



# Staff Report to the Zoning Administrator

Application Number: **251440**

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**Applicant:** Esther Suzuki Arnold

**Agenda Date:** January 16, 2026

**Owner:** William & Heidi Rielly

**Agenda Item #:** 2

**APN:** 032-232-04

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

**Site Address:** 2914 Pleasure Point Drive, Santa Cruz

**Project Description:** Proposal to construct a 322 sq ft second story and 27 square foot first story addition to an existing two-story single-family dwelling.

**Location:** Project located on the south side of Pleasure Point Drive 100 feet east of the intersection with Rockview Drive (2914 Pleasure Point Drive).

**Permits Required:** Coastal Development Permit, Pleasure Point Design Exception, Minor Exception to increase maximum Floor Area Ratio (FAR) from 50% to 53%.

**Supervisory District:** First 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 251440, based on the attached findings and conditions.

## Project Description & Setting

The property is located on the south side of Pleasure Point Drive (2914 Pleasure Point Drive) on the top of a coastal bluff, approximately 60 feet east of Rockview Drive. The site contains an existing 1,400 square foot two-story single family dwelling, constructed in 1937, substantially remodeled in 2019. The rear of the subject property contains an existing shoreline protection structure located along the coastal bluff face, consisting of a concrete retaining wall traversing the property width. The top of the bluff sits at an elevation of approximately 30 feet.

FEMA flood mapping identifies the subject property within the FEMA VE flood zone (subject to tidal and wave inundation) with a Base Flood Elevation of 35 feet. As proposed, the project would not result in a substantial improvement as defined by FEMA. Projects located within the VE Flood zone are required to be elevated above the Base Flood Elevation (BFE) when improvements to the home exceed 50% of the assessed value of the home.

The subject property, while not specifically designated as a scenic resource in the General Plan, is highly visible from a public viewshed and beach. However, the property is flanked by existing two

story dwellings located to the east and west. In addition, properties immediately across Pleasure Point Drive from the subject property contain Mediterranean style, two story dwellings, similar to the existing dwelling on site. Most of the remaining Pleasure Point Drive neighborhood contains Mediterranean style dwellings with stucco walls and tile roofs as well as other one and two story dwellings.

This is a proposal to construct a 322 square foot second story addition to the dwelling, located over an existing attached garage at the front of the home as well as enclosure of an existing 27 square foot front porch, creating a new dwelling entry. The project would include a bay window on the west wall of the proposed second story addition with construction of new privacy screening for creation of a new outdoor shower, located on the northwest side of the home. No modifications are proposed to the seaward facing side of the existing home.

A coastal Development Permit is required because the proposed addition is in excess of 250 square feet and the project site is located between the sea and the first through public road. A Pleasure Point Design Exception is also required in that the project proposes to reduce the required second story side yard setback along the west side of the home from 10 feet to 7 feet 9 inches, as measured to the outer edge of a bay window, and 9 foot 9 inches as measured to the proposed west wall. Lastly, a Minor Exception is required to increase the allowed FAR from 50% to 53% because Santa Cruz County Code (SCCC) 13.10.510 requires land seaward of the edge of a coastal bluff to be deducted from the gross site area calculation. Thus, FAR exceeds the 50 percent allowance.

### **Project Background**

On November 1, 2019, a proposal to remodel the existing single family dwelling was approved by the Zoning Administrator. This permit allowed construction of an approximately 35 square foot enclosed entry way, replacement windows and doors and application of a smooth stucco finish to the exterior of the home and backyard patio. The approved work was completed under Building Permit B-201024.

Under this prior permit an estimated percentage of modification was 27 percent. Since the prior project was completed more than five years ago, the percentage of modification has been reset by the non-conforming code, now allowing 65% modification to the major structural components. The current proposal would result in 47% modification to the existing dwelling, falling below the allowed threshold for modification within any five year period. Further, the proposed percentage of modification falls below the threshold for consideration as “Development” as defined under the County’s Geologic Hazards ordinance.

### **Non-conforming structure**

Originally constructed in 1937, the existing home predates adoption of the current site standards affecting the site and is therefore considered a nonconforming structure. SCCC 13.10.262 (Nonconforming structures) states that non-conforming structures shall come into compliance with the current site standards when modifications to major structural components exceed 65 percent. As proposed, 47 percent modification to the major structural components would result from the project; therefore, compliance with the current site standards is not required. Additions to nonconforming structures are allowed provided the additional square footage complies with the current site and development standards.

As outlined in the chart below, the existing single family dwelling does not comply with the required 20 foot front yard setback to the garage opening, five foot side yard setback on the west side, or the Pleasure Point Design criteria, which requires a 10 foot setback to the second story of the home. Additionally, the home does not comply with the minimum setback to the edge of the coastal bluff located at the rear (south side) of the property. The proposed addition to the second floor would comply with all applicable site and development standards with exception of the proposed 10 foot second story setback and the proposed dwelling would be slightly over the allowed 50% FAR (53%) as a result of the proposed addition

Site and Development Standards						
	Setbacks				Lot Coverage	FAR
	Front yard	Side yard	2 <sup>nd</sup> story	Rear yard		
<b>Required</b>	15 feet (20ft to garage)	5 feet	<b>10 feet</b>	Geologic Setback	40%	<b>50%</b>
Existing	15 feet to garage	5 & 4 feet		Within setback	34%	44%
<b>Proposed addition</b>	17 feet	5 feet	<b>7 feet 9 inches</b>	No change	34%	<b>53%</b>

### Zoning & General Plan Consistency

The subject property is a 3,391 square foot lot, located in the R-1-5-PP (Single Family Residential (Minimum 5,000 square foot parcel), Pleasure Point Combining District) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Residential Density) General Plan designation.

### Geologic Hazards

The parcel is located within a mapped Federal Emergency Management Agency (FEMA) coastal flood hazard zone. FEMA has established an elevation of the "100-year coastal flood" as 35 feet North American Vertical Datum (NAVD). The proposed home will be subject to high velocity wave run-up and impacts from coastal flooding. The project has been reviewed for compliance with FEMA requirements for development with coastal hazard areas. The project would be conditioned to ensure the cost of improvements do not constitute "substantial improvement" which would require further compliances with FEMA Guidelines.

In accordance with SCCC 16.10, development situated on the top of coastal shall comply with a geologic setback (as determined) to ensure 100-year stability of the project site. Geotechnical and geologic reports were reviewed and accepted as part of the substantial remodel that occurred in 2019-2020. Environmental Planning staff have conducted a site visit and determined an update to the geotechnical and geologic reports is required as a condition of approval to ensure the project, as designed, complies with the Geologic Hazards ordinance. The project is conditioned accordingly.

## Parking

The project includes a bedroom addition located at the second floor of the existing home. The project would result in an increase in bedroom count from two to three bedrooms; however, the number of required parking spaces by code would not increase as a result. Currently there are two parking spaces within the existing garage which is sufficient based on the number of existing and proposed bedrooms within the home.

## **Minor Exception**

The project proposes to increase the allowed Floor Area Ratio (FAR) from 50% to 53%. FAR is calculated by dividing the gross parcel area by the gross building area. On parcels located on coastal bluffs, gross site area includes deductions of the coastal bluff area. In this case, approximately 1,500 square feet of bluff area (slope) is deducted, thereby reducing the parcel size to less than 4,000 square feet, rendering the parcel substandard. The parcels size, slope, and location on a coastal bluff serve as special circumstances for which a Minor Exception to increase the allowed FAR can be supported.

The proposed increase in FAR would be in harmony with the intent of the Zoning ordinance in that the project would result in a home of approximately 1,700 square feet in size, much smaller than what is allowed on a parcel with compliant lot area. In the R-1-5 zone district, a 5,000 square foot parcel would allow a dwelling of approximately 2,500 square feet. Further, the exception would not result in a granting of special privileges in that the proposed parcel qualifies for a minor exception and the requested increase in FAR is within the allowed thresholds prescribed in SCCC 13.10.325 (Minor Exceptions)

## **Pleasure Point Design Exception**

As indicated above, the project site is located within the Pleasure Point Combining District, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the south, and the eastern shore of Corcoran Lagoon on the west. The proposed development includes a second story addition over an existing garage. An exception to the Pleasure Point residential development standards is required in that the western wall of the proposed addition would encroach into the required 10-foot second story setback (approximately 2 feet, 3 inches), as required in SCCC 13.10.446.

An exception to reduce the required 10-foot setback to 7 feet three inches can be supported as it both achieves a superior design (when the project is evaluated as a whole) and would not result in significant shading on the adjacent property. The design does not contribute significant bulk or mass to the structure at approximately 1,700 square feet in size.

The location of the existing garage is located 9 feet 9 inches from the west property line. In order to achieve a more uniform street view and to avoid an offset of the first and second floors for the ease of construction, a slight reduction to the 10-foot second story setback is required. Further, a window seat is proposed on the west wall of the proposed addition. The window would encroach approximately two additional feet into the second story setback. These nominal encroachments would not adversely shade adjoining parcels. As outlined in the attached findings, Planning Staff support the allowance for an encroachment into this second story setback.

## **Design Review**

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed addition will incorporate architectural design features consistent with the existing home. These features include smooth white stucco walls, tile roof and black window cladding. As proposed, the project is consistent with the County's Design Review ordinance in that the design would retain the aesthetic quality of the existing home which is consistent with the homes in the vicinity. No changes are proposed to the seaward side of the home therefore no adverse impact to visual resources are anticipated. The visual impact of the proposed development on surrounding land uses and the natural landscape.

## **Local Coastal Program Consistency**

The proposed residential addition and remodel would be in conformance with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The project results in very little modification to the existing structure, and only so far as to accommodate the proposed addition, which will blend with the existing home in terms of architectural style.

The project site is located between the shoreline and the first public road and situated on a coastal bluff overlooking a public beach and public access way which is considered a scenic location. Size and architectural styles vary in the area, and the project proposes no change to the seaward facing portion of the home. Therefore, the project would remain consistent with the type of development found along this stretch of coastline.

The project is not identified as a priority acquisition site in the County's Local Coastal Program and existing public beach access is located adjacent to the project site. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **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 **251440**, based on the attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

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### **Exhibits**

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

# 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: 251440  
Assessor Parcel Number: 032-232-04  
Project Location: 2914 Pleasure Point Drive, Santa Cruz

**Project Description: Proposal to construct a 322 square foot second story and 27 square foot first story additions to an existing two-story single-family dwelling.**

**Person or Agency Proposing Project: Esther Suzuki Arnold**

**Contact Phone Number: (520) 710-6366**

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

Specify type: Class 1 - Existing facilities (Section 15301), Class 3 - New Construction or Conversions of Small structures (Section 15303)

**F. Reasons why the project is exempt:**

Construction of a residential addition less than 2,500 square feet in size and less than 50% of the square footage of an existing single family residence in an area designated for residential uses.

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

\_\_\_\_\_  
Nathan MacBeth, 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 (Minimum 5,000 square foot parcel), Pleasure Point Combining District), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Residential 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 development is consistent with the surrounding neighborhood in terms of architectural style which consists primarily of Mediterranean style homes consisting of light stucco walls with red tile roof. The site is surrounded by lots developed to an urban density and the colors will be consistent with the existing dwelling so as to ensure the project will be complementary to the site. The development site is located on the top of a coastal bluff; however, no changes are proposed to the seaward side of the home.

- (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 existing public beach access is available off Rockview Drive, approximately 30 feet west of the project site.

- (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 uses in the R-1-5-PP (Single Family Residential (Minimum 5,000 square foot parcel), Pleasure Point Combining District) 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.

Though the existing home is non-conforming to the required front and side yard setbacks, the proposed addition would comply with current site and development standards with the exception

of the second story side yard setback and FAR. However, findings to support the proposed exception to the Pleasure Point residential design, to reduce the required 10-foot second story setback by approximately three feet, and Minor Exception to increase FAR by 3%, can be made. Further, the project would result in modification of 47% of the major structural components, thereby falling below the threshold of development under the County's Geologic Hazards Ordinance.

- (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 the proposed residential addition to an existing single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. The project site is located between the shoreline and the first public road however, the project site is not identified as a priority acquisition site in the County Local Coastal Program and existing beach access is located approximately 30 feet west of the project site off Rockview Drive.

- (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.

### **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.

This finding can be made, in that the size, topography and location of the project site create a special circumstance for which a Minor Exception to increase the allowed FAR from 50% to 53% can be supported. Though the parcel is just shy of 5,000 gross square feet, the area of the parcel encumbered with a coastal bluff is deducted for the purposes of calculating FAR. The deduction of the coastal bluff results in the reduction of 1,552 square feet in lot size. Absent the reduced lot area, the proposed home would comply with the allowed FAR and be of similar size to homes on parcels in the vicinity with identical zoning classification.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the proposed increased FAR to allow for 53% would not result in a home which is larger than what is allowed in the R-1-5 zone district. Parcels with compliant lot area (5,000 square feet) are eligible for construction of 2,500 gross square feet. The proposed addition would result in a dwelling of approximately 1,707 square feet, far less square footage than allowed on parcels not containing a coastal bluff. Further, the project has been conditioned to ensure the proposed addition will remain in compliance with the recommendations of the accepted

soils and geology report to ensure compliance with the County's Geologic Hazards ordinance.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the subject parcel is less than 4,000 square feet in size (gross) and the proposed increase in FAR (3%) is within the allowances prescribed in 13.10.235 which allows up to 7.5% increase in FAR. The project is therefore eligible for a Minor Exception to FAR as would other parcels meeting the criteria prescribed in County Code.

### **Minor Exception Findings**

Per County Code section 13.10.235(C)(4), in addition to the Development Permit Findings and Variance Findings above, the following finding shall be required for minor exceptions allowing an increase in lot coverage:

1. That there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, use permeable paving material, reduce existing impermeable area, or incorporate other low impact drainage design practices to control any increase in stormwater runoff.

This finding does not apply, in that the proposed project does not result in an increase in lot coverage. No expansion of the existing structure footprint is proposed.

### **Exceptions to the Pleasure Point Residential Development Standards**

Exceptions to the Pleasure Point residential development standards may be granted if the Development Permit Findings and at least one of the following additional findings can be made:

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

This finding can be made in that the existing home is non-conforming to current setbacks. Portions of the west side of the existing dwelling already do not comply with the required second story setback. The location of the existing garage, above which the addition is proposed, is located within 10 feet of the west property line. The project includes a request to reduce the west side setback by three inches in order to align with the existing garage. An additional two foot reduction is requested to incorporate a bay window along a portion of the wall surface. These nominal reductions would not in themselves excessively shade the adjoining property to the west. Further, the property to the west of the project site is a corner lot with its primary and functional yard areas along Rockview Drive, and seaward side of the home, neither of which would be adversely shaded by the proposed addition. Consequently, aligning the second story addition with the existing west wall of the garage will result in an encroachment into the second floor setback that is not anticipated to adversely

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shade adjoining parcels.

2. The Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or

This finding is not applicable in that Findings 1 and 3 can be made to support an exception to the Pleasure Point Residential Development Standards.

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 SCCC 13.10.344.

This finding can be made in that granting an exception to the second floor setback would result in a superior design and improved street appearance. The reduction to the required 10-foot second floor setback on the west side of the proposed addition is supported in that it allows a more uniform wall plane, consistent with the location of the existing garage below and to avoid second story offset for ease of construction. The finish colors and materials will match the existing structure. Together with the uniform alignment of the first and second stories, the proposed addition will seamlessly blend with the existing home resulting in a design which preserves the original 1930’s aesthetic.

## 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. The project has been conditioned to require updates to the soils and geology report to ensure compliance with the County's Geologic Hazards ordinance.

- (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 single family dwelling 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 (Minimum 5,000 square foot parcel), Pleasure Point Combining District) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district with the exception of the reduced second story setback and increased FAR for which findings to support a Pleasure Point Design Exception and Minor Exception can be made. Portions of the existing home will remain non-conforming to site and development standards as allowed under SCCC 13.10.262.

The existing home and proposed additions will comply with the County Geologic Hazards ordinance as the proposal does not constitute "development" as defined in SCCC 16.10. Further, the project has been conditioned to ensure compliance with FEMA requirements for projects subject to coastal flooding and wave inundation.

- (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 Medium Residential 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 addition to an existing single family dwelling will not result in an increase in the level of traffic generated by the project site which is anticipated to remain only one peak trip per day (1 peak trip per dwelling unit). Consequently, the project will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

This finding can be made, in that the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

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

This finding 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 single family dwelling 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. An exception to the Pleasure Point Residential Design standards is supported to ensure a superior street view and uniform wall planes. The proposed second story setback reductions would not result in adverse shading of adjacent parcels.

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- (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 single family dwelling is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses. No changes are proposed to the seaward side of the home and the proposed addition, including finish materials, will preserve the existing Mediterranean style, consistent with the majority of homes along Pleasure Point Drive.

## Conditions of Approval

Exhibit D: Project plans, prepared by Esther Suzuki Arnold, Architect, dated 10/15/25.

- I. This permit authorizes the construction of a 322 square foot second story addition and 27 square foot first floor addition to an existing single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
    3. 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 City of Santa Cruz Water District. Proof of water service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
  - 1. Submit a completed substantial improvement form along with a copy of the recent appraisal with the building permit application.
  - 2. Submit a Modification Worksheet that is consistent with the structural drawings. Modification of the major structural components shall not exceed 65 percent.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Submit an updated geotechnical report prepared and stamped by the project Geotechnical Engineer.
- H. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings.
- I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings.
- J. Pay the current fees for Roadside and Transportation improvements for one bedroom. Please contact the Department of Public works for a current list of applicable fees.

- K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The

applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

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

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

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

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Application #: 251440  
APN: 032-232-04  
Owner: William & Heidi Rielly

---

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.



OWNER CONTACT:  
 Heidi & William Reilly  
 2914 Pleasure Point Dr  
 Santa Cruz CA 95062  
 heidiw@re.com  
 831-618-9572

BUILDER CONTACT:



Esther Suzuki Arnold  
 estheinsuzuki@comcast.net  
 510.710.6586

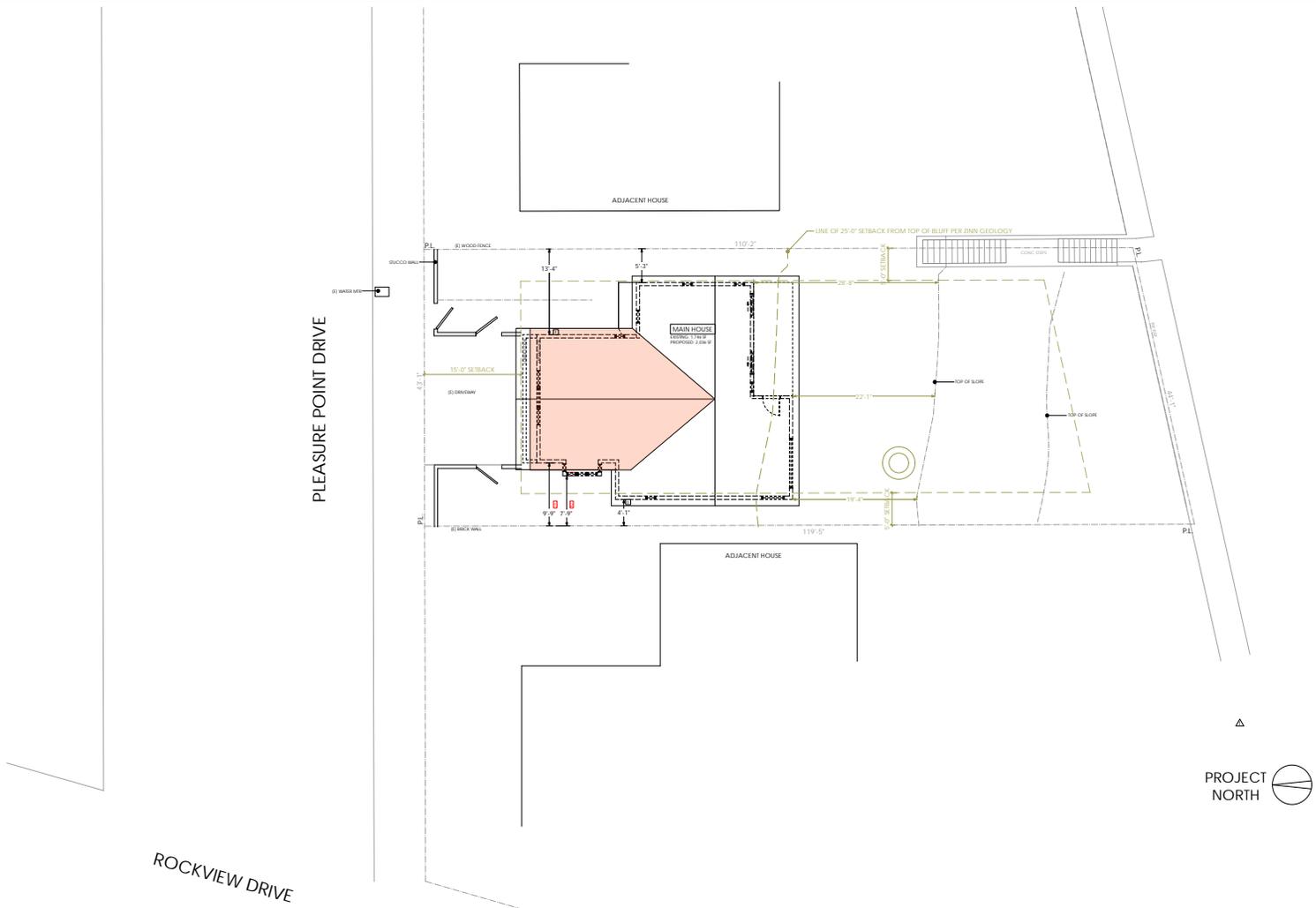
RIELLY RESIDENCE  
 2914 PLEASURE POINT DRIVE, SANTA CRUZ CA 95062  
 PARCEL NO. 032-232-04

ADDITION

PLANNING 10/15/25

SITE PLAN

A1.0



PROJECT DATA TABLE:		
	Existing	Proposed
Lot Area:		
Total	4,943 SF	4,943 SF
Net (top of bluff)	3,391 SF	3,391 SF
Building Area:		
Floor Area Ratio:	1,521 SF (45%)	1,811 SF (53%)
Lot Coverage:	807 SF (24%)	807 SF (24%)
Grading Calculations:	NA	NA
Parking (approved under Permit B-204480):	2 covered/ 2 uncovered	No change
Minimum/Actual Setbacks:		
North property line	15'-0" / 15'-0"	15'-0" / 15'-0"
South property line (frm top of bluff)	25'-0" / 19'-4"	25'-0" / 19'-4"
West property line (lower floor)	5'-0" / 4'-1"	5'-0" / 4'-1"
West property line (upper floor)	10'-0" / 4'-1"	10'-0" / 4'-1"
East property line	5'-0" / 5'-3"	5'-0" / 5'-3"
Maximum Height of Proposed Structures:	24'-8 3/4"	24'-8 3/4"

**SITE NOTES:**

- (N) upper west wall to be built in line with existing non-conforming lower wall.
- (B) Bay window extends 2'-3" into side setback. This design element is consistent and enhances the style of the home.

**ADDITIONAL NOTES:**

Site plan contents approximated for design purposes only, dimensions rounded to the nearest whole inch. For accurate, complete site information, please refer to TP-1 for Topographic and Boundary Survey, prepared by Paul Hanagan of Hanagan Land Surveying, PLS 7797, dated April 19, 2018 filed with the County.

No change to grading.

Any excess material should be disposed of off site or stockpiled in a manner to avoid run-off unto adjoining properties.

No change to existing water and sewer service lines.

All existing trees, landscape and hardscape to remain. All existing site walks and gates to remain. No new, or demolition of landscape and hardscape.

No change to existing off-street parking (non-conforming with 2025 minimum dimensions).  
 Refer to A2.1 for ROOF & DRAINAGE PLAN.

1 SITE PLAN - EXISTING & PROPOSED  
 SCALE 1/8"=1'-0"  
 E SMART METERS/ ELECTRICAL  
 G GAS METER

Exhibit D

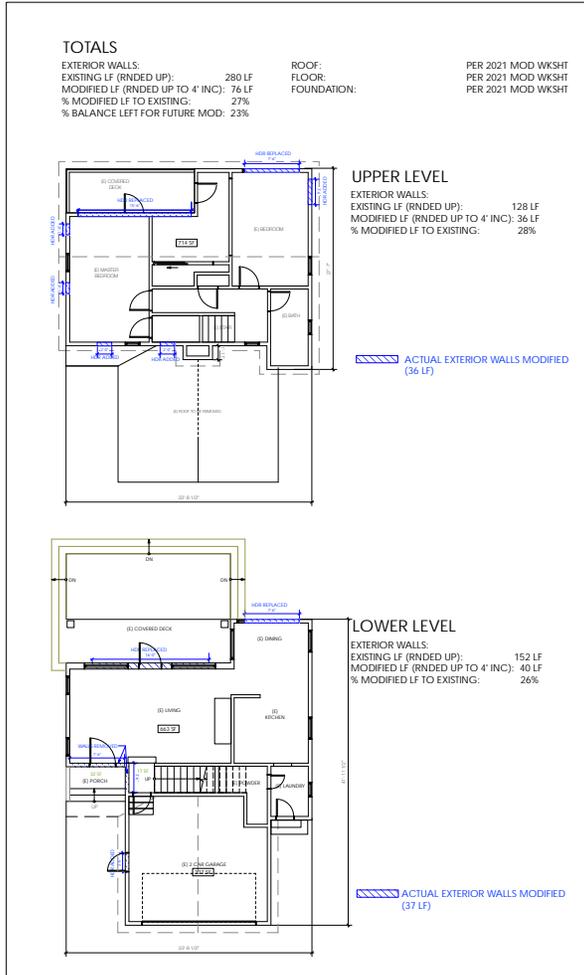
**MODIFICATION NOTES**

The property at 2914 Pleasure Point Drive is on a riparian corridor. The threshold for modification to be considered "reconstruction" is 50% or more of major structural components of the existing structure within any consecutive five-year period (Santa Cruz County) and 50% of modification (including addition) of major structural components, accounted for cumulatively from all past remodels (Coastal Commission).

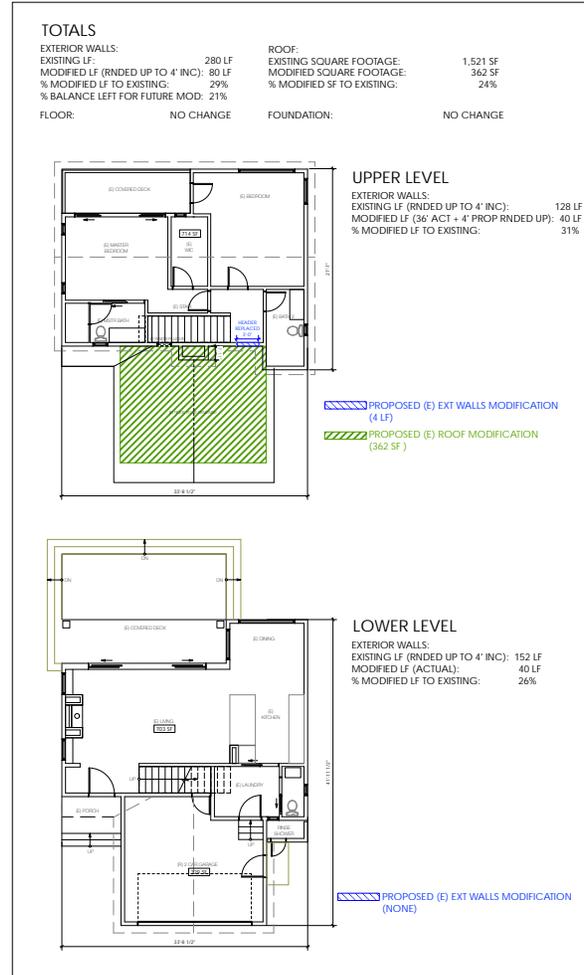
For this project, structural modifications to exterior walls include  
 - existing exterior walls removed to accommodate additions.  
 - new/replaced headers for doors and windows.  
 - (Coastal only) new exterior walls for additions.  
 - it does not include inlets of windows and doors in existing walls.

Schedule A: House was originally built in 1937. First major structural remodel was approved in 2021. The actual modifications to exterior walls deviated from estimated (27% vs 34%); all other actual to estimate modifications appear consistent. In summary, actual modifications from the 2021 remodel are:	27%		
... Exterior wall modifications (calculated - See A below):	27%		
... Floor modifications (per 2021 Modification Worksheet):	5%		
... Foundation modifications (per 2021 Modification Worksheet):	13%		
... Roof modifications (per 2021 Modification Worksheet):	0%		
Schedules B & C: Proposal is to add 322 SF to upper floor. Estimate modifications for proposed upper level addition are as follows:			
... Exterior wall modifications:	29%	48.8%	Coastal Commission (See Schedule C below)
... Floor modifications:	5%	20%	
... Foundation modifications:	13%	13%	
... Roof modifications:	24%	47%	

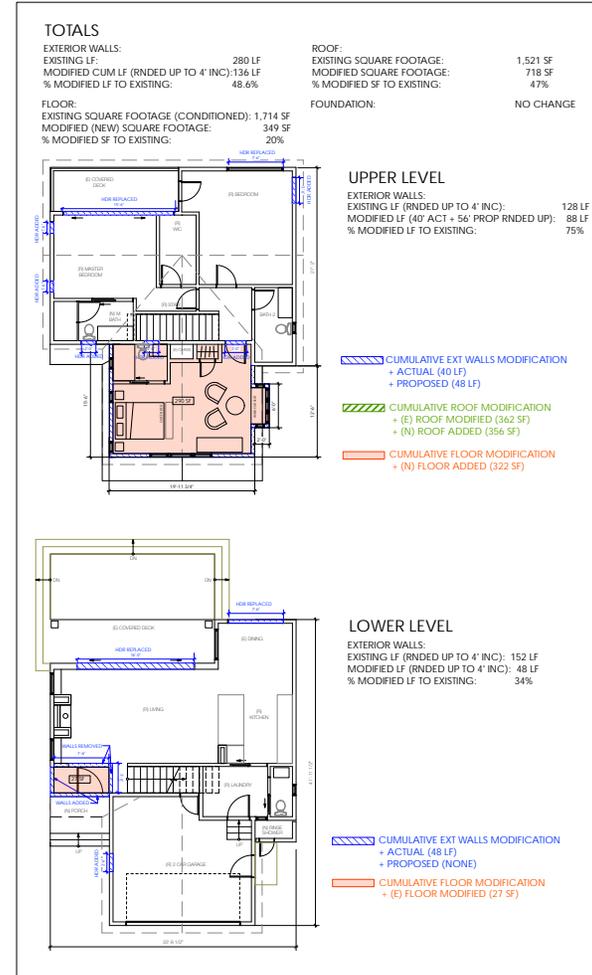
**A: ORIG TO 2021 MODIFICATION WORKSHEET - ACTUAL**



**B: SCC PLANNING MODIFICATION WORKSHEET - PROPOSED**



**C: COASTAL COMMISSION MODIFICATION WORKSHEET - PROPOSED**



OWNER CONTACT:  
 Heidi & William Reilly  
 2914 Pleasure Point Dr  
 Santa Cruz CA 95062  
 heidiw@rme.com  
 831-618-9572

BUILDER CONTACT:



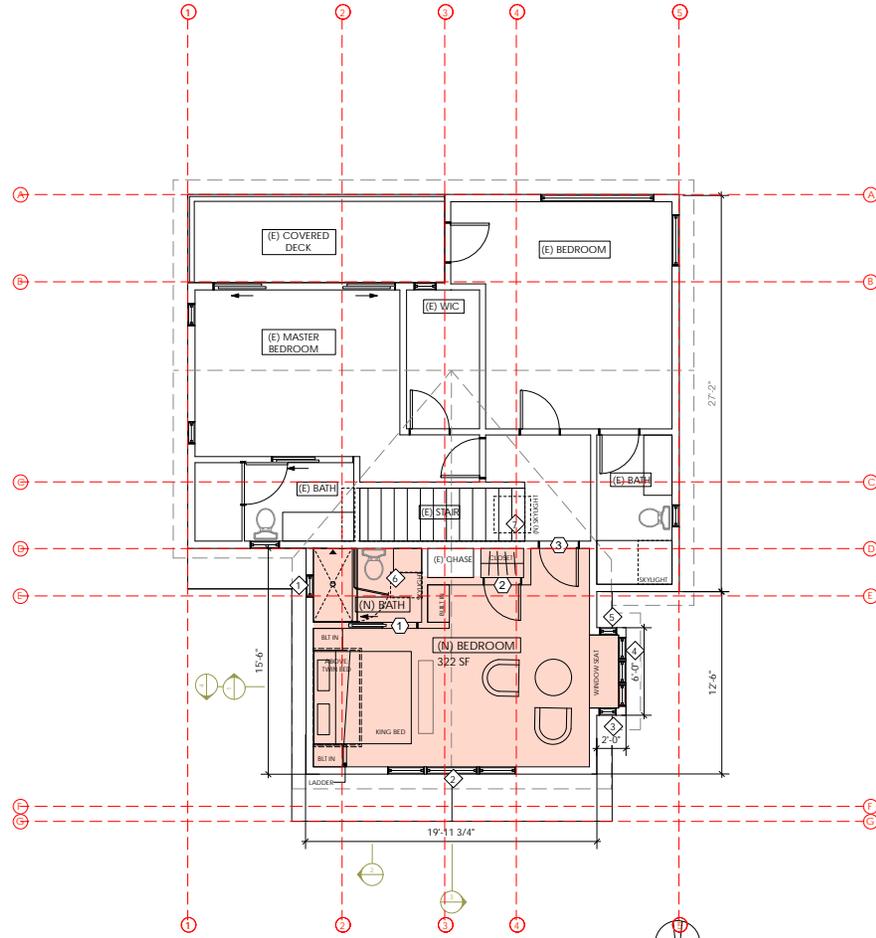
Esther Suzuki Arnold  
 estherarnold@comcast.net  
 510.710.6860

**RIELLY RESIDENCE**  
 2914 PLEASURE POINT DRIVE, SANTA CRUZ CA 95062  
 PARCEL NO. 032-232-04

**ADDITION**

PLANNING 10/15/25

**MODIFICATION WORKSHEET**



① UPPER FLOOR - PROPOSED  
 SCALE 1/4" = 1'-0"  
 [Pink shaded area] PROPOSED ADDITION  
 [White area] NO CHANGE TO LOWER FLOOR

OWNER CONTACT:  
 Hold & William Riely  
 2914 Pleasure Point Dr  
 Santa Cruz CA 95062  
 holdriely@me.com  
 831-618-9572

BUILDER CONTACT:



Esther Suzuki Arnold  
 estherarnold@comcast.net  
 510.710.6860

RIELLY RESIDENCE  
 2914 PLEASURE POINT DRIVE, SANTA CRUZ CA 95062  
 PARCEL NO. 032-232-04

ADDITION

PLANNING 10/15/25

PROPOSED FLOOR PLAN

A2.0

Exhibit D

OWNER CONTACT:  
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heidi@riellyme.com  
831-618-9572

BUILDER CONTACT:



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estherarnold@comcast.net  
510.710.6860

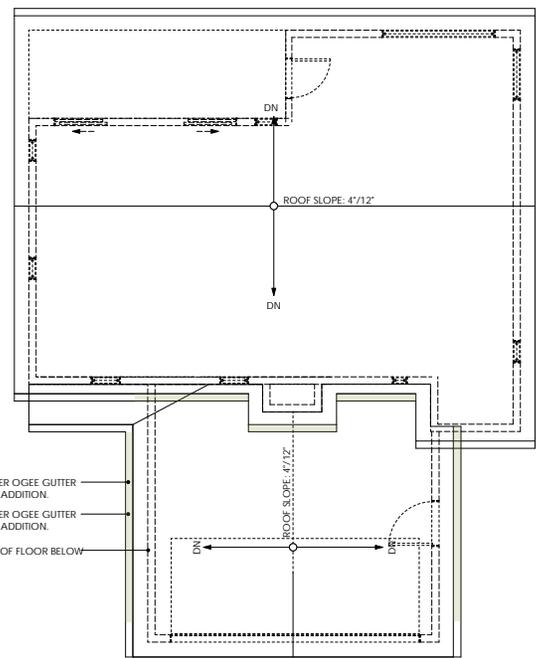
RIELLY RESIDENCE  
2914 PLEASURE POINT DRIVE, SANTA CRUZ CA 95062  
PARCEL NO. 032-232-04

ADDITION

PLANNING 10/15/25

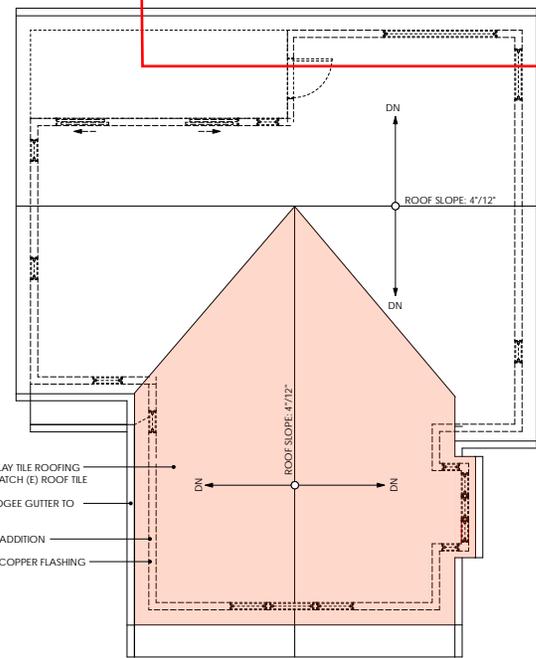
ROOF &  
DRAINAGE  
PLAN

A2.1



2 ROOF PLAN - EXISTING  
SCALE 1/4" = 1'-0"

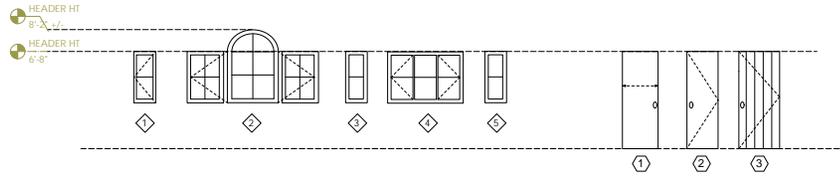
- (E) 5" COPPER OGEE GUTTER REMOVE AT ADDITION.
- (E) 5" COPPER OGEE GUTTER REMOVE AT ADDITION.
- (E) OUTLINE OF FLOOR BELOW



1 ROOF PLAN - PROPOSED  
SCALE 1/4" = 1'-0"  
PROPOSED ADDITION

- OLD MISSION CLAY TILE ROOFING AT ADDITION. MATCH (E) ROOF TILE
- (N) 5" COPPER OGEE GUTTER TO MATCH (E).
- (N) OUTLINE OF ADDITION
- ROOF TO WALL COPPER FLASHING





WINDOW SCHEDULE										
ID	LOCATION	OPERATION	SIZE	MATERIAL	INTERIOR FINISH	MANUFACTR	HD HT	U-FACTOR	SHGC	NOTES
1	(N) BATH	CASEMENT LEFT HINGE	18X42	VINYL / FIBERGLASS	WHITE	TBD	6'8"			TEMPERED / WATER RESISTANT
2	(N) BEDROOM	MULLED UNIT	30X24	ALUM-CLAD WOOD	CLEAR MATTE	TBD	6'8"			
		CASEMENT LEFT HINGE	30X42							MEETS EGRESS
		PICTURE NON-OPERABLE	42X60							MEETS EGRESS
		CASEMENT LEFT HINGE	30X42							
3	(N) BEDROOM / BAY WINDOW	CASEMENT LEFT HINGE	18X42	ALUM-CLAD WOOD	CLEAR MATTE	TBD	6'8"			
4	(N) BEDROOM / BAY WINDOW	MULLED UNIT	60X36	ALUM-CLAD WOOD	CLEAR MATTE	TBD	9'8"			
		CASEMENT LEFT HINGE	18X36							
		PICTURE NON-OPERABLE	18X36							
		CASEMENT LEFT HINGE	18X36							
5	(N) BEDROOM / BAY WINDOW	PICTURE NON-OPERABLE	18X42	ALUM-CLAD WOOD	CLEAR MATTE	TBD	6'8"			
6	(N) BATH	SKYLIGHT - OPERABLE	24X26-7/8	ALUM	WHITE	VELUX	@ CLING			STYLE C02 - SOLAR OPER
7	(E) HALL	SKYLIGHT - FIXED	30-1/2X30	ALUM	WHITE	VELUX	@ CLING			STYLE M02 - FIXED
DOOR SCHEDULE										
ID	LOCATION	OPERATION	SIZE	STYLE	FINISH			U-FACTOR	SHGC	NOTES
1	(N) BATH	POCKET	30X80	INTERIOR WD PANEL	WD. W/ CLEAR FIN					PRIVACY LOCK
2	(N) BEDROOM / CLOSET	SWINGING LH HINGE	24X80	INTERIOR WD PANEL	PAINTED					PASSAGE
3	(N) BEDROOM	SWINGING RH HINGE	32X80	INTERIOR WD PANEL	WD. W/ CLEAR FIN					PRIVACY LOCK
				INTERIOR JAMB ARE 4-13/16"						

① PROPOSED WINDOW & DOOR SCHEDULE

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hrest@hime.com  
831-618-9572

BUILDER CONTACT:



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510.710.6866

RIELLY RESIDENCE  
2914 PLEASURE POINT DRIVE, SANTA CRUZ CA 95062  
PARCEL NO. 032-232-04

ADDITION

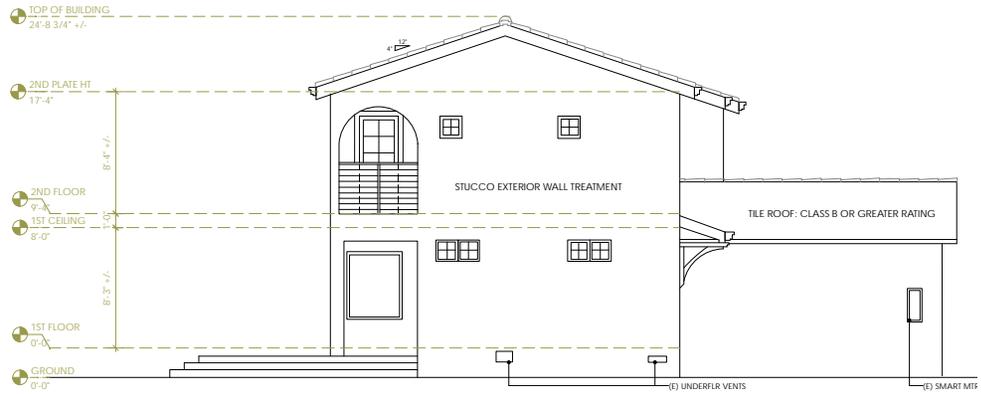
PLANNING 10/15/25

WINDOW &  
DOOR SCHEDULE

A2.2



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

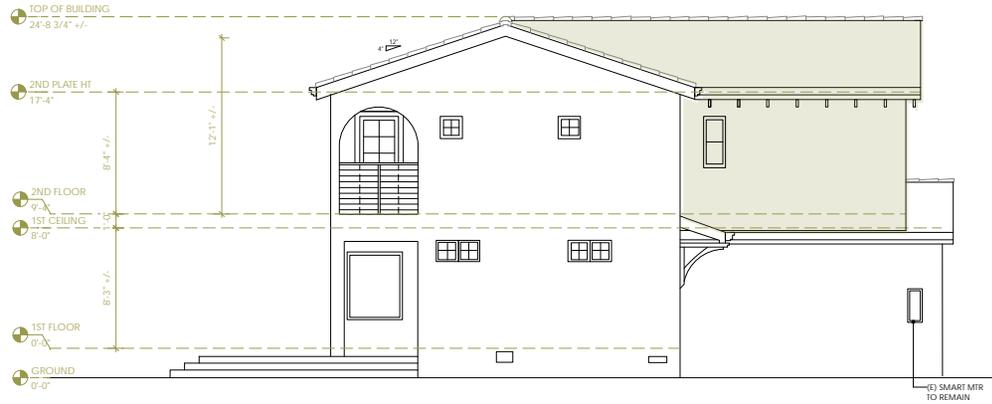


③ EAST ELEVATION - EXISTING  
SCALE 1/4"=1'-0"



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

PROPOSED ADDITION



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

PROPOSED ADDITION

OWNER CONTACT:  
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Santa Cruz CA 95062  
hoad@hwrme.com  
831-618-9572

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estherarnold@csac.ca.gov  
510.710.6860

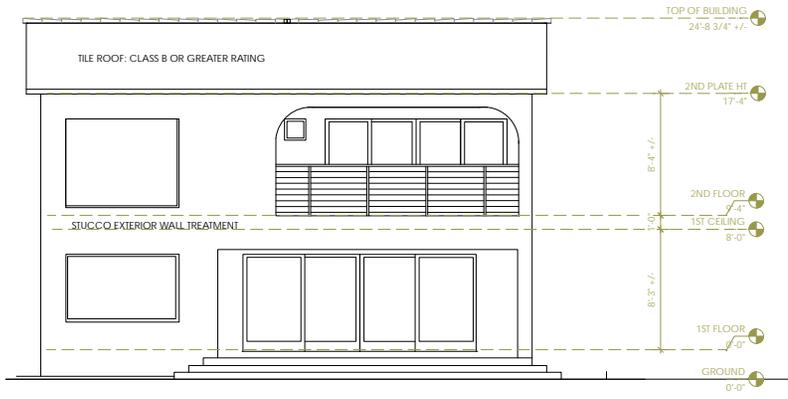
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2914 PLEASURE POINT DRIVE, SANTA CRUZ CA 95062  
PARCEL NO. 032-232-04

ADDITION

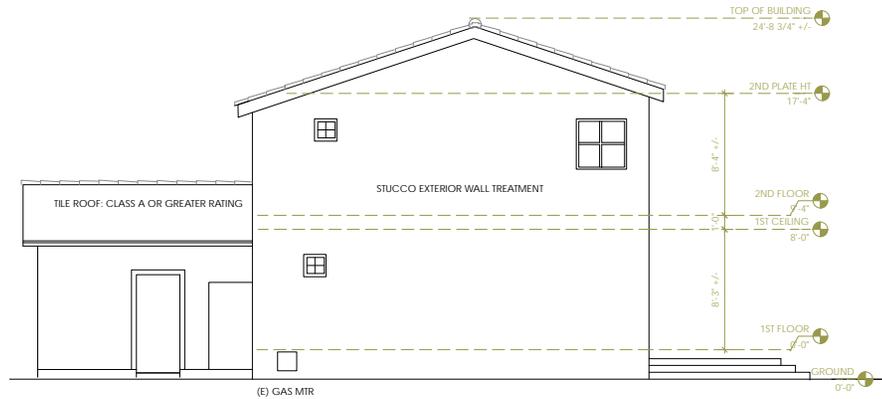
PLANNING 10/15/25

EXTERIOR ELEVATIONS

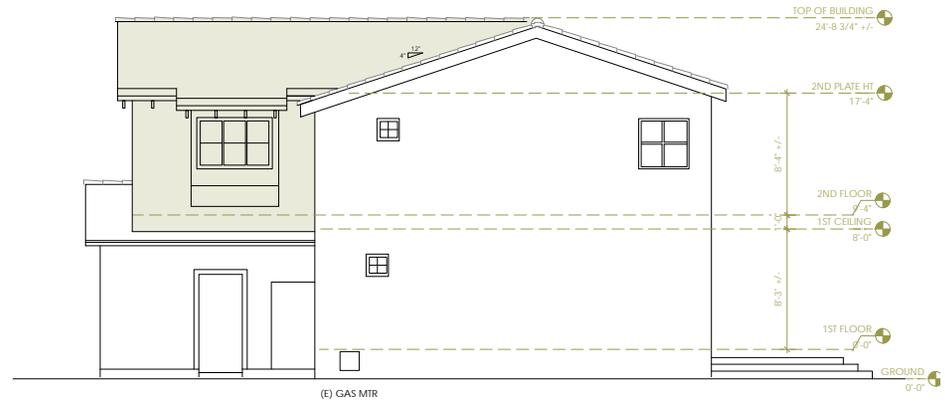
A4.0



① SOUTH ELEVATION - EXISTING  
SCALE 1/4"=1'-0"  
NO CHANGE



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



③ WEST ELEVATION - PROPOSED  
SCALE 1/4"=1'-0"

PROPOSED ADDITION  
**Exhibit D**

OWNER CONTACT:  
Hoidt & William Reilly  
2914 Pleasure Point Dr  
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hoidt@hwrme.com  
831-818-9572

BUILDER CONTACT:



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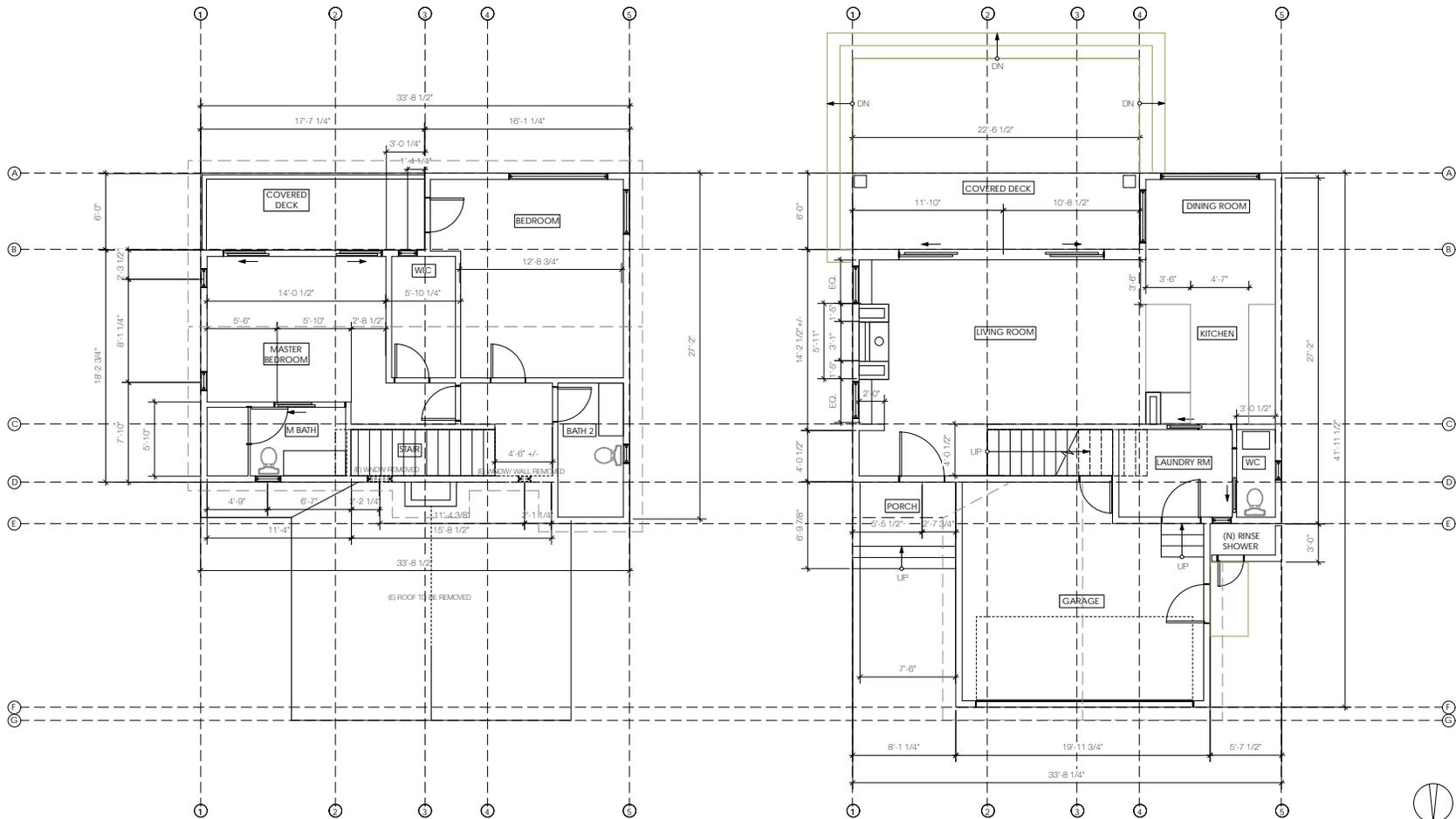
RIELLY RESIDENCE  
2914 PLEASURE POINT DRIVE, SANTA CRUZ CA 95062  
PARCEL NO. 032-232-04

ADDITION

PLANNING 10/15/25

EXTERIOR ELEVATIONS

A4.1



② EXISTING FLOOR PLAN - UPPER FLOOR  
SCALE 1/4"=1'-0"

① EXISTING FLOOR PLAN - LOWER FLOOR  
SCALE 1/4"=1'-0"  
NO CHANGE



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hoidw@ym.com  
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BUILDER CONTACT:



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estherarnold@comcast.net  
510.710.6860

RIELLY RESIDENCE  
2914 PLEASURE POINT DRIVE, SANTA CRUZ CA 95062  
PARCEL NO. 032-232-04

ADDITION

PLANNING 10/15/25

EXISTING/DEMO  
FLOOR PLAN

A7.0

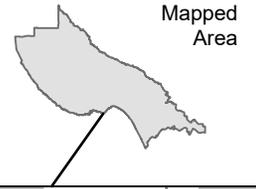






Santa Cruz County Planning Department

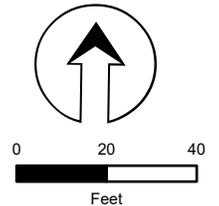
# Parcel Location Map



**Parcel: 03223204**

 Subject Parcel

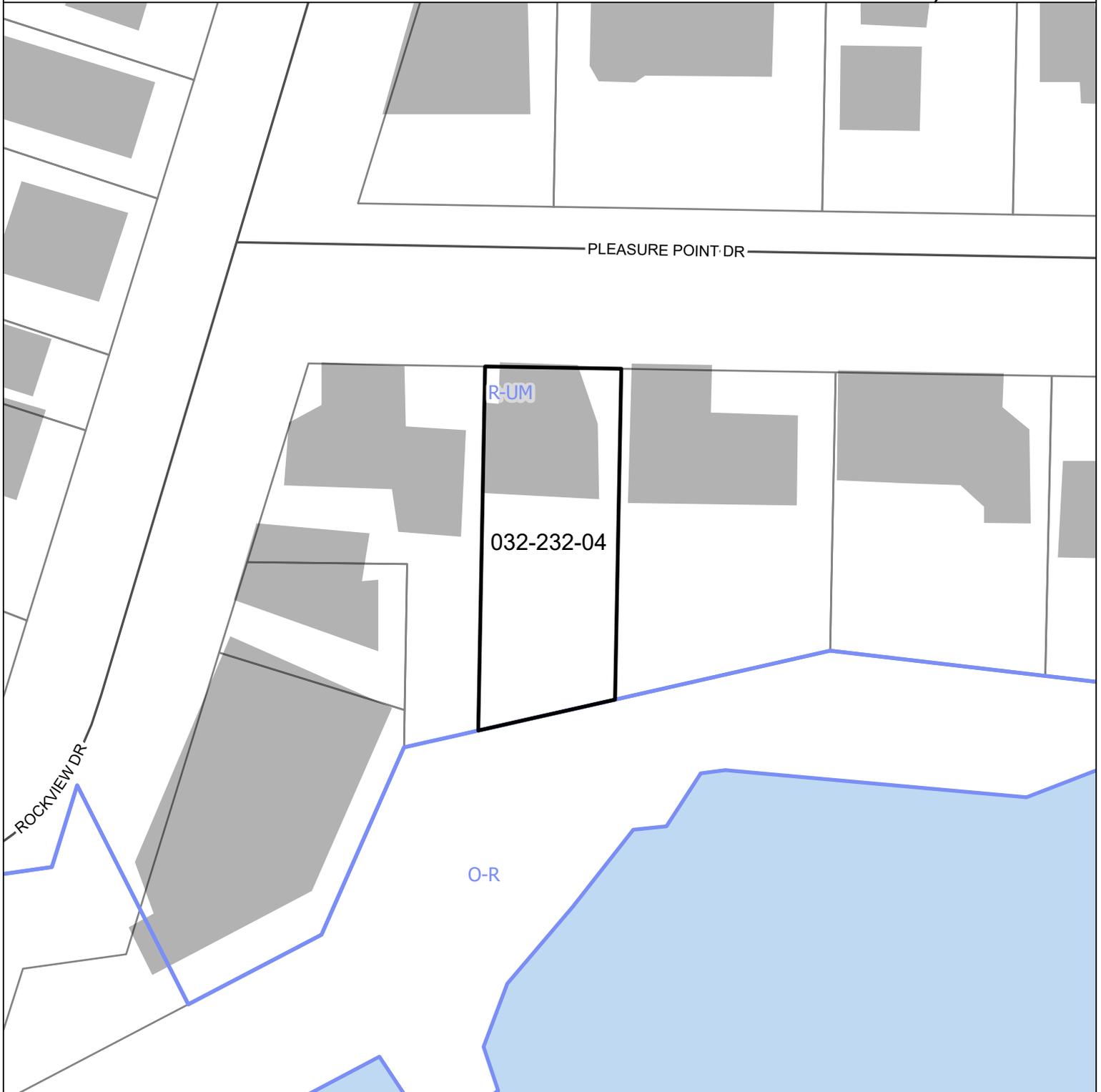
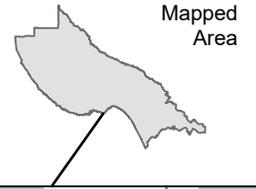
Map printed: 8 Dec. 2025



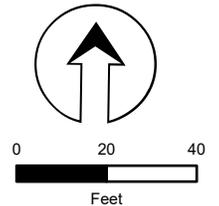


Santa Cruz County Planning Department

# Parcel General Plan Map

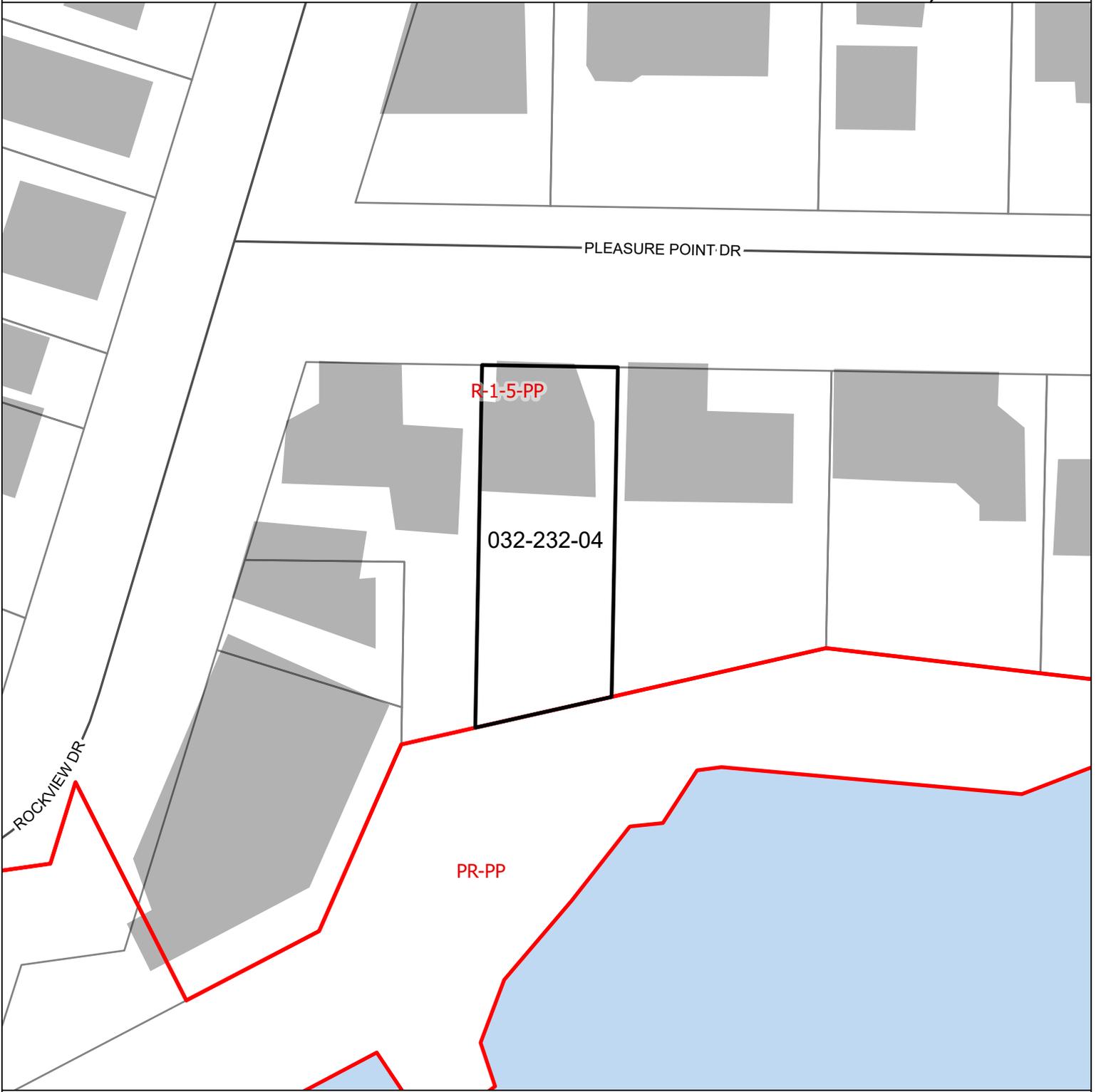
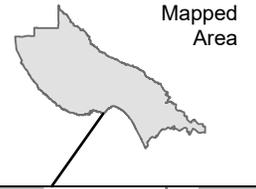


 Subject Parcel

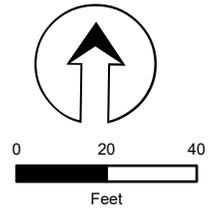




# Parcel Zoning Map



 Subject Parcel



## Parcel Information

### Services Information

Urban/Rural Services Line:  Inside  Outside  
Water Supply: City of Santa Cruz Water Department  
Sewage Disposal: County of Santa Cruz Sanitation District  
Fire District: Central Fire Protection District  
Drainage District: Flood Control District 5

### Parcel Information

Parcel Size: 3,391 Square feet gross site area (no bluff or beach)  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Pleasure Point Drive  
Planning Area: Live Oak  
Land Use Designation: R-UM (Urban Medium Residential Density)  
Zone District: R-1-5-PP (Single Family Residential (Minimum 5,000 square foot parcel), Pleasure Point Combining District)  
Coastal Zone:  Inside  Outside  
Appealable to Calif. Coastal Comm.  Yes  No

**Technical Reviews:** Geotechnical and Geologic reports reviewed and accepted (REV181144)

### Environmental Information

Geologic Hazards: Site is located on a coastal bluff and mapped within the VE (storm wave zone) on the Flood Insurance Rate Map (FIRM) by Federal Emergency Management Agency (FEMA).  
Fire Hazard: Not a mapped constraint  
Slopes: Site is flat to the edge of coastal bluff  
Env. Sen. Habitat: No physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource but visible from public beach  
Archeology: Not mapped