



Staff Report to the Zoning Administrator

Application Number: **251213**

Applicant: Tom Krulevitch

Agenda Date: 12/5/2025

Owner: Milind Gadekar

Agenda Item #: 2

APN: 045-163-05

Time: After 9:00 a.m.

Site Address: 404 Arbolado Drive, La Selva Beach CA 95076

Project Description: Proposal to construct a total of 273 square feet of additions and to reconfigure the deck at an existing 1,568 square foot two-story single-family dwelling, to reconfigure the existing 461 square foot carport, and to recognize a 6-foot-high fence around the property.

Location: Property is located on the west side of the intersection of Arbolado Drive and Estrella Avenue (404 Arbolado Drive), in La Selva Beach.

Permits Required: Coastal Development Permit and a Site Development Permit for an over height fence

Supervisory District: 2nd District (District Supervisor: Kimberly De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251213, based on the attached findings and conditions.

Project Description & Setting

The subject property is located on the western side of the intersection of Estrella Avenue and Arbolado Drive. The parcel is also situated between Arbolado Drive and Cresta Way and has a frontage onto both of these streets. The property is situated in the heart of La Selva Beach, close to the community center, the Aptos/La Selva Fire Station and a small local-serving corner store. The surrounding residential neighborhoods are characterized by an eclectic mix of one- and two-story single-family homes featuring diverse architectural styles, materials, and colors. Homes in the immediate vicinity of the project site are developed adjacent to a steep, wooded arroyo that defines the northwestern edge of the community.

The property is currently developed with a nonconforming 1,568 square foot, two-story single-family dwelling with an attached 461 square foot carport with a 683 square foot second story backyard deck that extends over a 372 square foot detached storage structure. The house and carport were constructed in 1970 (Building Permit #19755) and the storage structure with the deck above constructed in 1976 (Building Permit #49358).

The proposed project involves constructing a total of 273 square feet of new habitable space, including a first-floor bathroom, an expanded stairway, and a pantry. The project also includes reconfiguring the existing backyard deck, resulting in a net reduction of 38 square feet of deck area.

On the southwest side of the house, the additions include a new 64-square-foot first-floor bathroom at the front, with a pantry located directly above it on the second floor. At the rear, 116 square feet of the existing deck will be enclosed to expand the living room. Along the northeast side of the house, the project includes a three-foot expansion of the entryway and the stairway, extending through both floors. The existing 461 square foot carport will also be reconstructed/reconfigured to result in a 466 square foot carport that will be reoriented to comply with the current zone district standards. The proposed house will not be significantly altered visually and will retain the same architectural style with similar wall articulation and shed roofs.

Additionally, there is an existing 6-foot-high fence that was constructed around the whole property, that exceeds the maximum 3-foot fence height limit within the front yards along both Arbolado Drive and Cresta Way. These sections of the fence require approval of a Site Development Permit for an over height fence. The property is located within the Coastal Zone and in a mapped scenic area; therefore, neither the proposed additions or the over-height fence can be exempted and a Coastal Development Permit is also required.

Zoning & General Plan Consistency

The subject property is a 6,360 square foot lot, located in the R-1-6 (Single Family Residential, 6,000 square foot minimum per dwelling) zone district, a designation which allows residential uses. The existing dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Residential - Low Density) General Plan designation.

Development Standards	R-1-6 Zone District	Existing	Proposed
Front Yard Setback	20 feet	<u>Arbolado Drive:</u> 17 ft 5 in <u>Cresta Way:</u> 20 feet	<u>Arbolado Drive:</u> 20 ft 6 in <u>Cresta Way:</u> 20 feet
Side Yard Setbacks	<u>NE side:</u> 8 feet <u>SW side:</u> 5 feet	<u>NE side:</u> 6 feet 8 inches <u>SW side:</u> 6 feet 6 inches	<u>NE side:</u> 8 feet 4 inches <u>SW side:</u> 6 feet 6 inches
Maximum Height	28 feet	22 feet	22 feet
Carport Setback	20 feet	14 feet	20 feet
Required Parking	Three bedrooms: Two spaces	Three bedrooms: Two spaces	Three bedrooms: Two spaces
FAR	50%	28%	36%
Lot Coverage	40%	33%	35%

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

SCCC 13.10.262 Nonconforming Structures

The existing structure is nonconforming, in that the attached carport currently doesn't comply with zone district setbacks. In accordance with SCCC 13.10.262, modifications to nonconforming structures are permitted, provided they do not qualify as "reconstruction." Reconstruction is defined as modifications that affect 65% or more of a structure's major components.

As proposed, less than 65% of the major structural components of the dwelling and carport will be altered. Furthermore, because the proposed carport is to be modified to bring it into compliance with the applicable development standards, effectively removing the nonconformity, the remodeled structure will be conforming to the zoning requirements. As a result, the nonconforming regulations will no longer apply to this property.

SCCC 13.10.525 Fencing in yards

The property is currently enclosed by a 6-foot-high fence, that extends into the front yard setbacks adjacent to both Arbolado Drive and Cresta Way. Fences located within any front yard setback are limited to 3 feet in height, unless a greater height can be approved pursuant to a Site Development Permit. The surrounding neighborhood has fencing similar to this property and because the property has double frontage, the area along Cresta Way is used as a rear yard area and does not provide access to the property, similar to neighboring properties. Additionally, the existing fencing is located outside of the 10-foot sight-distance triangles for the driveway along Arbolado Drive and complies with the design standards by using wood, which is a natural material that matches with the surrounding neighborhood. Therefore, the Site Development Permit findings for the over-height fence can be made. A complete list of findings is included with this report.

Local Coastal Program Consistency

The proposed addition and remodel to the single-family dwelling, attached carport, and backyard decking, as well as the recognition of the existing 6-foot fence will be in conformance with the County's certified Local Coastal Program. The proposed additions to the existing house, reconfigured second story deck, and reconfigured and expanded carport will be sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The colors and materials of the existing house will be retained, and all additions will match the colors and materials of the existing structure. Developed parcels in the area contain single family dwellings and the proposed additions and reconfigured structures will match the design of the existing dwelling, which is consistent with other homes in the neighborhood. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The property is not located between the shoreline and the first public road, the project is not greatly visible from the public beach below and does not adversely impact public access to the beach, ocean, or other nearby body of water. Additionally, the property is not identified as a priority acquisition site in the County's Local Coastal Program.

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 **251213**, 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: Alexandra Corvello
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3209
E-mail: alexandra.corvello@santacruzcountyca.gov

Exhibits

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

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: 251213

Assessor Parcel Number: 045-163-05

Project Location: 404 Arbolado Drive, La Selva Beach CA 95076

Project Description: Proposal to construct a 273 square foot addition to an existing two-story single-family dwelling, add new decking, and recognize over height fence.

Person or Agency Proposing Project: Tom Krulevitch

Contact Phone Number: 408-806-8850

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (15301)

F. Reasons why the project is exempt:

The construction of additions that total less than 50% of the total square footage of an existing that will not result in any significant change to the use of the structure.

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-1-6 (Single Family Residential, 6,000 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-UL (Urban Residential - Low 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.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the proposed additions to the single-family dwelling, carport and existing 6-foot fencing that is to be recognized, are consistent with the surrounding neighborhood in terms of architectural style. The proposed additions and remodel will match the existing exterior architectural style, colors and materials. The site is surrounded by lots developed to an urban density. The proposed additions have been designed to match the existing dwelling and the existing colors and materials will be replicated. The development site is not 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 the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at the end of Breve Avenue approximately 750 feet south of the subject property.

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

This finding can be made, in that the proposed additions to the single-family dwelling and carport, are sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood, as is the existing over-height fence, which will be recognized. Additionally, residential uses are allowed in the R-1-6 (Single Family Residential, 6,000 square foot minimum per dwelling) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

Application #: 251213
APN: 045-163-05
Owner: Milind Gadekar

- (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 because the project site is not located between the shoreline and the first public road. The proposed project will not interfere with public access to the beach, ocean, or any nearby body of water. 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 location of the additions and reconfiguration to the single-family house, carport, and backyard second story deck and the conditions under which the remodeled dwelling 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 foot minimum per dwelling) zone district as the primary use of the property will be one single-family dwelling with an attached carport that, with the reconfiguration of the carport, will meet all current site standards for the zone district.

A complete list of Site Development Permit findings is included with this report for recognition of those portions of the existing 6-foot fence that extend into the front yard setbacks along both Arbolado Drive and Cresta Way. As such, the property 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

- (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-UL (Urban Residential - Low Density) land use designation in the County General Plan.

A specific plan has not been adopted for this portion of the County.

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed project will not increase the density of the developed lot. The expected level of traffic generated by the proposed project is therefore not anticipated to increase; the proposed project will therefore have no adverse impact on any existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed 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 the 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 additions to the existing single-family dwelling and reconfigured second floor deck at the rear of the home and reconfigured carport have been 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 existing over-height wooden fence in the front yard setbacks along Arbolado Drive and Cresta Way that is proposed to be recognized has a maximum height of 6 feet, consistent with fencing on adjacent parcels, and is located entirely on the subject property. Fences located within any front yard setback may exceed 3 feet in height, where they are visually compatible with surrounding properties and where they do not obstruct sight lines for traffic, including sight lines for vehicles entering and exiting the property. For the subject parcel, Cresta Way is used as a rear yard area and there is no vehicular access to the property from this road.. The existing fencing within the front yard adjacent to Arbolado Drive is located outside of the 10-foot sight-distance triangles for the driveway. In addition, the fence is complimentary to the site and matches other fences in the area in that it is constructed from wood, which is a natural material. Therefore, this finding for a Site Development Permit for the over-height fence can be made.

- (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 is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed additions to the existing single-family dwelling and reconfigured second floor deck at the rear of the home and reconfigured carport will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and will not have a significant visual impact on surrounding land uses. The additions and remodel have been designed so that all new construction will match the existing single-family dwelling, including the use of the same colors and materials. The existing structure is two stories in height and is consistent with the scale and character of the surrounding two-story homes in the neighborhood and the proposed project will not significantly increase the scale of the structure.

Conditions of Approval

Exhibit D: Project plans, prepared by T. Krulevitch, dated 8.15.25.

- I. This permit authorizes the construction of a total of 273 square feet of additions to the single-family dwelling, reconfigure and minor additions to the existing backyard deck and existing 461 square foot carport, and recognize a 6-foot-high fence around the property as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, if required.
- 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, if required.

4. Details showing compliance with fire department requirements.
 5. All lighting must be shown as low wattage, low lumens, cast downwards to comply with Dark Sky standards.
 6. Show the new septic configuration per Environmental Health standards and 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 and obtain Environmental Health Clearance for this project from the County Department of Environmental Health Services. If required, obtain a separate OWTS permit.
- 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. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings based on additional habitable floor area.
- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings based on additional habitable floor area.
- H. Provide required off-street parking for two 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.
- 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. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. All exterior lighting must be low wattage, low lumens and cast downwards to comply with Dark Sky standards.

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.



ARBOLADO REMODEL

- PRELIM
- PLAN CHK
- PRICING
- CONSTR

REVISIONS
▲ 07.18.25
▲ 08.19.25

PROJECT DESCRIPTION

273 SF ADDITION TO INCLUDE AN EXPANDED LIVING ROOM, AN EXPANDED ENTRY, A PANTRY AND 1 1/2 BATHS. REMOVING 61 SF AND ADDING 23 SF UPPER DECKING.

OWNER

MILIND GADEKAR AND ANNA LAM
505 SEALE AVE, PALO ALTO, CA 94301
650.281.3354

ARCHITECT

KRULEVITCH ARCHITECTURE, P.C.
48 FAIRVIEW PLAZA
LOS GATOS, CA 95030
408.806.8850

SITE PARTICULARS

ADDRESS: 404 ARBOLADO DR. LA SELVA BEACH
APN 045-163-05
LOT SIZE 6,360 +/-
ZONE R-1-6

PROJECT DATA TABLE

	EXISTING	PROPOSED	ALLOWED
FAR	1,568 SF (0.25)	1,841 SF (0.29) ▲	3,180 SF (0.5)
COVERAGE	27%	30% ▲	40%
HEIGHT	22' +/-	NO CHANGE	28'
SETBACKS			
SYSB INT	6'-8" & 8'-5"	NO CHANGE	5' & 8'
REAR	20'	NO CHANGE	15'
FRONT	20'-6"	NO CHANGE	20'
CARPRT	20'-8"	NO CHANGE	20'

LIVING AREA	EXISTING	ADD	TOTAL
DOWN	950	93	1,043 SF
UP	618*	180	798 SF
TOTAL	1,568	273	1,841 SF*

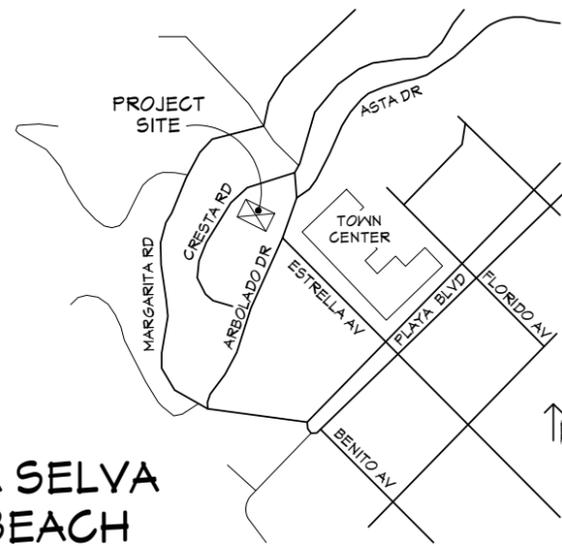
UPPER DECK

REMOVING 61 SF
ADDING 23 SF

*UPPER STAIR COUNTED TWICE

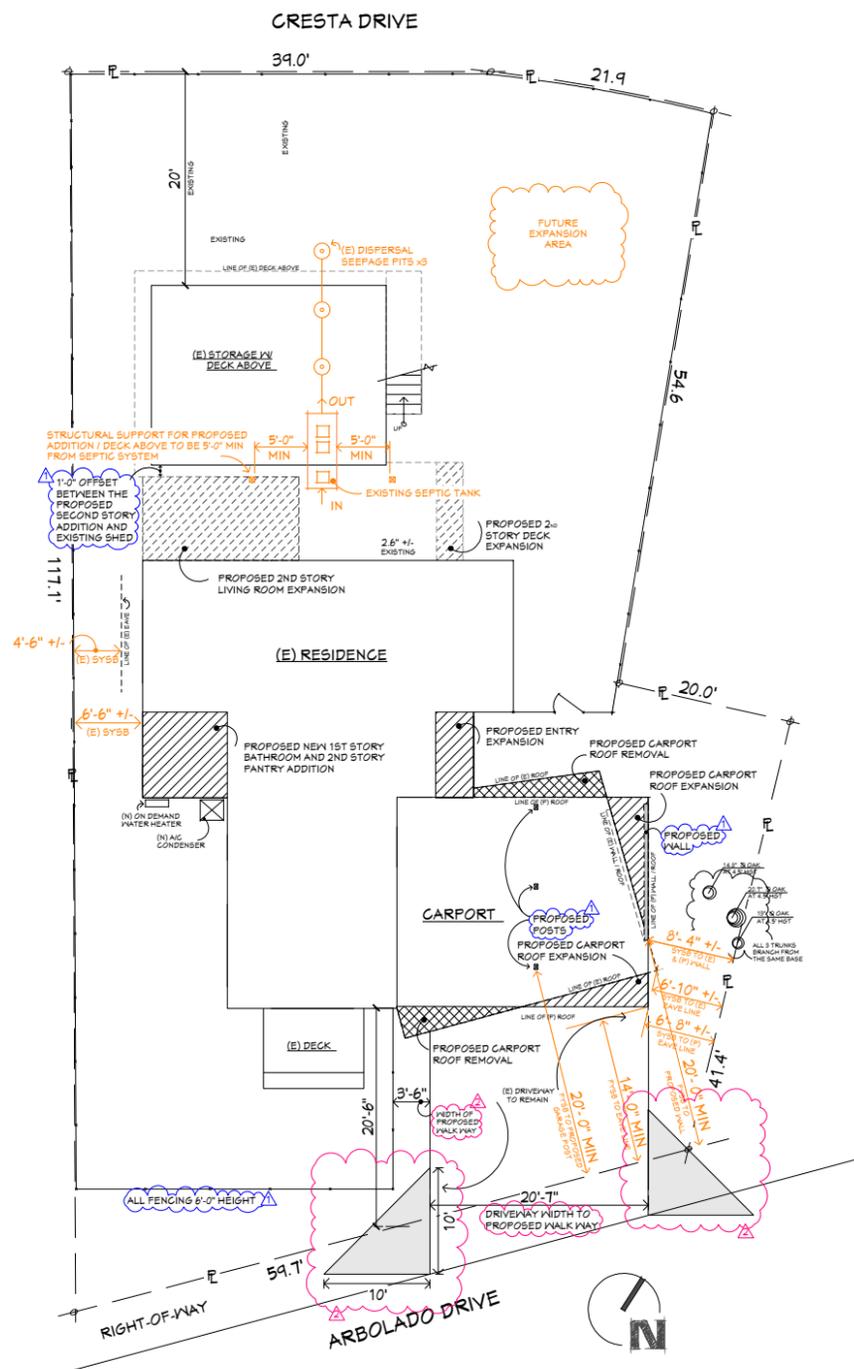
CONTENTS

- A-1 SITE PLAN & DATA
- A-2 LOWER FLOOR PLAN, PROPOSED
- A-3 UPPER FLOOR & ROOF PLAN, PROPOSED
- A-4 ELEVATIONS, PROPOSED
- AB/D-1 EXISTING FLOOR, LOWER ROOF & DEMO PLAN
- AB/D-2 EXISTING UPPER ROOF & DEMO PLAN
- AB/D-3 EXISTING ELEVATIONS & DEMO



LA SELVA BEACH

VICINITY MAP
NOT TO SCALE



SITE
1/8" = 1'-0"

SITE PLAN & DATA

EXHIBIT D

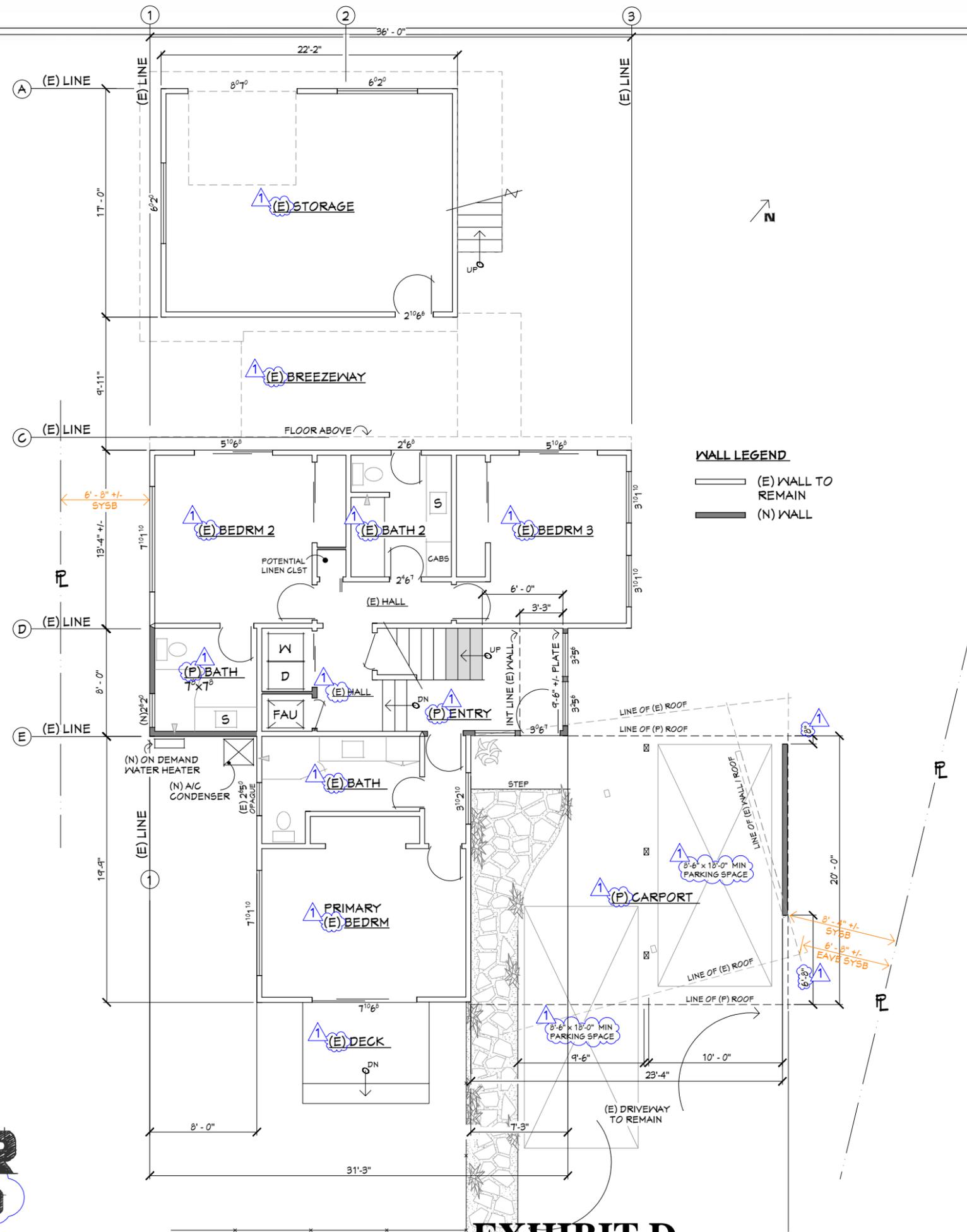
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ARBOLADO
REMODEL

- PRELIM
- PLAN CHK
- PRICING
- CONSTR

REVISIONS
▲ 07.18.25



LOWER FLOOR
EXISTING & PROPOSED
1/4" = 1'-0"

EXHIBIT D

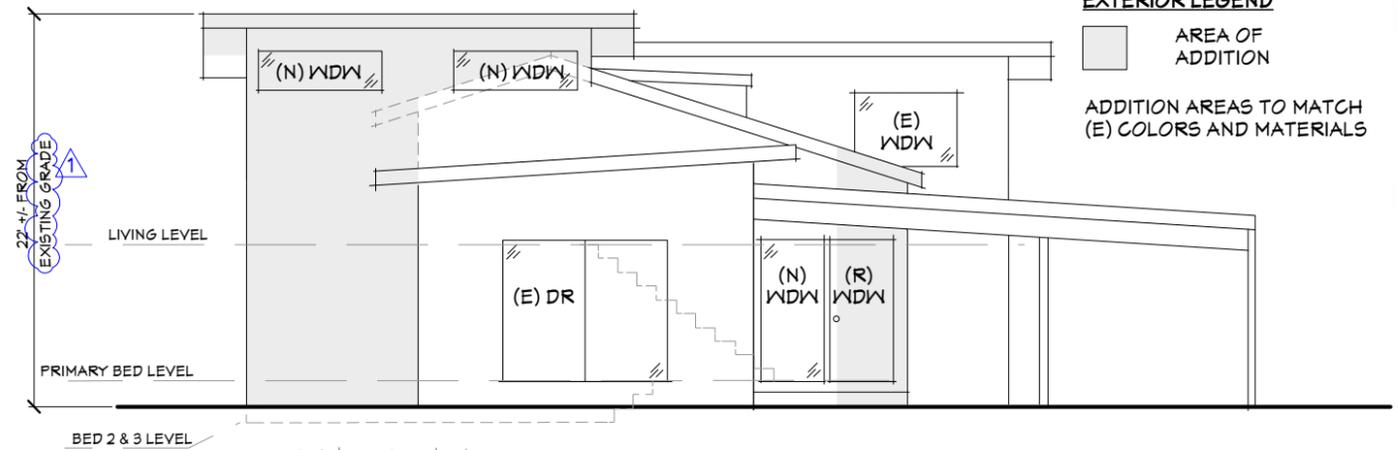


ARBOLADO
REMODEL

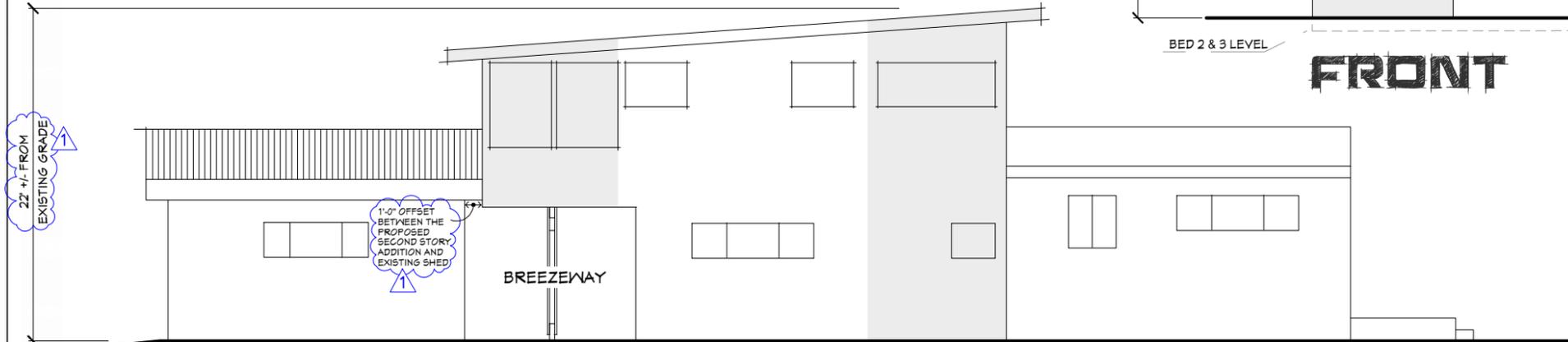
EXTERIOR LEGEND

AREA OF ADDITION

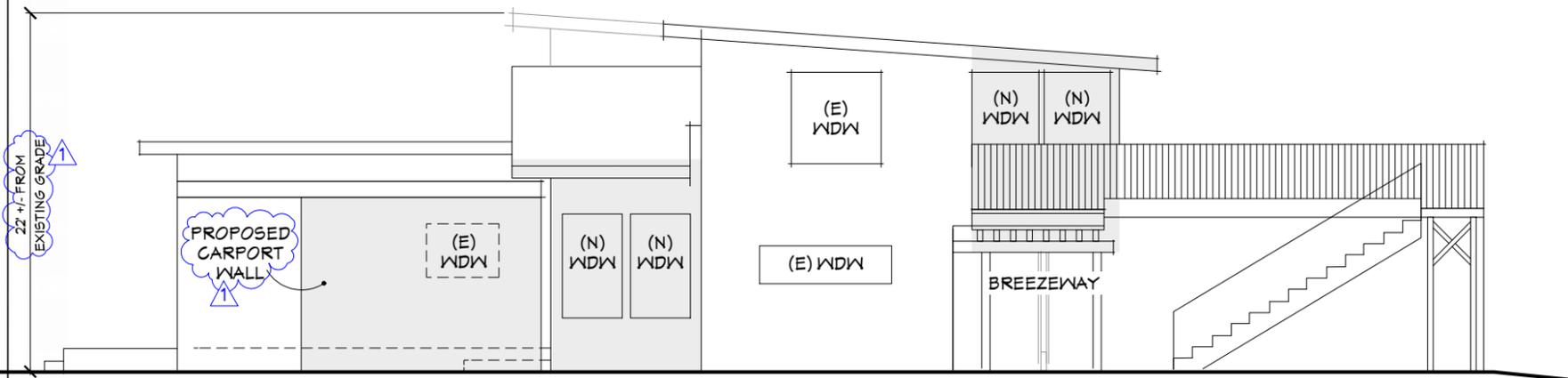
ADDITION AREAS TO MATCH (E) COLORS AND MATERIALS



FRONT



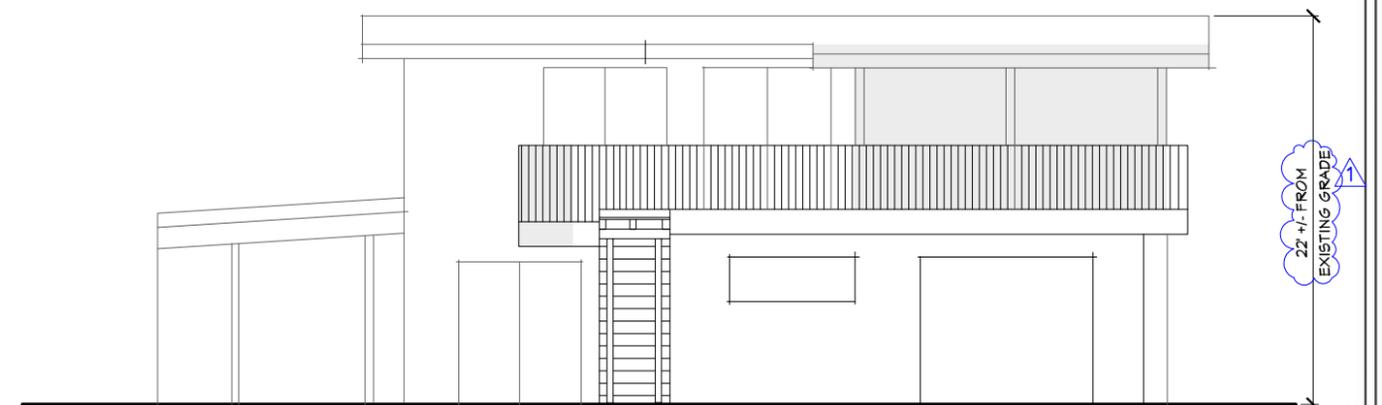
LEFT NEIGHBOR (S/W)



RIGHT (N/E)

ELEVATIONS
PROPOSED

1/4" = 1'-0"



REAR EXHIBIT D

- PRELIM
- PLAN CHK
- PRICING
- CONSTR

REVISIONS

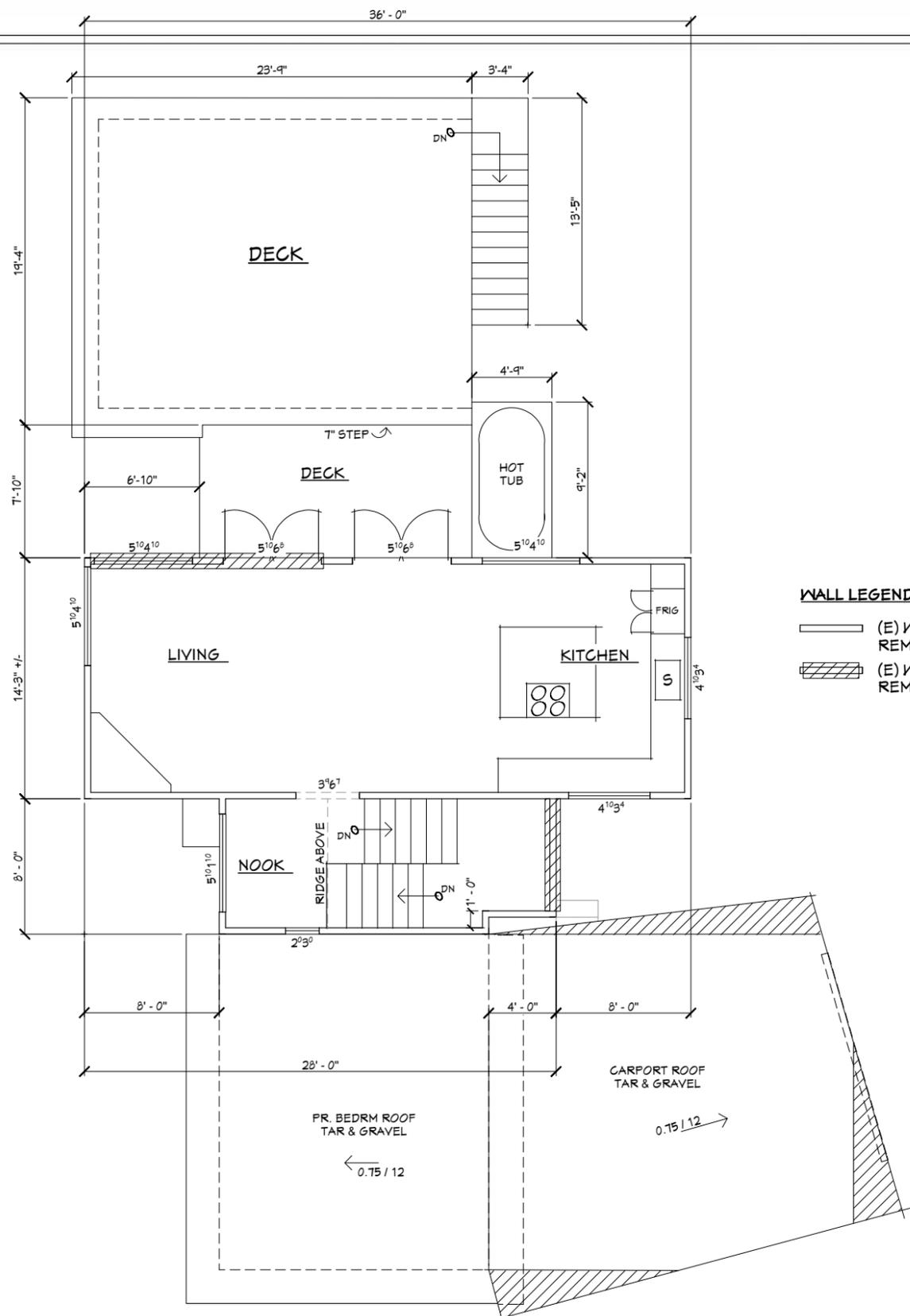
▲ 07.18.25



ARBOLADO REMODEL

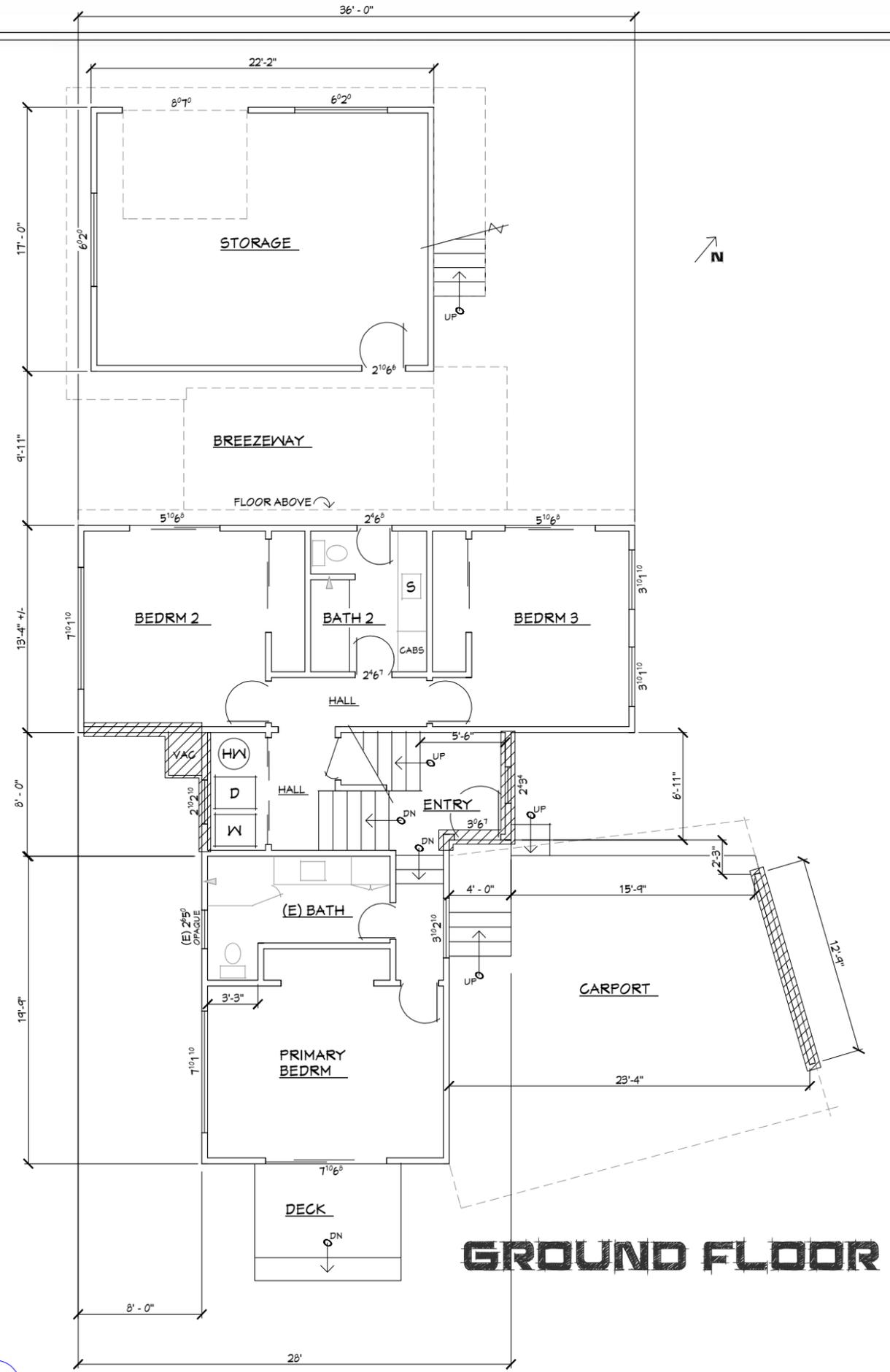
- PRELIM
- PLAN CHK
- PRICING
- CONSTR

REVISIONS
▲ 07.18.25



WALL LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED



UP FLOOR & PR. BED ROOF

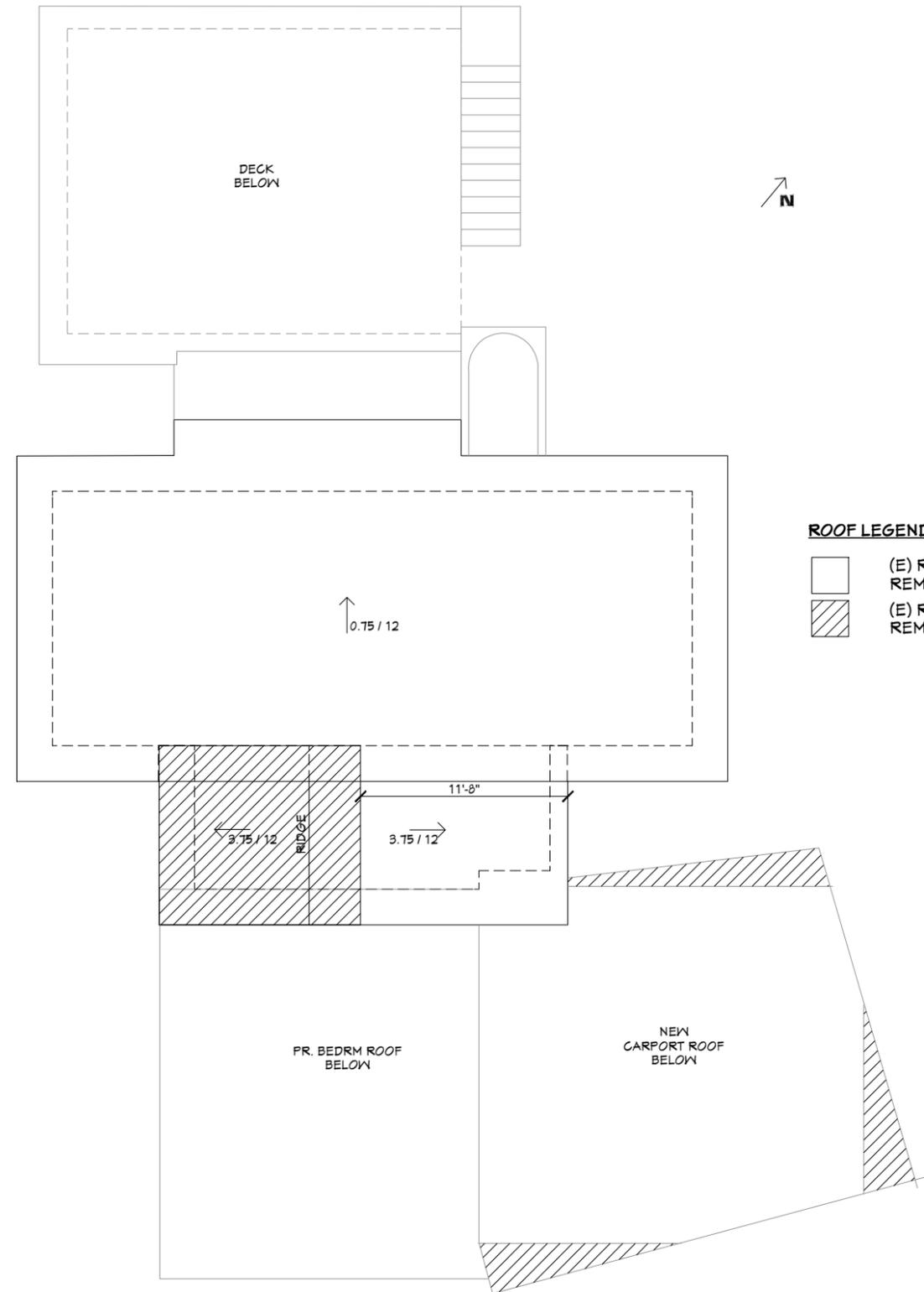
GROUND FLOOR

PLANS & ROOF EXISTING / PROPOSED DEMO

1/4" = 1'-0"

EXHIBIT D

AB/D-1



ROOF LEGEND

- (E) ROOF TO REMAIN
- (E) ROOF TO BE REMOVED

ARBOL-ADD
REMODEL

- PRELIM
- PLAN CHK
- PRICING
- CONSTR

REVISIONS

▲ 07.18.25

UPPER ROOF
EXISTING / PROPOSED DEMO
 1/4" = 1'-0"

EXHIBIT D

AB/D-2



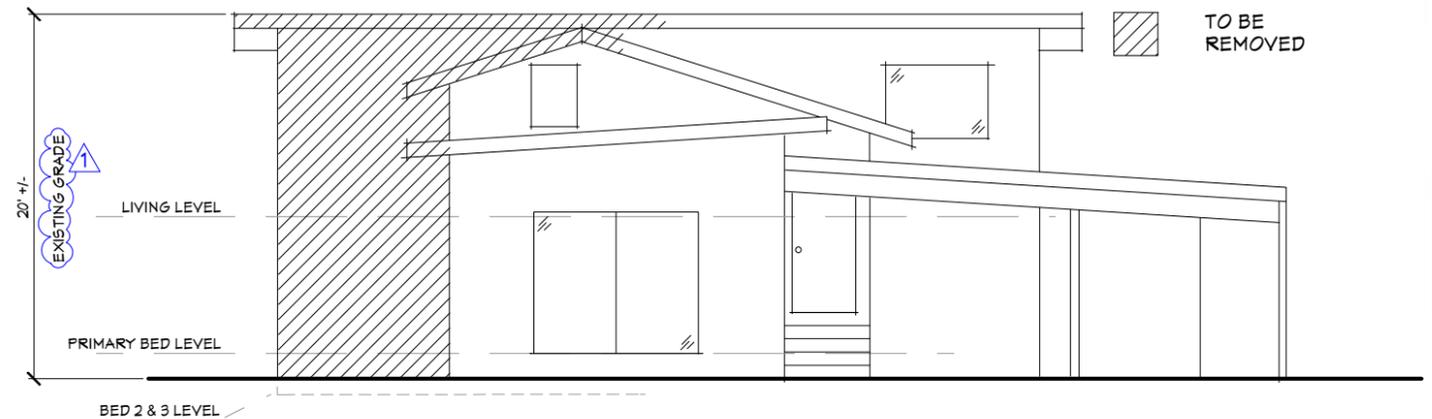
ARBOLADO
REMODEL

- PRELIM
- PLAN CHK
- PRICING
- CONSTR

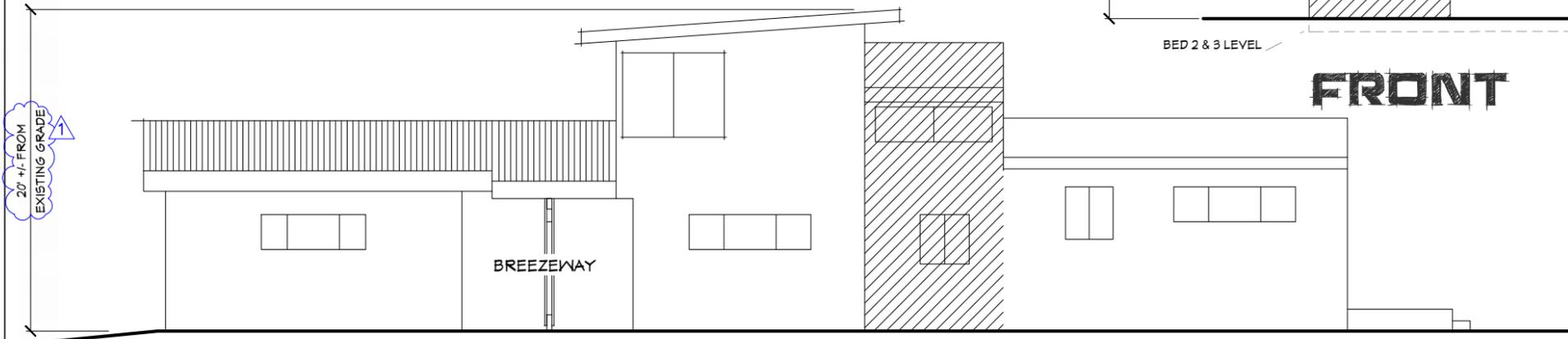
REVISIONS
▲ 07.18.25

EXTERIOR LEGEND

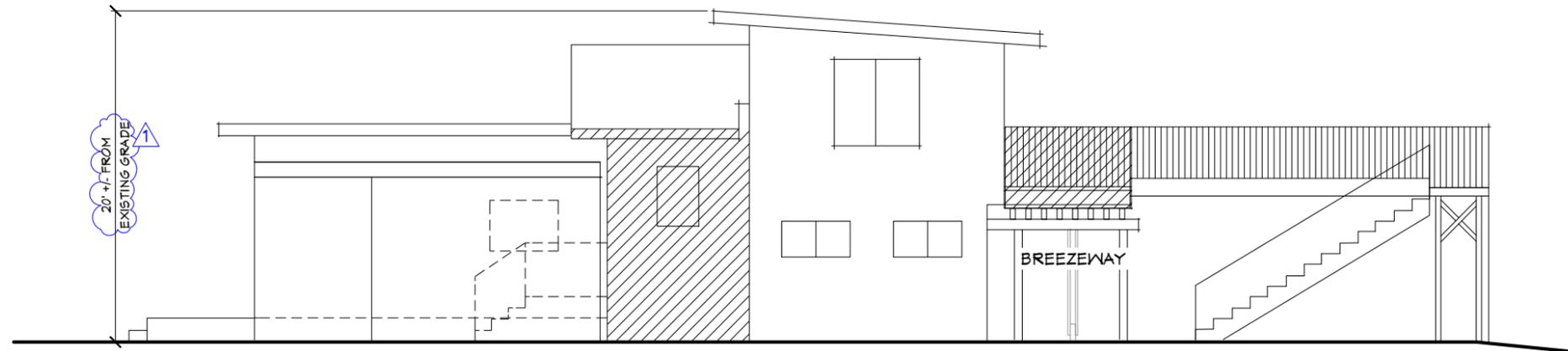
TO BE REMOVED



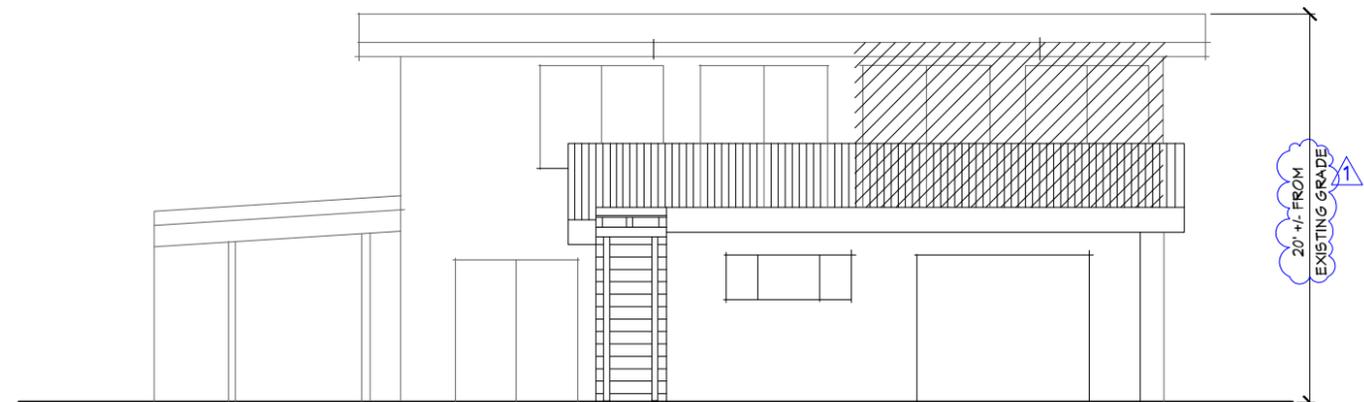
FRONT



LEFT NEIGHBOR (S/W)



RIGHT (N/E)



REAR EXHIBIT D

AB/D-3

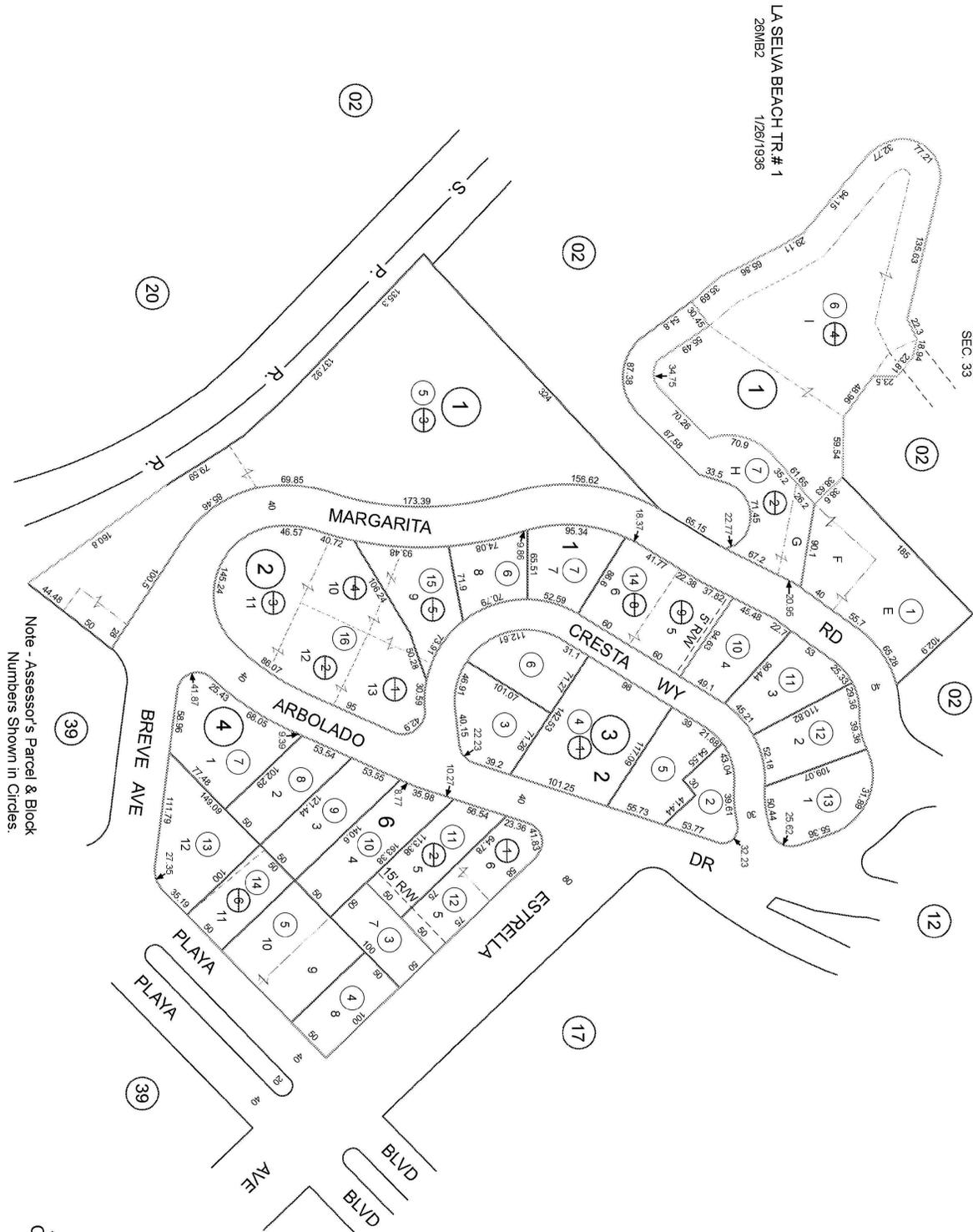
ELEVATIONS
EXISTING / PROPOSED DEMO

1/4" = 1'-0"

FOR TAX PURPOSES ONLY

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Electronically redrawn 1/5/00 KSA
Rev 1/5/00 KSA (Por. to Pg. 39)
Rev 11/13/00 GG (Remove east. 4-14)
Rev 5/30/01 mvm (removed page ref)
Rev 4/14/04 DD (3-0117493 & 4, LBA 2-15 & 16)
Rev 8/3/10, mc (cor to ease. 4-14)
Rev 4/27/15 CB (Por from pg 045-02)
Rev 4/27/15 CB (14-0044309, LBA 1-06)
Rev 4/27/15 CB (14-0044310, LBA 1-07)



POR. SAN ANDREAS RANCHO
N.W. 1/4 SEC. 33, T.11S, R.1E., M.D.B. & M.
SEC. 28
SEC. 33

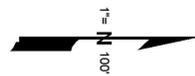
Tax Area Code
69-275

45-16

EXHIBIT E

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

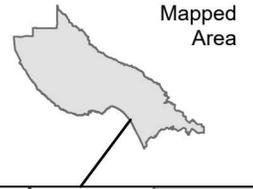
Assessor's Map No. 45-16
County of Santa Cruz, Calif.
Jan. 2000





Santa Cruz County Planning Department

Parcel Location Map



Parcel: 04516305

 Subject Parcel

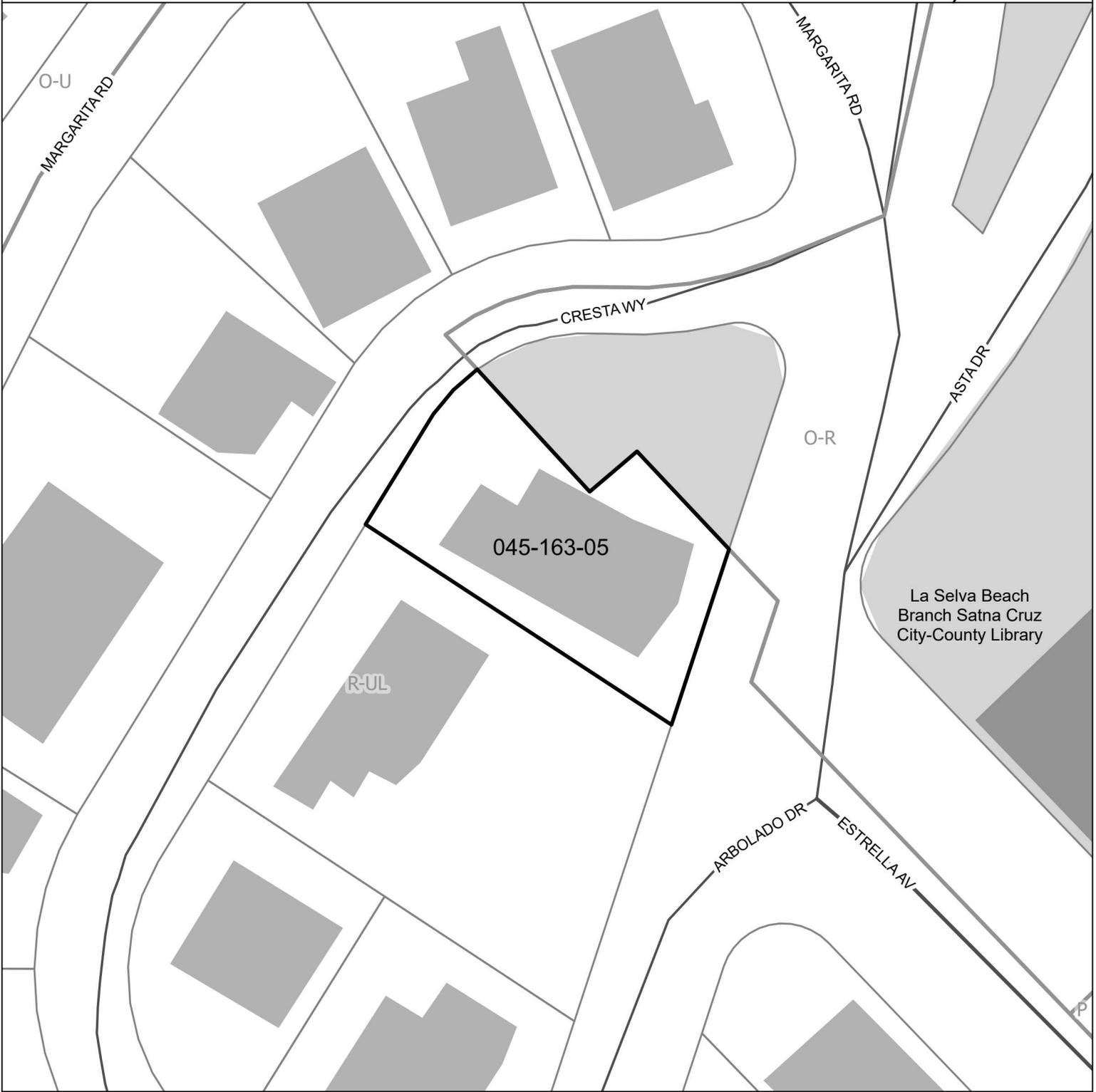
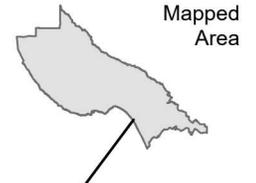
Map printed: 2 Dec. 2025



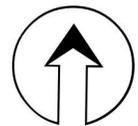


Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel





Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



0 25 50

EXHIBIT E Feet

Application #: 251213
APN: 045-163-05
Owner: Milind Gadekar

Parcel Information

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic Environmental Health
Fire District: Central Fire Protection District
Drainage District: na

Parcel Information

Parcel Size: 6,360 square feet
Existing Land Use - Parcel: residential
Existing Land Use - Surrounding: residential
Project Access: Arbolado Drive
Planning Area: La Selva
Land Use Designation: R-UL (Urban Residential - Low Density)
Zone District: R-1-6 (Single Family Residential, 6,000 square foot
minimum per dwelling)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal
Comm. Yes No

Technical Reviews: NA

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Mapped partially Santa Cruz Long-toed Salamander
range/development in already disturbed areas
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: A mapped resource/development will not impact scenic
Archeology: Not mapped/no physical evidence on site