



Staff Report to the Zoning Administrator

Application Number: **241374**

Applicant: Haya Nof
Owner: Yochanan Freidman
APN: 029-071-14
Site Address: 2050 17th Avenue, Santa Cruz CA 95062

Agenda Date: 10/17/2025
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to construct a 1,200 habitable accessory structure with an indoor pool to be used as a small religious facility (mikveh) with a maximum occupancy of three people.

Location: Property is located on the east side of 17th Avenue at the intersection of Cozy Ct and 17th Avenue in Santa Cruz.

Permits Required: Requires a Conditional Use Permit to operate a religious facility and a Site Development Permit to exceed the 640 square foot limit for habitable accessory structures inside the Urban Services Line.

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 241374, based on the attached findings and conditions.

Analysis

The subject parcel is an approximately 27,000 square foot parcel currently developed with a conforming dwelling group consisting of two single-family dwellings. The larger of the two dwellings is located in the rear of the parcel and is a 5,517 square foot, two-story, six-bedroom replacement dwelling built under Building Permit 0054836H-00141429. The smaller dwelling is located in the front of the parcel near Chanticleer Avenue, and is an approximately 930 square foot, single story, two-bedroom dwelling built in 1961 under Building Permit 6572. The parcel is located inside the Urban Services Line in an area that can be characterized as a single-family residential neighborhood intermixed with some public facility uses. The immediately surrounding parcels are developed with single-family dwellings on lots ranging from 5,800 square feet to one acre in size. There is also a Pentecostal Church and the Live Oak Grange, which are located approximately 180 feet and 550 feet to the south of the subject parcel respectively.

This is a proposal to construct 1,200 square-foot habitable accessory structure with an indoor pool that will be used as a small religious facility (mikveh). The mikveh will be constructed roughly between the existing structures, approximately 6 feet east of the smaller dwelling and

approximately 84 west of the larger dwelling. The location of the mikveh will be mostly screened by the existing dwellings and by an approximately 6 foot-tall fence on the north side the property and a six foot fence with approximately 1.5 feet of lattice on the southern side of the property.

The proposed mikveh requires an Administrative Site Development Permit per Santa Cruz County Code 13.10.611, because the floor area exceeds the 640 square feet size limit applicable to accessory structures on a parcel located inside the Urban Services Line. As proposed, the accessory structure will comply with all other site standards for the Residential Zone District including height, setbacks, FAR, and lot coverage.

The subject property is located in the R-1-6 (single-Family Residential 6,000 square feet per dwelling) zone district, a designation which allows religious facility uses. Habitable accessory structures are allowed in association with the residential use of the parcel, and a small religious facility is a conditionally permitted use in the R-1-6 zone district. The zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

Santa Cruz County Code 13.10.611 provides regulations for accessory structures in residential zone districts. The purpose of the regulations is to ensure that any proposed accessory structures are incidental and accessory to the principal permitted use of the parcel. This code section also provides permit requirements based on size, height, number of stories and location. The proposed structure will comply with all applicable site standards except that the proposed 1,200 square foot floor area exceeds the 640 square foot threshold and therefore an Administrative Site Development Permit is required. The parcel is developed with two single-family residences, and the proposed habitable accessory structure to be used as a mikveh will be consistent with this conditionally permitted use and will also be accessory and incidental to the principal permitted residential use. The parcel and surrounding land are uniformly flat, and as the height of the proposed structure will only be 13 feet, views of the structure from Chanticleer Avenue and the surrounding dwellings will be obscured by the existing dwellings and fencing on the parcel.

Per County Code Section 13.10.322 the operation of religious facilities in the R-1 zones districts requires a Conditional Use Permit. A mikveh is a religious facility designed for private ritual cleansing via submersion in water; therefore, a Conditional use Permit is required. The maximum occupancy of the proposed mikveh will be three people, up to a maximum of two guests, and one of the property owners who reside on site. No events, deliveries or signage is proposed as part of this application and are not authorized under this permit. The proposed use is consistent with the allowed uses within the R-1-6 (single-Family Residential 6,000 square feet per dwelling) zone district. The proposed mikveh will be compatible with the surrounding residential uses, in that all activities will be carried out within the structure and, in addition, the private facility will only host up to a maximum of three people at any time, one of whom will be a resident of the property, and there will be no large events.

Santa Cruz County Code 13.16.050 requires the provision of one off-street parking space for every three people for religious facilities. As the maximum number of guests will be two, one additional off-street parking spaces is required for the proposed use. One dedicated off-street parking space is provided for the proposed mikveh, meeting the requirements of the County's Parking Ordinance. In addition to the parking space serving the mikveh, there are five other off-street parking spaces meeting the parking requirements for the existing residential use, three spaces for the six bedroom single-family dwelling and two spaces for the two bedroom dwelling.

Conclusion

As proposed and conditioned, the 1,200 square foot habitable accessory structure with an indoor pool, that is to be used as a small-scale religious facility (mikveh) for up to a maximum of three people, will not negatively affect neighboring residential properties. The proposal is therefore 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 **241374**, 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
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Santa Cruz CA 95060
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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: 241374

Assessor Parcel Number: 029-071-14

Project Location: 2052 17th Avenue, Santa Cruz CA 95062

Project Description: Construct a 1,200 square foot habitable accessory structure.

Person or Agency Proposing Project: Haya Nof

Contact Phone Number: (818) 744-8860

- 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 3 - New Construction; Conversion of small structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an accessory structure in an area designated for residential uses.

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 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. As proposed, the project constitutes a private facility for use by the tenants and those invited to the home (friends/family) and is not subject to Environmental Health regulations for public pools.

- (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 small religious facility use (mikveh) within a habitable accessory structure and the conditions under which it would be operated or maintained will be in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6 (Single-Family Residential-6,000 square feet per dwelling) zone district. The primary use of the property will be a two-unit dwelling group together with a mikveh that meets all current site standards for the zone district, and that will have a maximum occupancy of three people, one who will reside on the property and up to two potential guests.

- (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 religious facility use is in substantial conformance with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan in that no additional dwelling units are proposed to be constructed and habitable accessory structures are allowed in conjunction with residential uses. The residential density range for the R-UL General Plan Area is 4-10 units per acre. The subject parcel is approximately 0.6 acres, which would allow for 2-5 units. Therefore, the existing two-unit dwelling group conforms to the density range of the R-UL General Plan Area.

The proposed use of the habitable accessory structure with an indoor pool as a religious facility (mikvah) complies with General Plan Policy BE-1.4.3 regarding Public Facility Uses in Residential Land Designation: The proposal meets the goal to allow public and quasi-public facility and service uses in residential designations with appropriate buffers and context-appropriate design for residential neighborhoods. The proposed mikvah will be located within a low-lying one-story building that will be mostly screened in views from neighboring properties by existing structures on the parcel and by tall fences at side property lines. Further, the proposed use is conditioned to allow a maximum occupancy of three persons, including the property owner and up to two guests, and as such will not disturb neighboring property owners.

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 habitable accessory structure with an indoor pool, that will be used as a small religious facility (mikvah), is located on an existing developed lot that is currently served by utilities. The expected level of traffic generated by the proposed project is expected to be minimal as only a maximum of two guests are allowed in association with the use; therefore, the project will not adversely impact existing roads or intersections in the surrounding area. No inefficient or wasteful use of energy will occur in that the proposed facility will comply with all prevailing building and energy codes.

- (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 habitable accessory structure with an indoor pool, that will be used as a small religious facility (mikvah), is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances, in that it will not add additional residential units on an already developed lot and habitable accessory structures are allowed in conjunction with residential uses. The proposed mikvah will be located within a low-lying one-story building that will be mostly screened in views from neighboring properties by existing structures on the parcel and by tall fences at side property lines. Further, the proposed use is conditioned to allow a maximum occupancy of three persons, including the property owner and up to two guests, and as such will not disturb neighboring property owners.

- (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 habitable accessory structure with an indoor pool, that will be used as a small religious facility (mikvah) 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 habitable accessory structure with an indoor pool, that will be used as a small religious facility (mikvah) is in substantial conformance with the requirements of the County Design Review Ordinance. The parcel and surrounding land are uniformly flat, and as the height of the proposed structure will only be 13 feet, views of the structure from Chanticleer Avenue and the surrounding dwellings will be obscured by the existing dwellings and fencing on the parcel. Therefore, 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.

- (c) Any additional parking requirements created by the project can be met in accordance with SCCC 13.10.551;

This finding can be made, in that the additional parking required by the proposed project will be met on the project site. There are currently five parking spaces on the project site, and one additional parking space will be provided on the project site for the proposed mikveh in accordance with the requirements of SCCC Chapter 13.16 (formerly SCCC 13.10.551 et. seq.)

- (d) That the proposed project will not significantly impair economic vitality goals or key land use goals of the General Plan;

This finding can be made, in that the existing residential use is consistent with the use and density requirements specified for the R-UL (Urban Low Density) land use designation in the County General Plan and no additional dwelling units are proposed. The residential density range for the R-UL General Plan Area is 4-10 units per acre. The subject parcel is approximately 0.6 acres, which would allow for 2-5 units. Therefore, the existing two-unit dwelling group conforms to the density range of the R-UL General Plan Area. Further, the proposed habitable accessory structure with an indoor pool, that will be used as a small religious facility (mikvah), meets the goal of

allowing public and quasi-public facility and service uses in residential designations with appropriate buffers and context-appropriate design for residential neighborhoods.

No economic development plans currently exist for the project site.

- (e) For nonconforming commercial, industrial, or residential structures adjacent to residential property, the nonconforming structure does not unreasonably infringe on adequate light, air, solar access, privacy, or the quiet enjoyment of adjacent residences;

The proposed habitable accessory structure with an indoor pool, that will be used as a small religious facility (mikvah), will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and the new construction meets all current site and development standards for the zone district. As a result, the proposed structure will not adversely shade adjacent properties and will meet current setbacks for the zone district that ensure access to light, air, solar access, privacy, and open space in the neighborhood.

- (f) For nonconforming structures over a property line, within a riparian corridor, or within five feet of an existing or planned right-of-way, the proposed project has been conditioned to require greater conformance to current site development standards, or has been required to eliminate the nonconformity where feasible, considering economic factors and site conditions including size, shape, topography, existing development or improvements, and environmental constraints; and

This finding is not applicable, in that the project does not involve nonconforming structures built over a property line, within a riparian corridor, or within five feet of an existing or planned right-of-way.

- (g) For projects within a riparian corridor, a condition of approval of the site development permit has been imposed to require riparian protection, preservation, and/or enhancement on the site, as reasonably related to the project and in accordance with General Plan/Local Coastal Program Policy ARC-3.3.2.

This finding is not applicable, in that the project does not involve a construction or site improvements located within a riparian corridor.

Conditions of Approval

Exhibit D: Project plans, prepared by Haya Nof, dated 7/21/2025.

- I. This permit authorizes the construction of a habitable accessory structure with an indoor pool, that will be used as a small religious facility (mikvah), structure 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. 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.

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. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- F. Pay the current fees, as applicable, for Parks mitigation, Childcare mitigations, and Affordable Housing, based upon the additional habitable floor area, and for Roadside and Transportation improvements.
- G. Provide required off-street parking for six cars on the parcel, one space for the mikveh and 5 spaces for the two dwellings. 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.
- 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. The maximum occupancy allowed in association with the religious facility use is three people, one of which shall be the an occupant of the property.
- B. The pool shall be maintained in a clean and sanitary condition.
- C. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms

or conditions of the development approval without the prior written consent of the COUNTY.

- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor’(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

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

CHABAD BY THE SEA
2050 17TH AVE.
SANTA CRUZ, CA 95062

OWNER EMAIL ADDRESS IS yochananf@gmail.com

SCOPE OF WORK

PROPOSED NEW 1,220 SF RECREATION ROOM WITH INDOOR POOL, WATER STORAGE AND 2 BATHROOMS.

THE RECREATION ROOM WILL SERVE THE FAMILY AND FRIENDS OF THE OWNER AND WILL HAVE NO COMMERCIAL USE.

THE INDOOR POOL WILL SERVE FOR RELIGIOUS RITUAL FOR THE OWNER, HIS FAMILY AND HIS COMMUNITY AND WILL NOT BE OCCUPIED WITH MORE THAN ONE (1) STAFF MEMBER AND TWO (2) PERSONS AT THE SAME TIME.

THE MAXIMUM OCCUPANCY FOR THE INDOOR POOLS AND BATHROOMS WILL BE 3 PEOPLE.

LOT COVERAGE CALCULATIONS:

LOT AREA.....27,992 SF

MAIN HOUSE3,362 SF
(E) FRONT HOUSE.....951 SF
PROPOSED REC-ROOM1,370 SF
TOTAL5,683 SF

LOT COVERAGE = 20.30% OF LOT AREA

NOTES:

- *These plans comply with California Building and Fire Codes (2022) and Central Fire District Amendments.
- *The OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in the 2022 California Building Code (e.g., R-3, Type V-B, Sprinklered).
- *The building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13 currently adopted in Chapter 35 of the California Building Code.
- *The designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.
- * The job copies of the building and fire system plans and permits must be on-site during inspection.

PROPERTY INFORMATION

APN 029-071-14
LOT # 14 ASSESSORS LOT AREA = 27,050.76
EXISTING MAIN HOUSE SF= 5517 2-story with 6 bedrooms (one called office), 5.5 baths, kitchen, dining room, living room, family room, laundry room, storage, decks and a 516 sq.ft. attached garage. Structure is equipped with sprinkler system.
EXISTING SECOND SFD SF= 880 1-story with 2 bedrooms, 1 bathroom kitchen and mud-room.

DRAWING INDEX

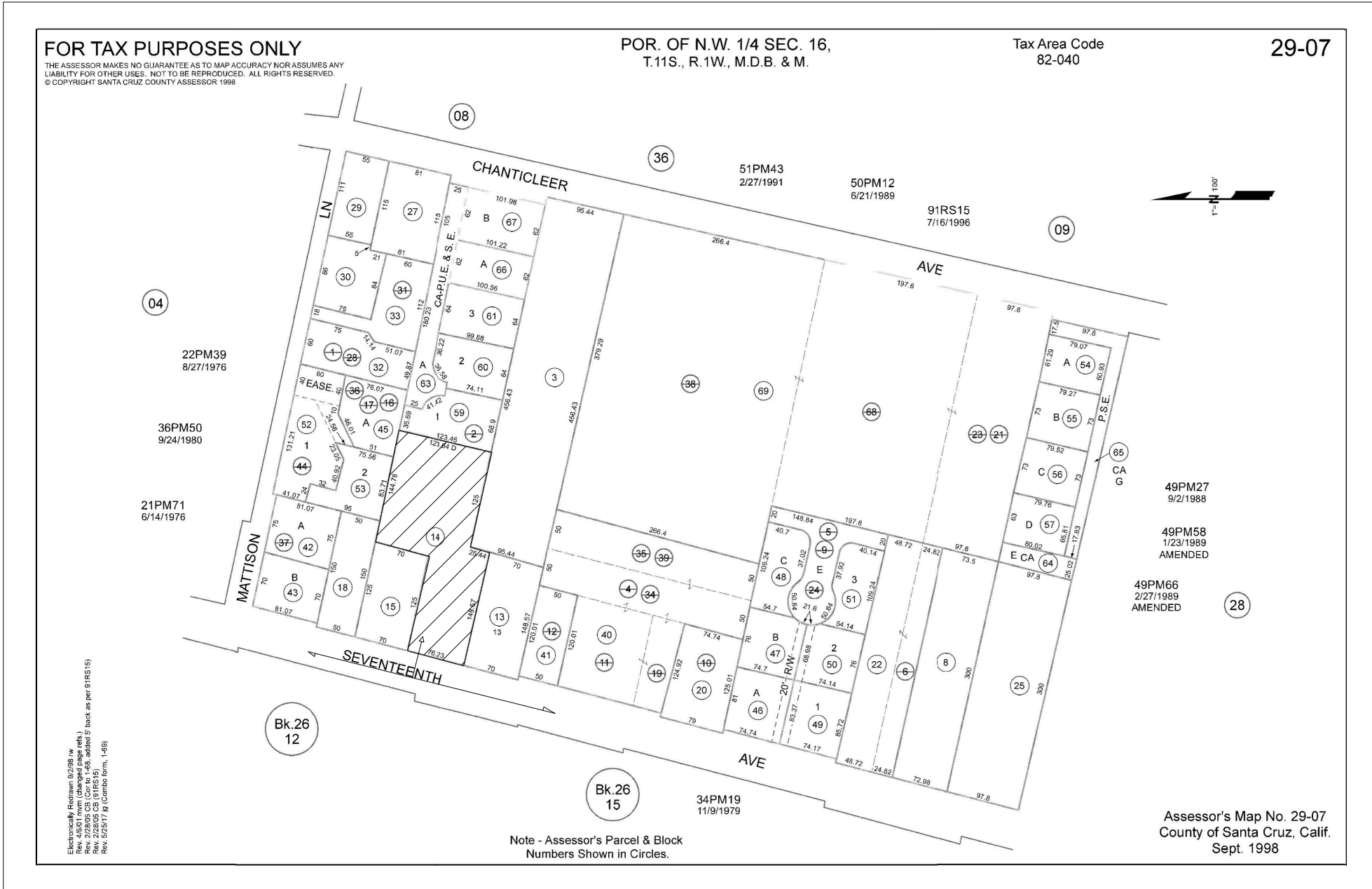
Table with 2 columns: Drawing ID and Description. Rows include A-0 (INDEX / SITE PLAN / PROPERTY INFO / BUILDING RECORDS), 8 SCALE T (SURVEY TOPO MAP BY LUKE R. BEAUTIZ LIC # 8064), 20 SCALE B (SURVEY BOUNDARY MAP BY LUKE R. BEAUTIZ LIC # 8064), A-1 (PROPOSED FLOOR PLAN and ROOF PLAN), A-2 (REV251053_SR_accept / PROPOSED ELEVATIONS), A-3 (PROPOSED SECTIONS / PRIVATE SANITARY SEWER LATERAL REPORT), A-4 (INDOOR POOL SYSTEM), A-5 (WATER TEST & FIRE CLEARANCE / WATER DEPARTMENT DETAILS), and S1-S5 (STRUCTURAL PLANS BY Ca H. Voong P.E.).

PROPOSED POOL AND WATER STORAGE:

- #1 POOL = 2,092 GAL.
- #2 UNDERGROUND WATER STORAGE = 280 GAL
- #3 UNDERGROUND WATER STORAGE = 521 GAL
- #4 ABOVE GROUND WATER STORAGE = 2,000 GAL
- #7 OUTDOOR WATER STORAGE = 630 GAL
- #8 UNDER POOL WATER STORAGE = 1,506 GAL

SEE A-1 FLOOR PLAN AND A-4 SECTIONS

VICINITY MAP



Haya Nof
+1.818.744.8860
plans for new construction, additions, interior remodeling, outdoor living.
Expediting & legalizing services.
nofhaya@yahoo.com
WWW.HOMDSGN.INFO

PLOT PLAN / INDEX /
LOT COVERAGE CALCS
PROPERTY INFO /

CHABAD BY THE SEA
2050 17TH AVE.
SANTA CRUZ, CA 95062
YOCHANAN FRIEDMAN
(831) 295-2953

Table with 3 columns: Revision number, Description, and Date. Header row: #, DESCRIPTION, DATE. The table is currently empty.

ENGINEER:
Ca H. Voong Lic: 56997
Tel: (925) 255-3545
Address: P.O. Box 471333
San Francisco, CA 94147

SCALE: AS NOTED
DRAWN BY: H.N
DATE: 07/21/2025
SHEET #:

A-0

- Indicates survey monument found as noted hereon.
- Indicates nothing found or set.
- × Indicates spot elevation of existing ground or surface.

CMU	CONCRETE MASONRY UNIT	SCO	SEWER CLEAN-OUT
ELEV	ELEVATION	SMH	SEWER MANHOLE
EM	ELECTRIC METER	SS	SANITARY SEWER
FD	FOUND	UTL	UTILITY
GM	GAS METER	W	WATER
IP	IRON PIPE	WM	WATER METER
PROP	PROPERTY	WV	WATER VALVE

BENCH MARK IS SANTA CRUZ COUNTY BENCH MARK NO. 11, LOCATED AT THE SOUTHEASTERLY INTERSECTION OF CAPITOLA ROAD AND SEVENTEENTH AVENUE. A BRASS CAP SET IN THE TOP OF CURB.
ELEVATION = 82.29 NAVD 88

$$1'' = 8'$$

REFERENCE ELEVATION IS THE CENTER OF THIS —
SEWER MANHOLE COVER. ELEVATION = 96.7' NAVD 88.

SURVEYOR'S MAP
SHOWING BOUNDARY, TOPOGRAPHIC, & SITE
DATA ON LANDS DESCRIBED IN THE DEED TO
YOCCHANAN FRIEDMAN
DOC. No. 2021-0036889 OF OFFICIAL RECORDS
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 8' SEPTEMBER 2022
BY: LUKE R. BEAUTZ, C.E., L.S.
A.P.N. 029-071-14 SHEET 2 OF 2

EXHIBIT D

SEVENTEENTH AVENUE
(WIDTH VARIES)

SEE NOTE 2
(N 13°37' E, 443.01')
(N 13°37' E, 1442.95')

DETECTED STRONG MAGNETIC
SIGNAL AT CALCULATED
LOCATION OF RAILROAD SPIKE
SHOWN ON 51-PM-14

DETECTED STRONG MAGNETIC
SIGNAL AT CALCULATED
LOCATION OF RAILROAD SPIKE
SHOWN ON 51-PM-14

MATTISON LANE
(WIDTH VARIES)

FD. 1/2" I.P.,
OPEN

21 - PM - 17

PARCEL B

PARCEL A

RYAN M. MORPER
LORI L. MORPER
2011-0054161

GREGORY AZEVEDO
2021-0041292

JOSE GUADALUPE PEREZ
ALEJANDRINA PALOMINO DEPEREZ
2013-0057869

(S 78°37' E, 321.21')
(S 78°37' E, 321.39')

PARCEL 1

PARCEL 2

22 - PM - 39

PARCEL A

YCHANAN FRIEDMAN
2021-0036889
A.P.N. 029-071-14
AREA = 27,992 S.F.

PARCEL 1

50 - PM - 12

PARCEL 2

PARCEL 3

51 - PM - 43

PARCEL A

PARCEL B

CLIFFORD BIXLER
2022-0009757

SANTA CRUZ COUNTY PARK
113 - M - 34

EXHIBIT D

BASIS OF BEARINGS: S 78°00' E
ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS "A" &
"B" AND AS SAID MONUMENTS AND BEARING ARE SHOWN ON 50-PM-12.
S 78°00' E, 445.90' RECORD PER 50-PM-12
S 78°00' E, 445.88' MEASURED

LEGEND

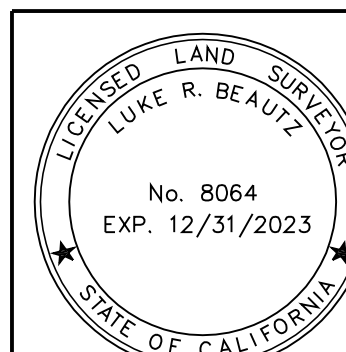
- Indicates survey monument found as noted hereon.
- Indicates nothing found or set.
- () Indicates record data.

BOUNDARY NOTES

- THE DIMENSION OF 143.78' IS SHOWN ON THE UNRECORDED MAP ENTITLED
"MAP OF LANDS OF RAY KIEVLAN ET UX". SANTA CRUZ COUNTY SURVEYOR'S
FILE No. A80-341. ADDITIONALLY THE DEED RECORDED AS DOCUMENT No.
2021-0036889 MISCLOSURES BY EXACTLY 1.00' IN THE S 78°37' E DIRECTION.
- THE CENTERLINE OF SEVENTEENTH AVENUE WAS ESTABLISHED BY TIES TO
MAGNETIC SIGNALS AT LOCATIONS OF RAILROAD SPIKES SHOWN ON
51-PM-14 AND BY TIES TO SIDELINE MONUMENTS ALSO SHOWN ON 51-PM-14.

1" = 20'

0 20 40 60 80
GRAPHIC SCALE



Luke Beutz

SURVEYOR'S MAP
SHOWING BOUNDARY, TOPOGRAPHIC, & SITE
DATA ON LANDS DESCRIBED IN THE DEED TO
YCHANAN FRIEDMAN
DOC. No. 2021-0036889 OF OFFICIAL RECORDS
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 20' SEPTEMBER 2022
BY: LUKE R. BEUTZ, C.E., L.S.
A.P.N. 029-071-14 SHEET 1 OF 2

LEGEND:

New Concrete Walls: [Pattern]

New Framing walls: [Pattern]

New 48" High walls: [Pattern]

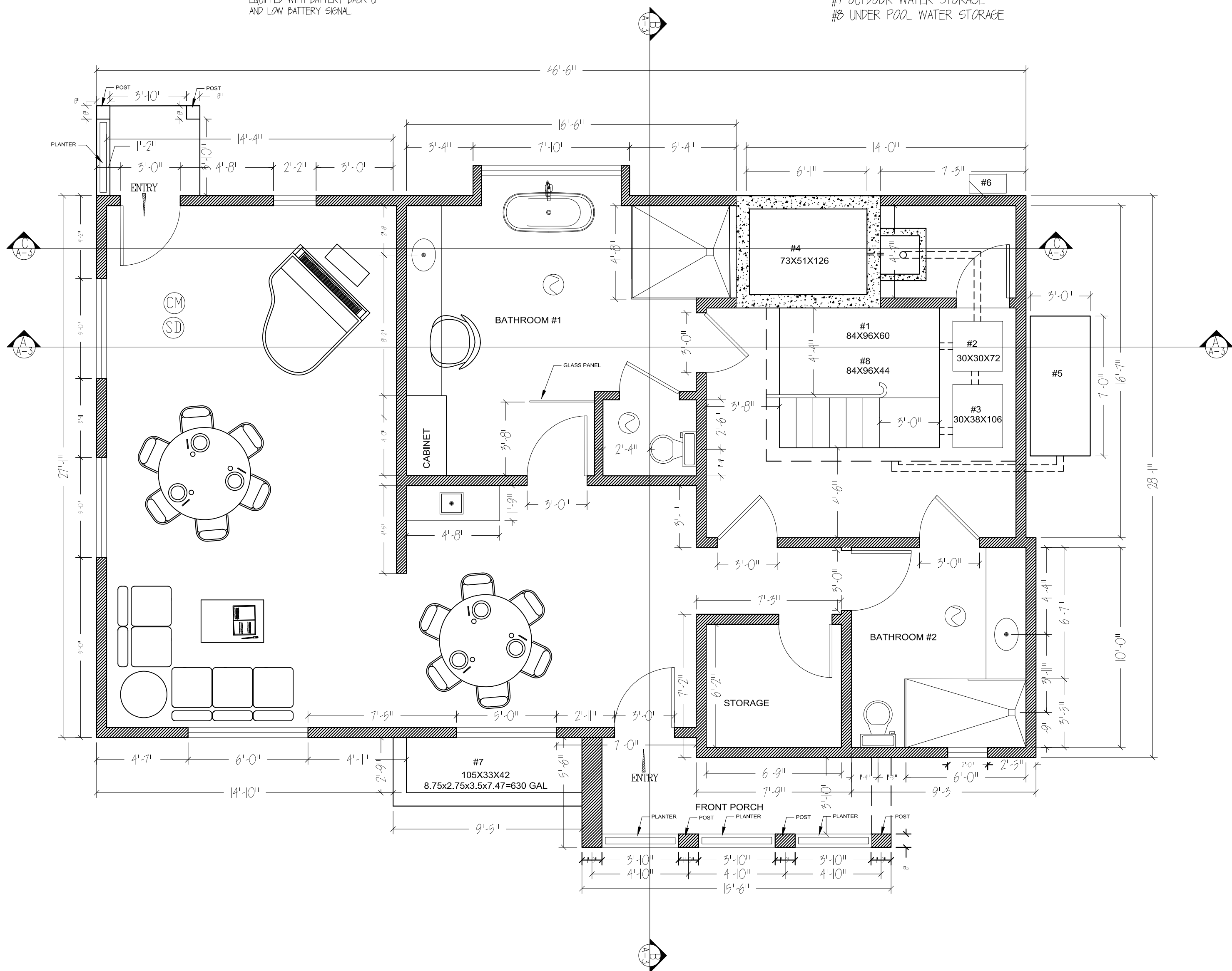
⊙ EXHAUST FAN SHALL BE "ENERGY-STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.

CM CARBON MONOXIDE DETECTOR

SD IN NEW CONSTRUCTIONS SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.

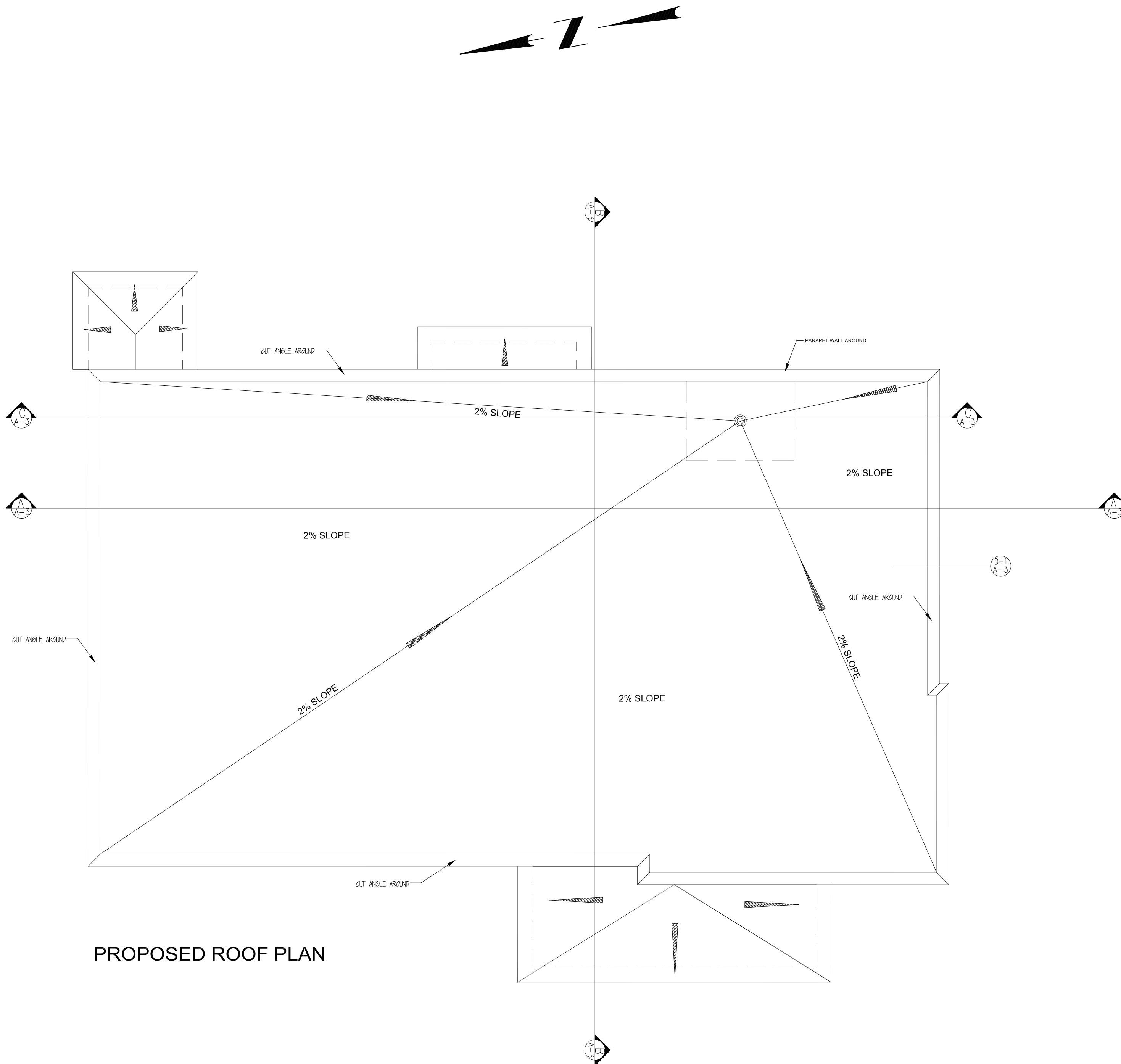
LEGEND:

- #1 POOL
- #2 UNDERGROUND WATER STORAGE
- #3 UNDERGROUND WATER STORAGE
- #4 ABOVE GROUND WATER STORAGE
- #5 POOL EQUIPMENT
- #6 TANK-LESS WATER HEATER
- #7 OUTDOOR WATER STORAGE
- #8 UNDER POOL WATER STORAGE



PROPOSED NEW RECREATION ROOM WITH INDOOR POOL

EXHIBIT D



PROPOSED ROOF PLAN

NOTES

- * Address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.
- * The roof coverings to be no less than Class "B" rated roof.
- * A 30-foot clearance will be maintained with non-combustible vegetation around all structures.

Haya Nof

+1.818.744 8860

plans for
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Expediting & legalizing services.

nofhaya@yahoo.com

WWW.HOMDSGN.INFO

PROPOSED FLOOR PLAN

PROPOSED ROOF PLAN

CHABAD BY THE SEA

2050 17TH AVE.

SANTA CRUZ, CA 95062

YOCHANAN FRIEDMAN

(831) 295-2953

REVISIONS

#	###	DESCRIPTION

ENGINEER:

Ca H. Voong Lic: 56997

Tel: (925) 255-3545

Address: P.O. Box 471333
San Francisco, CA 94147

SCALE: AS NOTED

DRAWN BY: H.N

DATE: 07/21/2025

SHEET #:

A-1



County of Santa Cruz
Department of Community Development and Infrastructure
701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060
Planning (831) 454-2580 Public Works (831) 454-2160
sccoplanning.com dpw.co.santa-cruz.ca.us

9 June 2025

Chabad by the Sea Inc.
2052 17th Avenue
Santa Cruz, CA 95062

Subject: Review of the Geotechnical Investigation – Design Phase, Proposed Residential Construction – Recreation Room with Indoor Pool, 2050 17th Avenue, Live Oak, Santa Cruz County, CA/APN 029-071-14 report Revision #2 dated 2 May 2025 by All Earth Geotechnical Engineering, Inc.
Project No. 24-136-SC

Project Site: 2052 17th Avenue
APN 029-071-14
Application No. REV251053

Dear Applicants,

The Planning Division has accepted the subject geotechnical investigation report for the proposed project. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the subject geotechnical investigation report.
2. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Division's web page. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [Assistance and Forms \(santacruzcountyca.gov\)](https://www.santacruzcountyca.gov/assessments-and-forms)

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

REV251053
APN 029-071-14
9 June 2025
Page 2 of 3

Our acceptance of the report is limited to their technical content. Other project issues such as zoning, fire safety, septic, or sewer approval, etc. may require resolution by other agencies.

If we may be of any further assistance, please contact the undersigned at: 831.454.3168 or rick.parks@santacruzcountyca.gov

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning
County of Santa Cruz CDI Planning Division

Environmental Planning: Leah MacCarter
Philip Edwards, PE

Attachments: Notice to Permit Holders

REV251053
APN 029-071-14
9 June 2025
Page 3 of 3

NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and/or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.

Haya Nof

+1.818.744 8860

plans for
new construction,
additions, interior remodeling,
outdoor living.

Expediting & legalizing services.

nofhaya@yahoo.com

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REV251053_SR_accept
PROPOSED ELEVATIONS

CHABAD BY THE SEA
2050 17TH AVE.
SANTA CRUZ, CA 95062
YOCHANAN FRIEDMAN
(831) 295-2953

REVISIONS

Δ	##-##-##	DESCRIPTION

ENGINEER:

Ca H. Voong Lic: 56997

Tel: (925) 255-3545

Address: P.O. Box 471333
San Francisco, CA 94147

SCALE: AS NOTED

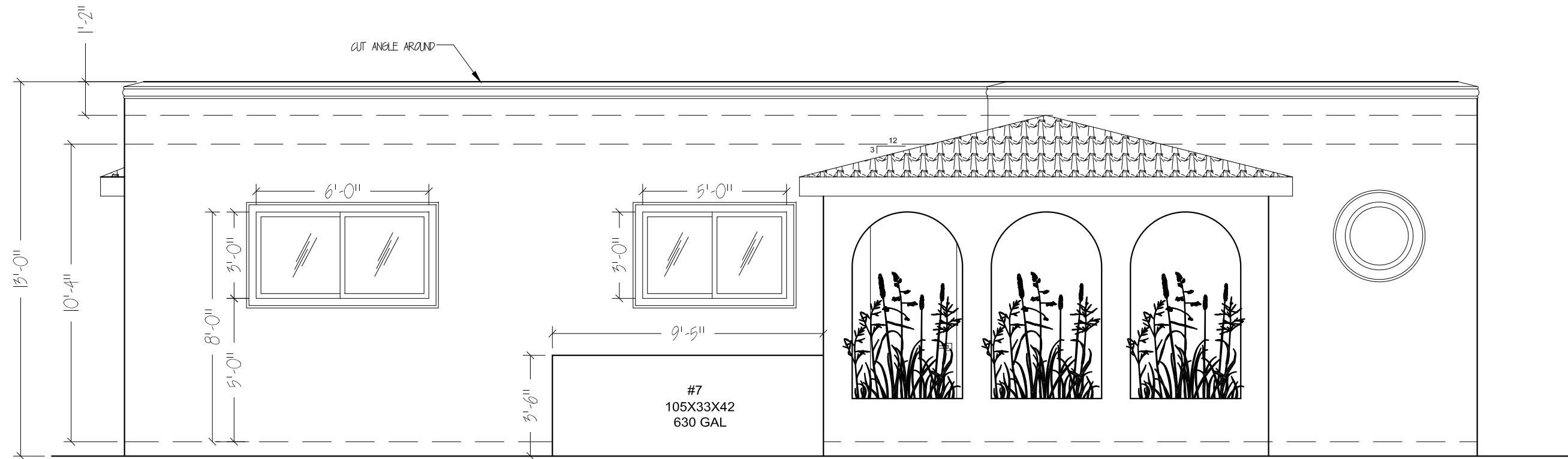
DRAWN BY: H.N

DATE: 07/21/2025

SHEET #:

A-2

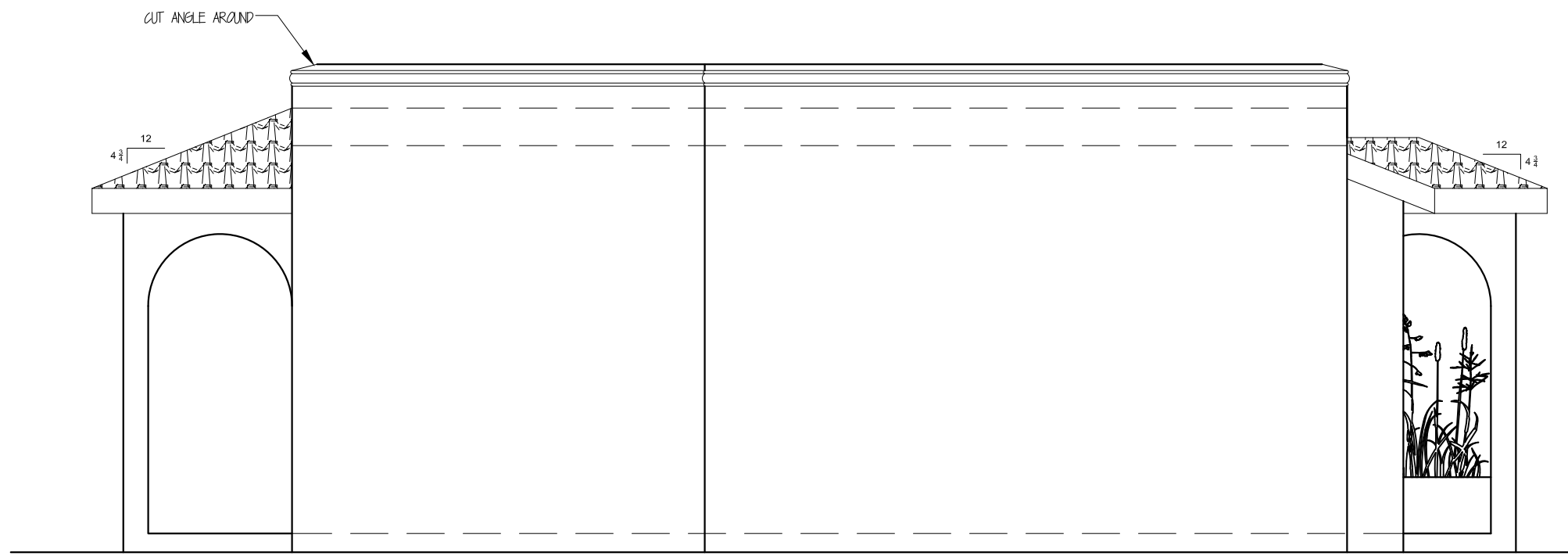
1 REV251053_SR_accept



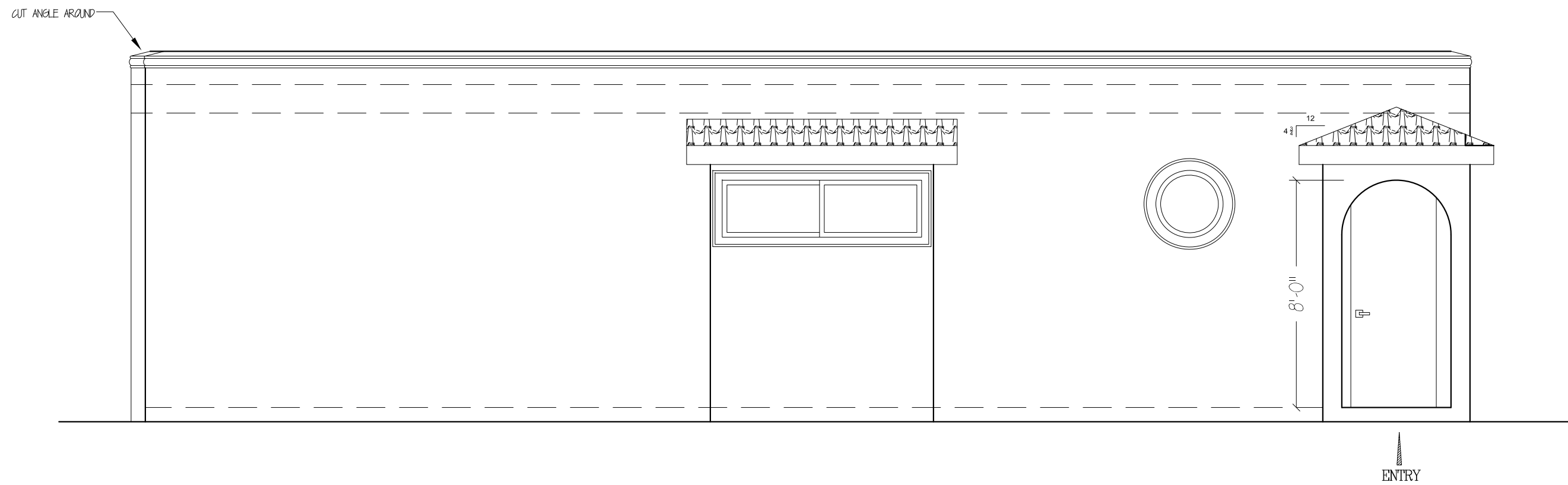
PROPOSED FRONT ELEVATION

NOTES:

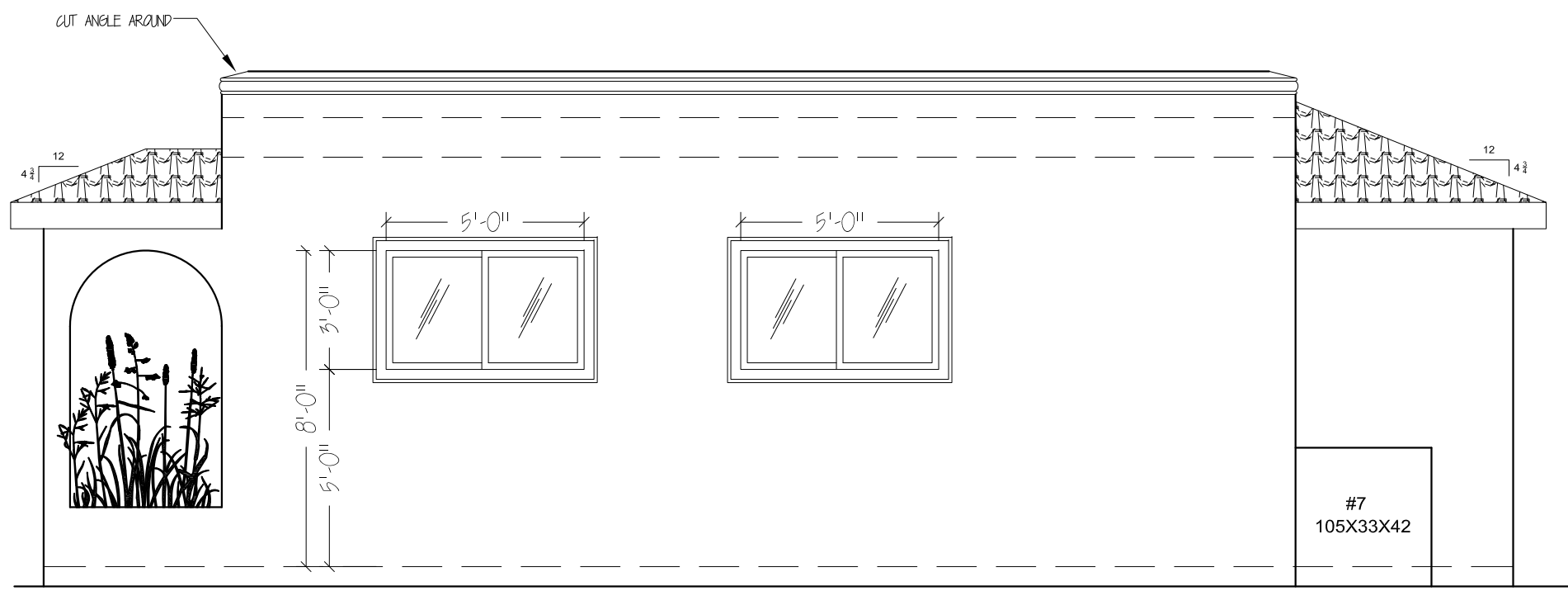
- Address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.
- The roof coverings to be no less than Class B rated roof.
- A 30-foot clearance will be maintained with non-combustible vegetation around all structures.



PROPOSED SOUTH ELEVATION



PROPOSED REAR ELEVATION



PROPOSED NORTH ELEVATION

EXHIBIT D

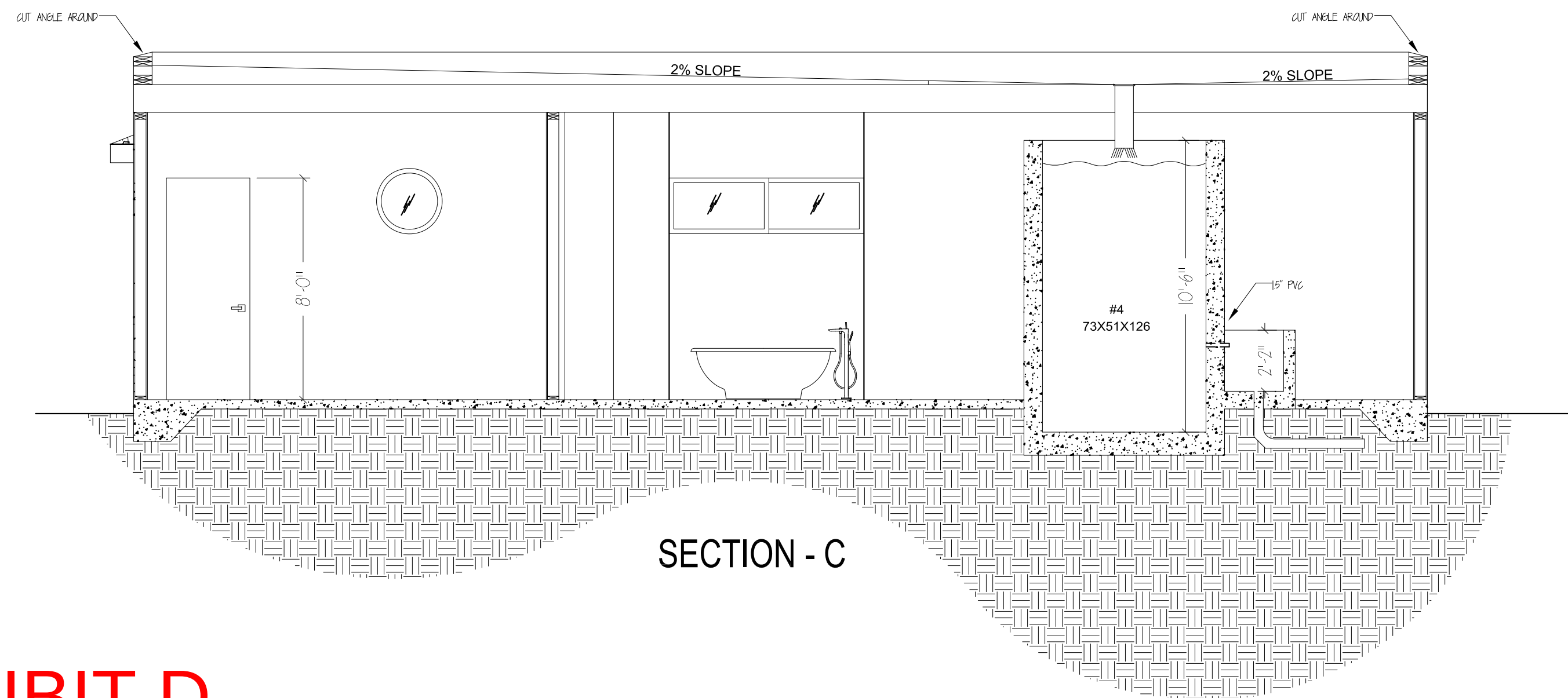
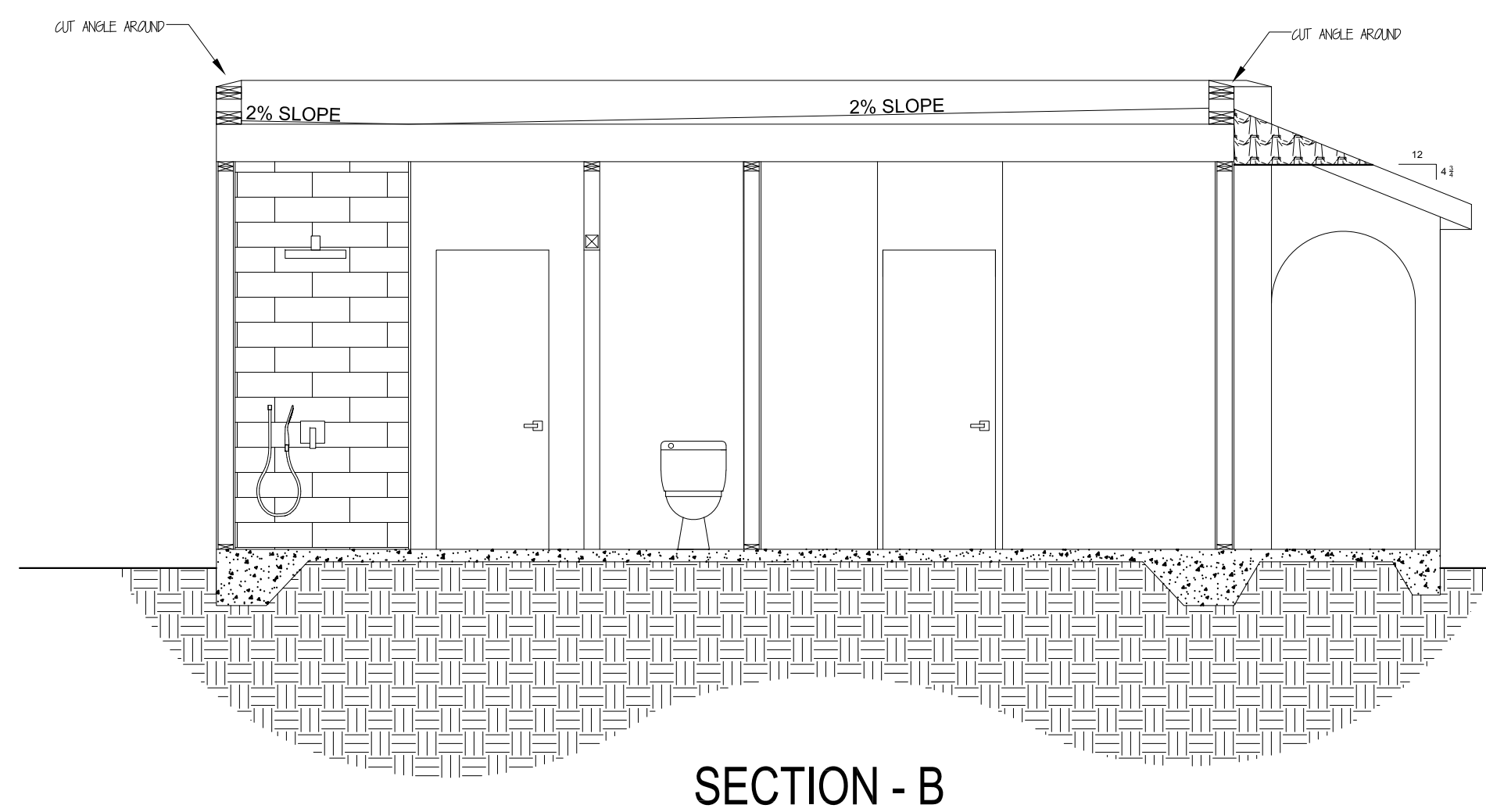
2 Proposed Elevations

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

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plans for
new construction,
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and outdoor living.
Expediting & legalizing services.
nofhaya@yahoo.com
WWW.HOMDSGN.INFO

SEWER LATERAL REPORT
PROPOSED SECTIONS

CHABAD BY THE SEA
2050 17TH AVE.
SANTA CRUZ, CA 95062
YOCHANAN FRIEDMAN
(831) 295-2953



SECTION - C

EXHIBIT D

[illegible]

ENGINEER:
Ca H. Voong Lic: 56997
Tel: (925) 255-3545
**Address: P.O. Box 471333
San Francisco, CA 94147**

SCALE: AS NOTED
DRAWN BY: H.N
DATE: 07/21/2025
SHEET #:

A-3

INDOOR POOL SYSTEM

CHABAD BY THE SEA

2050 17TH AVE.

SANTA CRUZ, CA 95062

YOCHANAN FRIEDMAN

(831) 295-2953

REVISIONS		
Δ	###-##	DESCRIPTION

ENGINEER:

Ca H. Voong Lic: 56997

Tel: (925) 255-3545

Address: P.O. Box 471333

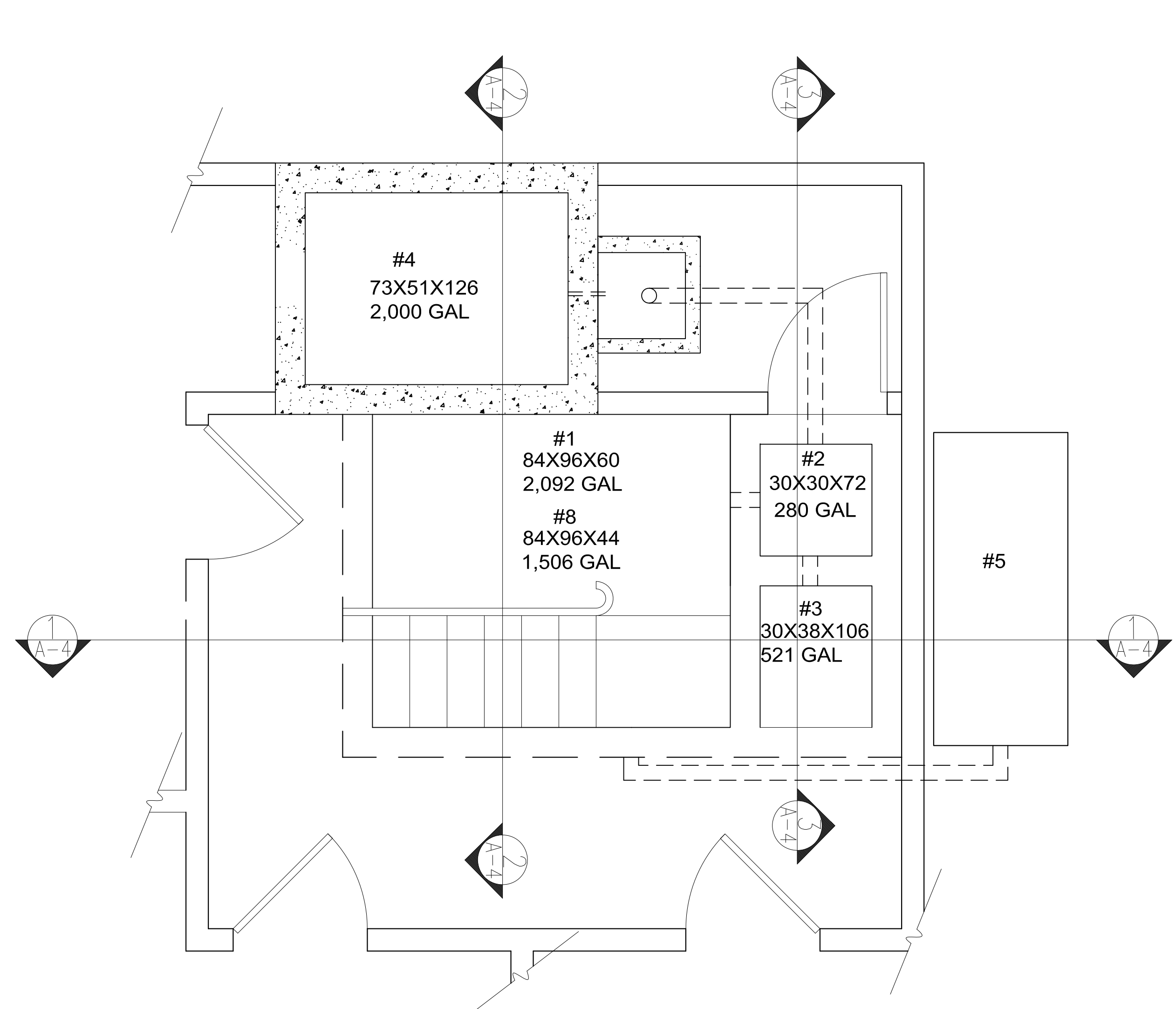
San Francisco, CA 94147

SCALE: AS NOTED

DRAWN BY: H.N

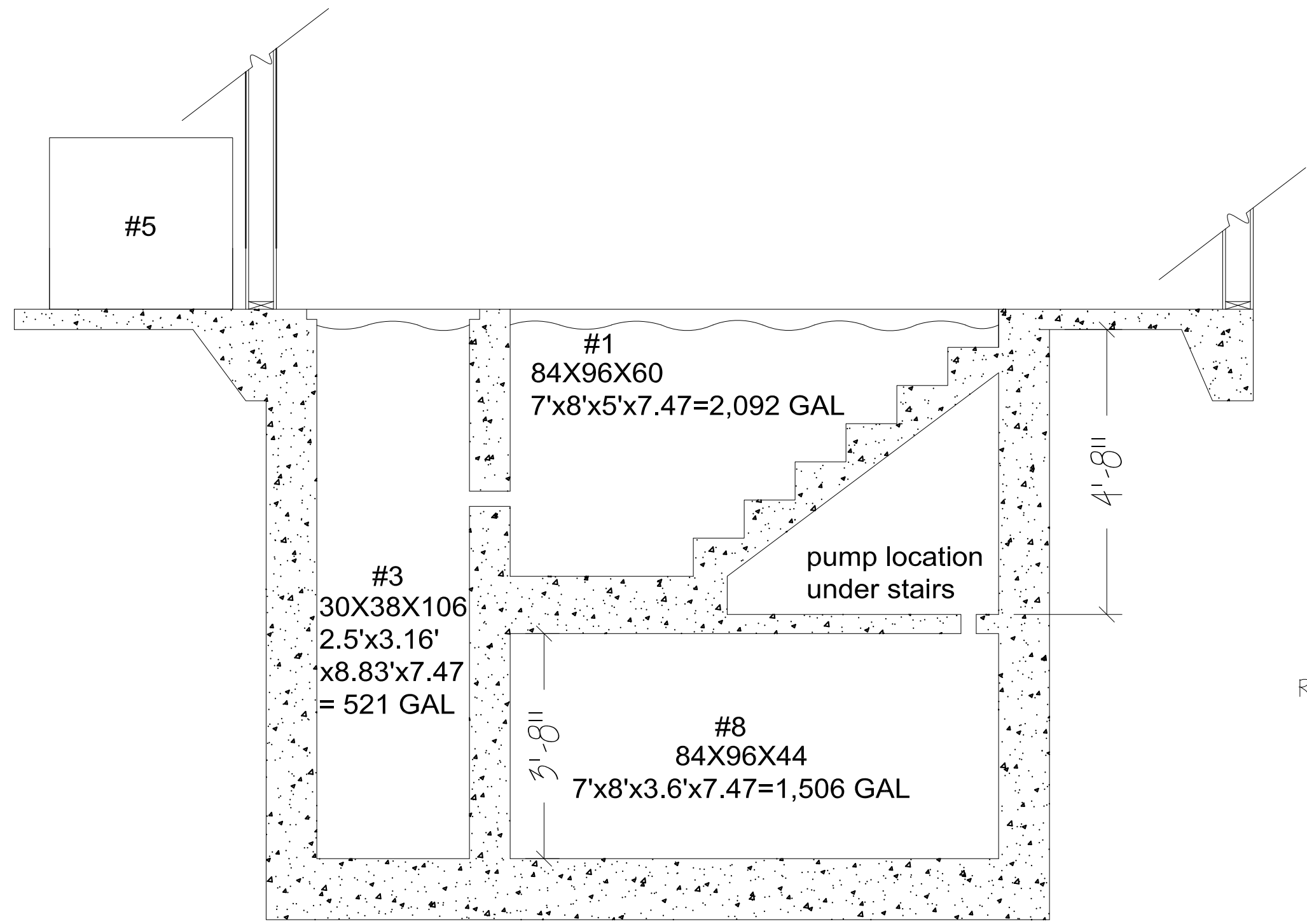
DATE: 07/21/2025

SHEET #:

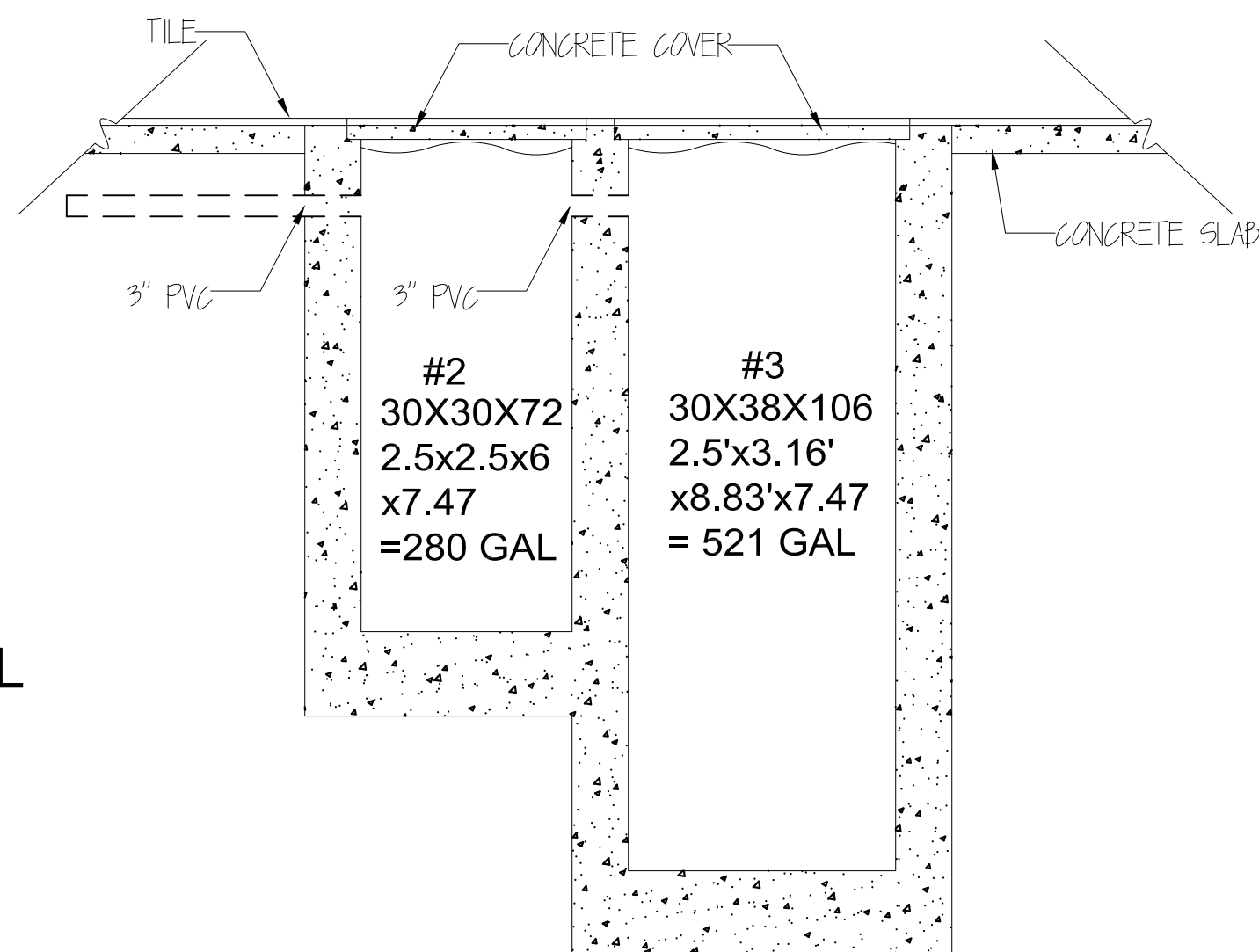


INDOOR POOL

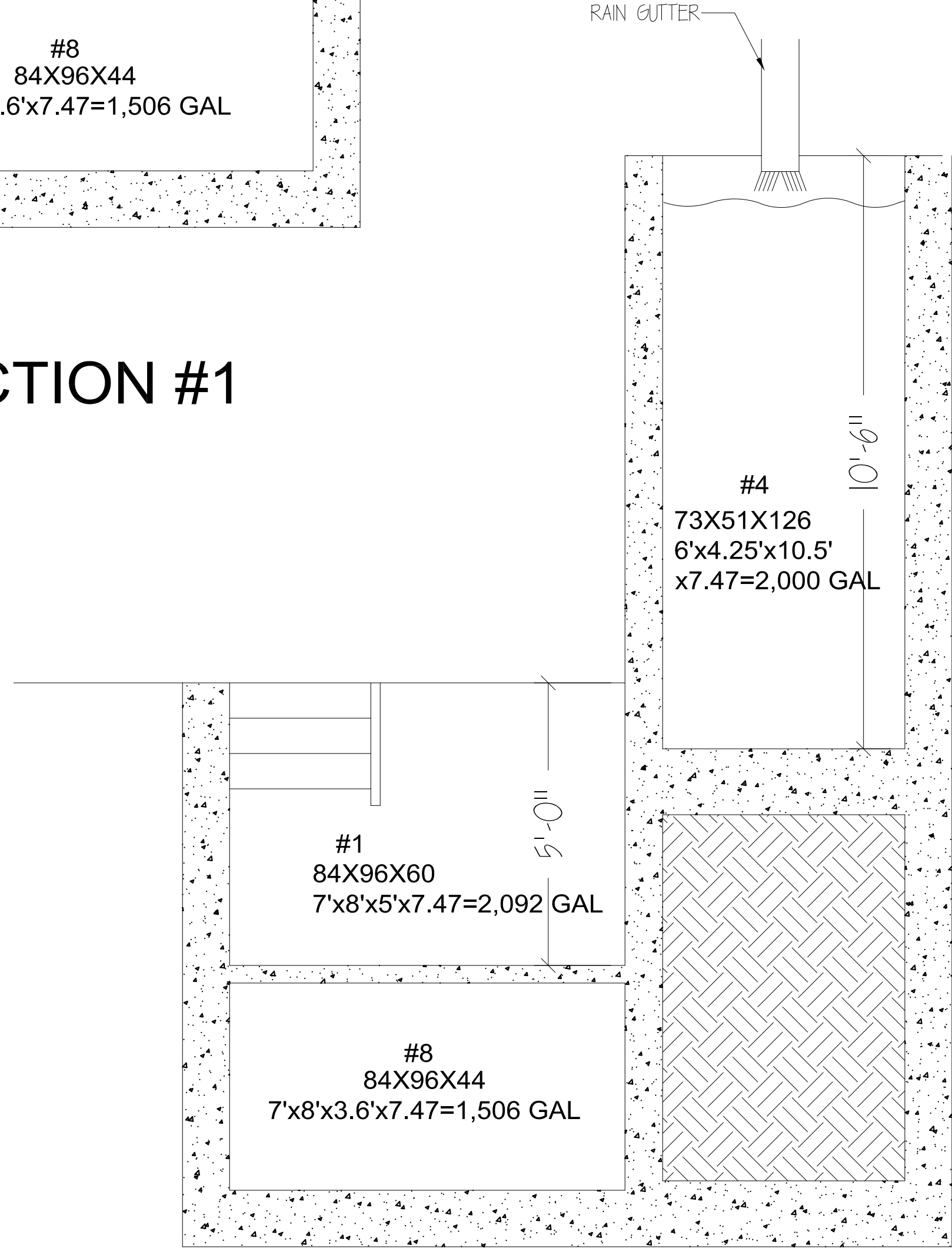
- LEGEND:
- #1 POOL = 2,092 GAL.
- #2 UNDERGROUND WATER STORAGE = 280 GAL
- #3 UNDERGROUND WATER STORAGE = 521 GAL
- #4 ABOVE GROUND WATER STORAGE = 2,000 GAL
- #5 POOL EQUIPMENT
- #6 TANK-LESS WATER HEATER
- #7 OUTDOOR WATER STORAGE = 630 GAL
- #8 UNDER POOL WATER STORAGE = 1,506 GAL



SECTION #1

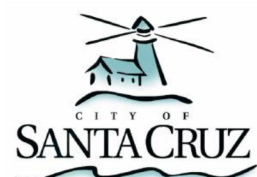


SECTION #3



SECTION #2

NOTE: The proposed pool shall not be connected to the sanitary sewer system.



212 Locust Street, Suite C, Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

February 24, 2025

Re: HYDRANT FIRE-FLOW DATA – 2050 17th Ave, Santa Cruz, CA

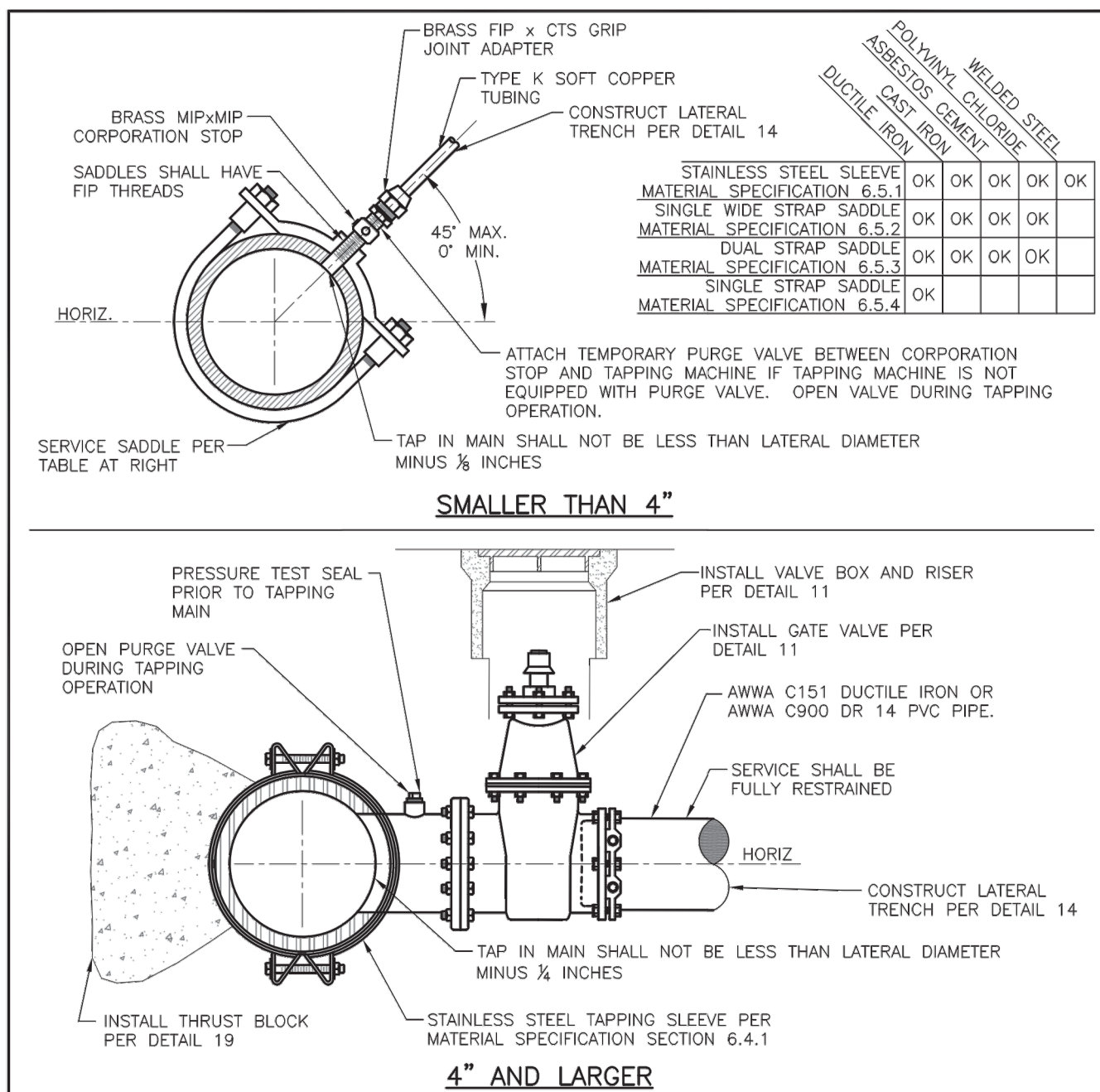
Hydrant#	Static	Residual	Flow	Flow@20	Test Date
1719 ¹	74 psi	56 psi	1,210 gpm	2,190 gpm	03/22/2011

¹Hydrant is located on the Southwest corner of Cozy Ct & 17th Ave. The 6" steamer hydrant is connected to a 6" water main.

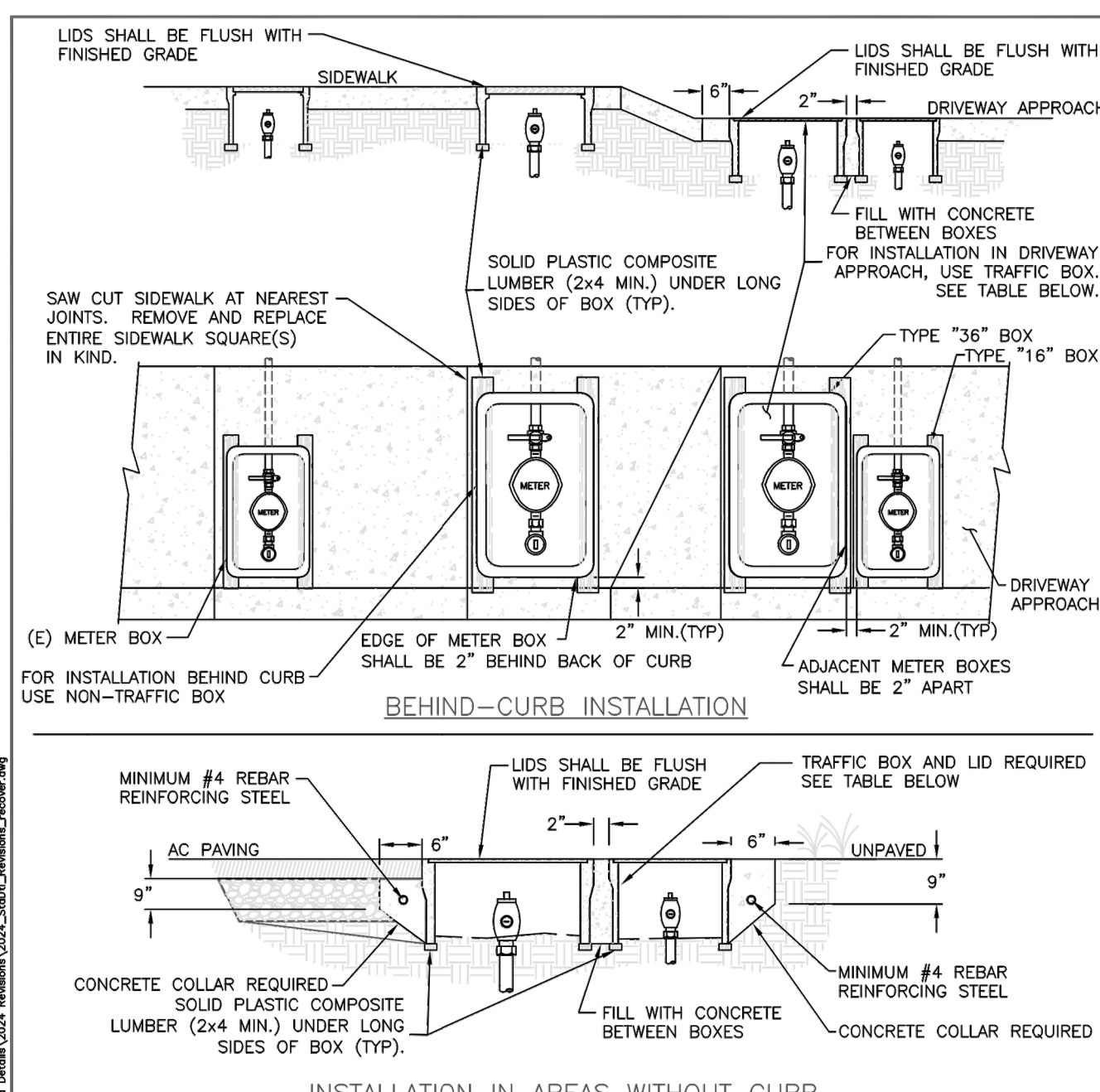
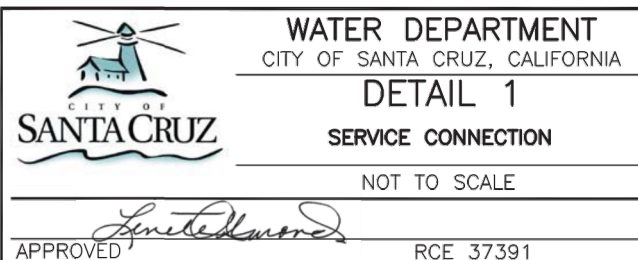
If you have any questions regarding the SCWD fire hydrant flow data, please contact the Water Engineering Division via the resources below.

Thank you,

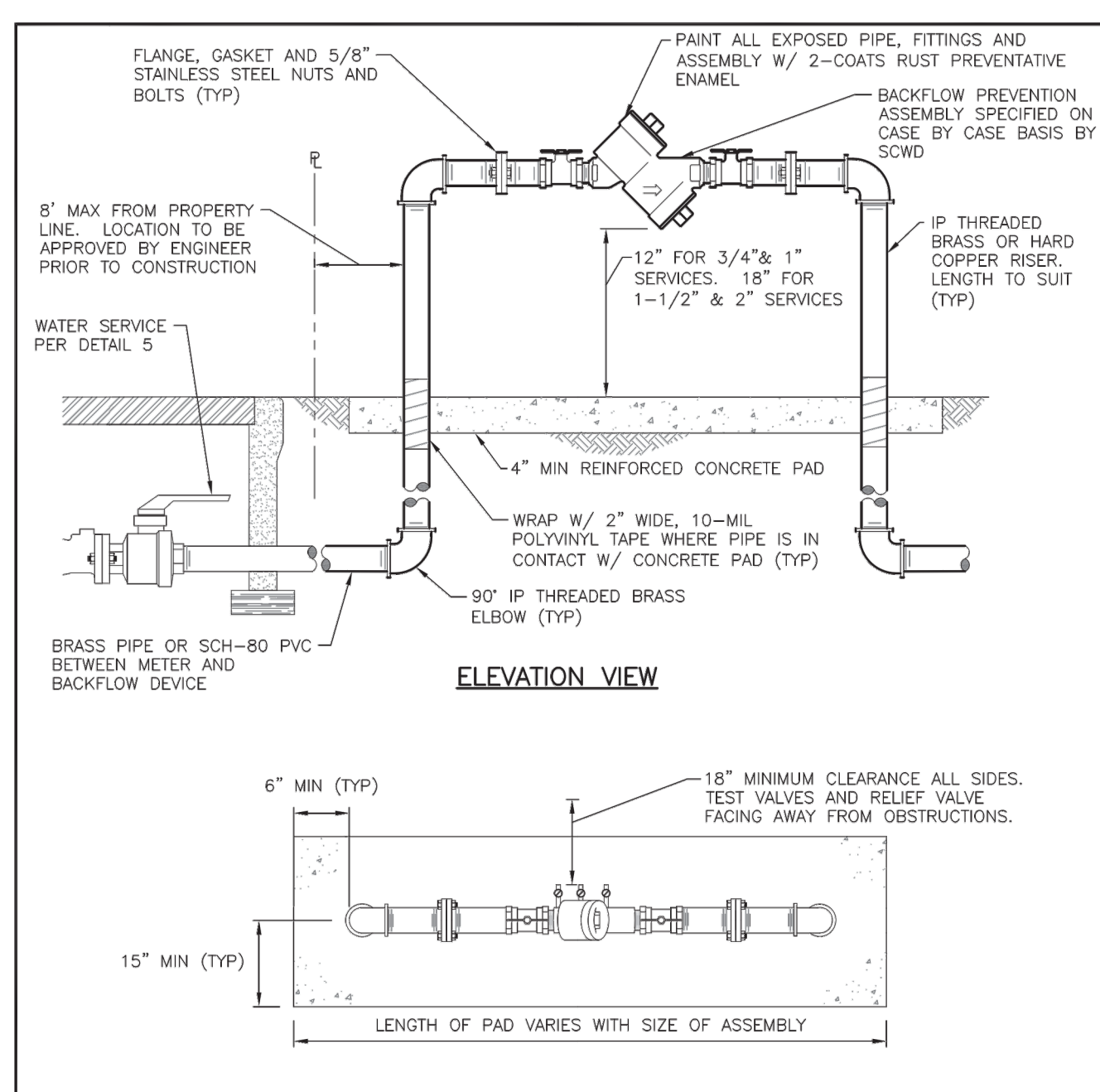
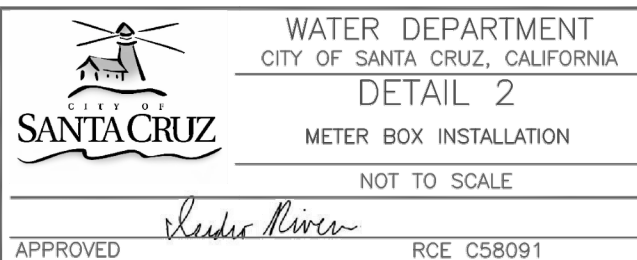
SCWD Water Engineering
waterengineering@santacruzca.gov
831-420-5210



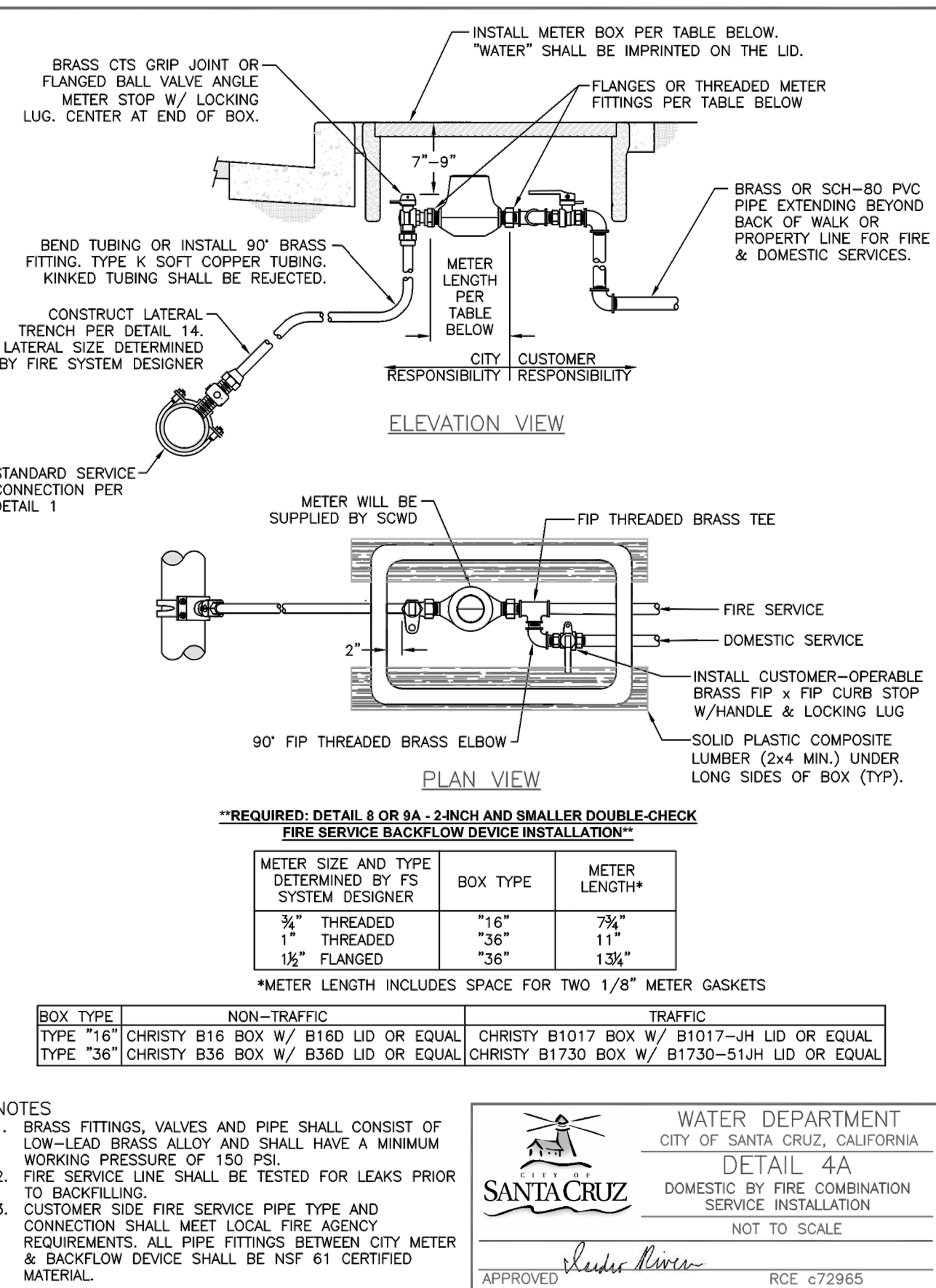
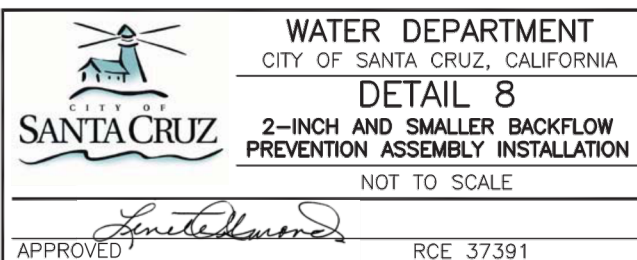
NOTES
1. ALL HOT TAP CONNECTIONS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER.
2. ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
3. CONTRACTOR SHALL OPEN PURGE VALVE DURING TAPPING OPERATION.
4. SERVICE PIPING AND FITTING DIAMETERS SHALL MEET OR EXCEED THE SERVICE SIZE DESIGNATED BY THE ENGINEER.
5. TAPPING BIT SHALL BE OF THE HOLE-SAW OR SHELL TYPE.
6. COUPON OR "COOKIE" SHALL BE SUBMITTED TO THE ENGINEER UPON REQUEST.
7. IF COUPON IS LOST, CONTRACTOR SHALL FULLY OPEN SERVICE IN THE PRESENCE OF THE ENGINEER TO VERIFY FLOW.
8. CONTRACTOR SHALL COAT TAPPING SADDLE, ALL FASTENERS AND SERVICE LINE WITH BITUMASTIC AND/OR ENCASE IN POLYETHYLENE IF DIRECTED BY THE ENGINEER.
9. CONNECTIONS TO MAINS SMALLER THAN 4" SHALL BE SPECIFIED ON A CASE BY CASE BASIS.
10. SERVICE SHALL BE DISINFECTED IF REQUIRED BY THE ENGINEER.



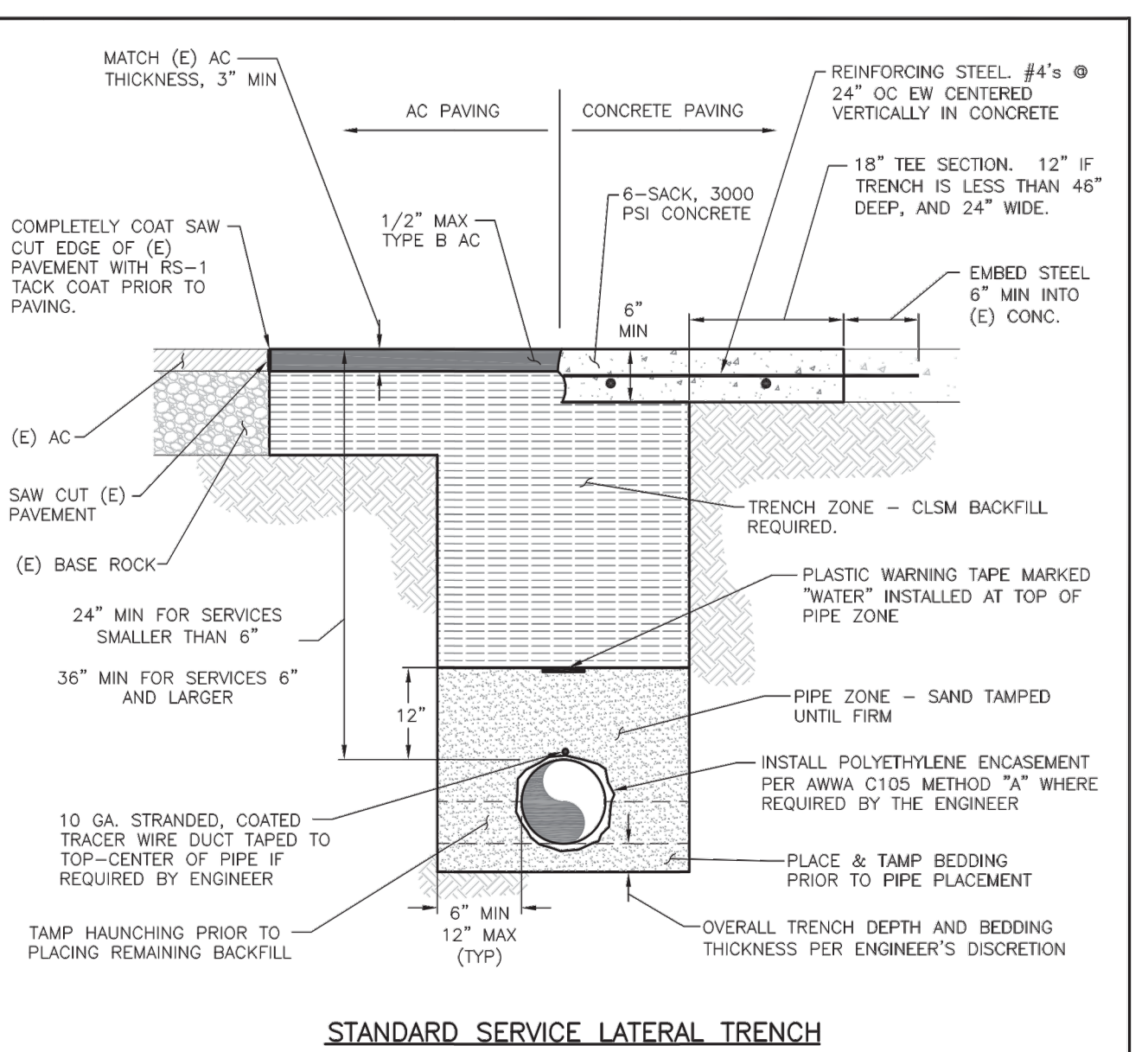
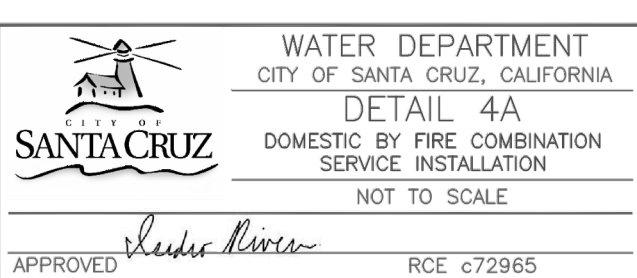
NOTES
1. SEE LOCAL PUBLIC WORKS JURISDICTION'S STANDARD DETAILS FOR SIDEWALK CONSTRUCTION REQUIREMENTS.



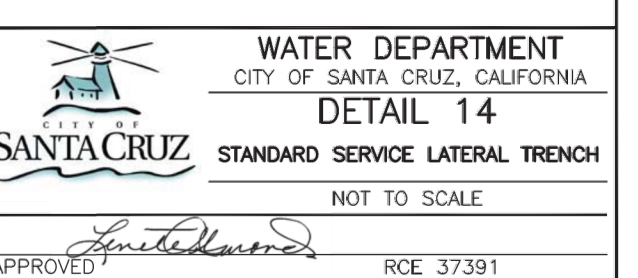
NOTES
1. APPROVED BACKFLOW ASSEMBLY SHALL BE INSTALLED SUCH THAT IT IS READILY ACCESSIBLE FOR REPAIR AND INSPECTION.
2. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
3. BRASS OR PLASTIC PLUGS SHALL BE INSTALLED ON ALL TEST PORTS.
4. ALL ABOVE GROUND PIPE, FITTINGS AND ASSEMBLY SHOULD BE PAINTED WITH TWO COATS OF ENAMEL.
5. AN ENCLOSURE OR CASE MAY BE INSTALLED AT THE OPTION OF THE PROPERTY OWNER.



NOTES
1. BRASS FITTINGS, VALVES AND PIPE SHALL CONSIST OF LOW-LEAD BRASS ALLOY AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.
2. FIRE SERVICE LINE SHALL BE TESTED FOR LEAKS PRIOR TO BACKFILLING.
3. CUSTOMER SIDE FIRE SERVICE PIPE TYPE AND CONNECTION SHALL MEET LOCAL FIRE AGENCY REQUIREMENTS. ALL PIPE FITTINGS BETWEEN CITY METER & BACKFLOW DEVICE SHALL BE NSF 61 CERTIFIED MATERIAL.



NOTES
1. IF ANY PORTION OF (E) PAVEMENT WITHIN SAWCUT LIMITS IS CONCRETE AT THE SURFACE, ENTIRE TRENCH SHALL BE RE-PAVED WITH CONCRETE AS SHOWN.
2. WHERE WATER SERVICES 6" AND LARGER CANNOT MEET MINIMUM COVER REQUIREMENTS, THE ENGINEER MAY APPROVE ALTERNATE INSTALLATION PER DETAIL 16.
3. ALL JOINTS ON SERVICE LATERALS SHALL BE RESTRAINED.



Fixture Category	Fixture Quantity
Combination Bath/Shower	4
Solo Bathtub	1
Bidet	1
Clothes Washer	1
Dishwasher, domestic	2
Drinking Fountain or Water Cooler	0
Hose Bibbs	2
Bathroom Sink	6
Sink	2
Solo Shower, per head	2
Urinal, flush tank	0
Toilet	5

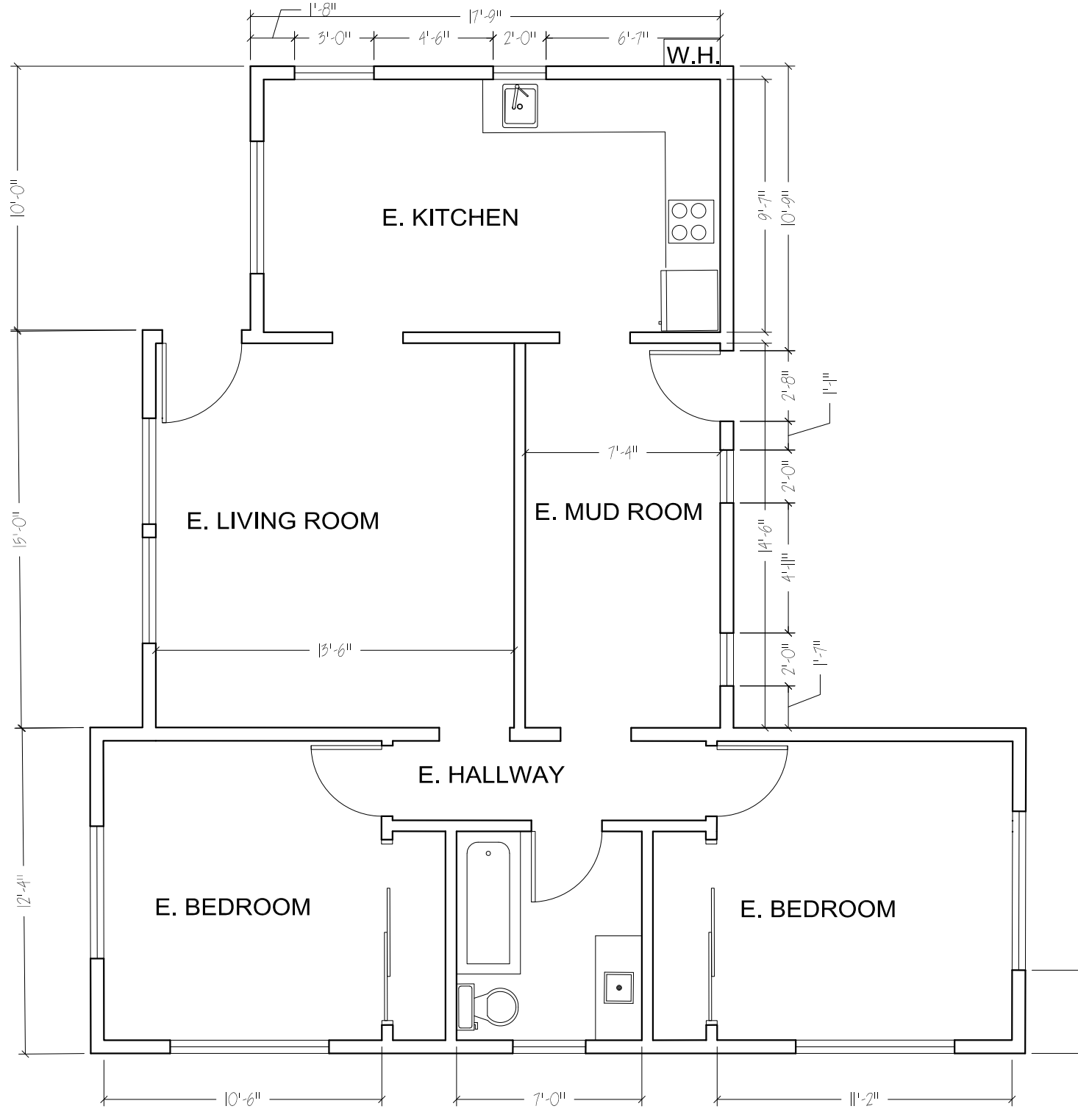


EXHIBIT D

Haya Nof
818 744 8860
plans for
new construction,
additions, interior remodeling,
outdoor living.
Expediting & legalizing services.
nofhaya@yahoo.com
WWW.HOMDSGN.INFO

WATER DEPARTMENT
REQUIREMENTS
EXISTING FRONT UNIT

CHABAD BY THE SEA
2050 17TH AVE.
SANTA CRUZ, CA 95062
YOCHANAN FRIEDMAN
(831) 295-2953

REVISIONS

#	DESCRIPTION

ENGINEER:
Ca H. Voong Lic: 56997
Tel: (925) 255-3545
Address: P.O. Box 471333
San Francisco, CA 94147

SCALE: AS NOTED
DRAWN BY: H.N
DATE: 07/21/2025
SHEET #:

A-5

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

POR. OF N.W. 1/4 SEC. 16,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

29-07

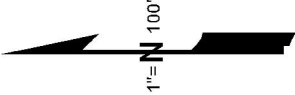


EXHIBIT E

Electronically Redrawn 9/2/98 rw
Rev. 4/5/01 mvm (changed page refs.)
Rev. 2/28/05 CB (Cor to 1-68, added 5' back as per 91RS15)
Rev. 2/28/05 CB (91RS15)
Rev. 5/25/17 Jg (Combo form, 1-69)

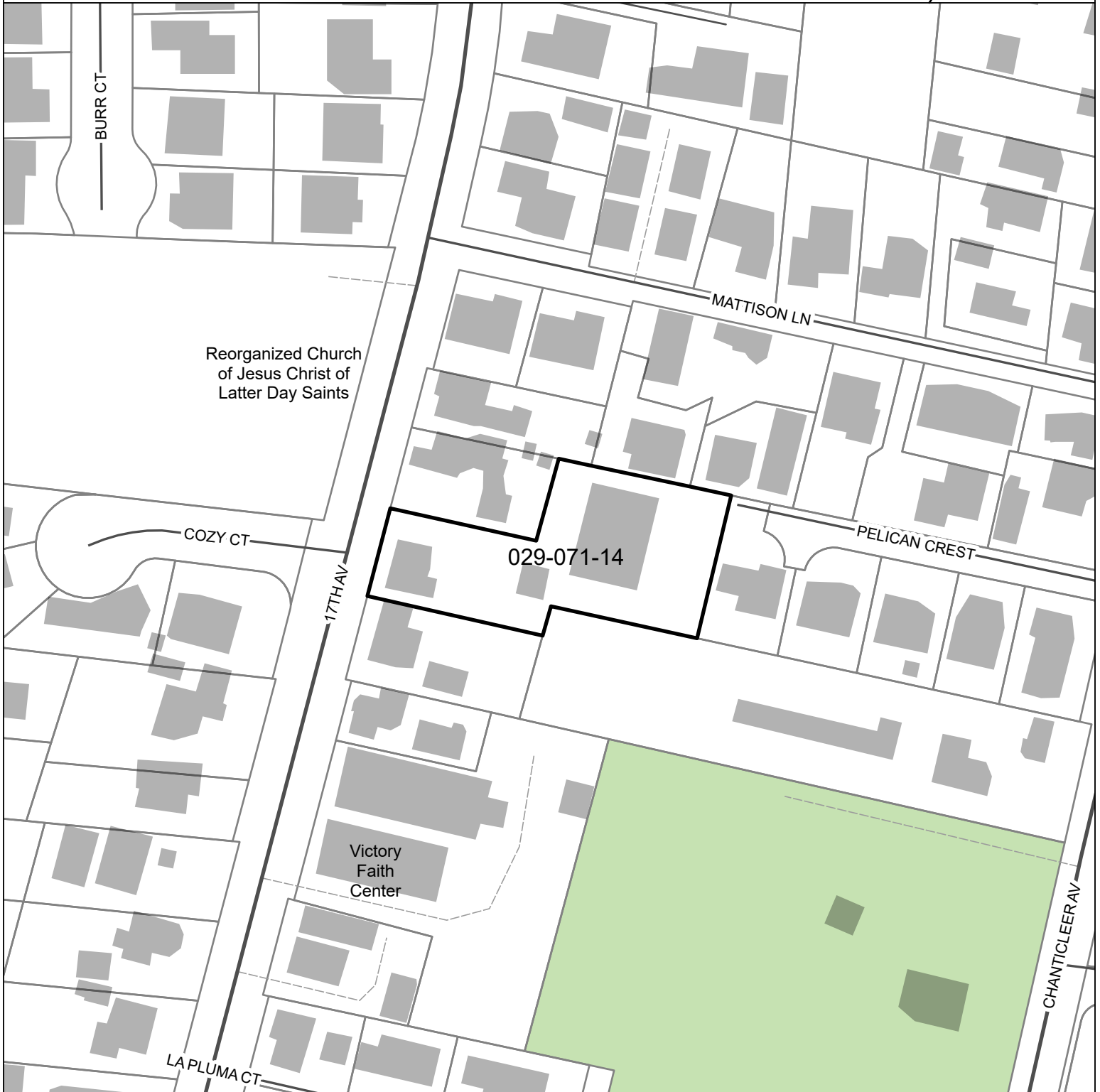
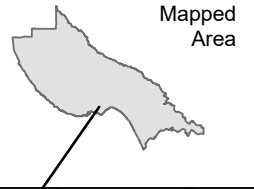
Note - Assessor's Parcel & Block
Numbers Shown in Circles. 21

Assessor's Map No. 29-07
County of Santa Cruz, Calif.
Sept. 1998



Santa Cruz County Planning Department

Parcel Location Map

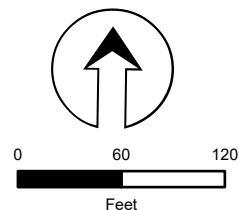


Parcel: 02907114

☐ Subject Parcel

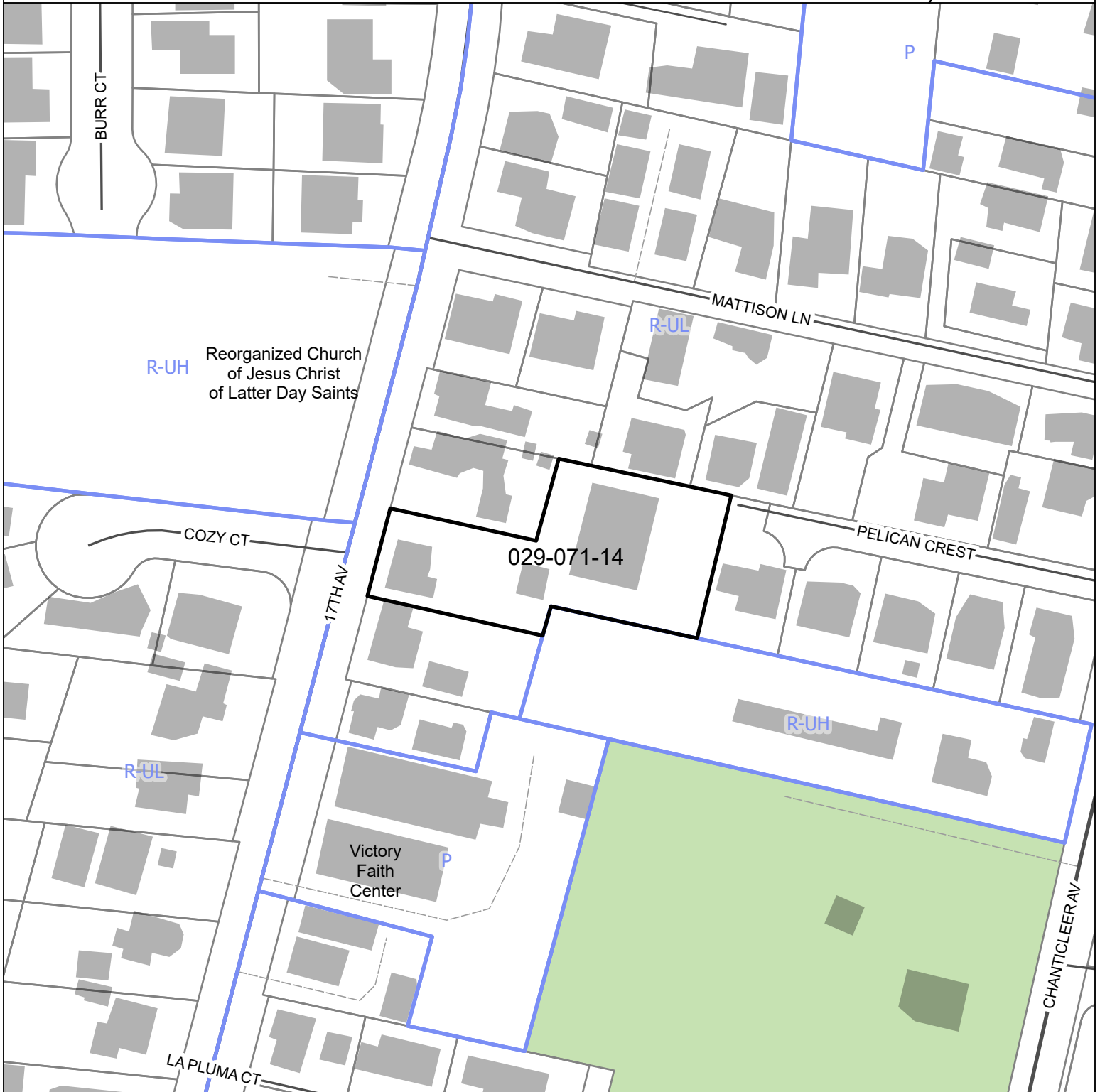
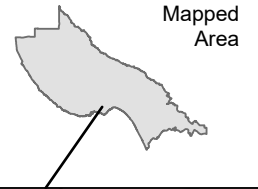
EXHIBIT E

Map printed: 30 Sep. 2025





Parcel General Plan Map



 Subject Parcel

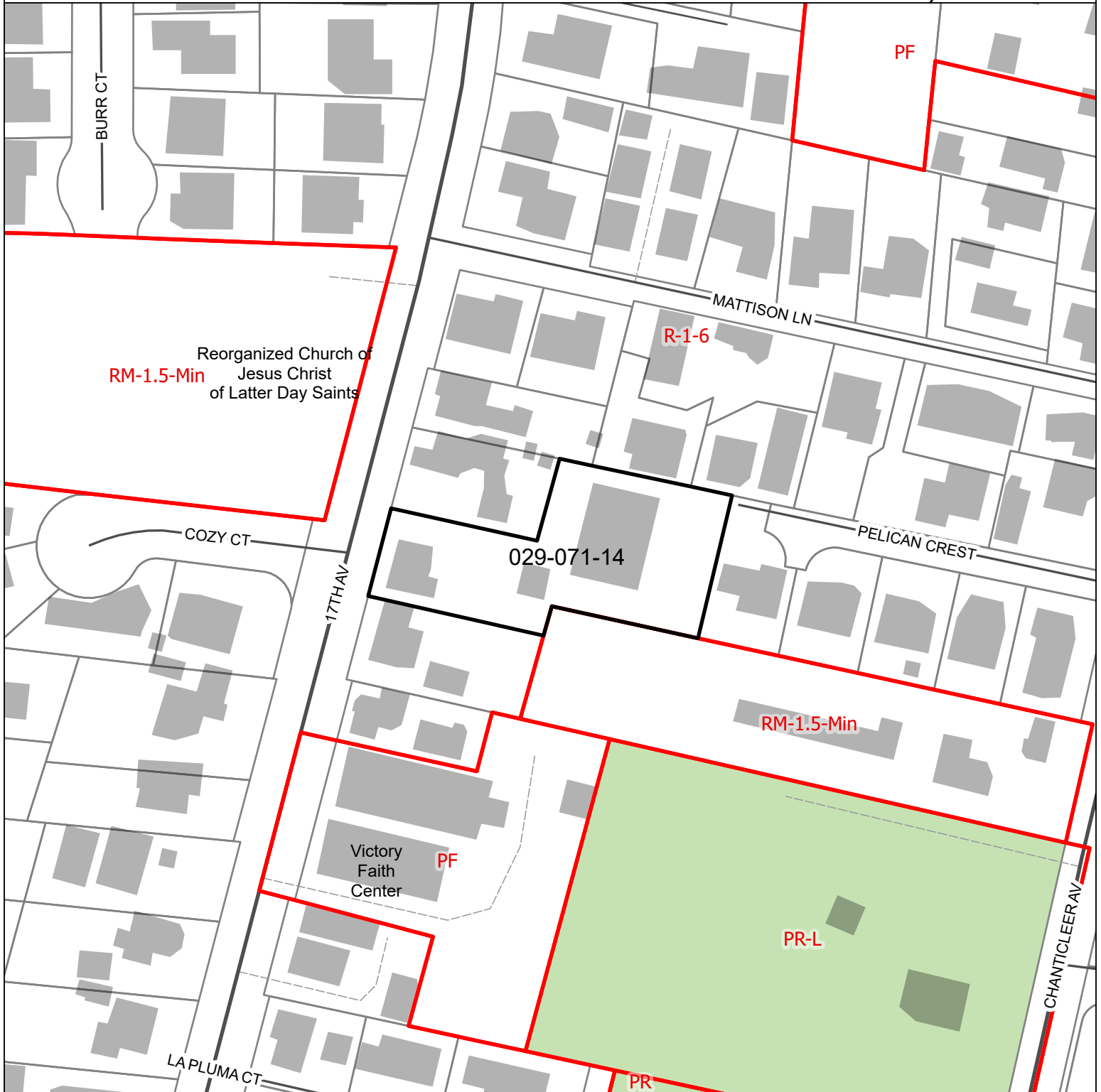
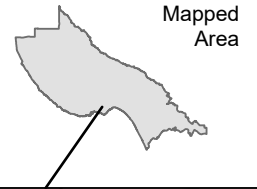
EXHIBIT E



0 60 120
Feet

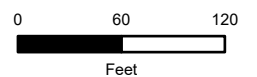
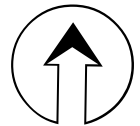


Parcel Zoning Map



 Subject Parcel

EXHIBIT E



Parcel Information

Services Information

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

Parcel Information

Parcel Size: 27,050.76 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Chanticleer Avenue
Planning Area: Live Oak
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single-Family Residential-6,000 square feet per dwelling)
Coastal Zone: Inside X 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

EXHIBIT F