



## Staff Report to the Zoning Administrator

Application Number: **231511**

---

**Applicant:** Dennis Anderson  
**Owner:** Marvin Tseu & Mary Mocus  
**APN:** 038-151-11  
**Site Address:** 735 Seacliff Drive

**Agenda Date:** 03/15/2024  
**Agenda Item #:** 4  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to recognize landscaping features including a garden wall, fire pit and outdoor kitchen.

**Location:** Property is located on the southern side of Seacliff Drive (735 Seacliff Drive) approximately 90 feet southeast of the intersection of Seacliff Drive and Oakhill Road in Aptos.

**Permits Required:** Requires a Coastal Development Permit.

**Supervisory District:** 2nd District (District Supervisor: Zach Friend)

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231511, based on the attached findings and conditions.

### Analysis

The subject parcel is an 11,070 square foot lot developed with a 3,258 square foot, two story single-family residence and attached 559 square foot garage. The parcel is located on a coastal bluff and within a residential neighborhood in the Aptos Planning Area.

The dwelling was originally built in 1951 and was subsequently improved under Coastal Development Permits 10-0114 and 211071. Coastal Development Permit 10-0114 approved in 2010, authorized the replacement and expansion of an existing deck by approximately 330 square feet along with the conversion of two existing windows into doors, the enlargement of three existing windows and the addition of approximately 40 square feet to the dwelling's entry. Coastal Development Permit 211071 approved in 2021, authorized the construction of an approximately 1,094 square foot residential addition with an approximately 559 square foot attached garage.

On June 14<sup>th</sup>, 2023, County Code Compliance staff received a service request regarding the installation of sink and fire pit connected to utilities. A subsequent site visit conducted by Code Compliance staff found an outdoor kitchen and fire pit connected to utilities and a garden wall. These landscape structures were built without the benefit of any previously approved Coastal Development Permit.

---

Santa Cruz County Code Section 13.20.061(B) requires that improvements to existing single-family residences, including structures on the property normally associated with a single-family residence, obtain a Coastal Development Permit if the structure is located within 50 feet of a coastal bluff top edge. The garden wall, outdoor kitchen, and fire pit are located within 50 feet of a coastal bluff top edge therefore a Coastal Development Permit is required.

In addition to being within 50 of the coastal bluff, the garden wall and fire pit are located within the 25-foot/100-year geologic setback where development activities are limited under County Code Section 16.10.070. Because the fire pit (once the utilities have been removed) and the garden wall do not specifically require a building permit, these improvements are allowed pursuant to County Code section 16.10.070(H)(2), provided they will not unfavorably alter drainage patterns (defined as a change that would significantly increase or concentrate runoff over the bluff edge or significantly increase infiltration into the bluff). To ensure compliance with this provision, a letter from a geologist will be submitted, confirming that the garden wall and fire pit would not unfavorably alter drainage patterns relative to the adjacent bluff. Further, as a condition of approval of this application, an owner acknowledgement is required attesting that, should the garden wall or fire pit become unstable due to erosion or slope instability, the threat to the garden wall and/or fire pit shall not qualify the parcel for a coastal bluff retaining structure or shoreline protection structure. In addition, if either the garden wall or fire pit become a hazard, they shall either be removed or relocated, rather than protected in place. The outdoor kitchen is not located within the 25-foot/100-year geologic setback and can be recognized through the approval of this Coastal Development Permit and under a condition of approval that an Electrical/Plumbing Permit is obtained from the County Building Official to recognize the existing utility connections. The Electrical/Plumbing Permit will also authorize the removal and capping of the existing unpermitted utility connection to the fire pit (gas).

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

The subject property is an 11,070 square foot lot, located in the R-1-8 (Single-Family Residential, 8,000 square feet or greater) zone district, a designation which allows residential uses. The proposed garden wall, fire pit and outdoor kitchen are allowed within the zone district and the zoning is consistent with the site's R-UL (Urban Residential Low Density) General Plan designation.

### **Local Coastal Program Consistency**

The proposed garden wall, fire pit and outdoor kitchen are in conformance with the County's certified Local Coastal Program, in that the 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 of outdoor entertainment areas and other landscape improvements associated with other dwellings in the area are varied, and the design and siting of these landscape improvements are consistent with the pattern of development in the surrounding neighborhood. Although the project site is located between the shoreline and the first through road, there is no access to the beach, ocean or other body of water in that the steep coastal bluff at the rear of the parcel effectively prevents any public or private access to these amenities. In addition, the project site is not identified as a priority acquisition site in the County's Local Coastal Program.

## **Public Outreach/Public Comment**

To date staff has received two phone calls from neighbors regarding this proposal. One was a request for the project to be heard at a public hearing, which was granted. The other caller was concerned that the project proposed new construction. Staff informed the caller that the project does not propose any new construction.

## **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 **231520**, 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: [www.sccoplanning.com](http://www.sccoplanning.com)**

Report Prepared By: John Hunter  
Santa Cruz County Planning  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3170  
E-mail: [John.Hunter@santacruzcountyca.gov](mailto:John.Hunter@santacruzcountyca.gov)

## **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: **231511**

Assessor Parcel Number: **038-151-11**

Project Location: **735 Seacliff Drive, Aptos CA 95003**

Project Description: **recognize landscaping features including a garden wall, fire pit and outdoor kitchen.**

Person or Agency Proposing Project: **Dennis Anderson**

Contact Phone Number: **(831) 239-1522**

- 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 4, 15304(b) – Minor Alterations to Land

Class 3, 15303(e) – New Construction or Conversion of Small Structures

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

The proposed garden wall, fire pit and outdoor kitchen are accessory to the existing single-family dwelling on the parcel.

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

\_\_\_\_\_  
John Hunter, 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-1-8 (Single-Family Residential, 8,000 square feet or greater), a designation which allows residential uses. The proposed garden wall, fire pit and outdoor kitchen (hereafter referred to together as “landscape structures” unless differentiation is required) are associated with a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Residential Low Density) 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. While the garden wall and fire pit are located on a bluff top, they are 21 inches in height and do not impact views of the bluff top. The proposed outdoor kitchen is not on a prominent ridge, beach, or bluff top in that it is located approximately 50 feet from the bluff edge and further from the bluff than the permitted SFD and associated decks.

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 201 State Park Drive, Aptos CA 95003.

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

This finding can be made, in that the landscape structures are 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-1-8 (Single-Family Residential, 8,000 square feet or greater) 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. Size and architectural styles of outdoor entertainment areas and other landscape improvements associated with other dwellings in the area are varied, 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, in that while the project site is located between the shoreline and the first public road, the proposed landscape structures at an 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 Seacliff Drive due to the steep coastal bluff that runs along the rear of properties located on the south side of Seacliff Drive. 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 landscape structures and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-8 (Single-Family Residential – 8,000 square feet or greater) zone district as the primary use of the property will be one single-family residence that meets all current site standards for the zone district. The project will further comply with the provisions of county Code section 16.10.070(H)(2) in that, as a condition of approval of this Permit, all utility connections to the firepit are required to be removed and capped.

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-UL (Urban Residential Low Density) land use designation in the County General Plan.

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 landscape structures are to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not expected to change as a result of the project and, as such, the 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 landscape structures are located in a mixed neighborhood containing a variety of architectural styles, where the majority of properties also contain landscape improvements and the proposed garden structures are consistent with the land use intensity and density of the neighborhood.

## Conditions of Approval

Exhibit D: Project plans, prepared by Dennis Anderson, dated 02/09/2024.

- I. This permit authorizes the construction of landscape structures 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 a Plumbing/Electrical Permit from the Santa Cruz County Building Official to recognize existing utility connections to the outdoor kitchen and to remove and cap the existing utility connection to the fire pit.
    1. Any outstanding balance due to Santa Cruz County Planning 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. Submit a letter from the project geologist confirming the garden wall and fire pit will not unfavorably alter drainage patterns relative to the adjacent bluff.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
  - B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
    1. The 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.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
  - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - E. Complete and record an owner acknowledgement attesting that, should the garden wall or fire pit become unstable due to erosion or slope instability, the threat to the garden wall and fire pit shall not qualify the parcel for a coastal bluff retaining structure or shoreline protection structure and that, if either the fire pit or retaining wall become a hazard, they shall either be removed or relocated, rather than protected in place. **You may not alter the wording of this document.**
- III. All work shall be performed according to the approved Plumbing/Electrical Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - B. 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 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.



PROJECT SITE

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH CALIFORNIA BUILDING & FIRE CODES AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS AND REGULATIONS APPLICABLE AS FOLLOWS:  
  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS  
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA FIRE CODE  
  
NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WITH COST ESTIMATE.  
  
ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGIN. ERRORS, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
- ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.
- ALL DIMENSIONS ARE FROM FACE OF STUD OR CENTERLINE OF COLUMN OR CENTERLINE OF DOOR OR OTHER SCHEDULED OPENING.
- COORDINATION:  
  
THE CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON THE LANDSCAPE, STRUCTURAL, AND ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
  
SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS, ELEVATIONS, DEPRESSIONS IN SLAB, OPENINGS IN WALLS AND ROOF, ROOF SLOPE, CRICKETS, AND ROOF DRAINS.  
  
IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.  
  
THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.  
  
THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF LIGHTS, HVAC OUTLET AND INLET REGISTERS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.
- ON ALL CONTINUOUS SURFACES WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL, FINISH OR MATERIAL THICKNESS, ALIGN FACE OF FINISH U.N.O.
- THE CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION WHETHER SHOWN ON THE DRAWINGS OR NOT.
- VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, U.N.O.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.

CONTACTS

**OWNERS**  
MARVIN TSEU & MARY MOCAS  
12002 OLD SNAKEY ROAD  
LOS ALTOS HILLS, CA 94022  
(650) 947-0402  
marv@waypointstrategies.com

**ARCHITECT**  
ANDERSON MCKELVEY ARCHITECTS  
536 SOQUEL AVENUE  
SANTA CRUZ, CA 95062  
(831) 457-8348  
dennis@andmck.com

**CIVIL ENGINEER**  
RAMSEY CIVIL ENGINEERING, INC  
2805 KRISTIE COURT  
SANTA CRUZ, CA 95065  
(831) 462-2905  
www.ramseycivilengineering.com

**STRUCTURAL DESIGN**  
ANDREW RADOVAN C PE  
2815 MISSION STREET  
SANTA CRUZ, CA 95060  
(831) 459-7296  
andrew@radovan.us

**ENERGY CONSULTANT**  
A+ GREEN ENERGY SERVICES  
41 C HANGAR WAY  
WATSONVILLE, CA 95076  
(831) 728-5503  
www.apges.com

**GEOTECHNICAL CONSULTANT**  
GREG BLOOM, PE GE  
BUTANO GEOTECHNICAL ENGINEERING  
231 GREEN VALLEY ROAD, SUITE E  
FREEDOM, CA 95018  
(831) 724-2612  
www.butanogeotech.com

**GEOLOGIST**  
JIM OLSON, PG #7244, CEG #2267  
202 ANITA STREET  
SANTA CRUZ, CA 95060  
(831) 234-7825  
jim@baysidegeology.com

PROJECT DESCRIPTION

RETRO BUILDING PERMIT FOR OUTDOOR KITCHEN AND FIRE PIT

PROJECT DATA

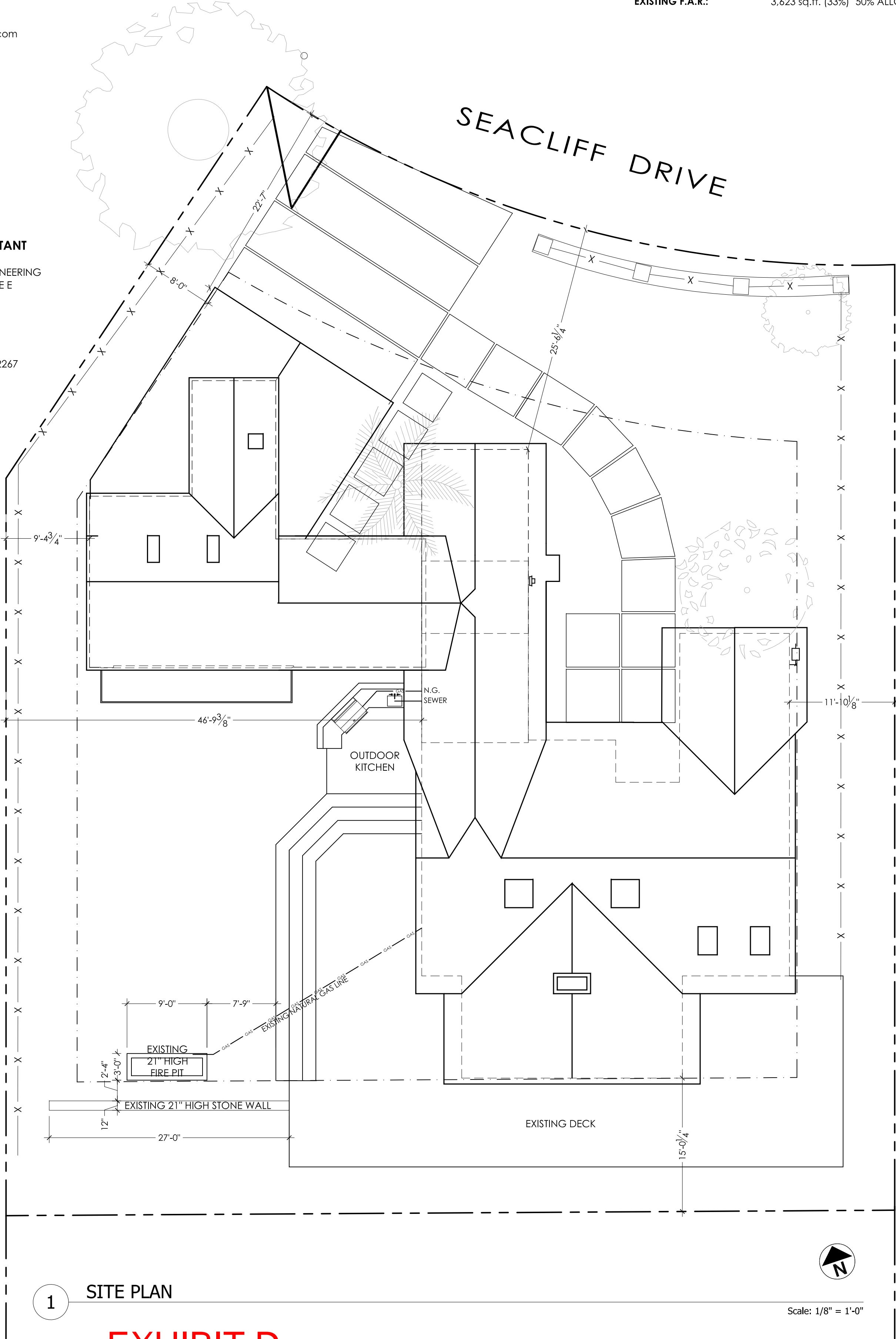
APN: 038-151-11  
ZONING: R-1-8  
CONSTRUCTION TYPE: VB  
OCCUPANCY CLASSIFICATION: R-3  
SPRINKLERED: yes

LOT AREA: ±11,070 sq.ft.

EXISTING BUILDING AREAS

UNCONDITIONED PANTRY: 256 sq.ft.  
MAIN HOUSE: 1,922 sq.ft.  
GARAGE: 559 sq.ft.  
A.D.U. FIRST FLOOR: 553 sq.ft.  
A.D.U. SECOND FLOOR: 527 sq.ft.

EXISTING LOT COVERAGE: 4,287 sq.ft. (39%) 40% ALLOWABLE  
EXISTING F.A.R.: 3,623 sq.ft. (33%) 50% ALLOWABLE



1 SITE PLAN

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

EXHIBIT D

STUDIO 3120  
DENNIS ANDERSON  
ARCHITECT

3120 WALLACE AVENUE  
APTOS CALIFORNIA 95003  
831.239.1522  
dennis@studio3120.com



MOCUS-TSEU RESIDENCE

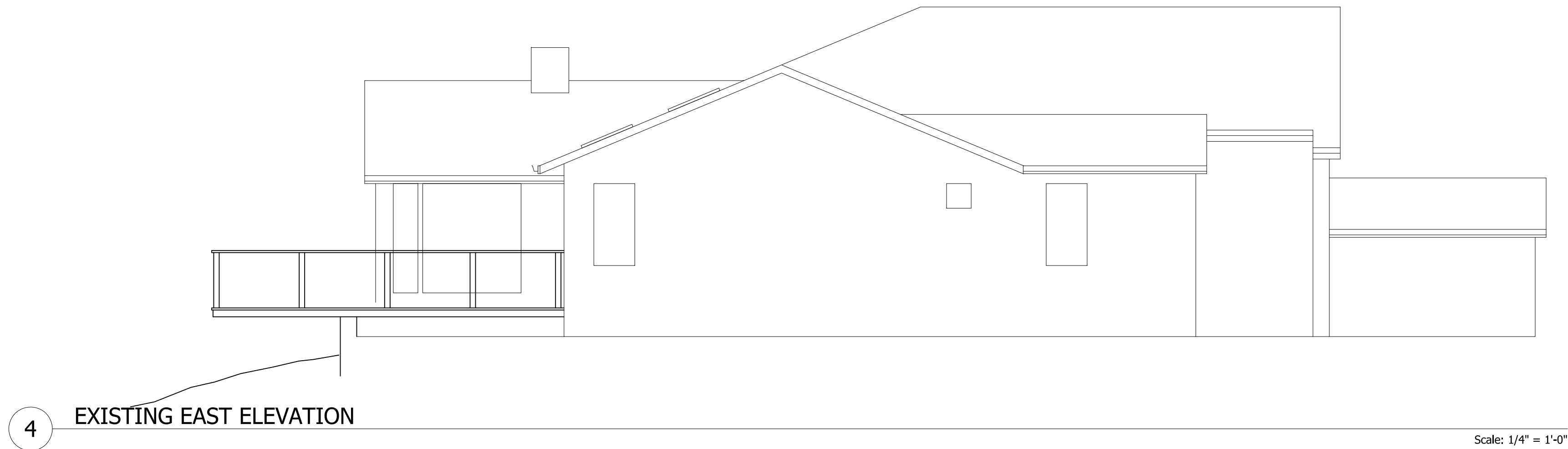
RETRO BUILDING PERMIT

SITE PLAN  
PROJECT INFO  
VICINITY MAP  
GENERAL NOTES

DRAWN RCR  
SCALE 1/8" = 1'-0"  
DATE 9 February 2024

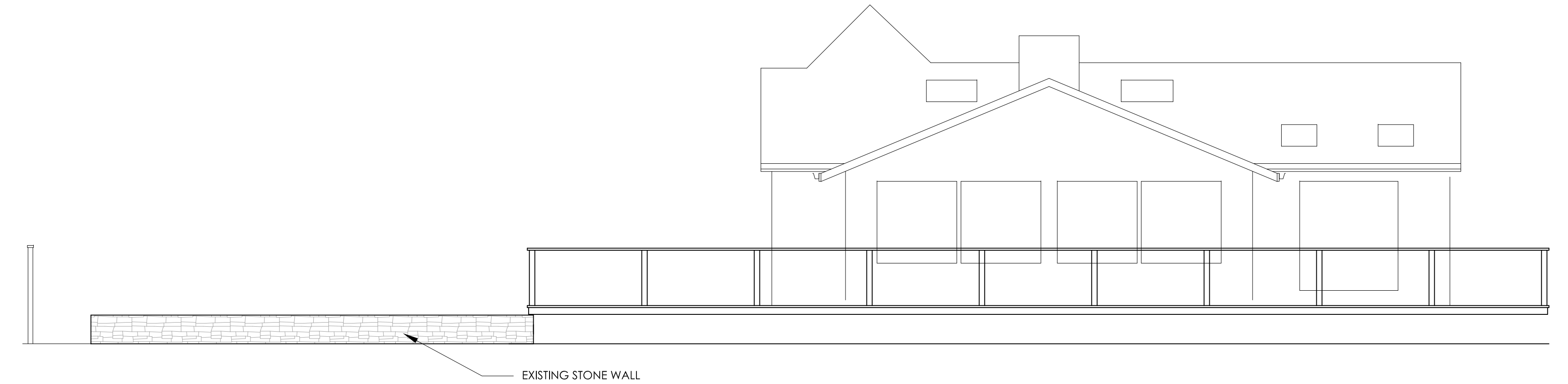
A1





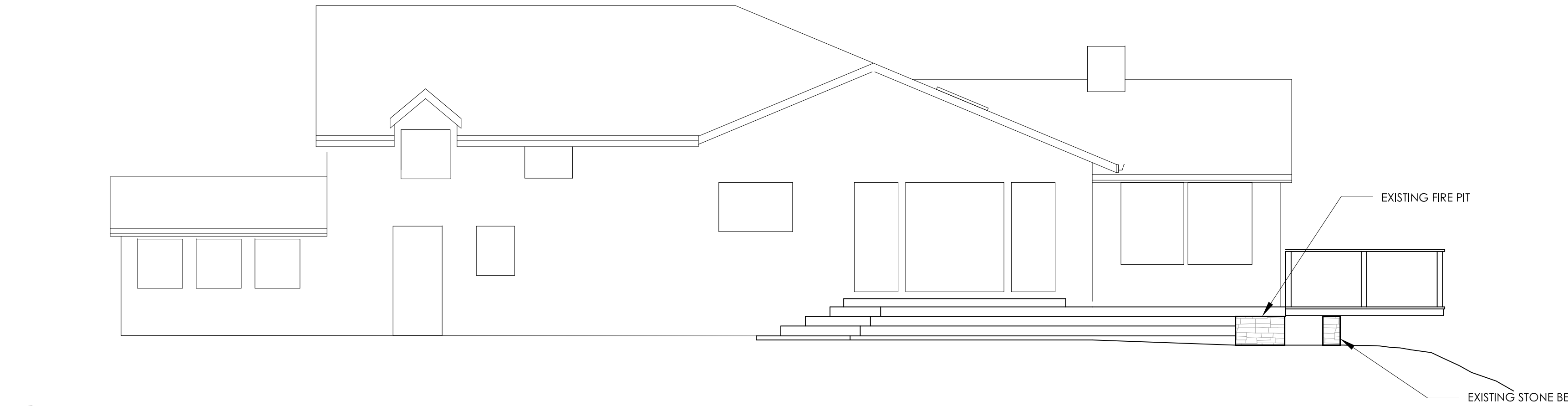
4 EXISTING EAST ELEVATION

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



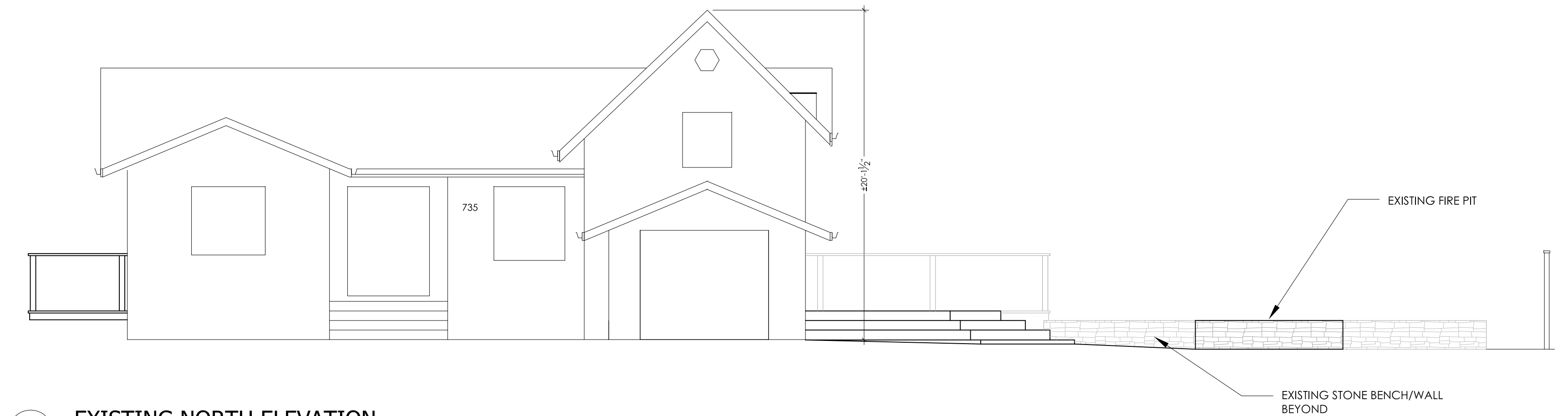
3 EXISTING SOUTH ELEVATION

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



2 EXISTING WEST ELEVATION

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



1 EXISTING NORTH ELEVATION

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

EXHIBIT D



MOCUS-TSEU RESIDENCE

RETRO BUILDING PERMIT  
735 SEACLIFF DRIVE  
APTOS, CA 95003  
APN: 038-151-11

EXISTING  
EXTERIOR  
ELEVATIONS

DRAWN  
SCALE  
DATE 9 February 2024

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

Tax Area Code  
69-268 69-273

41MB17  
2/9/1965

28PM7  
12/20/1977

41MB17  
2/9/1965

09

10

Gulch

Ease.

SEACLIFF DR

SEACLIFF PARK SUB. #4  
18MB63      9/28/1925

1"= **N** 100'

114RS3  
7/2/2010

99RS29  
4/20/2001

106RS26  
12/20/2004

69MB17  
6/18/1980

19

20

Assessor's Map No. 38-15  
County of Santa Cruz, Calif.  
Nov., 1997

# EXHIBIT E

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

14

Electronically Redrawn 11/24/97, wrtp  
Rev. 5/4/98 KSA (CA)  
Rev. 5/12/99 CB (Tax Consolidation)  
Rev. 6/8/01 mvm (99RS29)  
Rev. 2/19/02 mvm (st. name)  
Rev. 8/25/03 CB (3-0058477, Sp 1-89 & 90)  
Rev. 5/25/05 mvm (106R326)  
Rev. 6/2/05 mc (cor. transposed APNs, 1-56 & 58)  
Rev. 6/28/10 CB (Added left line & chngd dlims on 1-89 & 90)  
Rev. 6/28/10 CB (114RS3)



# Parcel Location Map

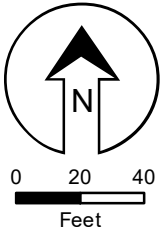


**Parcel: 03815111**

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

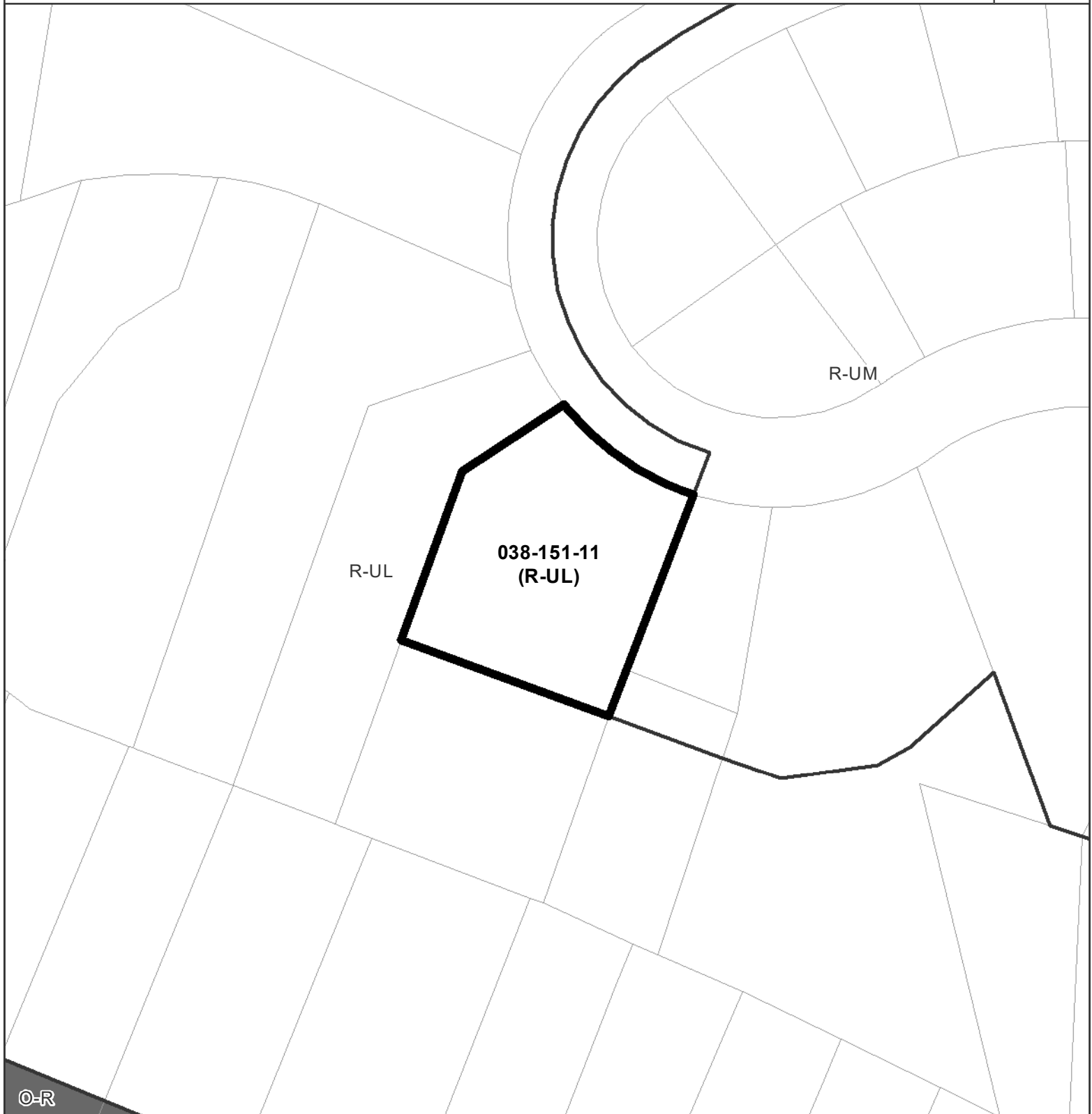
Map printed: 16 Feb. 2024




**EXHIBIT E**



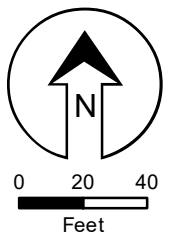


# Parcel General Plan Map



-  O-R *Parks, Recreation & Open Space*
-  R-UM *Res. Urban Medium Density*
-  R-UL *Res. Urban Low Density*

## EXHIBIT E







# Parcel Zoning Map




Mapped  
Area

R-1-10

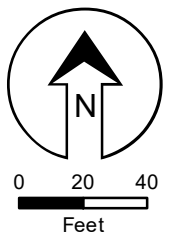
R-1-4

038-151-11  
(R-1-8)

R-1-8

 R-1 *Single-Family Residential*

## EXHIBIT E



## Parcel Information

### Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central FPD
Drainage District:	NA

### Parcel Information

Parcel Size:	10,846 Square Feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Seacliff Drive
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Residential Low Density)
Zone District:	R-1-8 (Single-Family Residential)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

### Environmental Information

XX (if an environmental review document has been prepared, delete the table and include the following language referencing that document): An Initial Study has been prepared (Exhibit XX) that addresses the environmental review associated with this application.

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