



## Staff Report to the Zoning Administrator

Application Number: **241462**

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**Applicant:** Steven Plyler

**Agenda Date:** 6/20/2025

**Owner:** Mark DeMattei

**Agenda Item #:**

**APN:** 027-181-09

**Time:** After 9:00 a.m.

**Site Address:** 2601 East Cliff Drive, Santa Cruz CA 95062

**Project Description:** Proposal to construct an approximately 32.83 square foot 2nd story addition to an existing legal non-conforming single-family residence.

**Location:** Property located on the north side of East Cliff Drive (2601 East Cliff Drive), at the eastern corner of East Cliff Drive and 6th Avenue in Santa Cruz.

**Permits Required:** Requires a Coastal Development Permit and Variances reduce the street-side yard setback at the second floor from 8 feet to 7 feet and to increase the Floor Area Ratio from 87.5% to 89.0 %.

**Supervisory District:** 1<sup>st</sup> 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 251462, based on the attached findings and conditions.

### Project Description & Setting

The proposed project is located in the Santa Cruz Yacht Harbor Special 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 or remodeled homes.

The subject property is a 2,178 square foot lot developed with an existing legal non-conforming two-story, two-bedroom, single-family residence that suffered significant earthquake damage in the 1989 Loma Prieta Earthquake and was subsequently repaired in 1991 under building permit 0000336Q-0001334D.

This project is a proposal to construct a 32.83 square foot second story addition to the western side of the dwelling facing 6<sup>th</sup> Avenue. The addition would enclose an approximately 3 foot by 9.5 foot section of existing second-story deck space. The area will be enclosed by a window approximately 5 feet in height and 8 feet 10 inches in length on the west facing side and a window approximately 5 feet in height and 2 feet and 5 inches in length on the south facing side, with a wall of 5 feet in

height and 2 feet and 5 inches in length to the north. Internally, this addition will be used for a window seat. No additional encroachment into the side yard setback is proposed beyond the existing wall-line at the nonconforming lower floor.

The project site is located within the Coastal Zone and within 300 feet of the inland extent of a beach. Therefore, a Coastal Development Permit is required. Additionally, the proposed 32.83 square foot second floor addition will both extend over the existing nonconforming lower floor and will result in an increase to the Floor Area Ratio (FAR). Therefore, Variances are required to reduce the required 8-foot street-side yard setback from 8 feet to around 7 feet and to increase the FAR from 87.5 % to 89 %.

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

The subject property is a 2,178 square foot lot, located in the R-1-3.5 (Single-Family Residential -3,500 square feet per dwelling) 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.

In accordance with SCCC 13.10.323(E)(2)- “Nonconforming Parcels,” where a parcel contains less than 80 percent of the minimum site area required for the zone district, the building setbacks required shall be equal to those in the zone district having a minimum site area or dimensions which most closely correspond to those of the substandard lot. The applicable site and development standards for parcels in the R-1-2.5 zone district (which more closely aligns with the 2,178 square foot parcel) from County Code section 13.10.323 – “Development Standards for Residential Districts”, are as set out in the following table:

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Front Yard</b> (East Cliff Drive)	15 feet Minimum	5 feet 8 inches	No change proposed
<b>East Side Yard</b>	5 feet Minimum	0 feet	No change proposed
<b>West Side Yard</b> (6 <sup>th</sup> Avenue) <b>Lower Floor</b>	8 feet Minimum	7 feet	No change proposed
<b>West Side Yard</b> (6 <sup>th</sup> Avenue) <b>Upper Floor</b>	8 feet Minimum	11 feet	7 feet (same as existing lower floor)
<b>Rear yard</b>	15 feet	1 foot 9 inches	No change proposed
<b>Height</b>	28 feet Maximum	27 feet 7 ½ inches	No change proposed
<b>Lot Coverage</b>	45% Maximum	62.8%	No change proposed
<b>Floor Area Ratio (FAR)</b>	70% maximum	87.5%	89%

As illustrated by the above table, the existing dwelling does not conform to the required minimum setbacks, lot coverage, or FAR requirements for the applicable R-1-2.5 zone district, only meeting the height requirement. As proposed, a 32.83 square-foot addition will be constructed above the existing nonconforming first floor, over an area that is currently a rooftop deck. Because this addition will increase the nonconforming dimensions of the existing structure, a Variance is required to reduce the street side yard setback from 8 feet to approximately 7 feet. In addition, the proposed addition will result in an increase to the existing FAR of 1.5%. The addition would not go beyond the existing lower wall, increase any other non-conforming characteristics of the residence, obstruct views to or from the nearby beach or significantly increase the bulk and mass of the existing dwelling. Additionally, the Yacht Harbor Neighborhood is characterized by small parcels often developed with residences that exceed zone district site standards and there are several residences in the immediate vicinity that have been granted Variance Permits. Examples of previously issued Variance Permits in the surrounding area are listed below:

- 2521 East Cliff Drive located just west of the subject parcel across 6<sup>th</sup> Avenue was issued Variance Permit 91-0136 to reduce the required 15-foot rear yard setback to approximately 2 feet, the required west side yard setback to approximately 2 feet, and the required 5-foot east side yard setback to zero.
- 2637 East Cliff Drive located east of the subject parcel across Assembly Avenue was issued Variance Permit 05-0637 to reconstruct more than 50% of the exterior, non-conforming walls on a significantly non-conforming single-family dwelling located less than 5 feet from the right-of-way..
- 30 6<sup>th</sup> Avenue located just north of the subject parcel (on the same block) was issued Variance Permit 96-0095 to reduce the required 15-foot rear yard to about 3 feet, reduce the required 5-foot side yard to about 3 feet, reduce the required 15-foot front yard to about 5 feet, increase the maximum 40% lot coverage to about 51% and increase the maximum 50% floor area ratio to about 79%.

The purpose of the Variance Ordinance, County Code Section 13.10.230 is to allow exceptions to the zoning district site and development standards for a property. The request for Variances to reduce the required 8-foot street-side setback by approximately 1 foot and to increase the FAR by 1.5% is unlikely to have any impact on the nearby properties and will result in a dwelling that matches the patten of development in the surrounding Yacht Harbor Special Community. This pattern of development is characterized by small parcels often developed with structures that exceed site standards for the zone district. A complete list of Variance Findings is included with this report.

## **Parking**

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

## **Local Coastal Program Consistency**

The proposed residential addition is in conformance with the County's certified Local Coastal Program, in that the addition is sited and designed to be visually compatible, in scale with, and integrated with the existing dwelling and with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings, many of which are also nonconforming to the site and development standards for the zone district, or have been granted Variance approvals. Size and architectural styles vary in the area, and the existing dwelling, which will not be substantially altered by the proposed 32.83 square foot addition, 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** Pending public notice-

## **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 **241462**, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

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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: 241462

Assessor Parcel Number: 027-181-09

Project Location: 2601 East Cliff Drive, Santa Cruz CA 95062

**Project Description: Construct an approximately 32.83 square foot 2nd story addition to an existing legal non-conforming single-family residence**

**Person or Agency Proposing Project: Steven Plyler**

**Contact Phone Number: (408) 390-5971**

- 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.   X   **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 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:\_\_\_\_\_

## **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 an addition to the existing non-conforming structure is conditionally permitted subject to the approval of Variances to allow for a reduction in the required street-side yard setback and increase in the allowed FAR. 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.

The site is within an area that is characterized by lots developed to an urban density, and the proposed development is consistent with the surrounding neighborhood in terms of architectural style. The 32.83 square foot addition would enclose an approximately 3.5 foot by 9.5-foot section of existing second-story deck space and will not significantly increase the bulk and mass of the existing dwelling. The colors and materials of the addition will match the existing dwelling; and the development site is not on a prominent ridge, or bluff top. Although the existing home, which is compatible with other surrounding homes, is clearly visible from the adjacent public beach, the addition will not significantly alter the size or scale of the structure, and the proposed addition will not be visually prominent. Furthermore, the existing dwelling and proposed addition conform to the Special Design Criteria for the Yacht Harbor Special Community in that the structure is small scale, and incorporates clean lines, a pitched roof and predominately wood or wood-like siding. Therefore, this finding can be made.

- (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 addition to 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 addition is sited and designed to be visually compatible and integrated with the character of the existing nonconforming dwelling and the

surrounding neighborhood. Additionally, residential uses are allowed 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 for the proposed addition will match the style of the existing dwelling, which is already 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 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 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 will continue to be one nonconforming single-family dwelling with a window seat addition above the existing lower floor that, with the approval of Variances to reduce the street-side yard setback at the second floor from 8 feet to 7 feet and to increase the Floor Area Ratio from 87.5 % to 89.0 %, will conform to all other site and development 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.

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 residential 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 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 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 32.83 square foot residential addition is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of the existing dwelling, which is already well integrated with the character of 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 addition is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed 32.83 square foot addition will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and will not have a significant impact on the visual impact on the existing dwelling on surrounding land uses.

## **Variance Findings**

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

This finding can be made, in that the size, location, and surroundings of the subject parcel creates a special circumstance which deprives the subject property of privileges enjoyed by other properties in the vicinity. The parcel is approximately 2,178 square feet in size, which is smaller than the R-1-3.5 zone district minimum of 3,500 square feet per unit. The reduction of the street-side yard setback from 8 feet to approximately 7 feet and a 1.5% percent increase in FAR for the proposed residential addition would not go beyond the existing lower wall, increase any other non-conforming characteristics of the residence, obstruct views to or from the nearby beach or significantly increase the bulk and mass of the existing dwelling and would not result in a structure that is out of character with the prevailing pattern of development in the neighborhood.

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 reduction of the required street-side yard setback from 8-feet to approximately 7-feet amounts to only a 1-foot reduction to the street-side yard setback and would match the setback for the existing lower floor. Additionally, the 32.83 square foot addition amounts to just a 1.5% increase to FAR. These Variances will not increase any other non-conforming characteristics of the residence, obstruct views to or from the nearby beach or significantly increase the bulk and mass of the existing dwelling. The reduction of the required street-side yard setback from 8-feet to approximately 7-feet and the 1.5% increase in FAR is not expected to have a significant impact on adjacent properties and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity. The existing residential use of the site aligns with the intent and purpose of zone district and general plan designation.

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 analysis of parcels in the neighborhood indicates that Variance Permits have been issued to provide relief from site standards to multiple parcels in the immediate vicinity. Given this, the remodel of and or additions to other homes in the vicinity of the subject property would potentially require Variance Permits as well.

Therefore, approval of a Variance Permit to reduce the street-side yard setback from 8-feet to approximately increase the FAR of the subject parcel by 1.5% is not a grant of special privilege.

## Conditions of Approval

Exhibit D: Project plans, prepared by Steven Plyler, dated 11/21/2024.

- I. This permit authorizes the construction of a residential 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.
- 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. Colors and materials for the addition showing that it will match the existing structure. If revised colors and materials are proposed for the entire dwelling, in addition to showing the materials and colors on the elevations, 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, detailed elevations and cross-sections based on the topography of the project site, to show that the structure will not exceed the height limit for the R-1-3.5 zone district. 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 Central Fire Protection District.
  - E. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings based on additional habitable floor area.
  - F. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings, based on additional habitable floor area.
- 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.
- 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.

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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.

Application #: 241462  
APN: 027-181-09  
Owner: Mark DeMattei

**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

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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.



NEW BAY WINDOW

2601 EAST CLIFF RESIDENCE

SCOPE OF WORK

CREATE 2ND FLR BAY WINDOW-  
ADDITION OVER AN EXISTING  
BALCONY

PROJECT DATA

ZONING:R-1-3.5

APN:027-181-09

OCCUPANCY:R-3/U

BUILDING TYPE:VB

LOT AREA:2,178

EXISTING FLOOR AREA:1,906.00 SF

2ND FLOOR BALCONY AREA  
TO BE CONVERTED TO 'BAY'  
WINDOW-ADDITION32.83 SF

PROPOSED TOTAL FLOOR AREA:1,938.83 SF

FAR RATIO: $1938.83/2178 = 89.0\%$

LOT COVERAGENO CHANGE1368 SF

LOT COVERAGE RATIO $1368/2178 = 62.8\%$

OWNER:  
DeMATTEI FAMILY TRUST  
MARK DeMATTEI 408 639-3337  
16335 RIDGECREST AVE, MONTE SERENO CA 95030

PLAN PREPARER AND APPLICANT:  
STEVEN W PLYLER,  
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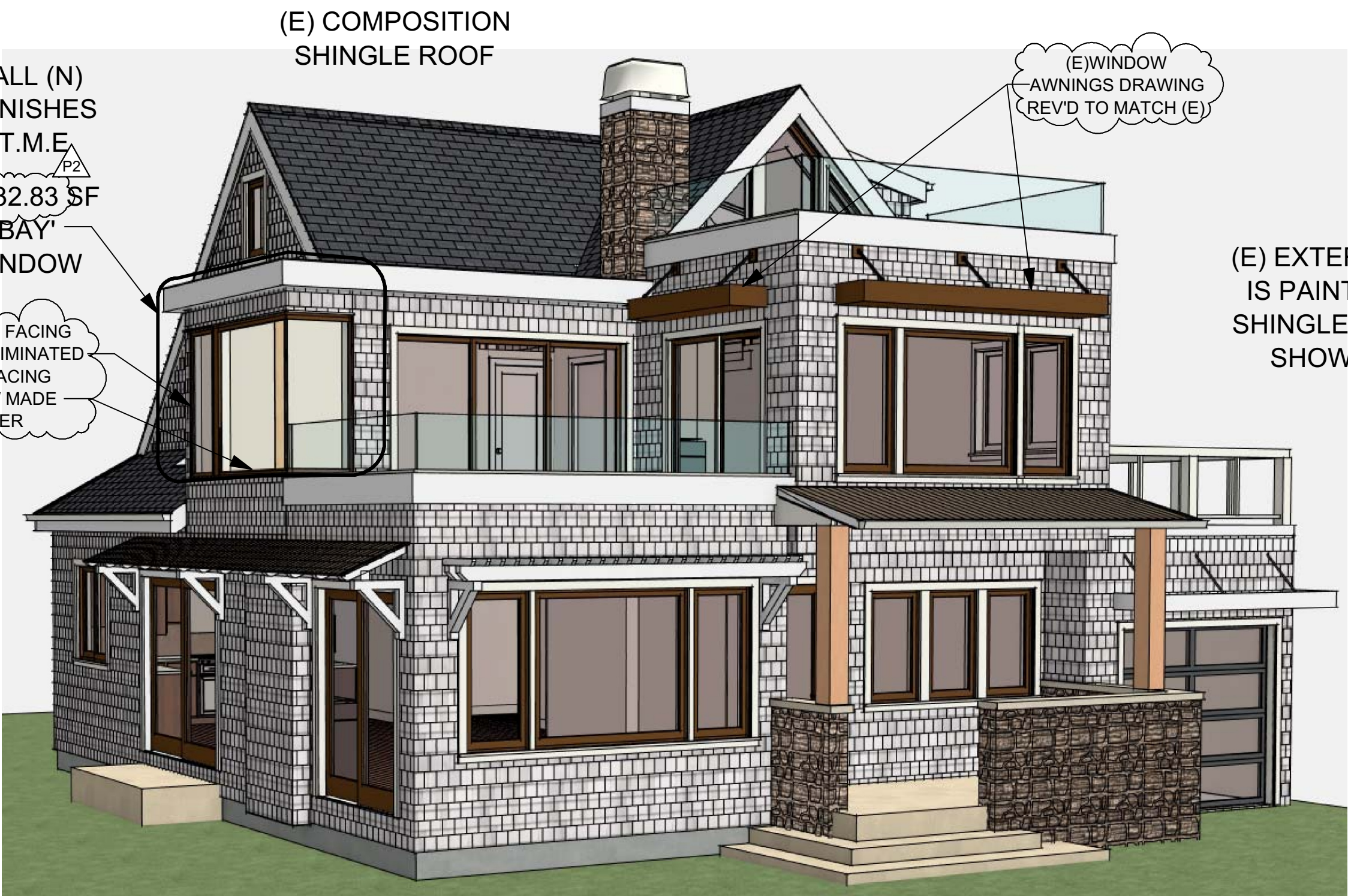
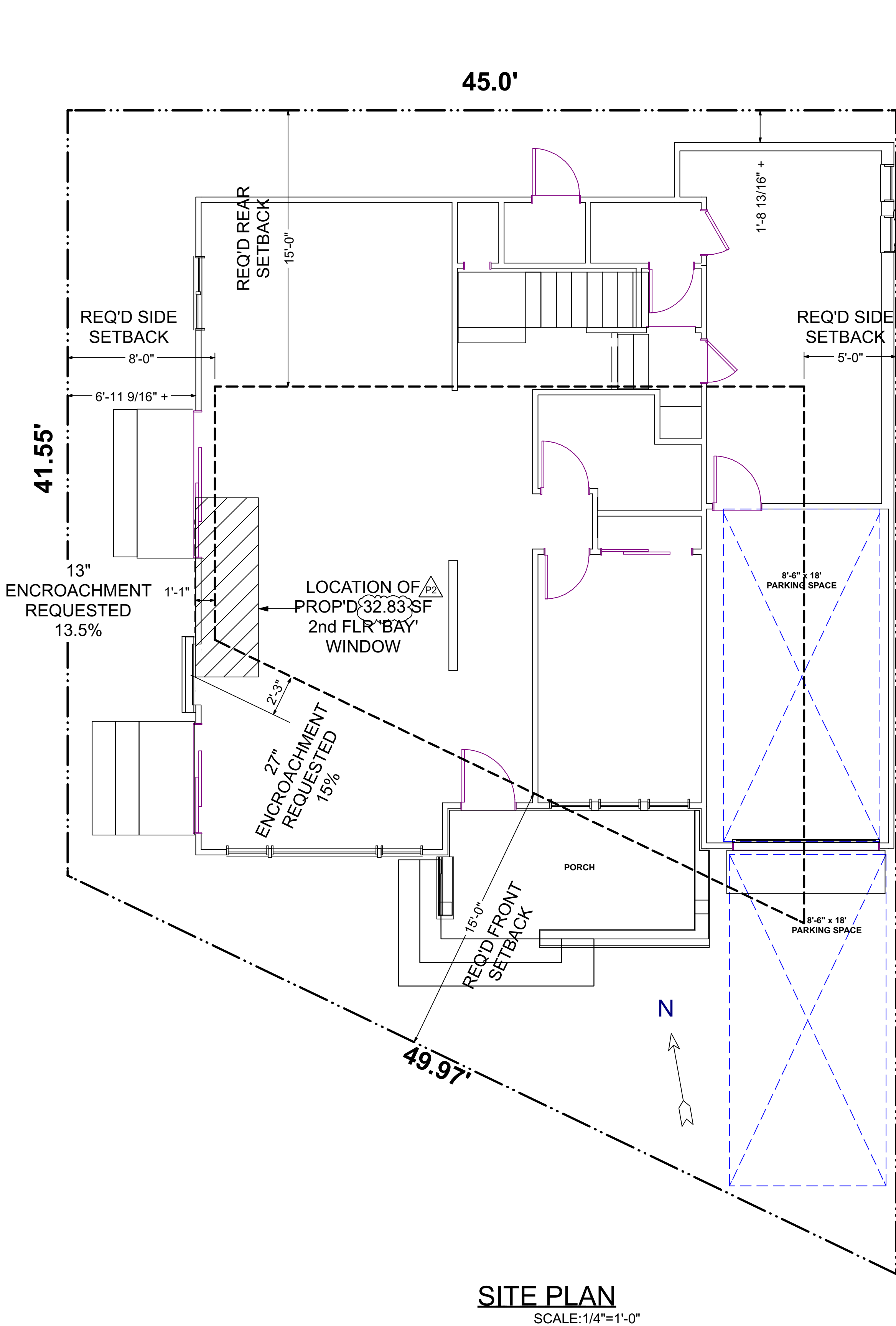
SHEET INDEX

CSCOVERSHEET

A-1EXISTING FLOOR & ROOF PLANS

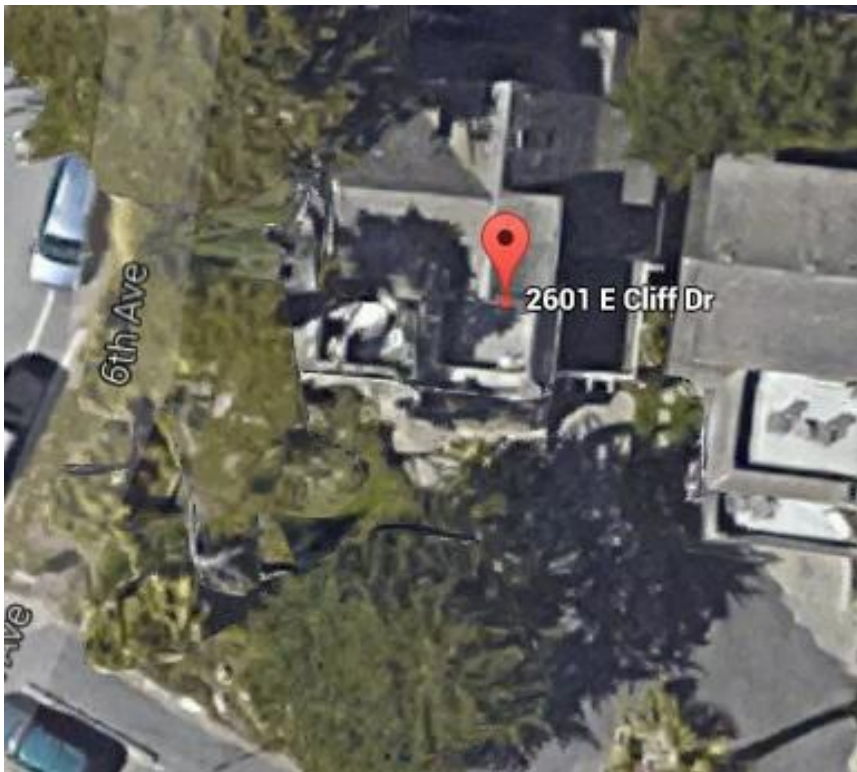
A-2PROP'D FLR PLAN, ELEVATIONS, & SECTIONS

A-4EXISTING ELEVATIONS

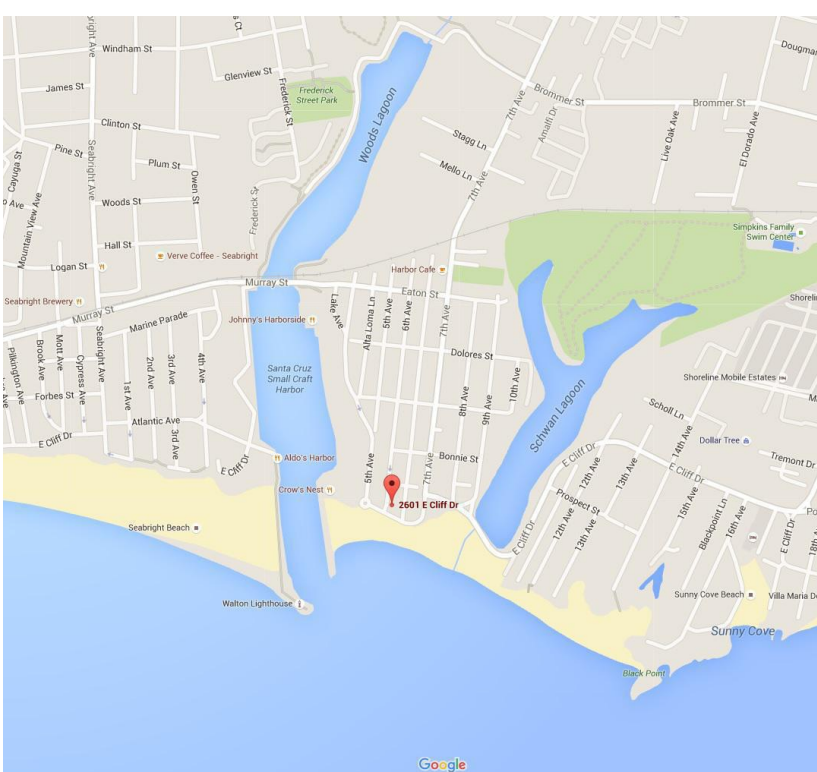


LEFT FRONT RENDERING w/ (N) BAY WINDOW

AERIAL PHOTO



VICINTY MAP



PARCEL MAP

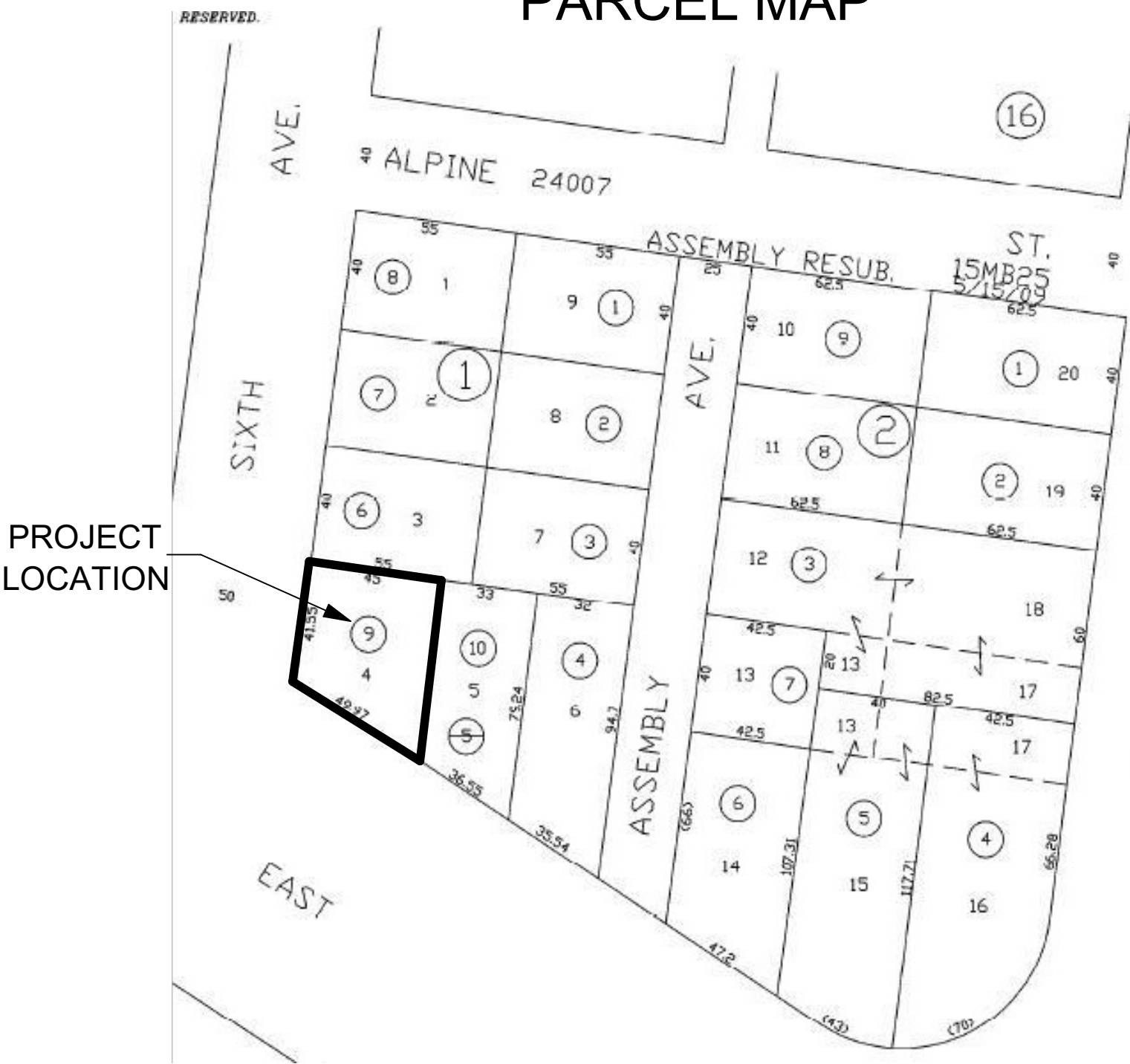
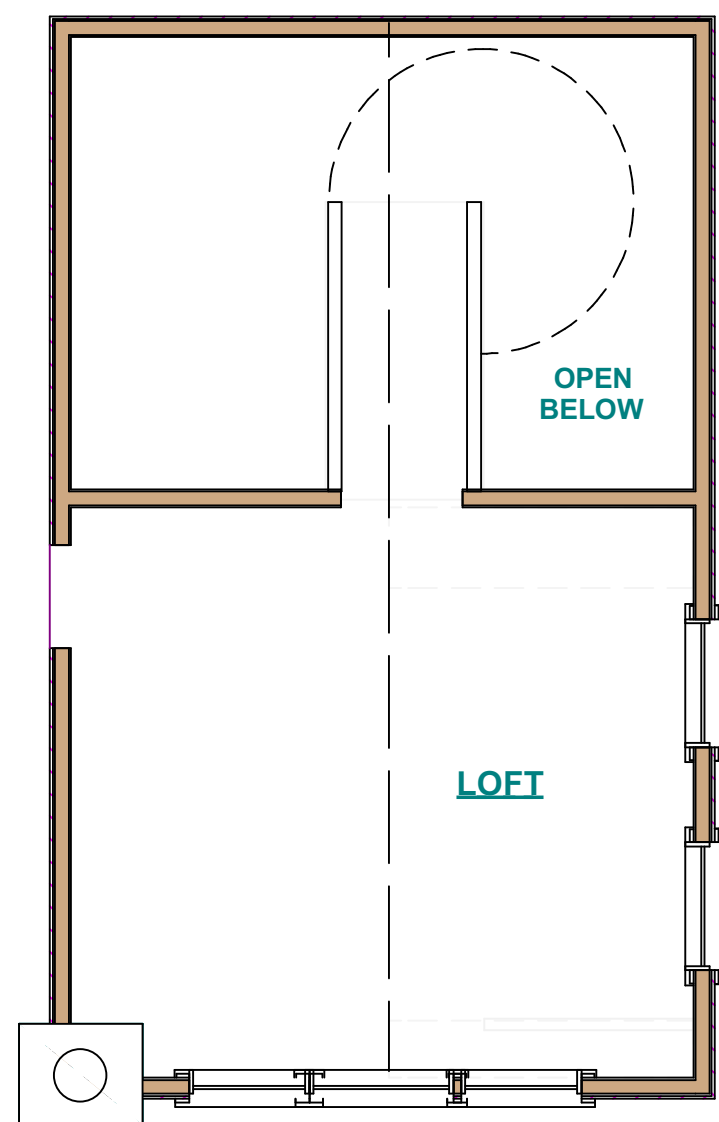


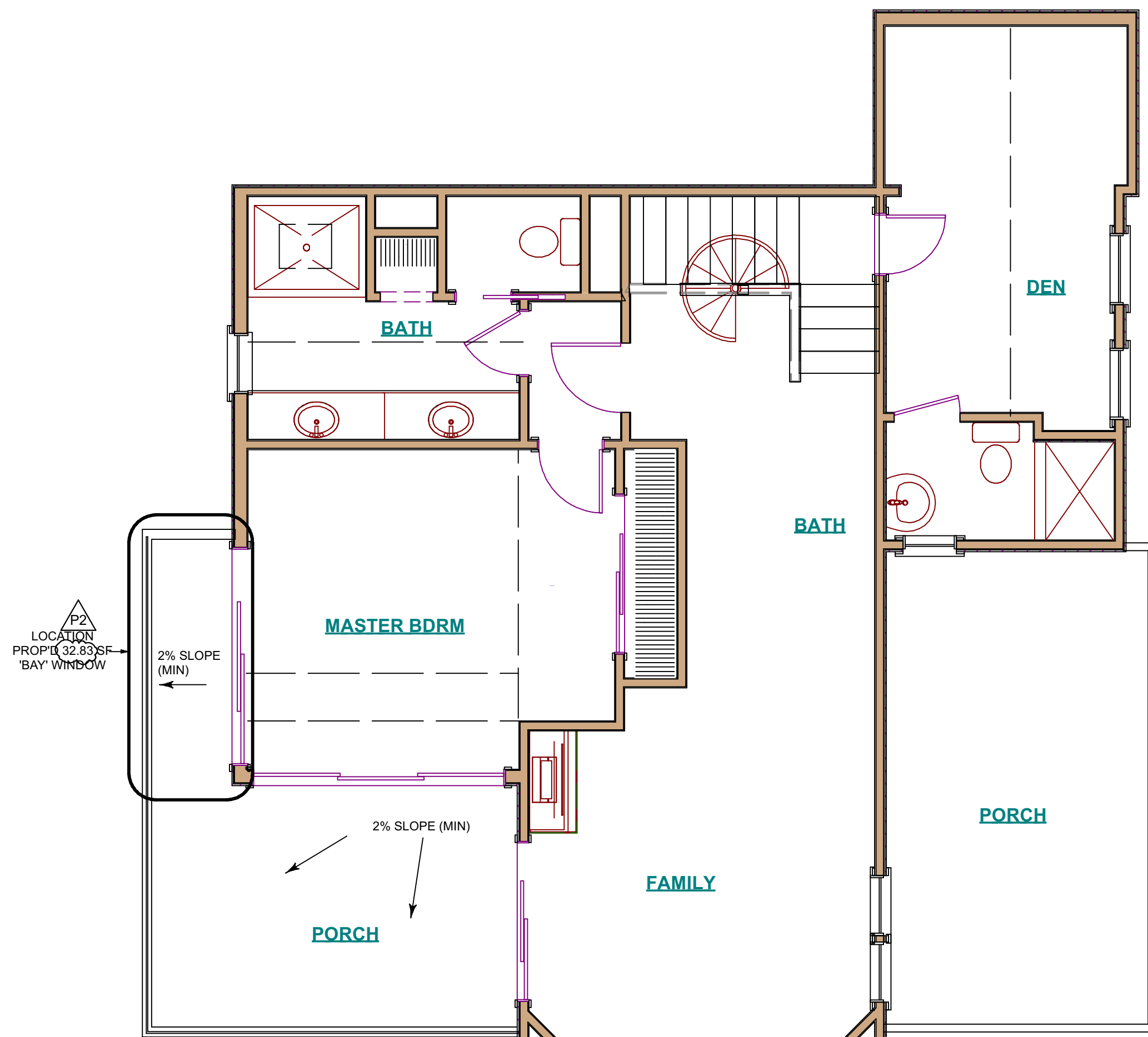
EXHIBIT D

REVISIONS	BY
PLANNING INCOMPLETE COMMENT 1/24/25	SWP
PLANNING INCOMPLETE COMMENT 2, 3/6/25	SWP
DeMattei Construction Inc.	1794 The Alameda San Jose, California 95126
Office: 408.295.7516	Fax: 408.286.6589
Lic. #478455	
2601 EAST CLIFF DR	RESIDENCE
COVER SHEET	
date: 11/21/24	
drawn by: S. PLYLER	
Sheet:	CS





**(E) LOFT PLAN**  
SCALE: 1/4"=1'-0"

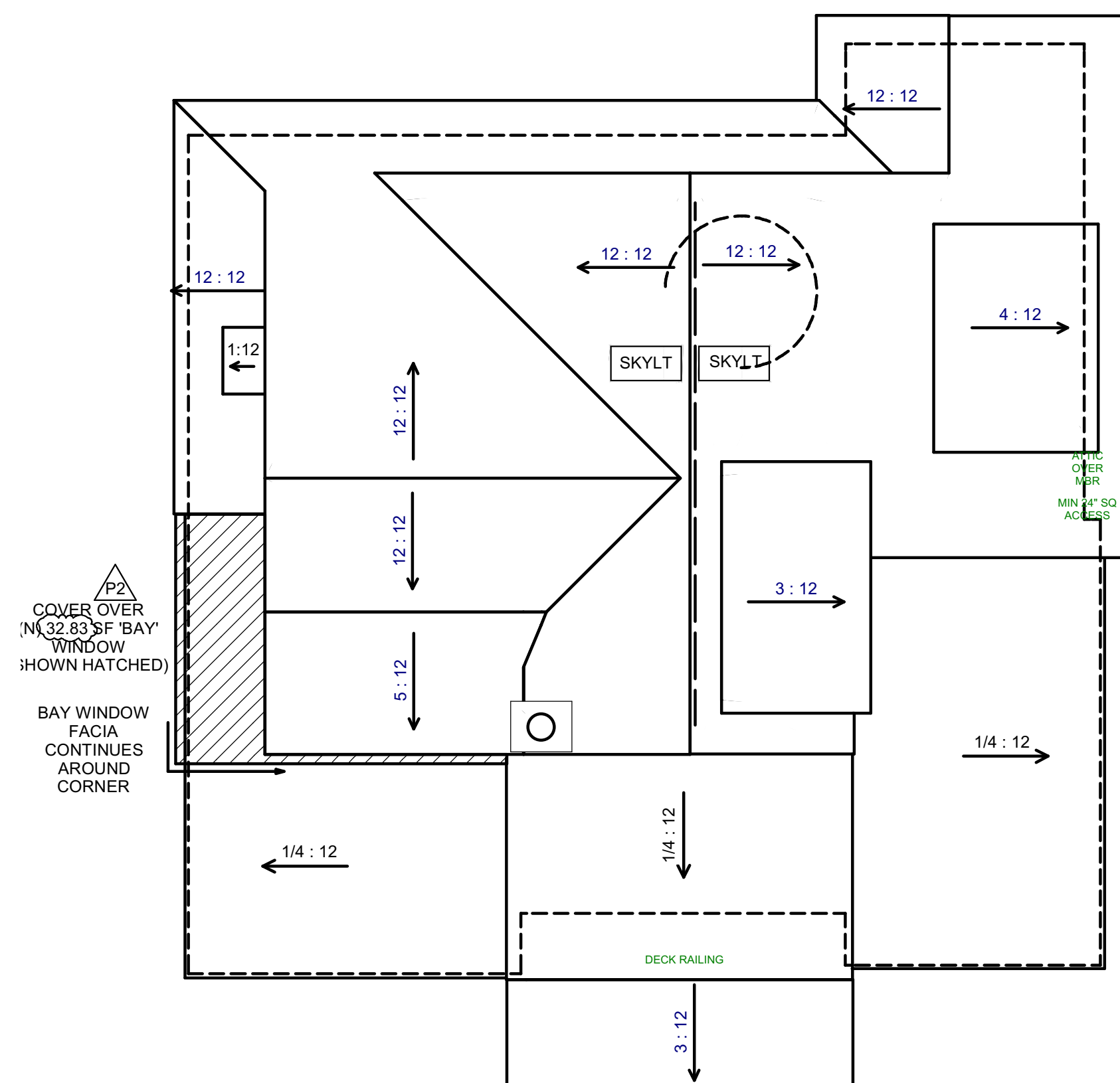


**EXISTING SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

KEY	
	(E) WALL
	WALL TO BE DEMOLISHED
	(N) WALL



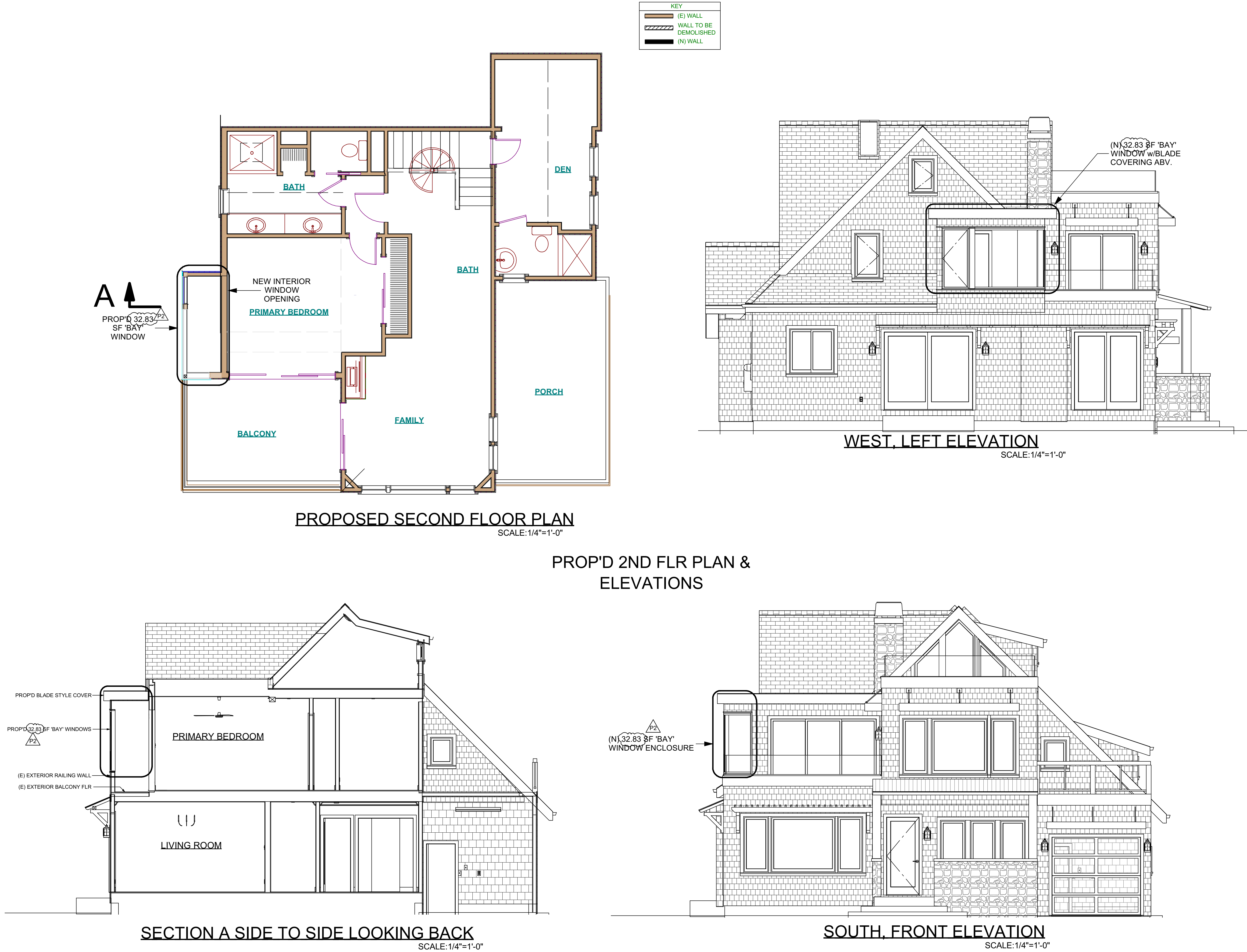
**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**ROOF PLAN**  
SCALE: 1/4"=1'-0"

**EXHIBIT D**

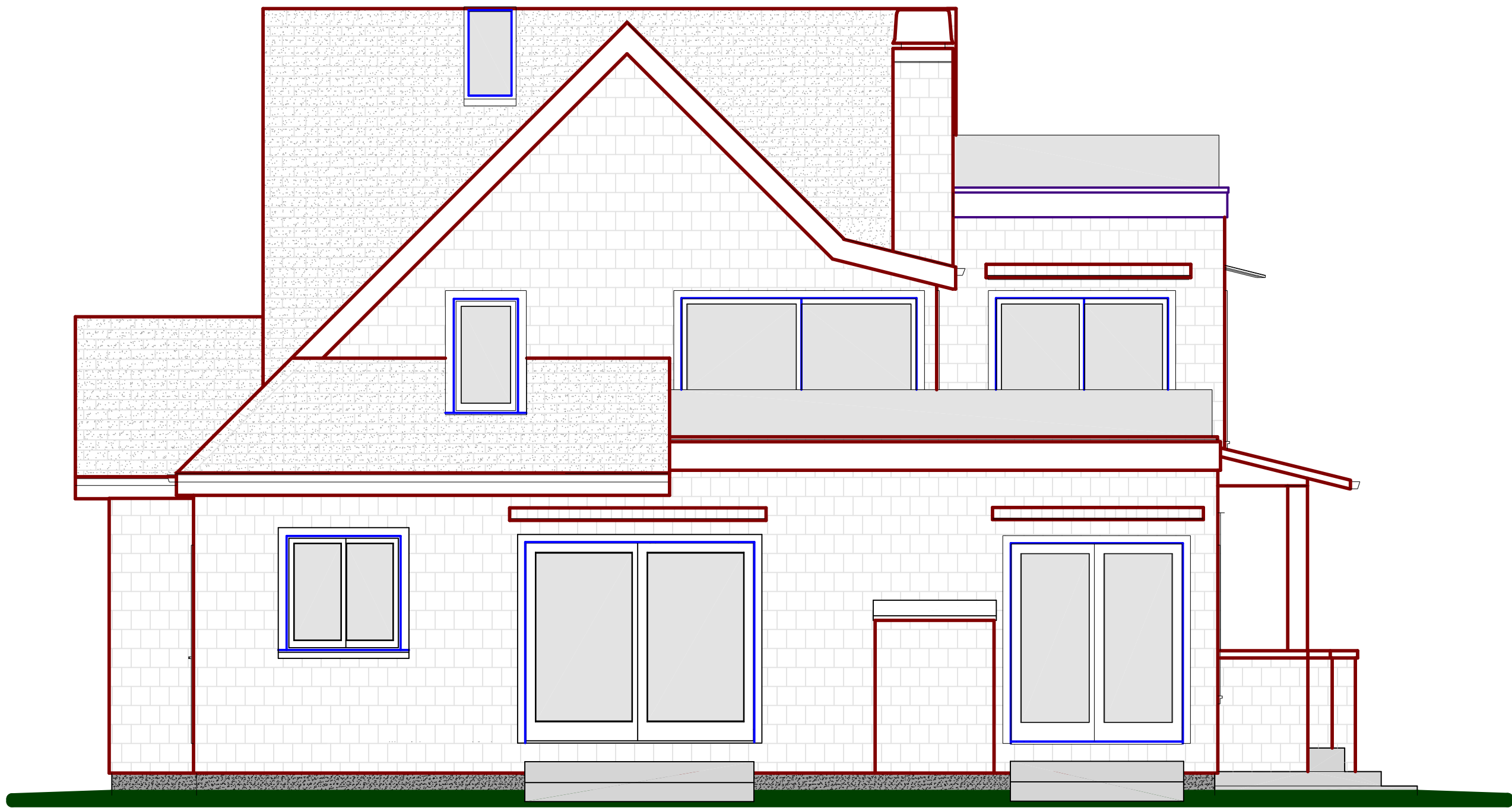
REVISIONS		BY
PLANNING INCOMPLETE COMMENT 1/24/25	PA	SWP
PLANNING INCOMPLETE COMMENT 2, 3/6/25	PA	SWP
<b>DeMattei Construction Inc.</b> 1794 The Alameda San Jose, California 95126 Office: 408.295.7516 Fax: 408.286.6589 Lic. #479455		
<b>2601 EAST CLIFF DR</b> <b>RESIDENCE</b> SANTA CRUZ, CA 95062 APN: 02718103		
<b>EXISTING FLOOR &amp; ROOF PLAN</b>		
date:	11/21/24	
drawn by:		
Sheet:	<b>A1</b>	



REVISIONS		BY
PLANNING INCOMPLETE COMMENT 1/24/25	PA	SWP
PLANNING INCOMPLETE COMMENT 2, 3/6/25	PA	SWP
DeMattei Construction Inc.		
1794 The Alameda San Jose, California 95126		
Office: 408.295.7516		
Fax: 408.286.6589		
Lic. #478455		
2601 EAST CLIFF DR		
RESIDENCE		
SANTA CRUZ, CA 95062		
APN: 02718103		
PROP'D 2ND FLR PLAN, ELEVATIONS & SECTION		
date: 11/21/24		
drawn by: S. PLYLER		
Sheet:		
A2		



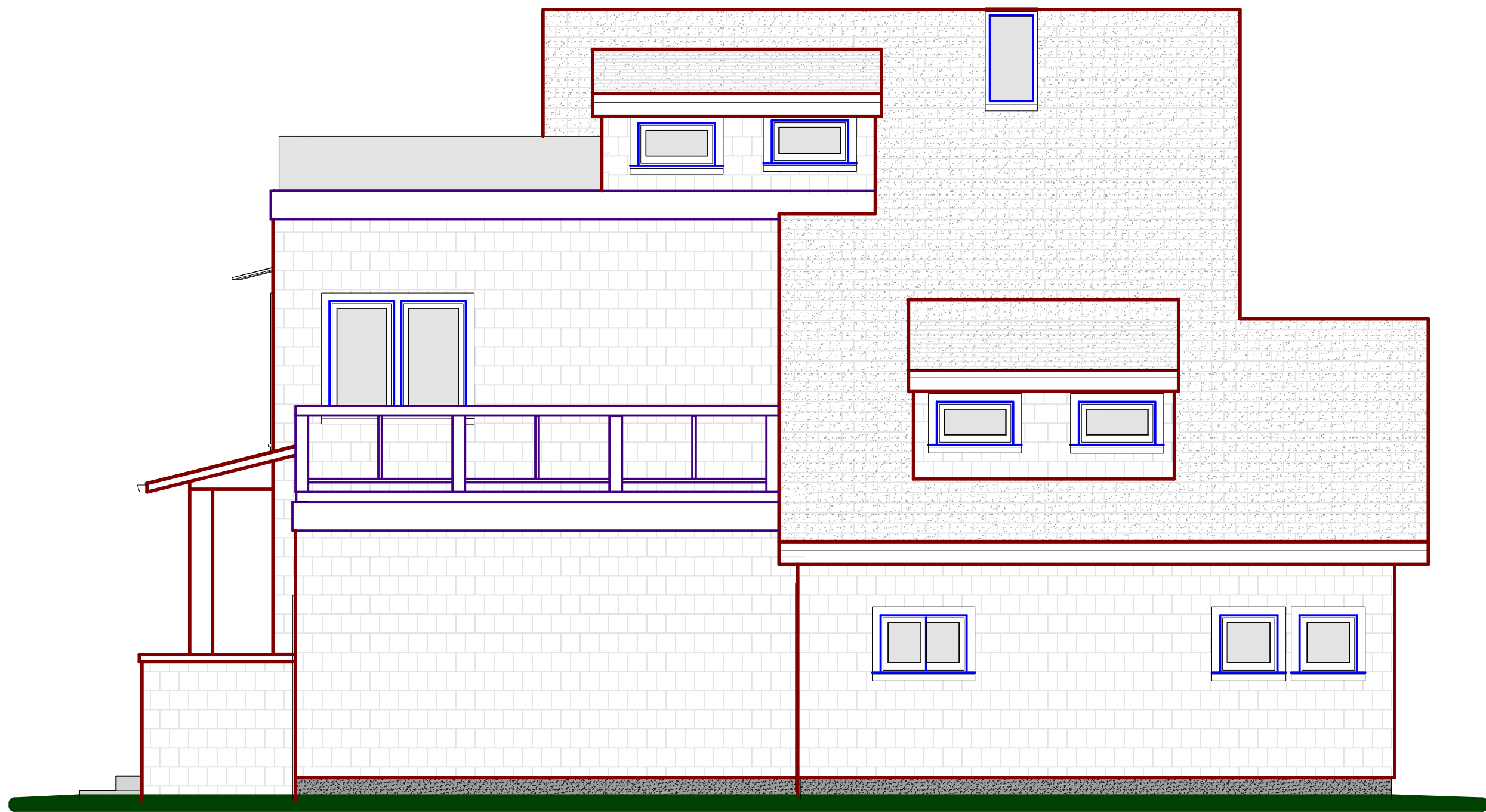
EXISTING ELEVATIONS



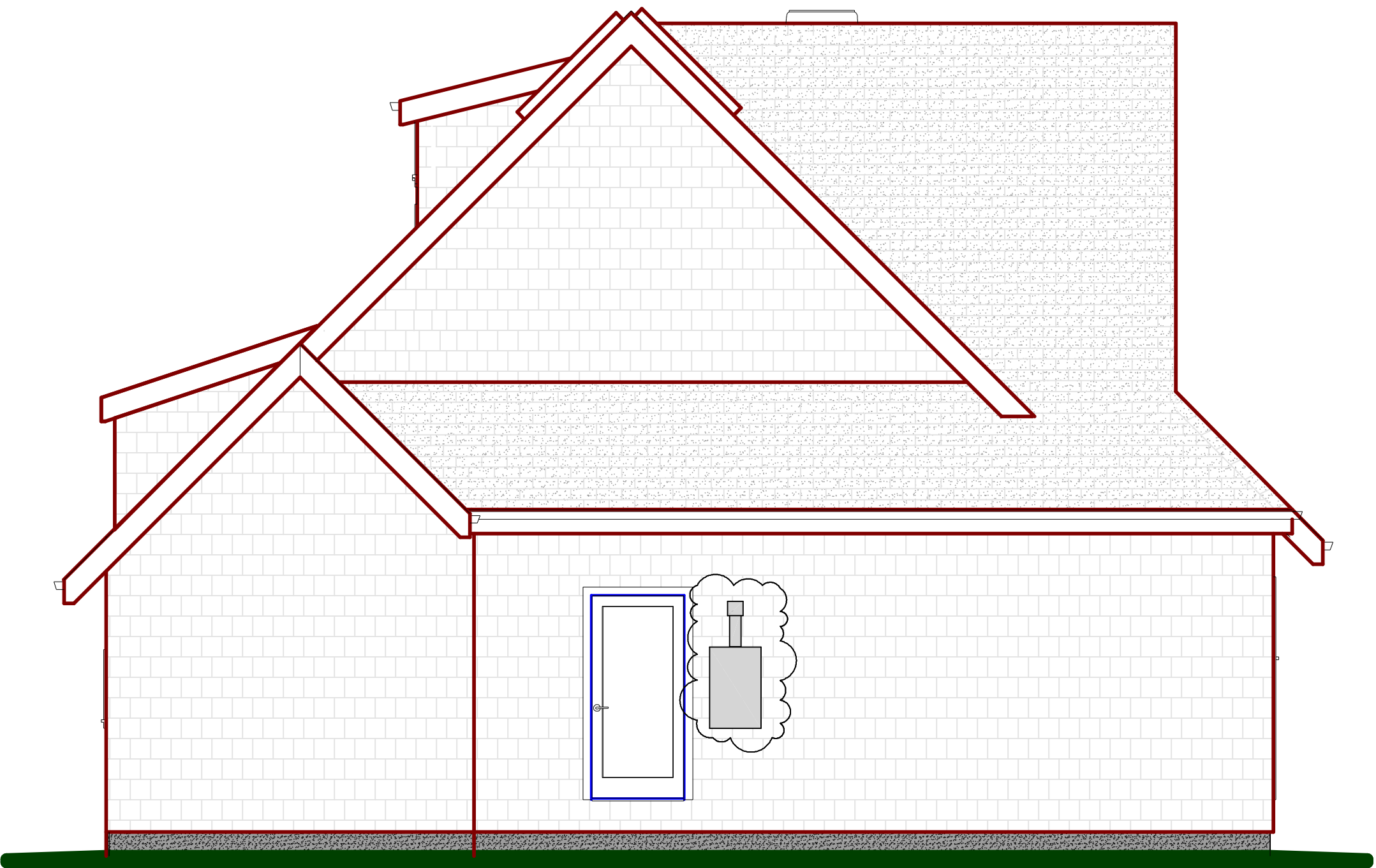
WEST, LEFT ELEVATION  
SCALE: 1/4"=1'-0"



SOUTH, FRONT ELEVATION  
SCALE: 1/4"=1'-0"



EAST, RIGHT ELEVATION  
SCALE: 1/4"=1'-0"



NORTH, REAR ELEVATION  
SCALE: 1/4"=1'-0"

EXHIBIT D

REVISIONS	BY
DeMattei Construction Inc. 1794 The Alameda San Jose, California 95126 Office: 408.295.7516 Fax: 408.286.6589 Lic. #478455	
2601 EAST CLIFF DR RESIDENCE SANTA CRUZ, CA 95062 APN: 02718103	
EXISTING ELEVATIONS	
date: 11/21/24	
drawn by: <i>S. PLYER</i> S. PLYER	
Sheet: A4	

# FOR TAX PURPOSES ONLY

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POR. OF N.W.1/4 SEC. 20, T.11S., R.1W., M.D.B. & M.

Tax Area Code  
82-040

27-18



## EXHIBIT E

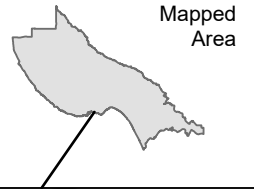
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 27-18  
County of Santa Cruz, Calif  
July, 1996



Santa Cruz County Planning Department

Parcel Location Map

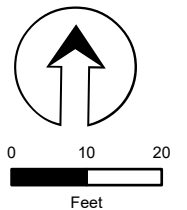


**Parcel: 02718109**

☐ Subject Parcel

Map printed: 29 May. 2025

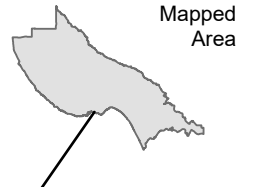
**EXHIBIT E**





Santa Cruz County Planning Department

## Parcel General Plan Map



 Subject Parcel

# EXHIBIT E

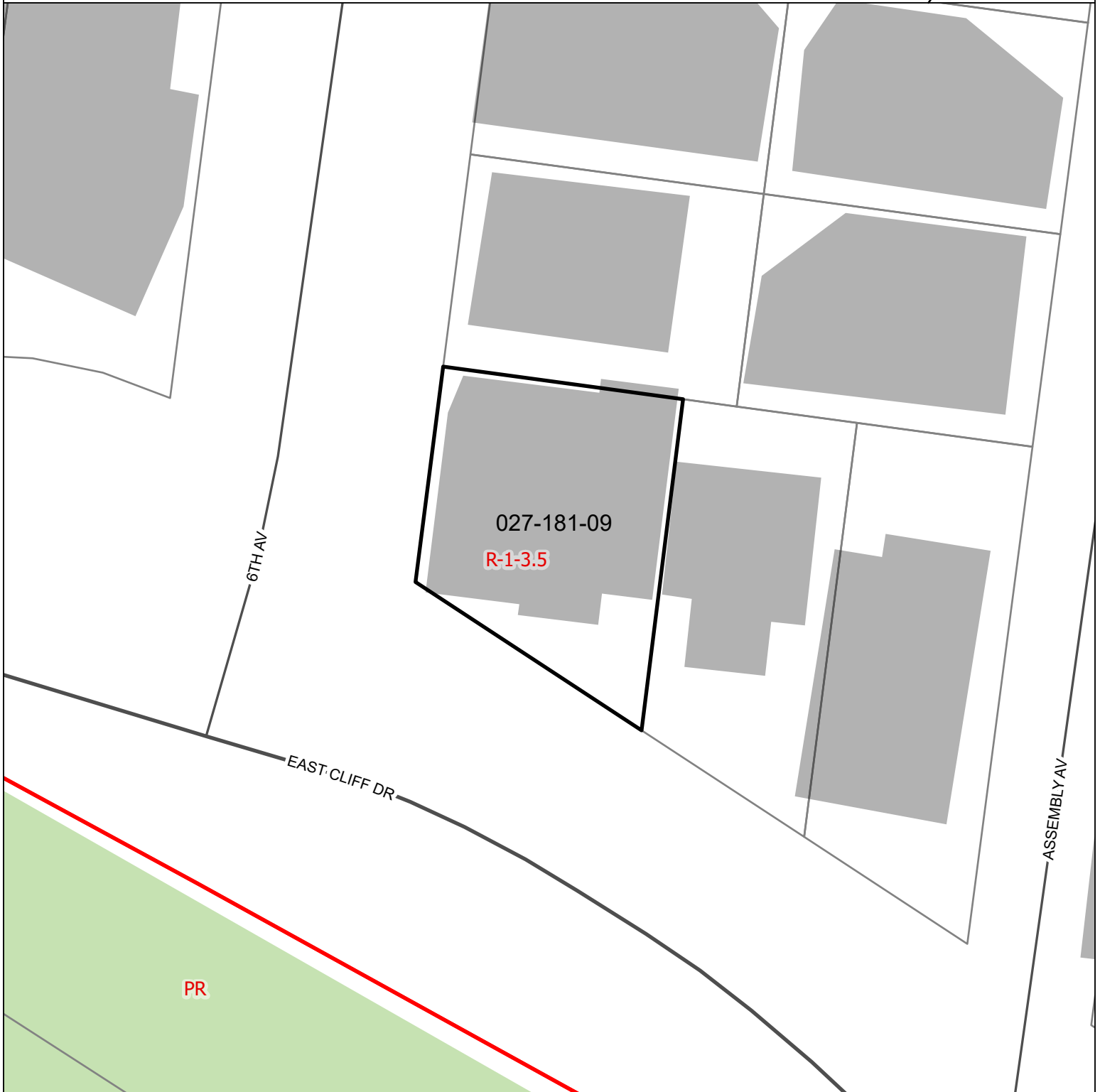
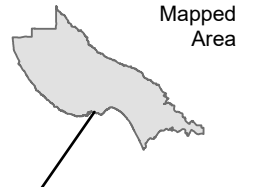


0 10 20  
Feet



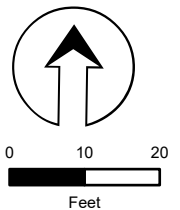
Santa Cruz County Planning Department

## Parcel Zoning Map



 Subject Parcel

# EXHIBIT E





## Parcel Information

### Services Information

Urban/Rural Services Line:	<u>  X  </u> Inside <u>    </u> Outside
Water Supply:	City of Santa Cruz Water
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	NA

### Parcel Information

Parcel Size:	2352.24 Square Feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential/Parks Recreation and Open Space
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:	<u>  X  </u> Inside <u>    </u> Outside
Appealable to Calif. Coastal Comm.	<u>  X  </u> Yes <u>    </u> No

### 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