



Staff Report to the Zoning Administrator

Application Number: **241314**

Applicant: Valerie Hart

Owner: Stanley & Fran Taylor

APN: 027-162-10

Site Address: 2511 East Cliff Drive, Santa Cruz CA 95062

Agenda Date: 12/20/2024

Agenda Item #: 6

Time: After 9:00 a.m.

Project Description:

Proposal to construct a 24 square foot addition and a 132 square foot deck at the first floor and a 678 square foot addition and 227 square foot deck at the second floor of an existing 1,424 square foot single-story dwelling to result in 2,126 square foot, two-story, single-family dwelling with first and second floor decks.

Location:

Property is located on the north side of East Cliff Drive (2511 East Cliff Drive) approximately 85 feet east of the intersection with 5th Avenue in the Yacht Harbor Special Community, Santa Cruz.

Permits Required:

Coastal Development Permit and a determination that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241314, based on the attached findings and conditions.

Project Description & Setting

The proposed project is located in the Santa Cruz Yacht Harbor Community. This coastal neighborhood is characterized by generally small lots developed with a variety of home types including one and two-story houses, older beach cottages and larger more recently constructed homes.

The subject property is a 3,920.40 square foot lot developed with an existing single story, three-bedroom single family residence built in 1989 under Building Permit 0001153U-00088112.

This project is a proposed remodel and addition to the existing house that would add 24 square feet to the first floor and construct a 678 square foot second story addition. The additional 24 square feet proposed for the first floor would fill in the empty spaces between the existing bay windows facing East Cliff Drive creating a flat wall with standard windows. In addition, the existing nonconforming deck that extends into the front yard setback will be demolished and a fully conforming replacement 132 square foot partially cantilevered deck will be constructed. The 678 square foot second story addition, which will include a living room with a full bathroom, has been designed so that it steps back at the southwestern corner to reduce the bulk and mass of the new second floor in views from the nearby public beach and from the street. This stepped back area will be developed with a second floor 227 square foot partially cantilevered deck. Both the first and second floor decks have been designed with cable railing with stainless steel posts to reduce their visual impact.

Zoning & General Plan Consistency

The subject property is a 3,920.40 square foot lot, located in the R-1-3.5 (Single-Family Residential-3,500 square feet per dwelling unit) zone district, a designation which allows residential uses. The existing 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 applicable site and development standards for parcels in the R-1-3.5 zone district from County Code section 13.10.323 – “Development Standards for Residential Districts”, are as set out in the following table:

	Required	Existing	Proposed
Front Yard (East Cliff Drive)	15 feet Minimum	21 feet 1 ¼ inches	20 feet 4 ¾ Inches
East Side Yard	5 feet Minimum	6 feet 9 inches	No change proposed
West Side Yard	5 feet Minimum	5 feet 3 inches	No change proposed
Rear yard	15 feet	16 feet 6¾ inches	No change proposed
First Floor Deck Area Setbacks	Front Yard- 15 feet Minimum* West Side Yard 5 feet Minimum East Side Yard- 5 feet Minimum Rear Yard- 15 feet Minimum*	Front Yard- 4 feet 6 inches West Side Yard- 3 feet 4 ¼ inches East Side Yard- 5 feet 2 ½ inches Rear Yard- 12 feet	Front Yard- 15 feet to posts 10 feet 1½ inches to cantilevered deck West Side yard- 5 feet 2 ¾ inches East Side Yard- No change proposed Rear Yard- No change proposed
Height	28 feet Maximum	16 feet 6 ¾ inches	27 feet 9 ¼ inches

Lot Coverage	45% Maximum	49.3%	44.9%
Floor Area Ratio (FAR)	60% maximum	36.9%	54.2%

*Per SCCC 13.10.323(F)(1) -Open, unenclosed decks may cantilever an additional 6 feet into the required front and rear yard setbacks

As illustrated by the above table, both the existing dwelling and the proposed, remodeled structure will be in conformance with all site development standards for the R-1-3.5 zone district. However, there are decks attached to the existing dwelling that currently encroach into the required side, rear and front yard setbacks. The existing entry deck at the east side of the dwelling encroaches 1 foot 7½ inches into the required 5-foot setback, the existing rear deck encroaches 3 feet into the required 15-foot rear yard setback and the existing front deck encroaches 11 feet 6 inches into the required 15-foot front yard setback. As proposed, the project will bring the decks into greater conformance with site and development standards because while no change is proposed to the deck attached to the rear of the dwelling, the existing decks attached to the front and side of the dwelling will be reconstructed. The replacement front deck has been designed to meet all required setbacks as measured to the posts, with a cantilevered area extending from the support posts that encroaches a further 4 feet 9 ½ inches into the front yard setback in accordance with the exceptions to site standards allowed for cantilevered decks found in Santa Cruz Code 13.10.323 (F) (1). The entry deck along the west side of the dwelling will also be replaced with a fully conforming deck. As such, even though the existing rear deck will continue to be nonconforming, the proposed project will bring the dwelling into greater conformance overall with the site and development standards for the zone district.

Parking

Santa Cruz Code 13.16.050 “Schedule of off-street Parking Space Requirements”, sets out that a 3-bedroom dwelling requires a minimum of 2 on-site parking spaces. The existing 3-bedroom dwelling has 2 on-site parking spaces located in the front yard, meeting parking requirements. As the project does not propose any additional bedrooms, the existing 2 on-site parking spaces are sufficient.

Design Review

The proposed residential remodel and addition complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as articulation of the front facing façade and cable rail railing on the decks to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Additionally, the remodeled and enlarged dwelling will be of a similar scale to other remodeled and newer dwellings in the vicinity, including the adjacent dwelling located to the east of the project site at 2521 East Cliff Drive.

Local Coastal Program Consistency

The proposed residential remodel and addition 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. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Public beach access is available immediately across East Cliff Drive, opposite the subject property.

Public Outreach/Public Comment

Staff received one phone call from a neighbor requesting to view the plans. The plans were sent via email and there has been no additional contact following the review of the plans and no other public comment was received.

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 **241314**, 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

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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: 241314

Assessor Parcel Number: 027-162-10

Project Location: 2511 East Cliff Drive, Santa Cruz CA 95062

Project Description: Remodel/addition to existing single-family dwelling

Person or Agency Proposing Project: Valerie Hart

Contact Phone Number: (831) 239-1609

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

Specify type: Class 1 - Existing Facilities (Section 15301), and Class – 3 New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a second-floor addition and remodel of an existing single-family dwelling in an area which allows residential use.

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

John Hunter, Project Planner

Date:_____

EXHIBIT A

Coastal Development Permit Findings

- (A) 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 per dwelling unit), a designation which allows residential uses. The existing single-family dwelling is a principal permitted use within the zone district, and the proposed construction of a conforming addition and remodel of this structure is also principally permitted. The zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

- (B) 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.

- (C) 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 site is surrounded by lots developed to an urban density and the proposed development is consistent with the surrounding neighborhood in terms of architectural style. The 24 square feet of additions at the first floor fills in spaces between the existing bay windows and the 678 square foot second story addition has been designed so that it steps back at the southwestern corner to reduce the bulk and mass of the new second floor. Proposed; colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, or bluff top. Although the home is clearly visible from the adjacent public beach, the remodeled structure is in-scale with other surrounding homes and will therefore, not be visually prominent.

- (D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available from East Cliff Drive. Further, the additions and remodel of the existing dwelling will not obstruct public pedestrian access to the public beach, which will continue to be available across the street.

- (E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the residential remodel/addition 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-3,5000 square feet per dwelling) 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.

- (F) 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 the project site is not located between the shoreline and the first public road. Consequently, the residential remodel/addition will not interfere with public access to the beach, ocean, or any nearby body of water. Public access to the beach and ocean is available across the street from the home. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

- (G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, 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 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 that the project 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 be materially injurious to properties or improvements in the vicinity.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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 residential remodel/addition and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-3.5 (Single-Family Residential-3,500 square feet per dwelling) zone district as the primary use of the property is one single-family dwelling that, with the exception of an existing lower-floor deck, which extends into the rear yard setback by three feet and that will be retained, meets all current site standards for the zone district.

- (c) **General Plan Conformance.** The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

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

- (d) **CEQA Conformance.** The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) **Utilities and Traffic Impacts.** The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential remodel/addition will be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to change to change as a result of the project and, as such, will not adversely impact

existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) **Neighborhood Compatibility.** The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed residential remodel/addition is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances as the proposed residential remodel/addition will be constructed on a lot currently developed with a single-family dwelling, which is a principally permitted use in the R-1-3.5 (Single-Family Residential-3,500 square feet per dwelling) and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

- (g) **Local Coastal Program Consistency.** For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

- (a) **Siting and Neighborhood Context.** The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed residential remodel/addition is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

- (b) **Design.** The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed residential remodel/addition is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project plans, prepared by Valerie Hart, dated 10/25/2024.

- I. This permit authorizes the residential remodel/addition 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 Building Permit from the Santa Cruz County Building Official.
 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. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by 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. 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 Santa Cruz County Planning review and approval.
 3. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and

the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.

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.
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 Fire Protection District.
- E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- F. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings based upon additional habitable floor area.
- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings based upon additional habitable floor area.
- H. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the

satisfaction of the County Building Official.

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

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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: _____

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.

TAYLOR RESIDENCE



BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION: 24 SQ.FT. FIRST FLOOR ADDITION AND 478 SQ.FT. SECOND FLOOR ADDITION TO EXISTING 1,424 SQ.FT. 3 BEDROOM, 2 BATH, SINGLE STORY, SINGLE FAMILY DWELLING, RESULTING IN A 3 BEDROOM, 3 BATH, 2 STORY, 2,126 SQ.FT. SINGLE FAMILY DWELLING. PROPOSED FIRST FLOOR DECK OF 117 SQ.FT. AND SECOND FLOOR CANTILEVERED DECK TOTALING 144 SQ.FT. NO CHANGES TO EXISTING PARKING AND DRAINAGE.

PROJECT ADDRESS: 2511 EAST CLIFF DRIVE
SANTA CRUZ, CA 95062

PARCEL NUMBER: 027-162-10

OCCUPANCY: R-3

ZONING DESIGNATION: R-1-3.5

CONSTRUCTION TYPE: TYPE V-B- **NON-SPRINKLERED**

LOT AREA: 3,920.40 SQ.FT. (0.0900 ACRES)

SRA: LRA, WUI COMPLIANCE **NOT** REQUIRED

CODE NOTE:
ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH THE FOLLOWING CODES:
• 2022 CALIFORNIA RESIDENTIAL CODE
• 2022 CALIFORNIA BUILDING CODE
• 2022 CALIFORNIA FIRE CODE
• 2022 CALIFORNIA PLUMBING CODE
• 2022 CALIFORNIA MECHANICAL CODE
• 2022 CALIFORNIA ELECTRIC CODE
• 2022 CALIFORNIA GREEN BUILDING STANDARDS
• 2022 CALIFORNIA ENERGY STANDARDS
• SANTA CRUZ COUNTY CODE AMENDMENTS

FIRE NOTES

FIRE HYDRANT INFORMATION: FIRE FLOW REQUIRED: 1,000 GPM/120 MIN

LOCATION: HYDRANT LOCATED AT THE INTERSECTION OF 5TH AVE AND EAST CLIFF DRIVE.
THE 6" STEAMER HYDRANT IS CONNECTED TO A 6" WATER MAIN.
(APPROX. 30 FT TO PROPERTY)
HYDRANT: #2440
STATIC PRESSURE : 104 PSI
RESIDUAL PRESSURE: 92 PSI
FLOW: 1,321 GPM
FLOW @ 20 PSI: 3,779 GPM
DATE TESTED: 7/11/2016

- THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022) AND CENTRAL FIRE DISTRICT AMENDMENTS.
- 30' CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES.
- ROOF COVERINGS TO BE MINIMUM CLASS "B" RATED ROOF
- ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND A COLOR CONTRASTING TO THEIR BACKGROUND
- FIREPLACE IS A GAS FIREPLACE. NO SPARK ARRESTOR REQUIRED AT TOP OF THE CHIMNEY

GROSS BUILDING AREA WORKSHEET

LOT COVERAGE:

LOT AREA: 3,920.4 SQ.FT.

- BUILDING AREA: FIRST FLOOR
- EXTERIOR, UNENCLOSED OR INTERIOR STAIRS AND LANDINGS
- DECK OR PORCH, COVERED AND ENCLOSED
- DECK OR PORCH, COVERED BUT UNENCLOSED
- DECKS, UNENCLOSED > 18" HIGH
- TRELLIS OR ARBOR, COVER SOLID OR OPEN
- GARAGE, CARPORT
- DETACHED ACCESSORY STRUCTURE OR GREENHOUSE
- COVERED, ENCLOSED ATRIUM
- UNCOVERED ATRIUM
- UTILITY ROOM OR NONHABITABLE STORAGE

1,448 SQ.FT.
26 SQ.FT.
0 SQ.FT.
0 SQ.FT.
289 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.

COVERAGE BY STRUCTURES (PROPOSED): 1,763 SQ.FT.
MAX LOT COVERAGE (45% MAX): 44.9%

ARCHITECTURAL FEATURE

- BUILDING AREA: FIRST FLOOR >7' HEADROOM HEIGHT
- SECOND FLOOR > 7' HEADROOM HEIGHT
- ATTIC: > 7' HEADROOM HEIGHT
- BASEMENT: >7' HEADROOM HEIGHT
- MEZZANINE: >7' HEADROOM HEIGHT
- HIGH CEILINGS: >18" COUNTS 2x/ >27" COUNTS 3x
- DECK OR PORCH, COVERED AND ENCLOSED
- GARAGE/CARPORT CREDIT
- DETACHED ACCESSORY STRUCTURE OR GREENHOUSE

GROSS FLOOR AREA

1,448 SQ.FT.
678 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.

NET FLOOR AREA

1,448 SQ.FT.
678 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.
0 SQ.FT.

COVERAGE BY STRUCTURES (PROPOSED): 2,126 SQ.FT.
FLOOR AREA RATIO (60% MAX):

2,126 SQ.FT.
54%

DRAWING INDEX

ARCHITECTURAL SHEETS:

- T1: TITLE SHEET
SU-1: SURVEY
A1: SITE PLAN
A2: EXISTING FLOOR AND ROOF PLANS
A3: EXISTING ELEVATIONS
A4: PROPOSED LOWER FLOOR PLAN
A5: PROPOSED UPPER FLOOR AND ROOF PLANS
A6: PROPOSED ELEVATIONS
A7: PROPOSED SECTIONS

CONTACTS

OWNER:

STAN & FRAN TAYLOR
15 WHITEOAK DRIVE
LAFAYETTE, CA 94549
STAN PH: (415) 515-6882
staylor@nassaman.com
FRAN PH: (925) 698-3377
franstan@comcast.net

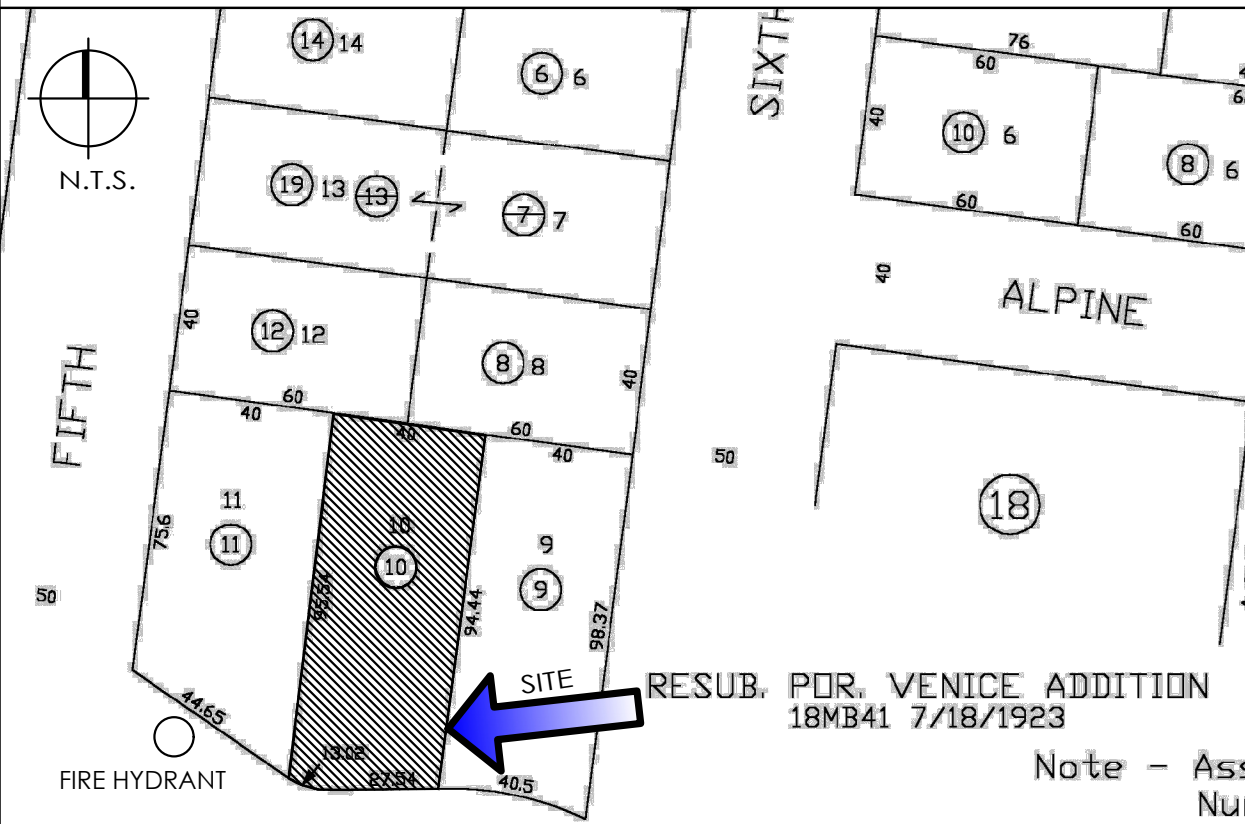
PROJECT DESIGNER:

VALERIE HART RESIDENTIAL DESIGN
VALERIE HART
3680 N. RODEO GULCH ROAD
SOQUEL, CA 95073
PH: (831) 239-1609
valerie95062@yahoo.com

SURVEY:

HANAGAN LAND SURVEYING
PAUL HANAGAN
305-C SOQUEL AVE.
SOQUEL, CA 95062
PH: (831) 469-3428

PARCEL MAP



VICINITY MAP



TITLE SHEET

EXHIBIT D

VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH ROAD, SOQUEL, CA 95073
(831) 239-1609 valerie95062@yahoo.com

taylor residence

2511 east cliff drive, santa cruz, ca 95062
apn: 027-162-10

discretionary permit: AUGUST 12, 2024
discretionary permit PC1: SEPTEMBER 20, 2024
discretionary permit PC2: OCTOBER 25, 2024

SHEET:

T1

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EXHIBIT D

Basis of Bearings

The basis of bearing for this map is N 6° 31' E between found monuments on the western line of 6TH Ave. per record map 18-M-41 Santa Cruz County records.

Basis of Elevation

Santa Cruz County Benchmark BM #8, Elevation = 214.3' NAVD 88.

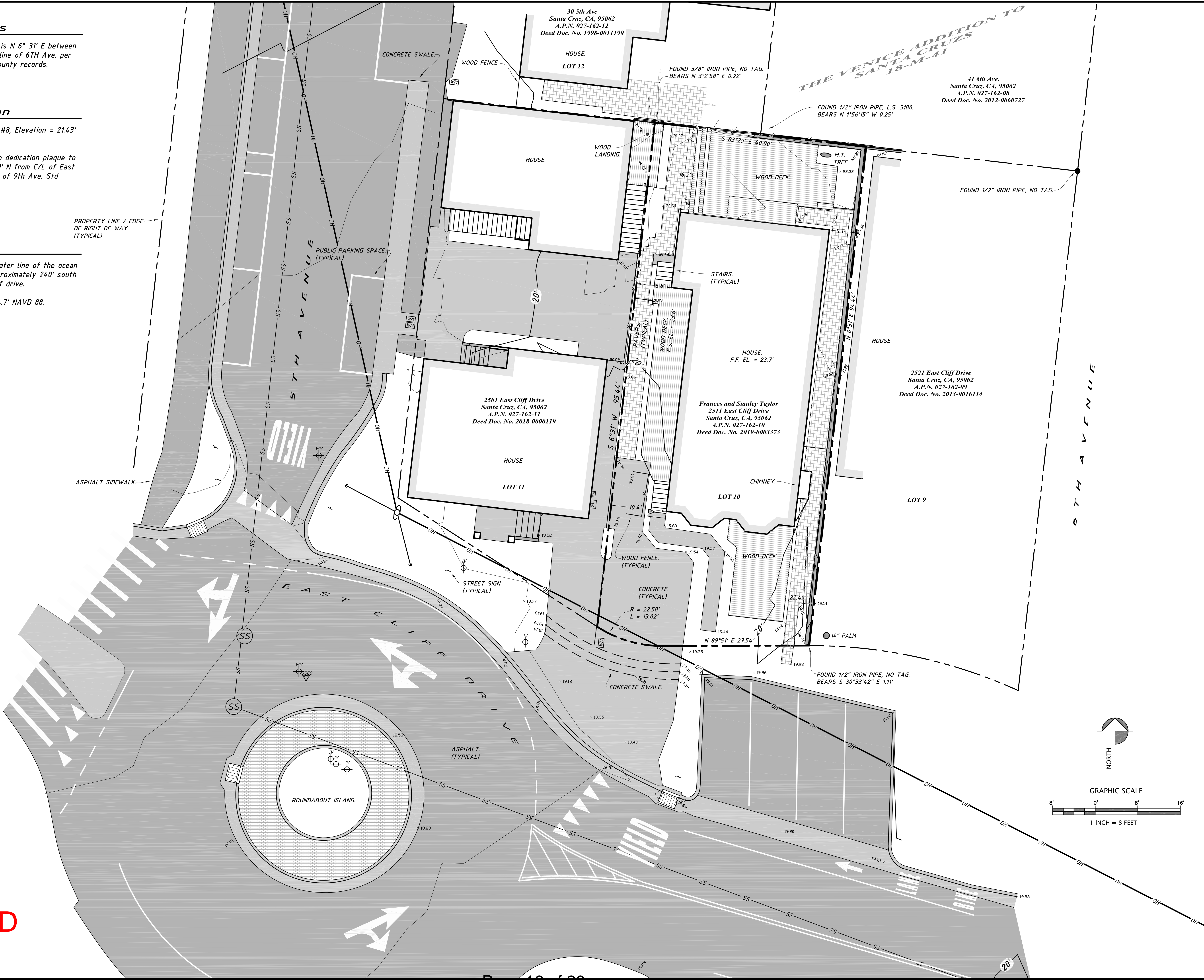
Located 1' NE of Arnold M. Baldwin dedication plaque to the lands around Schwan Lake, 101' N from C/L of East Cliff Dr. and at the easterly edge of 9th Ave. Std brass cap set in concrete.

The contour interval is 1'.

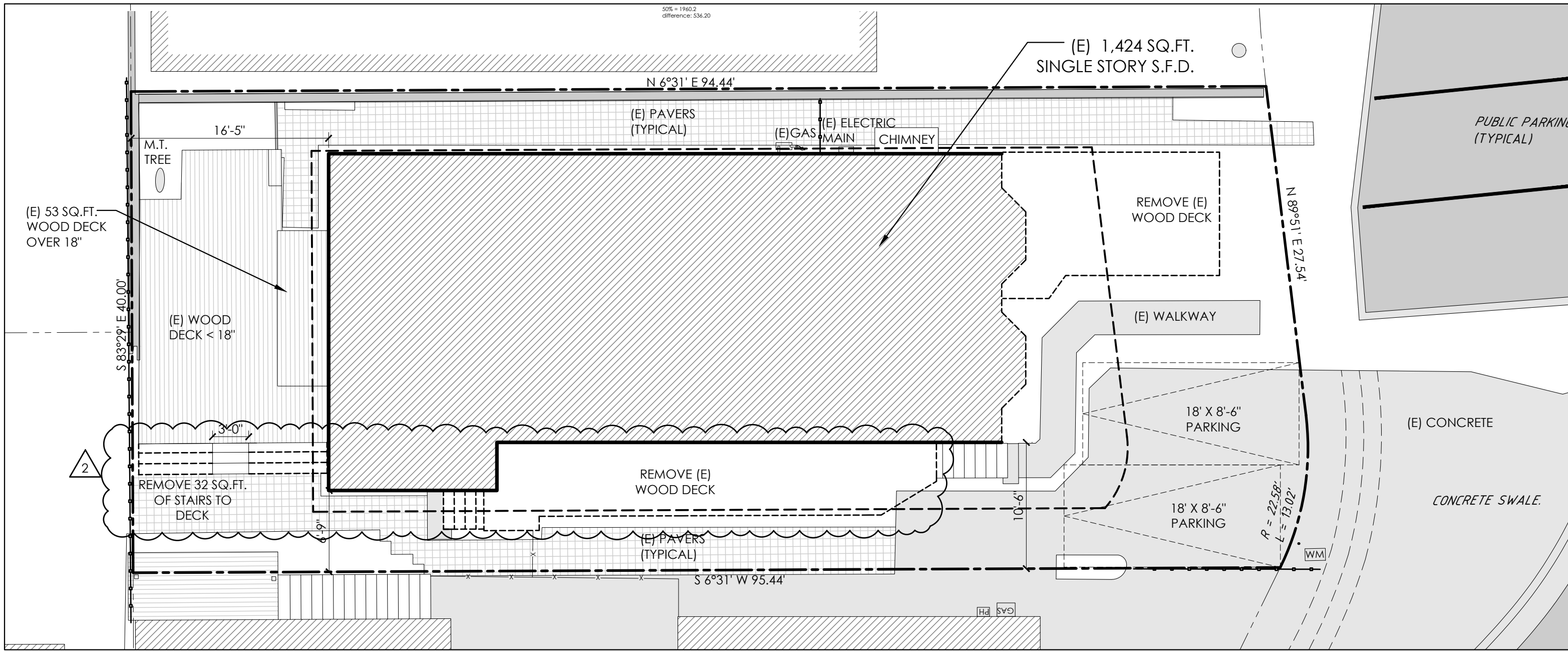
Mean High Tide

At the time of this survey, the water line of the ocean was at 9.8' NAVD 88, and was approximately 240' south of the north side line of east cliff drive.

Mean high tide is approximately 4.7' NAVD 88.

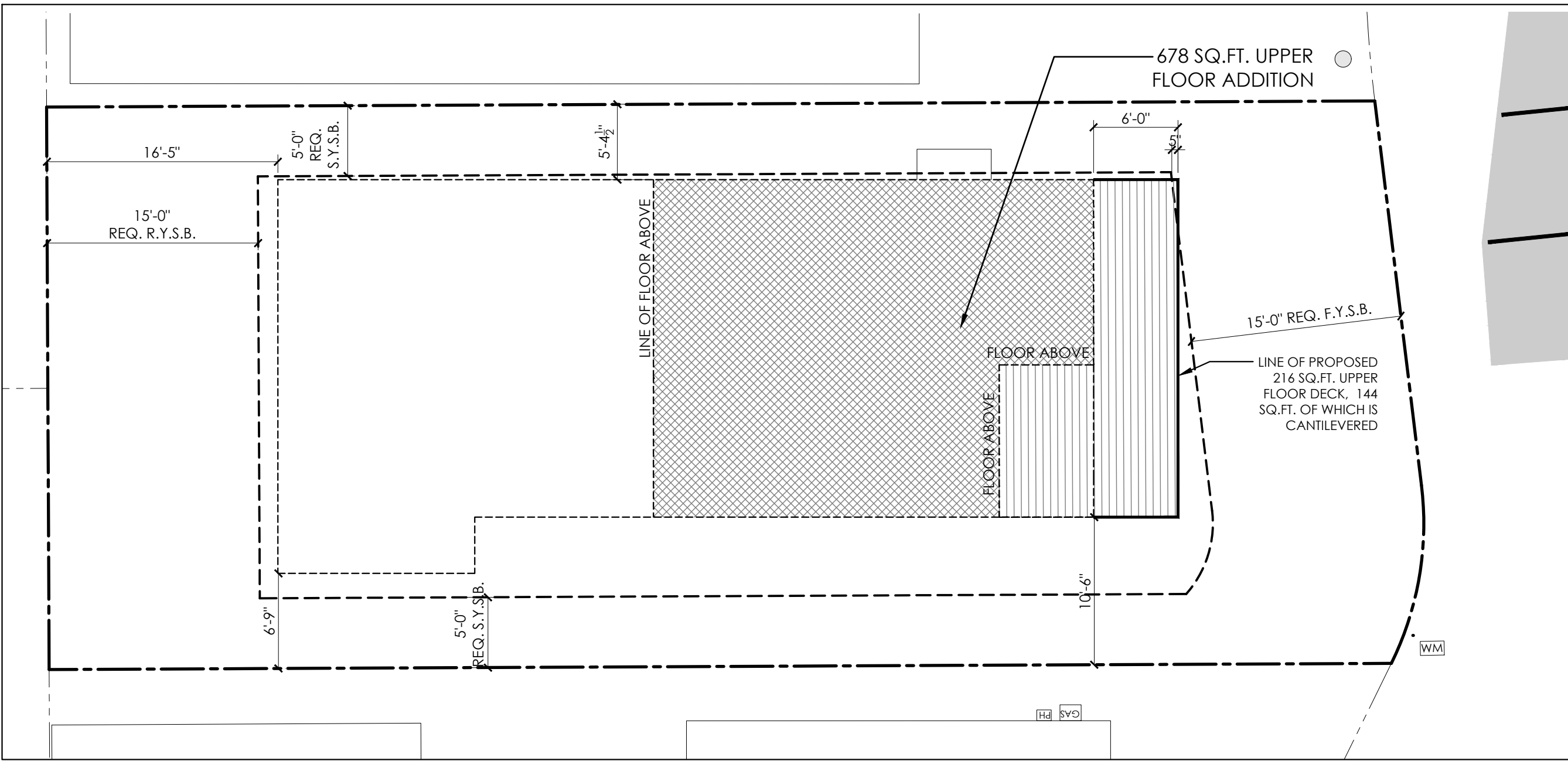


<div>PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 STATE OF CALIFORNIA</div>		REVISION	
APPROVED		Paul Hanagan LS 7797	
HANAGAN LAND SURVEYING		Topographic & Boundary Map, The Lands Of:	
305-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE (831) 469-3428		Fran & Stan Taylor	
2511 East Cliff Drive, Santa Cruz CA, 95062		Santa Cruz County A.P.N. 027-162-10	
DATE 1-23-2024		DESIGN	
SCALE 1" = 8'		DRAWN J. Kaneg	
SHEET		SU-1	
OF 1 SHEETS		24007	
JOB NO.			



EXISTING/DEMO SITE PLAN

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



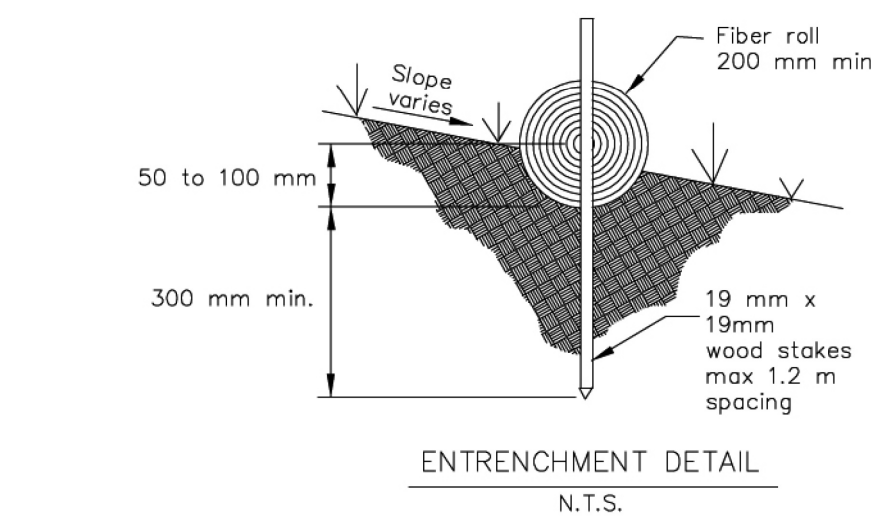
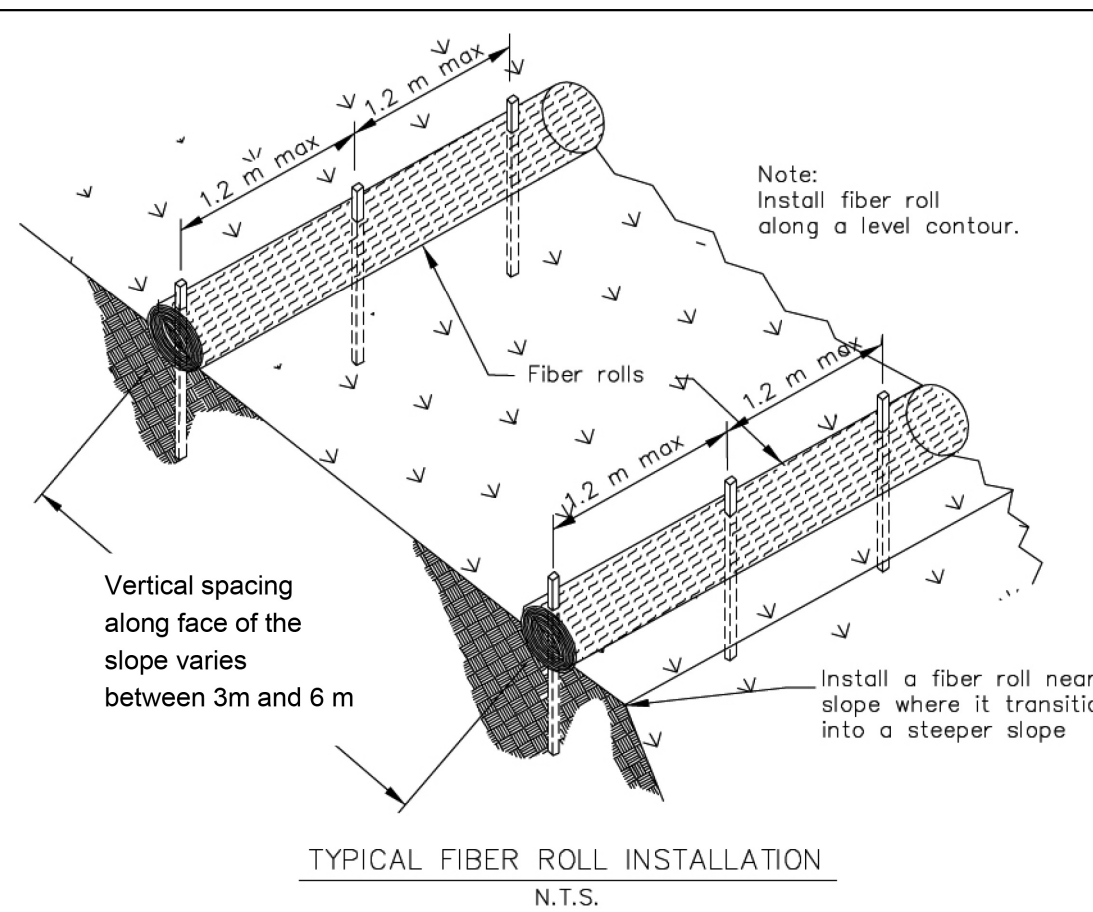
PROPOSED SITE PLAN- UPPER FLOOR

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

NOTE: EXISTING DRAINAGE PATTERN TO REMAIN. DOWNSPOUTS TO SPLASH BLOCKS AND DISCHARGE TO LANDSCAPED AREAS. THERE WILL BE POSITIVE DRAINAGE AT 5% FOR A MINIMUM OF 10 FEET AWAY FROM STRUCTURES.

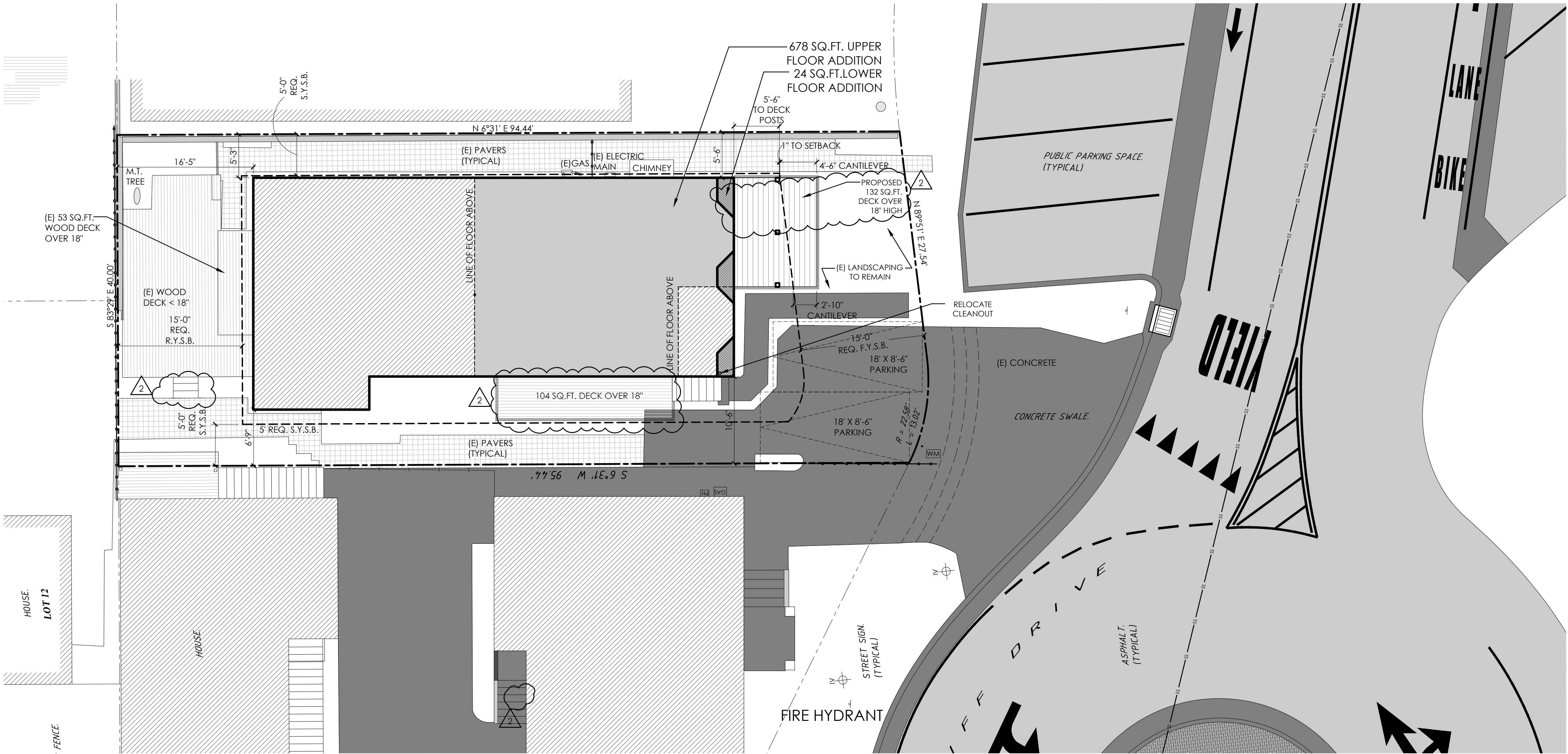
STORMWATER PROTECTION

STORMWATER PROTECTION MEASURES SHALL BE IMPLEMENTED AT THE INITIAL STAGE OF CONSTRUCTION ACTIVITY. PROJECTS SHALL PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE BY MEANS OF A FIBER ROLL.



FIBER ROLL DETAIL

SCALE: N.T.S.

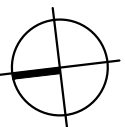


PROPOSED SITE PLAN- GROUND LEVEL

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

EXISTING/DEMO, OVERALL & GROUND LEVEL SITE PLANS

EXHIBIT D



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(831) 239-1609 valerie95062@yahoo.com

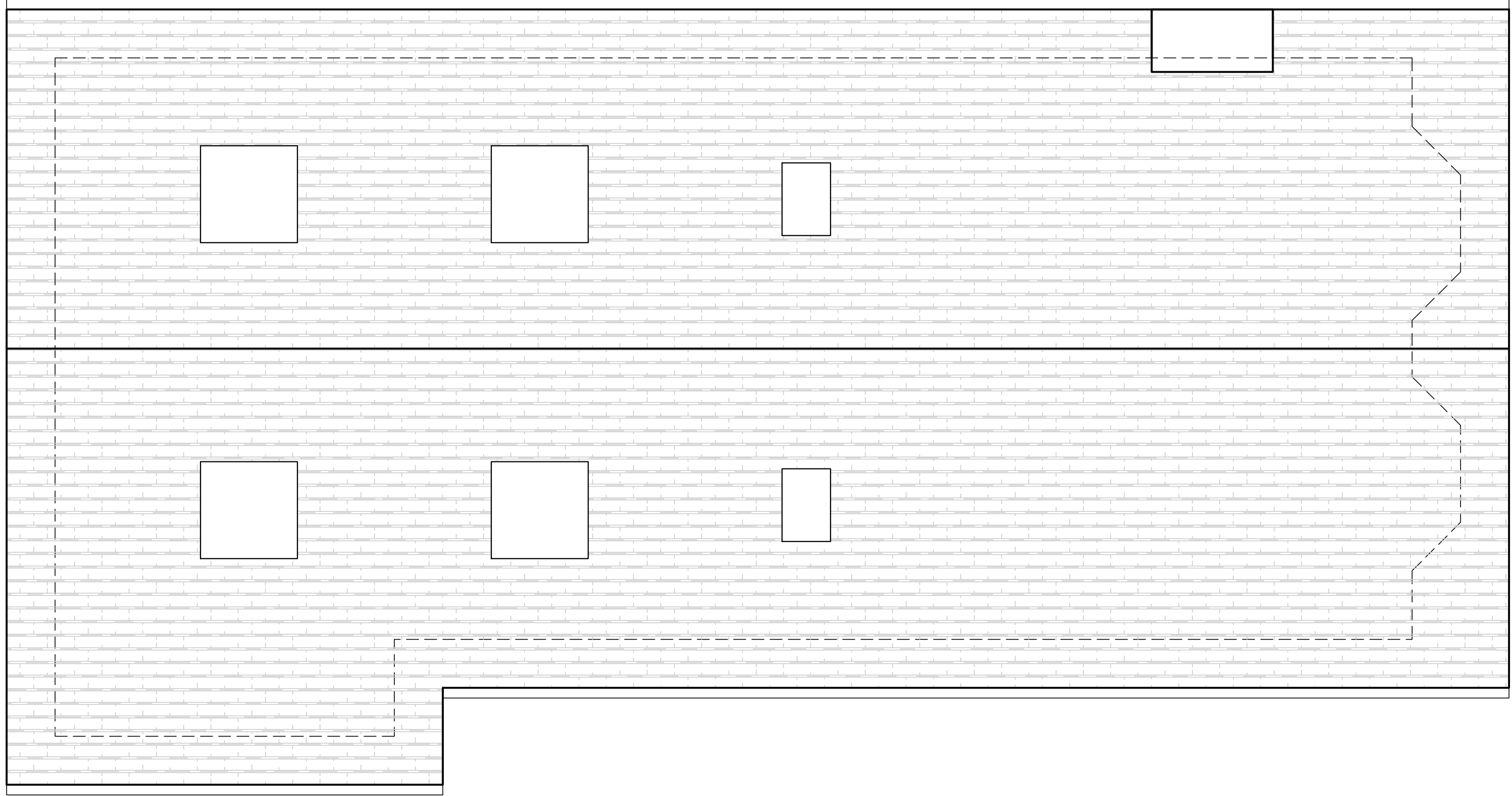
taylor residence

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apn: 027-162-10

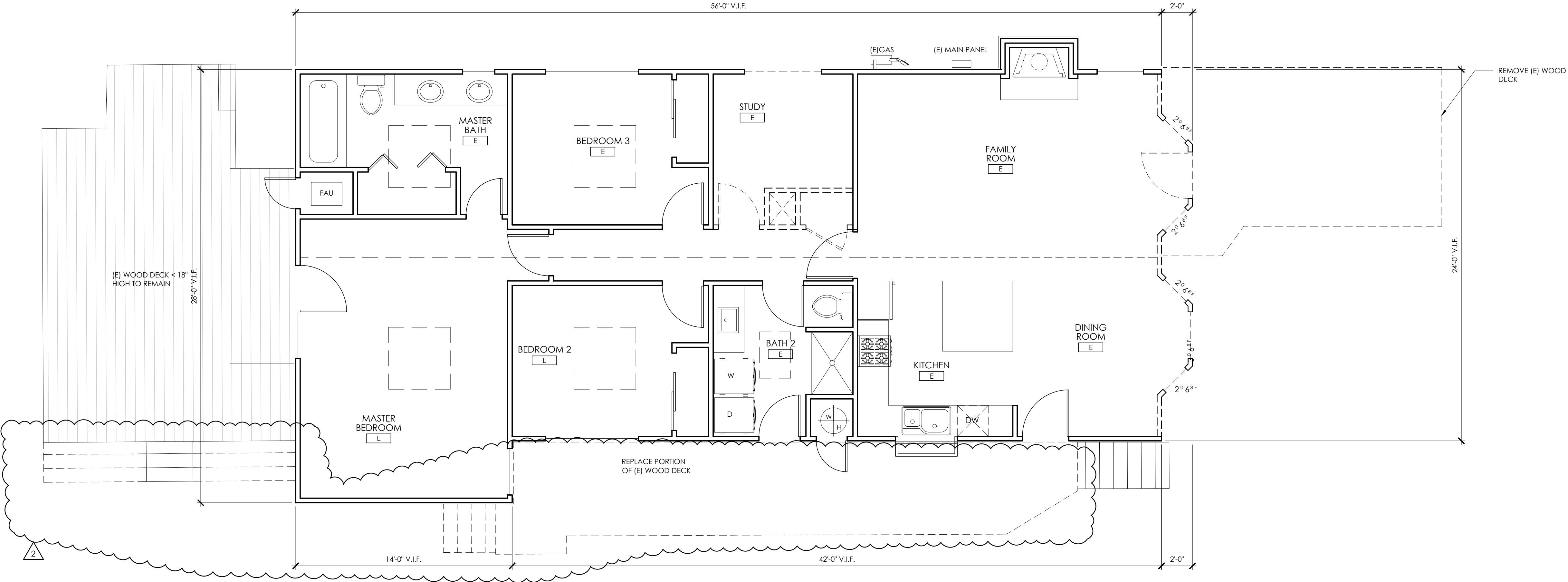
discretionary permit: AUGUST 12, 2024
discretionary permit PC1: SEPTEMBER 20, 2024
discretionary permit PC2: OCTOBER 25, 2024

SHEET:

A1



EXISTING ROOF PLAN

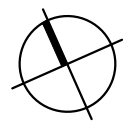


EXISTING FLOOR PLAN

EXHIBIT D

EXISTING FLOOR PLAN

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



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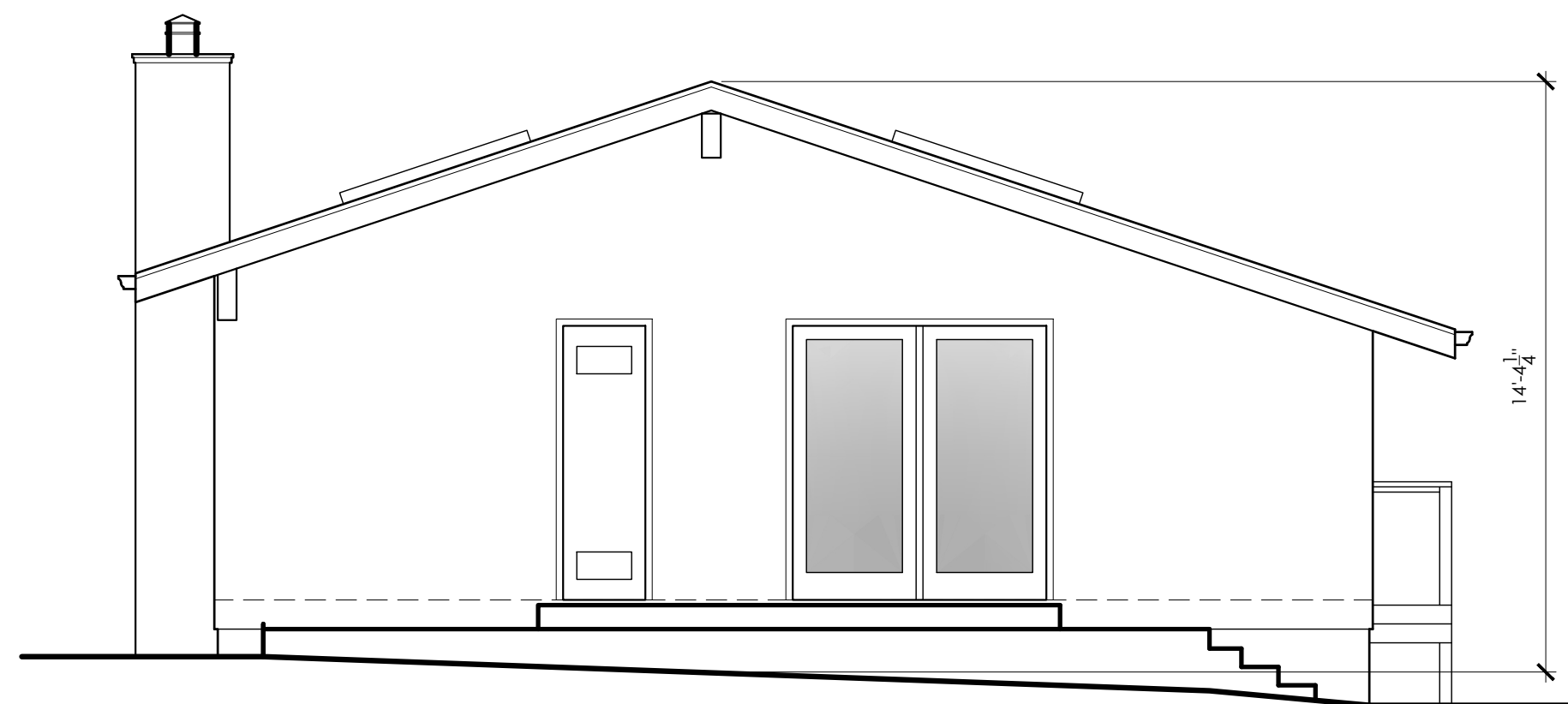
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discretionary permit PC2: OCTOBER 25, 2024

SHEET:

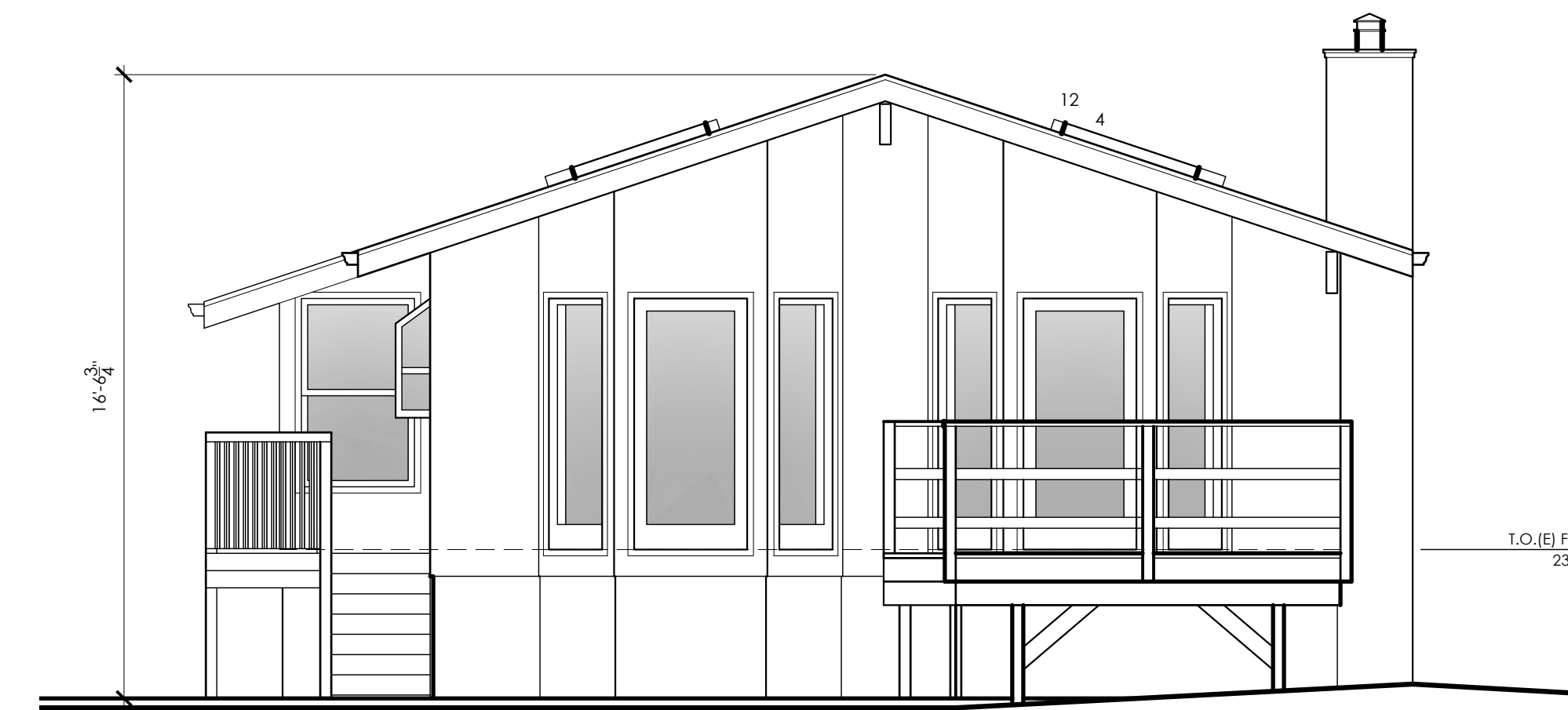
A2



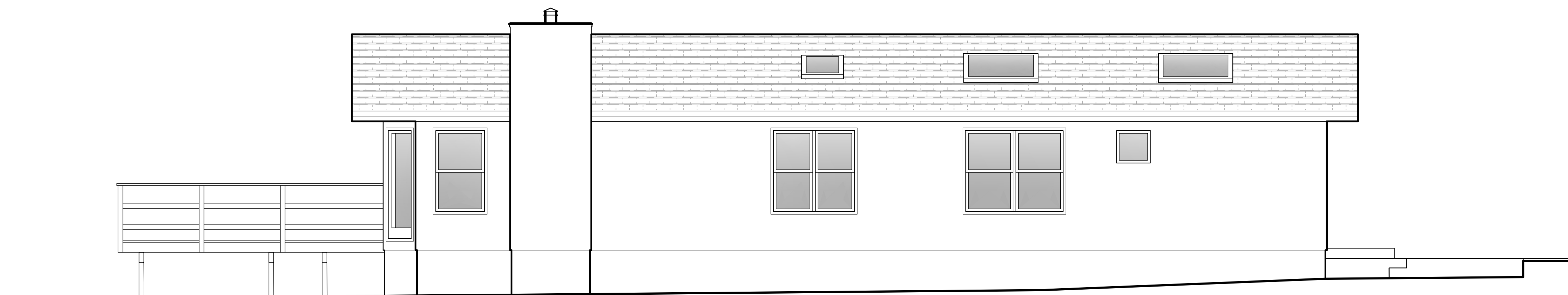
EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

EXHIBIT D

EXISTING ELEVATIONS

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

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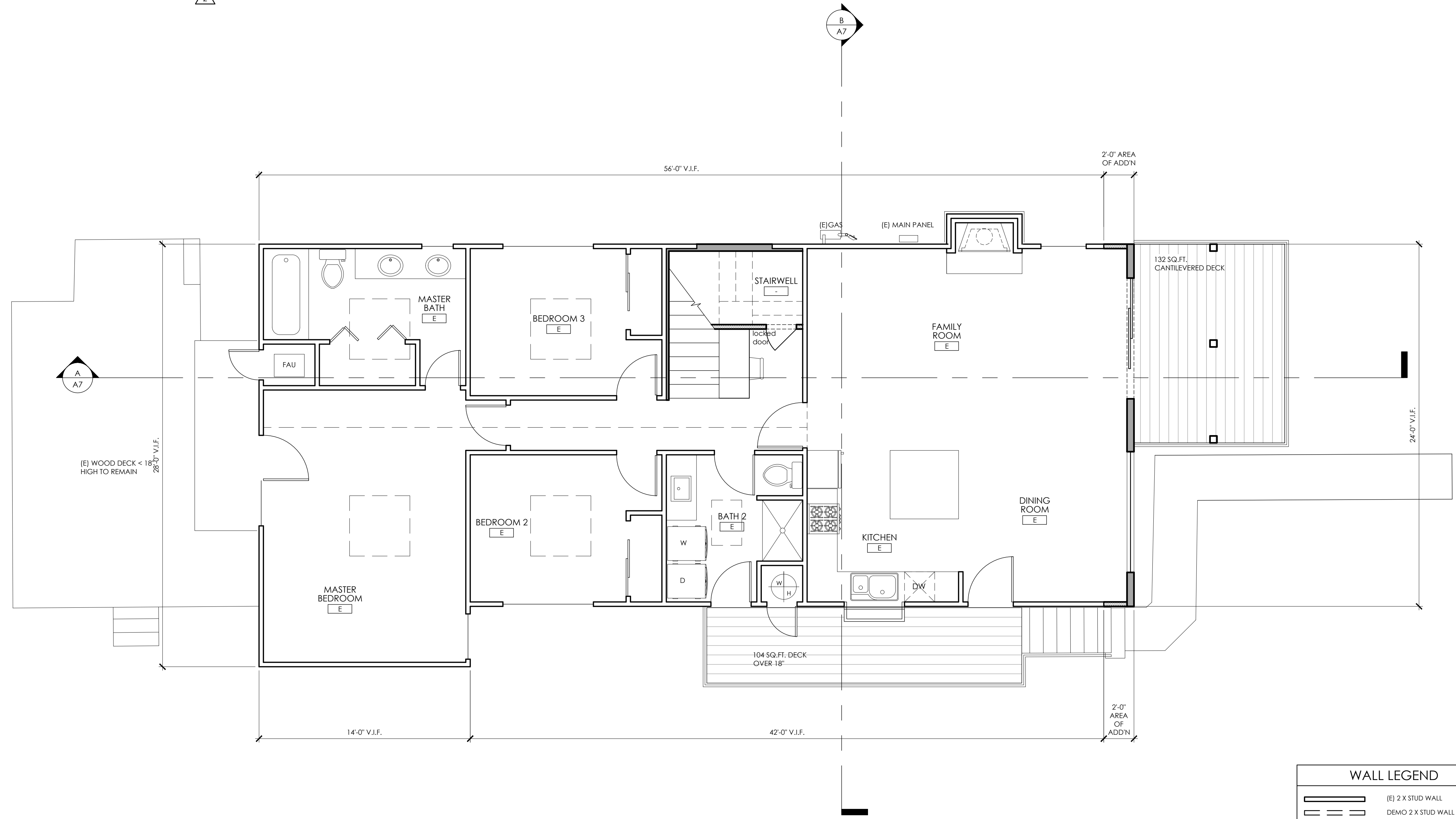
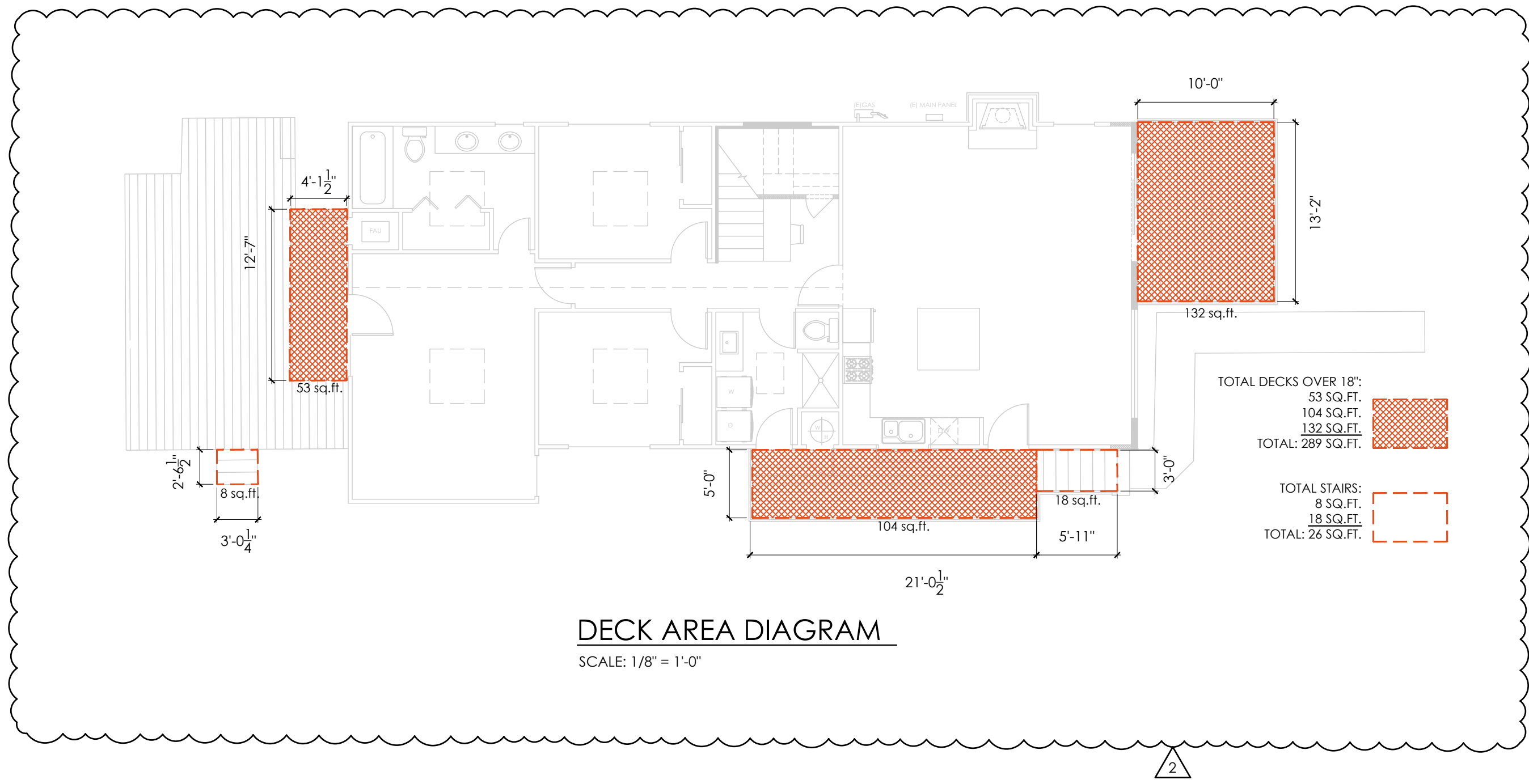
taylor residence

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apn: 027-162-10

discretionary permit: AUGUST 12, 2024
discretionary permit PC1: SEPTEMBER 20, 2024
discretionary permit PC2: OCTOBER 25, 2024

SHEET:

A3



WALL LEGEND	
	(E) 2 X STUD WALL
	DEMO 2 X STUD WALL
	NEW 2 X 4 STUD WALL
	NEW 2 X 6 STUD WALL

EXHIBIT D

PROPOSED LOWER FLOOR PLAN

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

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taylor residence

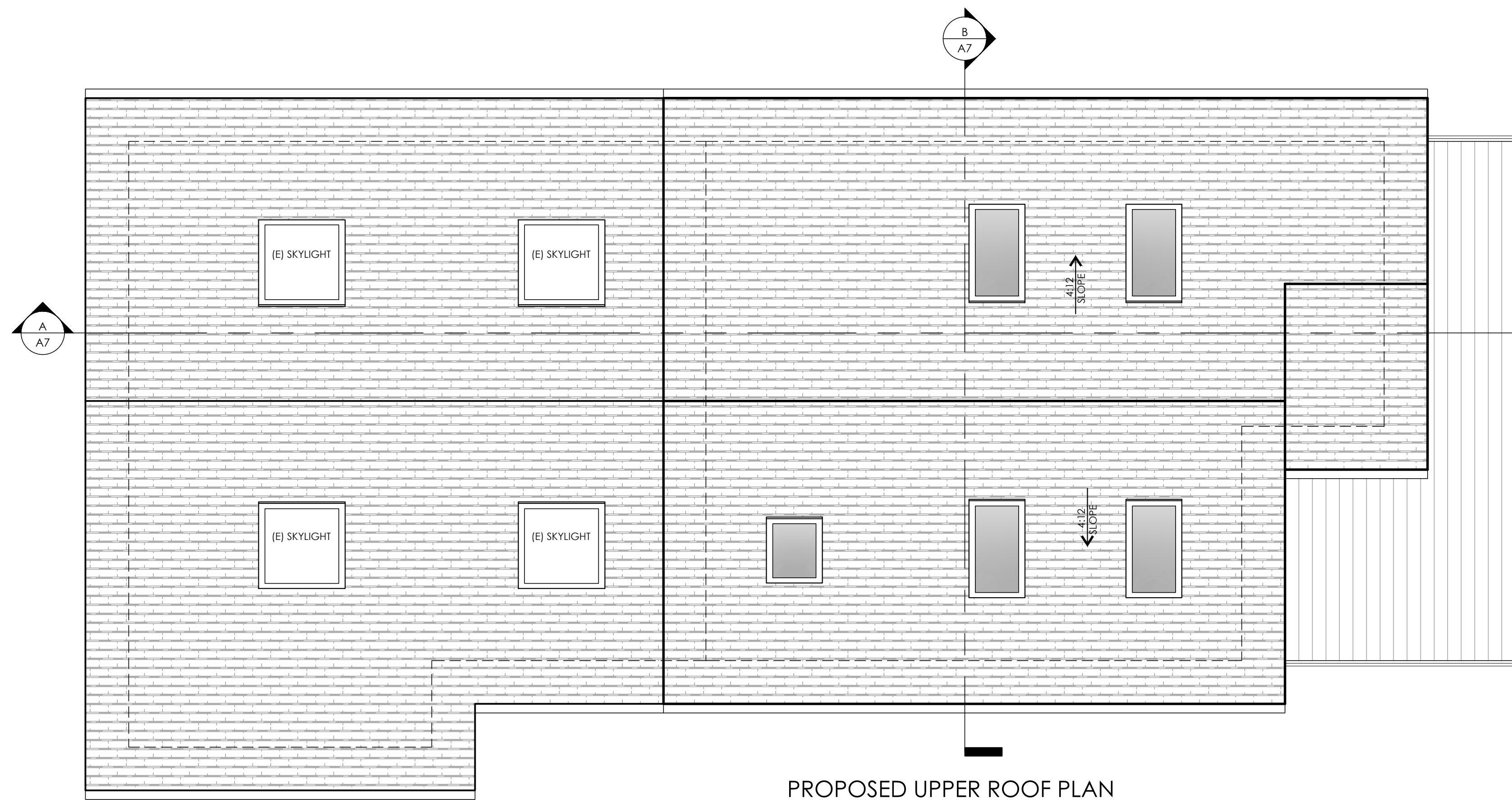
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apn: 027-162-10

discretionary permit: AUGUST 12, 2024

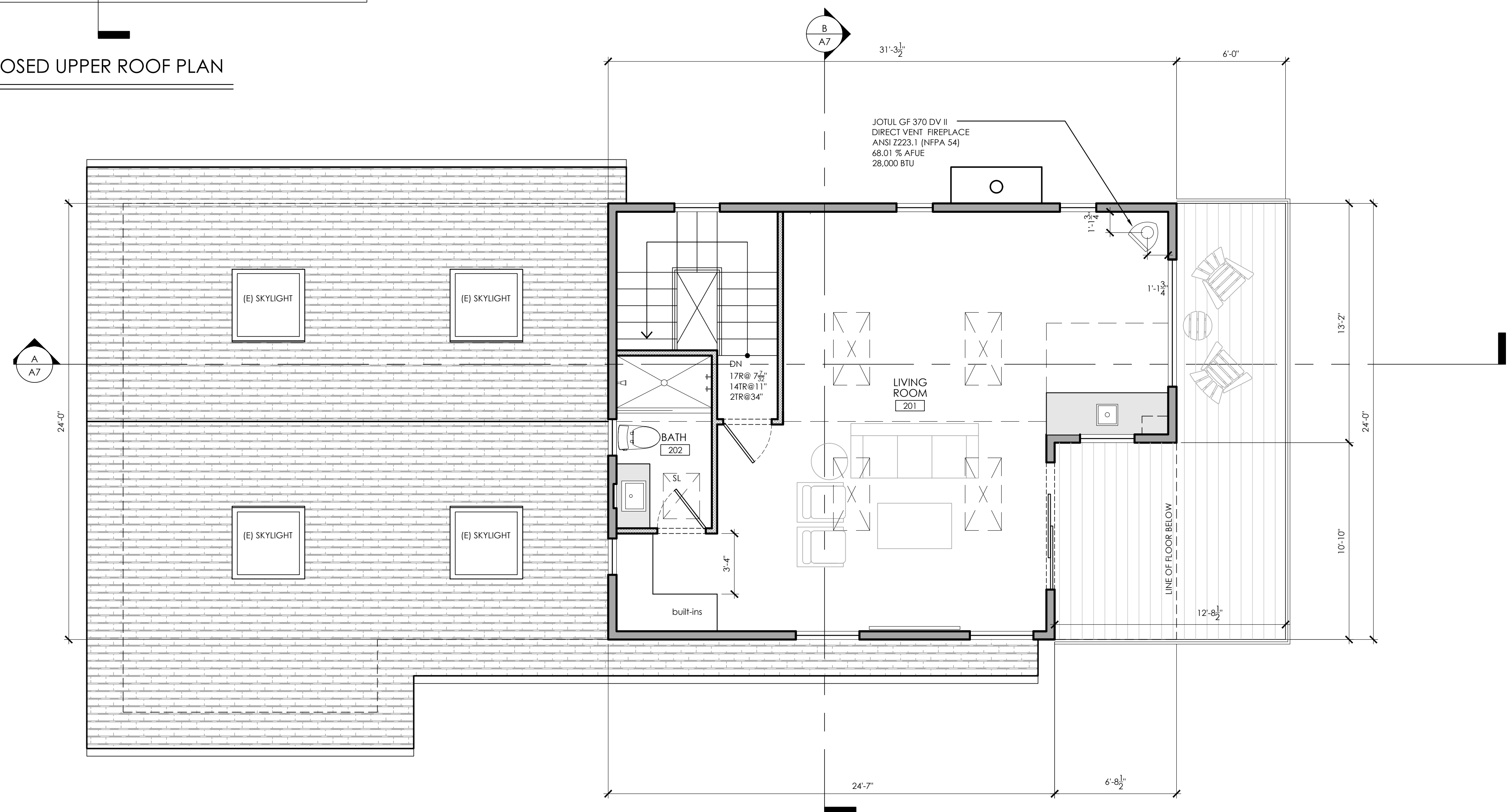
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2 discretionary permit PC2: OCTOBER 25, 2024

SHEET: **A4**



PROPOSED UPPER ROOF PLAN



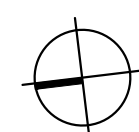
PROPOSED UPPER FLOOR PLAN

WALL LEGEND	
	(E) 2 X STUD WALL
	DEMO 2 X STUD WALL
	NEW 2 X 4 STUD WALL
	NEW 2 X 6 STUD WALL

EXHIBIT D

PROPOSED UPPER FLOOR & ROOF PLAN

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



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SHEET:

A5

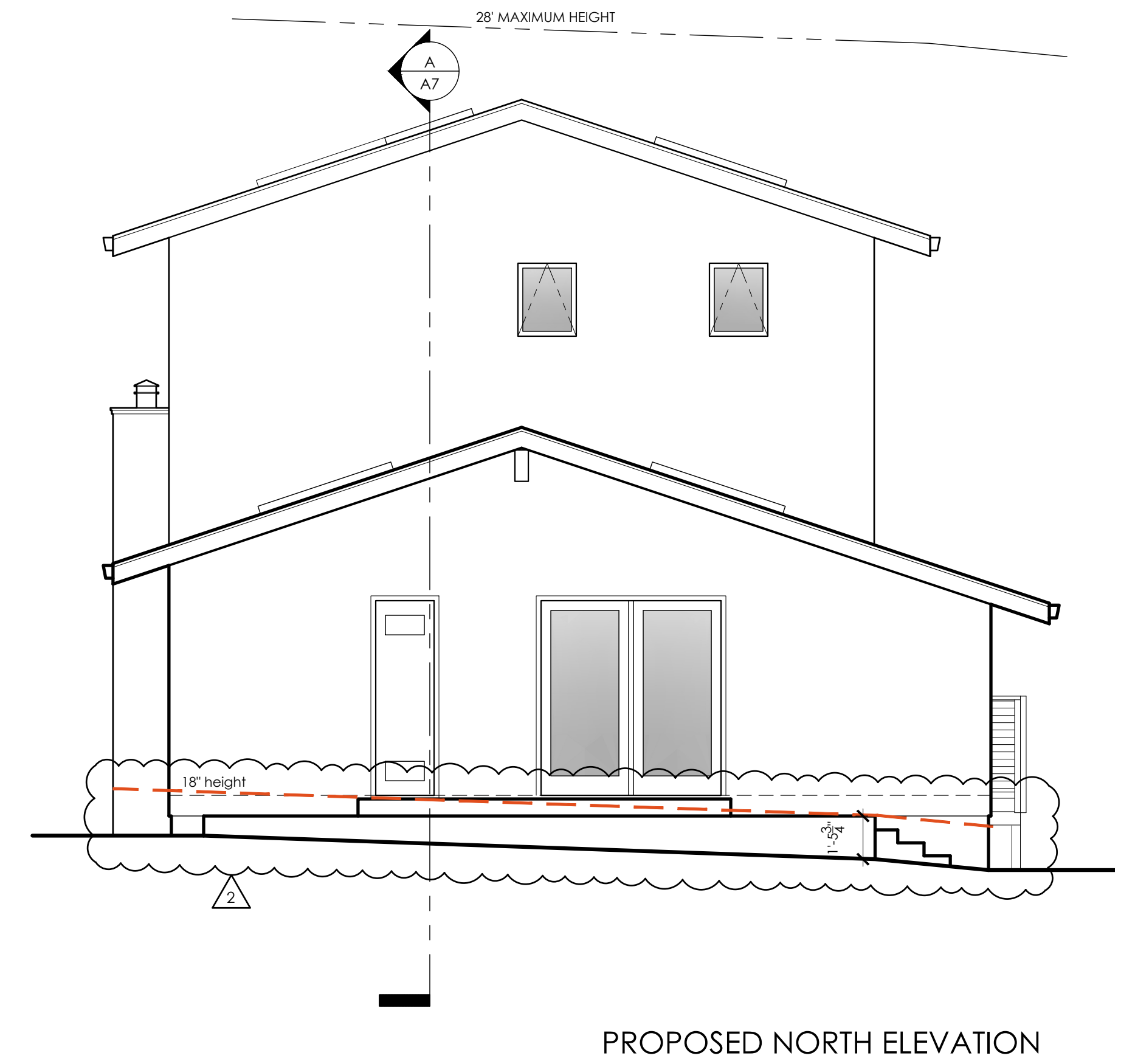
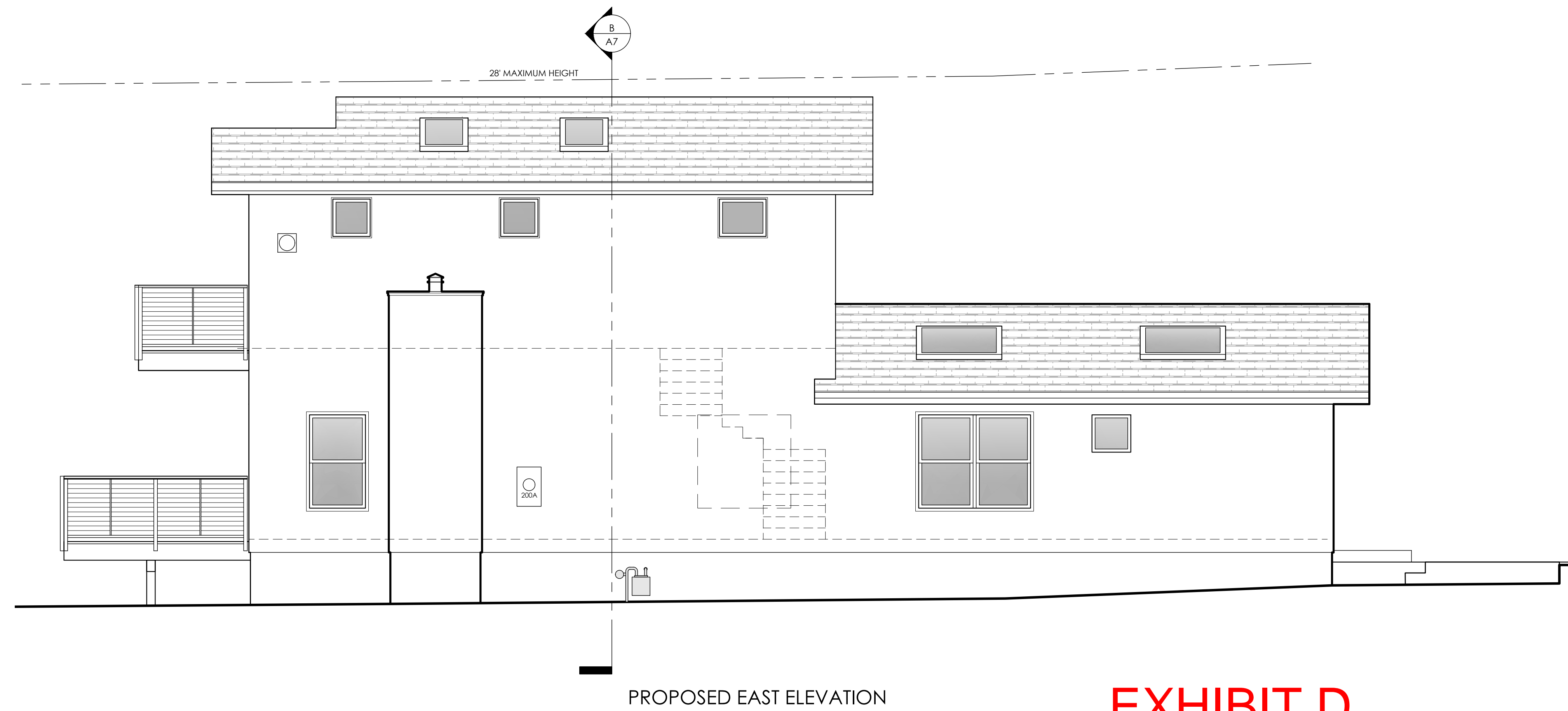
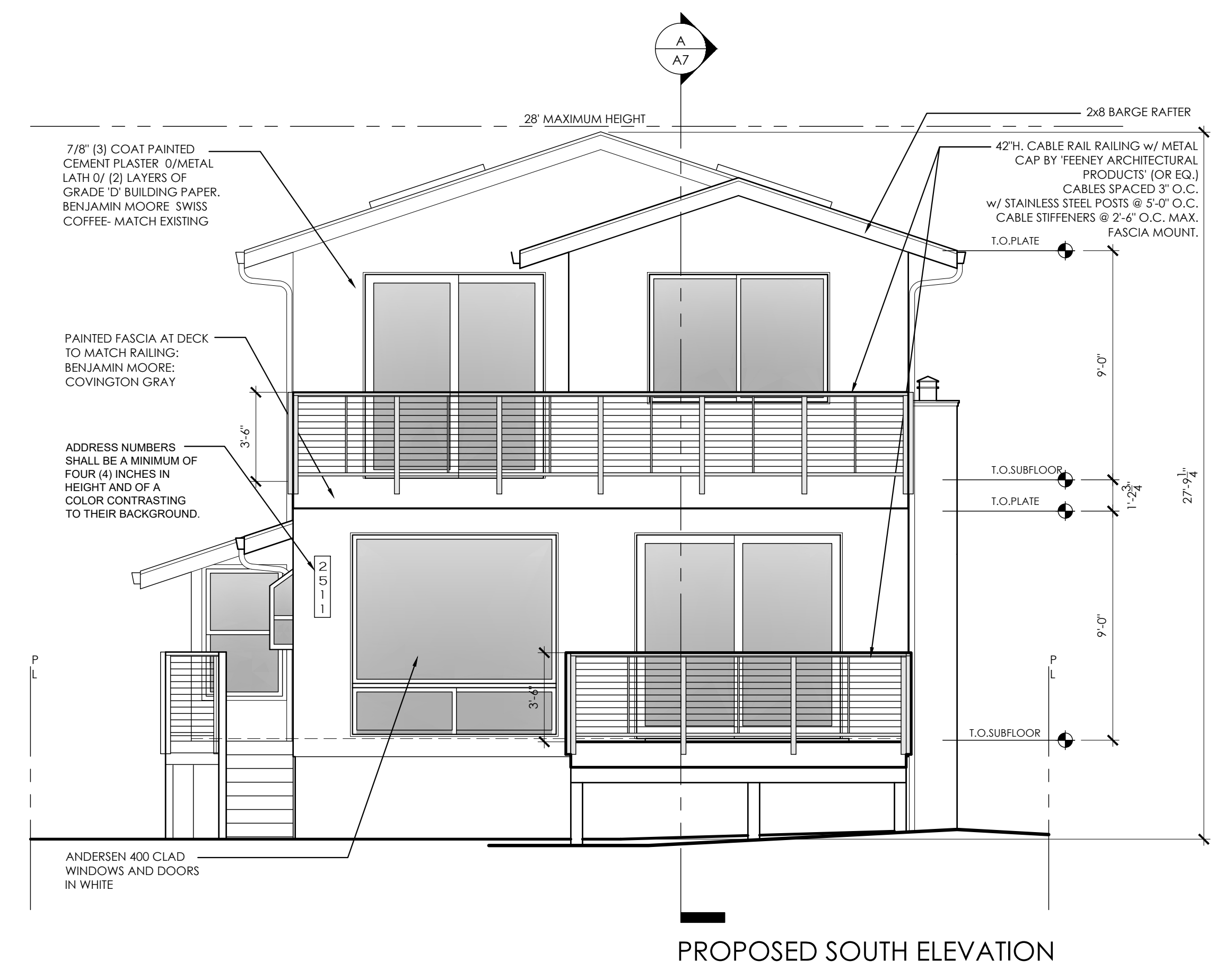
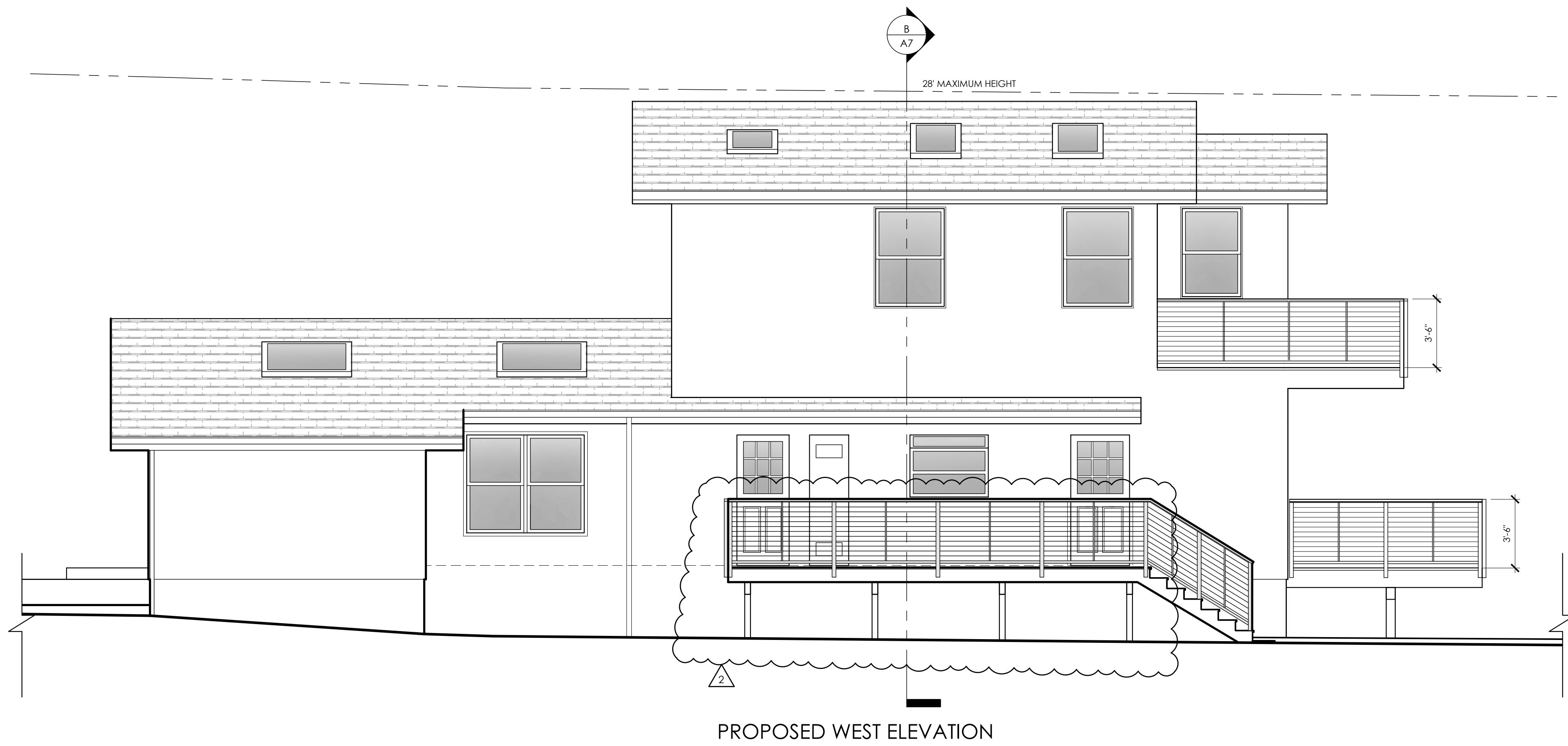


EXHIBIT D

PROPOSED ELEVATIONS

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

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SHEET:

A6

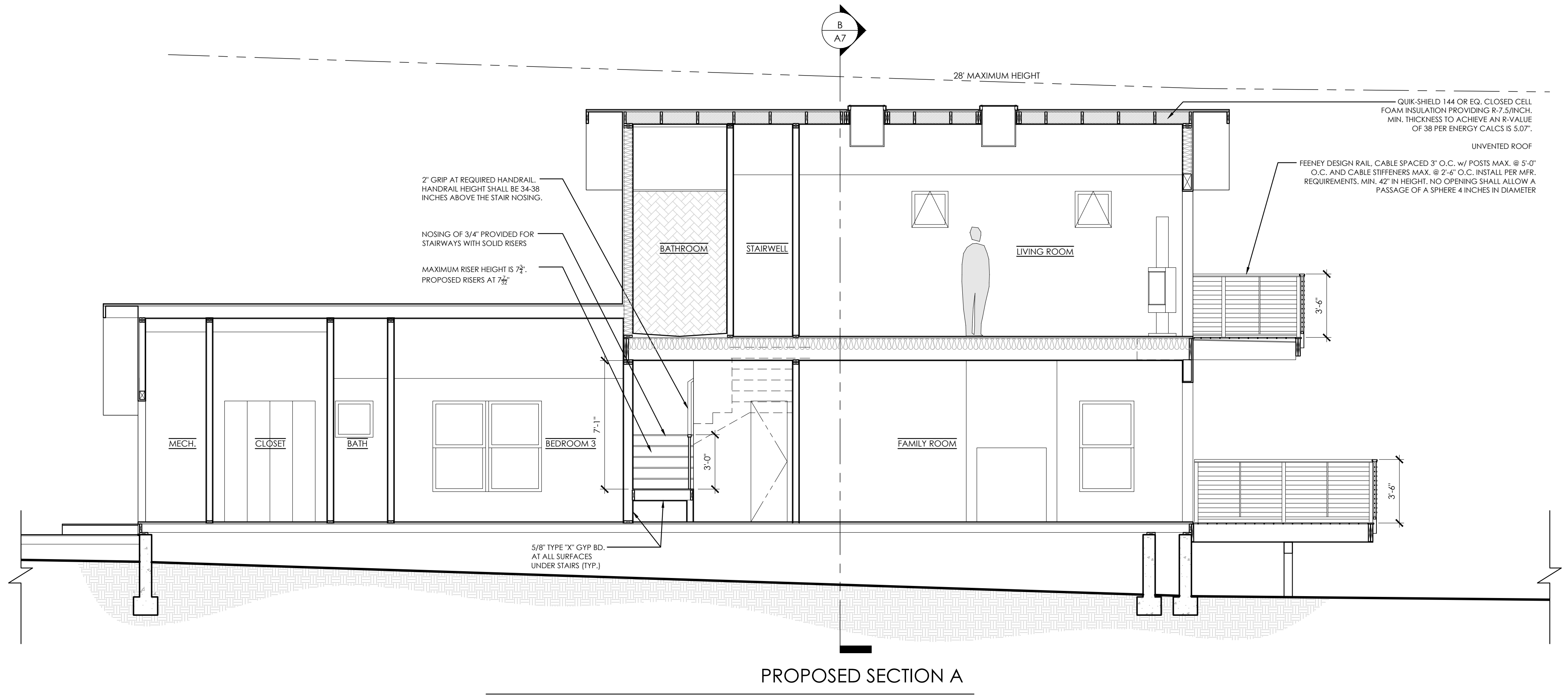
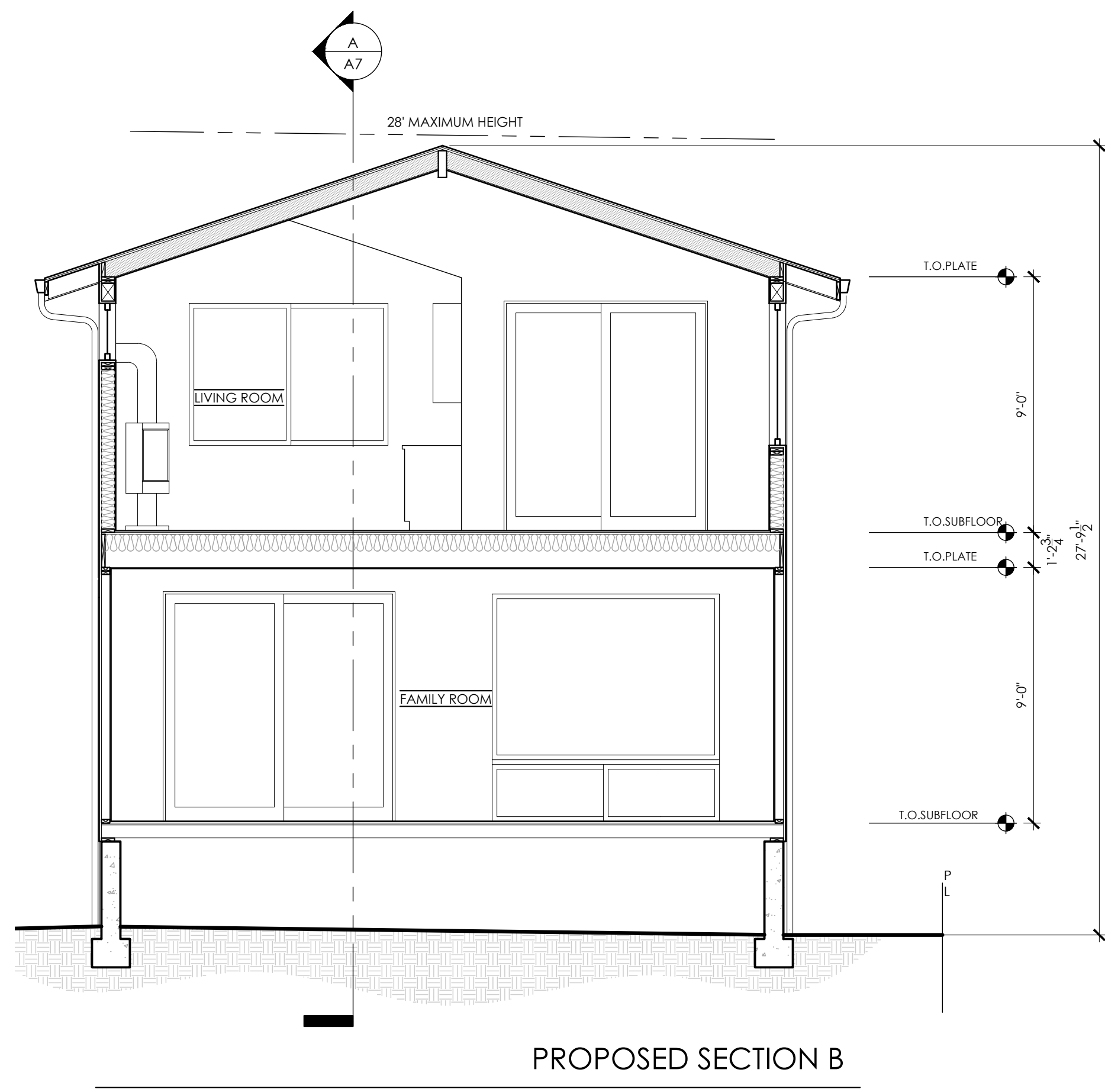


EXHIBIT D

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

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3680 N. RODEO GULCH ROAD, SOQUEL, CA 95073
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SHEET: A7

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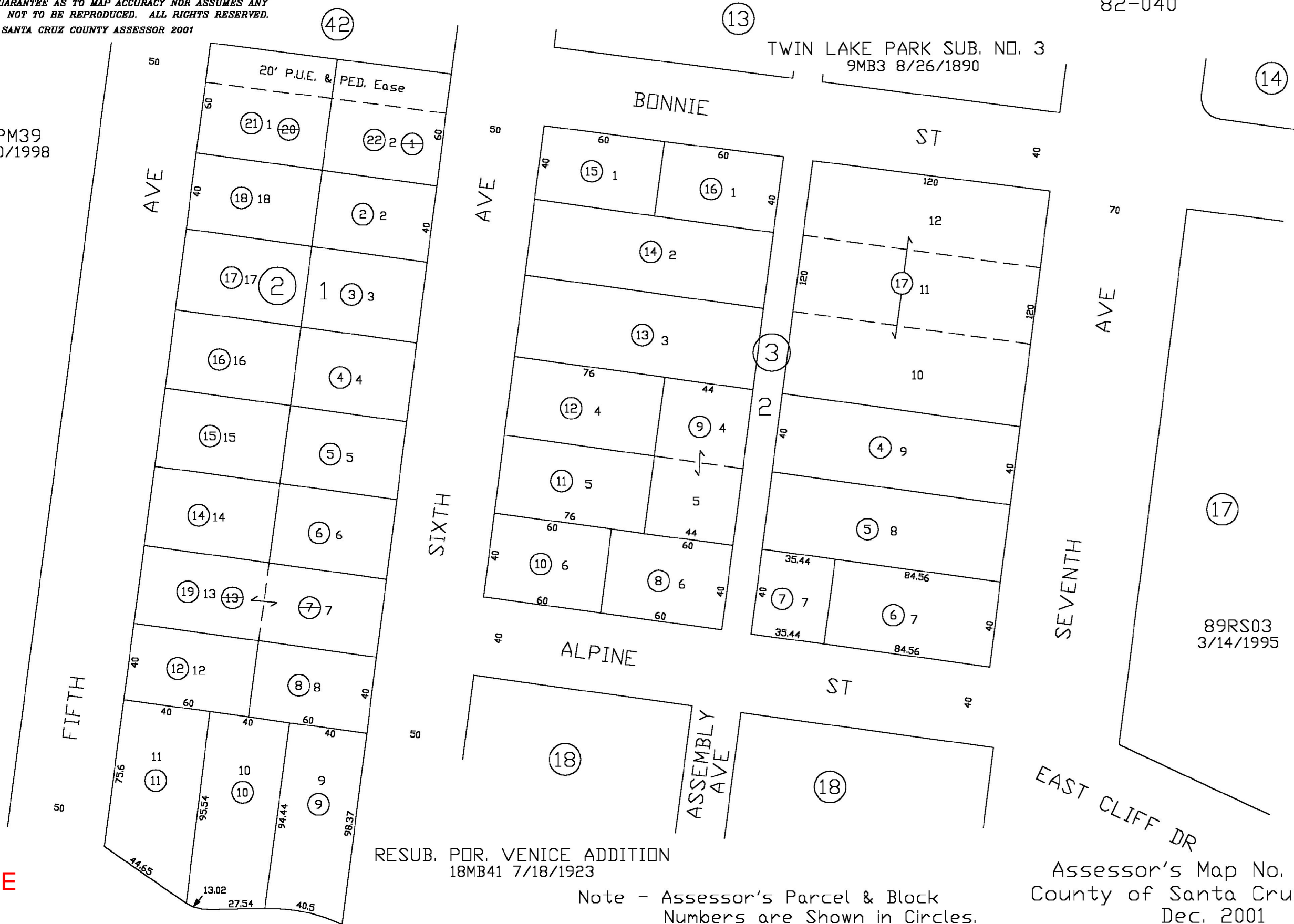


EXHIBIT E

RESUB. POR. VENICE ADDITION
18MB41 7/18/1923

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

Assessor's Map No. 27-16
County of Santa Cruz, Calif.
Dec. 2001



Parcel Location Map

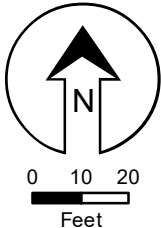


Parcel: 02716210

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

City Limits

EXHIBIT E





Parcel General Plan Map



CITY OF
SANTA CRUZ

027-162-10
(R-UH)

R-UH

O-R



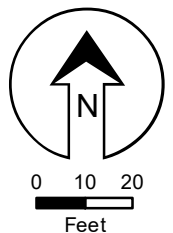
-  O-R Parks, Recreation & Open Space
-  R-UH Res. Urban High Density

EXHIBIT E





Parcel Zoning Map





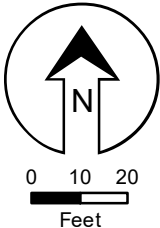
-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*

EXHIBIT E



Parcel Information

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Santa Cruz
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: NA

Parcel Information

Parcel Size: 3,920.40 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: East Cliff Drive
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 per dwelling)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm.: ☒ Yes ☐ No

Technical Reviews: NA

Environmental Information

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