



Staff Report to the Zoning Administrator

Application Number: **231383**

Applicant: Valerie Hart

Owner: Nobler

APN: 032-121-23

Site Address: 3615 Moana Way, Santa Cruz

Agenda Date: May 2, 2025

Agenda Item #:

Time: After 9:00 a.m.

Project Description: Proposal to construct a 536 square foot second story addition to an existing non-conforming single family dwelling, includes a new rooftop deck over the existing garage.

Requires Variances to reduce the required rear yard setback from 15 feet to approximately 6 feet (to the existing lower floor setback for proposed deck over garage), to reduce the required side yard setback from 5 feet to approximately 4 feet (to the existing lower floor setback for the second story addition), to reduce the required street side yard setback from 8 feet to approximately 4 feet (to new roof top deck rails and to post supports on entry porch), to increase the maximum Floor Area Ratio from 60% to 63.6%, and a Design Review exception to the Pleasure Point combining district standards to allow the second story to encroach into the 7 foot second floor side yard setback for parcels 30 feet in width.

Location: Property located on the north side of Moana Way between Madrone Avenue and 37th Avenue in the Live Oak planning area (3615 Moana Way).

Permits Required: Variance, Design Review Exception, Minor Site Development Permit

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231383, based on the attached findings and conditions.

Project Description & Setting

This application is a proposal to construct a 536 square foot upper floor addition to an existing one story single family dwelling (approximately 909 square feet in area with 310 square foot single car garage) and a new 255 square foot first floor rooftop deck proposed above the existing garage.

The subject property is located in a single family residential neighborhood in the Pleasure Point area of the Live Oak Planning Area. The area is characterized by smaller homes on small lots, with a variety of architectural styles and building forms in the surrounding neighborhood.

Variances are required because modifications are requested to zone district site standards (reduced setbacks and increased Floor Area Ratio).

A Design Review Exception is required to modify the building envelope requirements of the Pleasure Point combining district.

A Minor Site Development Permit is required for an addition greater than 500 square feet on property located in a coastal special community (Pleasure Point combining district).

A Coastal Development Permit is not required because the project site is located within the mapped Residential Exclusion area.

Zoning & General Plan Consistency

The subject property is a 2,405 square foot lot, located in the R-1-4-PP (Single family residential - 4,000 square feet minimum, Pleasure Point combining district) zone district, a designation which allows residential uses. The proposed addition is to an existing single family residence 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.

The existing residence is nonconforming to the required R-1-4-PP zone district setbacks; the existing structure encroaches into the required yard setbacks as noted in the site standards chart below.

	R-1-4-PP Site Standards	Existing	Proposed Addition
Front yard setback	15'	5'-6"	23'-2"
Rear yard setback	15'	6'-2"	16'-7" to addition *6'-2" (existing) to deck
Side yard setback (interior)	5' (interior) 7' to upper floor (-PP combining district)	4'-3" (interior)	*4'-5" to addition
Street side yard setback (Moana Way)	8' (street side)	7'-8" to residence 4'-5" to garage	11'-7" to addition *4'-5" to porch and deck rails
Maximum height	28'	14'	23'-10"
Maximum % lot coverage	45%	41.3%	41.7%
Maximum Floor Area Ratio	60%	41.3%	*63.6%
Maximum number of stories	2	1	2
Parking (1 BR)	1 space required	1 space (garage)	1 space (garage)

** (indicates a variance or exception to site standard)*

The required off-street parking for a one bedroom detached residence will be provided in the single car garage on the project site. No increase in bedroom count is proposed.

Variance

The existing single story residence encroaches into the required yard setbacks as indicated above. The proposed second story addition would not encroach further into the required side yard setback than the existing lower floor and the addition would comply with the required front and rear yard setbacks. Variances to required yard setbacks are requested in order to allow the addition to be placed over the existing first floor within the required five foot side yard setback, and to allow a first story rooftop deck within the required eight foot street side yard setback and fifteen foot rear yard setback, as well as porch support posts within the required eight foot street side yard setback. The applicant has also requested an increase in the 60% maximum Floor Area Ratio to 63.6%.

The upper floor addition is proposed within the required five foot side yard setback, at approximately four feet, over the existing residence. A variance to the required five foot side yard setback is required.

A rear yard deck is allowed to encroach up to 6 feet into the required rear yard setback as long as the encroaching deck area is cantilevered and not directly supported from below, per SCCC 13.10.323(F)(1). The proposed deck would project more than 6 feet into the required rear yard setback and would be constructed over the existing garage, so it cannot be cantilevered. For these reasons, a variance to reduce the required rear yard setback from fifteen feet to six feet for the second story deck is required. The proposed deck would be located over the existing garage which is within the required five foot side yard setback and eight foot street side yard setback and the deck is included as part of the variance request to those yard setbacks.

The application includes a request to allow the proposed front porch to be located within the required eight foot street side yard setback, with a setback of approximately four feet, and is included as part of the variance request to the street side yard setbacks.

The existing residence is approximately 909 square feet in floor area with a 310 square foot attached garage. The total area of the proposed addition would be 536 square feet for a total floor area (not including 225 square feet of the attached garage, which is exempt) of approximately 1,530 square feet.

This proposal includes a request to increase the maximum floor area ratio (FAR) from 60% to 63.6%. Since the parcel is less than 4,000 square feet in area, this request for increased FAR can be considered as a minor exception (a form of variance) to site standards, per SCCC 13.10.235(B). The minor exceptions ordinance was adopted to allow minor adjustments in the required site standards.

The variance requests described above are considered as reasonable, in that the following special circumstances affect the subject property. The parcel is smaller than the R-1-4-PP zone district minimum (at 2,405 square feet), narrow (at 30 feet in width), and oriented so that vehicular rights of way are located on three sides of the property. The granting of the requested variances would allow construction of a modest addition over the existing residence without an increase in building footprint on the property.

Exception to Pleasure Point Combining District Standards

The subject property is located within the Pleasure Point (-PP) combining district. Within the Pleasure Point combining district there are specific requirements for building envelopes and upper floor construction. A seven foot second floor step-in is required from the side property lines per SCCC 13.10.446(A)(1)(b) for lots that are 30 feet in width. The upper floor of the proposed addition is designed to comply with the seven foot side yard step-in on one side, but the addition is located over the side wall of the existing residence which is within the interior side yard setback. A design review exception is required to modify the Pleasure Point combining district standards. The proposed exception is considered reasonable in that the placement of the upper level addition would not create a substantial visual impact or increase shading of neighboring parcels and houses in an unacceptable manner, while allowing improvements to an existing residence on a parcel that is constrained in terms of parcel size, lot width, and location adjacent to vehicular rights of way on three sides. It is not anticipated that these minor adjustments would affect shading or privacy of adjacent properties, which is primarily the purpose of the Pleasure Point combining district design standards.

In considering the granting of an exception to the Pleasure Point combining district standards, it is also necessary to evaluate the design of the proposed addition in regard to the context of the surrounding neighborhood. In this case, the proposed addition would result in a two story structure with a smaller upper floor, stepped in on one side, consistent with the intent of the Pleasure Point combining district. Furthermore, the proposed second story addition is designed and articulated in a manner (with sloped roof planes and consistent architectural materials) consistent with other homes in the surrounding area.

Minor Site Development Permit

The proposed addition complies with the requirements of the County Design Review Ordinance, in that the proposed project includes a Minor Site Development Permit and will incorporate site and architectural design features such as pitched roof planes and consistent exterior materials in order to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Coastal Exclusion

The proposed addition is located within the coastal zone and is also within a designated Residential Exclusion Area. Modifications to the existing structure qualify for a Residential Exclusion and do not require a Coastal Development Permit (per County Code/Local Coastal Program section 13.20.071(a)).

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 **231383**, 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
- G. Comments & Correspondence

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: 231383

Assessor Parcel Number: 032-121-23

Project Location: 3615 Moana Way, Santa Cruz

Project Description: Proposal to remodel and construct additions to an 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)

Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a residential addition in an area designated for residential uses.

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

Randall Adams, Project Planner

Date:_____

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 location of the addition 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 minimum - Pleasure Point combining district) zone district as the primary use of the property will continue to be one single family dwelling.

The proposed project is in conformance with the purpose of the Pleasure Point Community Design Combining District (as specified in County Code section 13.10.444) in that the proposed second floor addition will not create a substantial visual impact or increase shading of neighboring parcels and houses in an unacceptable manner. The construction of a second story on the existing residence is in conformance with the Pleasure Point combining district building envelope, except for reducing interior side yard setback for upper floors over from seven feet to approximately four feet above the existing residence. The required findings for an exception to the Pleasure Point combining district have been made for this alternative design.

The proposed addition will be in compliance with all required site standards, except for the requested variances to site standards and an exception to the Pleasure Point combining district building envelope. Findings for each of these requested variances and the exception to the Pleasure Point combining district building envelope have been made.

- (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 proposed residential use is in substantial conformance with the use and density requirements specified for the R-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The subject property is located within the Pleasure Point combining district coastal special community and all requirements of the combining district have been met, including a request for

an exception to the

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

- (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 addition will not add any additional bedrooms to the existing residence. The expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day (1 peak trip per dwelling unit). The project 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 addition is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (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 this project is located within a mapped residential exclusion area, includes modifications to an existing single family dwelling, 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 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 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.

Variance Findings

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

This finding can be made, in that the proposed variances to reduce the required rear yard setback from 15 feet to approximately 6 feet (to the existing lower floor setback for proposed deck over garage), to reduce the required side yard setback from 5 feet to approximately 4 feet (to the existing lower floor setback for the second story addition), to reduce the required street side yard setback from 8 feet to approximately 4 feet (to new roof top deck rails and to post supports on entry porch), to increase the maximum Floor Area Ratio from 60% to 63.6% are recommended in order to allow a modest upper floor addition to the existing residence. The small size of the parcel, the narrow width of the parcel, and the location of the existing residence on the lot relative to surrounding rights of way, are the special circumstances affecting the subject property.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the variance will allow the minor expansion of an existing residence on a residentially zoned parcel and the structure will be adequately separated from improvements on surrounding properties. No increase in structure footprint is proposed as a component of this project.

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

This finding can be made, in that other properties in the neighborhood are developed with single family dwellings and the proposed second story is a modest addition to the existing structure which is located on a small lot. Therefore, it would not be a grant of a special privilege for the construction of an addition to the existing residence on the subject property. The proposed residential structure will be consistent with the existing pattern of development in the neighborhood.

Exceptions to the Pleasure Point Residential Development Standards

Exceptions to the Pleasure Point residential development standards may be granted if the Development Permit Findings and at least one of the following additional findings can be made:

1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or

This finding can be made in that the proposed minor encroachment of the addition into the upper floor side setback of the building envelope specified in the Pleasure Point Community Design Combining District, SCCC 13.10.446(A)(1)(b), will not result in unacceptable shading of the adjacent parcel to the north. The proposed addition would encroach into the required seven foot upper floor setback less than three feet.

2. The Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or

The proposed project is designed to conform to the building envelope specified in the Pleasure Point Community Design Combining District, SCCC 13.10.446(A)(1)(b), except for an approximately three foot encroachment of the upper floor located above the existing residence. An exception to the Pleasure Point Community Design Combining District standards is considered a superior alternative design, in that imposition of the required building envelope would further constrain improvements to an existing structure on a smaller parcel in a manner that would not be visually consistent with the existing structure or the proposed addition.

3. The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.344.

This finding can be made for the reasons specified in Finding # 2, above.

Conditions of Approval

Exhibit D: Project plans, prepared by Valerie Hart Residential Design, revised 11/10/24.

- I. This permit authorizes the construction of an addition to the existing single family dwelling with variances and exceptions to site standards 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, if required.
- 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. Grading, drainage, and erosion control plans.
 4. 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.

5. Details showing compliance with fire department requirements.
 - B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements of the City of Santa Cruz Water District.
 - D. Meet all requirements of the Santa Cruz County Sanitation District.
 - E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - H. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings.
 - I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings.
 - J. 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.
 - K. Provide required off-street parking for 1 car. 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.
 - L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be

installed.

- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. 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.

GENERAL NOTES

1. ALL REFERENCES TO "CONTRACTOR" SHALL INDICATE GENERAL CONTRACTOR AND THE SUBCONTRACTORS IN HIS EMPLOY; THEY SHALL BE ONE IN THE SAME.

2. THE STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS; IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE DESIGN DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE DESIGN DRAWINGS AND THE CONSULTANTS' DRAWINGS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.

3. PROVIDE ALL LABOR, MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS. WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION AND CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR, MATERIALS AND EQUIPMENT TO COVER THE TIMELY INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED.

4. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

(A) ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.

(B) THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.

(C) THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.

(D) SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED BY CONTRACTOR TO THE RESPECTIVE DEPARTMENTS FOR APPROVAL AND PERMIT. CONTRACTOR SHALL PAY FOR THE RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO OWNER.

5. BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH THE PLANS AND NOTES, AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE LOCATION OF ANY EXISTING STRUCTURES OR CONDITIONS THAT MAY AFFECT THIS WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS AND DETERMINATIONS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS BID.

6. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND AT ONCE REPORT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER TO THE DESIGNER.

7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS.

8. A COMPLETE SET OF PRINTS WILL BE PROVIDED WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THAT SET. AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO DESIGNER.

9. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, DESIGNER SHALL BE NOTIFIED FOR CLARIFICATION.

10. ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS, FACE OF STUDS AND FACE OF FOAM BLOCK UNLESS OTHERWISE NOTED.

11. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BOXES. ANY DAMAGED BOXES SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN INSPECTOR PRIOR TO ANY WORK.

13. CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL APPLIANCES, FINISHES AND AVAILABILITY PRIOR TO LOCATING ROUGH OPENING, PLUMBING AND ELECTRICAL. CONTRACTOR TO COORDINATE APPLIANCE INSTALLATION WITH ALL APPLICABLE TRADES AS SPECIFIED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

14. CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL MATERIALS, FIXTURES AND EQUIPMENT PRIOR TO ORDERING.

NOBLER RESIDENCE

DRAWING INDEX

ARCHITECTURAL SHEETS:

T1: TITLE SHEET & SITE PLAN

A1: SURVEY

A1: SITE PLAN

A2: EXISTING FLOOR AND ROOF PLAN

A3: EXISTING ELEVATIONS

A4: PROPOSED LOWER FLOOR PLAN

A5: PROPOSED UPPER FLOOR PLAN AND ROOF PLAN

A6: PROPOSED ELEVATIONS

A7: PROPOSED SECTION AND SHADOW STUDY

PARCEL MAP

VICINITY MAP

FLOOR AREA RATIO AND LOT COVERAGE

LOT AREA: 2,405 SQ.FT.

ARCHITECTURAL FEATURE	NET FLOOR AREA CALCULATION (FAR)	LOT COVERAGE
LOWER FLOOR (NOT COUNTING GARAGE)	909 S.F.	909 S.F.
UPPER FLOOR	536 S.F.	
GARAGE	310 S.F.	310 S.F.
ATTIC/ BASEMENT/ MEZZANINE	DO NOT COUNT	
DECK/PORCH FULLY ENCLOSED	0 S.F.	0 S.F.
DECK, CANTILEVERED, UNCOVERED	DO NOT COUNT	0 S.F.
DECK, SUPPORTED, UNCOVERED >18"	DO NOT COUNT	0 S.F.
COVERED DECK/PORCH	0 S.F.	0 S.F.
DECK, SUPPORTED, UNCOVERED	DO NOT COUNT	0 S.F.
DECK, 2ND FLOOR ROOFTOP	DO NOT COUNT	DO NOT COUNT
EXTERIOR STAIRS & LANDINGS	0 S.F.	0 S.F.
TRELLIS OR ARBOR	DO NOT COUNT	0 S.F.
GARAGES, CARPORTS CREDIT	<225 S.F.>	<225 S.F.>
ACCESSORY STRUCTURE, GREENHOUSE	0 S.F.	0 S.F.
BAY WINDOWS	0 S.F.	0 S.F.
CHIMNEYS	0 S.F.	8 S.F.
AWNINGS, FENCES AND WALLS	DO NOT COUNT	DO NOT COUNT
ELEVATOR SHAFTS, ATRIUMS, COURTYARDS	DO NOT COUNT	0 S.F.
TOTALS	1,530 S.F.	1,002 S.F.
MAX F.A.R. = 60% (1,411.34 SQ.FT.)		
MINOR EXCEPTION CAN BE UP TO 69%	*63.6%	41.7%
MAX. LOT COVERAGE: 45% (1,058.5 SQ.FT.)		

VARIANCE APPLICATION

1. **FLOOR AREA RATIO:** A MINOR EXCEPTION IS REQUESTED TO INCREASE THE FLOOR AREA RATIO FROM 60% TO 63.6% (AN 8.33% INCREASE). THIS VARIANCE OR MINOR EXCEPTION IS REQUESTED DUE TO THE SMALL SIZE OF THE PARCEL.

2. **SIDE YARD REDUCTION:** A MINOR EXCEPTION IS REQUESTED TO REDUCE THE SIDE YARD FROM 5'-0" TO 4'-3" AS ALLOWED WITH A 15% REDUCTION. THE EXISTING RESIDENCE IS CURRENTLY 4'-3" FROM THE SIDE PROPERTY LINE. WE ARE REQUESTING THAT THE 2ND STORY INTERIOR SIDE YARD SETBACK IS REDUCED TO 4'-5.5" IN LINE WITH THE 1ST STORY. THE PLEASURE POINT GUIDELINES STATE THAT LOTS 30" AND OVER HAVE A 2ND STORY REDUCED SETBACK, BUT ON A CORNER LOT, THE INCREASED EXTERIOR SIDE YARD SETBACK IN ESSENCE REDUCES THE BUILDABLE AREA WITHIN THAT LOT TO BE EQUAL TO ONE WITH A FRONT YARD WIDTH OF LESS THAN 30". THUS, WE ARE ASKING FOR THE 2ND STORY TO STAY IN LINE ON THE INTERIOR SIDE YARD WITH THE FIRST STORY, AS ALLOWED WITH LOTS LESS THAN 30" WIDE.

3. **REAR YARD SETBACK REDUCTION:** A VARIANCE IS REQUESTED TO REDUCE THE REAR YARD SETBACK FROM 15' TO 6'-2.5" AS THE REAR OF THE PROPERTY OPENS ONTO AN ALLEY AND THE SMALL SIZE OF THE LOT. THE EXISTING GARAGE IS CURRENTLY 6'-2.5" FROM THE REAR PROPERTY LINE AND WE ARE PROPOSING A DECK ABOVE THE GARAGE NOT TO EXCEED 15' IN HEIGHT.

4. **EXTERIOR SIDE YARD SETBACK REDUCTION FOR ENTRY PORCH:** A VARIANCE IS REQUESTED FOR THE EXTERIOR SIDE YARD SETBACK TO ENTRY PORCH OF 4'-5.5", REDUCED FROM 8'-0".

FIRE NOTES

FIRE HYDRANT INFORMATION: FIRE FLOW REQUIRED: 1,000 GPM/120 MIN (APPROX. 30 FT TO PROPERTY)

LOCATION: HYDRANT LOCATED AT INTERSECTION OF 37TH AVENUE AND MOANA WAY.

THE 6" STEAMER HYDRANT IS CONNECTED TO A 6" WATER MAIN.

(APPROX. 30 FT TO PROPERTY)

HYDRANT: #1791

STATIC PRESSURE (PSI): 100

RESIDUAL PRESSURE (PSI): 80

FLOW (GPM): 1,087

FLOW @ 20 PSI (GPM): 2,298

DATE TESTED: 3/29/11

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
- ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND
- SEE DEFERRED SUBMITTAL FOR FIRE SPRINKLER NOTE.

BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION

PROPOSED 536 SQ.FT. UPPER FLOOR ADDITION TO EXISTING 1 BR, 1 BA SINGLE STORY, 909 SQ.FT. SINGLE FAMILY DWELLING WITH ATTACHED 310 SQ.FT. 1 CAR GARAGE RESULTING IN A 1 BEDROOM, 2 BATH, 1,445 SQ.FT. TWO STORY, SINGLE FAMILY DWELLING WITH 310 SQ.FT. GARAGE, PROPOSED 255 SQ.FT. DECK ABOVE EXISTING GARAGE WITH HEIGHT OF RAILS NOT TO EXCEED 15' IN HEIGHT. FIRE SPRINKLERS NOT REQUIRED AS PROPOSED SQUARE FOOTAGE (536 SQ.FT.) IS LESS THAN HALF OF ORIGINAL SQUARE FOOTAGE (1,219 SQ.FT.).

NOTE FOR ENVIRONMENTAL PLANNING:

PROPOSED NEW SQUARE FOOTAGE FOR ENVIRONMENTAL PLANNING PURPOSES COUNTS THE STAIRS ONCE:

471 SQ.FT. : NO SOILS REPORT REQUIRED.

PROJECT ADDRESS:

3615 MOANA WAY

SANTA CRUZ, CA 95052

032-121-23

PARCEL NUMBER:

R-3/U

OCCUPANCY CLASSIFICATION:

R1-4 PP

ZONING DESIGNATION:

R-UL TYPE V-B NON-SPRINKLERED

CONSTRUCTION TYPE:

LRA, WUI COMPLIANCE NOT REQUIRED

SRA:

2,405 SQ.FT.

LOT AREA:

1,445 SQ.FT.

TOTAL HEATED AREA:

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

CONTACTS

OWNER:

MARK NOBLER

3615 MOANA WAY

SANTA CRUZ, CA 95062

PH: (408) 309-3942

mnobler@oeiconsultants.com

PROJECT DESIGNER:

VALERIE HART RESIDENTIAL DESIGN

VALERIE HART

3680 N. RODEO GULCH ROAD

SOQUEL, CA 95073

PH: (831) 239-1609

valerie95062@yahoo.com

SURVEY:

MICHAEL BEAUTZ, C.E.

565 ROSSO COURT

SANTA CRUZ, CA 95062

PH: (831) 476-3748

janetbeautz@gmail.com

TITLE SHEET

VALERIE HART RESIDENTIAL DESIGN

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

nobler addition

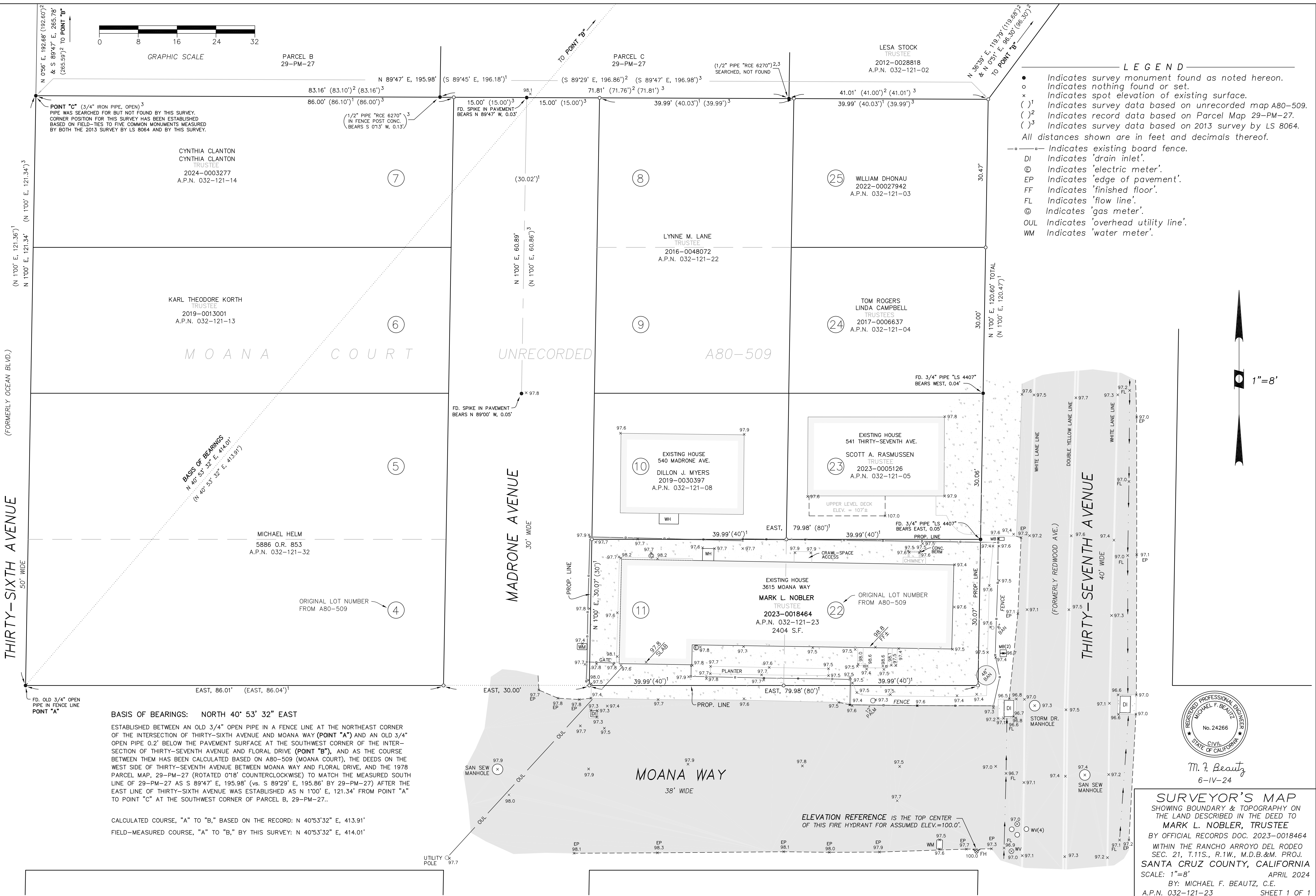
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apn: 032-121-23

discretionary permit: SEPTEMBER 16, 2024
plan check one: NOVEMBER 10, 2024

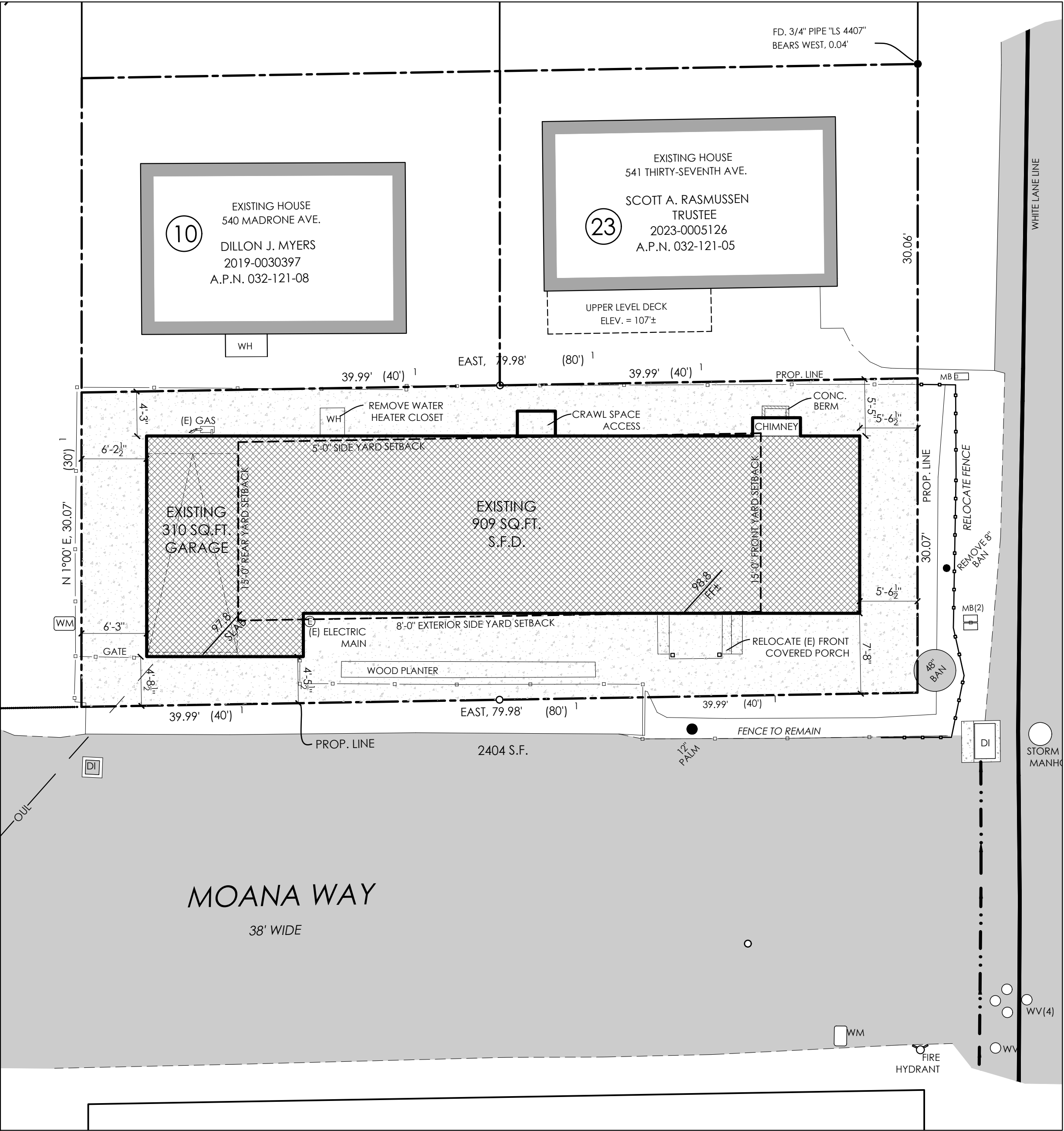
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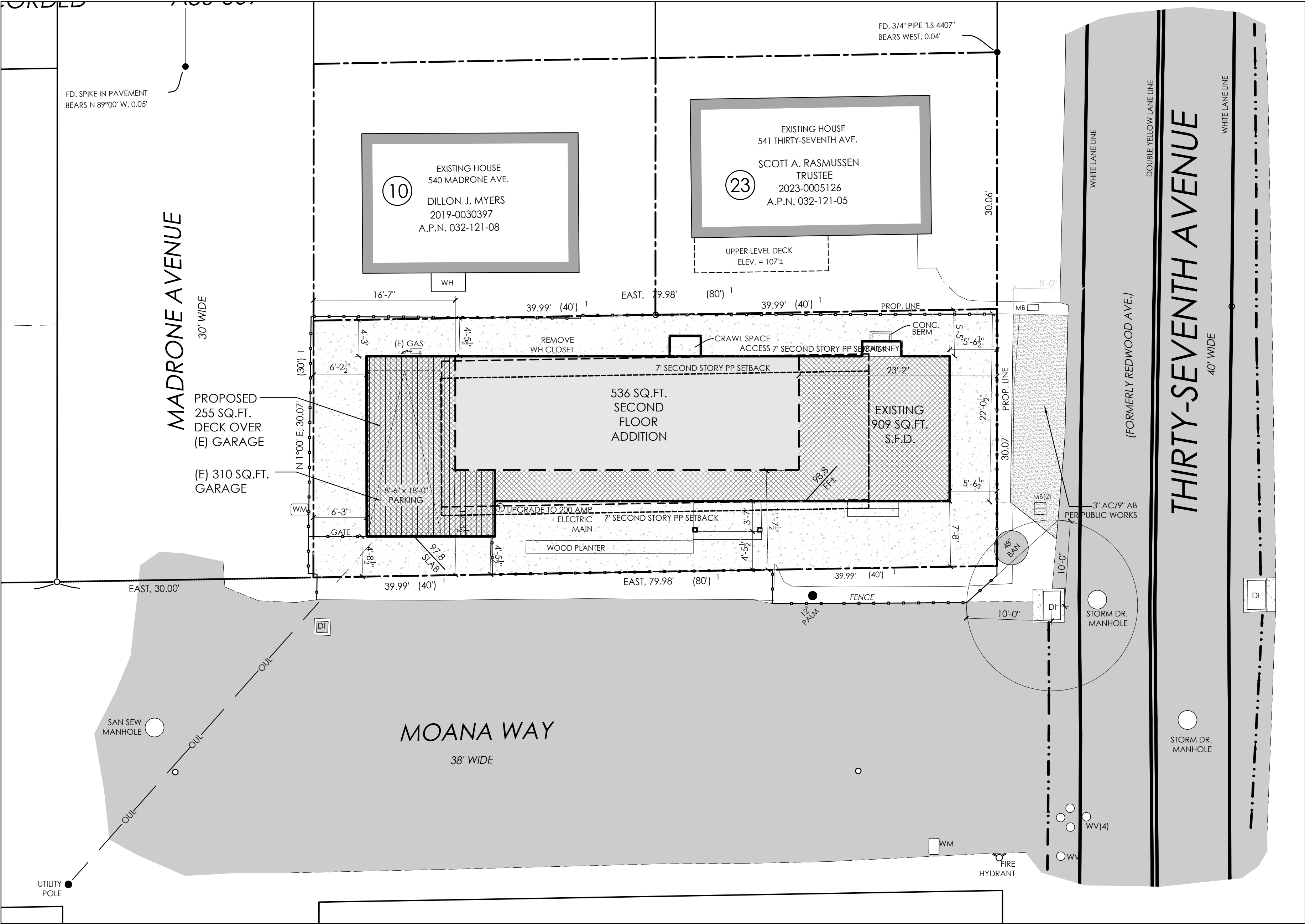
T1



AN ENCROACHMENT PERMIT WILL BE
REQUIRED FOR ANY IMPROVEMENTS,
UTILITY TRENCHING, OR ANY OTHER WORK
IN THE RIGHT OF WAY OF 37th AVE.



EXISTING/ DEMO SITE PLAN



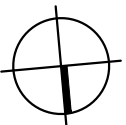
PROPOSED SITE PLAN

DRAINAGE NOTES

- EXISTING DRAINAGE PATTERN TO REMAIN. DOWNSPOUTS TO SPLASH BLOCKS
- ZONE 5 FEES WILL BE ASSESSED ON THE NET INCREASE IN PERMITTED IMPERVIOUS AREA FOLLOWING THE UNIFIED FEE SCHEDULE IN PLACE AT BUILDING PERMIT ISSUANCE. REDUCED FEES (50%) ARE ASSESSED FOR SEMI-PERVIOUS SURFACING WITHOUT LINERS (SUCH AS GRAVEL, PAVER BLOCKS, POROUS PAVEMENT, ETC.) TO OFFSET COSTS AND ENCOURAGE MORE EXTENSIVE USE OF THESE MATERIALS.
- SITE ASSESSMENT: THERE ARE NO EXISTING DRAINAGE ISSUES ON OR NEAR THE SITE AND IF ANY DRAINAGE ISSUES OR ADVERSE IMPACTS TO NEIGHBORING PROPERTIES, ROADWAYS, OR DRAINAGE PATHWAYS ARE ANTICIPATED RESULTING FROM THE PROPOSED IMPROVEMENTS

EXISTING & PROPOSED SITE PLAN

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



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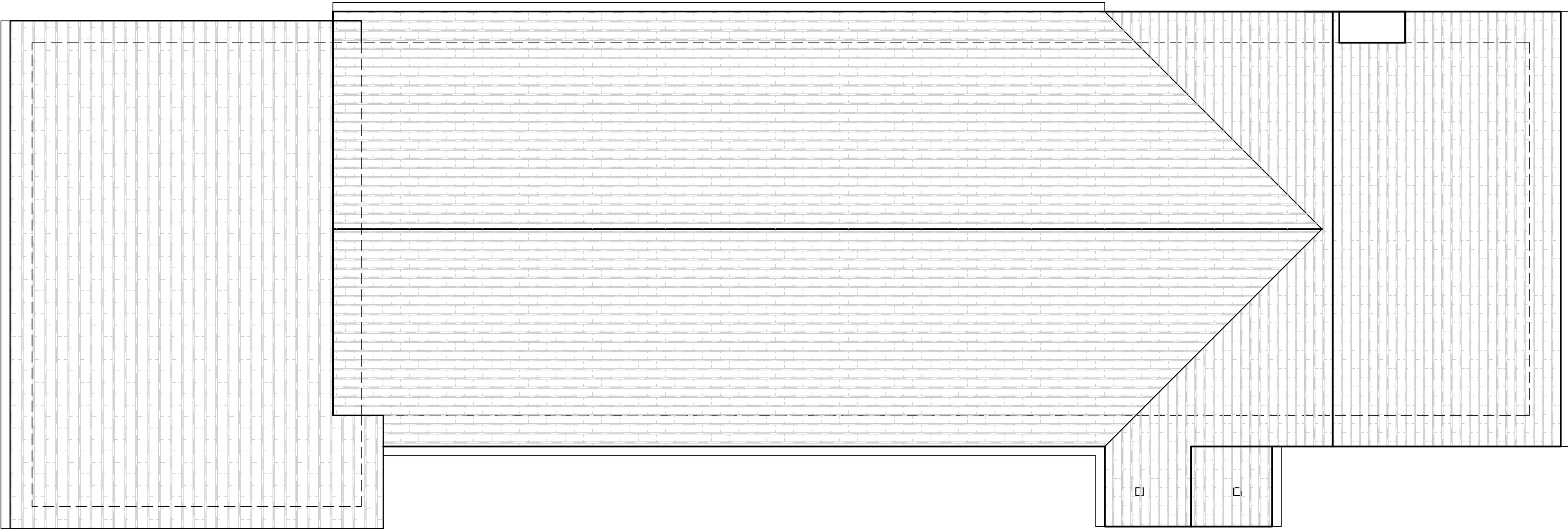
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apn: 032-121-23

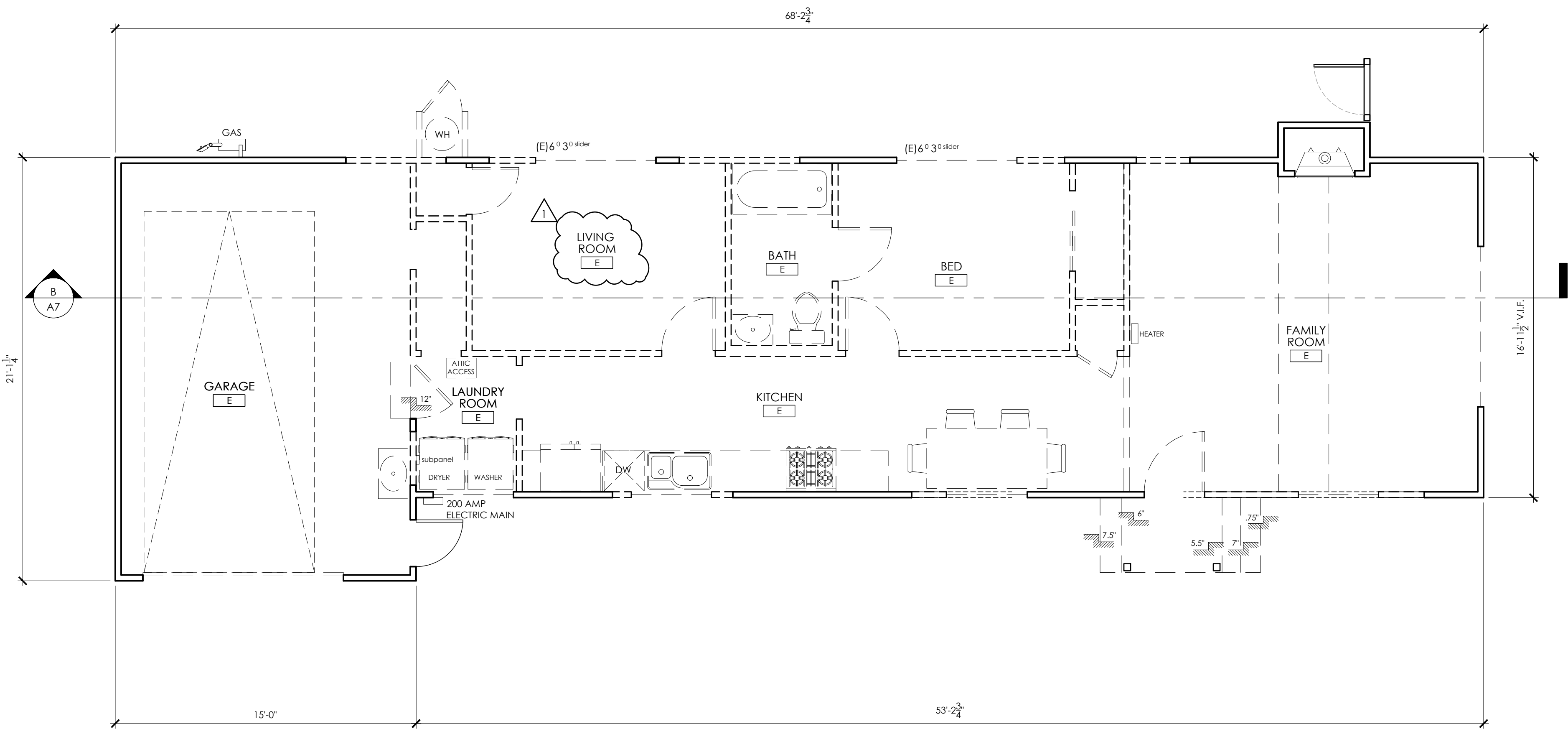
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plan check one: NOVEMBER 10, 2024

SHEET:

A1



EXISTING ROOF PLAN

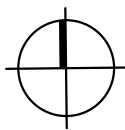


EXISTING LOWER FLOOR

WALL LEGEND	
	DEMOLITION STUD WALL
	EXISTING STUD WALL
	NEW 2 X 4 STUD WALL
	NEW 2 X 6 STUD WALL

EXISTING FLOOR & ROOF PLAN

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



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(831) 239-1609 valerie95062@yahoo.com

nobler addition

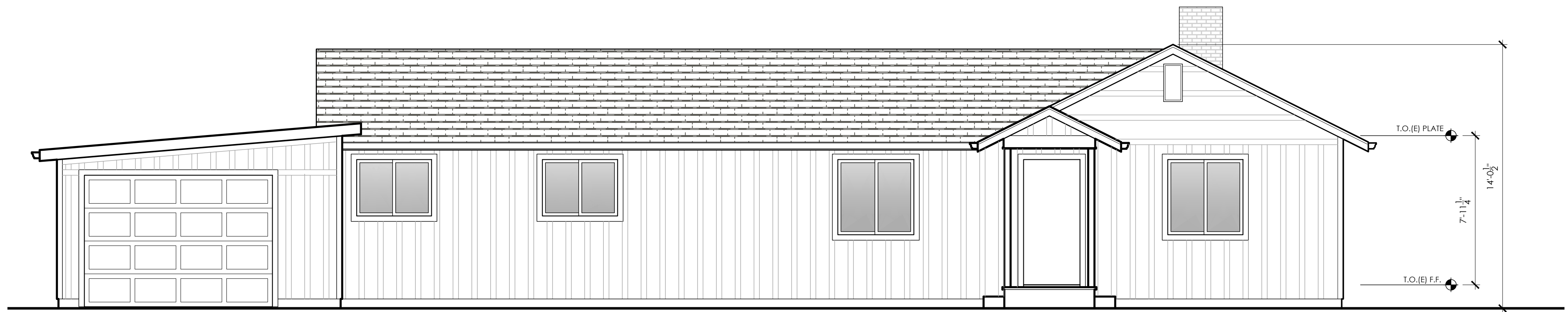
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apn: 032-121-23

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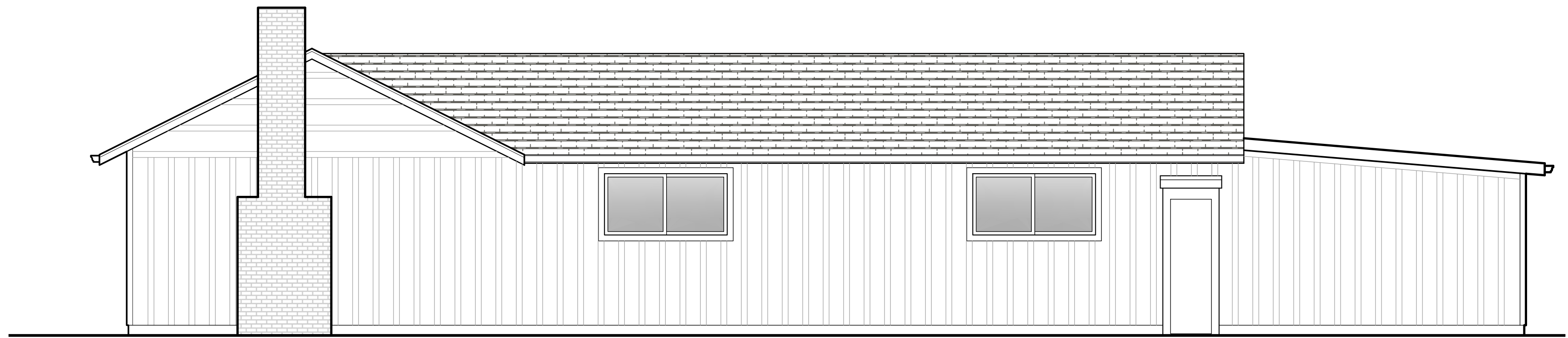
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NOVEMBER 10, 2024

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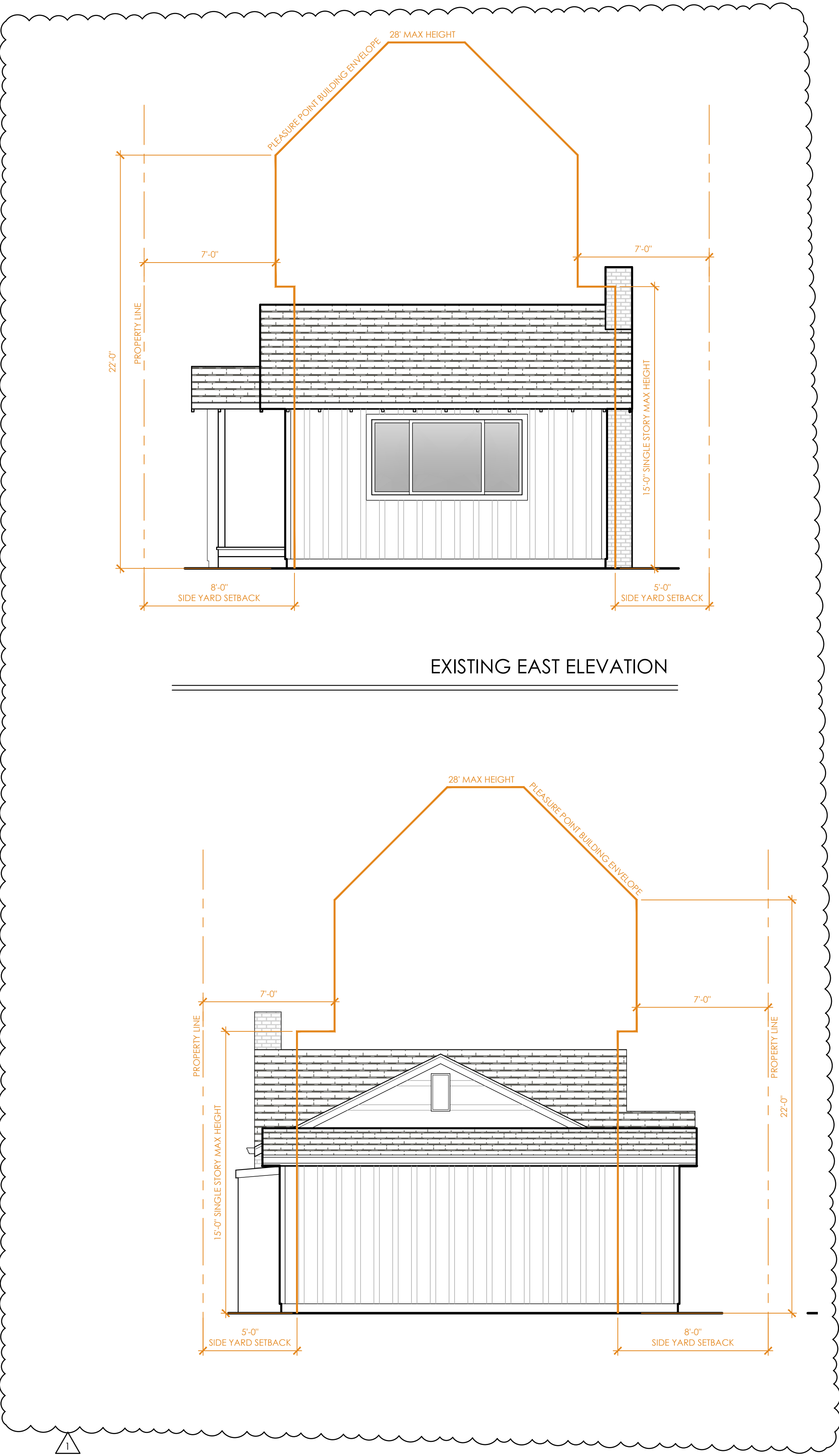
A2



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

EXISTING WEST ELEVATION

EXISTING ELEVATIONS

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

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nobler addition

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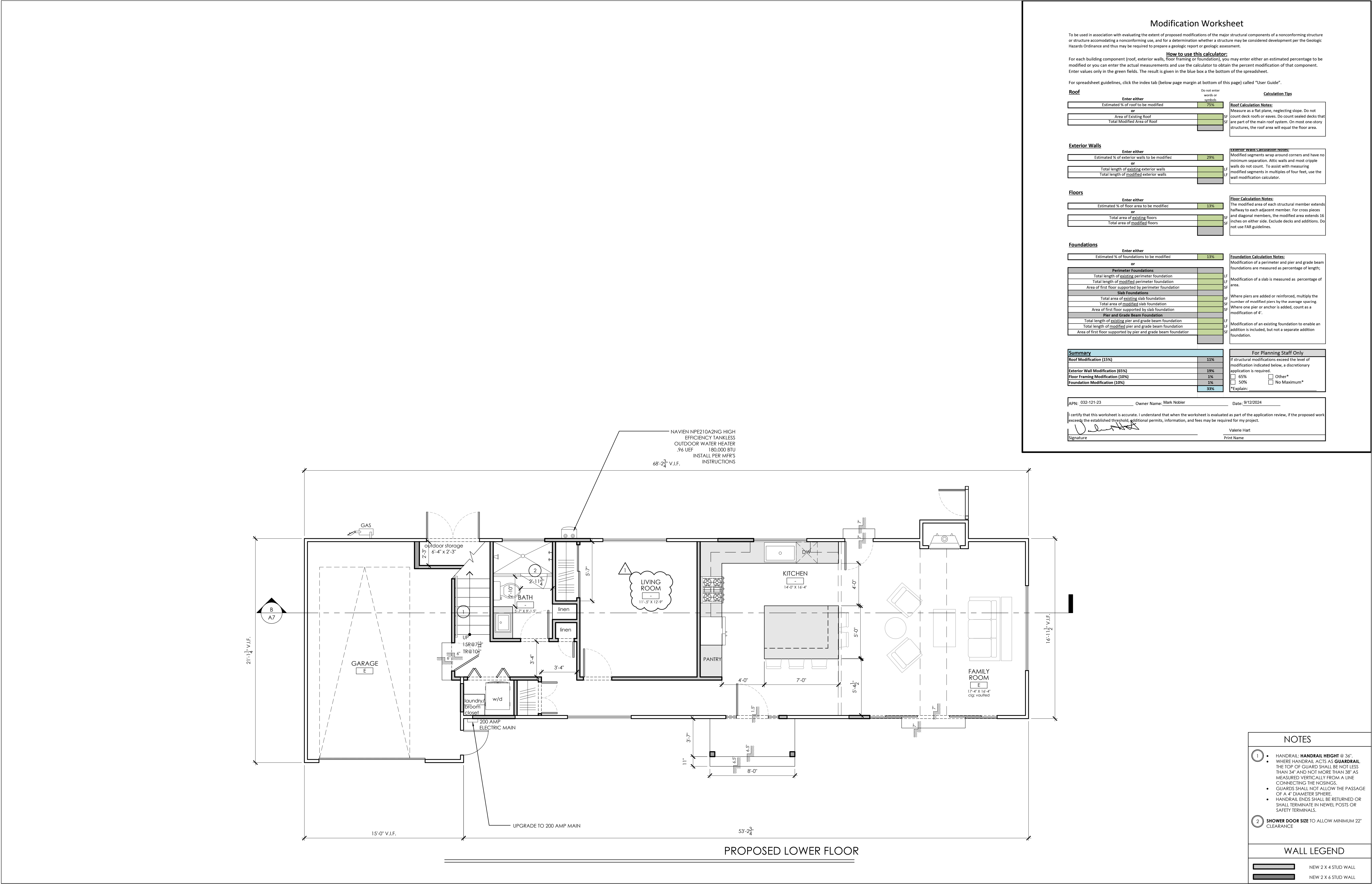


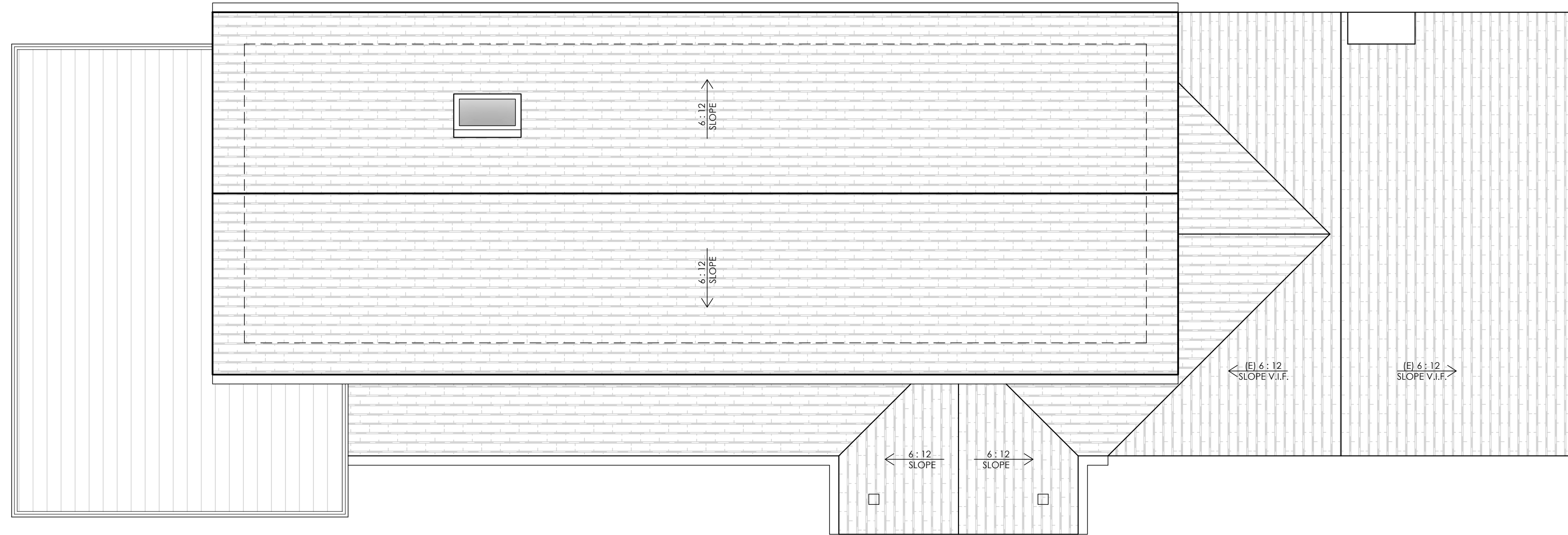
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plan check one:

SEPTEMBER 16, 2024
NOVEMBER 10, 2024

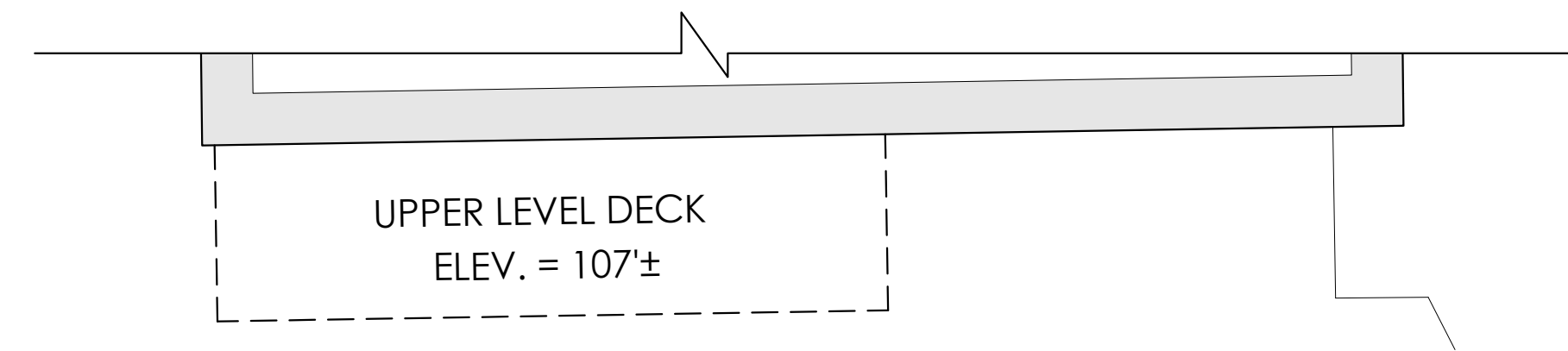
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A3

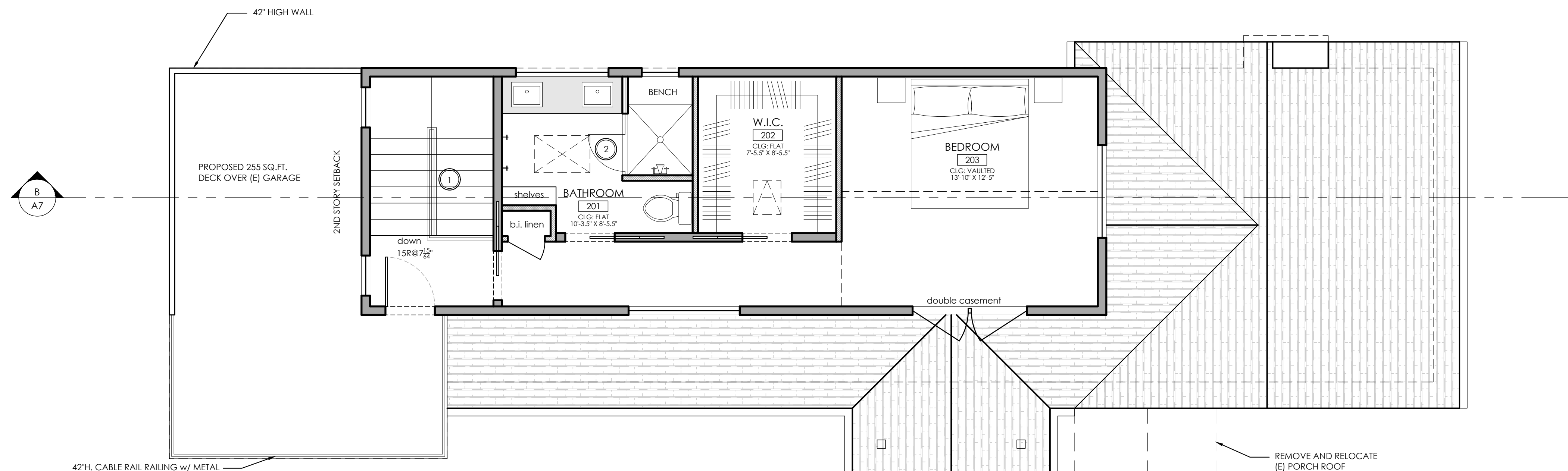




PROPOSED ROOF



UPPER LEVEL DECK
ELEV. = 107'±



42" H. CABLE RAIL RAILING W/ METAL CAP BY FEENEY ARCHITECTURAL PRODUCTS (OR EQ.)
CABLES SPACED 3" O.C.
W/ STAINLESS STEEL POSTS @ 5'-0" O.C.
CABLE STIFFENERS @ 2'-6" O.C. MAX.
FASCIA MOUNT.

REMOVE AND RELOCATE
(E) PORCH ROOF

PROPOSED UPPER FLOOR

NOTES

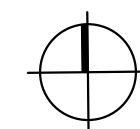
- HANDRAIL: **HANDRAIL HEIGHT @ 36"**
WHERE HANDRAIL ACTS AS **GUARDRAIL**, THE TOP OF GUARD SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.
GUARDS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE.
HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
- SHOWER DOOR SIZE** TO ALLOW MINIMUM 22" CLEARANCE

WALL LEGEND

	NEW 2 X 4 STUD WALL
	NEW 2 X 6 STUD WALL

PROPOSED FLOOR PLANS

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



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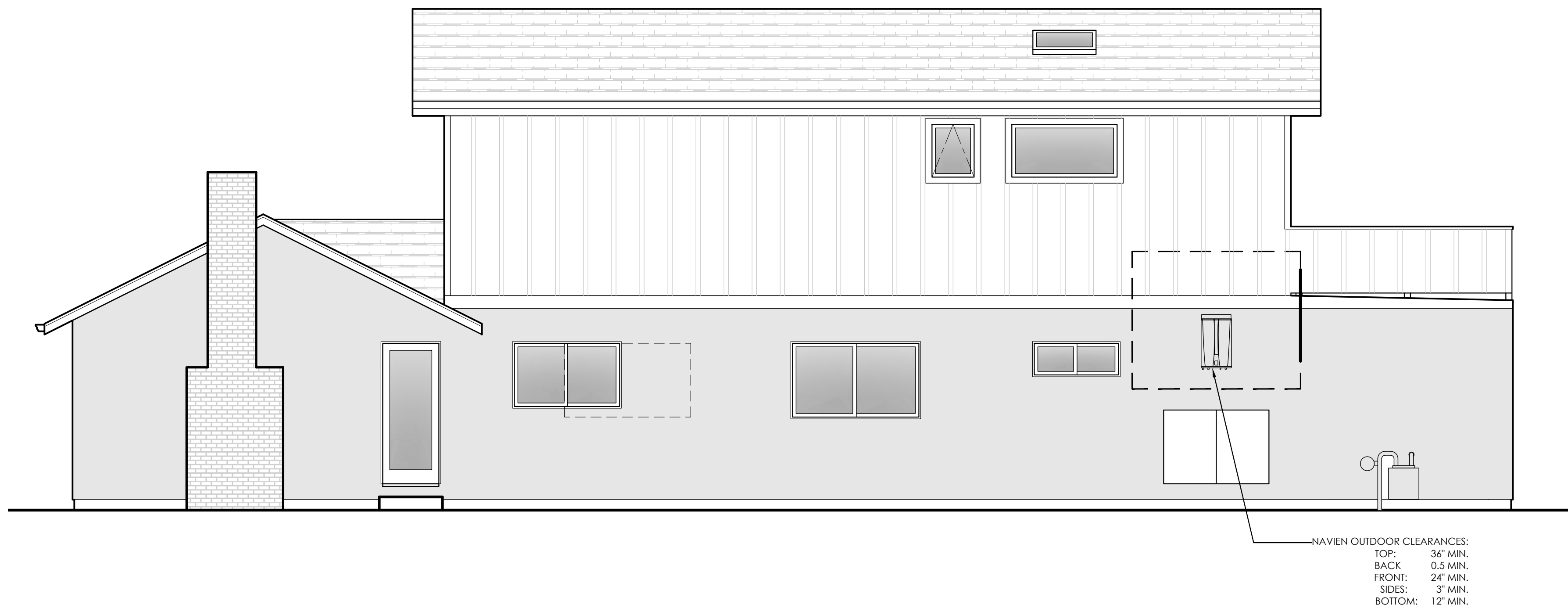
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NOVEMBER 10, 2024

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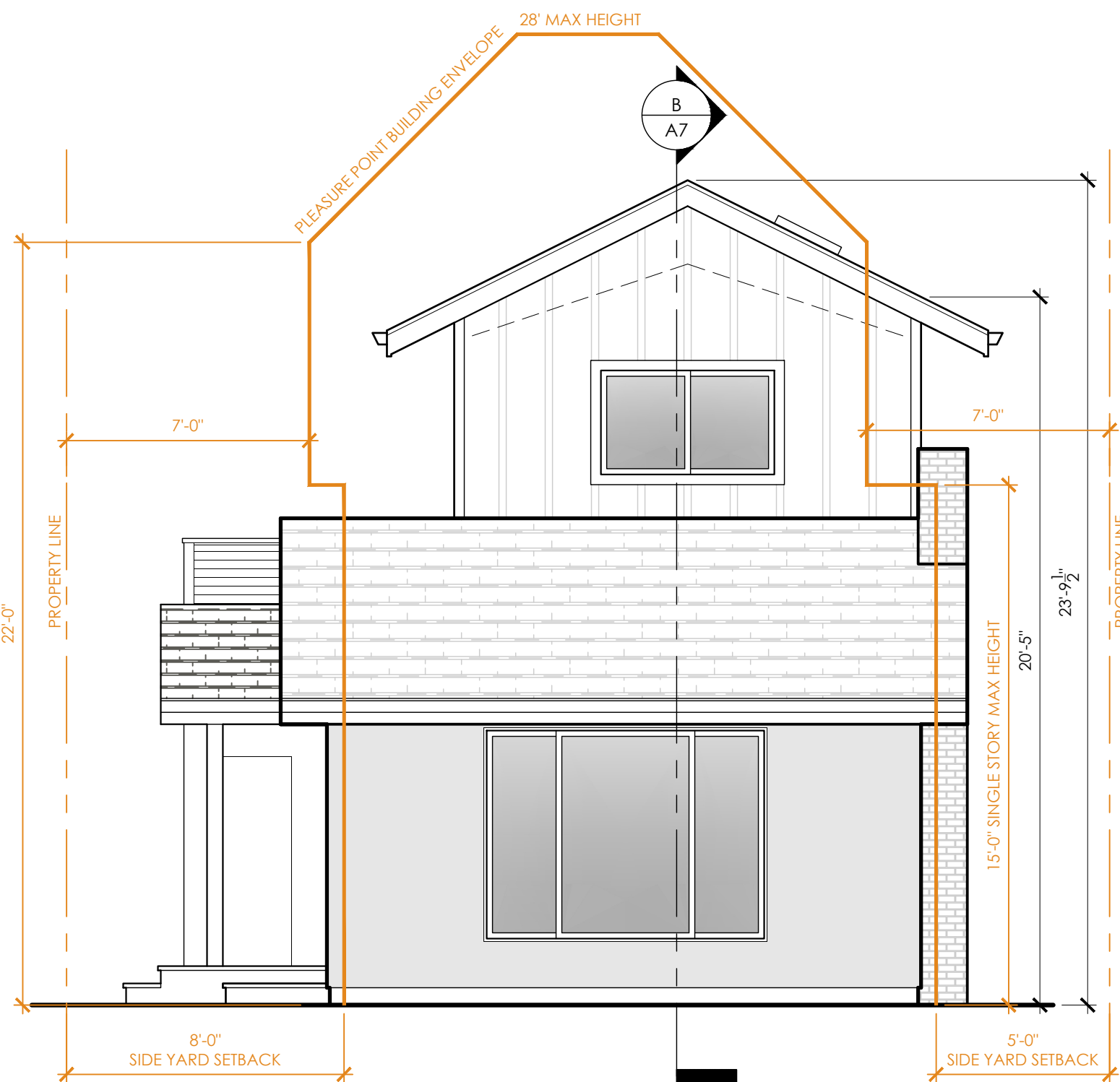
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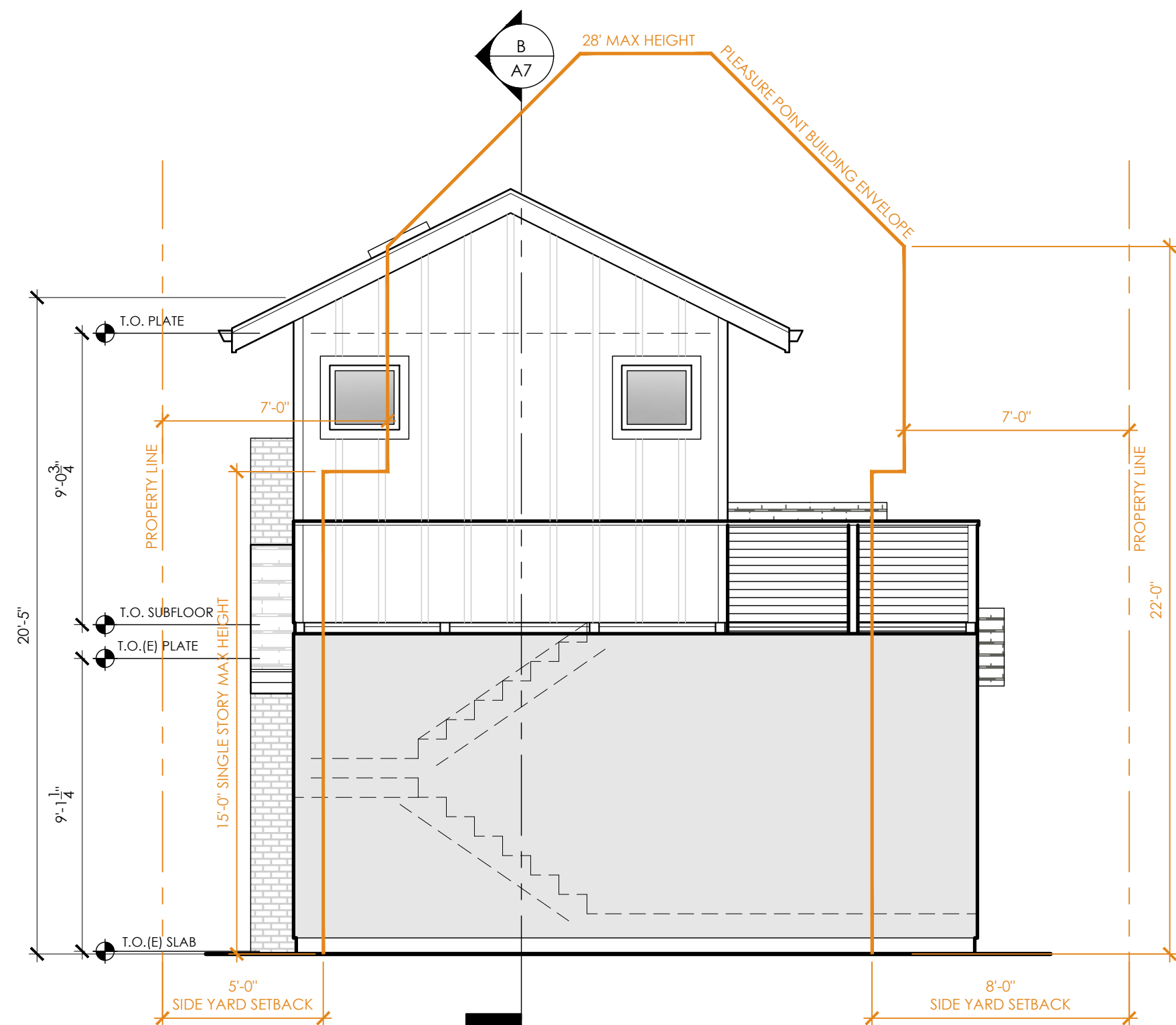
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

PROPOSED ELEVATIONS

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

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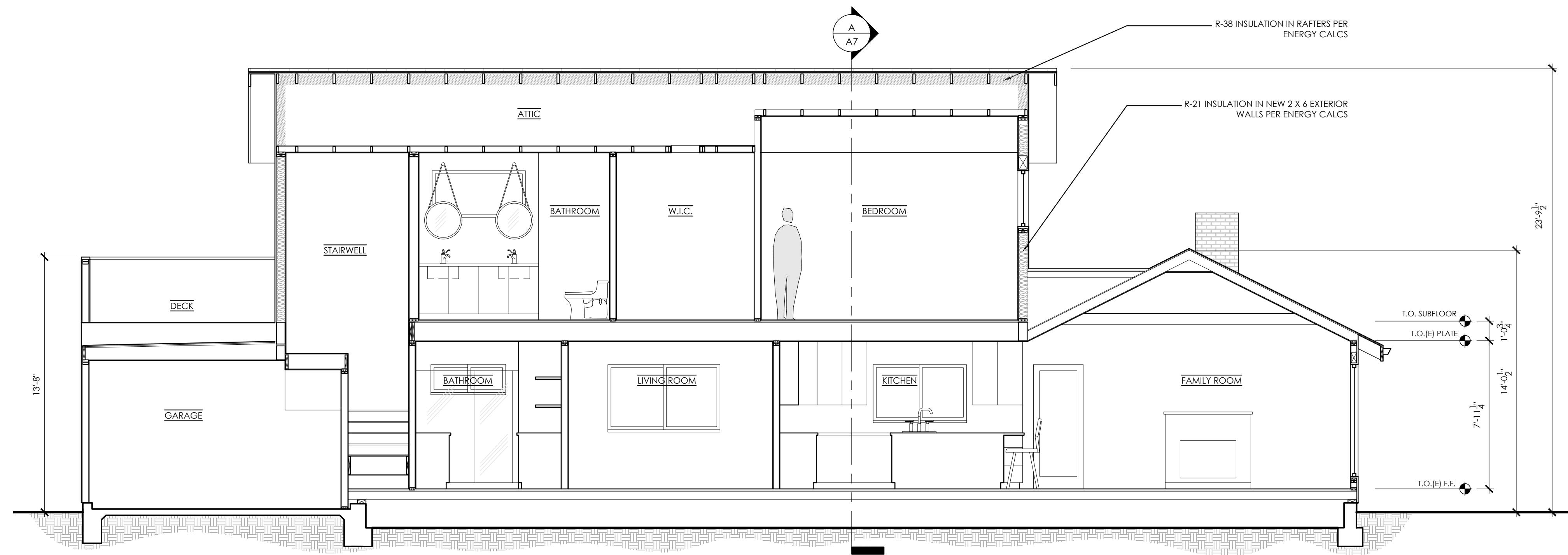
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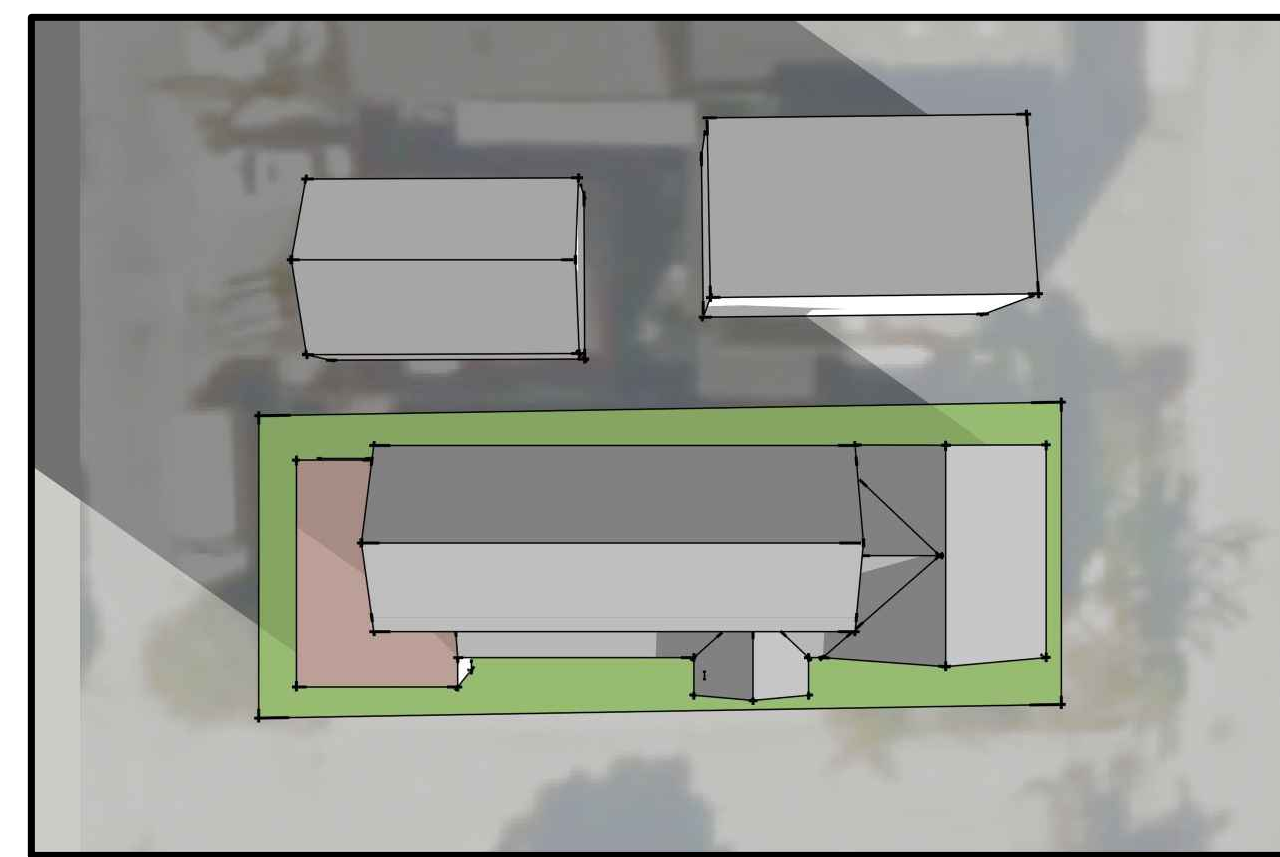
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plan check one: NOVEMBER 10, 2024

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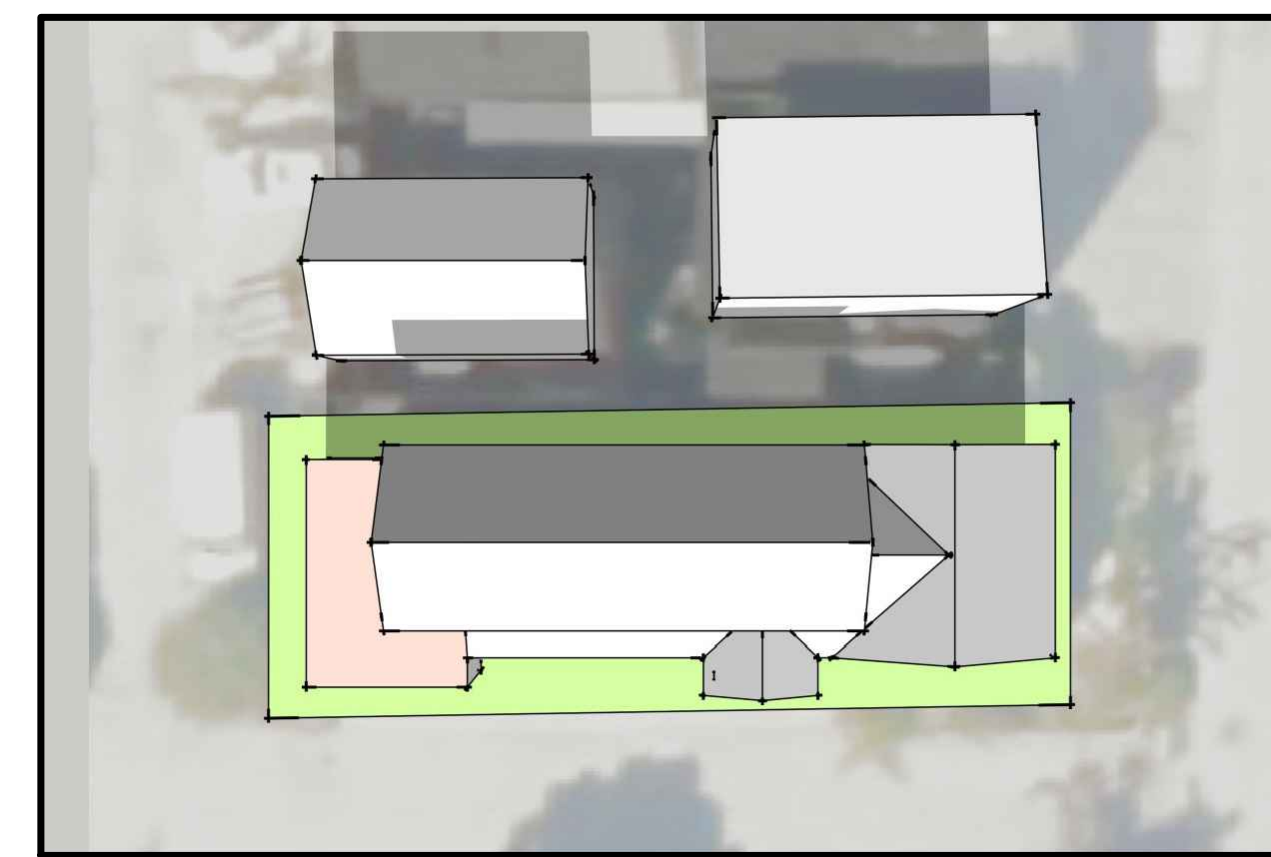
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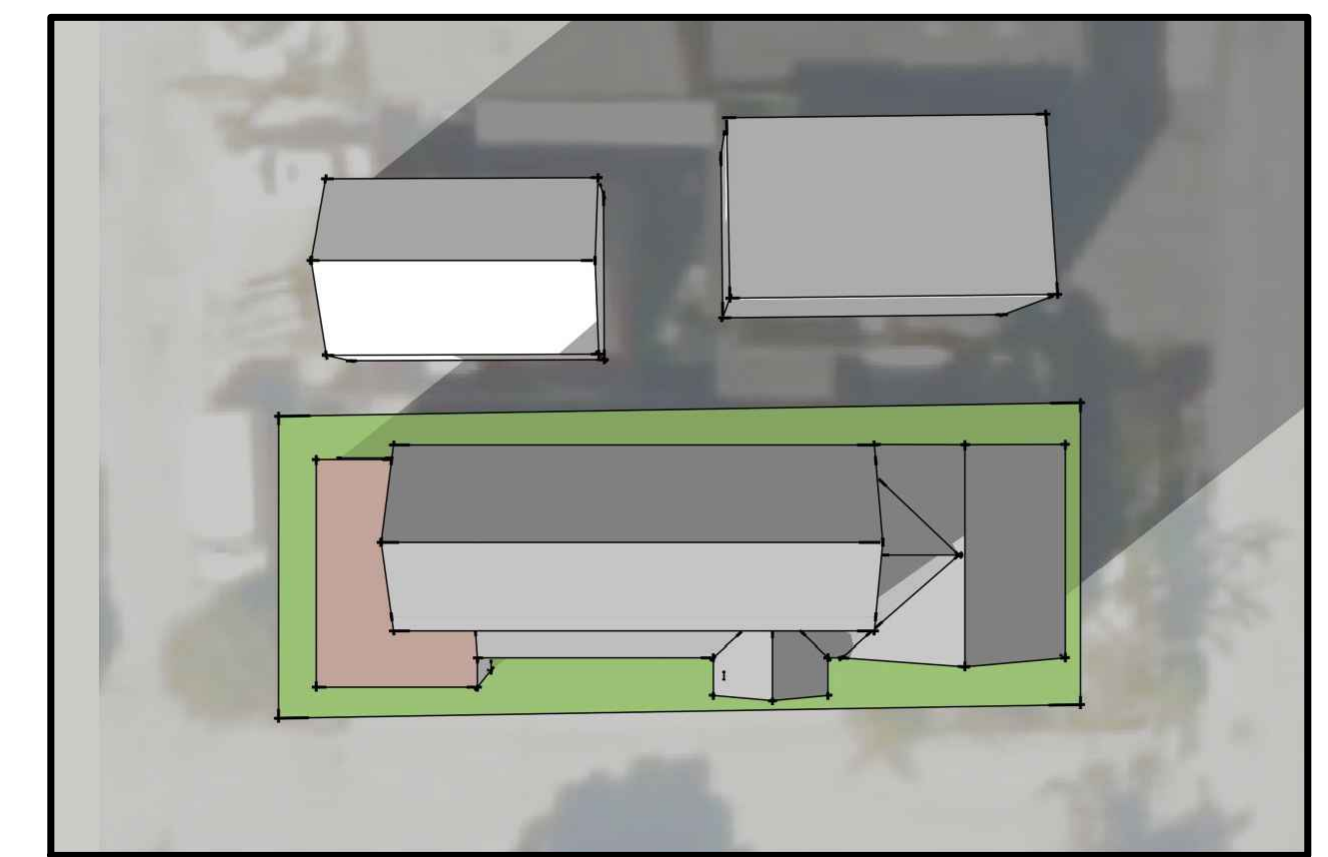
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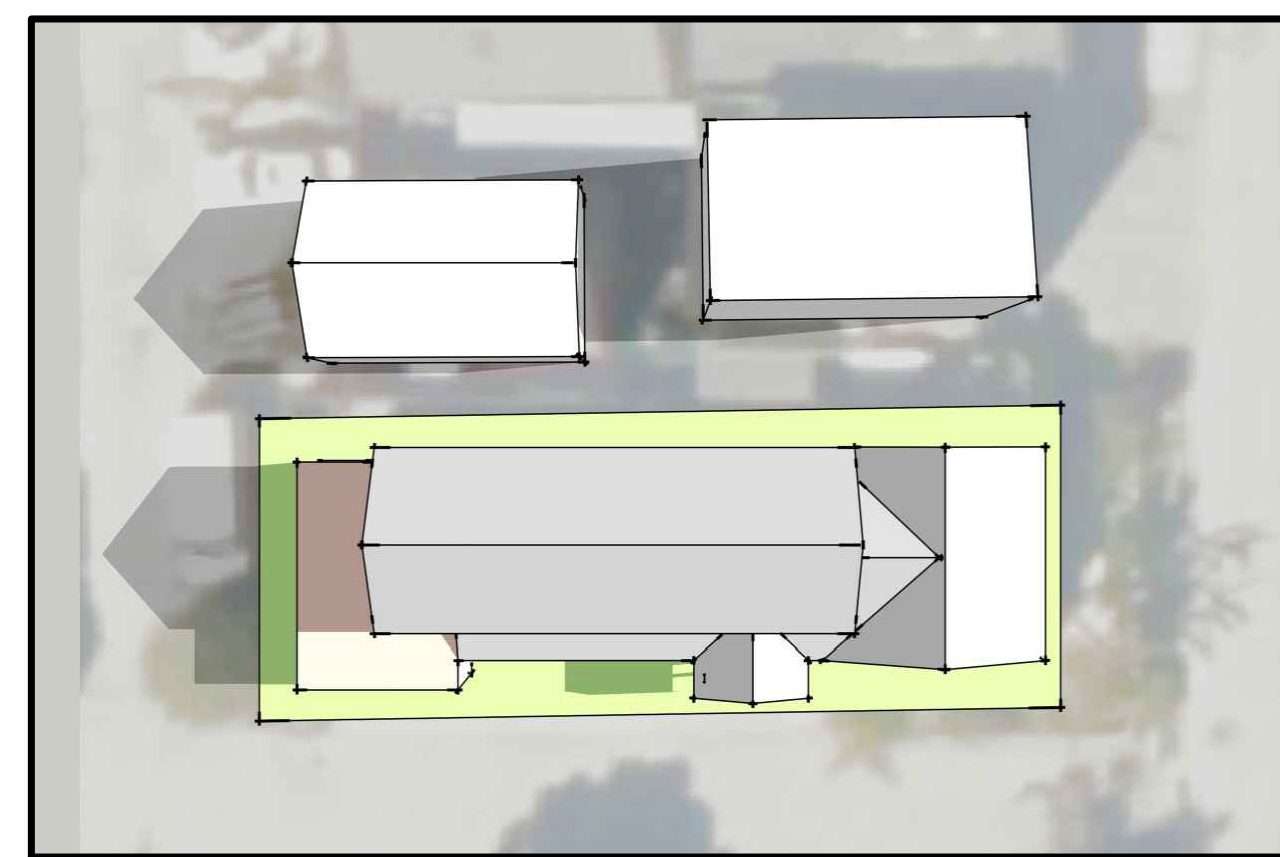
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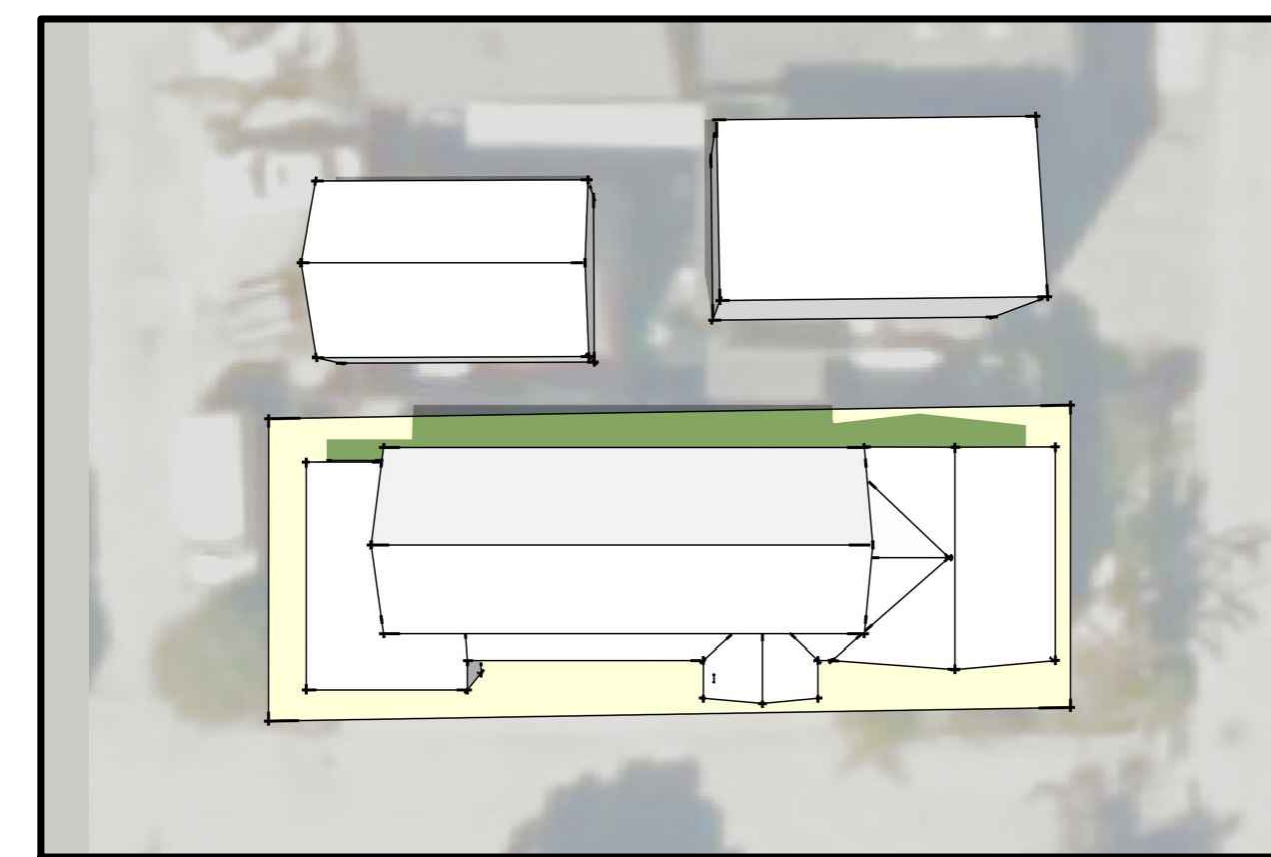
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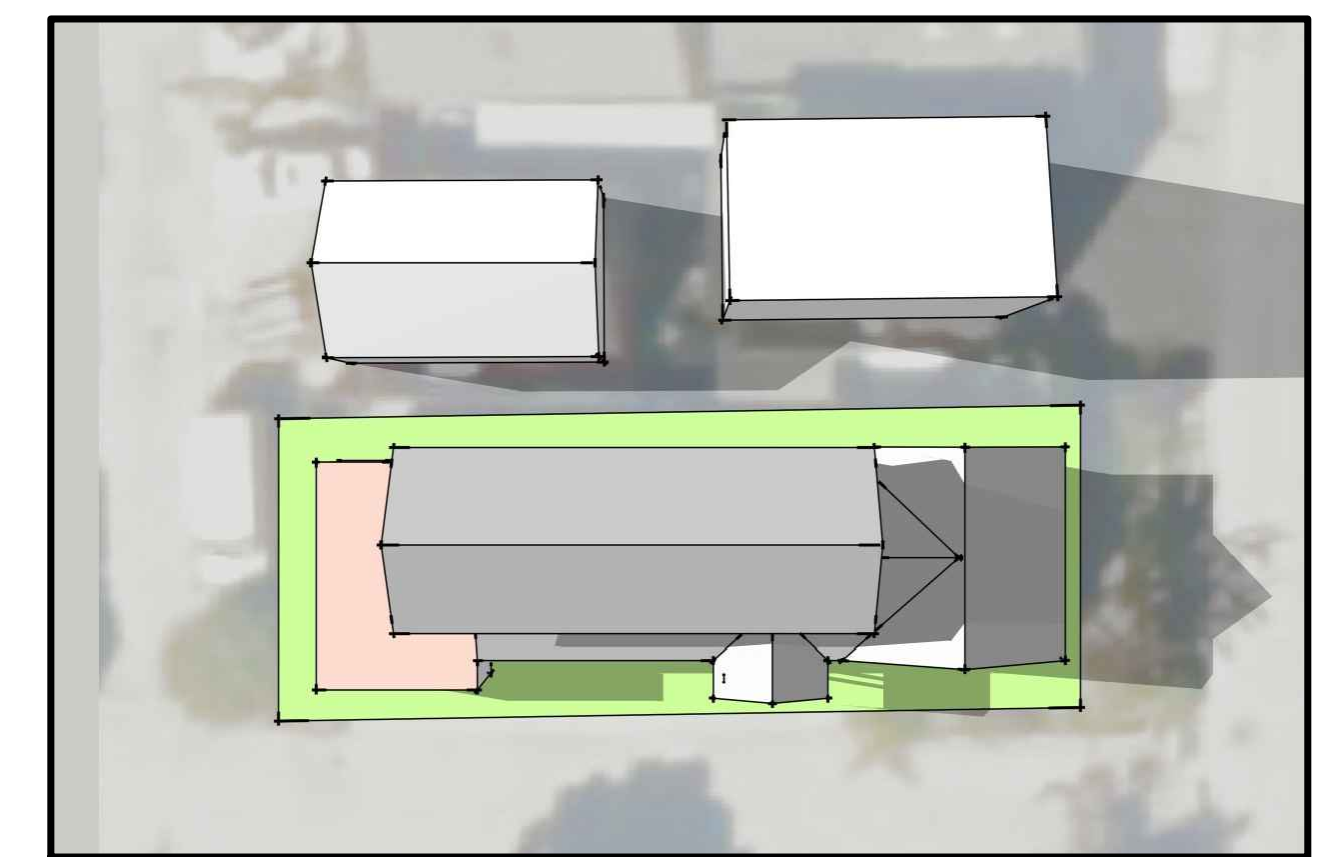
DECEMBER 21ST, 4PM



JUNE 21ST, 8AM



JUNE 21ST, 12PM



JUNE 21ST, 5PM

PROPOSED SECTION AND SHADOW STUDY

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

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SHEET:

A7

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. RANCHO ARROYO DEL RODEO
N.E. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

32-12

BELTZ HAVEN TR.
021M42 1/14/1929

086M37
11/9/1992

48PM58
3/24/1988

FLORAL

DR.

AVE.

AVE.

AVE.

029PM27
5/1/1978

1" = 50'

THIRTY-SIXTH

THIRTY-SEVENTH

THIRTY-EIGHTH

MOANA

WY.

MOANA WY.

MOANA COURT
UNFILED

064PM08
5/18/2020

Assessor's Map No. 32-12
County of Santa Cruz, Calif.
October, 1998

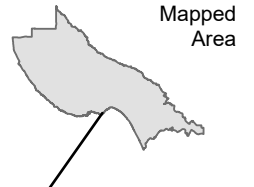
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Electronically Redrawn 10/21/98 rw
Rev 4/12/01 mvm (changed page refs.)
Rev 8/17/04 DD (4-0022565, LBA 2-26 & 25)
Rev 5/22/20 jg (064PM08, 2-27 & 28)



Santa Cruz County Planning Department

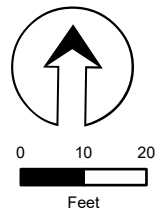
Parcel Location Map



Parcel: 03212123

☐ Subject Parcel

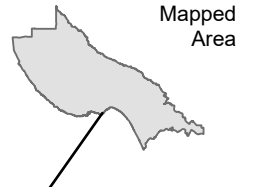
Map printed: 13 Feb. 2025



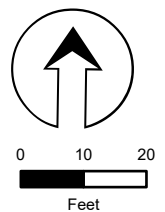


Santa Cruz County Planning Department

Parcel General Plan Map



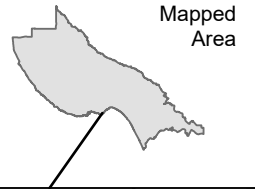
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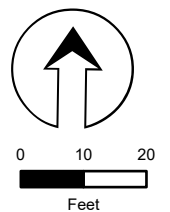


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

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

Parcel Information

Parcel Size: 2,405 square feet
Existing Land Use - Parcel: Single family dwelling
Existing Land Use - Surrounding: Single family residential neighborhood
Project Access: Moana Way
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 minimum, Pleasure Point combining district)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: 2-3%
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

DISCRETIONARY APPLICATION LETTER

3615 Moana Way, Santa Cruz, CA 95062

APN: 032-121-23

30 September 2024

PROJECT DESCRIPTION

The subject parcel, 3615 Moana Way, is located on the corner of 37th Avenue and Moana Way, a private road. There is also an alley at the rear of the property off Moana Way. This area is designated Proposal to add a 536 sq.ft. upper floor to an existing 1 bedroom, 1 bath 909 sq.ft. nonconforming single-family dwelling with attached 310 sq.ft. garage. The addition results in a 1 bedroom, 2 bath 1,455 sq.ft. single family dwelling with attached 310 sq.ft. garage and proposed 255 sq.ft. deck above the existing non-conforming garage.

PARCEL INFORMATION

Parcel Size:	2,405 square feet
Existing Land Use- Parcel:	Residential
Surrounding Area-Access:	Moana Way and 37th Avenue
General Plan Designation:	R-UM
General Plan Boundaries:	Live Oak
Zoning:	R-1-4-PP; 4,000 sq.ft. minimum lot size
Coastal Zone:	Inside
Coastal Zone Exemption Area:	Yes
Appealable to Coastal Comm:	No

HAZARDS AND GEOPHYSICAL

State Response Area:	LRA- WUI not required:
Soils:	Expansive (Note- addition not counting stairs is <500 sq.ft.)
Fire Hazard Area:	No
Slopes:	0-2% Flat Parcel
Env. Sen. Habitat:	No
Grading:	None
Tree Removal:	None- tree in encroachment area can remain
Scenic:	No
Drainage:	Existing to remain- no notable issues
Archaeology:	No

SERVICES INFORMATION

Urban/Rural Services Line:	Inside
Water Supply:	City of Santa Cruz
Sanitation District:	Santa Cruz- CSA 12
Fire District:	Central Fire
Flood Control District:	Flood Control Zone 5

ZONING & GENERAL PLAN CONSISTENCY

The subject property is a parcel of approximately 2,405 square feet, located in the R-1-4-PP (Single-family residential, 4,000 square foot minimum parcel size) zone district, a designation which allows residential uses. The proposed addition to the single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Residential) General Plan designation.

PLEASURE POINT COMMUNITY DESIGN STANDARDS

The subject parcel is located on the corner of 37th Avenue and Moana Way, a private road. There is also an alley at the rear of the property off Moana Way. The subject parcel is within the Pleasure Point Community Design area. County Code 13.10.444 specifies the following design criteria for the Pleasure Point Community:

(A) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses;

The second floor addition is offset from the neighbor's upper floor deck with limited windows to maintain privacy and maintain the view corridor of the neighbor, minimizing the impact on neighboring parcels.

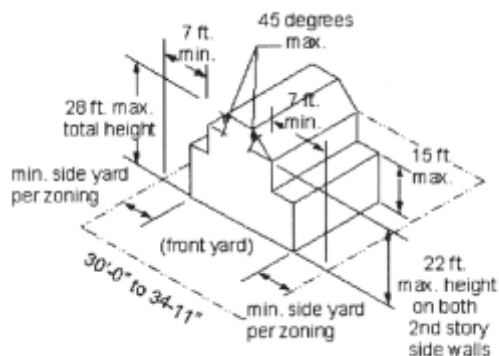
(B) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and

The entry to the subject property is located on Moana Way. We are proposing a small, covered porch on that frontage to keep in the spirit of community interaction

(C) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards. [Ord. 5063 § 3, 2010]

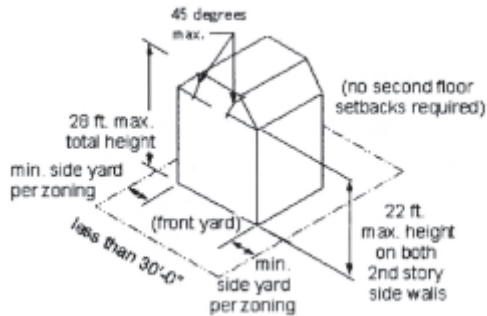
Existing garage to remain. Deck above will minimize the garage's singular function

Per Diagram 13.10.466-2, the subject property, with a frontage of 30'-0" has the following building envelope



The Pleasure Point Standards do not specifically address the unique conditions of a corner lot, where, in this case, the building envelope is limited to the equivalent of a 27-foot-wide lot, instead of the usual 30 feet. Corner lot setbacks are set at 5 feet for interior side yards and 8 feet for street-facing setbacks, resulting in a building envelope width of 17 feet. This aligns with the typical building envelope for properties with a 27-foot frontage on non-corner lots. We are requesting that this corner lot be treated similarly, with a building envelope appropriate for parcels with a frontage of less than 30 feet.

Per Diagram 13.10.446-3, no second-floor setbacks are required due to the smaller building envelope



(d) First Floor Wall Height Limitation for Lot Widths of 30 Feet or Greater. The height of the first story walls shall be limited to 15 feet as measured from finished grade, as illustrated in Figures 13.10.446-1 and 13.10.446-2.

Proposed project does not exceed 15 feet height at first story walls.

(e) Decks/Walkways Allowed in Second Floor Setback. Decks or walkways are permitted in the second-floor setback area on top of the first-floor roof so long as the top of the hand railing does not exceed 15 feet in height from finished grade.

Proposed deck over existing non-conforming garage does not exceed 15' in height from finished grade.

(f) Eaves and Chimneys Allowed in Second Floor Setback. Eaves and chimneys may extend up to three feet into the required second floor setback area.

Existing Eaves and Chimneys extend less than 3' into second floor setback area

(g) Attached Townhouse or Condominium Units. Attached townhouse or condominium units that do not have a required side yard and are not located at the perimeter of a project site are exempt from providing second story setbacks.

N/A

MINOR EXCEPTION/ VARIANCE:

The special circumstances warranting the proposed minor exception/variances are the small size of the subject parcel, the corner lot setbacks and the "alley" at the rear, along with the existing non-conforming structure's crooked construction (not parallel to the property lines). With just 2,407 square feet in area, the subject parcel is only 60 percent of the minimum parcel size for this zone district. The proposed addition would facilitate an updated home while minimizing the impact to the surrounding neighborhood by retaining the existing nonconforming walls with a modest addition to the second floor. The height of the addition is significantly lower than allowed (23'-9.5" vs. 28'-0") and the proposed deck above the existing non-conforming garage has a height at the top of the railing of 13'-9.25".

MINOR EXCEPTIONS REQUESTED:

1. **Increase Floor Area Ratio:** We are asking for a minor exception increasing the Floor Area Ratio from 60% to 63.6% which is an increase of 6%.
2. **Side Yard Reduction:** We are requesting a minor exception to the 5'-0" side yard setback to 4'-3", which is a reduction of 15%

We are also asking for the zoning to recognize this as a lot less than 30' wide in the Pleasure Point Community due to the constricted building envelope due to the corner lot setback requirements.

VARIANCES REQUESTED:

As stated above, the special circumstances of this parcel are why we're asking for the following variances:

1. **Rear Yard Setback Reduction:**
In the R-1-4-PP, a 15'-0" rear yard setback is required. We are requesting the rear yard setback be reduced from 15'-0" to 6'-2.5", a reduction of 58.6%. which is where the current existing, non-conforming garage is located. The rear yard backs up to a private road/alley. We are asking for this reduction so we can provide a deck above the existing garage, keeping the deck railing below 15' from grade. With the limited amount of exterior usable area at ground level, this provides outdoor usage which other properties enjoy
2. **Exterior Side Yard Setback reduction for Entry Porch and Deck above garage:**
For corner lots in the R1-4-PP zoning, the required setback is 8'-0". We are requesting a setback reduction to 4'-5.5" so we can relocate the current non-conforming entry porch. Pleasure Point Community Design encourages the creation of covered porches to encourage community interaction. As the entry faces Moana Way, we are asking for a reduction in the side yard setback. Normally, the front porch can project into the setback 6'-0" We are projecting into the setback 4'-5.5".
This also accounts for the location of the existing non-conforming garage. This is a reduction of 44.3%. We are asking for the reduction to provide relief at the exterior elevation and to provide a dry area before entering the house. The space over the existing non-conforming garage is where we are proposing a deck with a rail height of 13'-9.5". This will allow for the enjoyment of the outdoor space.

In summary, granting the proposed minor exceptions and variances to setbacks and floor area ratio does not constitute a grant of special privileges in that other, larger, non-corner properties are developed with reasonably sized dwellings. Granting the proposed minor exceptions and variances to setbacks and floor area ratio will provide a reasonable amount of living space for a residence on the subject parcel. Denial of the proposed minor exceptions and variances would result in hardship for the property owner by extinguishing the ability to construct a reasonably sized dwelling with an outdoor area not afforded at the ground level.

Respectfully submitted,



Valerie Hart, Residential Designer