



## Staff Report to the Zoning Administrator

Application Number: **241467**

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**Applicant:** Adam Jeselnick Architect

**Agenda Date:** September 5, 2025

**Owner:** O'Neal

**Agenda Item #:**

**APN:** 060-011-16

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

**Site Address:** 1240 Graham Hill Road, Santa Cruz

**Project Description:** Proposal to construct additions of approximately 940 square feet (bedroom and laundry room) to an existing non-conforming 2,420 square foot residence that is located within the required 15 foot side yard setbacks. Requires a Variance to reduce the required side yard setback from 15 feet to about 10 feet on the north side (bedroom addition) and to reduce the required side yard setback from 15 feet to about 10 feet on the south side (to recognize the existing structure within the side setback) and to increase the maximum lot coverage from 20% to 22% total lot coverage.

**Location:** Property located on the east side of Graham Hill Road at 1240 Graham Hill Road.

**Permits Required:** Variance

**Supervisory District:** 5th District (District Supervisor: Monica Martinez)

**Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241467, based on the attached findings and conditions.

### Project Description & Setting

The existing one story residence is approximately 2,420 square feet in floor area with a 297 square foot attached garage. This application is a proposal to construct a 940 square foot addition, including a new primary bedroom and laundry room.

The subject property is located in a single family residential neighborhood along Graham Hill Road in the Carbonera Planning Area. The area is characterized by single family residences on larger 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 lot coverage).

## Zoning & General Plan Consistency

The subject property is a 17,194 square foot lot, located in the R-1-20 (Single family residential - 20,000 square feet minimum) zone district, a designation which allows residential uses. The existing single family residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-UVL (Urban Very Low Density Residential) General Plan designation.

The existing residence is nonconforming to the required R-1-20 zone district setbacks; the existing structure encroaches into the required yard setbacks as noted in the site standards chart below.

	<b>R-1-20 Site Standards</b>	<b>Existing</b>	<b>Proposed Addition</b>
<b>Front yard setback</b>	20'	28'-2"	28'-2" (no change)
<b>Rear yard setback</b>	15'	75'-10"	33'-7" to addition
<b>Side yard setback</b> (interior - north)	15'	10'-6"	<b>*10'-6" to addition</b>
<b>Side yard setback</b> (interior - south)	15'	10'-1"	<b>*10'-1" (no change - recognize existing)</b>
<b>Maximum height</b>	28'	13'-6"	13'-6" (existing) 13'-3" (addition)
<b>Maximum % lot coverage</b>	20%	17%	<b>*22%</b>
<b>Maximum Floor Area Ratio</b>	N/A	N/A	N/A
<b>Maximum number of stories</b>	2	1	1
<b>Parking (5 BR)</b>	3 spaces required for 4+ BR residence	5+ spaces (garage and driveway)	5+ spaces (garage and driveway)

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

The required off-street parking for a five bedroom detached residence will be provided in the garage and driveway on the project site.

## Variance

The existing single story residence encroaches into the required yard setbacks as indicated above. Variances to required yard setbacks are requested in order to allow the addition to be placed within the required 15 foot side yard setback to match the existing encroachment on the north side of the property and to recognize the location of the existing structure within the required 15 foot side yard setback on the opposite (south) side of the property.

This proposal also includes a request to increase the maximum lot coverage from 20% to 22%. This request for increased lot coverage 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 reasonable, in that the following special circumstances affect the subject property. The parcel is smaller than the R-1-20 zone district minimum (at 17,194 square feet) and the existing residence is located within the required side yard setbacks. The granting of the requested variances would allow construction of an addition to the existing residence while maintaining adequate setbacks from surrounding residential development.

## **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 **241467**, 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
- 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: 241467

Assessor Parcel Number: 060-011-16

Project Location: 1240 Graham Hill Road, Santa Cruz

**Project Description: Proposal to remodel and construct additions to an existing single family dwelling.**

**Person or Agency Proposing Project: Adam Jeselnick Architect**

**Contact Phone Number: 831-620-5164**

- 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 in substantial conformance with all pertinent County ordinances and the purpose of the R-1-20 (Single family residential - 20,000 square feet minimum) zone district as the primary use of the property will continue to be one single family dwelling.

The proposed addition will be in compliance with all required site standards, except for the requested variances to site standards included in the proposal. Findings for each of these requested variances 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-UVL (Urban Very Low 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 addition will be to an existing single family 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 is not required, in that the project site is not located within the coastal zone.

### **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 side yard setbacks from 15 feet to approximately 10 feet on both sides of the residence, and to increase the maximum lot coverage from 20% to 22% are recommended in order to recognize the existing location of the residence and to allow an addition to the existing residence. The smaller size of the parcel and the location of the existing residence on the lot 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 an addition to an existing residence on a residentially zoned parcel and the structure will be adequately separated from improvements on surrounding properties.

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 addition to the existing structure will result in a structure that is similar to other developed properties in the surrounding area. 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.

## **Conditions of Approval**

Exhibit D: Project plans, prepared by Adam Jeselnick Architect, dated 4/10/25.

- I. This permit authorizes the construction of a addition as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
    3. Grading, drainage, and erosion control plans.
    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.
  - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
  - E. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
  - F. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per new square foot for single family dwellings.
  - G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per new square foot for single family dwellings.
  - H. Pay the current fees for Roadside and Transportation improvements for the Carbonera Transportation Improvement Area (TIA). Fees are based on length of property frontage and the presence of existing improvements.
  - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling 3,001 to 4,000 square feet is \$10 per new square foot.
  - J. Provide required off-street parking for 3 cars. 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.
  - K. 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.

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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.

**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.



GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING CODE** (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.
4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

SHEET INDEX

ARCHITECTURAL

- A0.1

TITLE (PROJECT DATA AND SITE LOCATION)
- A1.1

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- A1.2

PROPOSED SITE PLAN
- A2.1

EXISTING FLOOR PLAN
- A2.2

PROPOSED FLOOR PLAN
- A4.1

EXISTING ROOF PLAN
- A4.2

PROPOSED ROOF PLAN
- A5.1

EXISTING ELEVATIONS
- A5.2

EXISTING ELEVATIONS
- A5.3

PROPOSED ELEVATIONS
- A5.4

PROPOSED ELEVATIONS
- A6.1

PROPOSED SECTIONS
- A7.1

PROPOSED DOOR AND WINDOW SCHEDULES

EXISTING PHOTOGRAPHS



EXTERIOR VIEW OF THE HOUSE - EAST

PROJECT DATA

SCOPE OF WORK:  
ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE TO INCLUDE NEW MASTER BEDROOM, BATHROOM AND WALK IN CLOSETS.

CONSTRUCTION TYPE: V-B  
OCCUPANCY: R-3 / U

SITE COVERAGE CALCULATIONS [PER COUNTY CODE 13.10.235-1] :

LOT SIZE 17,194.5 SF

MAX. ALLOWABLE LOT COVERAGE [20%] = 3,438.90 SF  
LOT COVERAGE BONUS [+3 %] = 515.83 SF (EXCEPTION)  
TOTAL ALLOWABLE LOT COVERAGE = 3,954.73 SF

LOT COVERAGE CALCULATIONS:

EXISTING  
(E) GARAGE 276 SF (225 SF EXCLUDED)  
(E) HOUSE 2,420.67 SF  
(E) FRONT COVERED PORCH 133.46 SF  
  
TOTAL, (E) 2,830.13 SF  
(16.46% OUT OF TOTAL LOT COVERAGE)

BUILDABLE AREA 1,124.60 SF

PROPOSED  
(E) GARAGE 276 SF (225 SF EXCLUDED)  
(E) HOUSE 2,420.67 SF  
(E) FRONT PORCH 88.91 SF  
(P) MASTER BEDROOM ADDITION 894.06 SF  
(P) LAUNDRY ADDITION 43.58 SF  
  
TOTAL, (P) 3,723.22 SF  
(21.65% OUT OF TOTAL LOT COVERAGE)

SITE COVERAGE CALCULATIONS:

EXISTING  
(E) CONCRETE DRIVEWAY 3,652 SF  
(E) BRICK ENTRY 211 SF  
(E) CONCRETE WALKWAY 650 SF  
(E) CONCRETE PATIO 205 SF  
(E) BRICK PATIO 438 SF  
(E) WOOD DECK 122 SF  
(E) GARAGE 276 SF (225 SF EXCLUDED)  
(E) HOUSE 2,420.67 SF  
(E) FRONT COVERED PORCH 133.46 SF

TOTAL, (E) 8,108.13 SF

PROPOSED  
(E) CONCRETE DRIVEWAY 3,652 SF  
(E) BRICK ENTRY 211 SF  
(E) CONCRETE WALKWAY 647 SF  
(P) CONCRETE TERRACE 362 SF  
(P) CONCRETE LANDING 12 SF  
(P) CONCRETE PATIO 357 SF  
(P) CONCRETE PATH 200 SF  
(E) BRICK PATIO 274 SF  
(E) WOOD DECK 122 SF  
(E) GARAGE 276 SF (225 SF EXCLUDED)  
(E) HOUSE 2,420.67 SF  
(E) FRONT PORCH 88.91 SF  
(P) MASTER BEDROOM ADDITION 894.06 SF  
(P) LAUNDRY ADDITION 43.58 SF

TOTAL, (P) 9,560.22 SF

TOTAL, (SITE COVERAGE ADDITION) 1,452.09 SF

PROJECT DATA

ADDRESS: 1240 GRAHAM HILL ROAD,  
SANTA CRUZ, CALIFORNIA 95060

A.P.N. 060-011-16

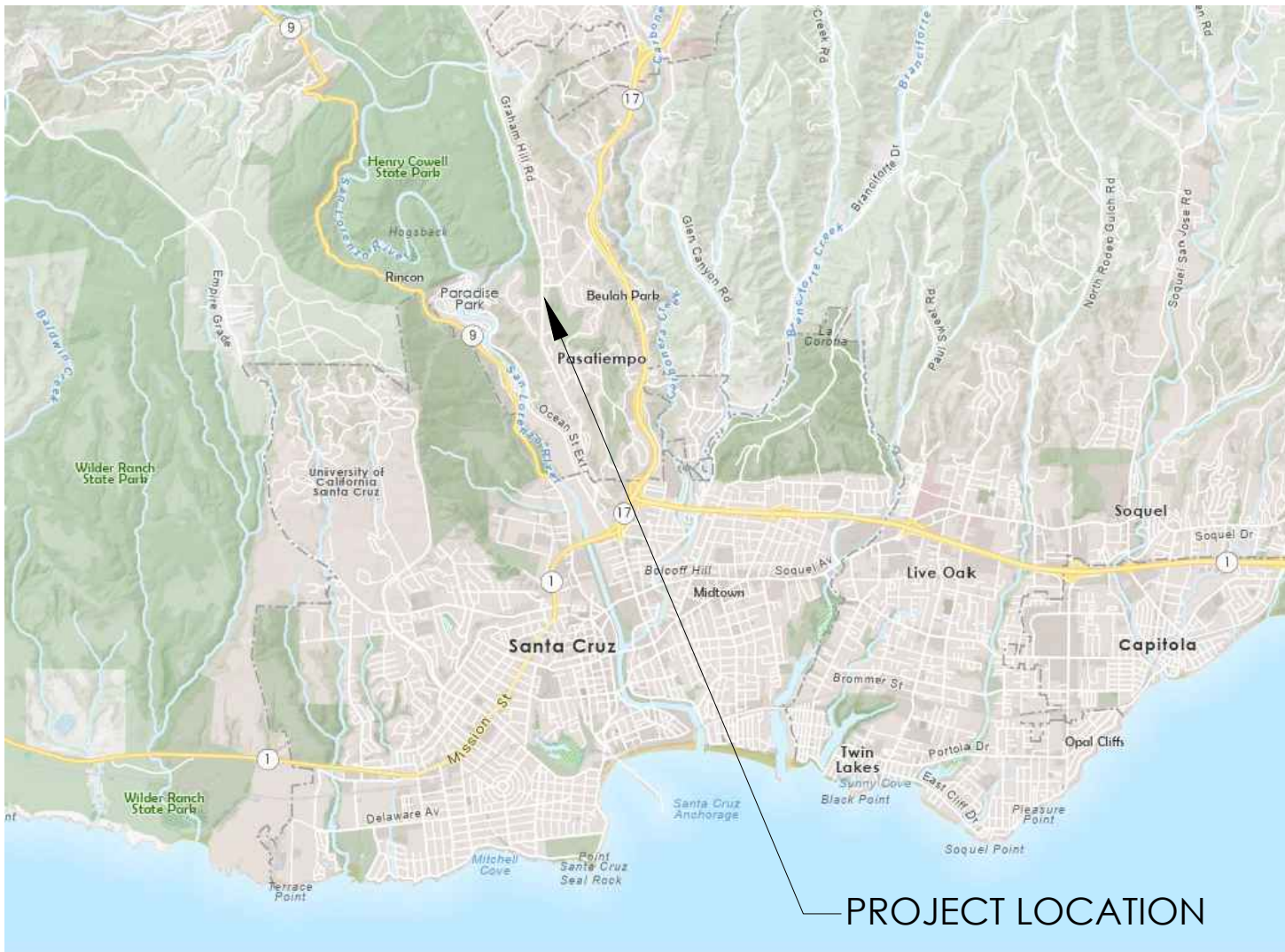
ZONING: R-1-20 RESIDENTIAL

OWNER: SHANE AND KRISTEN O' NEAL  
1240 GRAHAM HILL ROAD  
SANTA CRUZ, CALIFORNIA 95060

ARCHITECT: ADAM JESELNICK ARCHITECT  
24398 PORTOLA AVENUE  
CARMEL, CA 93923  
PHONE: (831) 620.5164 m  
CONTACT: ADAM JESELNICK AIA  
EMAIL: aejarch@gmail.com

SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - WEST	28'-2"	28'-2"	30'-0"
SIDE - NORTH	10'-6 ½ "	10'-6 ½ "	15'-0"
BACK- EAST	75'-10"	33'-7"	15'-0"
SIDE - SOUTH	10'-1 ½ "	10'-1 ½ "	15'-0"



1 VICINITY MAP  
SCALE: N.T.S.

O'NEAL RESIDENCE  
1240 GRAHAM HILL ROAD,  
SANTA CRUZ, CALIFORNIA 95060

TITLE SHEET

4/10/2025

N.T.S.

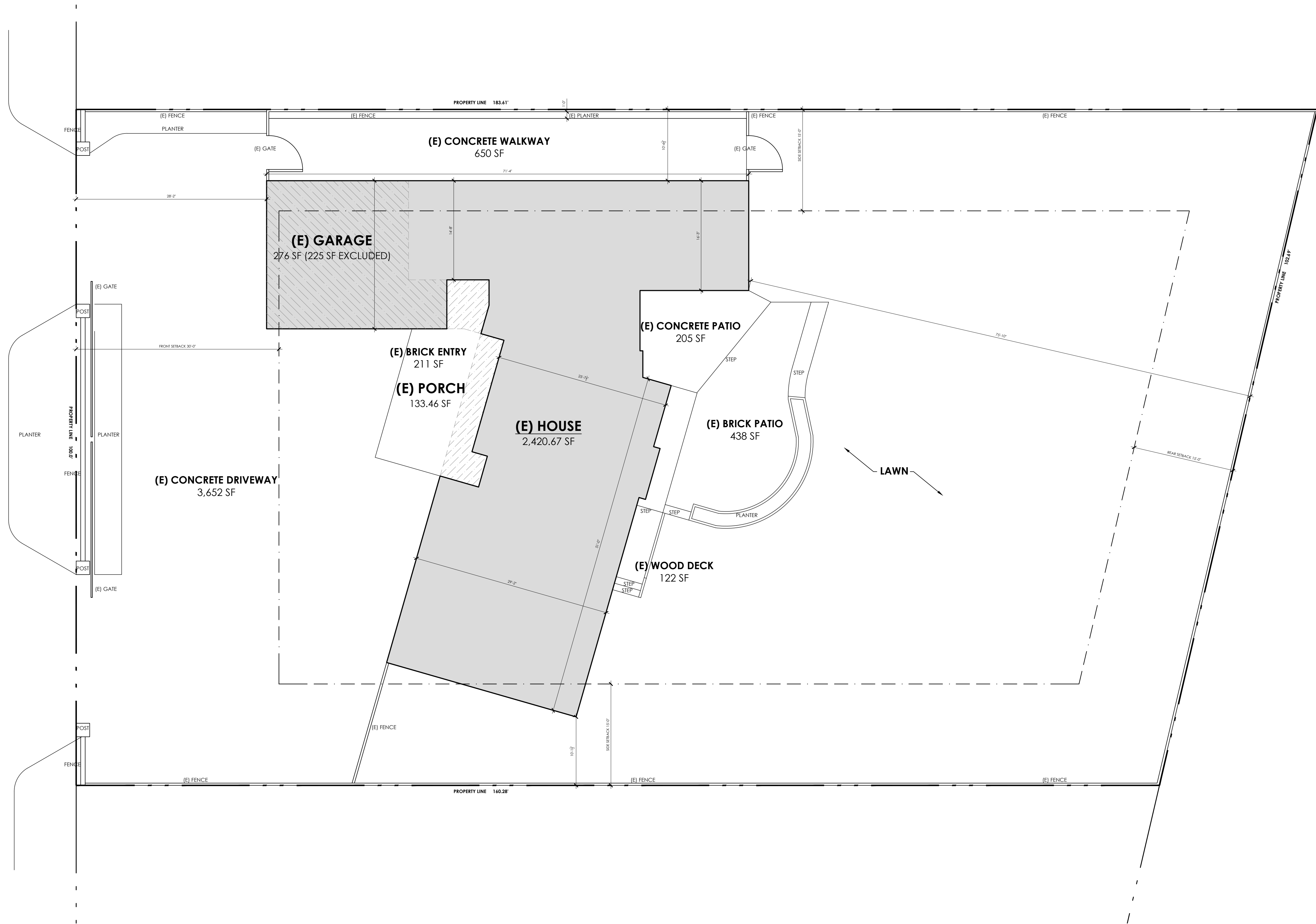
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EXHIBIT D

ADAM JESELNICK  
ARCHITECT



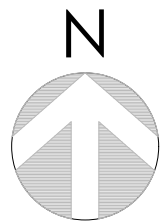
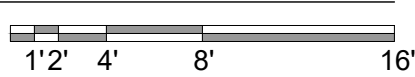


GRAHAM HILL ROAD



1

EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



SITE PLAN LEGEND	
	(E) HOUSE
	(E) PORCH
	(E) GARAGE

PASATIEMPO GOLF COURSE

O'NEAL RESIDENCE

1240 GRAHAM HILL ROAD,  
SANTA CRUZ, CALIFORNIA 95060

EXISTING SITE PLAN

4/10/2025

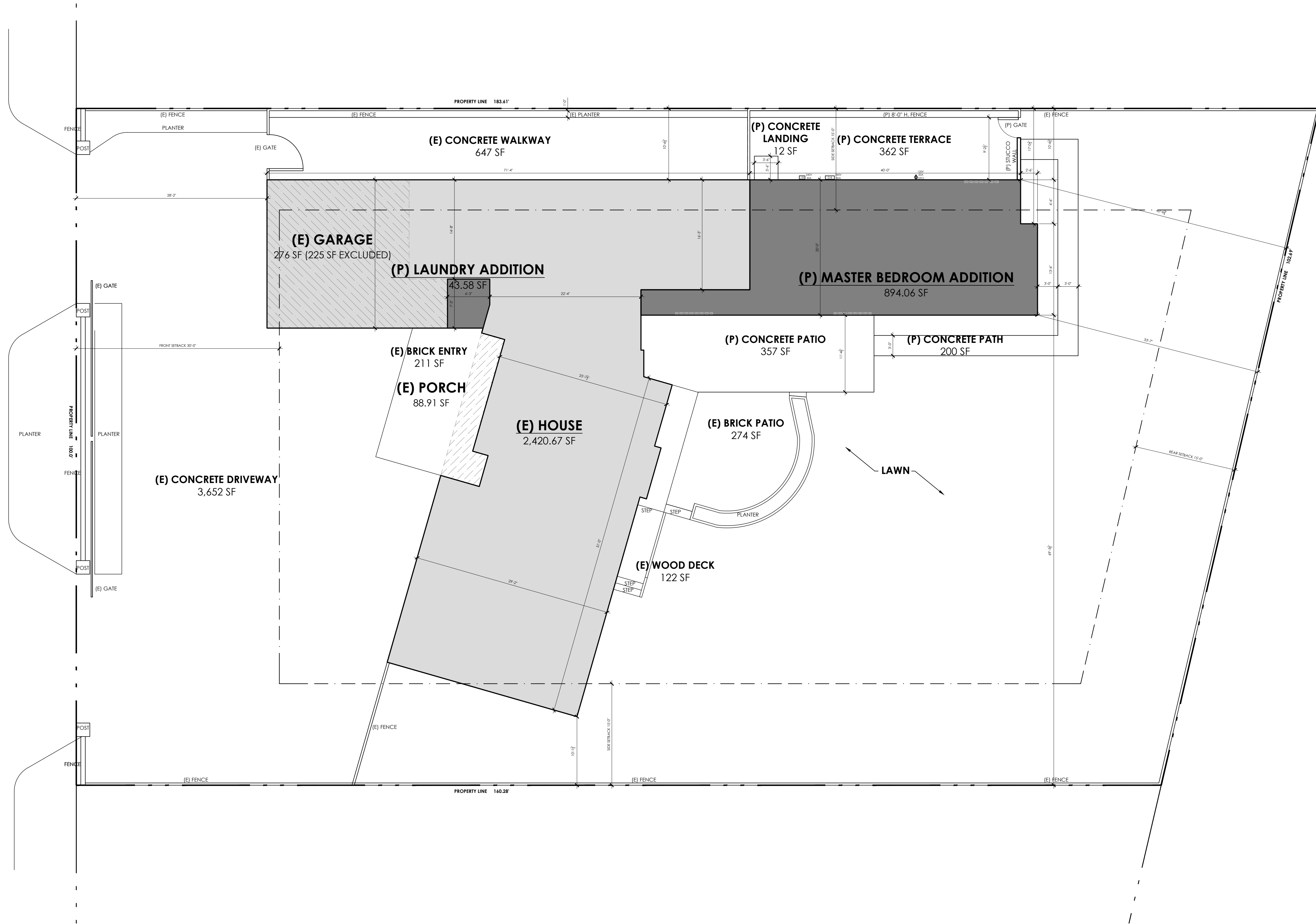
1/8" = 1'-0"

A1.1

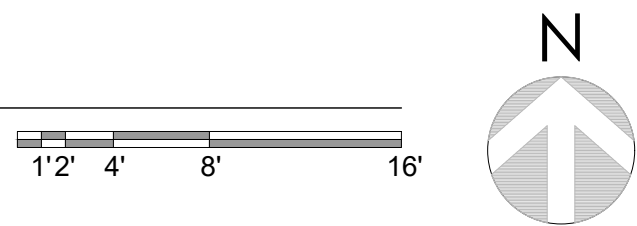


ADAM JESELNICK  
ARCHITECT

GRAHAM HILL ROAD



1 PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



SITE PLAN LEGEND	
	(E) HOUSE
	(E) PORCH
	(E) GARAGE
	(P) ADDITION

PASATIEMPO GOLF COURSE

O'NEAL RESIDENCE  
1240 GRAHAM HILL ROAD,  
SANTA CRUZ, CALIFORNIA 95060

PROPOSED SITE  
PLAN

4/10/2025

1/8" = 1'-0"

A1.2



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ARCHITECT



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ARCHITECT



**O'NEAL RESIDENCE**  
1240 GRAHAM HILL ROAD,  
SANTA CRUZ, CALIFORNIA 95060

EXISTING FLOOR PLAN

4/10/2025

1/4" = 1'-0"

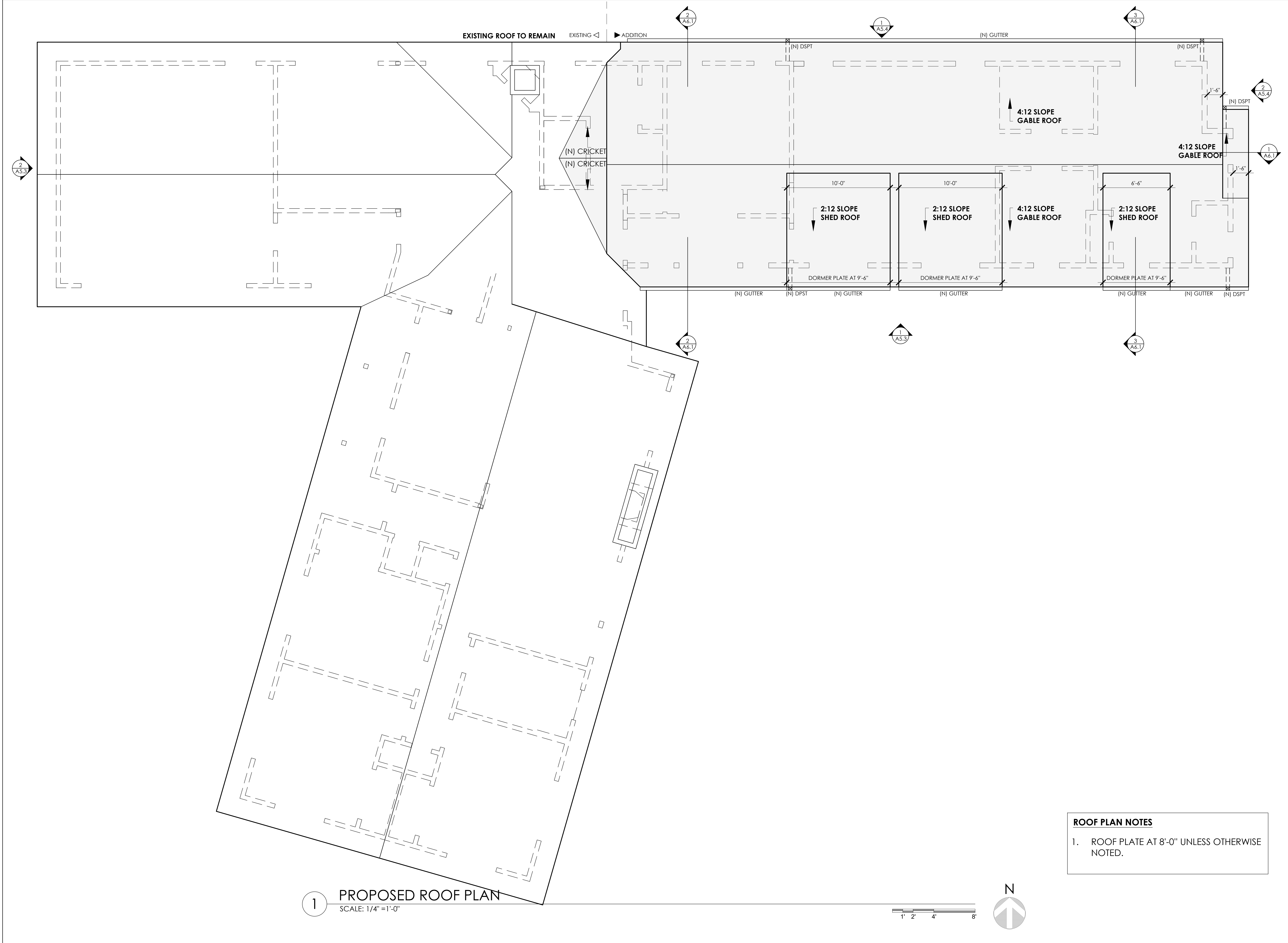
A2.1











**ROOF PLAN NOTES**

1. ROOF PLATE AT 8'-0" UNLESS OTHERWISE NOTED.

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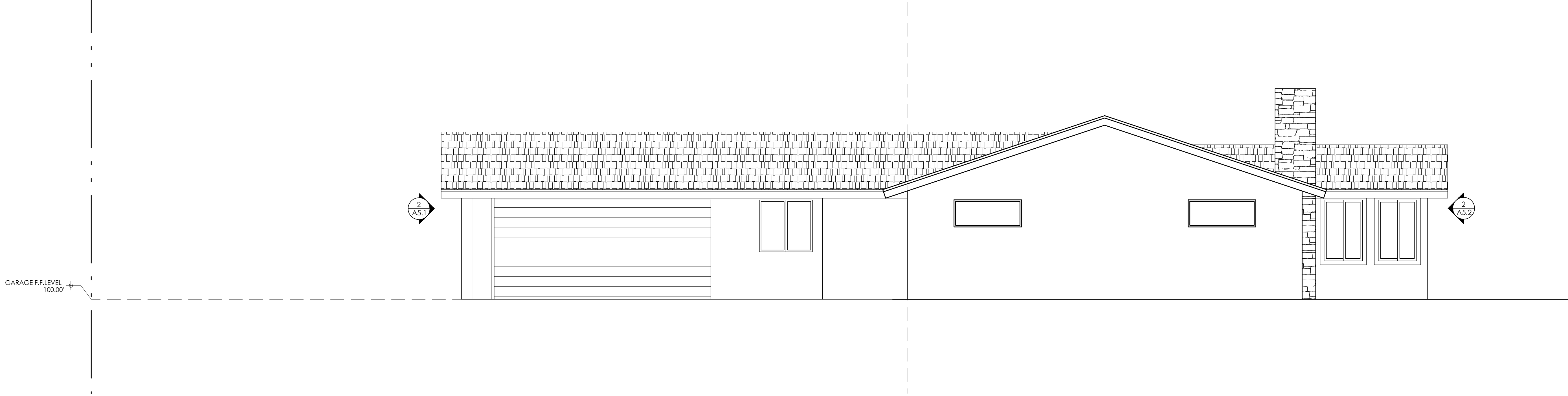
**O'NEAL RESIDENCE**  
1240 GRAHAM HILL ROAD,  
SANTA CRUZ, CALIFORNIA 95060

PROPOSED ROOF PLAN

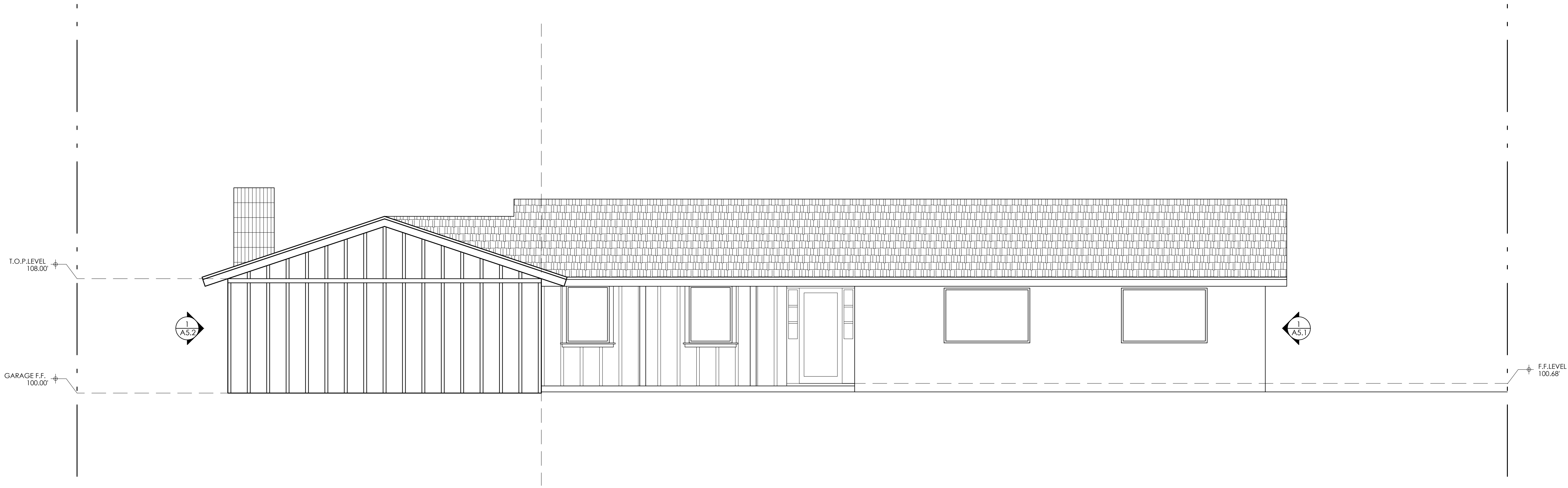
4/10/2025

1/4" = 1'-0"

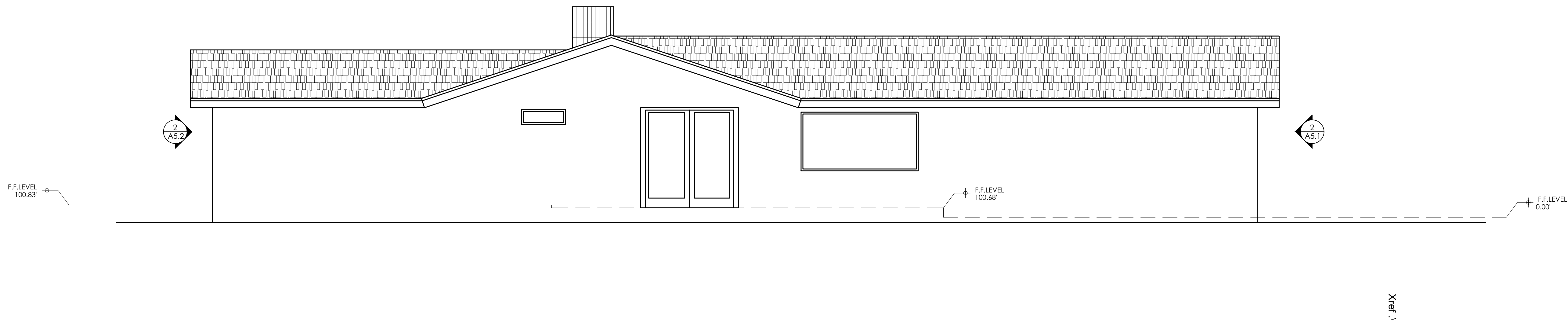
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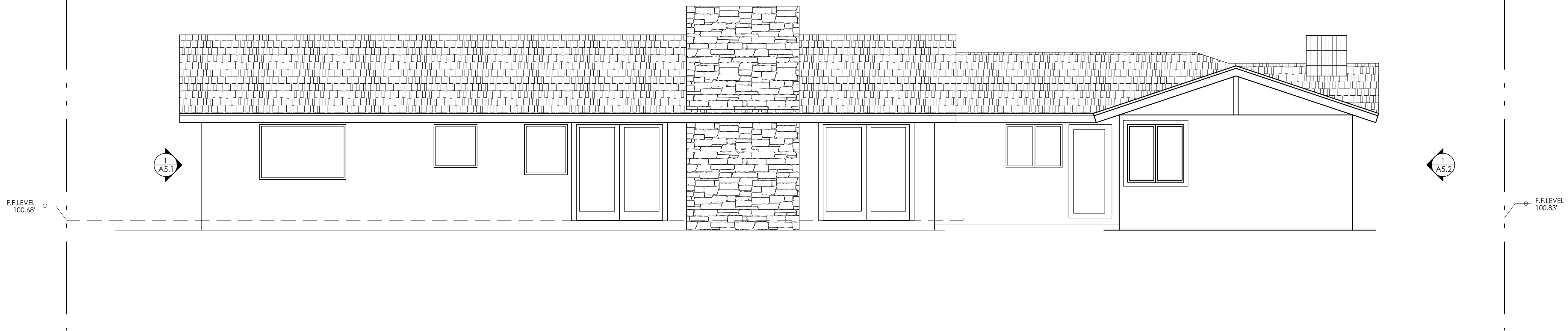
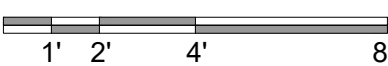
1 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



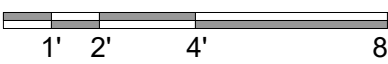
2 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

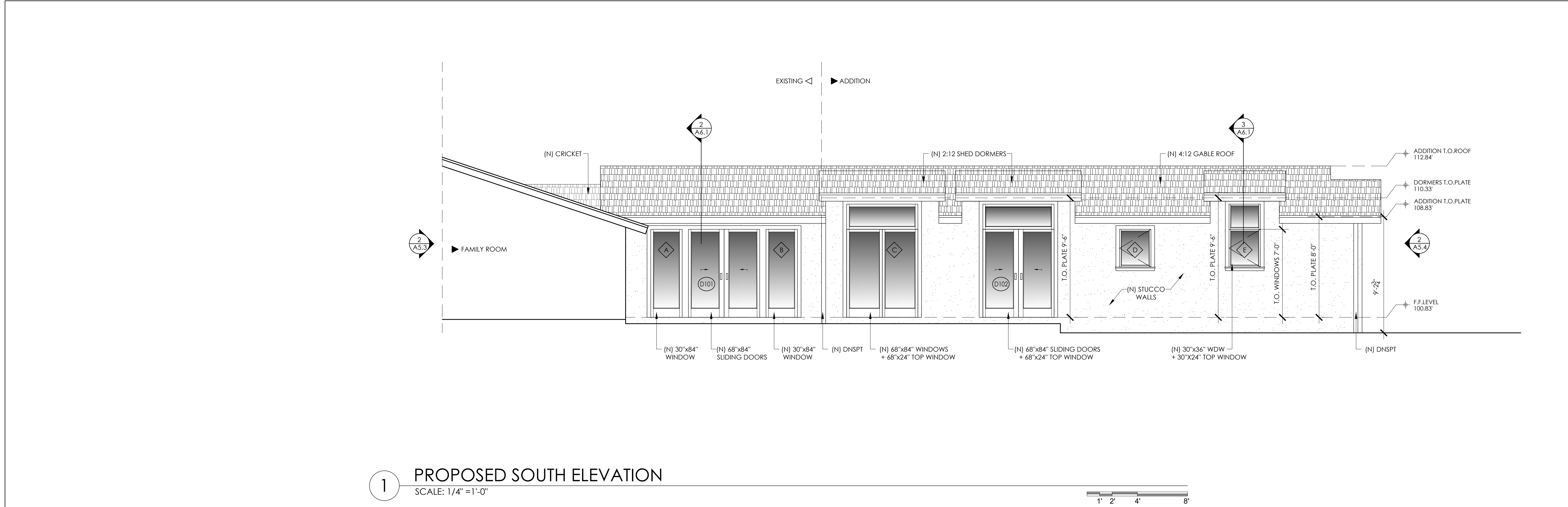


1 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

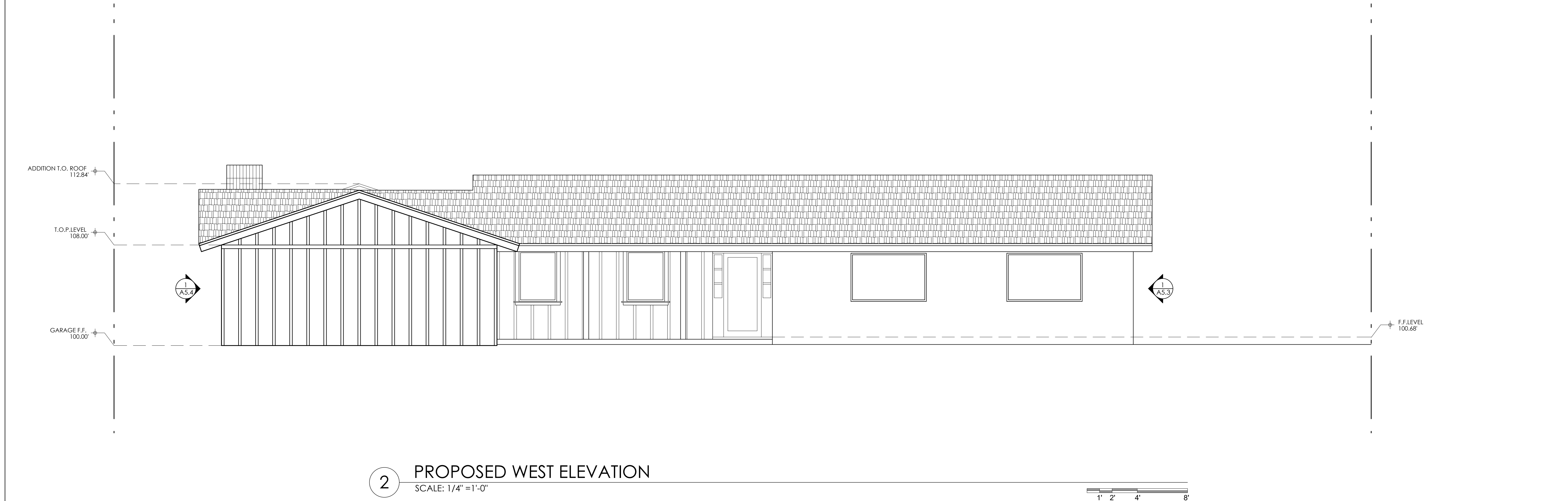


2 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



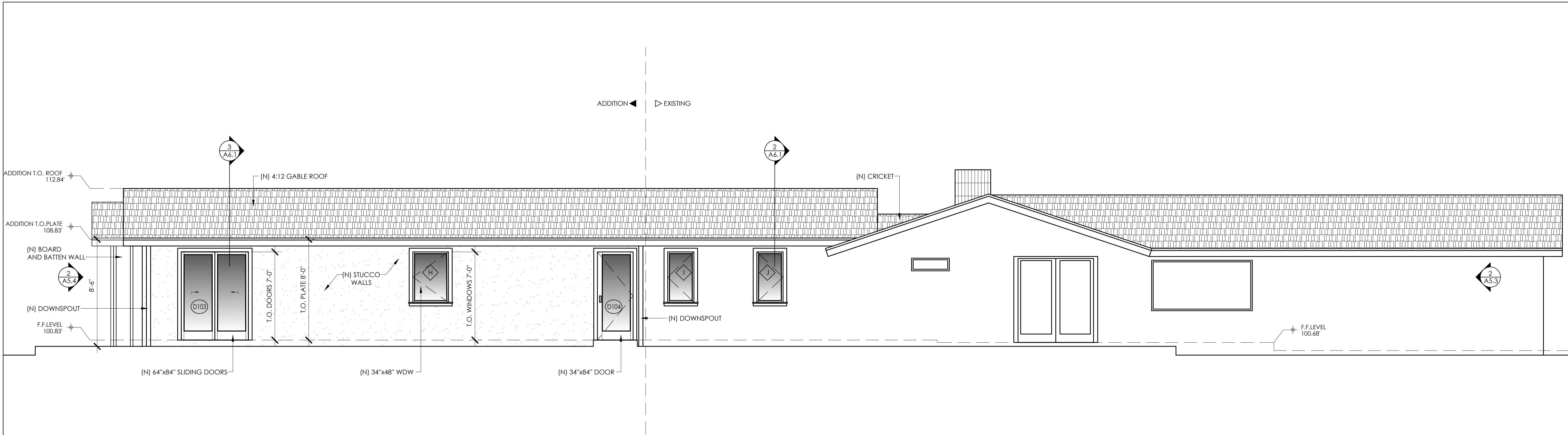


1 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

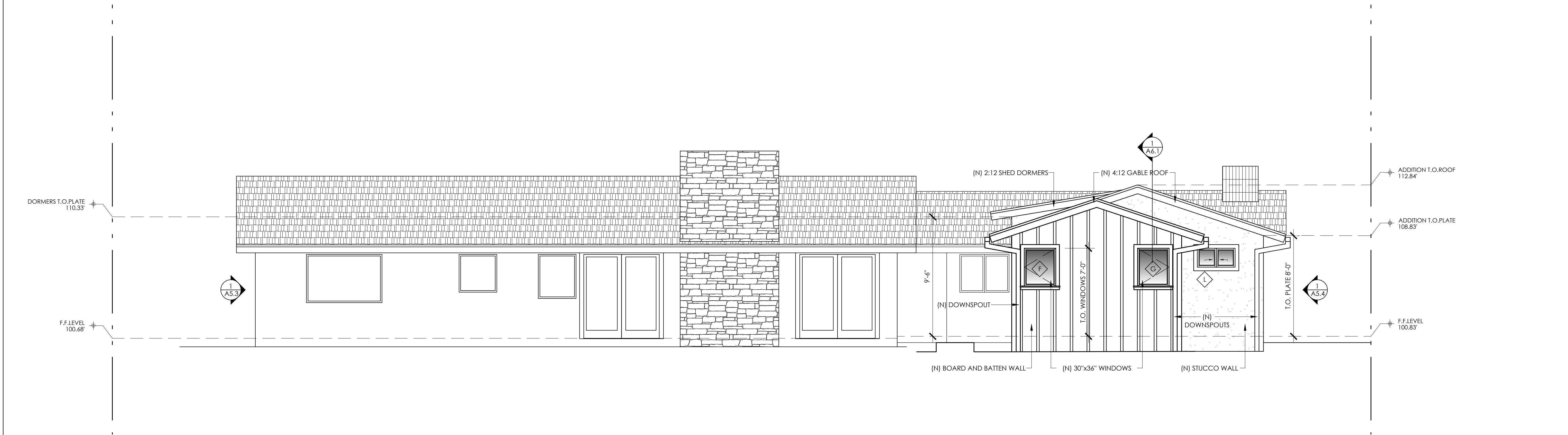
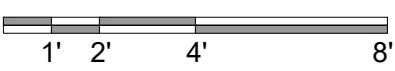


2 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

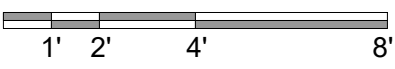




1 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



NOTES:  
1. PROPOSED MATERIALS TO MATCH EXISTING HOUSE

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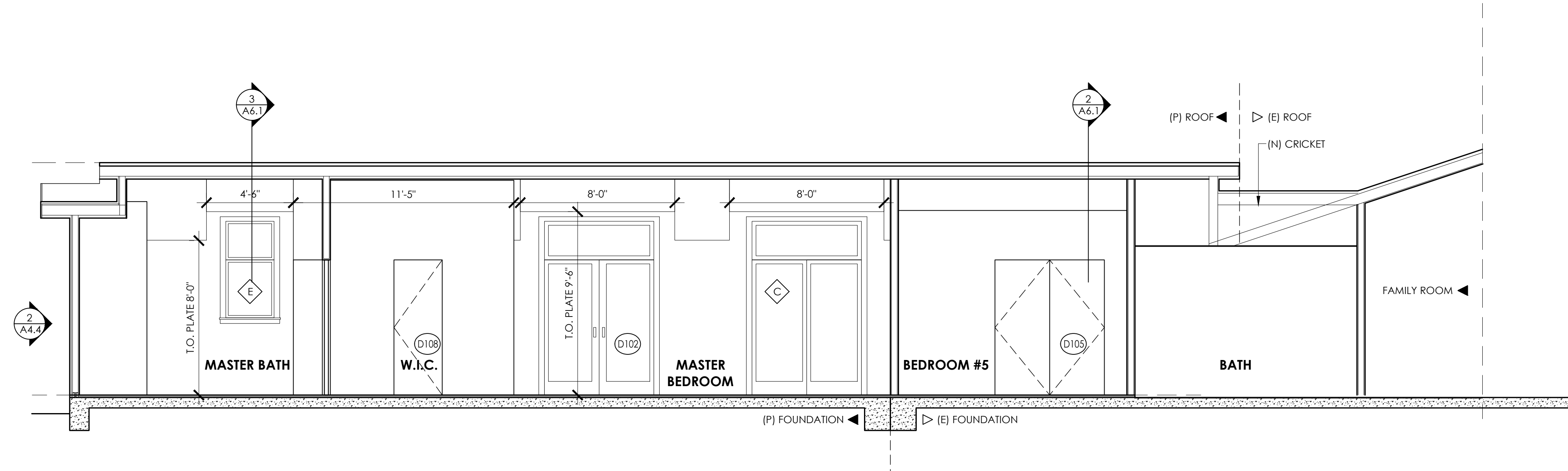
O'NEAL RESIDENCE  
1240 GRAHAM HILL ROAD,  
SANTA CRUZ, CALIFORNIA 95060

PROPOSED  
ELEVATIONS

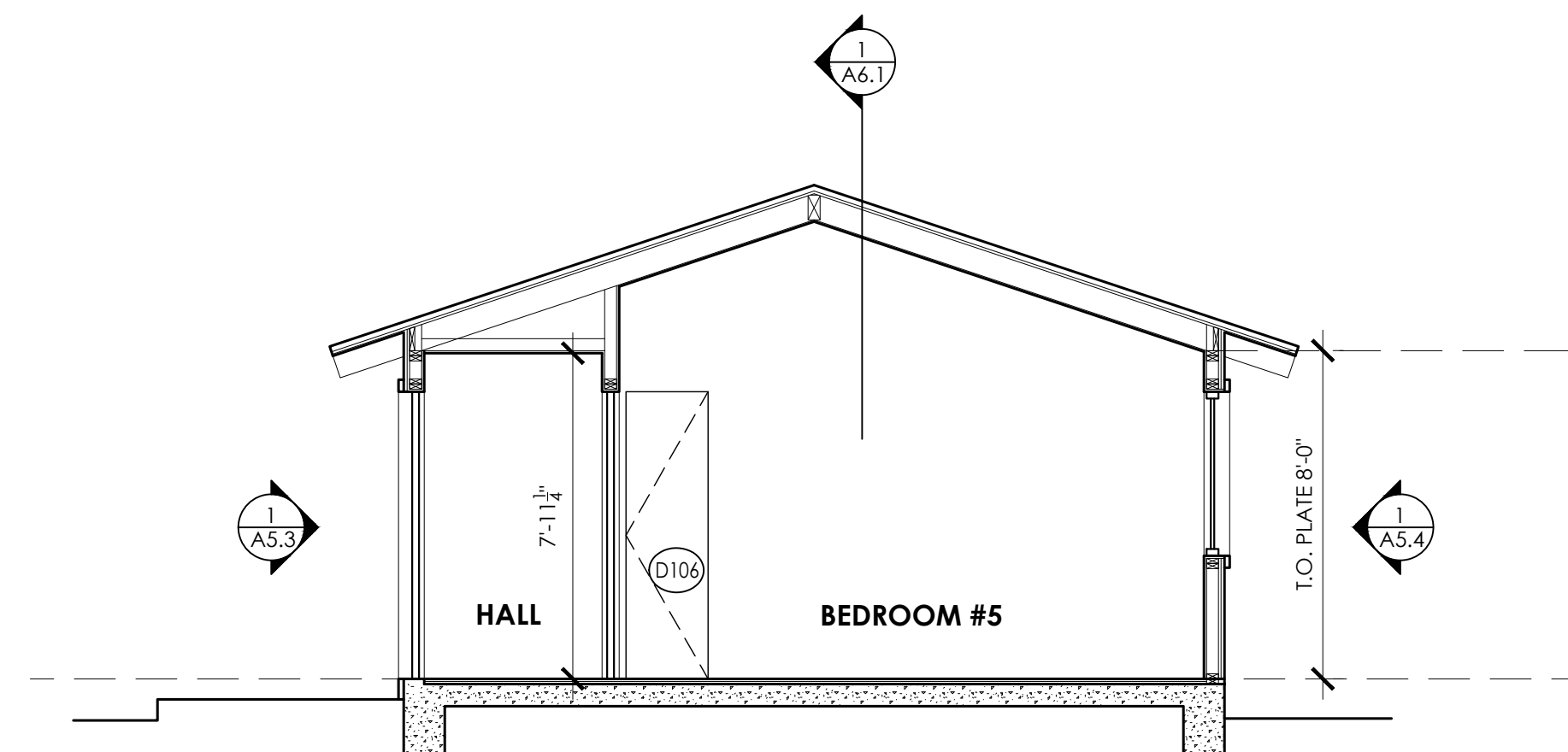
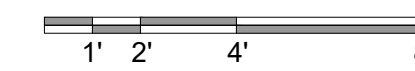
4/10/2025

1/4" = 1'-0"

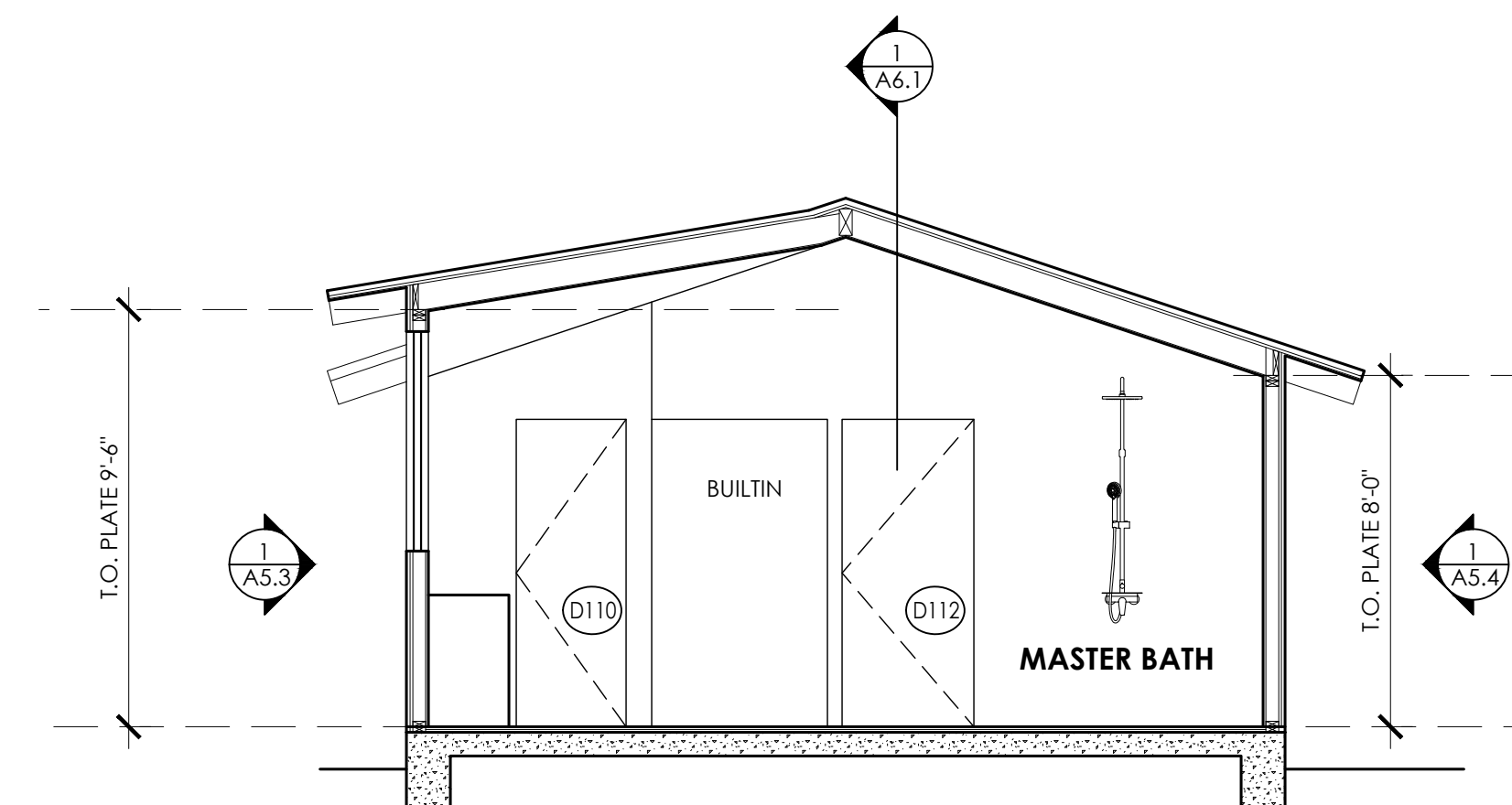
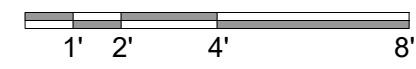
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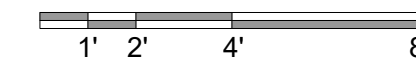
1 PROPOSED LONGITUDINAL SECTION  
SCALE: 1/4" = 1'-0"



2 PROPOSED TRANSVERSAL SECTION THROUGH BEDROOM #5  
SCALE: 1/4" = 1'-0"



3 PROPOSED TRANSVERSAL SECTION THROUGH MASTER BATH  
SCALE: 1/4" = 1'-0"



O'NEAL RESIDENCE DOOR SCHEDULE							
			DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
	101	5'-8" X 7'-0" (DOUBLE; 2'-10" EACH)	2	2"	LHRH		EXTERIOR SLIDING DOORS
	102	5'-8" X 7'-0" (DOUBLE; 2'-10" EACH) + 5'-8" X 2'-0" TOP WINDOW	2	2"	LHRH		EXTERIOR SLIDING DOORS + CLERESTORY WINDOW
	103	5'-4" X 7'-0" (DOUBLE; 2'-8" EACH)	2	2"	LHRH		EXTERIOR SLIDING DOORS
	104	2'-10" X 7'-0"	1	2"	LH		EXTERIOR GLASS DOOR
	105	5'-8" X 7'-0" (DOUBLE; 2'-10" EACH)	3	1 3/4"	LHRH		INTERIOR WOOD DOOR
	106	2'-0" X 7'-0"	3	1 3/4"	RH		CLOSET WOOD DOORS
	107	3'-0" X 7'-0"	3	1 3/4"	RH		INTERIOR WOOD DOOR
	108	3'-0" X 7'-0"	3	1 3/4"	LH		INTERIOR WOOD DOOR
	109	3'-0" X 7'-0"	3	1 3/4"	RH		INTERIOR WOOD DOOR
	110	2'-6" X 7'-0"	3	1 3/4"	RH		CLOSET WOOD DOORS
	111	2'-6" X 7'-0"	3	1 3/4"	LH		INTERIOR WOOD DOOR
	112	3'-0" X 7'-0"	3	1 3/4"	RH		INTERIOR WOOD DOOR
	DOOR TYPE LEGEND						HARDWARE TYPE LEGEND
	TYPE 1	ENTRY DOOR, GLASS. MILGARD. VINYL. BLACK.					
	TYPE 2	EXTERIOR SLIDING DOORS. FULL LITE GLASS. MILGARD. VINYL. BLACK.					
	TYPE 3	INTERIOR HINGED MDF DOOR, PRIMED					

1

PROPOSED DOOR SCHEDULE

N.T.S.

O'NEAL RESIDENCE - WINDOW SCHEDULE						
REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
	UPPER LEVEL					
	A	2'-6" x 7'-0"		VINYL. BLACK COLOR	FIXED	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	B	2'-6" x 7'-0"		VINYL. BLACK COLOR	FIXED	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	C	5'-8" (DOUBLE 2'-10") x 7'-0" + 5'-8" x 2'-0" TOP WINDOW		VINYL. BLACK COLOR	FIXED-FIXED	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	D	2'-6" x 3'-0" + 2'-6" x 2'-0 TOP WINDOW		VINYL. BLACK COLOR	CSMT	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	E	2'-6" x 3'-0"		VINYL. BLACK COLOR	CSMT	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	F	2'-6" x 3'-0"		VINYL. BLACK COLOR	CSMT	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	G	2'-6" x 3'-0"		VINYL. BLACK COLOR	CSMT	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	H	2'-10" x 4'-0"		VINYL. BLACK COLOR	CSMT	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	I	2'-1" x 4'-0"		VINYL. BLACK COLOR	CSMT	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	J	2'-1" x 4'-0"		VINYL. BLACK COLOR	CSMT	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	K	4'-0" (DOUBLE 2'-0") x 3'-10"		VINYL. BLACK COLOR	SLIDING	DUAL GLAZED. MILGARD V300 TRINSIC SERIES
	L	3'-0" x 1'-6"		VINYL. BLACK COLOR	FIXED	DUAL GLAZED. MILGARD V300 TRINSIC SERIES

2

PROPOSED WINDOW SCHEDULE

N.T.S.



O'NEAL RESIDENCE

1240 GRAHAM HILL ROAD,  
SANTA CRUZ, CALIFORNIA 95060

DOOR AND WINDOW SCHEDULES

4/10/2025

N.T.S.

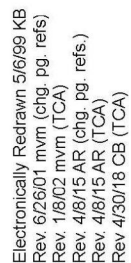
A7.1



THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
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Tax Area Code  
94-026 94-043  
94-048

1" = 200'

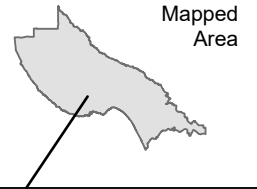


Assessor's Map No. 60-01  
County of Santa Cruz, Calif.  
May 1999

EXHIBIT E



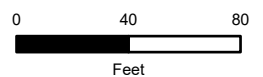
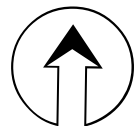
# Parcel Location Map



**Parcel: 06001116**

☐ Subject Parcel

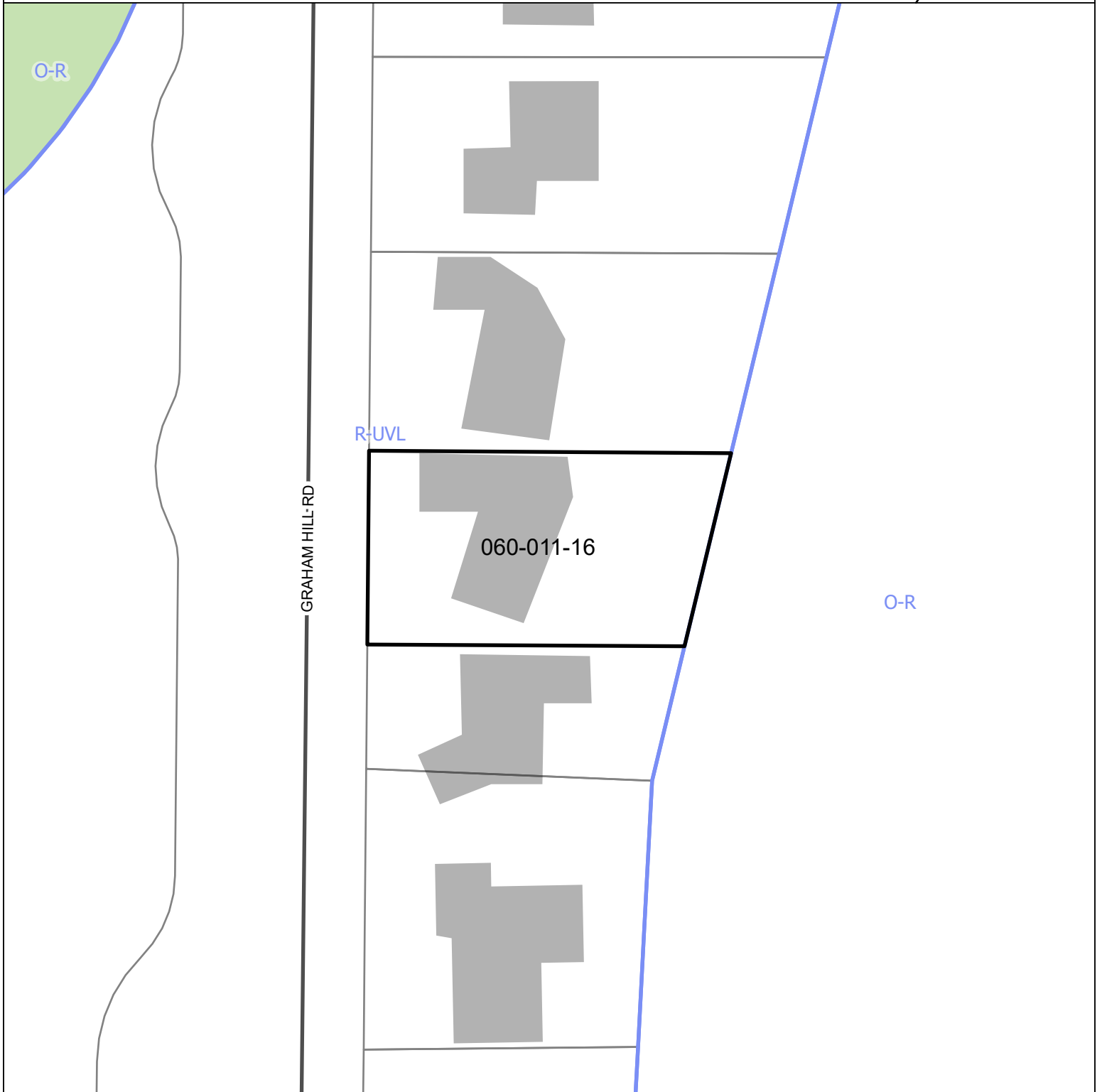
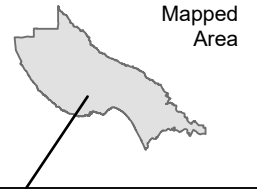
Map printed: 18 Jul. 2025



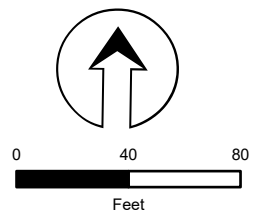


Santa Cruz County Planning Department

# Parcel General Plan Map



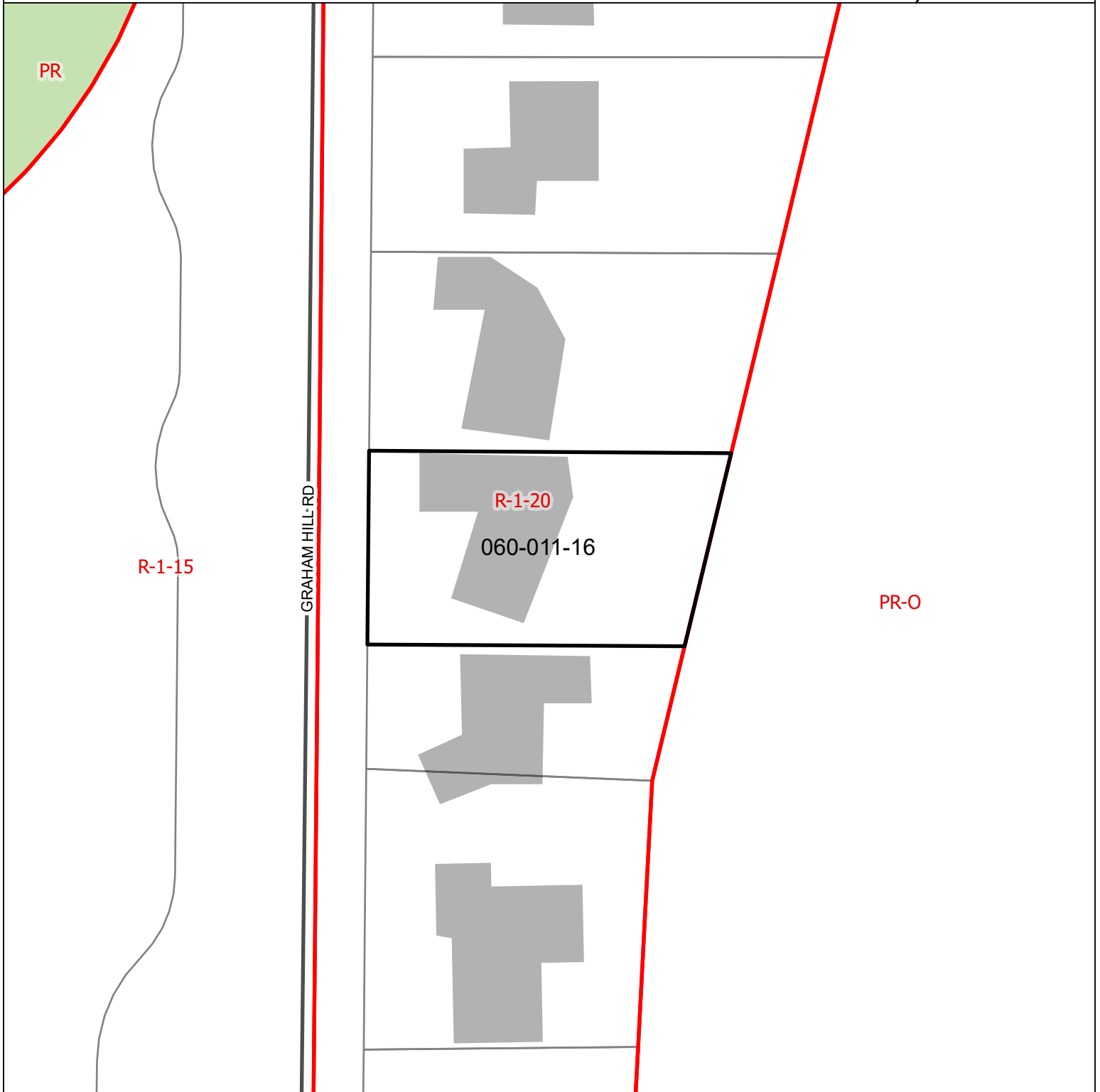
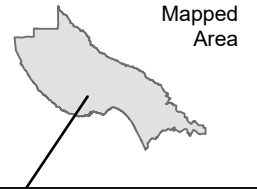
 Subject Parcel



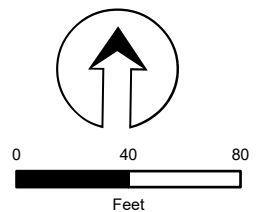


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



## Parcel Information

### Services Information

Urban/Rural Services Line:   X   Inside      Outside  
Water Supply: City of Santa Cruz  
Sewage Disposal: Septic  
Fire District: Scotts Valley Fire Protection District  
Drainage District: None

### Parcel Information

Parcel Size: 17,194 sf (plans)  
Existing Land Use - Parcel: Single family dwelling  
Existing Land Use - Surrounding: Single family residential neighborhood  
Project Access: Graham Hill Road  
Planning Area: Carbonera  
Land Use Designation: R-UVL (Urban Very Low Density Residential)  
Zone District: R-1-20 (Single family residential - 20,000 square feet minimum)  
Coastal Zone:      Inside   X   Outside  
Appealable to Calif. Coastal Comm.:      Yes   X   No

**Technical Reviews:** REV251062 - Soils Report Review

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Fire Hazard: Not a mapped constraint  
Slopes: 2-5% at building site  
Env. Sen. Habitat: Mapped resource - no physical evidence on site  
Grading: None proposed - Building foundation only  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Archeology: Mapped resource - Site evaluation submitted and accepted

Statement of Special Circumstances:

Property APN: 060-011-16

Owner: Shane O'Neal

Permit: 241467

1. **Special circumstances** apply to the property. These can be it's size, shape, topography, location, or surrounding structures. You must explain how these circumstances deprive your property of the privileges enjoyed by other property in the neighborhood which is zoned the same, and;

The property was developed with an existing side yard setback of 10'-6 ½", and is not in conformance with the zoning standard of 15'. However, many other homes on this block of Graham Hill Road are already built closer than 10' to the side yard setback, including both adjacent properties north and south of the subject parcel. Extending the existing residence to maintain the existing side yard setback allows the owner the same privilege as their neighbors.

2. The variance will meet the intent of the zoning on the parcel, and will not be detrimental to public health, safety, and welfare, and not be detrimental to other property in the neighborhood; and,

The variance meets the intent of the existing zoning, and is not detrimental to public health, safety, welfare, or any other property. The house is fully screened by an existing property line fence to remain.

3. The variance **will not be** a grant of special privilege in the neighborhood, and will not allow you to build in a way that would not be allowed for someone else.

The variance is not a grant of special privilege, especially since the existing house is already built at the 10'-6 ½" setback, and the adjacent neighbors are 10' or less from their side property lines.

Sincerely,



Adam Leselnick AIA