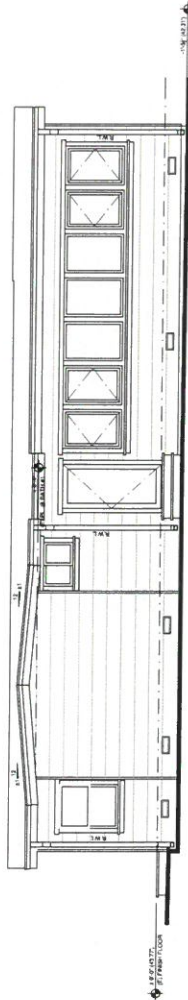
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A0.1



(E) FRONT (SOUTH - EAST) ELEVATION
1/4" = 1'-0"



(E) REAR (NORTH - WEST) ELEVATION
1/4" = 1'-0"

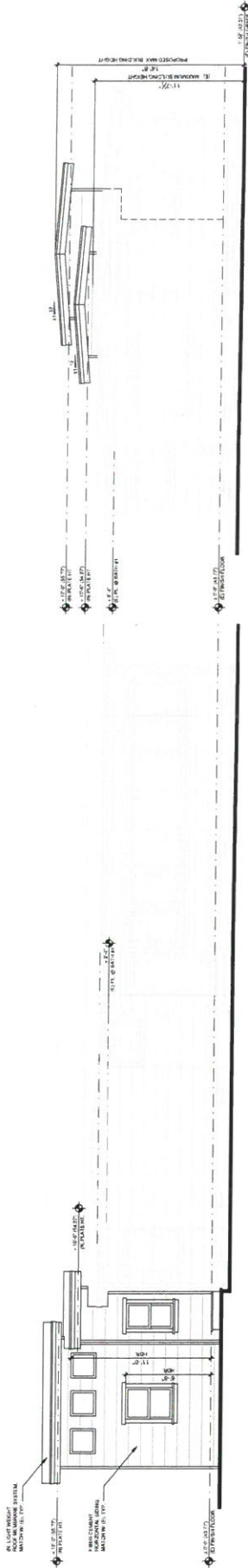


(E) LEFT SIDE (SOUTH - WEST) ELEVATION
1/4" = 1'-0"



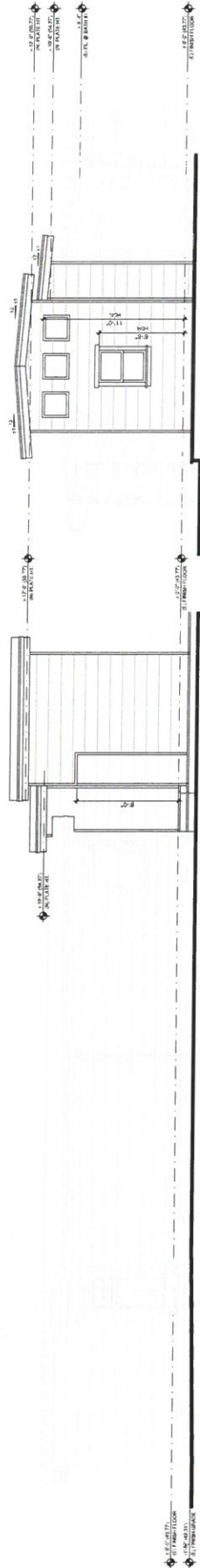
(E) RIGHT SIDE (NORTH - EAST) ELEVATION
1/4" = 1'-0"





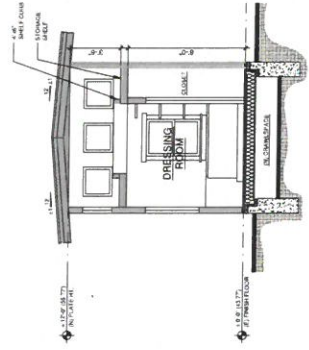
(N) LEFT SIDE (SOUTH - WEST) ELEVATION
1/4" = 1'-0"

(N) FRONT (SOUTH - EAST) ELEVATION
1/4" = 1'-0"

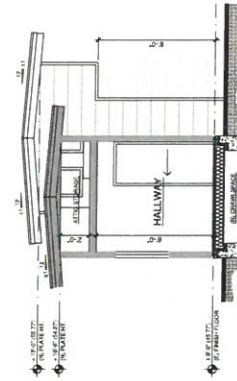


(E) RIGHT SIDE (NORTH - EAST) ELEVATION
1/4" = 1'-0"

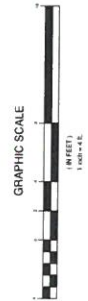
(N) REAR (NORTH - WEST) ELEVATION
1/4" = 1'-0"



SECTION A-A
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"



REVISIONS	BY



(E) FRONT ENTRY COLUMN
 N.T.S.



(E) SHED & LEFT SIDE
 (SOUTH - WEST) ELEVATION
 N.T.S.



(E) FRONT (SOUTH - EAST) ELEVATION
 N.T.S.



(E) REAR (NORTH - WEST) ELEVATION
 N.T.S.

(E) EXTERIOR FINISH COLORS
 N.T.S.



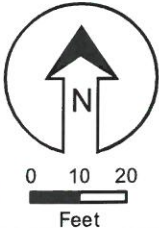
Parcel Location Map



Parcel: 02813203

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 25 Jan. 2023







Parcel General Plan Map



O-R

R-UH

**028-132-03
(R-UH)**

-  O-R Parks, Recreation & Open Space
-  R-UH Res. Urban High Density



EXHIBIT



0 10 20
Feet



Parcel Zoning Map





Mapped
Area

PR

R-1-3.5

**028-132-03
(R-1-3.5)**

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



EXHIBIT



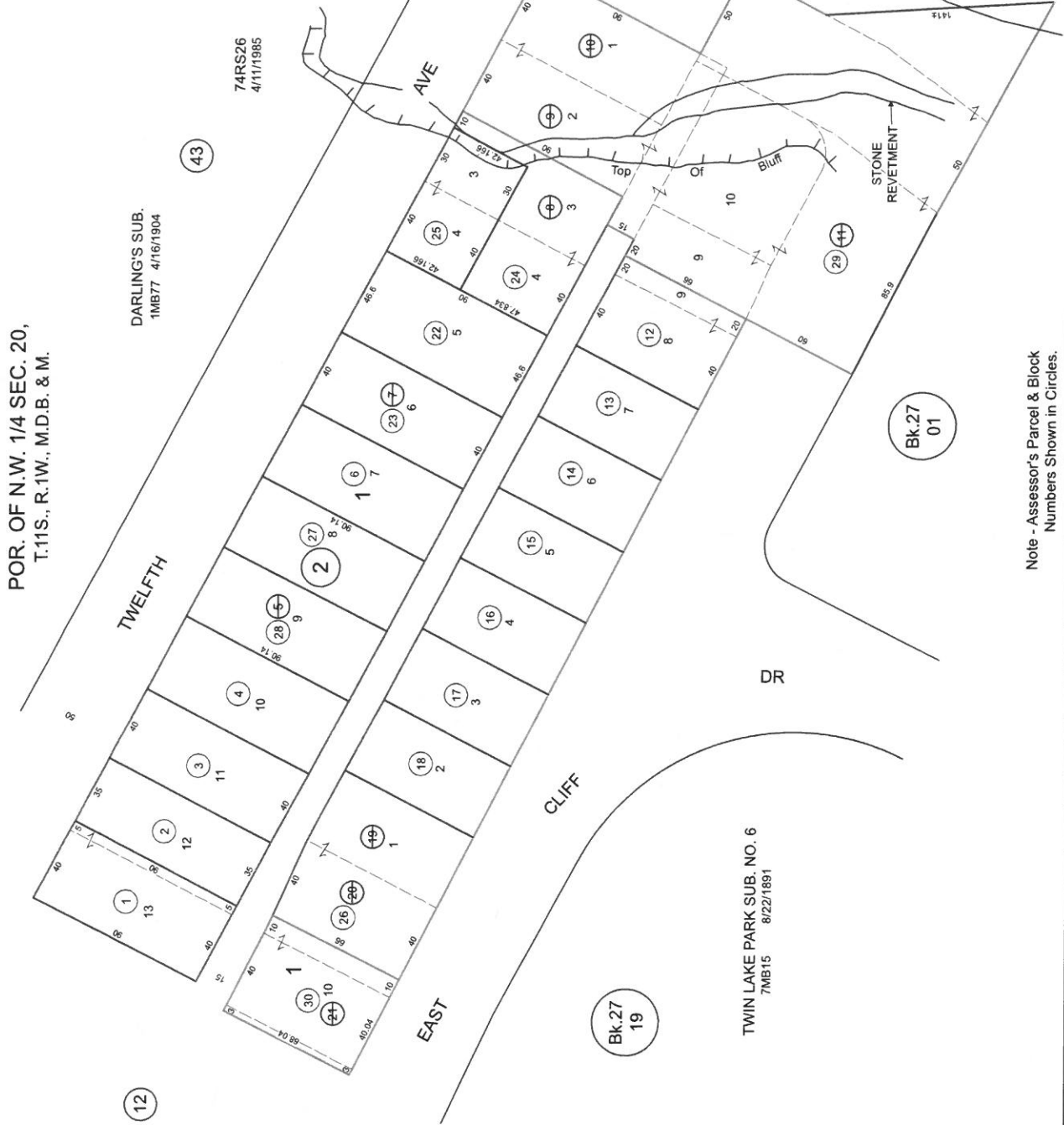
0 10 20
Feet

FOR TAX PURPOSES ONLY

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Electronically Redrawn 8/25/98 NW
Rev. 2/20/12 m.c. (12-0007658 LBA, 2-28)
Rev. 2/3/14 CB (For from 028-12)
Rev. 2/3/14 CB (13-0023376, LBA 2-30)

EXHIBIT



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

Assessor's Map No. 28-13
County of Santa Cruz, Calif.
Aug. 1998

★ PROJECT SPECIFIC ★

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accommodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box at the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either		Do not enter words or symbols
Estimated % of roof to be modified		
or		
Area of Existing Roof	1100	SF
Total Modified Area of Roof	0	SF
	0%	

Calculation Tips

Roof Calculation Notes:

Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do not count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Exterior Walls

Enter either		
Estimated % of exterior walls to be modified		
or		
Total length of <u>existing</u> exterior walls	169	LF
Total length of <u>modified</u> exterior walls	12	LF
	7%	

Exterior Walls Calculation Notes:

Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either		
Estimated % of floor area to be modified		
or		
Total area of <u>existing</u> floors	1100	SF
Total area of <u>modified</u> floors	0	SF
	0%	

Floor Calculation Notes:

The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Foundations

Enter either		
Estimated % of foundations to be modified		
or		
Perimeter Foundations		
Total length of <u>existing</u> perimeter foundation	169	LF
Total length of <u>modified</u> perimeter foundation	12	LF
Area of first floor supported by perimeter foundation	1233	SF
Slab Foundations		
Total area of <u>existing</u> slab foundation		SF
Total area of <u>modified</u> slab foundation		SF
Area of first floor supported by slab foundation		SF
Pier and Grade Beam Foundation		
Total length of <u>existing</u> pier and grade beam foundation		LF
Total length of <u>modified</u> pier and grade beam foundation		LF
Area of first floor supported by pier and grade beam foundation		SF
	7%	

Foundation Calculation Notes:

Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary	
Roof Modification (15%)	0%
Exterior Wall Modification (65%)	5%
Floor Framing Modification (10%)	0%
Foundation Modification (10%)	1%
	5%

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

c 65% c Other*

c 50% c No Maximum*

*Explain: _____

APN: 028-132-03 Owner Name: Carolyn and John Field Date: 11/07/2022

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.



Signature

Zsuzsanna Cionca
Print Name

CUMULATIVE

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accommodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box at the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either	Do not enter words or symbols
Estimated % of roof to be modified	
or	
Area of Existing Roof	1036 SF
Total Modified Area of Roof	0 SF
	0%

Calculation Tips

Roof Calculation Notes:

Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Exterior Walls

Enter either	
Estimated % of exterior walls to be modified	
or	
Total length of <u>existing</u> exterior walls	151 LF
Total length of <u>modified</u> exterior walls	56 LF
	37%

Exterior Walls Calculation Notes:

Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either	
Estimated % of floor area to be modified	
or	
Total area of <u>existing</u> floors	1036 SF
Total area of <u>modified</u> floors	0 SF
	0%

Floor Calculation Notes:

The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Foundations

Enter either	
Estimated % of foundations to be modified	
or	
Perimeter Foundations	
Total length of <u>existing</u> perimeter foundation	151 LF
Total length of <u>modified</u> perimeter foundation	16 LF
Area of first floor supported by perimeter foundation	1036 SF
Slab Foundations	
Total area of <u>existing</u> slab foundation	
Total area of <u>modified</u> slab foundation	
Area of first floor supported by slab foundation	
Pier and Grade Beam Foundation	
Total length of <u>existing</u> pier and grade beam foundation	
Total length of <u>modified</u> pier and grade beam foundation	
Area of first floor supported by pier and grade beam foundation	
	11%

Foundation Calculation Notes:

Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing.

Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary	
Roof Modification (15%)	0%
Exterior Wall Modification (65%)	24%
Floor Framing Modification (10%)	0%
Foundation Modification (10%)	1%
	25%

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

c 65% c Other*
c 50% c No Maximum*

*Explain: _____

APN: 028-132-03 Owner Name: Carolyn and John Field Date: 01/06//2023

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

 Signature	Zsuzsanna Cionca Print Name
--	--------------------------------

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: 3,528 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential neighborhood
Project Access: 12th Avenue
Planning Area: Live Oak
Land Use Designation: R-UH (Urban High Density Residential)
Zone District: R-1-3.5 (Single family residential - 3,500 square feet)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm.: ☒ Yes ☐ No

Technical Reviews: N/A

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Parcel is roughly level
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