

# Staff Report to the Zoning Administrator

Applicant: Monica RatliffAgenda Date:Owner: ReinstraAgenda Item #APN: 028-233-11Time: After 9:0Site Address: 102 24th Avenue, Santa Cruz, CA 95062

Agenda Date: December 15, 2023 Agenda Item #:5 Time: After 9:00 a.m.

**Project Description**: Proposal to construct a fence of up to six feet in height and to recognize existing landscaping within fifty feet of the coastal bluff.

**Location**: Parcel is located on the southeastern side of 24th Avenue (102 24th Avenue), approximately 330 feet southeast of the intersection of 24th Avenue and East Cliff Drive in the Live Oak Planning Area

Permits Required: Coastal Development Permit and Over-Height Fence Certification

Supervisorial District: First 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 231288, based on the attached findings and conditions.

#### **Project Description & Setting**

The subject parcel is a 4,000 square foot lot that is currently developed with a 1,727 square foot two-story single-family dwelling and attached 279 square foot garage. 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. The parcel is located on top of the coastal bluff at the terminus of 24<sup>th</sup> Avenue, which does not provide public access to the beach. The closest public beach access point is via 26<sup>th</sup> Avenue, approximately 1200 feet from the subject property.

The proposal is to rebuild the existing front and side yard fence to reduce the height of the fence to the greatest extent possible along the bluff as well as relocate the fence to the property line. The existing fence is six feet in height and is built within a portion of the public right of way. A 21-foot 7-inch portion of the fence within the front yard setback will be a six-foot vertical board wood fence to allow for privacy in the entryways and rear yard for the existing dwelling. The remaining 19-foot 3-inch portion of the front yard fence extending toward the bluff will be a 42-inch grape stake fence. The existing 42-inch cable rail guard rail in the bluff facing side-yard will be retained, along with existing landscaping that includes pervious pavers and areas planted with low growing coastal shrubs.

County of Santa Cruz - Community Development & Infrastructure - Planning Division 701 Ocean Street, 4th Floor, Santa Cruz CA 95060 The existing dwelling was moved and significantly remodeled in 1986. Several permit applications have been made for the subject parcel, including approvals that discuss the existing fence, which has since been modified without the benefit of an approved permit. A summary of the relevant application history can be found in Table 1 below:

Permit Number	Application Type	Status	Scope of Work	Final Date
83-172-CZ; 83-173-V	Discretionary	Approved	Proposal to reduce the required 15-foot front yard to 2 feet and required 15-foot rear yard to 4 feet so that an existing single-family dwelling may be remodeled, and a 490 square foot second-story addition may be constructed to an existing non- conforming single-family dwelling.	7/25/8
84-367-MV	Discretionary	Approved	Minor Variation to 83-172-CZ to delete condition #4, which required the removal of the fence along 24 <sup>th</sup> Avenue unless the County quitclaimed the right- of-way.	6/4/84
84-801-CZ, V	Discretionary	Approved	One-year extension to 83-172-CZ and 83-173-V. Upheld minor variation to delete condition 4 of 83-172-CZ and 83-173-V.	9/26/84
78580 (App No. 6827)	Building	Approved	Replacement single-family dwelling To reconstruct a portion of the existing structure (SFD) to result in a 2 bath, 2- bedroom dwelling with attached garage	3/26/25
77171	Building	Complete  "Structure is new and moveable"	Special Inspection to determine if the structure on site is a single-family dwelling and whether it meets the structural requirements to be moveable. Required in relation to building application no. 6827	8/24/85

Table 1 · D	oiscretionary	and Building	Permit I	History (5	Years)
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There is a significant amount of correspondence included in the project files for discretionary permits 83-172-CZ, 83-173-V, and 84-367-MV regarding the location of the existing fence within the right of way, and whether or not 24<sup>th</sup> Avenue was considered a public or private right of way at the time of those applications. It was determined that the condition to remove the existing fence as part of 83-172-CZ, 83-173-V could be deleted by Minor Variation, therefore 84-367-MV was approved. The proposed project will result in a fence that is relocated to the property line and will restore public use of the previously enclosed portion of the right of way, therefore all historical concerns will be resolved as a result of this permit. All remaining encroachments into the right of

way, which include landscaping and a portion of the driveway for the dwelling, are currently maintained under a Coastal Encroachment Permit. As a condition of approval of this Permit, a Coastal Encroachment Permit shall be obtained for all remaining encroachments into the right of way and all conditions of that Encroachment Permit are required to be met.

#### Zoning & General Plan Consistency

The subject property is a 4,000 square foot lot, located in the R-1-4-PP (Single-family residential, 4,000 square feet and greater, Pleasure Point Combining District) zone district, a designation which allows residential uses. The proposed fence and landscaping 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 site and development standards for parcels in the R-1-4-PP zone district in accordance with County Code section 13.10.323 – "Development Standards for Residential Districts," and 13.10.446 "Residential Development Standards for the Pleasure Point Community Design, PP, Combining District" are set out in Table 2 below:

Site Standard	Requirement	Existing
Front Setback	15 feet	2 feet
Rear Setback	15 feet	4 feet
Side Setback (north)	5 feet	24 feet 3 inches
Side Setback for Structure >15 feet tall	10 feet	
Side Setback (south)	5 feet	21 feet 3 inches
Side Setback for Structure >15 feet tall	10 feet	
Lot Coverage	40%	41.3%
Floor Area Ratio	50%	57.2%
Building Height (at roof peak)	28 feet	24 feet 3 inches
Site Width/Frontage	35 feet	100 feet

Table 2: Compliance with R-1-4 Site Standards

No changes are proposed to the existing dwelling and Variances were granted under previous permits (see Table 1) for instances where the structure does not conform to the site standards.

A Coastal Development Permit is required because the project includes a new fence and recognition of existing landscaping within 50 feet of the coastal blufftop edge and is in a significant public view shed (an area mapped as scenic in the Local Coastal Program). An Over-Height Fence Certification is also required because a portion of the proposed fence is greater than three feet in height and is located within the front yard setback.

#### **Over-Height Fence**

Pursuant to Santa Cruz County Section 13.10.525 – "Regulations for Fences and Retaining Walls within Required Yards," fences greater than three feet up to six feet in height may be allowed outside of the required corner sight distance triangles in the front yard of dwellings within the Urban Services Line with approval of an over-height fence certification. The proposal includes the minimum extent of six-foot fence required to restrict views into first story windows and doors

from the right of way and allow privacy to the existing dwelling. The remaining portion of the fence will be 42 inches in height in accordance with requirements for safety railings by the California Building Code.

#### **Coastal Zone**

#### Local Coastal Program Consistency

The proposed fence and the existing landscaping proposed to be recognized for the existing single family dwelling are in conformance with the County's certified Local Coastal Program, in that the proposed fence and existing landscaping are sited and designed to be respectful of the scenic character of the area and to be visually compatible and integrated with the character of the surrounding neighborhood. The surrounding area contains single family dwellings that vary in size, with adjacent nearby dwellings on top of the bluff that feature both fences and landscaping within 50 feet of the blufftop edge, including significant amounts of impervious surface within the ocean-facing landscaped area. 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 bodies of water because there is no public beach access at the end of 24<sup>th</sup> Avenue. The proposed relocation of the fence and removal of some encroachments will allow for area of the right of way to return to a public parking area.

#### Coastal Development Permit

Pursuant to Santa Cruz County Code Section 13.20.061 – "Improvements to Existing Single-Family Residences Exemption," a Coastal Development Permit is required for the proposed fence and recognition of existing landscaping because they are located within 50 feet of the coastal bluff and, further, are located in an area mapped as scenic. Santa Cruz County 13.10.525(C)(3) also specifies that a coastal development permit is required for all fence and retaining wall development in the coastal zone unless otherwise exempt. The proposed six-foot wooden portion of the fence is the minimum length required to prevent views into rear windows and doors from the right of way and is outside the required site distance triangle. The remaining portion of the front fence utilizes a 42-inch grape stake fence within the front yard setback and maintains the existing cable rail guardrail along the blufftop side yard. The proposed fence is considered appropriate because it will be relocated to property line to reduce encroachments into the right of way and allows greater visibility toward the ocean from 24<sup>th</sup> Avenue while maintaining privacy for the existing dwelling. The permit seeks to recognize the existing landscaping which was installed without the benefit of a Coastal Development Permit. The existing landscaping within 50 feet of the bluff includes pervious pavers and low growing coastal scrub. The relocation of the fence will require removal and replanting of the existing planted area, therefore new plantings are proposed. The new plantings will be supported with irrigation for one to two dry seasons. The recognition of the existing landscaping is considered appropriate because it utilizes pervious pavers and appropriate plant types along the blufftop edge.

#### 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, beach access, and coastal scenic vistas.

Due to the parcel's location in the Coastal Encroachment Zone, the Santa Cruz County Parks Department confirmed that all remaining encroachments that will not be eliminated as a result of this Permit, require a Coastal Encroachment Permit, which must be renewed every year. As a condition of approval of this Permit, the Coastal Encroachment Permit shall be obtained for all remaining encroachments into the right of way and all conditions of that Encroachment Permit are required to be met.

#### 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 **231288**, 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 Division 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: <a href="http://www.sccoplanning.com">www.sccoplanning.com</a>

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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 Division 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: 231288 Assessor Parcel Number: 028-233-11 Project Location: 102 24th Avenue, Santa Cruz, CA 95062

#### Project Description: Proposal to construct a fence up to 6 feet in height and to recognize existing landcaping within 50 feet of the coastal bluff

#### Person or Agency Proposing Project: Monica Ratliff

#### Contact Phone Number: (831) 423-1316

- 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. <u>Ministerial Project</u> involving only the use of fixed standards or objective measurements without personal judgment.
- **D.** <u>Statutory Exemption</u> other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

#### E. X Categorical Exemption

Specify type: Class 15303(e) – New Construction or Conversion of Small Structures Class 15304(b) – Minor Alterations to Land

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

The proposed fence and landscaping are accessory to the existing single-family dwelling on the parcel. The proposal will allow for the fence to relocated to the property line and recognition of existing landscaping and planting of new low growing coastal scrub.

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-1-4-PP (Single-family residential, 4,000 square feet and greater, Pleasure Point Combining District), a designation which allows residential uses. The proposed fence and landscaping are ancillary to the existing single-family dwelling, which is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

### 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. As a condition of approval of this Permit, a Coastal Encroachment Permit shall be obtained for any remaining encroachments into the right of way for 24<sup>th</sup> Avenue.

### 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 existing dwelling is consistent with the surrounding neighborhood in terms of architectural style, which is surrounded by lots developed to an urban density. While the project site is located on a bluff top, the proposed relocation of the existing fence will improve ocean views by installing a new six-foot wooden fence that is the minimum length required to prevent views into rear windows and doors from the right of way and will expand the viewshed toward the ocean from 24<sup>th</sup> Avenue compared to the existing fence. The remaining portion of the fence utilizes a 42-inch-tall grape stake fence within the front yard setback and maintains the existing 42 inch-tall cable rail guardrail along the bluff. The proposed landscaping utilizes low growing coastal scrub in order to maintain views toward the ocean with low-maintenance plantings that are cohesive with plants found in the surrounding area.

## 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 end of 26<sup>th</sup> Avenue to the east or at Santa Maria County Beach via East Cliff Drive to the northwest of the subject site.

#### 5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure relocated fence and landscaping 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-PP (Single-family residential, 4,000 square feet and greater, Pleasure Point Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the

area primarily contain one single family dwelling, many of which also have fenced yard areas. Size and architectural styles vary in the area, and the fence and landscape 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 fence and landscaping for the existing single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water because there is no public beach access from 24<sup>th</sup> Avenue. Additionally, the relocation of the fence and removal of some encroachments into the right of way will allow for one additional public parking space to be restored. 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. Further, the relocated 6-foot and 42-inch tall fences will not obstruct sight lines for traffic travelling on 24<sup>th</sup> Avenue.

## 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 fence and landscaping and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4-PP (Single-family residential, 4,000 square feet and greater, Pleasure Point Combining District) zone district as the primary use of the property will continue to be one single family dwelling that meets all current site standards for the zone district, other than those outlined in Table 2, which were allowed by Coastal Development Permit 83-172-CZ and Variance 83-173-V.

## **3.** That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The proposed fences and landscaping will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties and the proposed fence will meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the fence will be sited on the property line and will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

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

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

This finding can be made, in that the proposed fence and landscaping is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to continue to be only 1 peak trip per day and, as such, 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 proposed fence and landscaped side yard are located in a mixed neighborhood containing a variety of dwellings, most of which also include fenced yard areas. The proposed fence and landscaping are therefore consistent with the land use intensity and density of the neighborhood.

#### **Conditions of Approval**

- Exhibit D: Project plans, prepared by Boone Low Ratliff Architects, Inc., dated October 2, 2023.
- I. This permit authorizes the construction of a fence and landscaping within 50 feet of the coastal bluff 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain an Encroachment Permit from the Department of Public Works for all offsite work performed in the County road right-of-way.
  - C. Obtain a Coastal Encroachment Permit for all improvements to remain in the rightof-way. Please submit a copy of the permit to the project planner once it has been obtained. Coastal Encroachment Permits must be renewed each year and it is the responsibility of the owner to maintain an active permit and comply with all conditions of the Coastal Encroachment Permit.
  - D. Meet all requirements of the County Department of Public Works, Stormwater Management.
    - 1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
    - 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
    - 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
  - E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- II. Operational Conditions
  - A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- B. All landscaping shall be maintained in accordance with the Landscape Plan as indicated on the approved Exhibit "D" for this permit. Landscaping shall be low growing coastal scrub plants that must be irrigated for one dry season to support the new plantings. Irrigation may be maintained for one additional dry season if required to support the young plantings.
- C. Maintain required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - 1. The public parking area within the right-of-way for 24<sup>th</sup> Avenue, as shown in Exhibit D shall be maintained.
- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- III. 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. <u>Settlement</u>. 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. <u>Successors Bound</u>. 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 the conditions of approval are complied with and the use commences before the expiration date.

Approval Date:

Effective Date:

Expiration Date:

Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.



# REINSTRA RESIDENCE FENCE ALTERATION

102 24TH AVENUE SANTA CRUZ, CA 95062 APN# 028-233-11

4,*000* SF

R-1-4-PP

279 SF (UNHEATED)

1,727 SF (HEATED)

279 SF (UNHEATED)

2,006 SF

2,006 SF

V-B

R3

PROJECT DA	ΤA
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LOT AREA: ZONING: CONSTRUCTION TYPE: OCCUPANCY TYPE:

PROJECT AREA: EXISTING FLOOR AREA -MAIN HOUSE GARAGE -TOTAL -

PROPOSED FLOOR AREA -MAIN HOUSE GARAGE -

TOTAL -

*PROJECT INCLUDES NO NEW AREA AND NO GRADING			
SF	% OF SITE:		
1,652 SF	41.3%		
1,652 SF	41.3% (UNCHANGED)		
SF	% OF SITE:		
2,287 SF	57.2%		
2,287 SF	57.2% (UNCHANGED)		
SF	% OF SITE:		
2,158 SF	54% (UNCHANGED)		
1,842 SF	46% (UNCHANGED)		
	SF   1,652 SF   1,652 SF   2,281 SF   2,281 SF   2,281 SF   2,285 SF		

24'-3" (UNCHANGED)

3 SPACES (1 COVERED)

ONSITE PARKING:

**BUILDING HEIGHT:** 

## PROJECT SCOPE

THIS PROJECT REMOVES APPROXIMATELY 55' LINEAL FEET OF EXISTING 6' HIGH REDWOOD FENCING, A GATE AND AN EXISTING EXISTING & HIGH REDWOOD FENCING, A GATE AND AN EXISTING MASONRY PLANTER BOX THAT SIT BETWEEN THE PROPERTY LINE AND THE OLD ROADWAY AT THE OCEAN END OF 24TH AVENUE. THE FENCE WILL BE REBUILT AS A 6' HIGH REDWOOD FENCE FOR A LENGTH OF 21'-1" THAT TRANSITIONS TO A 42" HIGH GRAPE STAKE FENCE IN THE FRONT SETBACK ON THE OCEAN SIDE OF THE PROPERTY.

## **PROJECT TEAM**

I. OWNER: MARK AND SUSY REINSTRA 102 24TH AVENUE SANTA CRUZ, CA 95062 Phone: 650.575.4449

2. ARCHITECT: MONICA M. RATLIFF BOONE LOW RATLIFF ARCHITECTS, INC. 2837 MISSION ST. AVENUE SANTA CRUZ. CA 95060 Phone: 831.423.1316

## SHEET INDEX

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ID	Layout Name
A0	TITLE SHEET / GENERAL INFO / AREA CONTEXT
AI.I	SURVEY
A1.2	EXISTING SITE PLAN AND FLOORPLAN
A1.3	PROPOSED SITE PLAN AND FIRST FLOORPLAN
AI.4	EXISTING AND PROPOSED ELEVATIONS / MATERIALS
A1.5	LANDSCAPE PLAN
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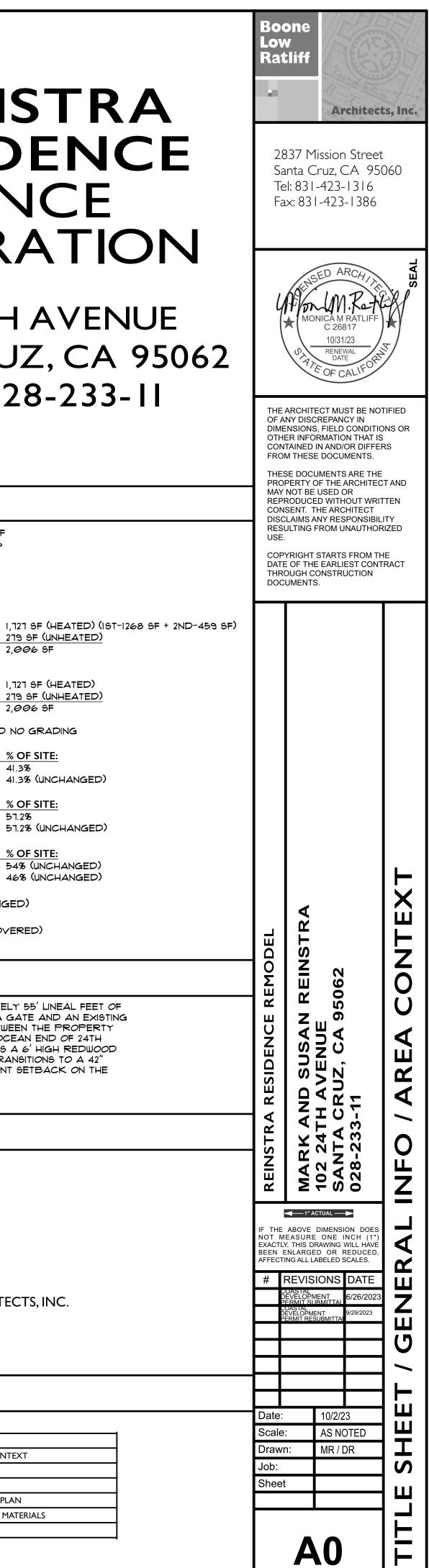


EXHIBIT D

Plotted On: 10/2/23

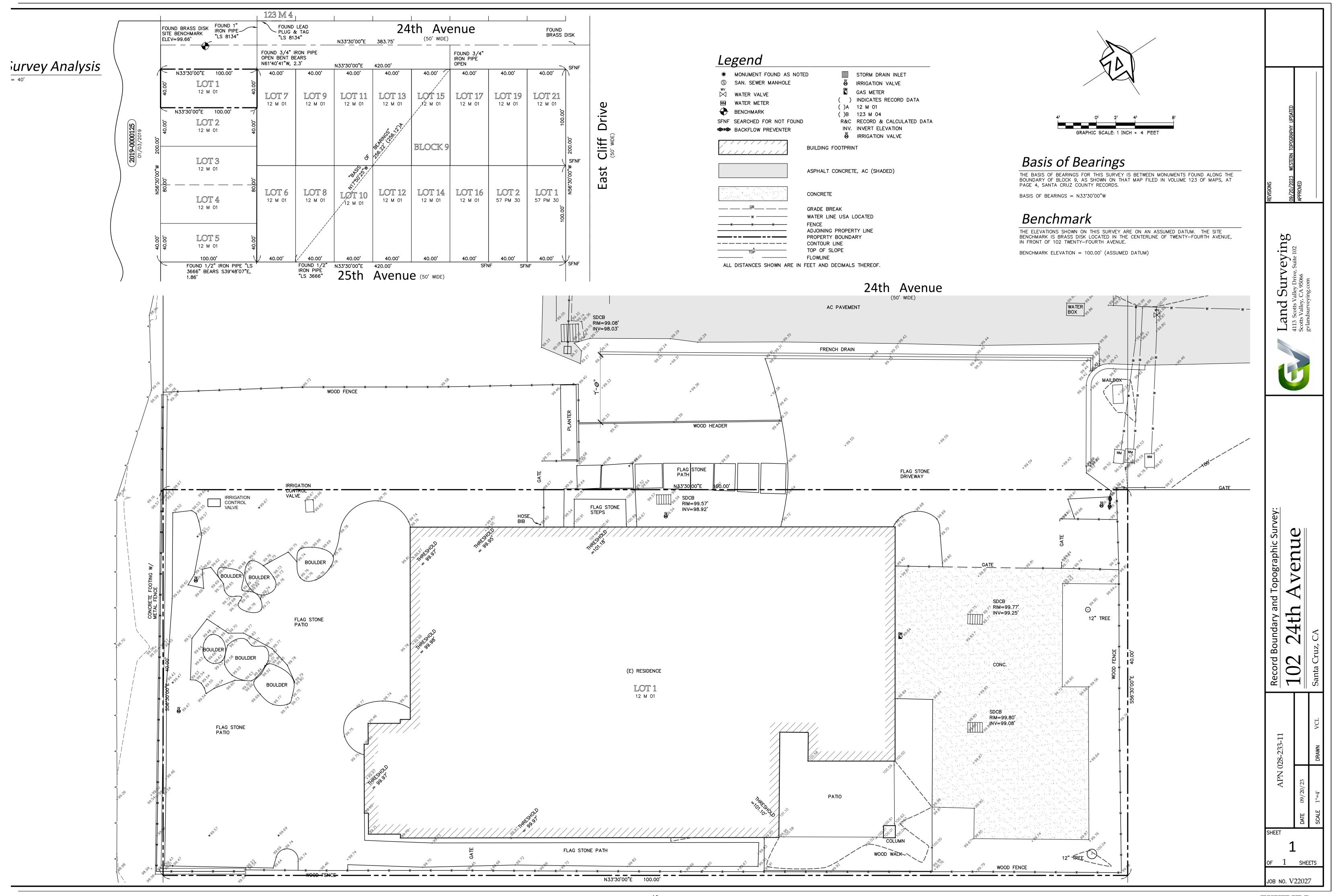


EXHIBIT D

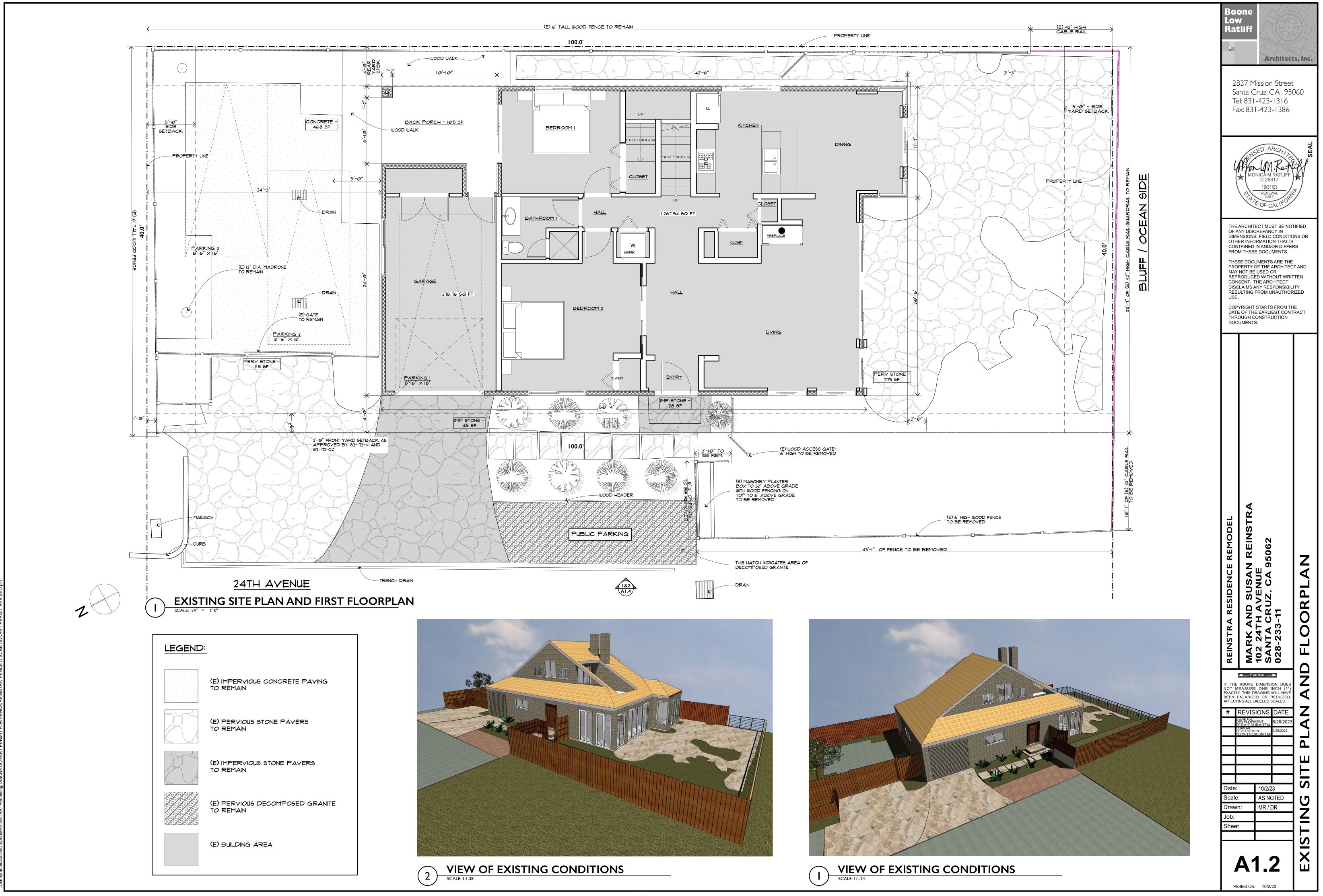
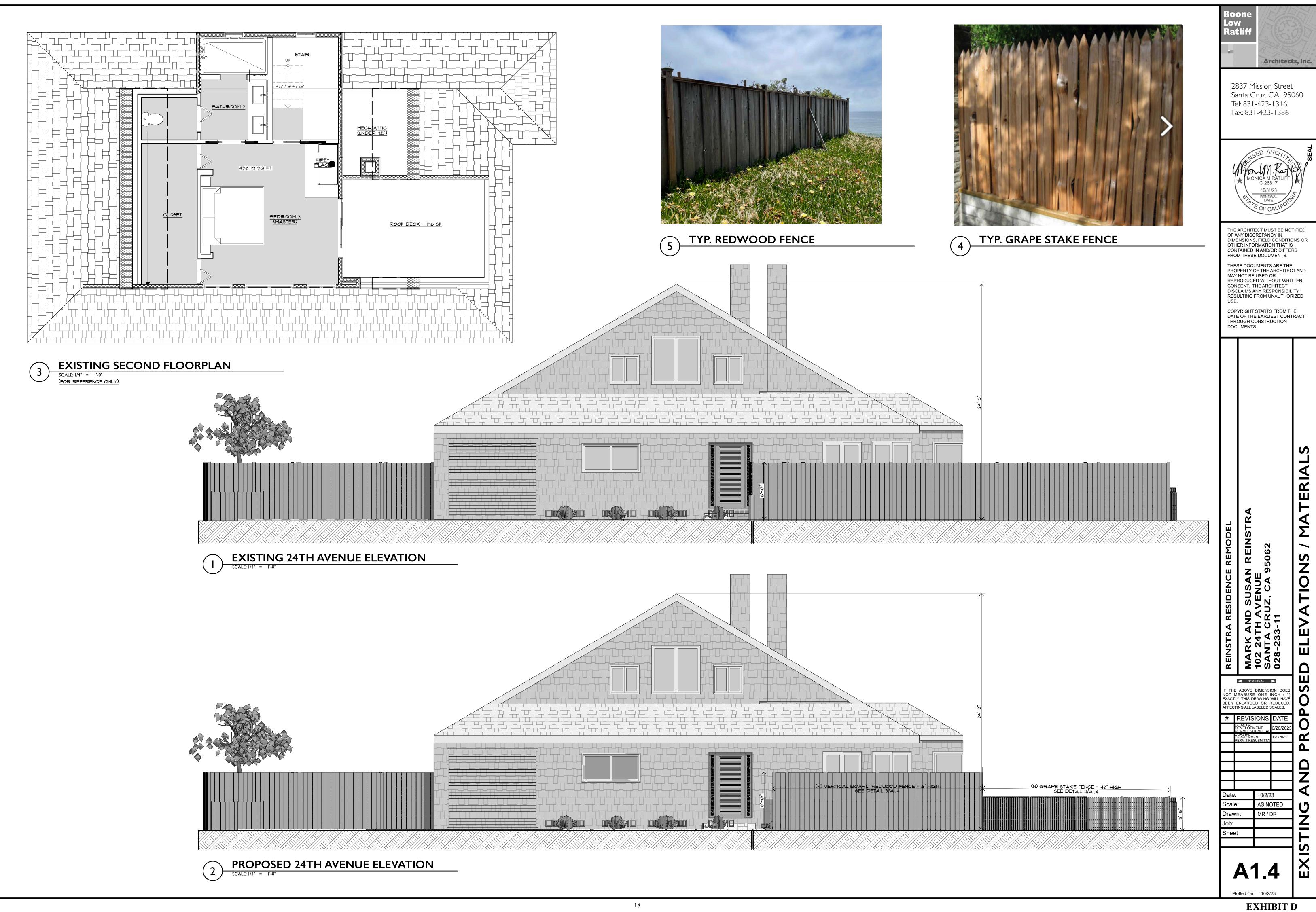


EXHIBIT D



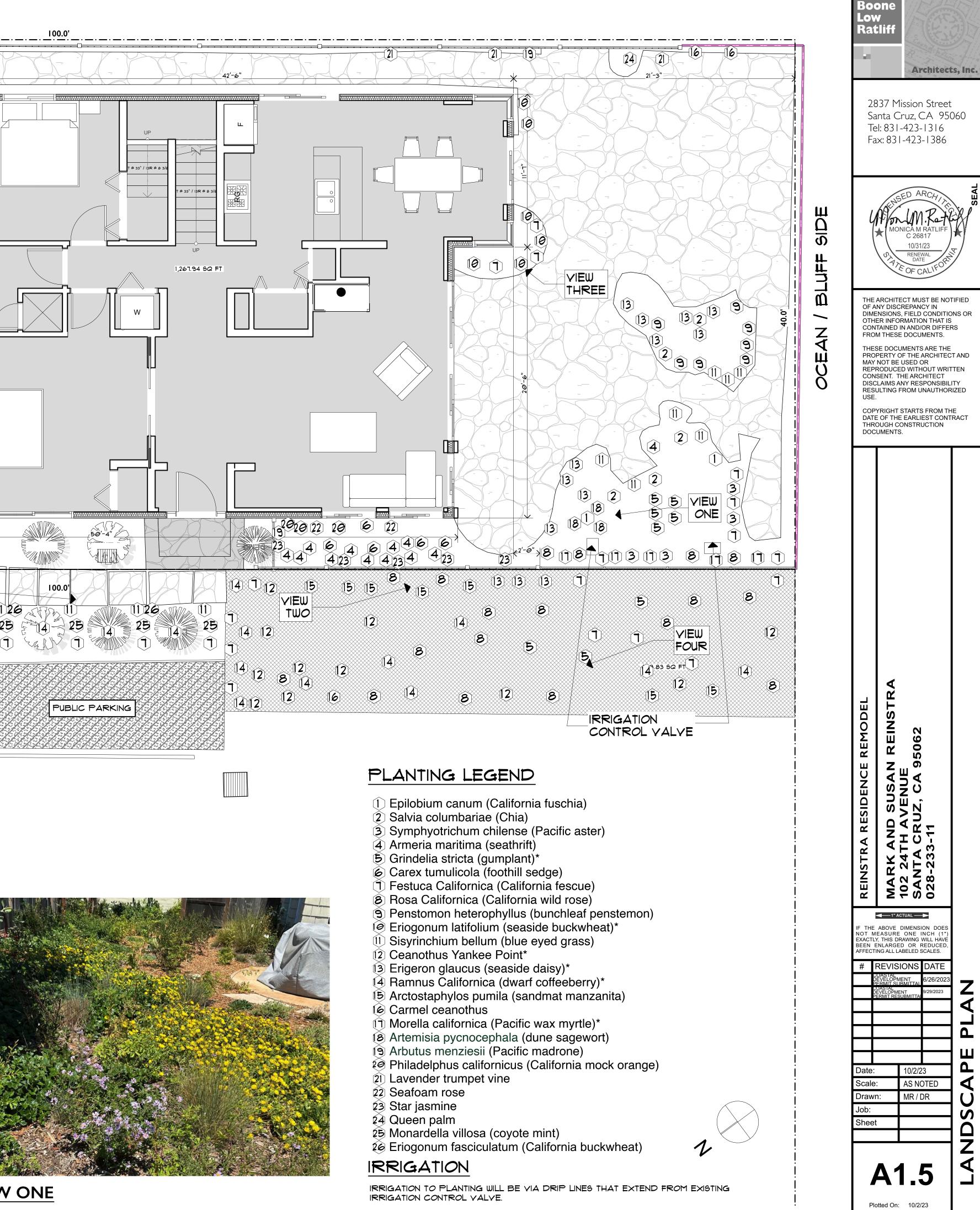
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### SANTA CRUZ COUNTY PLANNING DEPARTMENT

### **Parcel Location Map**



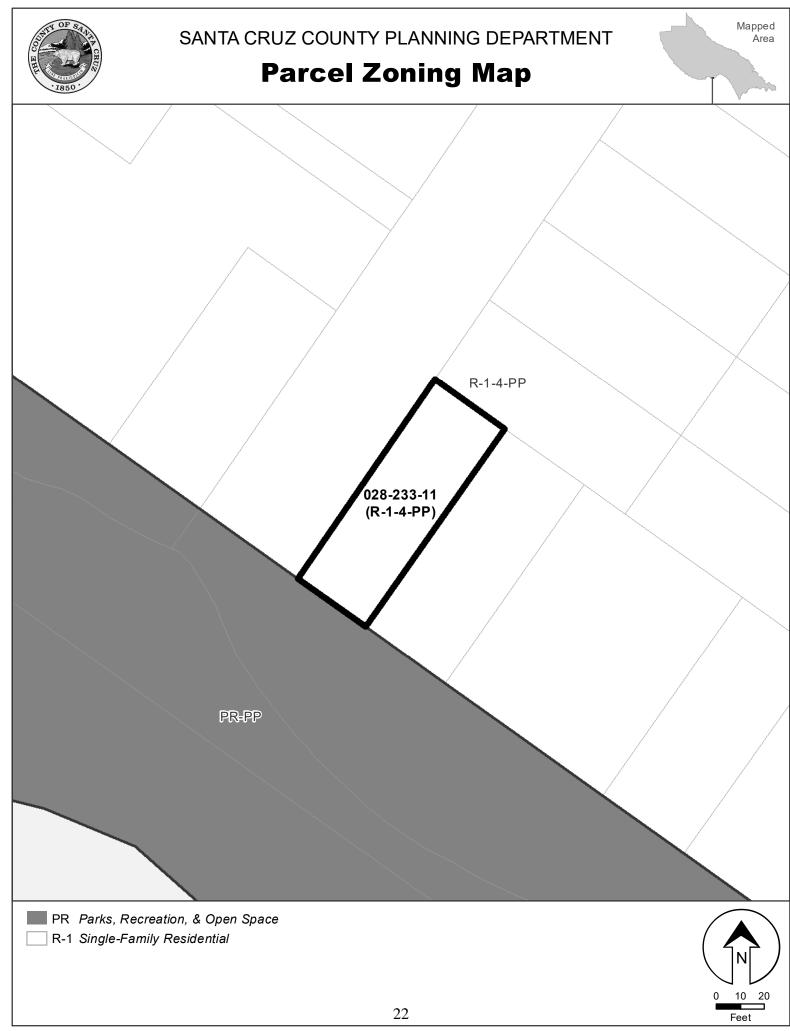
10 20

Feet

Mapped

Area





### **Parcel Information**

#### **Services Information**

Urban/Rural Services Line:	X Inside Outside
Water Supply:	Santa Cruz
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 5

#### **Parcel Information**

Parcel Size:	4,000
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential and beach/ocean to the south.
Project Access:	24 <sup>th</sup> Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-4-PP (Single-family residential, 4,000 square feet
	and greater, Pleasure Point Combining District)
Coastal Zone:	X Inside Outside
Appealable to Calif. Coastal	$\underline{X}$ Yes No
Comm.	

#### **Technical Reviews**: N/A

#### **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:	Mapped as scenic resource
Archeology:	Not mapped/no physical evidence on site