

To: Zoning Administrator
From: Jenny Tucker
Date: 2/11/26
Re: Proposed construction at 31 Rockview Drive, Santa Cruz
Meeting Date: Friday, 2/13/2026

To be read into the record/minutes for the meeting of 2/13/26

Dear Administrator and Meeting Attendees:

My name is Jenny Tucker. My mother, Karen Tucker, is the owner of the property adjacent to the proposed development (33 Rockview Drive). She has already written to address her concerns regarding the proposed new home build. I would like to register my own significant concerns.

This is the second meeting regarding the development of 31 Rockview. At the first meeting on 12/5/25, it was stated that the proposed deviations from code appeared to be an over-encroachment on 33 Rockview, and Applicants were asked to modify their proposed plans out of concern that the reduced setbacks would make it feel like 31 Rockview was “on top of” our property. Applicants have done so only incrementally. Particularly, in the space where we have our outdoor socializing area (I will call it the side yard), the proposed second-story set back is now at six and seven feet, still in violation of the required ten feet by a full three to four feet along that area. The side yard is where our family has routinely hosted afternoon get-togethers, and the house was built with large windows and glass doors along that area to let in natural light. Failing to honor the code-required setbacks would significantly affect our enjoyment of that area.

Applicants have also stated the need for a larger-than-code cantilevered deck off the front of their property since the proposed square footage of their house does not allow for much of a yard. I believe the proposed deck continues to be in violation. The solution to not having a sufficient yard is not to encroach on your neighbors’ space or views, it is to build a smaller home. This is what my parents did when they complied with the codes in building our house, with its side yard, in the mid-nineties.

What Applicants are asking to do is to build at the expense of their neighbors. It is at our expense as we suffer from feeling hemmed in by a looming second story on a house built too big for the neighborhood and adjacent lot. And it is at our literal expense as our home values will diminish when prospective buyers, rightly, perceive cramped space and less desirable homes.

Applicants have reached out to us to express hopes that we can work in a neighborly manner to meet everyone’s needs. We hope for this too, and would like goodwill with the future residents of 31 Rockview. Their proposed house is beautiful. But, in order to be fair to everyone, it needs to comply with code and not unfairly disadvantage surrounding homes. There are only two ways this can be accomplished; 1) buy a bigger lot, or 2) build a smaller home.

Steven Graves Land Use Consulting
775 Estates Drive
Aptos CA 95003
(831) 325-1219

February 11, 2026

Zoning Administrator
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Re: # 251178 – 31 Rockview Dr. Revised House Design Plans – Response to Staff Report for 2.13. Hearing Item #.

Dear Zoning Administrator:

We are providing this letter in response to the current staff report for the redesigned Lopes Residence at 31 Rockview Avenue. As a result of your comments and public testimony at the December 10th hearing, the home was redesigned to address the issues raised as follows:

Size. The home was reduced in size on both the lower and upper floors. The County typically uses FAR and lot coverage to gage whether a home fits appropriately on a given site. The previous project complied with both standards and the reduced size of the redesigned home results in a FAR of 57.31% (60% is allowed), and a Lot Coverage of 33.57% (45% is allowed). **The redesigned residence is a modest 1,888 sf.** This does not include the 2 car garage and the ADU which is supported by the County and State Law. The lot coverage is far below what could be allowed.

Massing, Second Story Setbacks and Articulation. As suggested at the hearing, we shifted the building more toward the South side since there is zero shading potential on that side and since with the proposed 6' upper story setback, there is a total of 18' from the second story to the adjacent residence. Here's a brief summary of each elevation:

North Side Front



The front of the house has been moved back 1.5' resulting in the upper story being 16'5" setback from the P/L which is an additional 10-12' from the edge of the street. This will set this house back further than any of the other 5 homes in the "study area". Here

are the setbacks for each of those homes for the front yard and decks (per the Mid Coast Engineers plan in Exhibit A) and permit records in Exhibit B. As shown, the average front yard setback for both the homes and decks are far below what is being proposed with the redesign.

Project Address	Front Setback from House to P/L	Setback Deck to P/L
29 Rockview	8.5"	2.5"
31 Rockview (Redesign)	16'5"	6'
33 Rockview	14'8"	8'4" (w/railing)
37 Rockview	7' +/-	5'
41 Rockview	9' +/-	6'
43 Rockview	8'	2'
Average w/o Subject Project	9' 52"	4' 75"

This side of the new house design has significantly expanded the upper story setbacks, starting with a 9'6" setback to the second floor for a significant portion of the upstairs great room. The 9' 6" setback to the second story applies to the first 29' of the north side second story setback (in addition to another 10'-12' distance from the property line to the street), setting back the second story within 9'6" at least 40' from the street. By eliminating the exterior ADU stair case wall, there is a 10' 6" setback to the rear of the building. In total, only 28' of the property's 100' width along this side has less than a 9' 6" setback. The use of the lower metal roof and the two tone stucco colors accentuate the second story setback and the 3 varying wall plains along this elevation creating a high level of articulation. It should also be noted that the lack of windows on this elevation will protect the privacy of the residents at 33 Rockview.

North Side Rear



This rendering highlights how much removal of the exterior wall previously enclosing the ADU stairs has opened up the rear portion of the structure. The small 1' x 4' 7" popout architecturally increases articulation, screens the ADU landing from the Rockview view and provides a space for the interior elevator. The French balcony reduces bulk and mass while providing ample light and ventilation to the ADU.

South Side Front



This side elevation illustrates many of the featured architectural elements of the revised design including several wall plains, increased second story setback, 2' wide lower metal roof, chimney chase, and the featured corner glass windows. The Aged Ash Trespa horizontal wood composite siding frames the full length corner windows and along with the accent soffit make for a stunning design.

South Side Rear



This perspective highlights how important the sloped roof is to break up the mass of the structure and also highlights the multiple wall plains and the minimizing of the ADU impact on top of the garage.

Staff Recommendations

1. Increase the side yard setback on the south side from 6' to 7'. There is no justification for this condition. This side of the house has a zero potential for shading year round and therefore, should not be subject to the PPDG second story setbacks. The redesign shows a well articulated south elevation including a 1' offset to the second floor combined with multiple wall plains. In addition, there is already an 18' setback from the proposed second floor to the residence to the south. This adjacent parcel is also 5,227 sf. in size so they will have no problem meeting the PPDG if its redeveloped in the future. This recommended condition will not improve the design, will take away from it by: a. Reducing the architectural integrity and beauty of the corner windows by shrinking them to a narrow dimension that will look out of place with the elegance of the house. b. The upstairs area comprised of the pantry, ½ bath and stacked laundry areas will be compromised or eliminated which would be a huge impact, c. further increasing the setback will throw off the symmetry provided by both side lower roofs currently being 2' wide. The example project approved in 2022 at 122 24th Avenue (see Exhibit C) had the exact condition and used the lack of shading (almost but not zero) to justify a 5' setback to both floors to accommodate interior stairs. We are already redesigned to higher standard than that recently approved project on the exact same size lot, and are being asked to go even further than this recent approval.
2. Eliminate the 1' x 4'8" area on the north side by increasing the setback to 7' from 6'. Again there is no justification for this condition other than a continued attempt to extract more compromises from the applicants. This small pop out provides several functions: a. It provides increased articulation on this elevation with multiple wall plans and roof jog, b. It allows just enough area for the elevator which may not work without this additional 1', and this area provides weather protection and screening for the ADU landing/entry area. Under the redesign the elimination of the exterior wall of the staircase greatly increased setbacks, reduced shading, and this elevation is ideal as it is and any further reductions are unwarranted.
3. Redesign the home with a flat roof at 22'. This recommendation is nonsensical, would destroy the architectural integrity of the design, and is totally inappropriate at this point in the planning process. The gently sloped roof on the Rockview fronting half of the building has never been questioned by staff, the ZA, or the public, and in fact that original design was supported by staff with the only recommendation being reduction of the 5' roof eave in front to 3'. To suggest that this project should be redesigned to meet the PPDG pertaining to a lot width of less than 35' is non sensical. The project site width is 37.5'. The criteria being applied by staff doesn't apply to this project and should not even be considered. The height of the fascia at the front elevation with the 5' overhang is only 24', which is 4' less than that allowed by the zoning ordinance.
4. Reduction of the front roof eave from 5' to 3'. This was a left over condition of the previous proposal. The house has been moved back 1.5 feet and this portion of the roof eave is already within 6" of meeting the 10' setback in the most extreme application of the PPDG. To suggest that this 2' difference in the roof eave would have any noticeable impact on the already deemed nonsignificant shading impact to the neighbor to the north is unfounded. This architectural nitpicking would take away from the elegance of the design and also the quality of the outdoor deck area.
5. Reduction of the 6' variance request to 3'. By moving the house back 18" we were able to gain 1'6" of deck area. This change was made in a direct response to the comments from the December hearing and increased the front yard setback places the upstairs farther back than any other house in the group of houses evaluated. Just because the owners sacrificed living area to make this change they shouldn't be penalized by being forced to have a smaller deck. The deck cantilevers 6' into the first floor setback which is consistent with the intent of the ordinance but because the upstairs setback is greater than the first floor setback staff interpreted this to require a variance which was supported in the initial project.

Neighborhood Compatibility

As shown in the attached streetscape rendering this house will be a stunning addition to the neighborhood, designed and constructed to the highest standards, adding beauty, value, and an updated modern design that once completed will be appreciated by neighbors and those passing by. The house is well below the lot coverage, FAR, and height standards and even with the

variance, the front yard deck will be setback equal to or further than the 4 of the 5 adjacent homes reviewed. A detailed analysis of the permit history of these existing homes (see below) demonstrates that variances were issued on most of these properties and every one of them would be inconsistent with the current PPDG and front yard setbacks.

Streetscape Rendering



Adjacent Home Permit History

1. 43 Rockview (APN 028-304-48) – Permit issued in 1993 for conversion of carport to a garage, variances issued to reduce min 10' street side yard to about 6'6" and distance to garage from 20' to 15'. Predates PPDG however, non street side yard is 5' on both stories. Front yard setback approx 8' to P/L and approx. 2' from to deck from P/L.
2. 41 Rockview (APN 028-304-49)- Permit issued in 1989 for an addition included variances to reduce the garage setback from 20' to 2' and to increase lot coverage. Variance to reduce side yard to 3'. Note lot is 2700 sf in size and although it predates PPDG side yard setbacks are 5' for both stories. Non conforming front yard and deck setbacks to both stories.
3. 37 Rockview (APN 028-304-14) – Permit issued in late 70's for a remodel. House is max built for lot, 2770 sf not including garage, 5' setbacks to both sides and storied, non conforming front yard for both stories and deck. Approx. 7' to both stories front yard and 5' to deck. The lots size is 5227 sf.
4. 33 Rockview (APN 028-304-15). This adjacent parcel is smaller than the subject lot, its 3,484.8 sf. v. 3,750 sf for Lopes property. The house on the parcel was constructed in 1995 before the PPDG and was designed very close to the max lot coverage and FAR allowed at that time (pre ADU regs). The house is 1,593 sf. not including the garage. No variances were required.
5. 29 Rockview (APN 028-304-18). This two story home is a box design (no second story setback) and predates permits. The lot is 5227 sf, the existing house is 12' from the shared property line, and the front yards are significantly non-conforming 8.5' both floors to P/L and 2.5' to deck from P/L.

(Copies of Permit Records are Attached for each property as Exhibit B)

2022 Coastal Permit for New Residence at 122 24th Ave

1. 122 24th Ave. As shown in the attached staff report this brand new home was approved in Jan. of 2022, on a 4000 sf. lot (40'x100') under CDP# 211066 to allow for the following: 2,075 sf SFD, 798 sf, and 248 sf garage = 3,121 sf. total. Exceptions were granted for a 5' side yard PPDG exception, and an exception to Lot coverage and maximum allowed ADU sf. As shown in the staff report, similar to the 5' side yard (both stories) was allowed based upon close to zero shading impacts on the north side. This recent approval sets a precedent for exceptions to the PPDG, especially since the lot is 40' wide (vs. 37.5' for the subject parcel) and lot is 4,000 sf. (vs. 3750 sf for the subject parcel).

(Copies of Permit Records are Attached for 122 24th Ave as Exhibit C)

Conclusion

The original project was supported by staff but encountered some public opposition which resulted in the ZA expressing the desire that we consider a redesign to address the concerns that were raised. The redesign does exactly that and goes beyond what could have been proposed, the result is an extraordinary home design that will be a gorgeous asset to the neighborhood. The additional conditions proposed by staff are unwarranted and would take away from the proposed design. Justification for the PPDG exceptions are already solidly described in the staff report and are further supported by the 2022 approval of the 122 24th Avenue project which was a larger project on a larger lot with far less restrictions than that applied to this project.

We urge you to support the redesign project as it currently is proposed.

Sincerely,

Steven Graves

Cc: Alexandra Corvello, Project Planner

Exhibit A – Mid Coast Engineers Map showing front Yard Setbacks of Neighboring Homes

Exhibit B – Permit Records for Neighboring Homes

Exhibit C – CDP for 122 24th Avenue

Exhibit A – Mid Coast Engineers Map showing front Yard Setbacks of Neighboring Homes



Exhibit B – Neighboring Home Permit Records

43 Rockview

APN
 Address
 Street
 Intersection

County of Santa Cruz

Parcel Info	Land Use	Biotic and Water Resources	Special Districts	Jurisdictional & Elections	Hazards & Geophysical	School Districts	CSA (County Service Areas)
APN (Click for Assessor Info)	02830448						Assessor's Use Code 020
APN Map (Click for Map)	APN Map						Assessor's Use Code Description 020-SINGLE RESIDENCE
Canceled APN Maps	Canceled APN Maps						Situs City State Zip SANTA CRUZ, CA 95062-5411
Click for Permit Data:	Permit Data						Tax Code Areas 082040
Click for Other Planning Data:	Planning Data						Assessor's Acreage 0.0730



**COUNTY OF SANTA CRUZ
Planning Department**

PERMIT

Owner Robert Orcoti
Address 43 Rockview Drive
Santa Cruz, CA 95062

Permit Number 93-0448
Parcel Number(s) 028-304-48

PROJECT DESCRIPTION AND LOCATION

Proposal to recognize the conversion of an attached carport tota garage. Requires a variannne to reduce the required minimum 10 foot street side yard to about 6 feet 6 inches, and the required minimum 20 foot entrance to garage from alley to about 15 feet. Property located ath the southwest corner of East Cliff Dr. and Rowkview Dr (43 Rockview Drive). See attached conditionss

Approval Date: 11/5/93
Exp. Date (if not exercised) 11/19/95
Denied by: _____

Effective Date: 11/19/93
Coastal Appeal Exp. Date: _____
Denial Date: _____

_____ This project requires a coastal zone permit which is not appealable to the California Coastal Commis
It may be appealed to the Planning Commission. The appeal must be filed within 10 working days
action by the Zoning Administrator.

_____ This project requires a Coastal Zone Permit, the approval of which is appealable to the California C
Commission. (Grounds for appeal are listed in the County Code Section 13.20.110) The appeal r
filed with the Coastal Commission within 10 working days of receipt by the Coastal Commission o
of local action. Approval or denial of the Coastal Zone Permit is appealable to the Planning Com
the appeal must be filed within 10 working days of action by the Zoning Administrator.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration der to exercise this permit. THIS PERMIT IS NOT A BUILDING PERMIT.

signing this permit below, the owner agrees to accept the terms and conditions of this permit and to
responsibility for payment of the County's costs for inspections and all other actions related to noncomp
permit conditions. This permit shall be null and void in the absence of the owner's signature below.

[Signature]
Signature of Owner/Agent

11-22-93
Date

41 Rockview

APN
 Address
 Street
 Intersection

41 Rockview

- Legend
- Layers
- Layer Groups
- Basemaps
- Hide Tables



Parcel Info	Parcel Info	Land Use	Biotic and Water Resources	Special Districts	Jurisdictional & Elections	Hazards & Geophysical	School Districts	CSA (County Service Areas)
Recorded Docs	APN (Click for Assessor Info)	02830449				Assessor's Use Code		020
Results	APN Map (Click for Map)	APN Map				Assessor's Use Code Description		020-SINGLE RESIDENCE
Table Tables	Canceled APN Maps	Canceled APN Maps				Situs City State Zip		SANTA CRUZ, CA 95062
	Click for Permit Data:	Permit Data				Tax Code Areas		082040
	Click for Other Planning Data:	Planning Data				Assessor's Acreage		0.0620

NOTICE OF PUBLIC HEARING

ON THE FOLLOWING PERMIT APPLICATION:

ITEM: 4 LOCATION: 41 ROCKVIEW DRIVE SANTA CRUZ
APPLICATION NO.: 88-1320 *2 OWNER(S): SHERWYN FRED & DORIS H/W CP
APPLICANT: SHERWYN, FRED
DESCRIPTION: PROPOSAL TO CONSTRUCT A 230 SQUARE FOOT GARAGE WITH A ROOFTOP DECK ATTACHED TO AN EXISTING 2-STORY SINGLE FAMILY DWELLING. REQUIRES A COASTAL PERMIT AND A VARIANCE TO INCREASE THE MAXIMUM ALLOWED LOT COVERAGE TO ABOUT 60%; TO REDUCE THE REQUIRED 20-FOOT SETBACK FROM THE GARAGE TO THE EDGE OF THE RIGHT-OF-WAY ON A DOUBLE FRONTAGE LOT TO ABOUT 2' 10"; AND TO INCREASE THE MAXIMUM ALLOWED BUILDING ENVELOPE.
REQUIRES: COASTAL ZONE PERMIT VARIANCE ENVIRONMENTAL RESOURCE REVIEW
SUPERVISORIAL DIST: 1 ZONING: MULTI-FAMILY RESID., 3,500 SQ. FT. MIN.
PLAN AREA: LIVE OAK GEN. PLAN: URBAN MEDIUM RESIDENTIAL
PROJECT PLANNER: DARCY HOUGHTON
APN(S): 028-304-49

APPROVED AFTER THE DATE OF THE HEARING

DATE: 4/21/89
TIME: 10:00 A.M.

ZONING ADMINISTRATION
PLANNING COMMISSION
BOARD OF SUPERVISORS
ROOM 525, FIFTH FLOOR
COUNTY OF SANTA CRUZ
701 OCEAN STREET
SANTA CRUZ, CALIF.

IF YOU ARE INTERESTED IN THIS ITEM, YOU MAY APPEAR AT THE PUBLIC HEARING AND SPEAK. IF YOU CANNOT COME TO THE HEARING YOU MAY SEND A LETTER, WHICH WILL BE CONSIDERED AT THE HEARING, TO

701 OCEAN STREET
SANTA CRUZ CA 95060
dore 040189 M.J.

PLANNING DEPARTMENT

37 Rockview Drive

APN
 Address
 Street
 Intersection

Legend

Layers

Layer Groups

Basemaps

Hide Tables

County of Santa Cruz

Parcel Info	Land Use	Biotic and Water Resources	Special Districts	Jurisdictional & Elections	Hazards & Geophysical	School Districts	CSA (County Service Areas)
APN (Click for Assessor Info)	02830414				Assessor's Use Code	020	
APN Map (Click for Map)	APN Map				Assessor's Use Code Description	020-SINGLE RESIDENCE	
Canceled APN Maps	Canceled APN Maps				Situs City State Zip	SANTA CRUZ, CA 95062	
Click for Permit Data:	Permit Data				Tax Code Areas	082040	
Click for Other Planning Data:	Planning Data				Assessor's Acreage	0.1200	



Street View

Zestimate®

\$2,700,200

17 Rockview Dr, Santa Cruz, CA 95062

3 beds **2** baths **2,713** sqft

Est. refi payment: \$16,994/mo [Refinance your loan](#)

SingleFamily

Built in 1958

5,227 Square Feet Lot

\$2,700,200 Zestimate®

\$995/sqft

\$5,312 Estimated rent

Sell with ease on Zillow

Get a Zillow Showcase™ listing at no additional cost and you could sell for 2% more—faster.

Standard listing \$2,700,200
2% more **+\$54,004**

With Zillow Showcase (estimated) **\$2,754,204**

COUNTY OF SANTA CRUZ

PLANNED DEVELOPMENT

-PERMIT-

NUMBER 77-1155-PD

ISSUED TO JOHN & CAROL COURTNEY

37 Rockview Drive

Santa Cruz, CA 95062

PARCEL NO.(S) 28-304-14

LOCATION OF USE On the west side of Rockview Drive (37 Rockview Drive), about 70 feet south of East Cliff Drive. Live Oak Area.

PERMITTED USE To construct a second-story addition to existing non-conforming single-family dwelling and to reduce the required 15-foot separation from garage to 3 feet, subject to the plans submitted, marked "Exhibit A".

BWC:sn

*Original
pulled up
9/1/77
DR*

THIS PERMIT WILL EXPIRE ON August 16, 1978 IF IT HAS NOT BEEN EXERCISED.

NOTE: APPLICANT MUST SIGN, ACCEPTING CONDITIONS, OR PERMIT BECOMES NULL & VOID.

SANTA CRUZ COUNTY ZONING DEPARTMENT

33 Rockview

APN Address [Tab for finding recorded docs in](#)

33 Rockview

Property Report

Help

Zoning Report



- Legend
- Layers
- Layer Groups
- Basemaps
- Hide Tables



Parcel Info	Land Use	Biotic and Water Resources	Special Districts	Jurisdictional & Elections	Hazards & Geophysical	School Districts	CSA (County Service Areas)
APN (Click for Assessor Info)	02830415			Assessor's Use Code			020
APN Map (Click for Map)	APN Map			Assessor's Use Code Description			020-SINGLE RESIDENCE
Canceled APN Maps	Canceled APN Maps			Situs City State Zip			SANTA CRUZ, CA 95062
Click for Permit Data:	Permit Data			Tax Code Areas			082040
Click for Other Planning Data:	Planning Data			Assessor's Acreage			0.0880

CDI – Application Status

[Back](#)

Application Review Status

Click on the underlined component below for definition and explanatory details.

<u>Application Number:</u>	95-0335
<u>Assessor's Parcel Number:</u>	028-304-15
<u>Application Date:</u>	1/1/0001
<u>Project Status:</u>	
<u>Project Planner:</u>	Sheila McDaniel
<u>Primary Applicant:</u>	COVE BRITTON
Project Description:	95-0335 Proposal to demolish an existing one-story single family dwelling and detached garage and to construct a two-story replacement single family dwelling. Requires a Coastal Zone Permit. Property located on the west side of Rockview Drive, approximately 125 feet south from East Cliff Drive. (33 Rockview Drive)

Development Projects may require several discrete reviews. The status of each is given below.

Category	Type	Status	Project Status
----------	------	--------	----------------

Exhibit C - CDP for 22 24th Avenue



**Staff Report to the
Zoning Administrator**

Application Number: **211066**

Applicant: Derek Van Alstine
Owner: Holbrook Properties / Jessica Walker
APN: 028-233-12
Site Address: No Situs - 24th Ave.

Agenda Date: January 21, 2022
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to construct a single-family dwelling of approx. 2,075 square feet, attached ADU of approximately 798 square feet, and attached garage of approximately 248 square feet on a vacant lot. Project requires approval of a Coastal Development Permit and an Exception to the Pleasure Point standards to reduce the required minimum second story setback from 10 feet to five feet.

Location: Southeast side of 24th Avenue (no situs), 325 feet southwest of the intersection with East Cliff Drive in Santa Cruz.

Permits Required: Coastal Development Permit and Exception to Pleasure Point standards to reduce the required minimum 2nd story setback from 10 feet to five feet.

Supervisory District: 1st District (District Supervisor: Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211066, based on the attached findings and conditions.

Project Description & Setting

The proposed project is to construct a two-story dwelling unit with attached accessory dwelling unit and garage. The structure will be situated on a relatively small (4,000 square foot.) and narrow (40 foot) lot among parcels developed with one- and two-story structures. The proposed project would include a 24-foot section on the upper floor (south/right side), primarily to accommodate a stairwell, that would have only a five-foot setback from the south property line, which would require an exception to the 10-foot second-story setback required by the Pleasure Point standards. The property is bordered on the south side by three dwellings, all of which are two stories and set back at least 25 feet from the shared property line.

The proposed lot coverage, 44.4%, would exceed the 42% allowed on parcels with ADUs; however, the additional 74 square feet is allowed pursuant to Santa Cruz County Code (SCCC)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060



Application #: 211066
APN: 028-233-12
Owner: Walker

Section 13.10.681(D)(6)(c)(iv), which provides that an ADU may exceed maximum lot area by up to 800 square feet.

Zoning & General Plan Consistency

The subject property is located in the R-1-4-PP zone district (Single family residential - 4,000 square feet, Pleasure Point Combining District), a designation which allows residential uses. The proposed single family dwelling and ADU are principal permitted uses within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation. The Pleasure Point Combining District provides for exceptions as discussed below.

Pleasure Point Exception

The Pleasure Point Combining District (13.10.447(A)(1)) provides that an exception to the required second story setback can be approved when special site circumstances apply, including an absence of parcels that could be shaded by the proposed development. The section states:

(A) Exceptions to the Pleasure Point residential development standards may be granted if the project is found to be consistent with the Pleasure Point Community Design "PP" Combining District purposes, found in SCCC 13.10.444, the findings found in SCCC 18.10.230(A), and at least one of the following additional findings:

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

The applicant submitted a shadow study that demonstrates the shadow impact of the stairwell on the adjoining three parcels would be close to zero due to the fact that on the south side of the property shading from the proposed structure would occur only on the longest days of summer during the earliest morning hours.

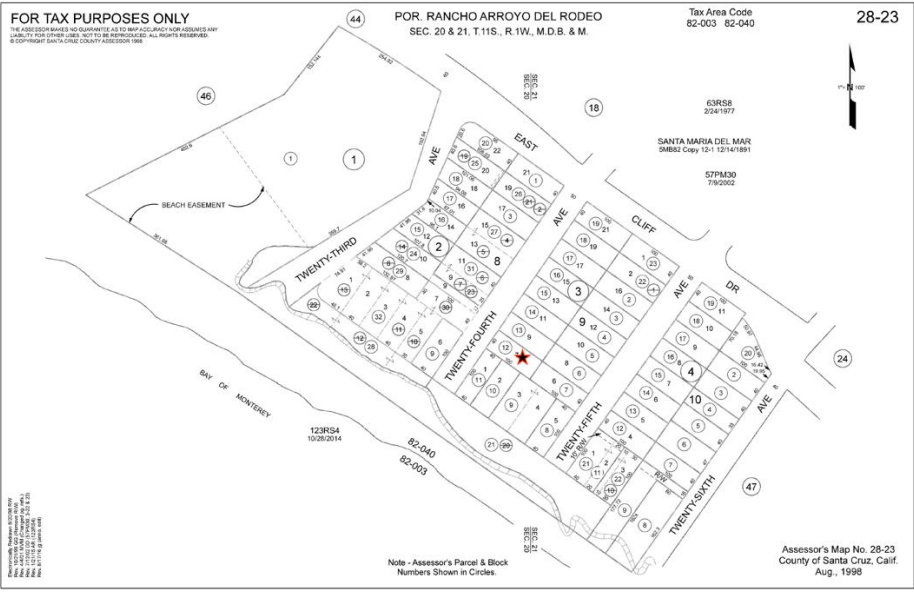
The proposed exception thus complies with the purposes of the Pleasure Point Combining district, which are to:

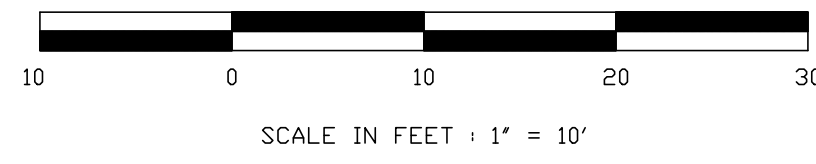
- (A) Reduce the visual and shading impacts of new and expanded houses on neighboring parcels and houses;
- (B) Encourage community interaction and orientation towards the street by providing an incentive for the creation of more front porches in Pleasure Point; and
- (C) Reduce the visual impact of automobile-oriented features on residential building facades and in front yards.

The design of the proposed dwelling includes decks at the front on the second story and a small, one-car, recessed garage, further complying with the stated purposes of the district.

Design Review

For projects that are not listed in SCCC 13.11.040 as requiring Chapter 13.11 SCCC design





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

LEGEND

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

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

ABBREVIATIONS

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

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



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

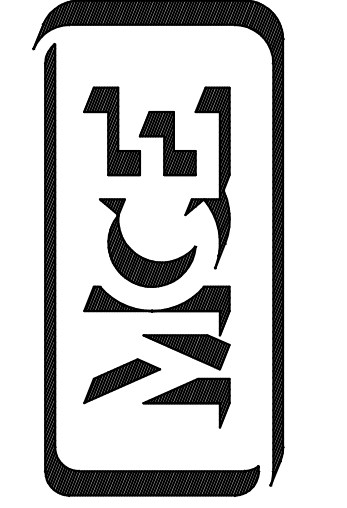
APRIL 16 2025 REVISION: STRUCTURE (RESIDENCE) ON A.P.N. 028-304-18 WAS PREVIOUSLY DRAWN IN ERROR AND HAS BEEN CORRECTED.

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

JANUARY 5 2026: ADDED 6' SETBACK LINE TO ALIGN WITH EDGE OF PROPOSED DECK.



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



TOPOGRAPHIC SURVEY
 LANDS CONVEYED TO HELDA LOPES AND EGIDIO LUIS LOPES BY GRANT DEED RECORDED JUNE 25, 2024 IN DOCUMENT NO. 2024-0011917, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.
 A.P.N. 028-304-50
 31 ROCKVIEW DRIVE, SANTA CRUZ
 SANTA CRUZ COUNTY CALIFORNIA

SCALE:	1" = 10'
DATE:	JAN 9 2025
REVISED:	FEB 4 2025 APR 16 2025 AUG 13 2025 JAN 5 2026
JOB NO.:	2417023
SHEET	1
OF	1 SHEETS

Permit# 251178, Address: 31 Rockview Dr, Santa Cruz, CA 95062

Dear Zone Administrator,

We respectfully submit this letter in support of our application to build a new home on our property on 31 Rockview Dr.

We moved to Santa Cruz in 2017 and quickly fell in love with this community. Being here during COVID reaffirmed that this is where we want to live the rest of our lives. In 2024, we invested our life savings into purchasing our property on Rockview because it is our dream to build a home in this special place where we can grow old and be part of a community we cherish.

We are at a stage in life where we must thoughtfully plan to age in place and stay close to family and friends. While the existing house has charm, it is nearly 100 years old and comes with 100 year old problems. Our intention is to build a safe, comfortable, and sustainable home that will allow us to remain here long term. Our goal is to build stability and permanence which is why including an ADU is especially meaningful to our family. Like many in Santa Cruz County, our son — who serves as a wildland firefighter protecting communities across California — cannot afford a home locally. My sister is also currently moving from one family member's home to another because stable housing is financially out of her reach. The ADU would allow us to provide stability and support to our family members while contributing modestly to local housing availability.

We would also like to respectfully address concerns raised by neighbors. The home immediately north of us is a two-story rental property with 100% unobstructed views into our bedrooms and backyard (remodeled in the 1990s.) The previous owners of our home installed ten-foot canvas privacy curtains between the properties to shield our living spaces and yard. Problem with these curtains is that they also completely shade our bedrooms and backyard. Ironically these same neighbors are concerned about the impact our rebuild may have on their property.

It is also worth noting that the ONLY two other full-time owner-occupied homes on Rockview have not objected to our project. We value being part of a real, lived-in neighborhood. This will not be a vacation home or rental property for us. We intend to live out our later years here, invest in our home, and continue building meaningful relationships within the Pleasure Point community. We have always prioritized respectful relationships with neighbors and will continue to do so.

We respectfully ask for your support of our project so that we can move forward with building the home where we hope to spend the rest of our lives.

Thank you sincerely for your time, your service, and your thoughtful consideration.

Luis & Helda Lopes