



Staff Report to the Zoning Administrator

Application Number: **251178**

Applicant: Steven Graves

Owner: Helda and Edigio Lopes

APN: 028-304-50

Site Address: 31 Rockview Drive, Santa Cruz CA

Agenda Date: 12/5/2025

Agenda Item #: 1

Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 1,436 square foot, one-story single-family dwelling (with a 335 square foot attached garage) and to construct a 2,961 square foot two-story single-family dwelling with a 430 square foot attached garage and 528 square foot ADU at the second floor. The project includes updated landscaping and fencing.

Location: Property is located on the western side of Rockview Drive (31 Rockview Drive), at the intersection with Pleasure Point Drive.

Permits Required: Coastal Development Permit, a Pleasure Point Exception to reduce both second story side setbacks from 10 feet to 5 feet, a Site Development Permit for an over height fence in the front yard setback on Rockview Drive and on South Palisades Avenue, and a Variance to increase the allowed encroachment by a cantilevered deck from 6 feet to 9 feet.

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 251178, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is located on the west side of Rockview Drive, which is a dead-end street terminating at the coastal bluff, south of the intersection with East Cliff Drive and roughly opposite the intersection with Pleasure Point Drive. The parcel is also accessed via South Palisades Avenue, an alleyway that runs at the rear of the parcel and that also connects with East Cliff Drive. The property is situated within a residential neighborhood characterized by an eclectic mix of one- and two-story single-family homes featuring diverse architectural styles, materials, and colors and that also includes a growing number of larger, modernized homes with contemporary design elements. Many of the older homes in the neighborhood contain legal nonconforming structures built prior to the adoption of current building and zoning codes and several of the newer structures have been granted variances to the site and development standards, including setbacks.

Development Standards	R-1-4-PP District***	Existing	Proposed
Front Yard Setback*	First Floor (front yard averaging): 12 feet Second Floor: 15 feet Cantilevered deck encroachment Max 6 feet ADU 4 feet	<u>Rockview Dr</u> First Floor: 9 feet 10 inches <u>South Palisades Ave</u> First Floor: 2 feet 6 inches	<u>Rockview Dr</u> First Floor: 12 feet Second Floor: 15 feet Deck encroachment: <u>9 feet</u> <u>South Palisades Ave</u> First Floor: 18 feet ADU on Second Floor: 15 feet 6 inches
Side Yard Setbacks	First Floor: 5 feet Second Floor: 10 feet** ADU 4 feet	<u>Northern side</u> First Floor: 7 feet <u>Southern side</u> First Floor: 2 feet 5 inches	<u>Northern side</u> First Floor: 5 feet Second Floor: <u>5 feet</u> (same for ADU on Second Floor) <u>Southern side</u> First Floor: 6 feet Second Floor: <u>8 feet to exterior wall and 5 feet to the deck</u> ADU on Second Floor: 5 feet
Maximum Height	28 feet	Under 20 feet	24 feet 2 inches
Maximum Number of Stories	2 stories	1 story	2 stories
Garage Entrance Setback	18 feet	2 feet 6 inches	18 feet
Required Number of Parking Spaces	Three bedrooms: Two parking spaces	Two bedrooms: Two parking spaces	Three bedrooms: Two parking spaces
Floor Area Ratio	60%	41%	59.6%
Lot Coverage	45%	41%	43.4%

*Double Frontage on Rockview Drive and South Palisades Avenue.

**Parcel width is 37.5 feet, therefore any part of the structure over 15 feet in height or the second floor must be set back at least 10 feet from the side yard property line pursuant to Pleasure Point Combining District standards (SCCC 13.10.446(A)(1)(a)).

***Pursuant to SCCC 13.10.323(E)(2), the lot contains less than 80% of the minimum site area and therefore the building setbacks shall equal those in the R-1-4 zone district.

Other code sections and standards that apply to the proposed project include the following:

SCCC 13.10.323(F)(7) Front Yard Averaging

Pursuant to SCCC 13.10.323(F)(7), on a site situated between sites improved with buildings, the minimum front yard setback for the first floor of structures, other than garages or carports, may be the average depth of the front yards on the improved sites adjoining the site, but in no case shall be less than 10 feet. Based upon information provided by the project surveyor, the average of the front yards on the immediately adjoining properties along Rockview Drive is 12 feet. The proposed first floor setback to Rockview Drive is 12 feet and therefore the project has been designed in conformance with this development standard.

SCCC 13.10.444-447 Pleasure Point Standards and Exceptions

According to County Code section 13.10.444(A), one of the purposes of the Pleasure Point Community Design PP Combining District is to “Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses.” To ensure this, within the PP zone district, increased second-floor side yard setbacks are required, based upon the width of the parcel. For the subject parcel, which exceeds 35 feet in width, a minimum second-floor side yard setback of 10 feet is required. In addition, the design of new single-family homes within Pleasure Point area should encourage community interaction and orientation towards the street by providing features such as front porches. Automobile-oriented features on residential building facades and in front yards are also required to be minimized.

As shown by the preceding table, the proposed project does not comply with the 10-foot side yard second floor setback; therefore, a Pleasure Point Exception is required to allow for a reduction in the northern side yard setback from 10 feet to 5 feet, and on the southern side yard from 10 feet to 5 feet for the proposed deck and from 10 feet to 8 feet for the exterior wall at the single-family dwelling. In accordance with State Law, the ADU is not required to meet the 10-foot side yard setback and may have a minimum setback of 4 feet. As proposed the setback to the wall of the ADU will be 5 feet.

The proposed project, conditioned to limit eaves on the front and back of the structure to 3 feet, substantially conforms with the Pleasure Point design objectives through the reduction of shading on neighboring properties and the promotion of pedestrian aspects along Rockview Drive. As shown by the submitted shade study (Exhibit H), the proposed home will not significantly shade the neighboring two-story house located to the north of the parcel (33 Rockview Drive) during the summer months and during the winter months will mostly cast shade over a one-story portion of the structure that extends to within 5 feet of the property line and that does not include windows along the south-facing wall. Other portions of dwelling at 33 Rockview Drive are set back further from the property line (approximately 10 feet) and therefore, impacts to light and air from the proposed dwelling will be minimal.

Although the impact of the proposed dwelling is acceptable, the second-story ADU above the garage along South Palisades Avenue is likely to have a more significant shading impact on the adjacent dwelling to the north. However, as allowed by State Law, and in accordance with the County’s ADU Ordinance, ADUs may have a setback of 4 feet from any property boundary by right. The proposed ADU is located 5 feet from property lines and therefore conforms to ADU

standards. It should also be noted that the proposed ADU is set back from the 10-foot right-of-way by 15 feet 6 inches, which meets zone district standards. Therefore, the proposed rear of the structure will be conforming to the zone district standards. In addition, the proposed structure is appropriately sized for the parcel in that it complies with the standards for floor area ratio and lot coverage.

Consistent with neighboring properties, the primary frontage, which is along Rockview Drive, is designed to be pedestrian-oriented and the proposed garage has been located such that it is accessed from South Palisades Avenue, the alley at the rear of the dwelling. The proposed second floor deck has been designed such that it will create a covered entry porch at the lower floor as well as providing a community focused outdoor area for residents on the second floor. To reduce the impact of automobile-oriented features at South Palisades Avenue, the entrance to the garage has been set back to meet the minimum 18-foot setback to a garage entrance, with the second story ADU extending three additional feet closer to the street, thus reducing the visual impact of the garage. Therefore, the proposed project complies with the purpose and design standards of the Pleasure Point combining district. A complete list of Findings for the requested Pleasure Point Exception is included with this report.

SCCC 13.10.230 Variance approvals

The subject property is located in an area where many of the neighboring homes are nonconforming to the required setbacks for the zone district or have been granted variances to allow for reduced setbacks. The property is also significantly less than 5,000 square feet in size and is further restricted by the right-of-way for South Palisades Avenue such that the available land area is restricted to just 3,375 square feet. Furthermore, because the property has a double frontage onto both Rockview Drive and South Palisades Avenue, there is no location on the parcel where a private, useable yard area could be developed. The proposed Variance, which would increase the allowed encroachment by a cantilevered deck from 6 feet to 9 feet, is considered appropriate in that it allows for the construction a second-floor deck that would be large enough to provide a semi-private outdoor area for the home. It should also be noted that the deck will cantilever only 6 feet forward of the proposed lower floor, which has been designed to comply with a 12-foot front yard setback as allowed by front yard averaging. In addition, as designed, the deck will provide greater articulation to the front façade facing Rockview Drive and will also serve as a covered front porch and entryway in conformance with the goals of the Pleasure Point area. Furthermore, the project has been conditioned to require a maximum three-foot eave at the second story to ensure that the deck will be open and uncovered. A complete list of Variance findings is included in Exhibit B of this report.

SCCC 13.10.681 Accessory Dwelling Units

An ADU is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more people and located on a lot with a proposed or existing primary residence; equipped with independent kitchen, bath, washer hookup, and sleeping facilities. The proposed attached second story ADU will have a floor area of 528 square feet. As set out in SCCC13.10.681 et seq., there are special site and development standards that may be applied to an ADU. These include that the structure, whether attached or detached, may have reduced setbacks to a minimum of 4 feet. Attached ADUs are, however, required to meet the zone district height standard. With the exception of the increased second-floor side yard setbacks specified for

the Pleasure Point Combining District, the proposed second story ADU meets all zone district standards, and will have a maximum height of 22 feet, which is less than the maximum 28 feet allowed in the zone district.

SCCC 13.16 Parking

The proposed single-family dwelling includes three bedrooms and an attached ADU. Two standard parking spaces are required for the single-family dwelling and, because ADUs are not eligible for exemptions from parking requirements in the Coastal Zone, one additional parking space is required for the ADU. As proposed three parking spaces measuring 8.5 feet by 18 feet will be available on the parcel.

In accordance with SCCC 13.16.060(H), the proposed driveway and parking area will not cover more than 50% of the front yard area of the parcel area. This is because all vehicle related uses are located within the front yard at South Palisades Avenue and no parking-related paving is located within the front yard setback along Rockview Drive.

SCCC 13.10.525 Fencing in yards

Fences within front yard setbacks are limited to a maximum height of 3 feet, and fences within an interior side yard are limited to a maximum height of 8 feet. The property is currently enclosed by a six-foot-tall fence that extends into the required front yards along both Rockview Drive and South Palisades Avenue. Existing 4-foot-tall fencing also extends into the Rockview Drive right-of-way. Except for the segments of fencing located within the interior side yards, which will be retained, all existing fencing will be removed, as will associated landscaping that also extends into the Rockview Drive right-of-way.

Although replacement fencing is not shown on the submitted plans, the applicant has indicated that new fencing with a maximum height of four feet is proposed within the front yard along Rockview Drive and that all existing fencing along the edge of the right-of-way at South Palisades Avenue will be removed. A Site Development Permit is therefore required to allow an increase in the permitted height from 3 feet to 4 feet within the front yard setback at Rockview Drive and to allow for the retention of existing six-foot tall fencing along the side property lines that lie within the front yard at South Palisades Avenue.

The proposed four-foot fence along Rockview Drive is appropriate because there are no driveways located along this portion of the subject property or adjacent properties, other fences in the neighborhood exceed three feet within the front yard setback, and the four-foot height supports a more pedestrian-oriented streetscape while still encouraging community interaction. The project will remove all existing nonconforming fencing and landscaping located within the Rockview Drive right-of-way, resulting in a project that, with the approval of a Site Development Permit fully conforms to applicable zone district standards. For the fencing within the front yard setback along South Palisades Avenue, the existing over-height fencing along the side property lines is appropriate in that it provides privacy to the yard areas of adjacent parcels and does not obstruct sight lines along the alleyway. However, as a condition of approval of this Permit, all other fencing within the front yard setback to South Palisades Avenue, including any fencing located within the 10-foot sight distance triangles for the proposed driveway, will be required to either be removed fully or to have a maximum height of three feet. A complete list of Site Development Permit findings is included in Exhibit B of this report.

Local Coastal Program Consistency

The proposed demolition of the existing one-story single-family dwelling and construction of a two-story single-family dwelling with attached garage and attached second story ADU are in conformance with the County's certified Local Coastal Program. The proposed structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood, including that the garage access will be from South Palisades Avenue. In addition, because the existing, older home is now one of only a few remaining one-story dwellings along Rockview Drive, the proposed project will bring the property into greater conformity with the surrounding neighborhood. Developed parcels in the area contain mostly two-story single-family dwellings and the proposed dwelling is consistent with the architectural style of other newer remodeled and constructed homes in the area and will be of a similar size. The design includes natural materials that are consistent with the materials of other nearby homes. The new house will be painted in an off-white color that will match other homes in the neighborhood. While the property is located between the shoreline and the first public road, the project is not visible from any public beach viewshed and does not impact public access to any beach, or to the ocean or other nearby body of water.

The project also significantly conforms to the special design criteria for the Pleasure Point Special Community set out in SCCC 13.20, in that the replacement dwelling has been designed to encourage community interaction and orientation towards the street by providing a front porch/entryway. Automobile-oriented features have also been minimized in that vehicle access will be taken from the alley at the rear of the parcel (South Palisades Avenue). Although the proposed dwelling does not conform to the second-floor setbacks for lots of greater than 35 feet in width, the structure will not significantly shade adjacent parcels and the design of the proposed home is consistent with other homes on similarly sized parcels along the street. A complete list of findings for a pleasure Point Exception are included with this report.

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 **251178**, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Shade Study

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: 251178
Assessor Parcel Number: 028-304-50
Project Location: 31 Rockview Drive, Santa Cruz CA

Project Description: Demolish an existing single-family dwelling and construct a new two-story single-family dwelling with an attached garage and attached 528 square foot ADU.

Person or Agency Proposing Project: Steven Graves

Contact Phone Number: 831-325-1219

- 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 (15303)

F. Reasons why the project is exempt:

Construction of a replacement single-family dwelling and an Accessory Dwelling Unit (ADU) on an existing developed parcel within the urbanized area and on a parcel that is zoned for residential uses.

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

Alexandra Corvello, Project Planner

Date: _____

Coastal Development Permit Findings

- (A) That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-5-PP (Single Family Residential, 5,000 square foot minimum per dwelling), a designation which allows residential uses. The proposed project is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Residential - Medium Density) General Plan designation.

- (B) That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

The rear property line extends to the centerline of the 20-foot-wide right-of-way for South Palisades Avenue, such that a 10-foot strip of land lies within the easement area. As designed and laid out, all proposed developments will be set back a minimum of 15 feet from the edge of the right-of-way, with the garage entrance being 18 feet, and no development is proposed that would obstruct the easement. Therefore, this finding can be made.

- (C) That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made. The proposed structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood, including that the garage access will be from South Palisades Avenue. In addition, because the existing, older home is now one of only a few remaining one-story dwellings along Rockview Drive, the proposed project will bring the property into greater conformity with the surrounding neighborhood. Developed parcels in the area contain mostly two-story single-family dwellings and the proposed dwelling is consistent with the architectural style of other newer remodeled and constructed homes in the area and will be of a similar size. The design includes natural materials that are consistent with the materials of other nearby homes. The new house will be painted in an off-white color that will match other homes in the neighborhood.

The project has also been designed in significant conformance with the special design criteria for the Pleasure Point Special Community set out in SCCC 13.20, in that the replacement dwelling has been designed to encourage community interaction and orientation towards the street by providing a front porch/entryway. Automobile-oriented features have also been minimized in that vehicle access will be taken from the alley at the rear of the parcel (South Palisades Avenue). Although the proposed dwelling does not conform to the second-floor setbacks for lots of greater than 35 feet in width, the structure will not significantly shade adjacent parcels and the design of the proposed home is consistent with other homes on similarly sized parcels along the street. A complete list of findings for a pleasure Point Exception are included with this report.

In addition, the project is not located on a prominent ridge, beach, or bluff top.

- (D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that although the property is located between the shoreline and the first public road, the project is not visible from any public beach viewshed and does not impact public access to any beach, or to the ocean or other nearby body of water. Public beach access is available approximately 120 feet south of the property. In addition, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

- (E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed in the R-1-5-PP (Single Family Residential, 5,000 square foot minimum per dwelling, Pleasure Point Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the immediate vicinity contain mostly two-story single-family dwellings and within the wider area contain a mixture of one- and two-story dwellings. Size and architectural styles vary in the area, and the design submitted for the new dwelling is consistent with the pattern of new development within the surrounding area.

- (F) If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that although the project site is located between the shoreline and the first public road there is no direct public access across the property. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

- (G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

Discretionary Permit Findings

- (a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

- (b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed demolition of the existing dwelling and construction of a replacement two-story single-family dwelling with an attached garage and second story ADU, 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-1-5-PP (Single Family Residential, 5,000 square foot minimum per dwelling, Pleasure Point Combining Zone District) zone district as the primary use of the property will be one single-family dwelling with an attached garage and ADU. The proposed single-family dwelling includes three bedrooms and an attached ADU. Therefore, two parking spaces are required for the single-family dwelling, and one additional parking space is required for the ADU.

While the parcel is within the R-1-5-PP zone district, the parcel is less than 80% of the required 5,000 square foot minimum per dwelling unit, therefore the R-1-4 development standards apply pursuant to SCCC 13.10.323(E)(2), including a reduced front yard setback at the lower floor as allowed based on front yard averaging in accordance with SCCC 13.10.323(F)(7). The proposed project has been designed in accordance with all site and development standards for the R-1-5 zone district, except that the second-floor deck will extend 9 feet into the required 15-foot front yard setback, where a maximum of 6 feet is allowed. A complete list of Variance findings in support of the additional 3-foot encroachment is included with this report.

However, the proposed project does not comply with the 10-foot side yard second floor setbacks specified for properties with a site width of greater than 35-feet within the -PP combining District. Therefore, in accordance with SCCC 13.10.447(A)(3), a Pleasure Point Exception is required to allow for a reduction in the northern side yard setback from 10 feet to 5 feet, and on the southern side yard from 10 feet to 5 feet for the proposed deck and from 10 feet to 8 feet for the exterior wall at the single-family dwelling. In accordance with State Law, the ADU is not required to meet the 10-foot side yard setback and may have a minimum setback of 4 feet. As proposed the setback to the side yard setbacks of the ADU are 5 feet. A complete list of findings for a Pleasure Point Exception is included with this report.

An ADU is a self-contained living area either attached or detached with a single-family residence

and equipped with independent kitchen, bath, washer, and sleeping facilities. The proposed 528-square-foot ADU complies with these requirements.

Fences within front yard setbacks are limited to 3 feet in height, and interior side-yard fences may not exceed 8 feet. The property is currently enclosed by a six-foot fence extending into the required front yards along both Rockview Drive and South Palisades Avenue, including portions within the Rockview Drive right-of-way. All existing nonconforming fencing, except the interior side-yard segments to be retained, will be removed, along with associated landscaping in the Rockview Drive right-of-way, and fencing along South Palisades Avenue will either be fully removed or conditioned to a height of 3 feet. Although replacement fencing is not shown on the plans, the applicant proposes a new four-foot fence within the front yard along Rockview Drive, requiring a Site Development Permit to exceed the 3-foot height limit. The proposed four-foot fence is considered appropriate because there are no driveways along this portion of the subject or adjacent properties, similar front-yard fencing in the neighborhood exceeds three feet, and the design supports a more pedestrian-oriented streetscape while maintaining opportunities for community interaction, resulting in compliant landscaping upon approval of the permit.

- (c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

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

The proposed project meets the Coastal Special Communities (BE-5.1b (LCP)) intention to maintain the unique neighborhood characteristic and design that supports community interactions and remove the encroachments in Rockview Drive right-of-way.

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 single-family dwelling and ADU replaces an existing, older single-family home. Therefore, the expected level of traffic generated by the proposed project is not anticipated to increase and 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

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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 project is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. The use of the residence is consistent with other homes in the neighborhood.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed project 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.

The proposed 4-foot-tall fence that is proposed along the front property line and within the front yard setback along Rockview Drive will be one foot taller than the allowed 3-foot height. This fencing will replace existing fencing, that that currently encroaches into the County right-of-way, and associated landscaping within the right-of-way will also be removed. For the fencing within the front yard setback along South Palisades Avenue, the existing over-height fencing along the side property lines is appropriate in that it provides privacy to the yard areas of adjacent parcels and does not obstruct sight lines along the alleyway. However, all other over-height fencing within the front yard setback to South Palisades Avenue, including any fencing located within the 10-foot sight distance triangles for the proposed driveway, will either be removed fully or to have a maximum height of three feet. Therefore, the project will bring the fencing at the site, into greater conformance with County fence regulations.

Furthermore, all new fencing will be located fully on the property and will be constructed from wood to complement the proposed dwelling and that will blend with other existing fencing around the parcel and in the neighborhood. Therefore, the one-foot increase in height along Rockview Drive and retention of existing six-foot fencing along South Palisades Avenue is appropriate

- (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 project, including the proposed over-height fencing, 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 will result in a dwelling that will be similarly scaled to other remodeled and newly constructed homes in the surrounding area. The surrounding homes are mostly two stories and therefore the new structure will blend into the neighborhood.

Variance Findings

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

The special circumstances applicable to this property include its size, in that the parcel is significantly less than 5,000 square feet in size and is further restricted by the 10-foot right-of-way for South Palisades Avenue, which crosses the rear of the parcel such that the available land area is restricted to just 3,375 square feet. Furthermore, because the property has a double frontage onto both Rockview Drive and South Palisades Avenue, there is no location on the parcel where a private, useable yard area could be developed. The proposed Variance, which would increase the allowed encroachment by a cantilevered deck from 6 feet to 9 feet, is considered appropriate in that it allows for the construction a second-floor deck that would be large enough to provide a semi-private outdoor area for the home. Therefore, the strict application of the Zoning Ordinance would deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. It should also be noted that the deck will cantilever only 6 feet forward of the proposed lower floor, which has been designed to comply with a 12-foot front yard setback as allowed by front yard averaging such that the cantilevered portion of the deck will not extend further beyond the lower wall on other properties where front yard averaging does not apply. Therefore, this finding can be made.

- (2) That the granting of such 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 because cantilevered, uncovered decks are allowed to encroach into the front and rear setbacks by 6 feet by the development standards. The proposed additional three feet of encroachment will not impact neighboring properties in that, as designed, the deck will provide greater articulation to the front façade facing Rockview Drive and will also serve as a covered front porch and entryway in conformance with the goals of the Pleasure Point area. Furthermore, the project has been conditioned to require a maximum three-foot eave at the second story to ensure that the deck will be open and uncovered.

- (3) That the granting of such variance 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.

The subject property is located in an area where many of the neighboring homes are nonconforming to the required setbacks for the zone district or have been granted variances to allow for reduced setbacks. An example includes Permit 07-0755 (APN 028-304-23) which was granted a Variance to allow for reduced side yard setbacks. Therefore, granting a variance to allow for a cantilevered second-story deck that encroaches an additional three feet into the required front yard setback is not a grant of special privileges inconsistent with the limitations upon other properties in the vicinity, and this finding can be made.

Pleasure Point Exception Findings

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

As shown by the submitted shade study, the proposed single-family dwelling, which has been conditioned to limit eaves on the front and back of the structure to 3 feet, will not significantly shade the neighboring two-story house located to the north of the parcel (33 Rockview Drive) during the summer months. During the winter months the proposed dwelling will mostly cast shade over a one-story portion of 33 Rockview Drive where it extends to within 5 feet of the property line and that does not include windows along the south-facing wall and would have a minimal impact on other portions of 33 Rockview Drive, which are set back further from the property line (approximately 10 feet). Therefore the proposed exception for the single family dwelling is acceptable. However, the second-story ADU above the garage along South Palisades Avenue is likely to have a more significant shading impact on the adjacent dwelling to the north, particularly in the winter months

The special circumstance that applies to this portion of the dwelling is that, as allowed by State Law, and in accordance with the County's ADU Ordinance, ADUs may, by right, have a setback of 4 feet from any property boundary; therefore, the proposed 10-foot second floor side yard setback cannot be applied to this portion of the structure. The proposed ADU is located 5 feet from property lines and is set back further than is required. In addition, the proposed ADU has a maximum height of 22 feet where 28 feet would be allowed and is set back 15 feet 6 inches from the edge of the 10-foot right-of-way for South Palisades Avenue, which significantly reduces the potential shading of the neighboring parcel. Therefore, this finding can be made.

- (2) The Pleasure Point Community Design "PP" Combining District purposes, found in County Code section 13.10.444, are better achieved by an alternative design; or
- (3) The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design "PP" Combining District purposes, found in County Code section 13.10.444.

Conditions of Approval

Exhibit D: Project plans, prepared by Gordon Gazeley, dated 8/14/25.

- I. This permit authorizes the demolition of the existing one-story single-family dwelling and attached garage, including removing landscaping improvements along the side property lines and within the right-of-way along Rockview Drive, and the construction of a gross total 2,961 square foot, two-story single-family dwelling with a 430 square foot attached garage and attached 528 square foot ADU at the second floor, including a four foot fence along the front property facing Rockview Drive, 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 Demolition Permit from the Santa Cruz County Building Official, if required.
 - C. 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way of Rockview Drive.
- 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 for Santa Cruz County Planning review and approval.

3. Correct all of the square footage numbers on all sheets to be consistent with the proposed floor plans.
 4. Correctly annotate the North and South elevation views (currently reversed)
 5. Show on the plans that eaves along the front and back of the dwelling/ADU shall not extend more than 3 feet beyond the wall of the structure to reduce shading impact.
 6. Indicate the height and location of all replacement fencing onto the site plan. All fencing within the front yard setback along Rockview Drive shall have a maximum height of 4 feet as authorized by this Permit and all fencing within the front yard at South Palisades Avenue shall have a maximum height of 3 feet, except that existing fencing along the side property lines that is not located within the 10-foot sight distance triangle adjacent to any driveway may be retained. All new fencing shall be located fully on the property and shall be designed using materials and colors that will complement the proposed dwelling and that will blend with other existing fencing on the property and in the neighborhood. Proposed colors and materials for the fences shall be included on the sheet depicting colors and materials for the dwelling.
 - a. All other unpermitted fencing must be removed.
 7. Grading, drainage, and erosion control plans.
 8. Show that the proposed lighting meets the Dark Sky standards and is low wattage, low lumens, and will not impact neighboring properties.
 9. 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 Public Works Driveway standards, including:
 - 1. The existing gate, fencing and associated landscaping along the frontage on Rockview Drive is to be removed in its entirety from the County ROW.
 - 2. Remove proposed pea gravel walkway from the County ROW.
 - 3. Pave 3-inch asphalt concrete over 9-inch aggregate base for 8 feet starting from existing gate towards Rockview Drive along whole frontage, to provide public parallel parking.
 - 4. The development is subject to Live Oak Transportation Improvement (TIA) fees at the current rate within the County Unified Fee Schedule. The new development shall be assessed at the rate of a bedroom addition, currently \$2,000 per bedroom addition (\$1,000 for Transportation Improvement fee and \$1,000 for Roadside Improvement fee). The total fee of \$2,000 is to be split evenly between transportation improvement and roadside improvement fees.
- 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 Central Fire Protection District.
- F. Submit soils report plan review letters prepared and stamped by the project Geotechnical Engineer.
- G. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings based upon additional habitable square footage.
- H. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings based upon additional habitable square footage.
- I. Pay the current Affordable Housing Impact Fee based upon additional habitable square footage. The fees are based on unit size and the current fee for a dwelling between 2001 and 2500 square feet is \$3.00 per square foot.
- J. Provide required off-street parking for three 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. All lighting must be compliant with Dark Sky standards.
- B. 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: _____

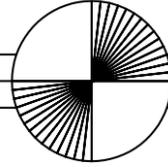
Effective Date: _____

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.

LOPES RESIDENCE



LEGEND OF SHEETS	
PAGE	TITLE
A1	COVER SHEET, PROJECT INFO
A2	EXISTING FLOORPLAN W/SITE
A3	PROPOSED SITE PLAN
A4	PROPOSED LOWER FLOORPLAN
A5	PROPOSED UPPER FLOORPLAN
A6	ELEVATIONS
A7	ROOF PLAN
A8	SECTIONS
L1	LANDSCAPE PLAN
C1	EXISTING SITE CONDITIONS
C2	GRADING PLAN
C3	UTILITY PLAN
C4	GRADING PLAN
S	SURVEY/TOPO

CODE ANALYSIS:
 THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES & CAPITOLA MUNICIPAL CODE (2022)
 OCCUPANCY CLASSIFICATION: R-3/U
 BUILDING CONSTRUCTION TYPE: VB
 FIRE RATING: SPRINKLERED

THE FOLLOWING CODES APPLY:
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ELECTRIC CODE
 2022 CALIFORNIA ENERGY STANDARDS
 2022 CALIFORNIA GREEN BUILDING CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 AND SANTA CRUZ COUNTY AMENDMENTS.

THE DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS, FIELD CONDITIONS, OR OTHER INFORMATION THAT IS CONTAINED IN AND/OR DIFFERS FROM THESE DOCUMENTS. THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY RESULTING FROM THEIR UNAUTHORIZED USE. COPYRIGHT PROTECTION STARTS FROM THE EARLIEST DATE OF THE DESIGN CONTRACT, PRELIMINARY DESIGN WORK, OR THE CONSTRUCTION DOCUMENTS.

PROJECT DESCRIPTION:
 PROPOSAL TO DEMOLISH AN APPROXIMATELY 1,771 S.F. EXISTING SINGLE LEVEL, SINGLE FAMILY HOME AND CONSTRUCT A NEW 1,933 S.F., 2-STORY SINGLE FAMILY DWELLING WITH A 484 S.F. TWO CAR GARAGE, AN ATTACHED JADU OF 900 S.F., AND ONE UNCOVERED DECK TOTALING 259 S.F., REQUIRES A COASTAL DEVELOPMENT PERMIT. AN EXCEPTION TO THE PLEASURE POINT DESIGN GUIDELINES IS PROPOSED TO REDUCE THE SECOND STORY SIDE YARD SETBACKS FROM 10' AND 10' TO 8' AND 5'. WRITTEN FINDINGS ARE PROVIDED WITH THE APPLICATION.

PROJECT DATA:
 APR: 028-304-50
 PARCEL SIZE: 3,750 S.F.
 ZONE DISTRICT: R-1-5 (NOTE STANDARDS OF R-1-4 DISTRICT APPLY PER SUBSTANDARD LOT REGS)
 GEN PLAN: RESIDENTIAL URBAN MEDIUM
 MAX # STORIES: 2
 MAX HEIGHT: 28' ALLOWED PROPOSED 24'-2"
 YES
 COASTAL ZONE: LOT COVERAGE: 45% ALLOWED, PROPOSED 34%
 FAR: 60% ALLOWED, PROPOSED 58%
 FRONT YARD SB (1ST FLOOR): 11'-5" ALLOWED, PROPOSED 12'-0" (BASED ON FRONT YARD AVERAGING)
 FRONT YARD SB (2ND FLOOR): 15'-0" ALLOWED, PROPOSED 15'-0" (BASED ON FRONT YARD AVERAGING)
 SIDE YARD SB: 5' & 5' ALLOWED PROPOSED 8' & 5'
 10' & 10' ALLOWED PROPOSED 8' & 5' (EXCEPTION FINDINGS ATTACHED)
 2ND STORY SB PP DESIGN: FRONT YARD AVERAGING:
 ADDRESS - FRONT YARD SETBACK
 33 ROCKVIEW - 14'-8" = 176"
 29 ROCKVIEW - 8'-5" = 101"
 TOTAL 277'2" = 138,5'12" = 11'-5" FRONT YARD SETBACK

FLOOR AREA RATIO CALCS: F.A.R.: 1,933 S.F. HABITABLE
 TOTAL SQUARE FOOTAGE: 259 S.F. GARAGE (484' GARAGE -225' CREDIT = 259)
 2,192 S.F. % 3,750 = 58%

LOT COVERAGE CALCS: LOT COVERAGE: 1,001 + 484 - 225 (GARAGE CREDIT) = 1,260/3,750 = 34 %
 FIRST FLOOR SF:

Owners:
 Luis and Helda Lopes
 31 Rockview Drive
 Santa Cruz, Ca 95062
 (408) 656-6871
 llopesing@gmail.com
 helda.lopes@yahoo.com

PROJECT CONSULTANTS:

Applicant:
 Steven Graves
 Land Use Consultant
 775 Estates Drive
 Aptos, Ca 95003
 (831) 325-1219
 stevengravesmusic@gmail.com

Designer:
 Gordon Gazeley
 712 C Capitola Ave
 Capitola, Ca 95010
 831 840-2421
 cadman42k@sbcglobal.net

Surveyor:
 Andrea Bell
 MFC-Coast Engineers
 PO Box 13
 Aromas, Ca 95004
 831 724-2580 Ext 103
 andrea@mfc-coastengineers.com

Civil Engineer:
 Jeff Roper
 Roper Engineering
 48 Miami Ave.
 Corralitos, Ca 95076
 (831) 724-5300

Geotechnical Report:
 Becky Dees
 Dees & Associates
 501 Mission St, Suite 8A
 Santa Cruz, Ca 95060
 (831) 427-1770
 becky@deesandassociates.com

3D Model/Photos:
 Alan Hymes
 Animate House
 515 LaHonda Drive
 Aptos, Ca 95003
 (831) 295-2719
 alan@animatehouse.com

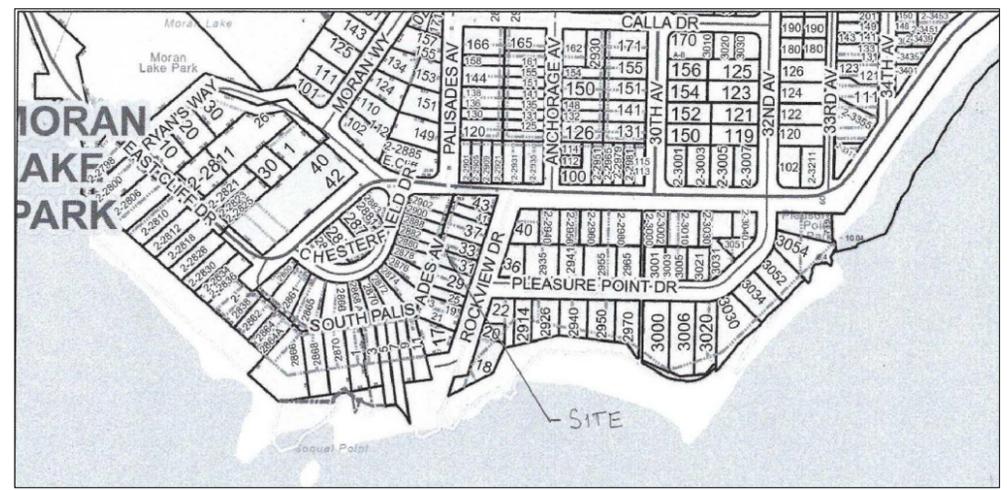
REVISIONS:	BY:
△ 08/14/25	GG

OWNER:
 LUIS & HELDA LOPES
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 408-656-6871

LOPES RESIDENCE
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 APN 028-304-31

GORDON GAZELEY
 HOME DESIGN AND PROJECT PLANNING

712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 831 840-2421
 EMAIL: cadman42k@sbcglobal.net



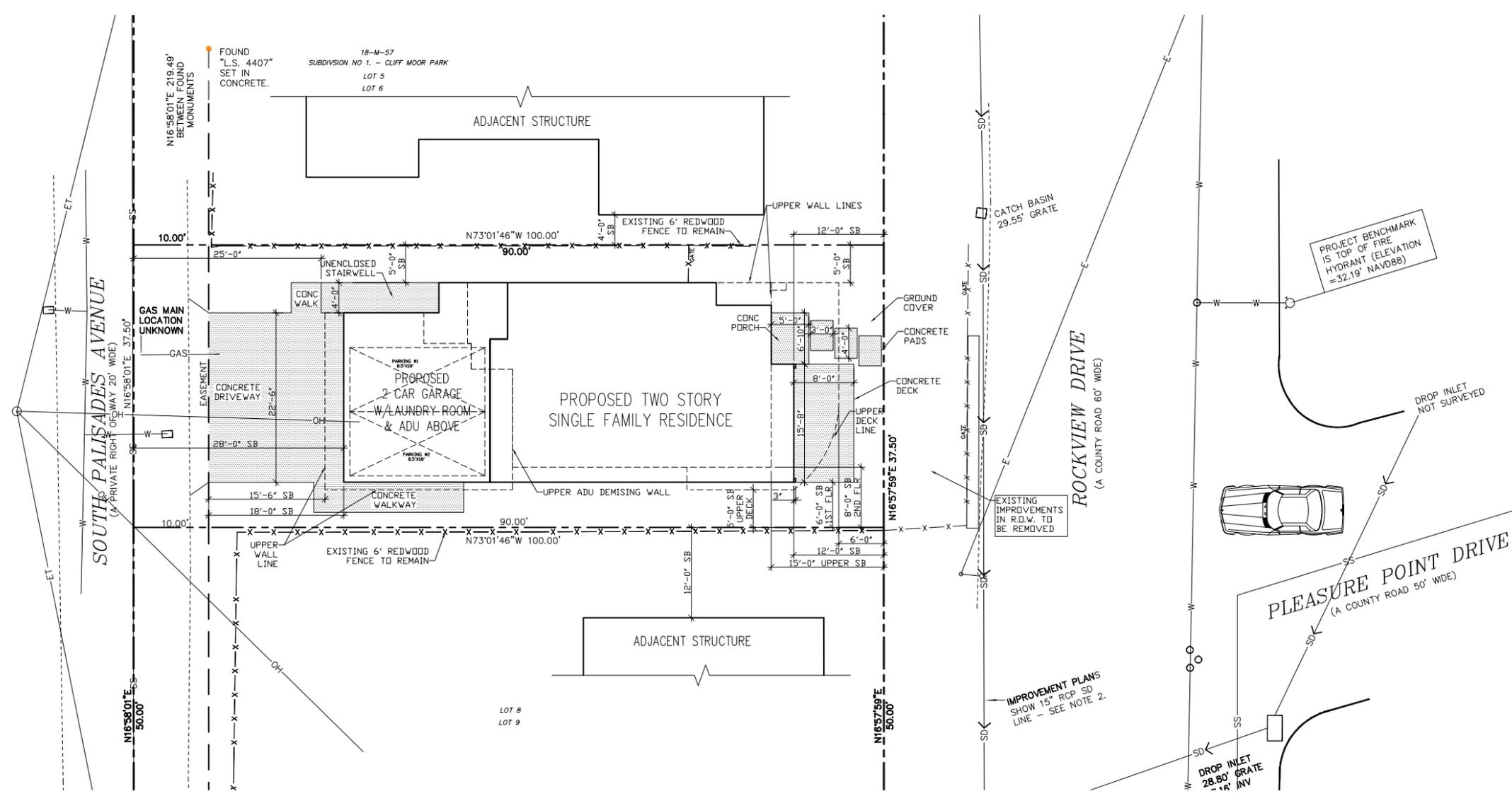
VICINITY MAP

COVER SHEET
 LEGEND OF SHEETS

DRAWN: GG
CHECKED:
JOB NO. 31 ROCK
DATE: 04/28/25

SHEET
 A1
 OF # SHEETS

EXHIBIT D



REVISIONS:	BY:
08/14/25	GG

OWNER:
 LUIS & HELDA LOPES
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 408-656-5871

LOPES RESIDENCE
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 APN 028-304-31

GORDON GAZELEY
 HOME DESIGN AND PROJECT PLANNING
 712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 831-840-2421
 EMAIL: gordon@ggazley.com

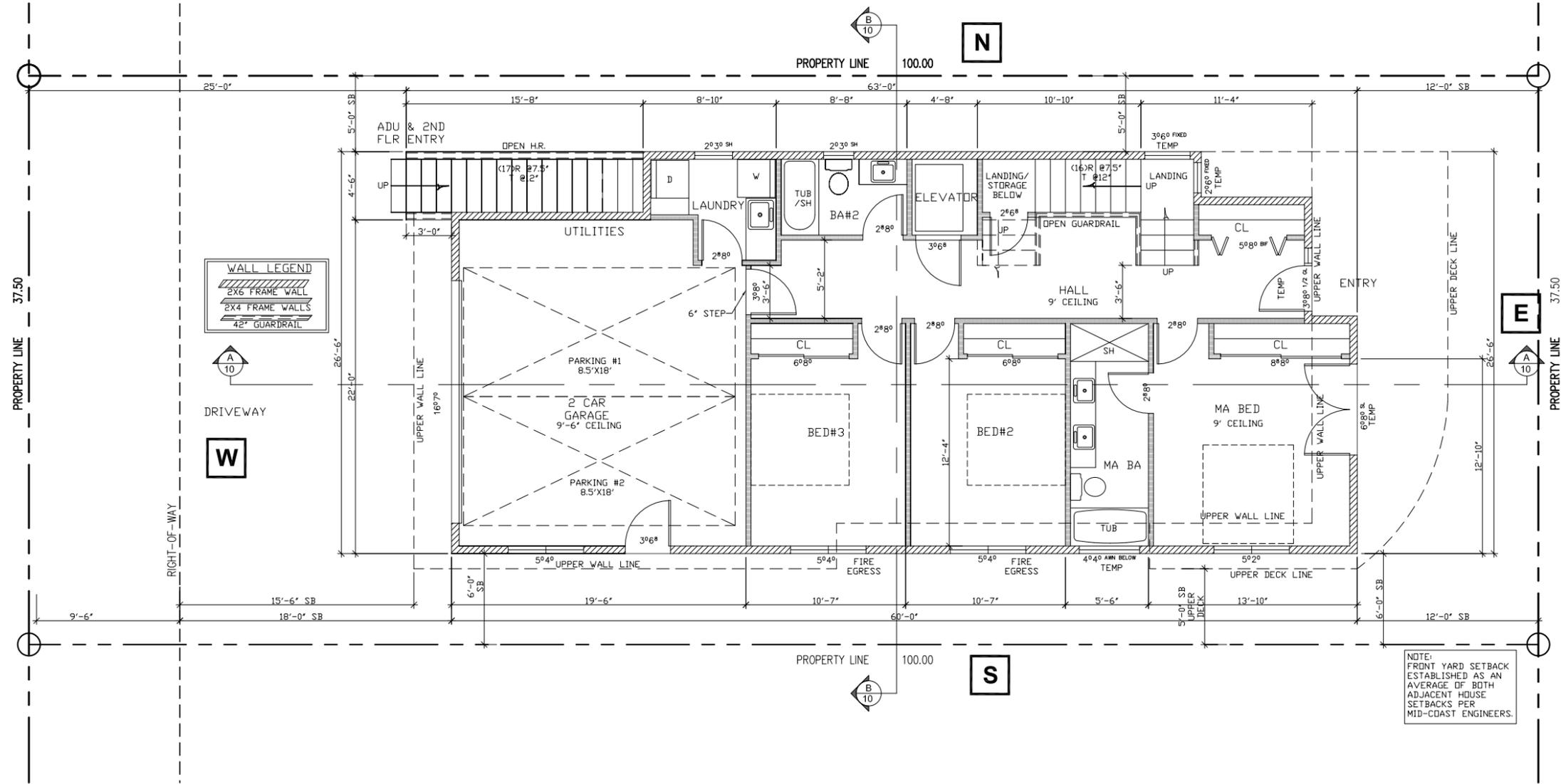
PROPOSED SITE PLAN

DRAWN: GG
 SCALE: 1/8"=1'-0"
 JOB NO. 31 ROCK
 DATE: 08/08/25

SHEET
A3
 OF SHEETS

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

SOUTH PALISADES AVENUE



WALL LEGEND
 2X6 FRAME WALL
 2X4 FRAME WALLS
 42" GUARDRAIL

W

N

S

E

NOTE:
 FRONT YARD SETBACK
 ESTABLISHED AS AN
 AVERAGE OF BOTH
 ADJACENT HOUSE
 SETBACKS PER
 MID-COAST ENGINEERS.

PROPOSED S.F.:
 LOWER LIVING = 1,001 S.F.
 UPPER LIVING = 932 S.F.
 TOTAL LIVING = 1,933 S.F.
 UPPER JADU = 500 S.F.
 UPPER DECK = 258 S.F.
 GARAGE = 484 S.F.

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

EXHIBIT D

REVISIONS:	BY:
▲ 08/14/25	GG

OWNER:
 LUIS & HELDA LOPES
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 408-656-5871

LOPES RESIDENCE
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 APN 028-304-31

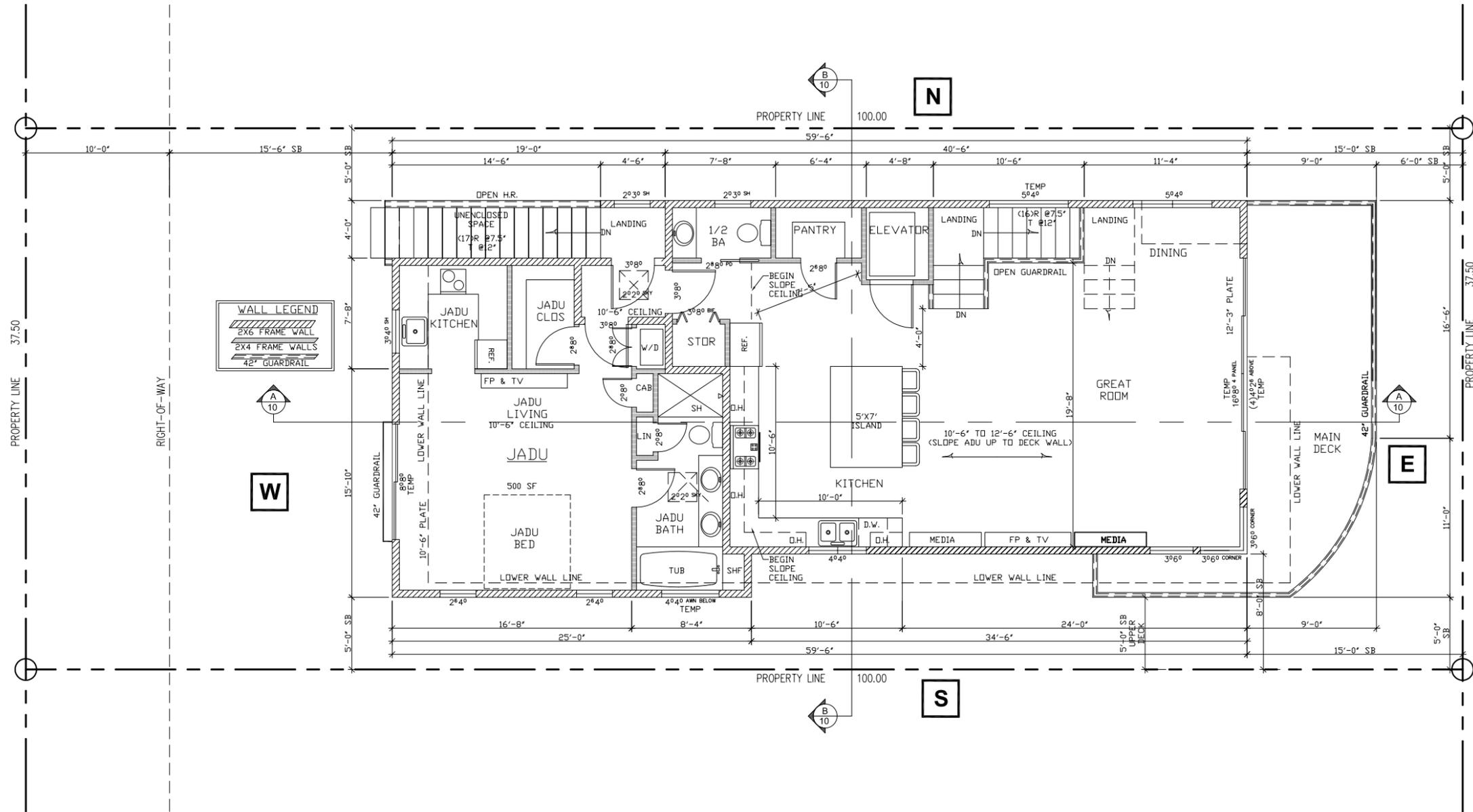
GORDON GAZELEY
 HOME DESIGN AND PROJECT PLANNING
 712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 857-840-2421
 EMAIL: gordon@gazeley.com

PROPOSED LOWER
 FLOORPLAN

DRAWN: GG
 SCALE: 1/4"=1'-0"
 JOB NO. 31 ROCK
 DATE: 07/21/25

SHEET
A4
 OF # SHEETS

SOUTH PALISADES AVENUE



PROPOSED S.F.:
 LOWER LIVING = 1,001 S.F.
 UPPER LIVING = 932 S.F.
 TOTAL LIVING = 1,933 S.F.
 UPPER JADU = 500 S.F.
 UPPER DECK = 258 S.F.
 GARAGE = 484 S.F.

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

EXHIBIT D

REVISIONS:	BY:
▲ 08/14/25	GG

OWNER:
 LUIS & HELDA LOPES
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 408-656-5871

LOPES RESIDENCE
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 APN 028-304-31

GORDON GAZELEY
 HOME DESIGN AND PROJECT PLANNING
 712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 831-840-2421
 EMAIL: gordon@kazeblog.com

PROPOSED UPPER
 FLOORPLAN

DRAWN: GG
 SCALE: 1/4"=1'-0"
 JOB NO. 31 ROCK
 DATE: 07/21/25

SHEET
A5
 OF # SHEETS

REVISIONS:	BY:
▲ 08/14/25	GG

OWNER:
 LUIS & HELDA LOPES
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 408-656-5871

LOPES RESIDENCE
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 APN 028-304-31

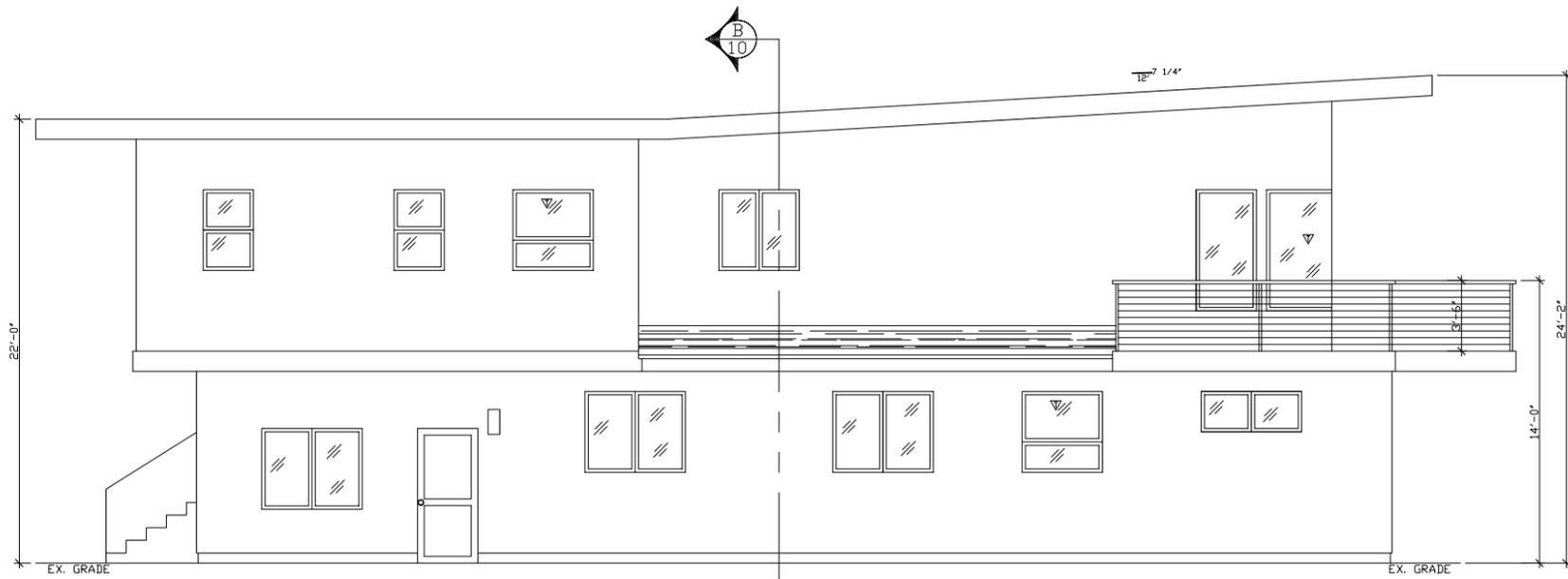
GORDON GAZELEY
 HOME DESIGN AND PROJECT PLANNING

712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 831-840-2421
 EMAIL: gordon@gazeley.com

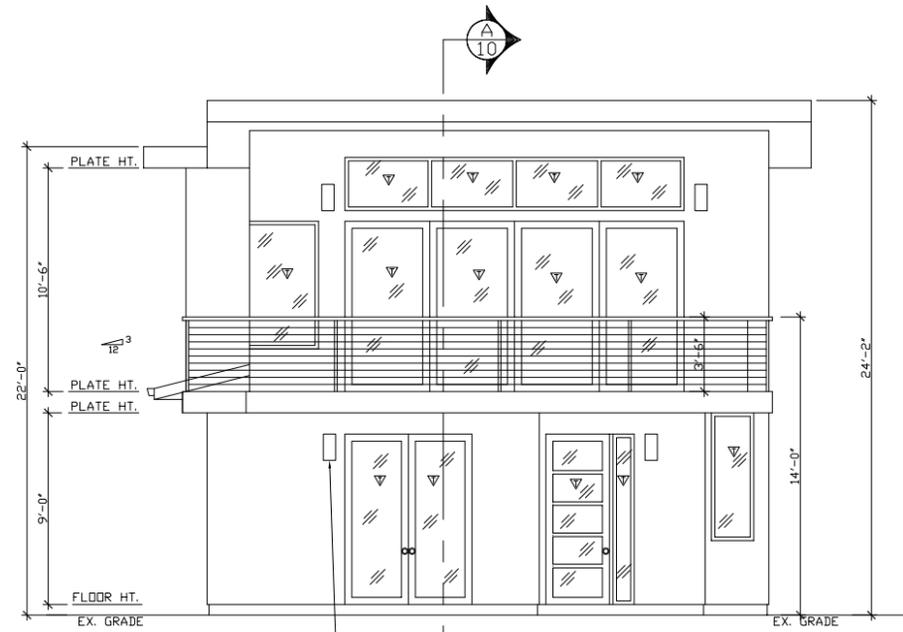
ELEVATIONS

DRAWN:	GG
SCALE:	1/4"=1'-0"
JOB:	31 ROCK
DATE:	04/28/25

SHEET
 A6
 OF # SHEETS

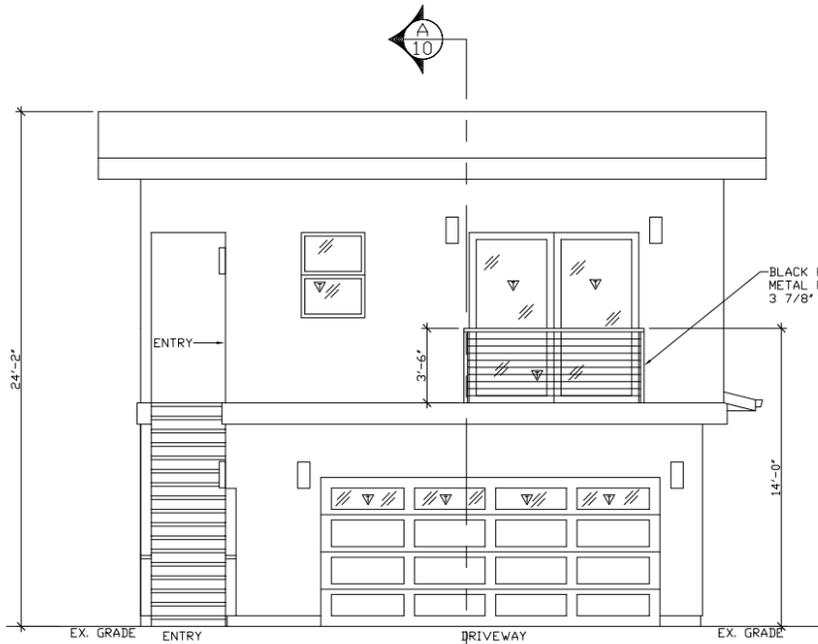


NORTH
 SCALE: 1/4"=1'-0"

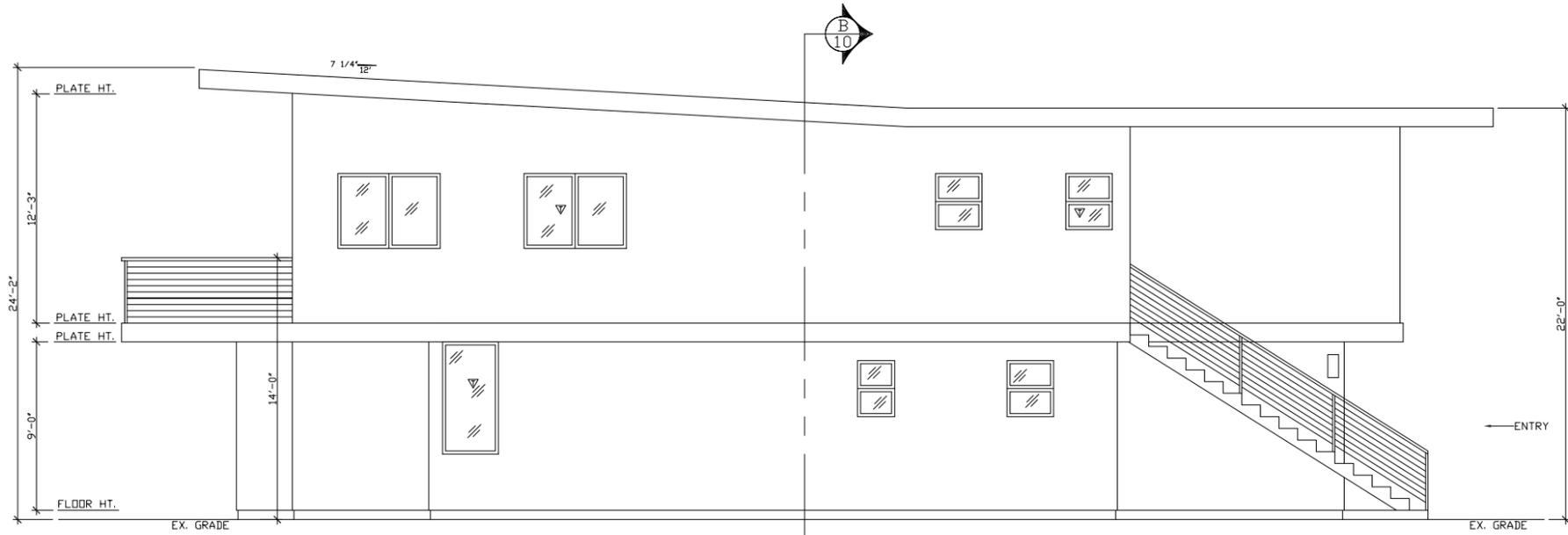


EAST
 SCALE: 1/4"=1'-0"

NOTE:
 ALL LIGHTING FIXTURES TO BE
 UP/DOWN DIRECTED TO AVOID
 LIGHT POLLUTION TO NEIGHBORHOOD



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

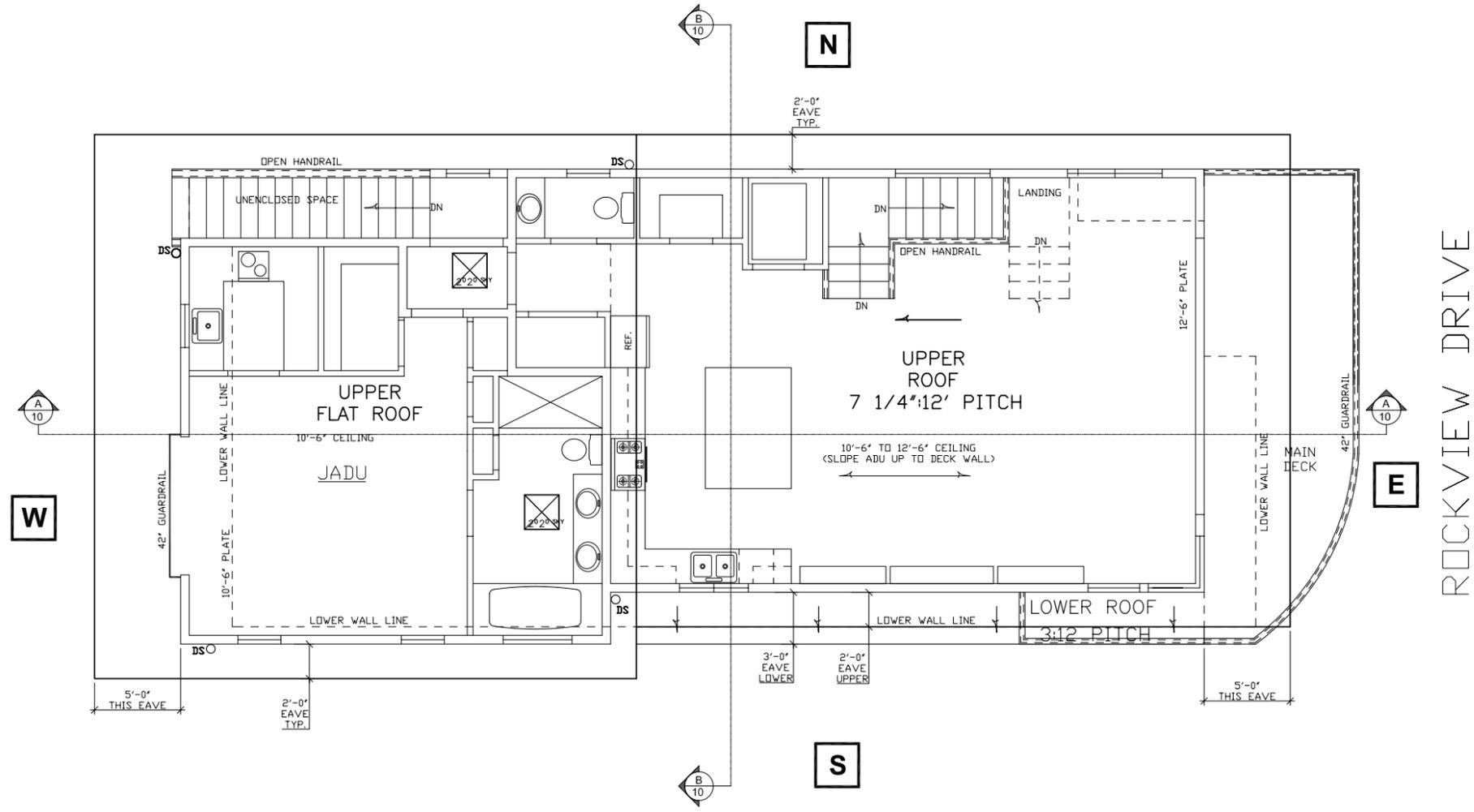


SOUTH
 SCALE: 1/4"=1'-0"

NOTE: ▽ = TEMPERED GLASS

EXHIBIT D

SOUTH PALISADES AVENUE



NOTE:
 ALL ROOF DRAINAGE
 DOWNSPOUTS TO SPASHBLOCKS
 TO VEGETATED AREAS
 SEE CIVIL ENGINEERING PLANS

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

EXHIBIT D

REVISIONS:	BY:
△ 08/14/25	GG

OWNER:
 LUIS & HELDA LOPES
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 408-656-5871

LOPES RESIDENCE
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 APN 028-304-31

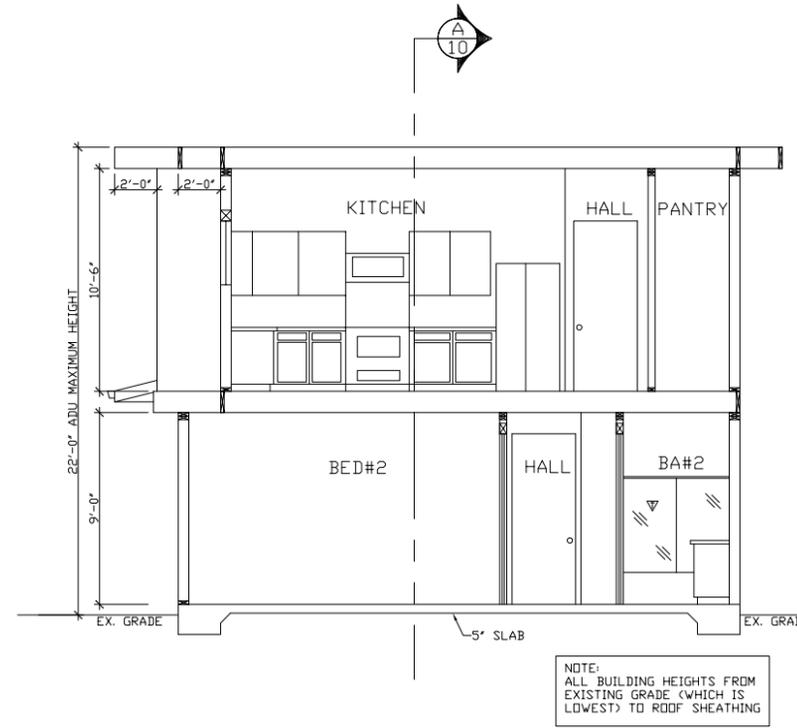
GORDON GAZELEY
 HOME DESIGN AND PROJECT PLANNING

712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 831 840-2421
 EMAIL: gordon@gazley.com

ROOF
 PLAN

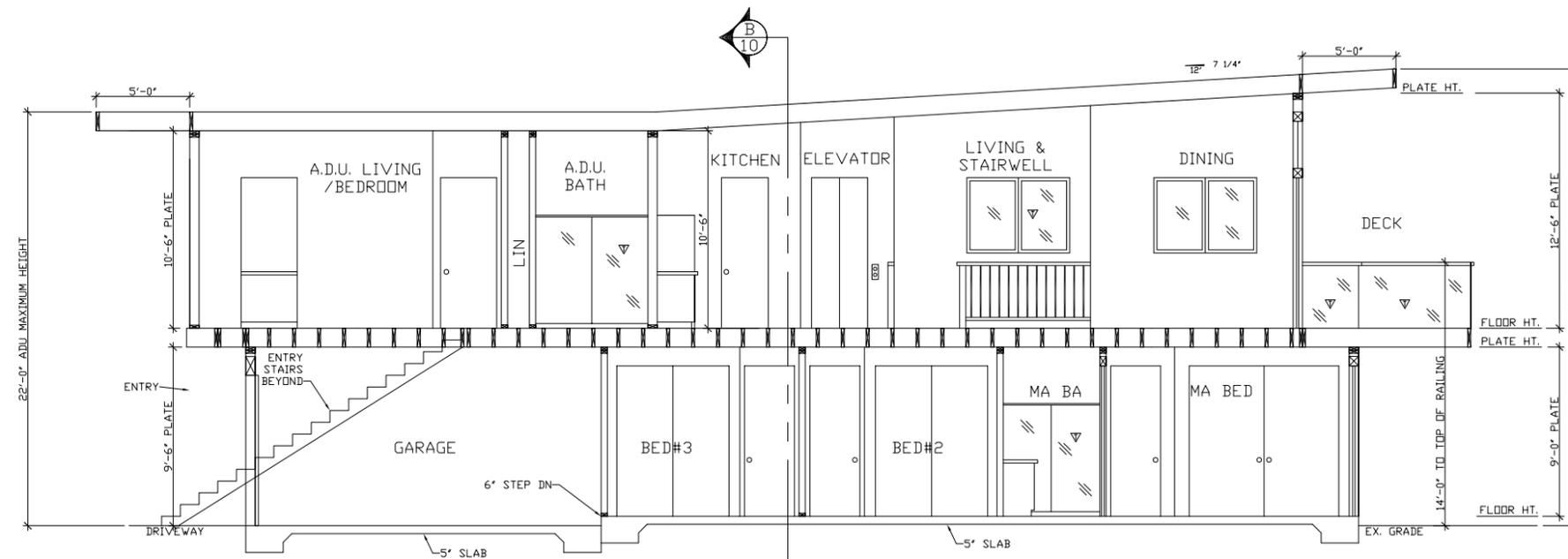
DRAWN: GG
 SCALE: 1/4"=1'-0"
 JOB NO. 31 ROCK
 DATE: 04/28/25

SHEET
 A7
 OF # SHEETS



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

NOTE:
ALL BUILDING HEIGHTS FROM
EXISTING GRADE (WHICH IS
LOWEST) TO ROOF SHEATHING



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

NOTE:
THE CALIFORNIA BOARD OF ARCHITECTS
ARE LOCATED ON SHEET G1

REVISIONS:	BY:
△ 07/23/25	GG

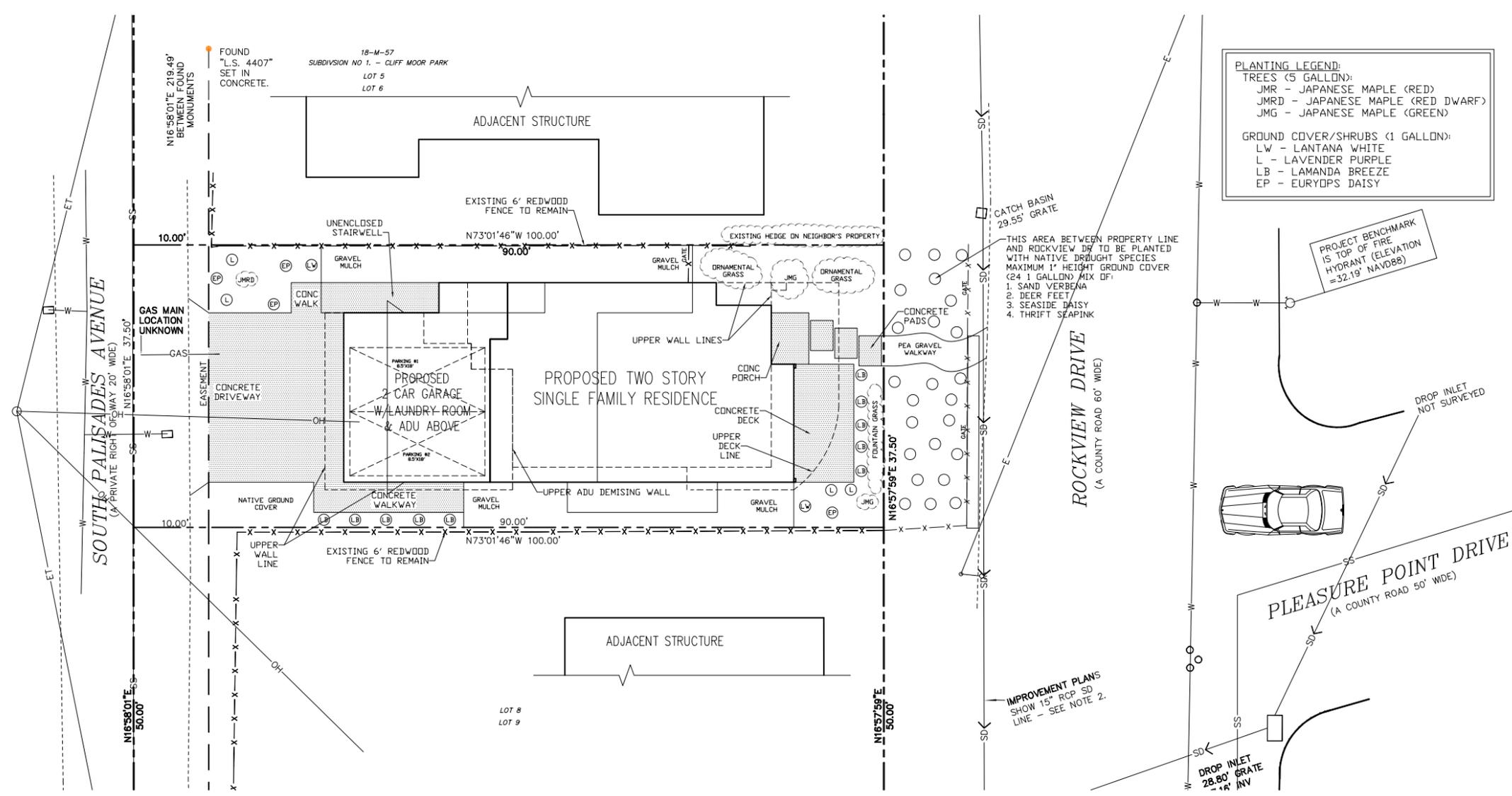
OWNER:
LUIS & HELDA LOPES
31 ROCKVIEW DR
SANTA CRUZ, CA 95062
408-656-5871

GORDON GAZELEY
HOME DESIGN AND PROJECT PLANNING
712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831-840-2421
EMAIL: gordon@ggp.net

SECTIONS

DRAWN: GG
SCALE: 1/4"=1'-0"
SCALE: 31 ROCK
DATE: 04/28/25

SHEET
A8
OF # SHEETS



PLANTING LEGEND:
TREES (5 GALLON):
 JMR - JAPANESE MAPLE (RED)
 JMRD - JAPANESE MAPLE (RED DWARF)
 JMG - JAPANESE MAPLE (GREEN)
GROUND COVER/SHRUBS (<1 GALLON):
 LW - LANTANA WHITE
 L - LAVENDER PURPLE
 LB - LAMANDA BREEZE
 EP - EURYDPS DAISY

PROJECT BENCHMARK
 IS TOP OF FIRE
 HYDRANT (ELEVATION
 =32.19' NAVD88)

THIS AREA BETWEEN PROPERTY LINE
 AND ROCKVIEW DR TO BE PLANTED
 WITH NATIVE DROUGHT SPECIES
 MAXIMUM 1' HEIGHT GROUND COVER
 (24 1 GALLON) MIX OF:
 1. SAND VERBENA
 2. BEER FEET
 3. SEASIDE DAISY
 4. THRIFT SEAPINK

1. FINAL LANDSCAPE CONSTRUCTION DRAWINGS TO INCLUDE A DETAILED IRRIGATION PLAN, PLANTING & IRRIGATION DETAILS, AND SPECIFICATIONS.
2. EXACT LOCATION OF PLANTS ON SITE TO BE ADJUSTED SO AS TO BEST COORDINATE WITH SPRINKLER HEAD LOCATIONS, LIGHTS, DRAINAGE FEATURES, AND SWALES.
3. IRRIGATION - PLANTS WILL BE DRIP IRRIGATED AND DIFFERENT HYDROZONE AREAS WILL BE ON DIFFERENT VALVES. THE CONTROLLER WILL CHANGE THE VALVE RUN TIMES BASED ON CURRENT WEATHER AND SHUT OFF IRRIGATION DURING RAIN EVENTS. ALL APPLICABLE COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS WILL BE FOLLOWED.

REVISIONS:	BY:

OWNER:
 LUIS & HELDA LOPES
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 408-656-5871

LOPES RESIDENCE
 31 ROCKVIEW DR
 SANTA CRUZ, CA 95062
 APN 028-304-31

GORDON GAZELEY
HOME DESIGN AND PROJECT PLANNING
 712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 831-840-2421
 EMAIL: gordon@ggazley.com

LANDSCAPE PLAN

DRAWN: GG
SCALE: 1/8"=1'-0"
JOB NO. 31 ROCK
DATE: 08/14/25

SHEET

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

EXHIBIT D

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY MID COAST ENGINEERS, DATED 2-4-25 JOB NO. 2417023. NAVD 1985 DATUM 1/2 FOOT CONTOUR INTERVAL. BOUNDARY LINES COMPILED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

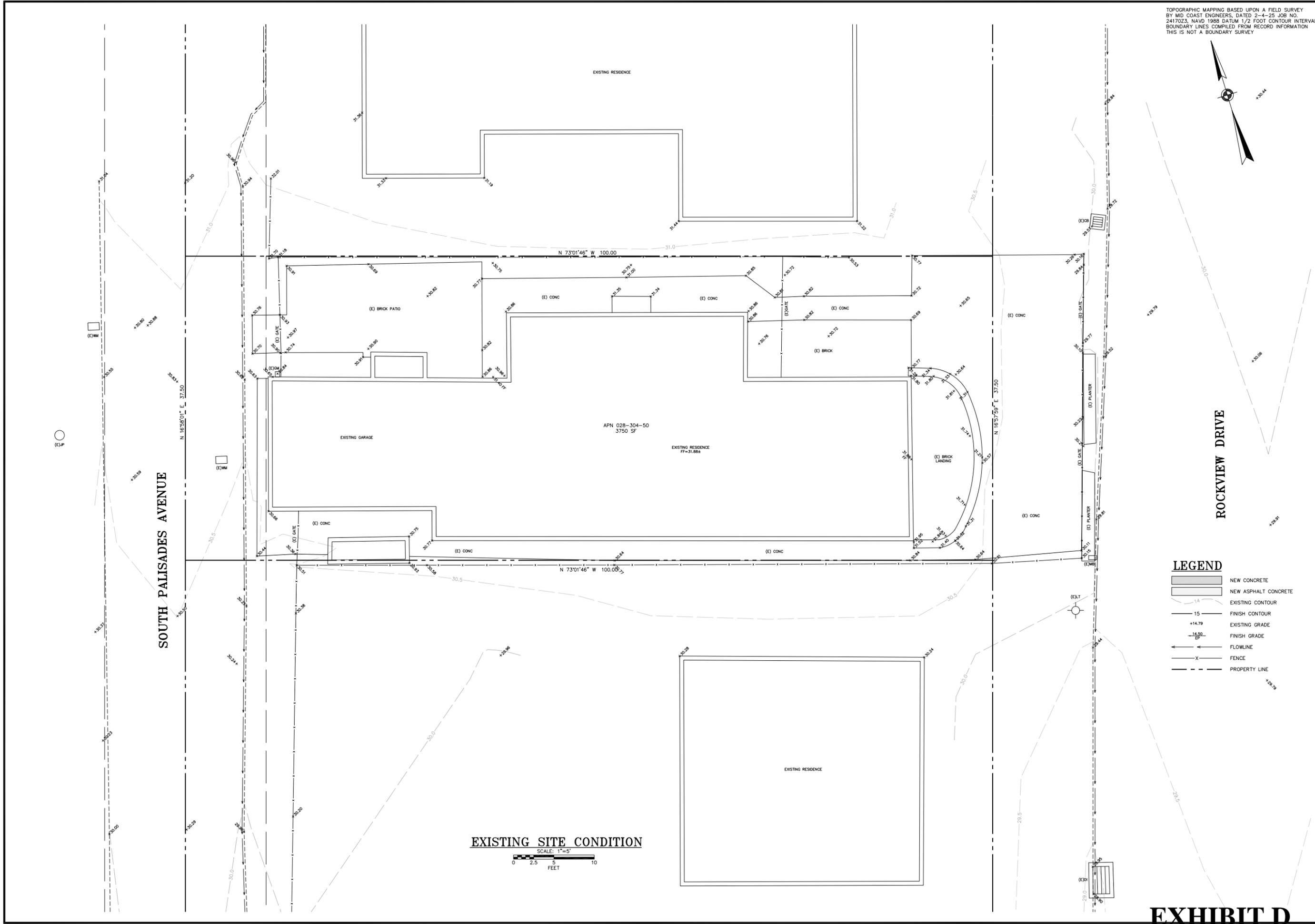
ROPER ENGINEERING
 CIVIL ENGINEERING & LAND SURVEYING
 48 MANN AVENUE CORRALITOS, CA 95076
 (831) 724-5300 jef@roperengineering.com



NEW RESIDENCE FOR HELDA & LUIS LOPES
 31 ROCKVIEW DRIVE SANTA CRUZ APN 028-304-50
 EXISTING SITE CONDITION

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 14, 2025
REVISED:	
JOB NO.:	25002
SHEET	

C1
 OF 4 SHEETS



ROCKVIEW DRIVE

SOUTH PALISADES AVENUE

EXISTING SITE CONDITION
 SCALE: 1"=5'
 0 2.5 5 10
 FEET

EXHIBIT D

TOPOGRAPHIC MAPPING BASED UPON A FIELD SURVEY BY MID COAST ENGINEERS, DATED 2-4-25 JOB NO. 2417023. NAVD 1988 DATUM 1/2 FOOT CONTOUR INTERVAL. BOUNDARY LINES COMPILED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.



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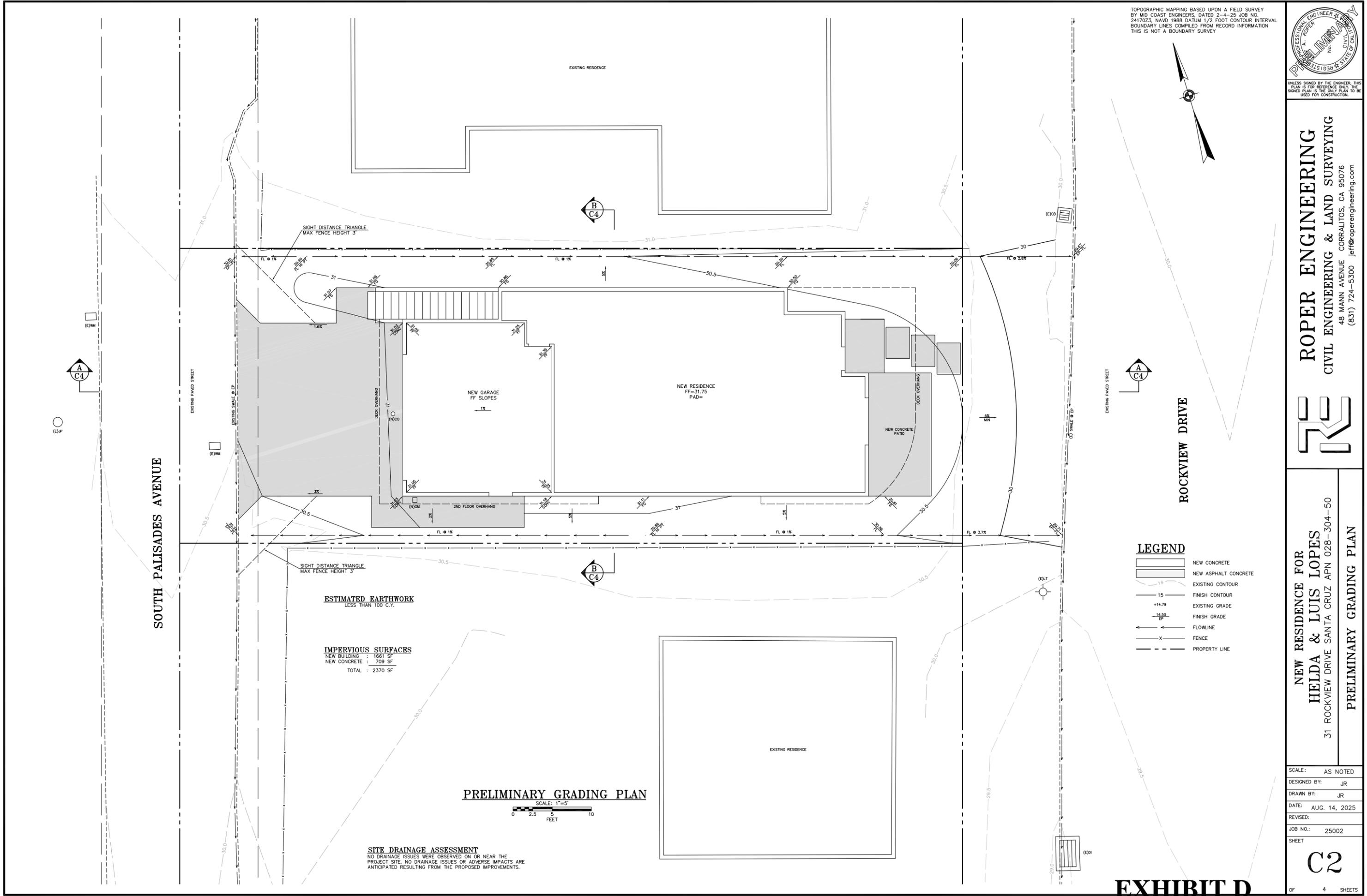
ROPER ENGINEERING & LAND SURVEYING
 CIVIL ENGINEERING & LAND SURVEYING
 48 MANN AVENUE CORRALITOS, CA 95076
 (831) 724-5300 jef@roperengineering.com



NEW RESIDENCE FOR HELDA & LUIS LOPES
 31 ROCKVIEW DRIVE SANTA CRUZ APN 028-304-50
PRELIMINARY GRADING PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 14, 2025
REVISED:	
JOB NO.:	25002
SHEET	

C2
 OF 4 SHEETS



ESTIMATED EARTHWORK
 LESS THAN 100 C.Y.

IMPERVIOUS SURFACES
 NEW BUILDING : 1661 SF
 NEW CONCRETE : 709 SF
 TOTAL : 2370 SF

PRELIMINARY GRADING PLAN



SITE DRAINAGE ASSESSMENT
 NO DRAINAGE ISSUES WERE OBSERVED ON OR NEAR THE PROJECT SITE. NO DRAINAGE ISSUES OR ADVERSE IMPACTS ARE ANTICIPATED RESULTING FROM THE PROPOSED IMPROVEMENTS.

EXHIBIT D



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

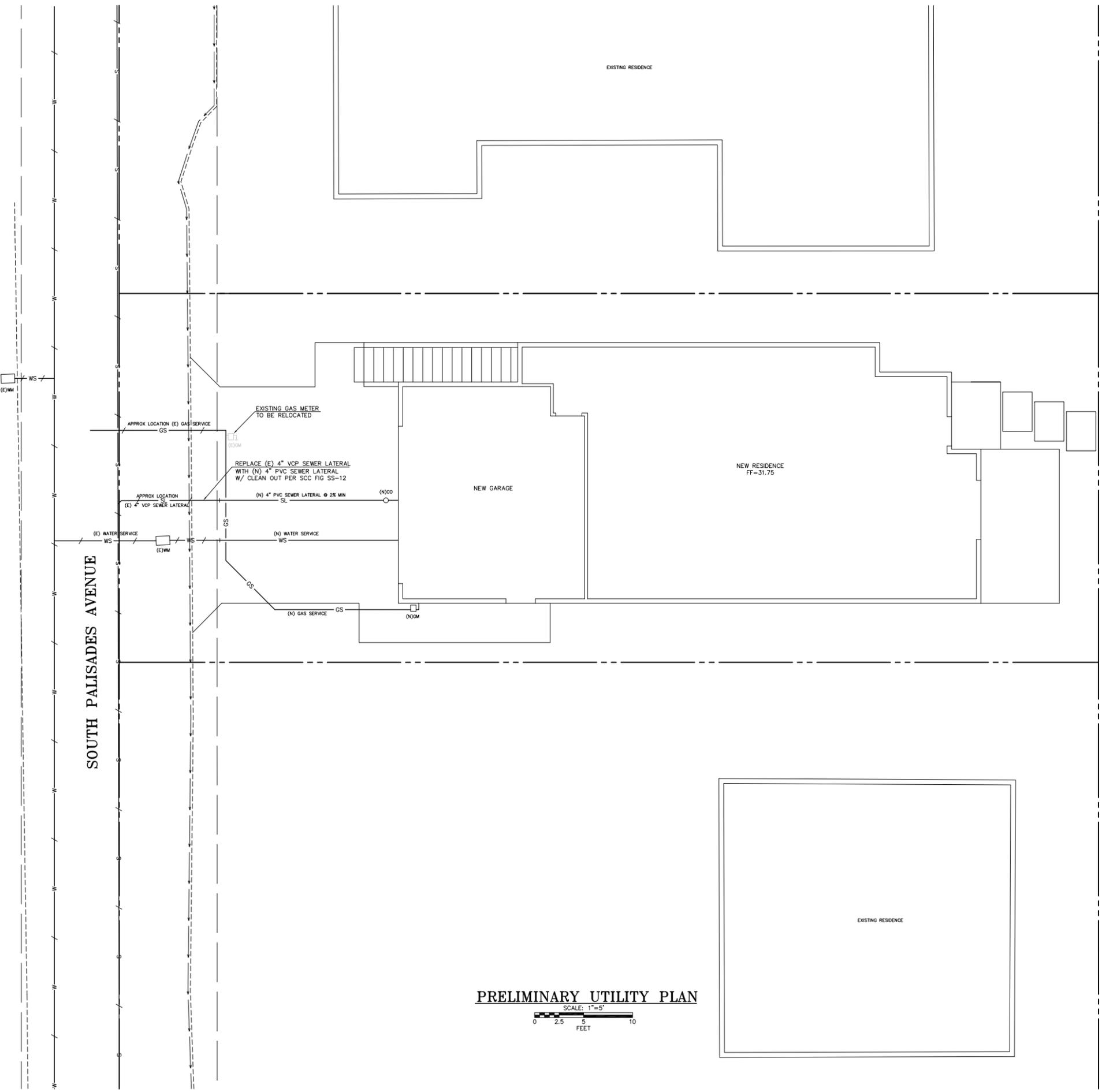
ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com



NEW RESIDENCE FOR
HELDA & LUIS LOPES
31 ROCKVIEW DRIVE SANTA CRUZ APN 028-304-50
PRELIMINARY UTILITY PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 14, 2025
REVISED:	
JOB NO.:	25002
SHEET	

C3



PRELIMINARY UTILITY PLAN
SCALE: 1"=5'
0 2.5 5 10 FEET



- LEGEND**
- GS EXISTING GAS SERVICE
 - SD EXISTING STORM DRAIN
 - S EXISTING SEWER MAIN
 - SL EXISTING SEWER LATERAL
 - SL NEW SEWER LATERAL
 - W EXISTING WATER MAIN
 - WS EXISTING WATER SERVICE
 - WS NEW WATER SERVICE

EXHIBIT D

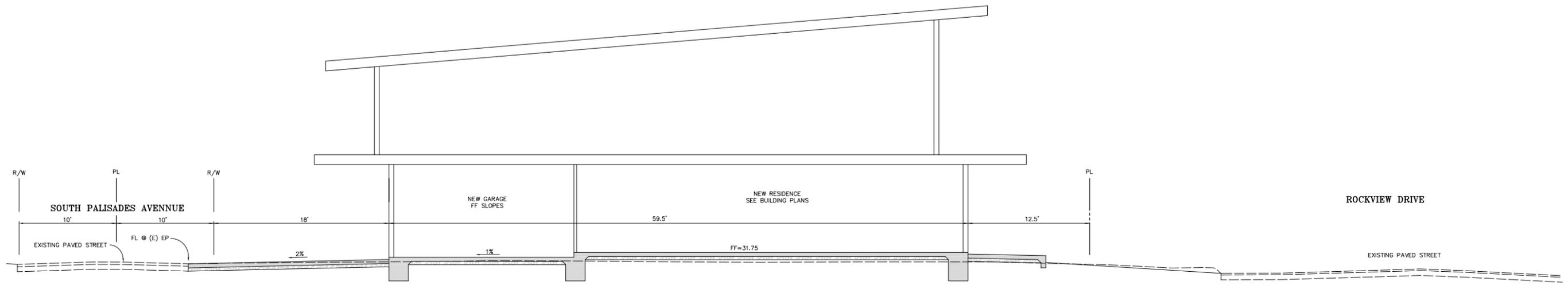


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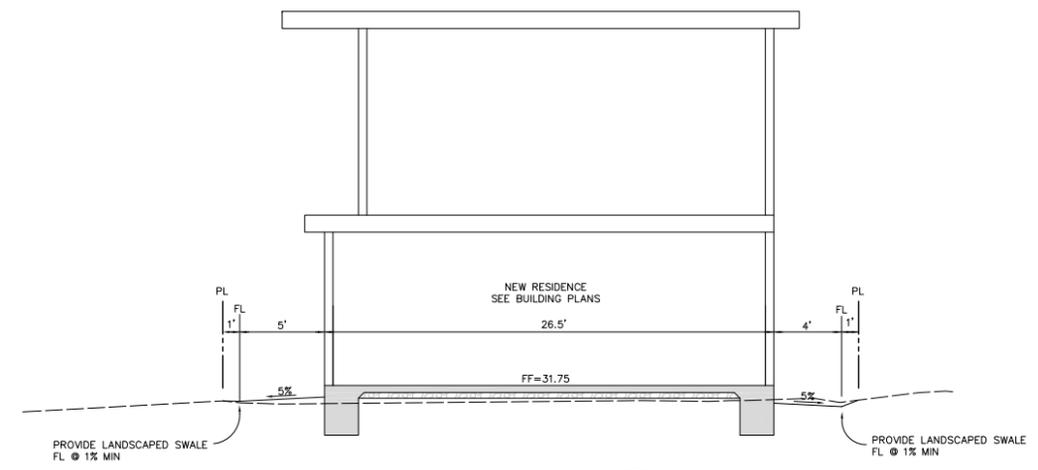
ROPER ENGINEERING
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 48 MANN AVENUE CORRALITOS, CA 95076
 (831) 724-5300 jeff@roperengineering.com



NEW RESIDENCE FOR HELDA & LUIS LOPES
 31 ROCKVIEW DRIVE SANTA CRUZ APN 028-304-50
GRADING PLAN



SECTION A
 SCALE: 1"=5'
 C4



SECTION B
 SCALE: 1"=5'
 C4

GRADING NOTES

1. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
2. VEGETATION, ROOTS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
3. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE ENGINEER.
4. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
5. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
6. AFTER GRADING, SPREAD TOPSOIL FROM STRIPPINGS ON SLOPES AND LANDSCAPED AREAS 3" TO 6" DEEP.
7. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
8. CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRE) AND MULCHED WITH COMPOST.
9. CONCRETE IN DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
10. THE UPPER 8 INCHES OF SUBGRADE IN DRIVEWAY AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
11. AGGREGATE BASE SHALL BE CLASS 2 IN CONFORMANCE WITH SECTION 26 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
12. ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39 OF CALTRANS STANDARD SPECIFICATIONS. THE AGGREGATE SHALL CONFORM TO THE GRADING SPECIFIED IN SECTION 39-2.02 OF CALTRANS STANDARD SPECIFICATIONS FOR THE 1/2" MAXIMUM MEDIUM GRADATION.
13. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE GEOTECHNICAL INVESTIGATION PREPARED BY DEES AND ASSOCIATES FOR LOUIS AND HELDA LOPES DATED APRIL 2025 PROJECT NO. SCR-1943 SHALL BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THIS PROJECT.

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	AUG. 14, 2025
REVISED:	
JOB NO.:	25002
SHEET	

C4



MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
 70 PENNY LANE, SUITE A WATSONVILLE, CA 95076 - (831) 724-2580



TOPOGRAPHIC SURVEY
 LANDS CONVEYED TO HELDA LOPES AND EGIDIO LUIS LOPES
 BY GRANT DEED RECORDED JUNE 25, 2024 IN DOCUMENT NO.
 2024-0011917, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

A.P.N. 028-304-50
 31 ROCKVIEW DRIVE, SANTA CRUZ
 SANTA CRUZ COUNTY CALIFORNIA

SCALE: 1" = 10'
 DATE: JAN 9 2025
 REVISED: FEB 4 2025
 APR 16 2025
 AUG 13 2025
 JOB NO: 2417023
 SHEET

1
 OF 1 SHEETS

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS SURVEY IS NAD83 (2024) CCS ZONE 3 ESTABLISHED USING R.T.K. G.P.S. TECHNIQUES AND ACCESSED VIA THE SMARTNET NORTH AMERICA G.P.S. NETWORK.

LEGEND

●	FOUND MONUMENT AS SHOWN
—	SUBJECT PROPERTY BOUNDARY
- - -	ADJACENT PROPERTY BOUNDARY
- · - · -	FORMER PROPERTY BOUNDARY
- · - · -	EASEMENT
- · - · -	EDGE OF PAVEMENT
X - X - X - X - X	FENCE
SS	SANITARY SEWER MAIN
SD	STORM DRAIN MAIN/LATERAL
W	WATER MAIN/LATERAL
OH	OVERHEAD UTILITY SERVICE
ET	OVERHEAD POWER AND TELEPHONE
E	OVERHEAD POWER
▨	ROOF OVERHANG

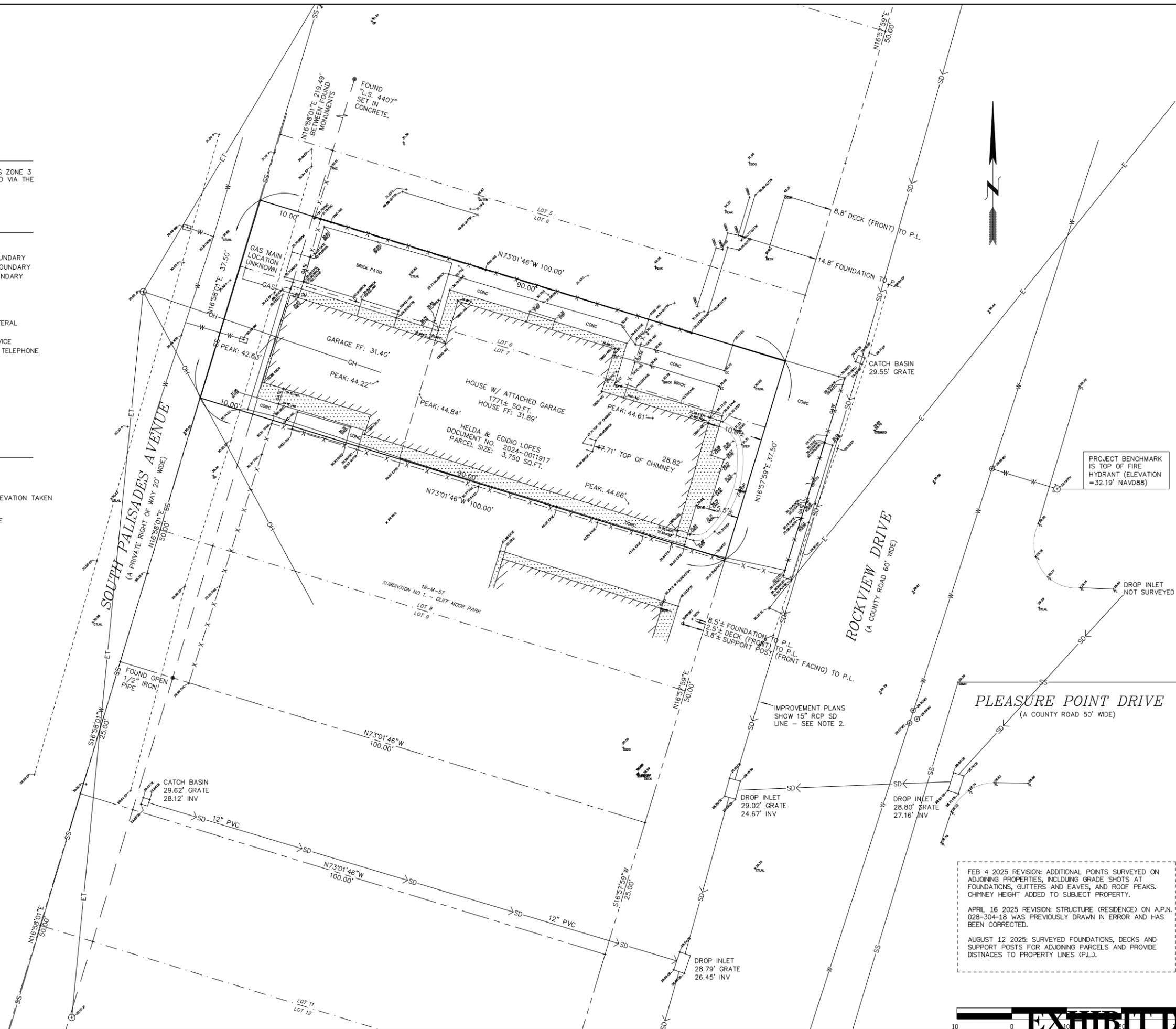
DISTANCES ARE IN FEET AND DECIMALS THEREOF.

ABBREVIATIONS

BEG.FNC	BEGINNING OF FENCE
C	CONCRETE
CB	CATCH BASIN OR DROP INLET
CBDC	CORNER BUILDING FOUNDATION
CBDC-NG	CORNER BUILDING FOUNDATION - NO ELEVATION TAKEN
CTNL	TEMPORARY SURVEY CONTROL
EC	EDGE OF CONCRETE
EC/BRICK	EDGE OF CONCRETE AND BRICK SURFACE
ENDFNC	END OF FENCE
EP	EDGE OF PAVEMENT
EAVE	ROOF EAVE
FL	FLOW LINE
FNC	FENCE
FNC-NG	FENCE - NO ELEVATION TAKEN
G	GRADE
GATE-NG	GATE - NO ELEVATION TAKEN
GM	GAS METER
GUTTR	ROOF GUTTER
INV	INVERT (ELEVATION)
JP	JOINT UTILITY POLE
LNDG	LANDING
MAILBX	MAILBOX
P	PAVEMENT
PLNTR	PLANTER
SHED-NG	SHED - NO ELEVATION TAKEN
SSMH	SANITARY SEWER MANHOLE
TFH	TOP OF FIRE HYDRANT
TFNC	TEE INTERSECTION OF FENCING
TWTR	TEE INTERSECTION WATER LINE
WM	WATER METER
WV	WATER VALVE

NOTES

- UNDERGROUND STORM DRAIN, SEWER, AND WATER LINES ARE BASED ON ABOVE GROUND EVIDENCE AND SANTA CRUZ GIS SYSTEM DATA.
- STORM DRAIN LINE SHOWN AS 15" RCP ON AS-BUILT PLANS ENTITLED "COUNTY OF SANTA CRUZ PUBLIC WORKS DEPARTMENT, POST PROPERTY CURB AND GUTTER GRADES - EAST CLIFF DRIVE."



FEB 4 2025 REVISION: ADDITIONAL POINTS SURVEYED ON ADJOINING PROPERTIES, INCLUDING GRADE SHOTS AT FOUNDATIONS, GUTTERS AND EAVES, AND ROOF PEAKS. CHIMNEY HEIGHT ADDED TO SUBJECT PROPERTY.

APRIL 16 2025 REVISION: STRUCTURE (RESIDENCE) ON A.P.N. 028-304-18 WAS PREVIOUSLY DRAWN IN ERROR AND HAS BEEN CORRECTED.

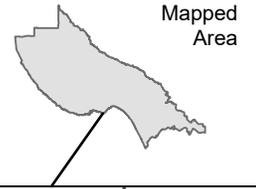
AUGUST 12 2025: SURVEYED FOUNDATIONS, DECKS AND SUPPORT POSTS FOR ADJOINING PARCELS AND PROVIDE DISTANCES TO PROPERTY LINES (P.L.).





Santa Cruz County Planning Department

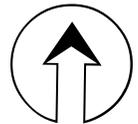
Parcel Location Map



Parcel: 02830450

 Subject Parcel

Map printed: 3 Dec. 2025



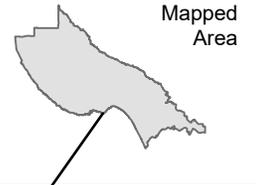
0 20 40

EXHIBIT E
Foot

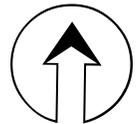


Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel



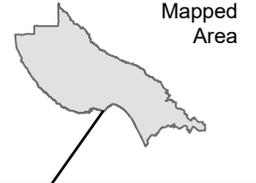
0 20 40

EXHIBIT E
Feet

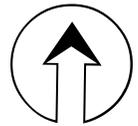


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



0 20 40

EXHIBIT E
Feet

Application #: 251178
APN: 028-304-50
Owner: Helda and Edigio Lopes

Parcel Information

Services Information

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

Parcel Information

Parcel Size: 3,750 square feet
Existing Land Use - Parcel: residential
Existing Land Use - Surrounding: residential
Project Access: Rockview Drive and South Palisades Avenue
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Residential - Medium Density)
Zone District: R-1-5-PP (Single Family Residential, 5,000 square foot minimum per dwelling)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm.: Yes No

Technical Reviews: REV251072

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: 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

Shadow Study

Proposed Lopes Residence

A.P.N. 028 - 304 - 31



June Solstice



December Solstice