



Staff Report to the Zoning Administrator

Application Number: **251143**

Applicant: Dawn Ramirez
Owner: Robert & Eva Schreier
APN: 033-171-05
Site Address: 4140 Opal Cliff Drive, Santa Cruz CA 95062

Agenda Date: 7/4/2025
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description:

Proposal to establish a new five-bedroom vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Vacation Rental Permit.

Location: Property is located on the southern side of Opal Cliff Drive approximately 230 feet east of the intersection of 41st Avenue and Opal Cliff Drive at 4140 Opal Cliff Drive in Santa Cruz.

Permits Required: Vacation Rental 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 251143, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing two-story, five-bedroom single-family dwelling that is on-site with a detached garage, and a detached non-habitable accessory structure (surfboard room). All structures were approved by Coastal Development Permit 141287. The dwelling was subsequently constructed in 2019 under Building Permit B-172490 and Building Permits B-172706 and B-173174 were issued for the detached garage and for the storage building.

Vacation rentals within residential structures are permitted within the R-1-5 zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance. Vacation rental permits are subject to renewal pursuant to County Code Section 13.10.695 (D) 3, as conditioned.

Parking

The provided parking will meet the requirements of SCCC 13.10.694(D)(2)(c)(iv) B. Pursuant to

this Code Section, parking for vacation rentals is limited to the number of on-site parking spaces. A minimum of one on-site space is required for vacation rentals containing one or two bedrooms and a minimum of two on-site spaces is required for rentals containing three or more bedrooms. Guests are also allowed to park one additional off-site vehicle in the vicinity of the vacation rental but shall not have any exclusive or assigned use of any available street parking. The subject dwelling is comprised of five bedrooms; therefore, two on-site parking spaces are required. Four parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(2).

Permit Expiration

Pursuant to SCCC 13.10.694(D), vacation rental permits expire the same month and day five years subsequent to the effective date of the Vacation Rental/Renewal Permit; therefore, the date of expiration of this permit is 7/18/2029.

Emergency Contact

Dawn Ramirez has been designated as the 24-hour contact for the vacation rental. 562 Joyce Court is located in Watsonville, within the required 30-mile response radius from the proposed vacation rental property.

Staff received an email expressing concerns about the operation of the vacation rental in regard to parking, noise, occupancy and enforcement of the Vacation Rental Ordinance. The maximum number of vehicles allowed associated with the overnight occupants shall not exceed 5 (number of on-site parking spaces, plus one additional non-exclusive on-street parking spaces) and overnight occupancy of the vacation rental shall not exceed 12 people (two per bedroom, plus two additional people, children under eight not counted). These limits are Conditions of Approval of this permit. Violations of these conditions can be reported to County Code Compliance, which has staff dedicated to enforcement of the vacation rental ordinance. Santa Cruz County quiet hours are between 10:00 pm and 8:00 am. Violations of the quiet hours should be reported to the Santa Cruz County Sheriff's Office.

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 **251143**, 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

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

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 (only if comments/correspondence are attached)

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: 251143

Assessor Parcel Number: 033-171-05

Project Location: 4140 Opal Cliff Drive, Santa Cruz CA 95062

Project Description: Operate a five-bedroom vacation rental

Person or Agency Proposing Project: Dawn Ramirez

Contact Phone Number: (831) 566-5724

- 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**

F. Reasons why the project is exempt:

Class 1 – Existing Facilities: Conversion of an existing single family residence, to a short term residential vacation rental, will not result in environmental impacts in that a vacation rental use is synonymous with a residential use.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for short term vacation rental use, will not result in modifications to the existing, legally constructed residential structure.

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

John Hunter, 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 proposed residential vacation rental is located in an existing residential structure in an area designated for residential uses and is not encumbered by physical constraints to development. The residential vacation rental will comply with health and safety standards established for vacation rental units, including smoke and carbon monoxide alarms, working ground fault circuit interrupters, emergency egress in all sleeping rooms, and handrails along stairs and walking surfaces above 30 inches in height to ensure the optimum in safety. In addition, the vacation rental standards address noise, occupancy, and parking to ensure that there are no detrimental effects of the vacation rental.

- (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 location of the proposed vacation rental and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances, including the vacation rental ordinance, and the purpose of the R-1-5 (Single-Family Residential-5,000 square feet per dwelling) zone district as the primary use of the property will be a residential vacation rental dwelling that meets all requirements of the vacation rental ordinance.

- (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 vacation rental use is consistent with the use and density requirements specified for the R-UM (Urban Medium Density Residential) land use designation in the County General Plan as it is a residential use in an existing residential structure and the vacation rental ordinance implements the standards contained in the Noise Element of the 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 vacation rental is to be located within an existing single family residential structure. The expected level of traffic generated by the proposed vacation rental is commensurate to any other residential use of the dwelling because the short term rental occupancy of a residence does not change the type of use within the dwelling and, further, guest celebrations that result in temporary increased traffic can occur with both non-vacation rental residential use and vacation rental use. 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 short-term vacation rental is proposed to be located within an existing residential dwelling located within a residential neighborhood, consistent with the land use intensity and density of residential neighborhoods. Both non-vacation residential uses and vacation rental uses can include celebrations that result in temporary increase in vehicles and building occupancy.

- (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 short-term vacation rental of an existing residential dwelling 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 short-term vacation rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior changes to the existing residence are proposed as part of this application.

- (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 short-term vacation rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior changes to the existing residence are proposed as part of this application.

Conditions of Approval

Exhibit D: Project plans, prepared by Feldman Architecture, dated 5/21/2018.

- I. This permit authorizes the operation of a vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time, 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.
- II. Operational Conditions
 - A. The vacation rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Vacation Rental Certification form on file with the Department of Community Development and Infrastructure.
 - B. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term "new development" shall include, but is not limited to, fencing, patios, and accessory structures. The term "use" shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.
 - C. The maximum, overnight occupancy of the vacation rental shall not exceed 12 people (two per bedroom, plus two additional people, children under eight not counted).
 - D. The maximum number of vehicles associated with the overnight occupants shall not exceed 5 (number of on-site parking spaces, plus one additional non-exclusive on-street parking spaces).
 - E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 24 people (twice the number of overnight occupants, children under 8 not counted).
 - F. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). A copy of the County Noise Ordinance (County Code Chapter 8.30) shall be posted inside the vacation rental in a location readily visible to all guests.
 - G. Vacation rental rules shall be posted inside the vacation rental in a location readily visible to all guests. The rules shall include, but not necessarily be limited to the following: maximum number of guests allowed; maximum number of people allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m.; maximum number of vehicles allowed' restrictions on noise (contained in the

County Noise Ordinance), illegal behavior, and disturbances, including an explicit statement that fireworks are illegal in Santa Cruz County; and directions for trash management.

- H. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.
- I. The vacation rental shall have a sign identifying the structure as a permitted vacation rental and listing a 24-hour local contact responsible for responding to complaints and providing general information. The sign shall not exceed 216 square inches, be legible from, and be posted no more than 20 feet back from the nearest street. For all rentals, the sign shall also display the beginning and end dates of the five-year vacation rental permit. Sign information shall be updated upon any renewal of this permit. The sign shall be continuously maintained while the dwelling is rented.
- J. The name, address, and telephone number(s) of the local property manager (24-Hour contact person) shall be posted inside the vacation rental in a location readily visible to all guests.
- K. Any change in the local property manager's name, address, or telephone number shall be promptly furnished to the Planning Department, the local Sheriff Substation, the Auditor-Controller-Treasurer Tax Collector, the main County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the vacation rental is located. Proof of mailing or delivery of the updated contact information to all of the above shall be submitted to the Planning Department within 30 days of change in the local property manager's contact information.

In addition, the applicant shall complete the online contact (see link below) information survey to ensure that the Community Development and Infrastructure Department is apprised of current contact information and for emergency notifications by the County Office of Response, Recovery and Resilience. Survey can be accessed via this link: <https://forms.office.com/g/5kjvAnC8n6>.

- L. The local property manager (24-hour contact person) shall be located within 30 miles of the vacation rental. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC 18.10.136.
- M. All advertising for vacation rentals shall include the vacation rental permit number in the first two lines of the advertisement text, and where photos are included, a photo containing the permit number shall be included, as well as a photo of the required signage that includes the 24-hour contact information and vacation rental identification. Advertising a vacation rental for a property without a vacation rental permit is a violation of this chapter and violators are subject to the penalties set forth in SCCC 19.01.

- N. The owner/applicant shall comply with the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for the vacation rental unit.
- O. Permits for vacation rentals shall expire five years from the date of approval. To continue in operation as a legal vacation rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Vacation rental permits are non-transferable and become void when a property transfer triggers reassessment.
- P. A violation of any of the requirements to obtain a vacation rental permit may be grounds for denial of a new vacation rental permit application. Further, violations of vacation rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing vacation rental permit after consideration at a public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
- Q. If more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a public hearing to consider permit revocation, pursuant to SCCC 18.10.136. "Significant violations" are: citations for violation of SCCC 8.30 (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the vacation rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of vacation rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a vacation rental permit for the same parcel without prior consent of the Board of Supervisors.
- R. The Vacation Rental shall provide overnight lodging for a period of not more than 30 days at a time.
- S. 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.

III. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the

COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

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

KEYNOTE LEGEND

- 1 ROOF OVERHEAD
2 EXISTING LEMON TREES TO BE REMOVED, SLD
3 OVERHEAD GARAGE DOOR, SEE SCHEDULE
5 OVERHEAD DOOR SWING
26 CAST BRONZE RAIN WATER SCUPPER
34 SIDE SETBACK
37 RINSING STATION W/ DECORATIVE WD SCREEN
38 ISOKERN WOOD FIREPLACE BOX, INSTALLED PER MANUFACTURER'S SPECIFICATIONS, SEE SHEET A0.13 FOR ADDITIONAL INFO
40 GATE AT WOOD FENCE, SEE DETAILS ON A8.8 & A8.9
41 WD TRELLIS ABOVE COURTYARD ENTRY, CENTER TRELLIS MEMBERS W/ WALL BATTENS BELOW
42 STONE PAVING, SLD
43 TIMBER DECKING OVER PT FRAMING
44 BUILT-IN CASEWORK
46 BUILT-IN BENCH
48 WD FENCE / SCREEN, SEE ELEVATIONS & ASSEMBLIES
52 VERTICAL SURFBOARD STORAGE RACK
60 CLERESTORY WINDOWS ABOVE, SHOWN DASHED
62 BLIND DOOR WITH 120 SQ. IN. VENTED OPENING
68 400 AMP ELECTRICAL SERVICE AND METER
69 GAS SERVICE AND METER, STEEL GAS PIPE SIZED FOR 200,000 BTU MIN.
84 UPLIGHT RECESSED INTO STONE PAVERS / DECKING, SEE SLD & LIGHTING PLANS
85 IN-WALL RAIN LEADER DOWNSPOUT FROM ROOF DRAIN ABOVE, SEE ROOF PLANS
96 IN-WALL PLUMBING CONNECTIONS FOR FUTURE WASHER

LEGEND

- NEW WALL
1-HOUR RATED WALL
PROPERTY LINE
SETBACK

FLOOR PLAN GENERAL NOTES

- PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 7.5" AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.
- PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
- GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 #5.
- PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
- BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.1.4 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
- PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
- PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
- ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

PROJECT NAME
SCHREIER
RESIDENCE

PROJECT ADDRESS
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

APN #
033-171-05

CLIENT
R BRYAN SCHREIER AND EVA L SCHREIER
2010 REVOCABLE TRUST

FA JOB NO.
14-004

ISSUE
CB049 - GATE
LATCHES

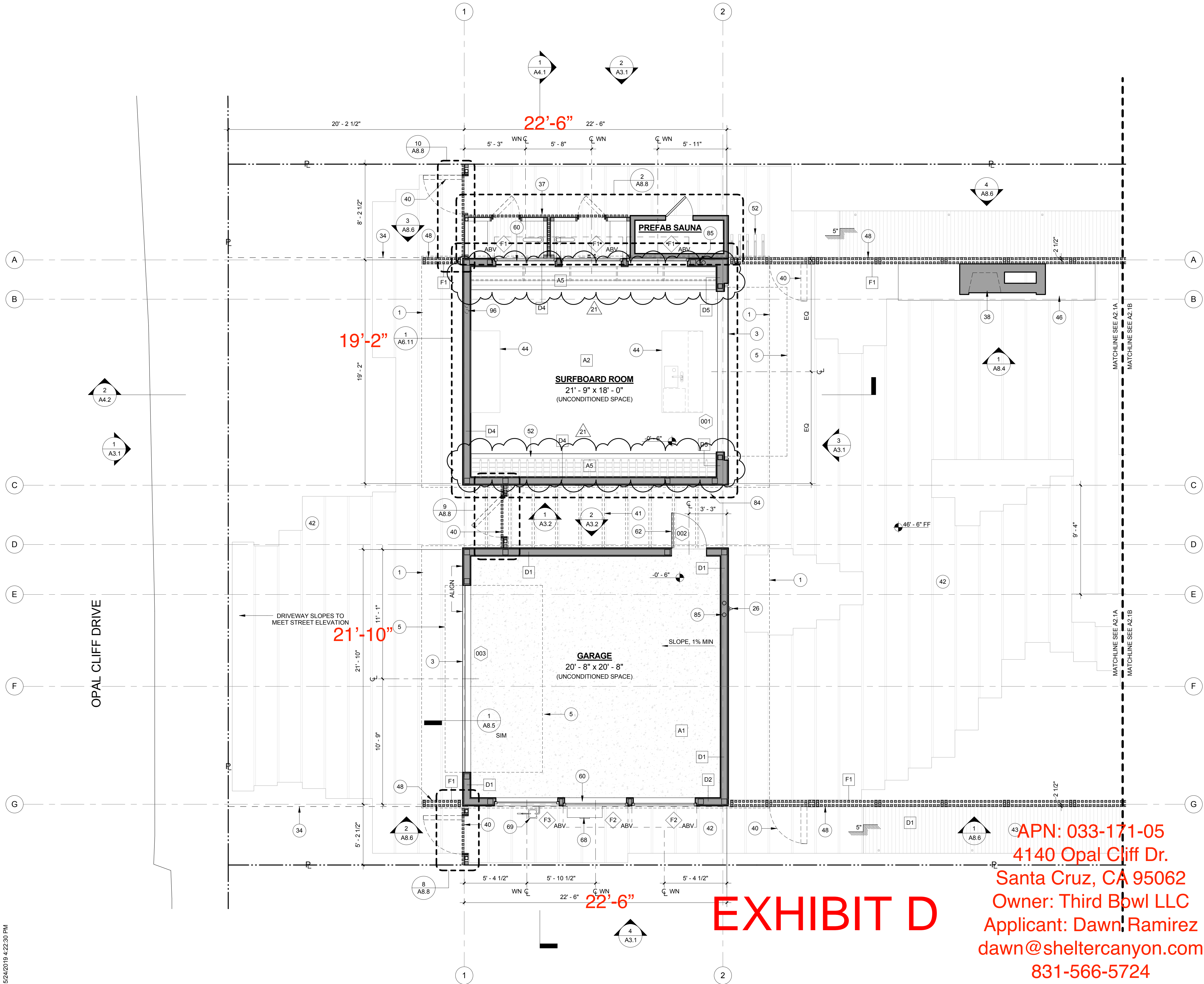
DATE
04.16.19

HISTORY

Δ	DESC.	DATE
	100% CD SET	12.14.17
3	CB004 CASEWORK REVISIONS	05.21.18
15	CB040 RINSING & SAUNA	01.28.19
21	CB050 SURF ROOM & SAUNA	05.24.19

TITLE
GARAGE AND
SURFBOARD ROOM
- FLOOR PLAN
LEVEL 1

A2.1A



APN: 033-171-05
4140 Opal Cliff Dr.
Santa Cruz, CA 95062
Owner: Third Bpwl LLC
Applicant: Dawn Ramirez
dawn@sheltercanyon.com
831-566-5724
Prepared 4/10/2025

KEYNOTE LEGEND

- 1 ROOF OVERHEAD
7 ESTIMATED 100 YEAR BLUFF RECESSION SETBACK LINE INCLUDING THE INFLUENCE OF SEA LEVEL RISE PER HKA REPORT DATED 08/2014
8 ESTIMATED 100 YEAR BLUFF RECESSION SETBACK BASED ON HISTORICAL RATE SINCE 1953 PER HKA REPORT DATED 08/2014
18 RECESSED DRYER AND PLUMBING BOX
29 DECK, DETACHED FROM BUILDING, UNDER 18" IN HEIGHT
30 FREE-STANDING SERVING BAR
32 GRILL, 107,150 TOTAL BTU
40 GATE AT WOOD FENCE, SEE DETAILS ON A8.8 & A8.9
42 STONE PAVING, SLD
43 TIMBER DECKING OVER PT FRAMING
44 BUILT-IN CASEWORK
46 BUILT-IN BENCH
47 IN-GROUND ELECTRIC HOT TUB, SLD
48 WD FENCE / SCREEN, SEE ELEVATIONS & ASSEMBLIES
49 EXPOSED STEEL COLUMN, SSD
50 BATHROOM VANITY
63 ORTAL DIRECT VENT GAS FIREPLACE, INSTALLED PER MANUFACTURER'S SPECIFICATIONS, 37,100 MAX. BTU
64 FIREPLACE VENT OUTLET IN COLOR BLACK, SEE MANUFACTURER'S SPECIFICATIONS
66 CENTOR ROLLER BUG SCREEN, SEE ARCH DETAILS
75 IN-WALL RAIN LEADER DOWNSPOUT FROM ROOF DRAIN ABOVE, SEE ROOF PLANS

LEGEND

- NEW WALL
1-HOUR RATED WALL
PROPERTY LINE
SETBACK

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1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7'5" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 75" AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4"/FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 #5.
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8. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
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13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

PROJECT NAME
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PROJECT ADDRESS
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SANTA CRUZ, CA

APN #
033-171-05

CLIENT
R BRYAN SCHREIER AND EVA L SCHREIER
2010 REVOCABLE TRUST
FA JOB NO.
14-004

ISSUE
CB040 - RINSING &
SAUNA

DATE
01.07.19

HISTORY

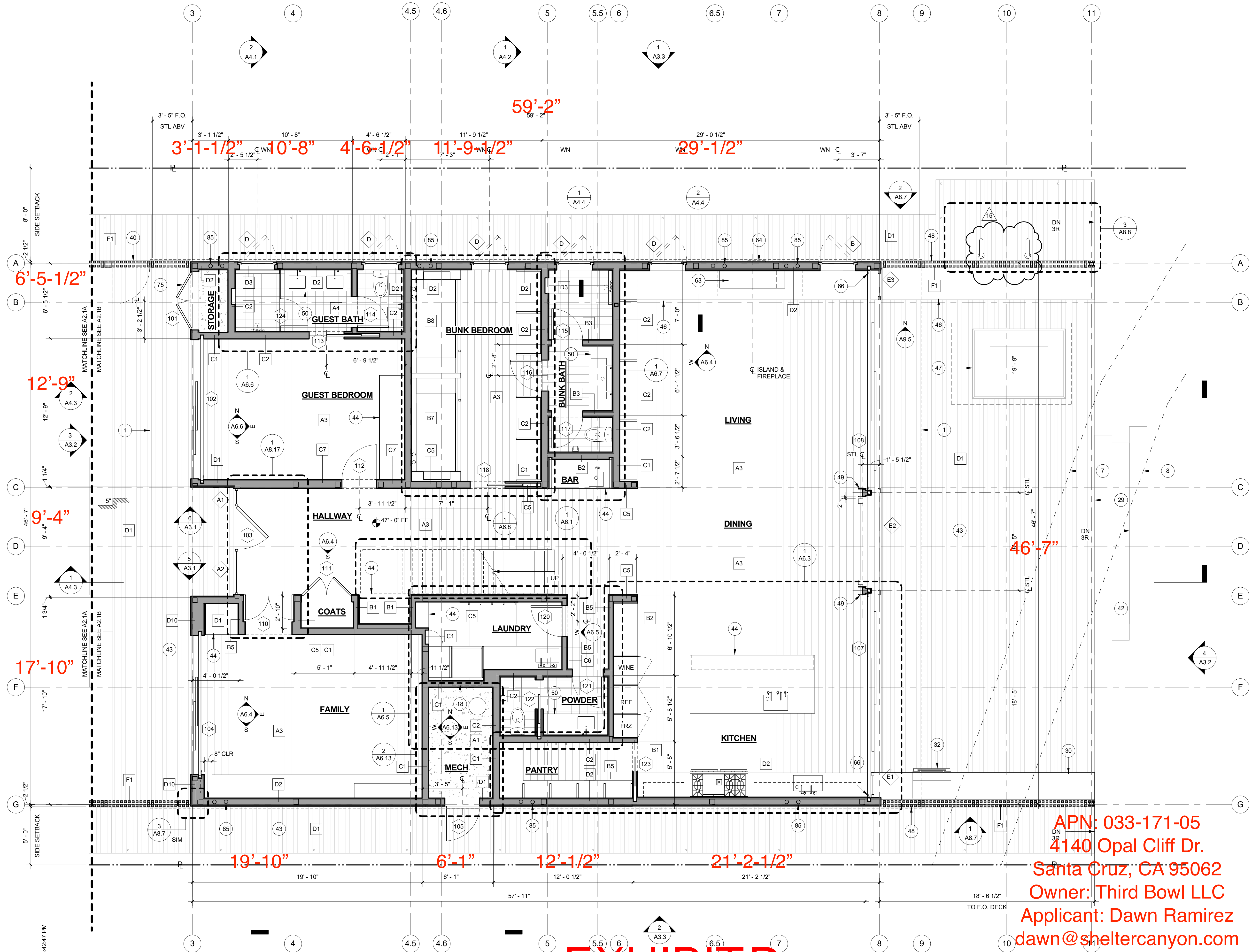
DESC.	DATE
100% CD SET	12.14.17
2 CB002 VE REVISIONS	04.23.18
10 CB024 BUNKS & MED ROOM	09.21.18
11 CB025 FIREPLACE & MISC	10.04.18
15 CB040 RINSING & SAUNA	01.28.19



TITLE
RESIDENCE -
FLOOR PLAN LEVEL
1

A2.1B

SHEET



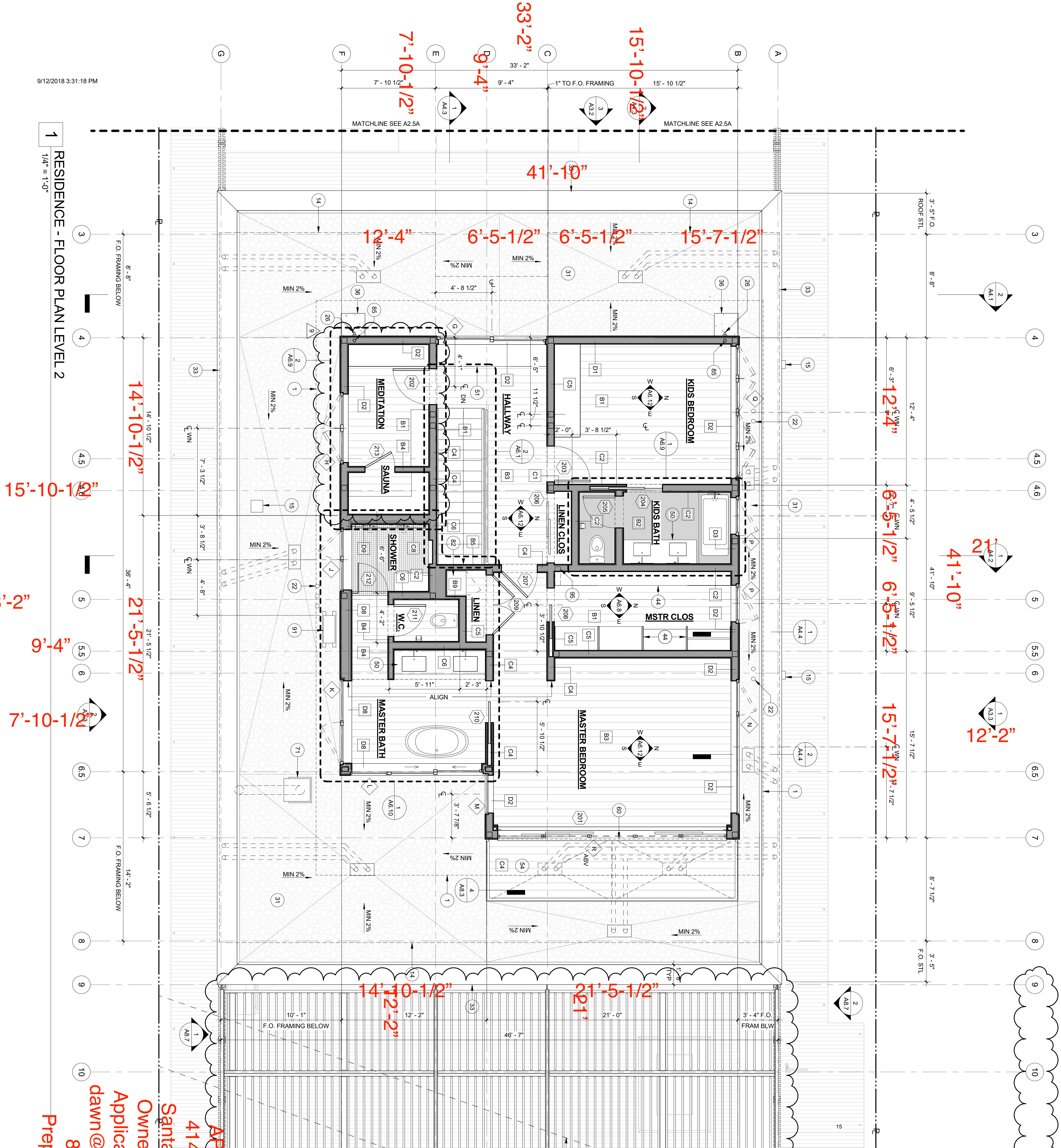
1 RESIDENCE - FLOOR PLAN LEVEL 1
1/4" = 1'-0"

EXHIBIT D

APN: 033-171-05
4140 Opal Cliff Dr.
Santa Cruz, CA 95062
Owner: Third Bowl LLC
Applicant: Dawn Ramirez
dawn@sheltercanyon.com
831-566-5724
Prepared 4/10/2025

1
1/4" = 1'-0"

RESIDENCE - FLOOR PLAN LEVEL 2



APN: 033-171-05
4140 Opal Cliff Dr.
Santa Cruz, CA 95062
Owner: Third Bowl LLC
Applicant: Dawn Ramirez
dawn@sheltercanyon.com
831-566-5724
Prepared 4/10/2025

EXHIBIT D

AP
4140
Santa
Owne
Applica
dawn@
8
Prep

- LEGEND
- PROPERTY LINE
 - SETBACK
 - EXISTING FENCE

- KEYNOTE LEGEND
- 7 ESTIMATED 100 YEAR BLUFF RECESSION SETBACK LINE INCLUDING THE INFLUENCE OF SEA LEVEL RISE PER HKA REPORT DATED 08/2014
 - 8 ESTIMATED 100 YEAR BLUFF RECESSION SETBACK BASED ON HISTORICAL RATE SINCE 1953 PER HKA REPORT DATED 08/2014
 - 9 1.25:1 V/V SLOPE STABILITY SETBACK LINE PER GEOTECH REPORT DATED 08/2014
 - 10 1928 TOP OF BLUFF EDGE AS SHOWN IN SUBDIVISION MAP
 - 11 TOP OF BLUFF EDGE
 - 12 TOE OF BLUFF
 - 13 8'-6" X 18'-0" PARKING SPACE
 - 14 LINE OF EXT. WALLS BELOW
 - 23 EXISTING HEDGE +/- 10'-0", TO REMAIN
 - 24 EXISTING HEDGE +/- 8'-0", TO REMAIN
 - 25 EXISTING HEDGE +/- 5'-0", TO REMAIN
 - 29 DECK, DETACHED FROM BUILDING, UNDER 18" IN HEIGHT
 - 38 ISOKERN WOOD FIREPLACE BOX, INSTALLED PER MANUFACTURER'S SPECIFICATIONS, SEE SHEET A0.13 FOR ADDITIONAL INFO

PROJECT NAME
SCHREIER
RESIDENCE

PROJECT ADDRESS
4140 OPAL CLIFF DR.
SANTA CRUZ, CA

APN #
033-171-05

CLIENT
R BRYAN SCHREIER AND EVA L SCHREIER
2010 REVOCABLE TRUST
FA JOB NO.
14-004

ISSUE
CB004 CASEWORK
REVISIONS

DATE
05.21.18

HISTORY
DESC. DATE
100% CD SET 12.14.17
2 CB002 VE REVISIONS 04.23.18

TITLE
PROPOSED SITE
PLAN

A1.2
SHEET

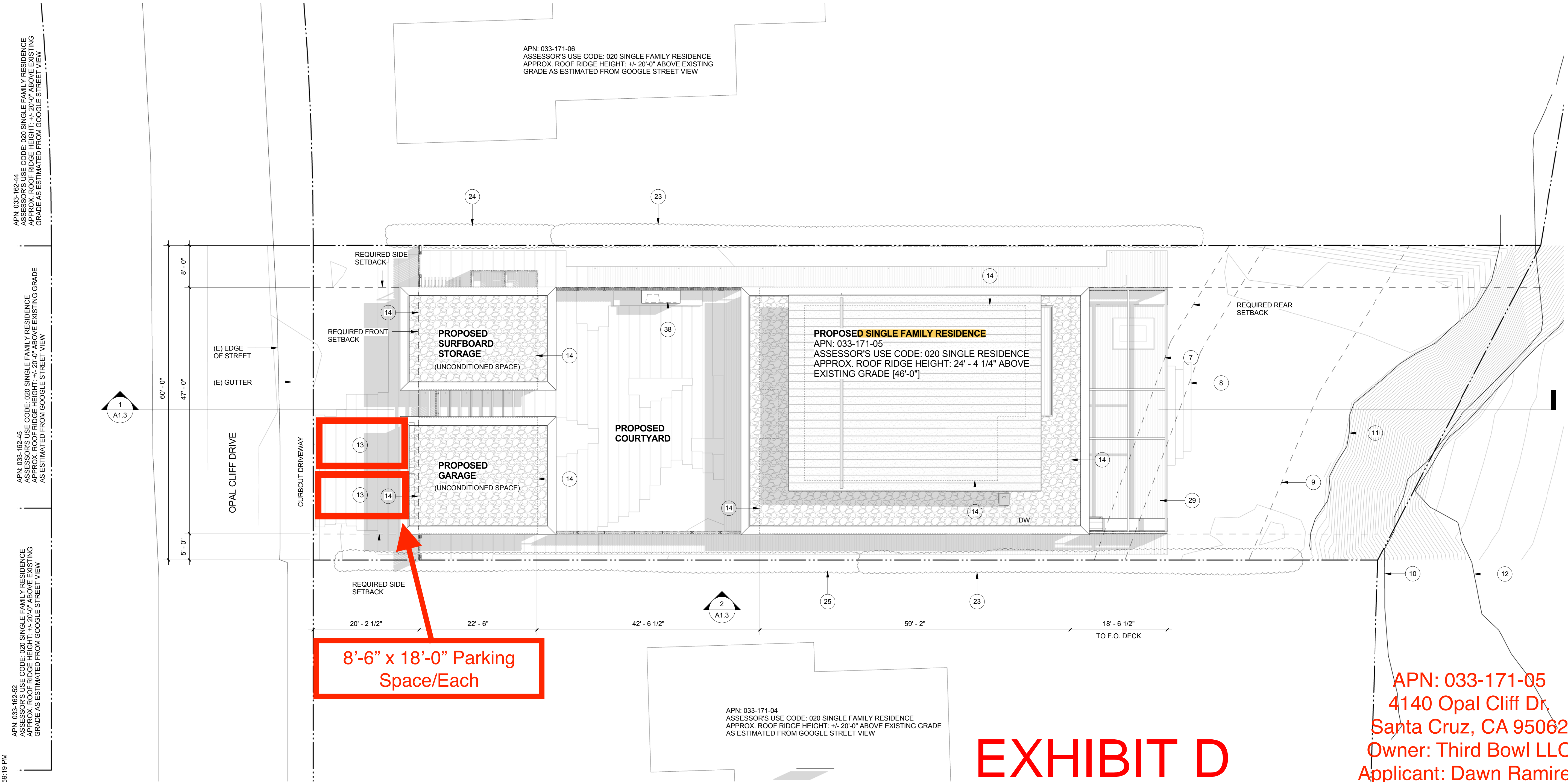
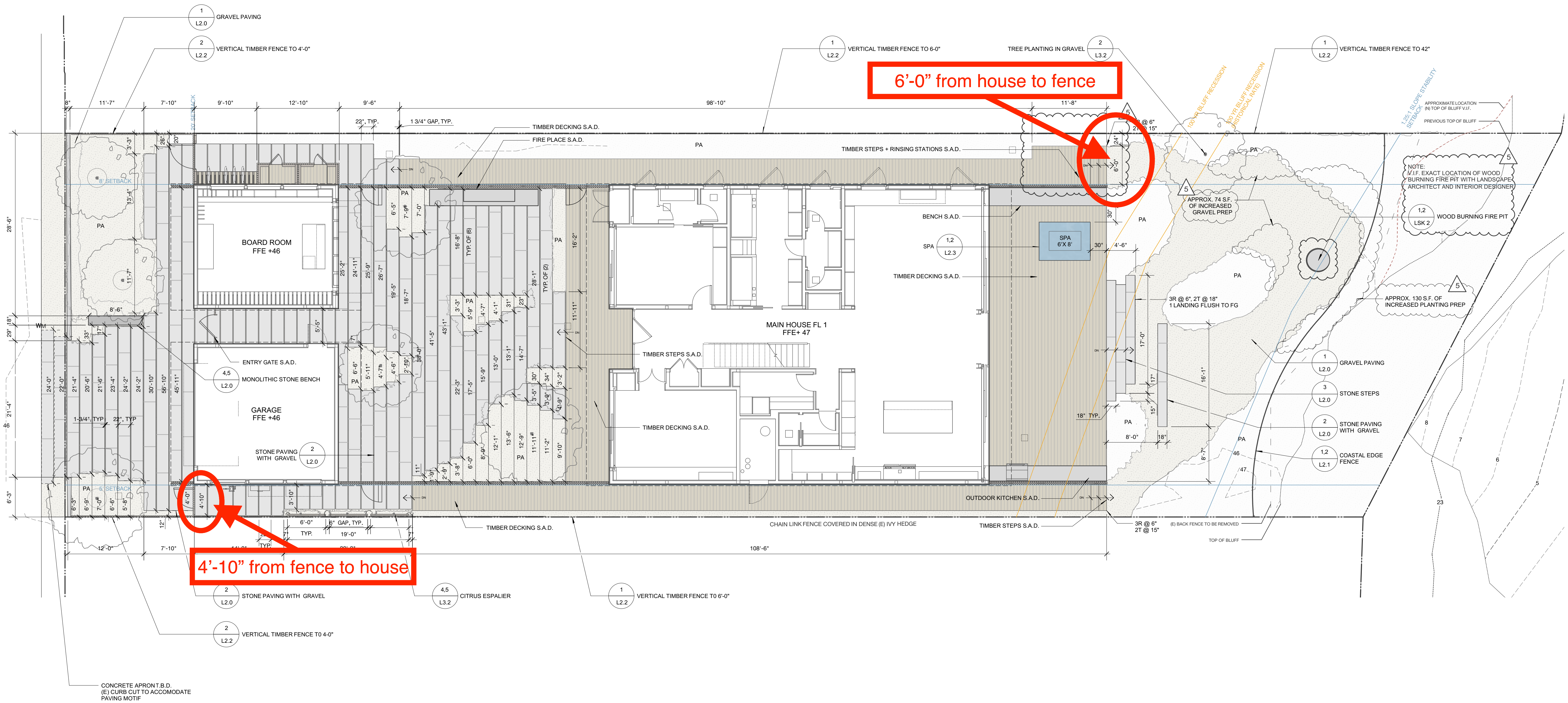


EXHIBIT D

APN: 033-171-05
4140 Opal Cliff Dr,
Santa Cruz, CA 95062
Owner: Third Bowl LLC
Applicant: Dawn Ramirez
dawn@sheltercanyon.com
831-566-5724
Prepared 4/10/2025

1 PROPOSED - SITE PLAN
1" = 10'-0"



PROJECT NAME
**SCHREIER
RESIDENCE**

4140 OPAL CLIFF DRIVE
SANTA CRUZ, CA

APN: 03317105

ISSUE SET
5 CB007 Planting Revisions

ISSUE DATE

06.27.2018

PREVIOUS ISSUE
REV. DESCRIPTION DATE
100% CD SET 12.15.17

DRAWING TITLE
Layout Plan FL1

SCALE: 1/8"=1'-0"
DRAWN BY: BH

SHEET NUMBER

L1.1

NOTE:
FOR ALL ABBREVIATIONS AND GENERAL PROJECT
NOTES SEE COVER SHEET L0.0

EXHIBIT D

APN: 033-171-05
4140 Opal Cliff Dr.
Santa Cruz, CA 95062
Owner: Third Bowl LLC
Applicant: Dawn Ramirez
dawn@sheltercanyon.com
831-566-5724
Prepared 4/10/2025



POR. RANCHO ARROYO DEL RODEO
N.W. 1/4 SEC. 22, T.11S., R.1W. M.D.B. & M

Tax Area Code
96-100

33-17

FOR TAX PURPOSES ONLY

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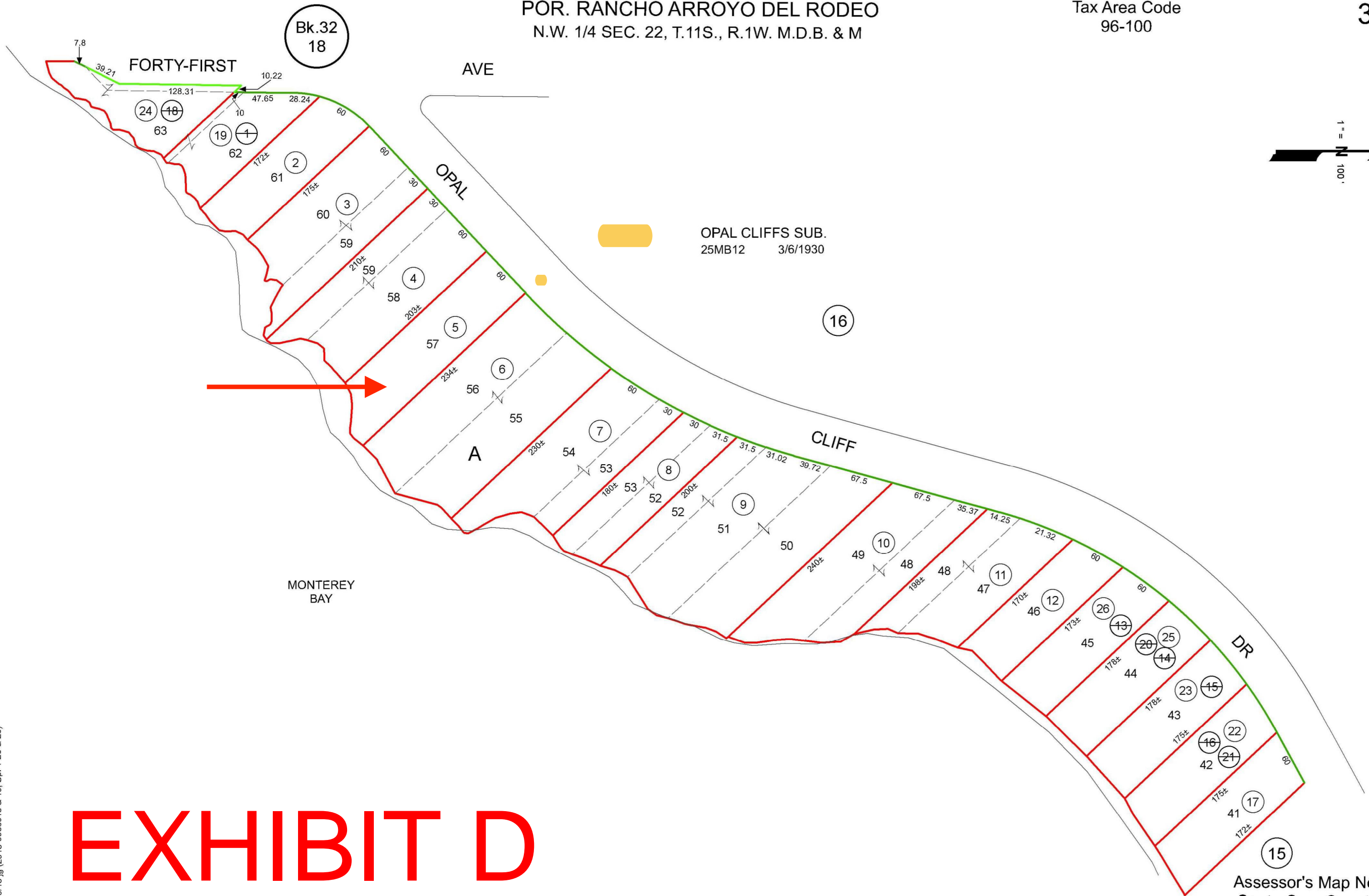
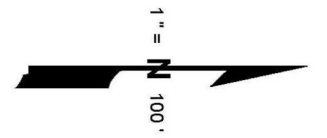


EXHIBIT D

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

Assessor's Map No. 33-17
Santa Cruz County, Calif.
June 1995

Electronically drafted 6/6/95 KSA
Rev. 9/26/96 CB (Cor. to Bk & Pg Ref)
Rev. 4/9/98 GG (CA consolidation)
Rev. 4/13/01 mvm (changed page refs.)
Rev. 8/11/15 CB (Removed TCA 96-068)
Rev. 8/11/15 CB (14-0008694, LBA 1-24)
Rev. 10/25/18 Jg (Cor. block)
Rev. 12/19/18 Jg (2018-0036918 & 19, Sp. 1-25 & 26)

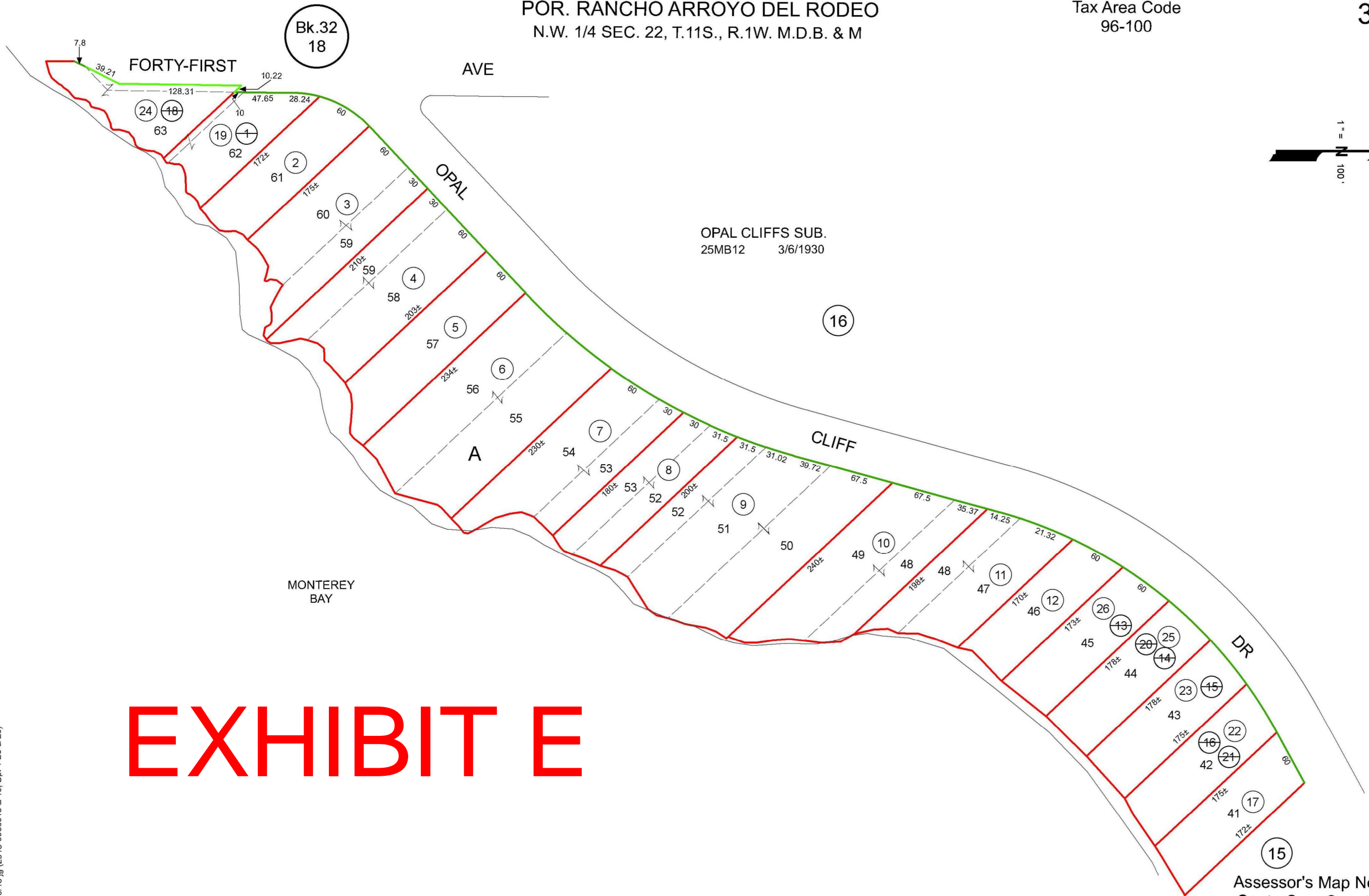
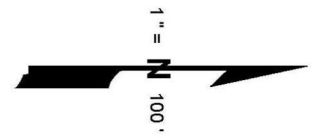
POR. RANCHO ARROYO DEL RODEO
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33-17

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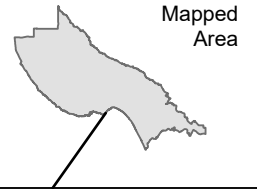
Note - Assessor's Parcel & Block
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Assessor's Map No. 33-17
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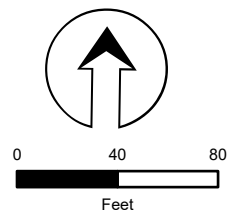
Parcel Location Map



Parcel: 03317105

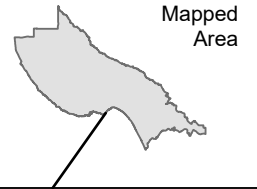
☐ Subject Parcel

EXHIBIT E



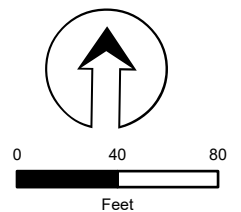


Parcel General Plan Map



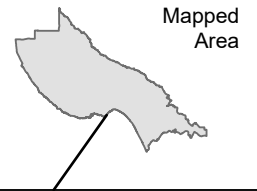
 Subject Parcel

EXHIBIT E



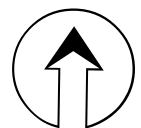


Parcel Zoning Map



 Subject Parcel

EXHIBIT E



0 40 80
Feet

Parcel Information

Services Information

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

Parcel Information

Parcel Size: 13,372 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Opal Cliff Drive
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5 (Single-Family Residential-5,000 square feet per dwelling)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X 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

Dear John,

My name is Candida Stricklen and I am a 40 year resident of Opal Cliff Drive. When the new owners first bought 4140 Opal Cliffs we (the neighborhood surrounding it) were excited about having a family move in. They were boasting (in a good way) about the green roof/garden they were going to have on their house and how excited they were to be living by the Hook for the great surf. Well, none of that really happened. But we did get a LONG building project with a lot of incidents along the way. Workers stealing from my garden, tore up my front parking pad from flooding because they clogged my drain with asphalt when PGE contractors tore up the road, and then heavy tractors and trucks made it a mess. They were kind enough to fix that front parking pad. But now years later we're looking at a 5 bedroom vacation home? This is our neighborhood, where we live and have grandchildren and a place that is safe, quiet and our home. Where are they going to park, what are the rules for nightly noise, how many people can stay at once, and where do we call if there are issues? My heart is broken at the thought of this. I thought they were trying to sell it, what happened to that? Please reconsider allowing this to happen. There are a lot of older people living nearby and we are concerned about all this will bring. Don't let the wealthy come in and destroy our neighborhood, please side with the neighbors that have worked hard and long to live here and some of us still work in our late sixties.

Thank you for taking the time to read my long heartfelt text,

Candida Stricklen

EXHIBIT G