



# Staff Report to the Zoning Administrator

Application Number: **251433**

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**Applicant:** Thuy Truong

**Agenda Date:** 5/1/2026

**Owner:** Thuy Truong

**Agenda Item #:** 3

**APN:** 025-042-08

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

**Site Address:** 530 5<sup>th</sup> Avenue, Santa Cruz CA 95062

**Project Description:** Proposal to reconstruct an existing nonconforming single-family dwelling to include conversion of existing attached garage to a JADU, installation of a new pitched roof with a clerestory window, and an increase in the top plate height from 8 feet to 9 feet.

**Location:** Property is located on the east side of 5th Avenue approximately 190 feet north of the intersection of 5th Avenue and Easton Street at 530 5th Avenue in Santa Cruz.

**Permits Required:** Requires a Coastal Development Permit, Variances to increase the dimensions of nonconforming walls and to reduce the required 15-foot front yard setback to approximately 12 feet to accommodate the clerestory window and a Site Development Permit for the reconstruction of a nonconforming structure.

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

## Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241433, based on the attached findings and conditions.

## Project Description & Setting

The project site is located in the Santa Cruz Yacht Harbor Special Community. This coastal neighborhood is characterized by generally small lots developed with a variety of home types including one and two-story houses, older beach cottages and larger more recently constructed or remodeled homes.

The subject parcel is developed with an existing legal nonconforming, one-story, two-bedroom house with an attached garage built in 1971 under Building Permit 22038.

The project is a proposed reconstruction of the existing 663 square foot house. This reconstruction will include the conversion of an existing attached garage into a JADU, the installation of a new pitched roof with a clerestory window, and an increase in the top plate height from 8 feet to 9 feet. The clerestory window will be located in the front section of the house facing northward and the newly pitched roof will increase the height of the dwelling from 11.1 feet to 18.5 feet.

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### Zoning & General Plan Consistency

The subject property is an approximately 2,004 square foot lot, located in the R-1-3.5 (Single-Family Residential-3,500 square feet per dwelling) zone district, a designation which allows residential uses. The existing single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UH (Urban High Density Residential) General Plan designation.

In accordance with SCCC 13.10.323(E)(2)- “Nonconforming Parcels,” where a parcel contains less than 80 percent of the minimum site area required for the zone district, the building setbacks required shall be equal to those in the zone district having a minimum site area or dimensions which most closely correspond to those of the lot. The applicable site and development standards for parcels in the R-1-2.5 zone district (which more closely aligns with the 2,004 square foot parcel) from County Code section 13.10.323 – “Development Standards for Residential Districts”, together with the dimensions/standards for the proposed reconstructed dwelling are as set out in the following table:

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>Front Yard</b> (5 <sup>th</sup> Avenue)	15 feet Minimum	9 feet	Increased plate height from 8 feet to 9 feet* 12 feet to clerestory window*
<b>North Side Yard</b>	5 feet Minimum	4 feet 10 inches	Increased plate height from 8 feet to 9 feet* Clerestory 7 feet 4 inches
<b>South Side Yard</b>	5 feet Minimum	5 feet	Increased plate height from 8 feet to 9 feet
<b>Rear yard</b>	15 feet	15 feet 9 inches	Increased plate height from 8 feet to 9 feet
<b>Height</b>	28 feet Maximum	11 feet 1 inch	18 feet 6 inches
<b>Lot Coverage</b>	45% Maximum	33.1% (225 square foot garage credit)	35.4% (JADU exempt)
<b>Floor Area Ratio (FAR)</b>	70% maximum	33.1% (225 square foot garage credit)	35.4% (JADU exempt)

\*Variance required

The existing house is nonconforming to site standards in that neither the north side nor front of the structure meet the setback requirements.

Per County Code Section 13.10.262 structural alterations may be made to an existing nonconforming structure, where such modifications do not constitute reconstruction, which is defined by County Code section 13.10.260(B)(6) as modifications that alter 50% or more of the major structural components. Further, conforming additions that do not increase the nonconforming dimensions of the structure are permitted upon issuance of a building permit and any approvals that are required by other sections of the County Code.

Additions that do not comply with current site and development standards or that increase the nonconforming dimensions of the original structure require approval of a variance or minor exception in accordance with County Code Sections 13.10.230 and 13.10.235 respectively.

The proposed increase in top plate height and replacement of the roof would constitute modification or replacement of over 65% of the major structural components of the existing dwelling and the project therefore meets the definition for reconstruction. As such, per County Code Section 13.10.262 (A) (3), a Site Development Permit is required.

In addition, the proposed increase in the height of the nonconforming front and north-side walls would increase the nonconforming dimensions of the existing structure. As set out in County Code Section 13.10.262 (A) (2), this increase in height requires approval of either a Minor Exception or a Variance. Because the proposed increase in roof height from 11 feet 1 inch to 18 feet 6 inches exceeds the 5% increase in height allowed with a Minor Exception Permit, a Variance Permit is required. Additionally, a Variance is required to reduce the front yard setback to the front wall of the proposed clerestory window from 15 feet to approximately 12 feet.

The purpose of the Variance Ordinance, County Code Section 13.10.230, is to allow exceptions to the zoning district site and development standards for a property. The request for Variances to increase the nonconforming dimensions of the front and north side wall and to reduce the front yard setback from the proposed clerestory wall from 15 feet to approximately 12 feet is unlikely to have any impact on the nearby properties. This is because the wall of the new clerestory window will be set back behind the existing front wall of the dwelling and a one-foot increase in the height of the walls will not greatly increase bulk and mass overall. The house will continue to be a relatively small single-story bungalow style house which matches the pattern of development in the surrounding Yacht Harbor Special Community. This pattern of development is characterized by small parcels often developed with structures that exceed site standards for the zone district. A complete list of Variance Findings is included with this report.

## **Parking**

Although the proposed conversion of the existing garage will result in the deletion of one existing parking space, Per County Code Section 13.10.681(D)(7)(i) no off street parking is required for JADUs, and Per 13.10.681(D)(7)(iv) no replacement parking is required when a garage is converted for construction of an ADU or JADU.

## **Consistency with Coastal Zone Regulations**

The project isn't in the Residential exclusion area and is for "reconstruction. Therefore, a Coastal Development Permit is required as the project cannot be exempted under County Code Section 13.20.061.

The proposed residence is 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. Developed parcels in the area contain single family dwellings. The size and architectural styles of these homes vary widely, and the design submitted is consistent with the existing range of styles. Further, the proposed reconstructed dwelling has been designed in accordance with the design criteria for the Yacht

Harbor Special Community as set out in County Code section 13.20.144, in that the small-scale replacement house has been designed in-line with the characteristics of older dwellings in the neighborhood with clean lines and a pitched roof. The proposed increase in the pitch of the roof brings the proposed reconstructed dwelling into greater compliance with the Yacht Harbor Design Standards.

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

### **Design Review**

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the installation of a clerestory window and varying front eave length which will enhance the aesthetic quality of the house and harmonize the proposed development with the surrounding land uses. Additionally, the house will be of a small scale with clean lines, and a pitched roof which is consistent with the Harbor Area Special Community design criteria.

### **Public Outreach/Public Comment TBD**

### **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 **251433**, 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: 251433  
Assessor Parcel Number: 027-042-08  
Project Location: 530 5<sup>th</sup> Avenue, Santa Cruz CA 95062

**Project Description: Structural modifications exceeding 65% to an existing single-family dwelling (reconstruction) and conversion of the existing attached garage to a JADU.**

**Person or Agency Proposing Project: Thuy Truong**

**Contact Phone Number: (831) 506-3517**

- 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), and Class – 3 New Construction or Conversion of Small Structures (Section 15303)

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

The project is for a single-family dwelling with a JADU in an area which allows residential uses.

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

\_\_\_\_\_  
John Hunter, 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-1-3.5 (Single-Family Residential-3,500 square feet per dwelling), a designation which allows residential uses. The proposed single-family dwelling and JADU are principal permitted uses within the zone district, and the zoning is consistent with the site's R-UH (Urban High Density Residential) 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. The increased plate height from 8 feet to 9 feet, and the increase in roof pitch will not greatly increase the bulk and mass of the dwelling. The colors and materials of the dwelling will be complementary to the site; and the development site is not on a prominent ridge, or bluff top. Additionally, the proposed reconstructed dwelling has been designed in accordance with the design criteria for the Yacht Harbor Special Community as set out in County Code section 13.20.144, in that the small-scale replacement house has been designed in-line with the characteristics of older dwellings in the neighborhood with clean lines and a pitched roof. The proposed increase in the pitch of the roof brings the proposed reconstructed dwelling into greater compliance with the Yacht Harbor Design Standards. Therefore, this finding can be made.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available approximately 2000 feet south of the project site at the intersection of East Cliff Drive and 5<sup>th</sup> Avenue.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed in the R-1-3.5 (Single-Family Residential-3,500 square feet per dwelling) zone district, as well as the General Plan and Local Coastal Program land-use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

- (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 project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling and JADU will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

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

## Discretionary Permit Findings

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

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

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

This finding can be made, in that the proposed reconstructed single-family dwelling/JADU and the conditions under which it would be maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-3.5 (Single-Family Residential) zone district as the primary use will continue to be one nonconforming single-family dwelling that with approval of Variances to increase the height of the nonconforming front and north side walls and to reduce the front yard setback to the proposed clerestory window wall from 15 feet to approximately 12 feet, will conform to all other site standards for the zone district.

- (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 existing and proposed residential use is in substantial conformance with the use and density requirements specified for the R-UH (Urban High Density Residential) land use designation in the County General Plan.

BE-4.4.1 Nonconforming Structures. Encourage legal nonconforming structures to be maintained and improved. Allow additions and renovations, with variable permit requirements depending upon whether the owner does or does not propose to increase the degree of structural nonconformity. Allow reconstruction after a catastrophic event. Require discretionary review for voluntary reconstruction of nonconforming structures, subject to appropriate findings and conditions to ensure that the proposed project will not be detrimental to public health, safety or welfare.

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 reconstruction of a single-family dwelling will be on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to change as a result of the project and, as such, 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 reconstructed 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 reconstructed 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.

- (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 reconstructed 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.

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

This finding can be made in that per County Code County Code Section 13.10.681(D)(7)(i) no off street parking is required for JADUs, and Per 13.10.681(D)(7)(iv) no replacement parking is required when a garage is converted for construction of an ADU or JADU.

- (D) The proposed project will not significantly impair economic development goals or key land use goals of the General Plan;

This finding can be made, in that reconstruction of the existing nonconforming single-family dwelling and conversion of the garage to a JADU will not result in a change in the residential use of the subject parcel, which is consistent with the use and density requirements specified for the R-UH (Urban High Density) land use designation in the County General Plan. No economic development plans currently exist for the project site.

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

The proposed single-family dwelling/JADU will not adversely impact on light, solar opportunities, air, and/or open space available to other structures or properties. The increase of the nonconforming dimensions of the front and north side walls and the reduction of the front yard setback from the proposed clerestory wall from 15 feet to approximately 12 feet granted by this

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Variance will not result in a structure that is visibly prominent or out of character for the neighborhood and the wall of the clerestory window will be further from the front property line than the existing front wall of the structure.. While the existing structure does not meet the front or north side yard setback requirements, necessitating Variances to allow for an increase in the plate height by one foot along these walls, the new construction will meet all other current site and development standards for the zone district. As a result, the single-family residence/JADU will not adversely shade adjacent properties, and ensure access to light, air, solar access, privacy, and open space in the neighborhood.

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

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

## Variance Findings

(A) 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, location, and surroundings of the subject parcel creates a special circumstance which deprives the subject property of privileges enjoyed by other properties in the vicinity. The parcel is approximately 2,004 square feet in size, which is smaller than the R-1-3.5 zone district minimum of 3,500 square feet per unit. The increase in the top plate height from 8 feet to 9 feet within the north side yard, increase in the height of the nonconforming front wall from 11 feet 1 inch to 18 feet 6 inches, and the reduction of the front yard setback to the clerestory window wall from 15 feet to approximately 12 feet, will not result in a structure that is out of character with the prevailing pattern of development in the neighborhood as many houses on this block of 5<sup>th</sup> Avenue are also nonconforming to setbacks standards

(B) 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 increase in the top plate height from 8 feet to 9 feet within the north side yard, increase in the height of the nonconforming front wall from 11 feet 1 inch to 18 feet 6 inches, and the reduction of the front yard setback to the clerestory window wall from 15 feet to approximately 12 feet, will not increase any other non-conforming characteristics of the residence, is not expected to have a significant impact on adjacent properties and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity. The existing residential use of the site aligns with the intent and purpose of zone district and general plan designation.

(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 analysis of parcels in the Yacht Habor Special Community indicates that Variance Permits have been issued to provide relief from site standards to multiple parcels in the neighborhood. in addition, many of the surrounding homes are also nonconforming to setbacks standards. Given this, the reconstruction of other nonconforming homes in the vicinity of the subject property would also potentially require the approval of similar Variances.

Therefore, approval of a Variance Permit to increase in the top plate height from 8 feet to 9 feet within the north side yard, increase in the height of the nonconforming front wall from 11 feet 1 inch to 18 feet 6 inches, and the reduction of the front yard setback to the clerestory window wall from 15 feet to approximately 12 feet, is not a grant of special privilege.

## Conditions of Approval

Exhibit D: Project plans, prepared by CA2 Homes, dated 8/20/2025.

- I. This permit authorizes the reconstruction of a single-family dwelling and conversion of the garage to a JADU 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.
    3. Grading, drainage, and erosion control plans.
    4. Details showing compliance with fire department requirements.
  - B. Meet all requirements of the County Department of Public Works, Stormwater Management as follows:

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.
  4. Pay all applicable fees. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- F. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings based on additional habitable floor area
- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings based on additional habitable floor area.
- H. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.
- 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: \_\_\_\_\_

\_\_\_\_\_  
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.

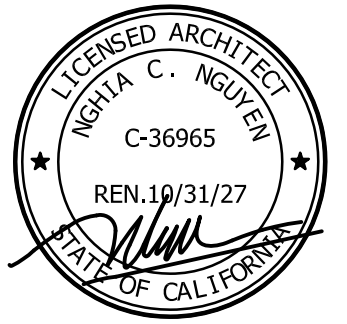
# SINGLE FAMILY RESIDENCE

## JADU (STUDIO) CONVERTED FROM GARAGE & INTERIOR REMODEL

530 5th AVE, SANTA CRUZ, CA 95062



BUS. LIC. #5573271172  
1754 TECHNOLOGY DR  
SUITE 133  
SAN JOSE, CA 95110  
408.786.4233



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Owner:

THUY TRUONG

530 5TH AVE  
SANTA CRUZ, CA 95062

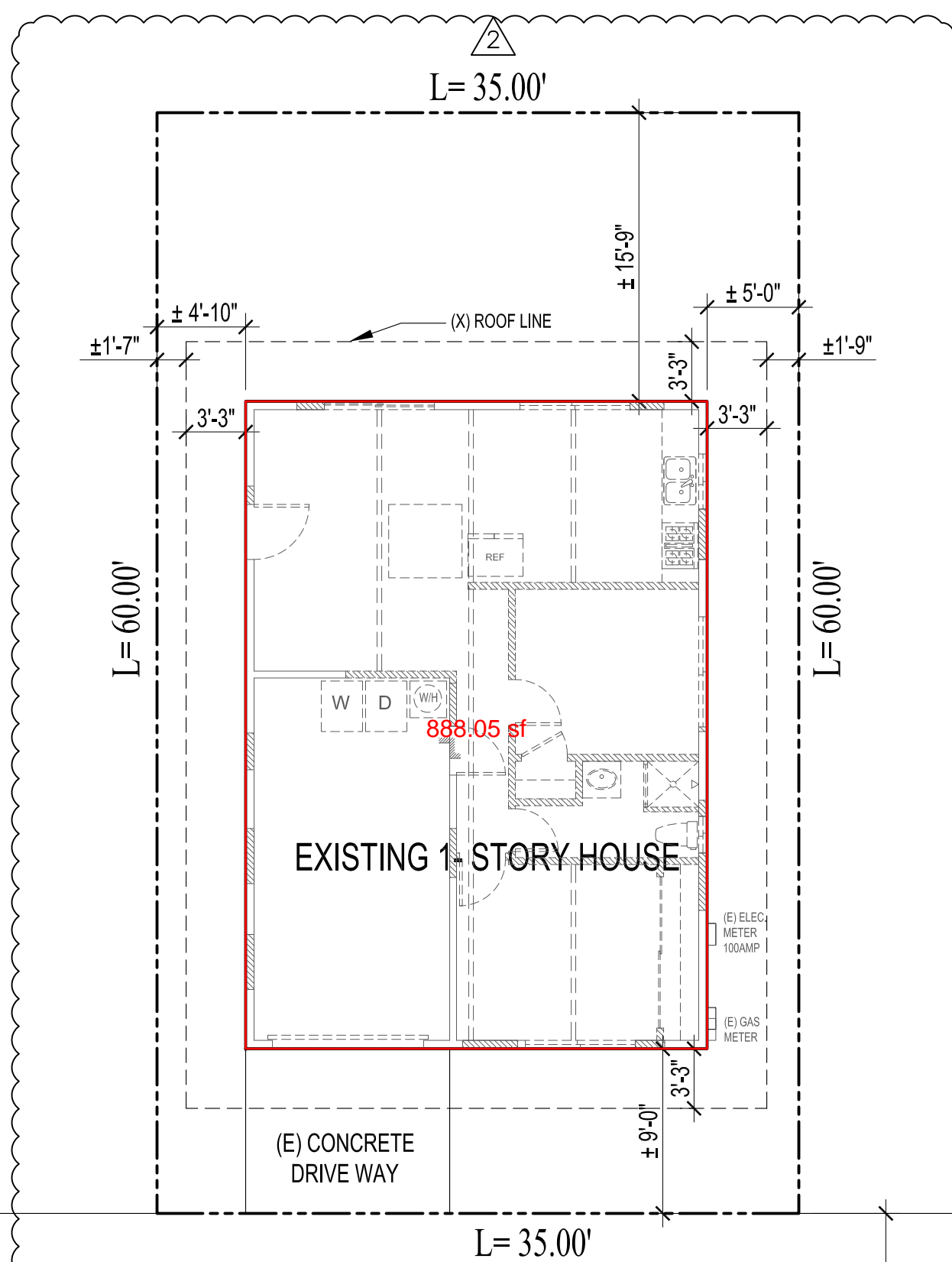
Project:

INTERIOR REMODEL

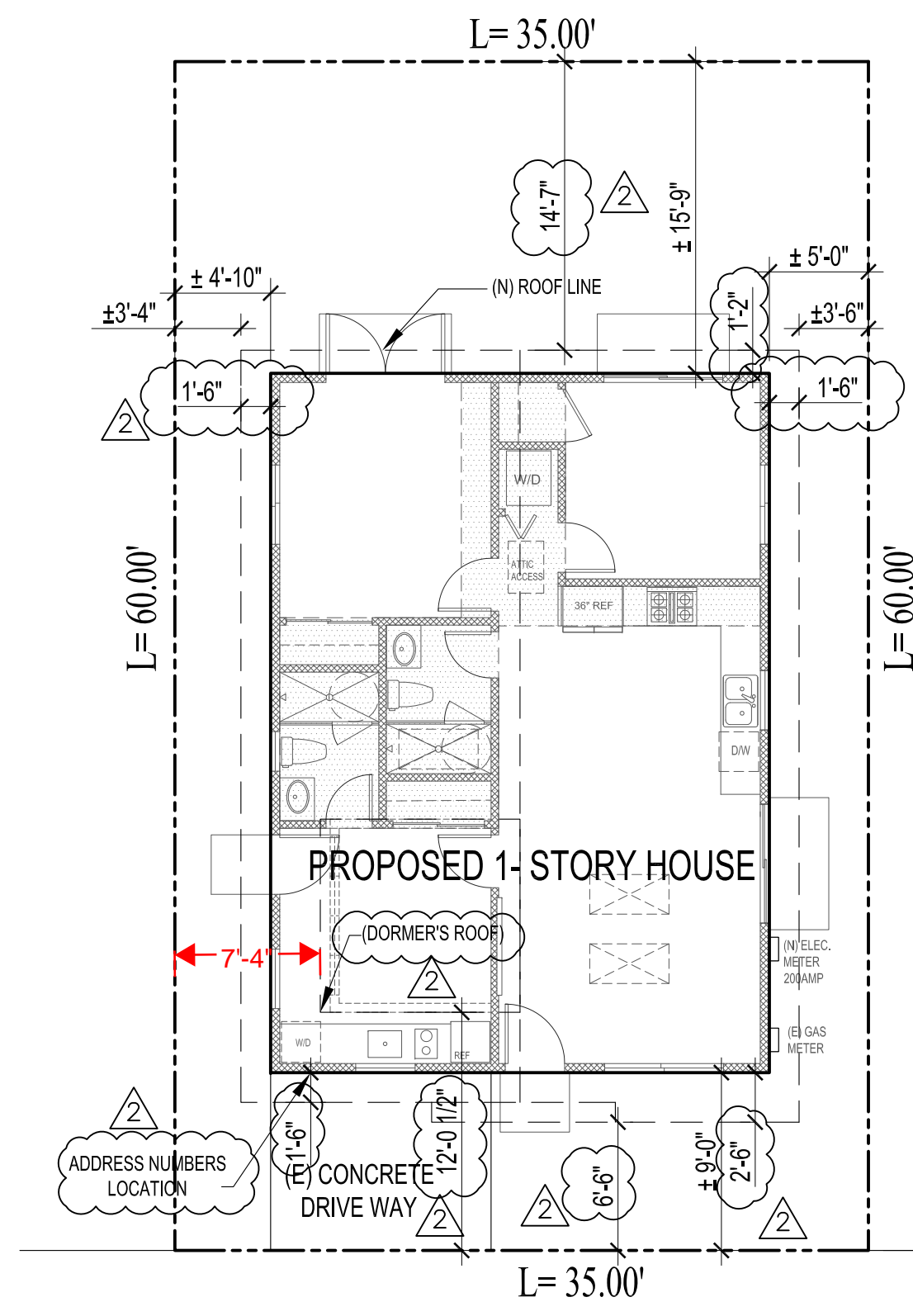
SINGLE FAMILY RESIDENCE  
530 5TH AVE  
SANTA CRUZ, CA

**CENTRAL FIRE DISTRICT NOTES:**

- THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
- THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THIS AGENCY FOR APPROVAL. INSTALLATION SHALL FOLLOW OUR GUIDE SHEET.
- ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- A 30-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER DISTANCE.  
EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.



**EXISTING SITE PLAN**  
Scale: 1/8"= 1'-0"



**PROPOSED SITE PLAN**  
Scale: 1/8"= 1'-0"

**PROJECT DATA**

ADDRESS: **530 5th AVE, SANTA CRUZ, CA 95062**  
 APN: **025-04-208**  
 ZONING: **R1-8**  
 OCCUPANCY: **R-3**  
 TYPE OF CONSTRUCTION: **V-B**  
 AUTOMATIC FIRE SPRINKLER: **YES, REQUIRED**  
 LOT SIZE: **2,003 SF**  
 YEAR BUILT: **1972**

**SCOPE OF WORK**

- REMOVE ALL WALLS OF THE MAIN HOUSE AND REPLACE WITH NEW WALLS 9 FEET HIGH.
- CONVERT GARAGE TO JADU
- REMOVE FLAT ROOF AND INSTALL NEW SLOPED ROOF.
- ADD DORMER TO JADU.

<b>AREA:</b>	<b>EXISTING (SF)</b>	
1ST FLOOR PLAN	663	[1]
JADU CONVERT FROM GARAGE	225	[2]
<b>LOT COVERAGE</b>	<b>EXISTING (SF)</b>	<b>PROPOSED (SF)</b>
	(1)+(2) = 888	(1)+(2) = 888
<b>FLOOR AREA RATIO FAR</b>	<b>EXISTING (SF)</b>	<b>PROPOSED (SF)</b>
	663 (EXCLUDING GARAGE)	663 (EXCLUDING JADU)
<b>FLOOR AREA RATIO FAR</b>	<b>EXISTING (SF)</b>	<b>PROPOSED (SF)</b>
	888 (INCLUDING GARAGE)	888 (INCLUDING JADU)

DEFERRED SUBMITTAL: FIRE SPRINKLER SYSTEM

**APPLICABLE CODES**

CALIFORNIA BUILDING CODE: 2022  
 CALIFORNIA RESIDENTIAL CODE: 2022  
 CALIFORNIA ELECTRICAL CODE: 2022  
 CALIFORNIA MECHANICAL CODE: 2022  
 CALIFORNIA PLUMBING CODE: 2022  
 CALIFORNIA FIRE CODE: 2022  
 CALIFORNIA ENERGY CODE: 2022  
 CALIFORNIA GREEN BUILDING CODE: 2022  
 ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

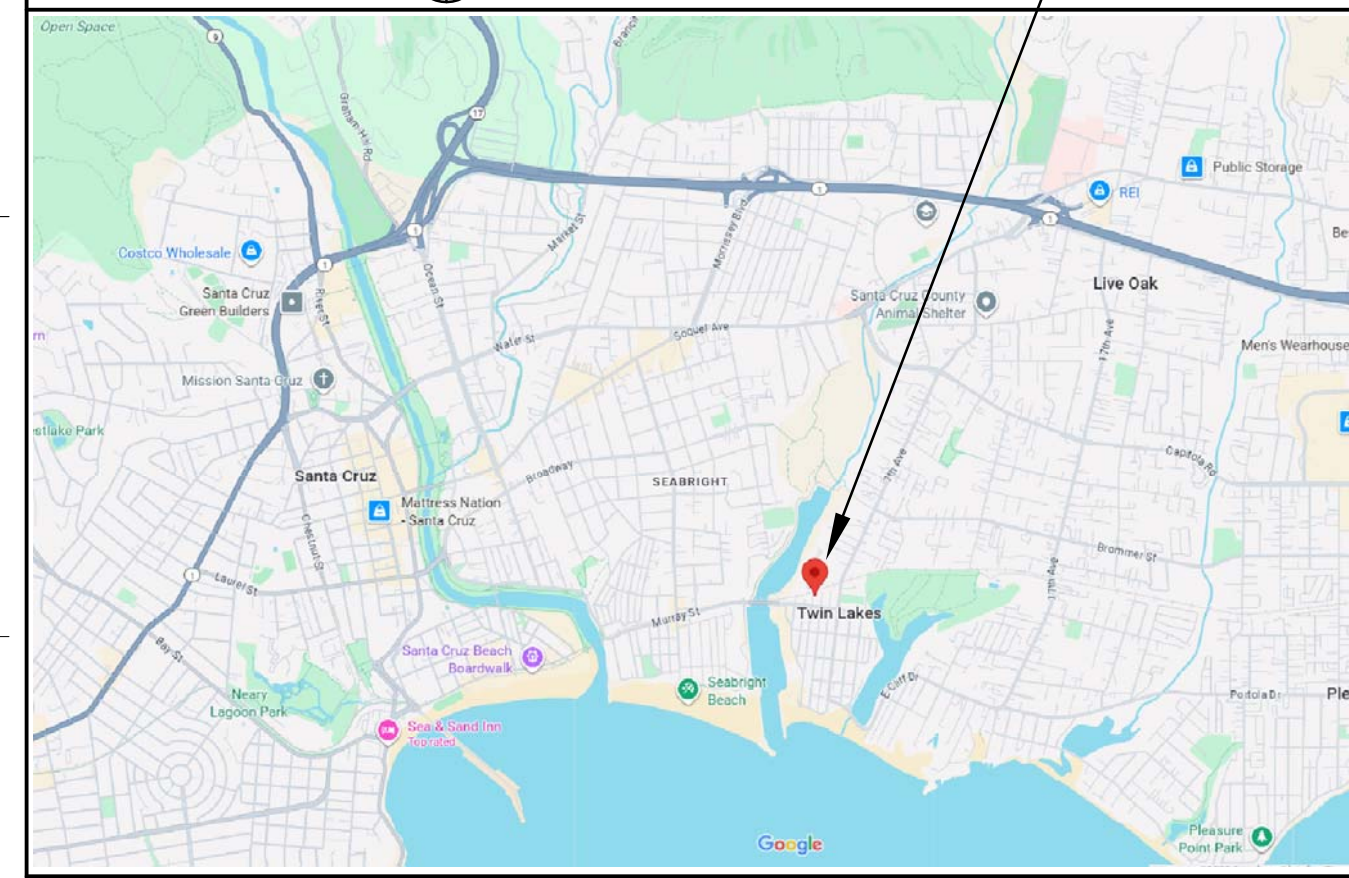
**DRAWING INDEX**

- ARCHITECTURAL**
- A1.0 SITE PLAN, PROJECT DATA, AND GENERAL NOTES.
  - A2.0 EXISTING, PROPOSED FLOOR PLANS & MODIFICATION WORKSHEET
  - A3.0 PROPOSED ROOF PLAN
  - A4.0 EXISTING ELEVATIONS
  - A5.0 PROPOSED ELEVATIONS
  - A6.0 BUILDING SECTIONS

**PROJECT DIRECTORY**

ARCHITECTURE: CA2HOMES  
 1754 TECHNOLOGY DR, SUITE 133  
 SAN JOSE, CA  
 PHONE: 408-786-4233

**VICINITY MAP**



**GENERAL NOTES**

- ALL WORK SHALL COMPLY CURRENT APPLICABLE CODES
- ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES AND STATE LAWS
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS.
- ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT SHALL BE ANCHORED AND SEISMICALLY BRACED PER CODE.
- DIMENSIONS ON WORKING DRAWINGS GOVERN. DO NOT SCALE DRAWINGS.
- ALL TYPICAL DETAIL SHALL APPLY UNLESS NOTED OTHERWISE THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SHALL INCLUDE IN HIS SCOPE THE COST FOR COMPLETE FINISHED INSTALLATION INCLUDING ANOMALIES OF ALL TRADES.
- ALL CONTRACTORS SHALL THOROUGHLY REVIEW CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK PRIOR TO BIDDING. CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY CONDITIONS WHICH ARE NOT COVERED IN THE CONTRACT DOCUMENTS. DURING CONSTRUCTION CONTRACTOR SHALL NOTIFY THE OWNER AND SEEK CLARIFICATION ANY DISCREPANCIES ARE FOUND CONTRACTORS SHALL BE RESPONSIBLE FOR REMEDIAL WORK IF RELATED WORK IS AFTER A DISCREPANCY IS IDENTIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT MATERIAL, LABOR, INSTALLATION, ETC. CONFORMS TO THE CODES AND REQUIREMENTS OF LOCAL GOVERNING AGENCIES.
- NO WORK SHALL COMMENCE WITH UNAPPROVED MATERIALS. ANY WORK DONE WITH UNAPPROVED MATERIALS AND EQUIPMENT IS AT THE CONTRACTORS RISK.
- CONSTRUCTION MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED SO AS TO PREVENT DAMAGE OR DETERIORATION UNTIL USED FAILURE IN THIS REGARD MAY BE CAUSE FOR REJECTION OF MATERIAL AND OR WORK.
- FINISHED AND CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR FROM POTENTIAL DAMAGE TO FINISHES OR CONSTRUCTION CAUSED IN THIS MANNER SHALL BE REPAIRED OR REPLACED (OWNER/ ARCHITECTS DECISIONS BY CONTRACTOR WITH IDENTICAL MATERIAL AND/ OR FINISHES).
- ALL CONTRACTORS SHALL REMOVE TRASH AND DEBRIS RESULTING THEIR WORK ON A DAILY BASIS PROTECT SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION.
- IN ADDITION TO THOSE SHOWN ON DRAWINGS PROVIDE AND LOCATE ACCESS DOORS OR PANELS IN CEILING AND WALL CONSTRUCTION AS REQUIRED FOR MECHANICAL PLUMBING AND ELECTRICAL WORK.
- PROVIDE BACKING FOR ALL EQUIPMENT AND ACCESSORIES.
- CONTRACTOR TO FIELD VERIFY "AS BUILT" CONDITIONS SUBSTANTIALLY FROM THOSE SHOWN.
- CONTRACTOR TO CONFIRM ALL FINISHED MATERIALS AND INSTALLATION METHODS WITH THE OWNER BEFORE BIDDING.
- CONTRACTOR TO SURVEY AND VERIFY IN THE FIELD LOCATIONS AND SIZES OF ALL UTILITIES: GAS, ELECTRICAL, SEWER, WATER, ... AND INFORM THE OWNER OF ANY POTENTIAL UPGRADE AND ASSOCIATED COST BEFORE BIDDING.

**PARCEL MAP**

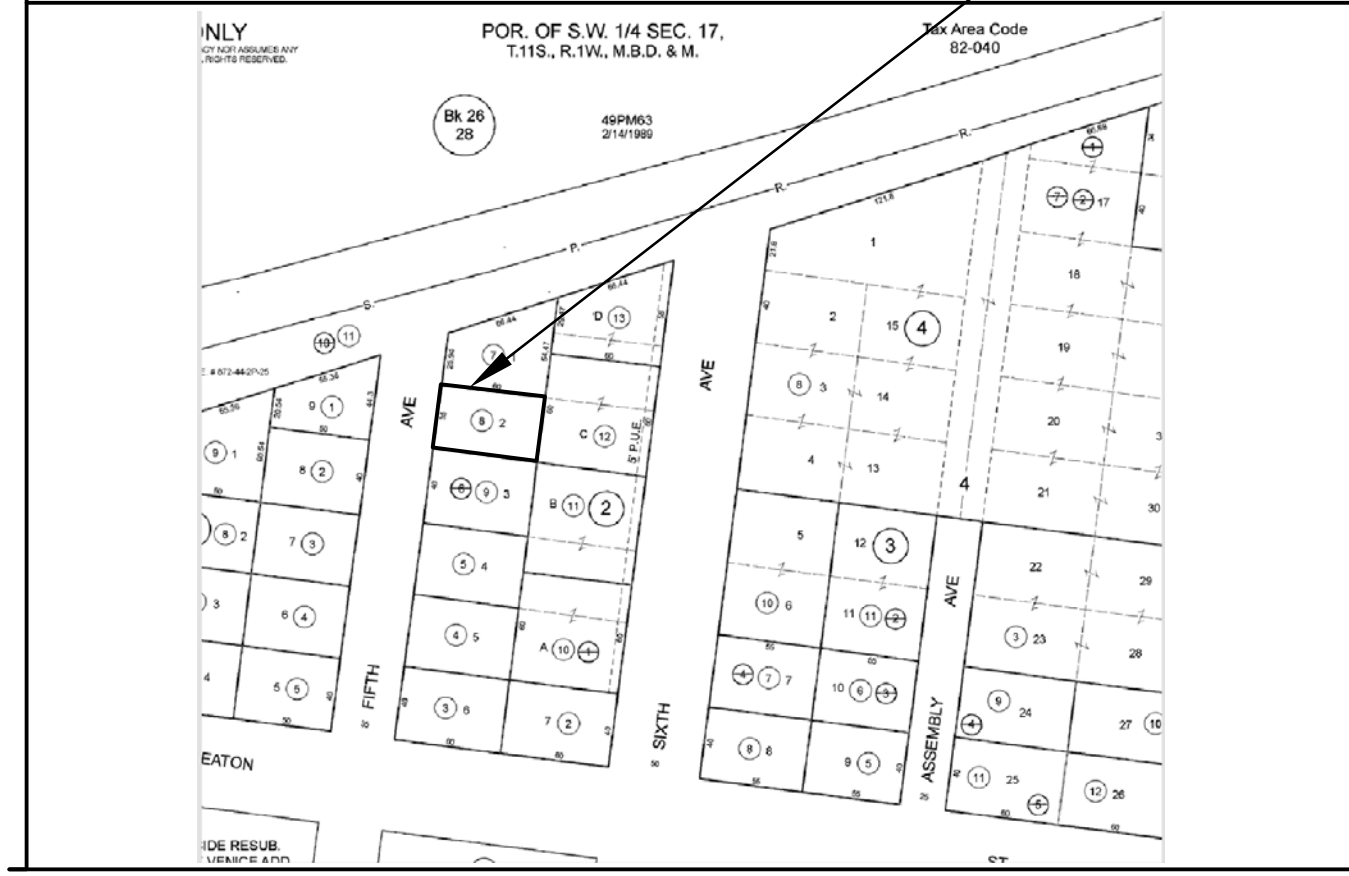


EXHIBIT D

**Client Revisions**

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**City Revisions**

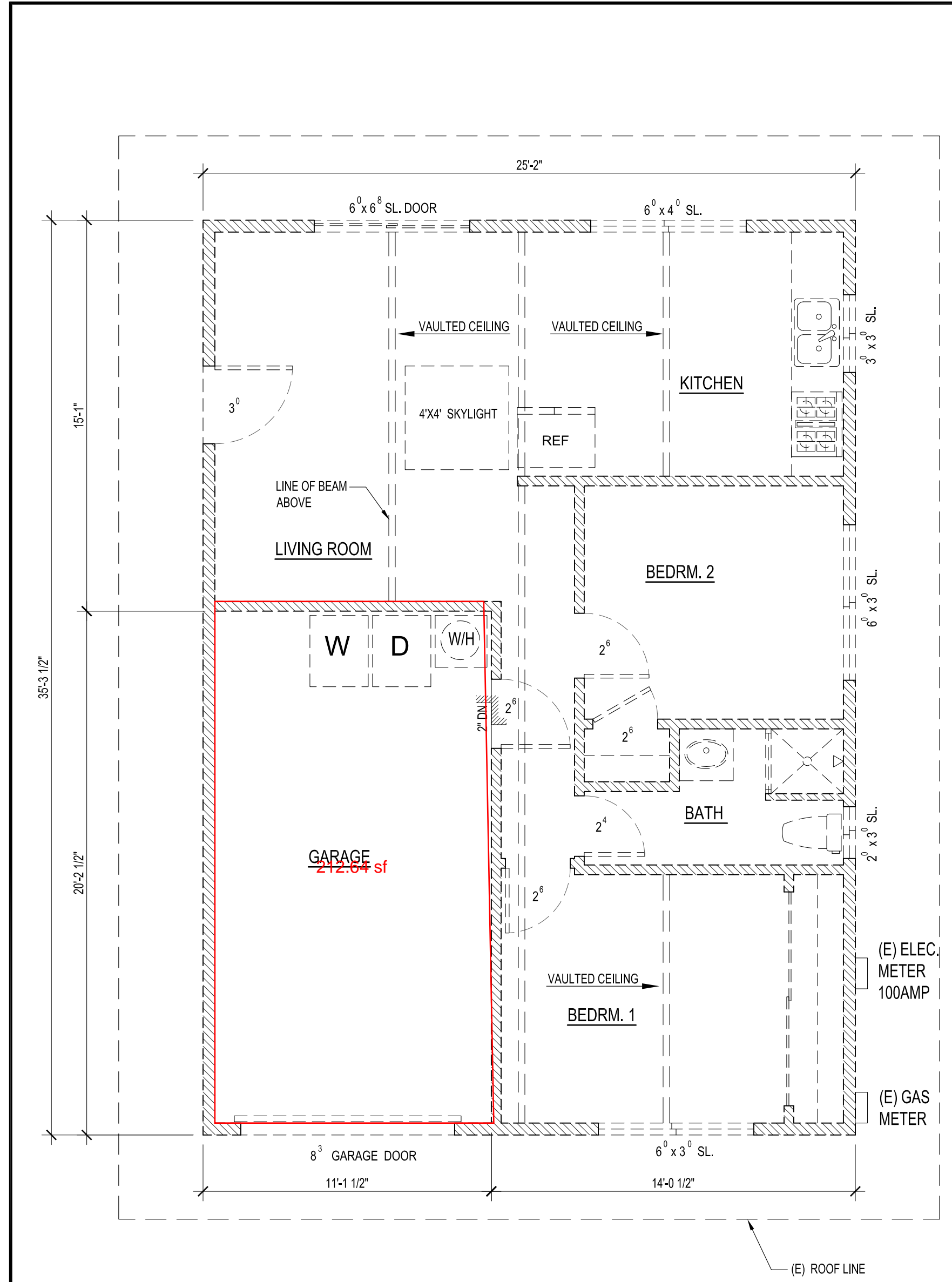
No.	Description	Date
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Date: 08/20/25  
 Scale: As Noted  
 Drawn By: BL  
 Checked By: ANN

Sheet Title:  
**Site Plan**  
**Project Data**  
**General Notes**

Sheet No.:

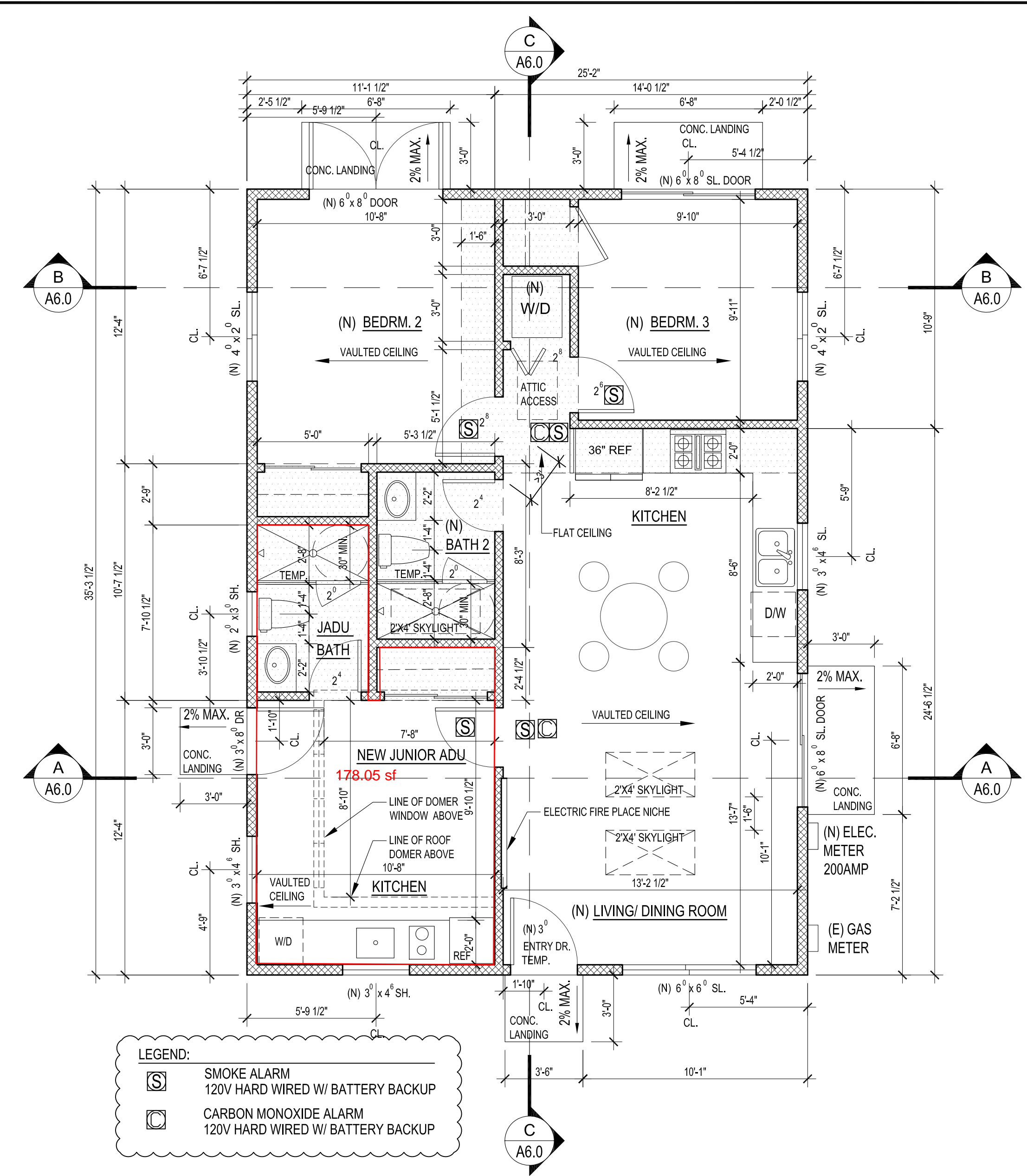
A1.0



**EXISTING 1ST FLOOR PLAN**

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

- LEGEND:**
- EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE REMOVED
  - PARTIAL WALL TO BE REMOVED FOR NEW OPENINGS
  - NEW WALL
  - EXISTING DOOR TO REMAIN
  - EXISTING DOOR TO BE REMOVED
  - EXISTING WINDOW TO REMAIN
  - EXISTING WINDOW TO BE REMOVED
  - (N) NEW DOOR/ WINDOW
  - (R) REPLACE W/ NEW DOOR/ WINDOW SAME SIZE AND HEADER
  - TEMP. TEMPERED/ SAFTY GLAZING. SEE SAFTY GLAZING NOTES
  - EG. EGRESS WINDOW. SEE WINDOW NOTES
  - CL. CENTER LINE
  - (E) EXISTING TO REMAIN
  - SL. SLIDING WINDOW
  - SH. SINGLE HUNG WINDOW
  - DH. DOUBLE HUNG WINDOW
  - AWN. AWNING WINDOW
  - CM. CASEMENT WINDOW
  - S.S.D. SEE STRUCTURAL DRAWINGS
  - V.I.F. VERIFIED IN FIELD



**PROPOSED FLOOR PLAN**

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

- LEGEND:**
- SMOKE ALARM  
120V HARD WIRED W/ BATTERY BACKUP
  - CARBON MONOXIDE ALARM  
120V HARD WIRED W/ BATTERY BACKUP

**EXHIBIT D**

County of Santa Cruz  
Community Development & Infrastructure

**Modification Worksheet**  
Form PLG-215  
1 of 1  
Rev 05/20/25

PLG-215 must be on a plan sheet with coordinated plan diagrams. (form 6" w x 21" h)

**A. Modification Summary (factored part B)**

The CDI website has explanations, instructions and examples. QR code below.

Roof (15%):	15.00
Exterior Wall (65%):	66.61
Floor (10%):	10.00
Foundation (10%):	91.61
<b>Modification Total:</b>	<b>91.61</b>

**B. Modified Element (do NOT use commas [ , ]. Acrobat users can hover gray text for help)**

Floor (framed, slab)		Roof	
Modified (%):	100.00	Modified (%):	100.00
Existing (SF):	888	Existing (SF):	888
Segment #	888	Segment #	888
ID	888	ID	888
<b>Total: 888</b>		<b>Total: 888</b>	
Foundation		Exterior Wall	
Modified (%):		Modified (%):	102.48
Linear (wall, grade beam)		Existing (LF):	121
Existing (LF):	total length	Segment #	Modified (LF) Round 4'
Floor (SF):	1st supported story	ID	121 124
Segment #	length		
ID	length		
<b>Subtotal: 0</b>			
Slab			
Existing (SF):	total area		
Floor (SF):	1st supported story		
Segment #	Modified (SF)		
ID	area		
<b>Subtotal: 0</b>		<b>Total: 124</b>	

701 Ocean Street 4th Floor, Santa Cruz, CA 95060 | [www.cdi.santacruzcountyca.gov](http://www.cdi.santacruzcountyca.gov)

BUS. LIC. #5573271172  
1754 TECHNOLOGY DR  
SUITE 133  
SAN JOSE, CA 95110  
408.786.4233

REN. 10/31/27  
C-36965  
NGHIA C. NGUYEN  
ARCHITECT  
STATE OF CALIFORNIA

COPYRIGHT 2025 NGHIA NGUYEN

Owner:  
**THUY TRUONG**

530 5TH AVE  
SANTA CRUZ, CA 95062

Project:  
**INTERIOR REMODEL**

SINGLE FAMILY RESIDENCE  
530 5TH AVE  
SANTA CRUZ, CA

**Client Revisions**

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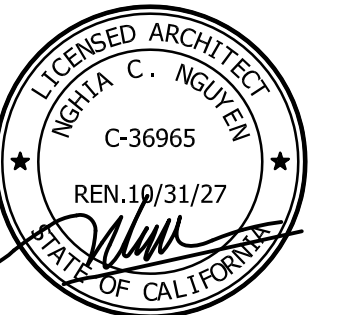
**City Revisions**

No.	Description	Date
1	Planning Comments	02/12/26
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Date: 08/20/25  
Scale: As Noted  
Drawn By: BL  
Checked By: ANN  
Sheet Title:  
*Proposed Floor Plan Modification Worksheet*

Sheet No.: **A2.0**

File:P:/ Job: 530 5th AVE



Owner:

**THUY TRUONG**

530 5TH AVE  
SANTA CRUZ, CA 95062

Project:

**INTERIOR REMODEL**

SINGLE FAMILY RESIDENCE  
530 5TH AVE  
SANTA CRUZ, CA

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Checked By: ANN

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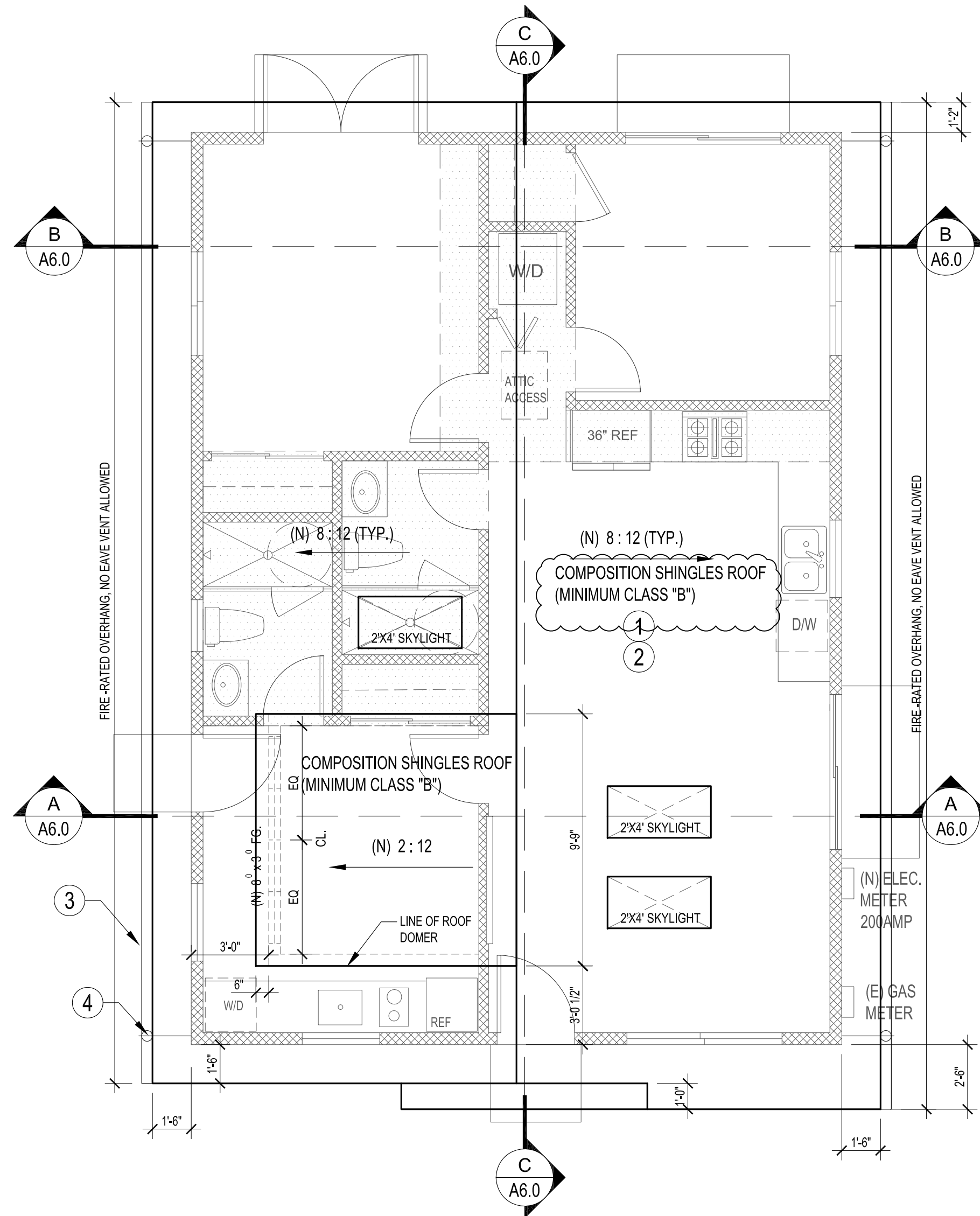
*Proposed Roof Plan*

Sheet No.:

**A3.0**

File:P/J

Job: 530 5th AVE



**PROPOSED ROOF PLAN**

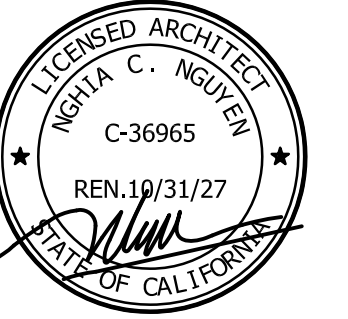
Scale: 1/4" = 1'-0"

**ATTIC VENT CALCULATION:**

ATTIC AREA : EXISTING LIVING SPACE 888 SF  
 REQUIRED NET FREE VENT AREA (METHOD 1/300 UPPER AND LOWER VENTS)  
 $888 / 300 = 2.96 \times 144 = 426.24 \text{ SQ. IN.}$   
 REQUIRED NUMBER OF VENTS:  
 VENT TYPE: 0" HAGIN STANDARD LINE VENT 72 SQ. IN.  
 NET FREE VENT AREA:  
 $426.2 / 72 = 5.92 \approx 6 \text{ VENTS}$

- NOTES:
1. NO EAVE VENT ALLOWED AT FIRE RATED EAVES.
  2. PROVIDE NEW VENTS AS MANY AS THEY ARE BLOCKED BY THE ADDITION
  3. IF OTHER TYPES OF VENT ARE USED, CONTRACTOR IS TO CALCULATE NUMBER OF VENTS TO MEET TOTAL NET FREE VENTILATION FOR UNDER FLOOR VENTILATION AND ATTIC VENT

**EXHIBIT D**



Owner:

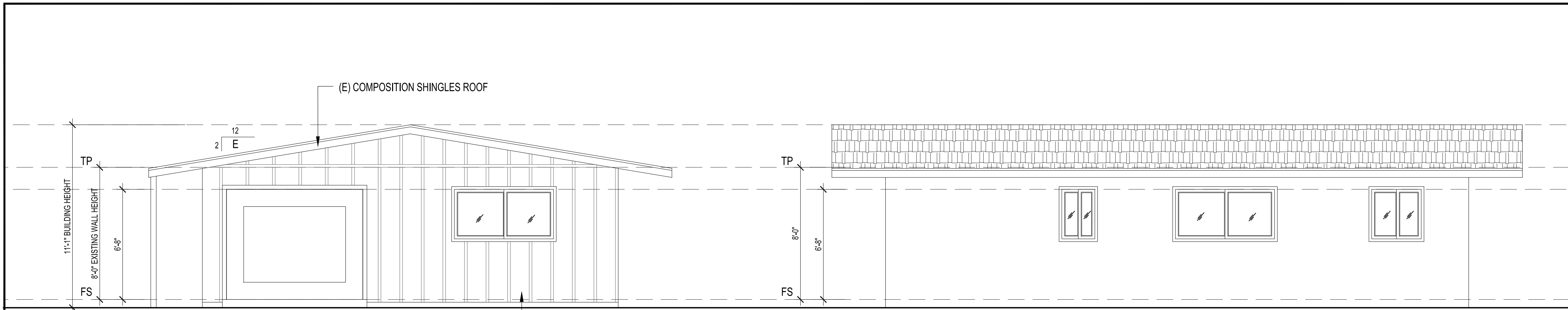
THUY TRUONG

530 5TH AVE  
SANTA CRUZ, CA 95062

Project:

INTERIOR REMODEL

SINGLE FAMILY RESIDENCE  
530 5TH AVE  
SANTA CRUZ, CA

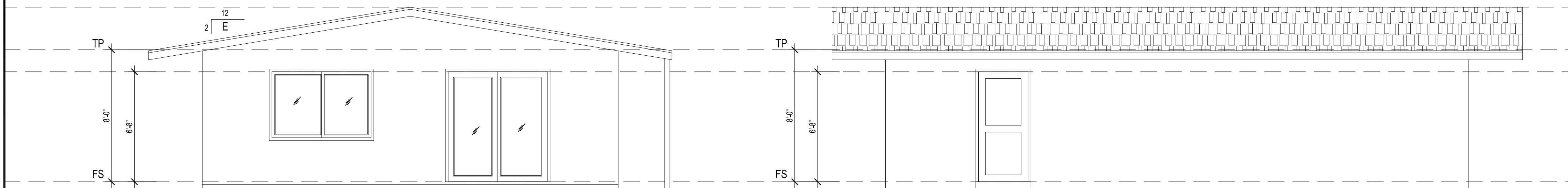


**EXISTING FRONT ELEVATION**

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

**EXISTING RIGHT ELEVATION**

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



**EXISTING REAR ELEVATION**

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

**EXISTING LEFT ELEVATION**

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

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Date: 08/20/25

Scale: As Noted

Drawn By: BL

Checked By: ANN

Sheet Title:

*Existing Elevations*

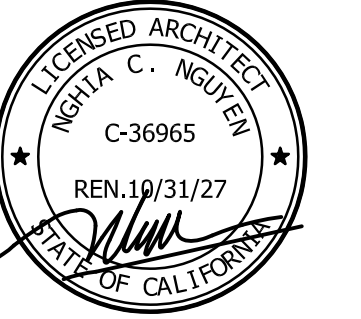
Sheet No.:

**A4.0**

File:P:/

Job: 530 5th AVE

**EXHIBIT D**



Owner:

THUY TRUONG

530 5TH AVE  
SANTA CRUZ, CA 95062

Project:

INTERIOR REMODEL

SINGLE FAMILY RESIDENCE  
530 5TH AVE  
SANTA CRUZ, CA

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Checked By: ANN

Sheet Title:

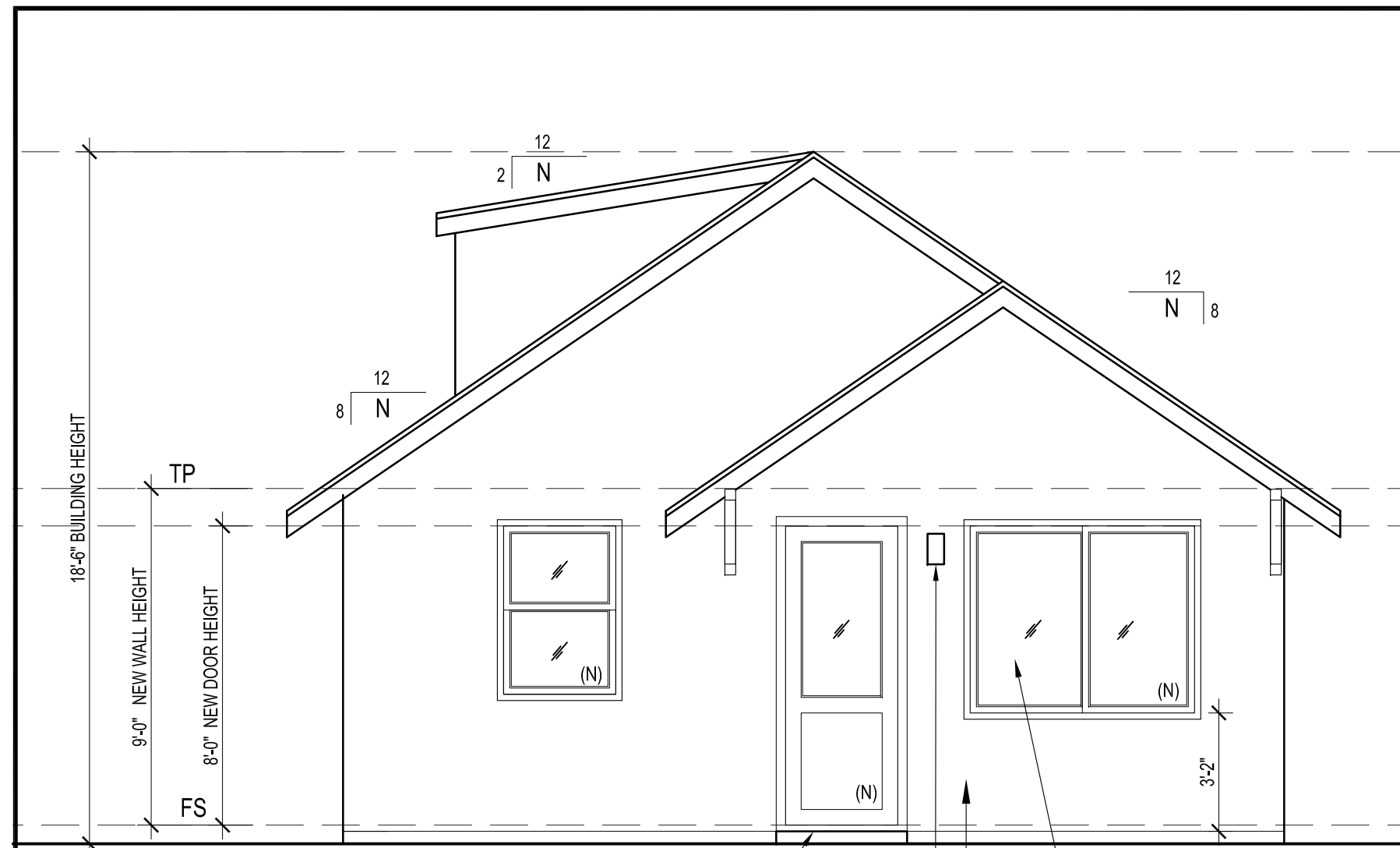
*Proposed Elevations*

Sheet No.:

**A5.0**

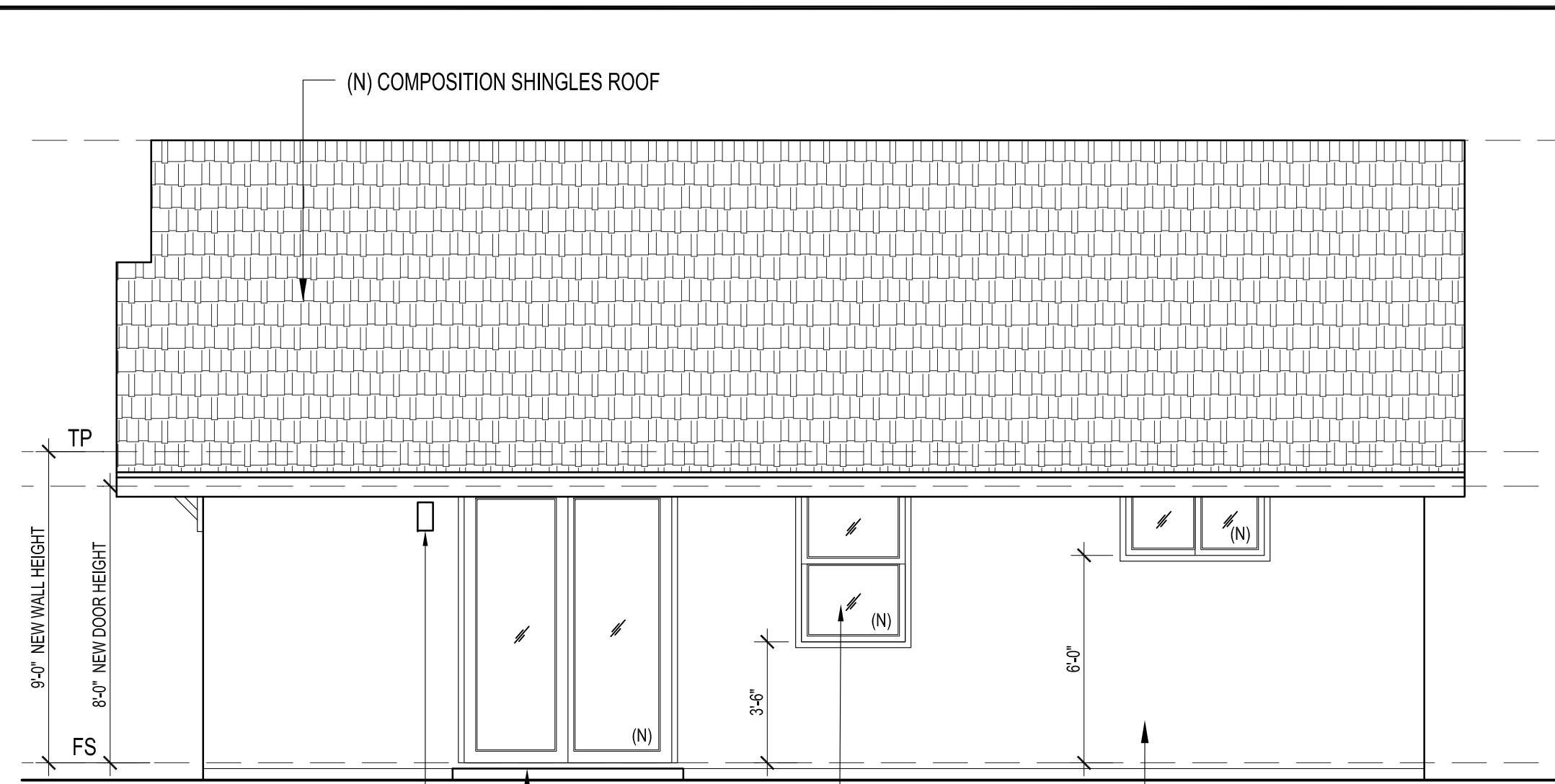
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Job: 530 5th AVE



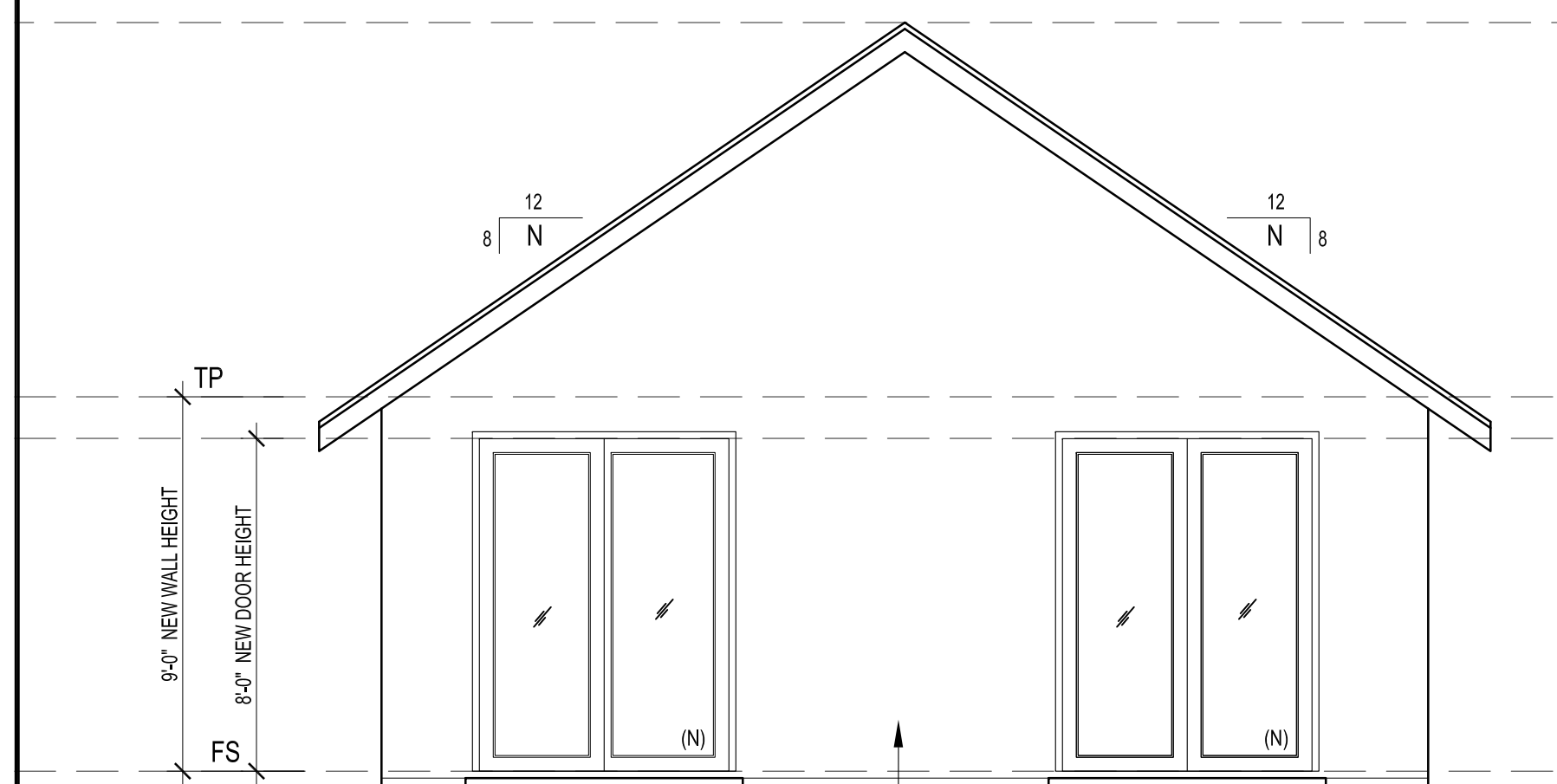
**PROPOSED FRONT ELEVATION**

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



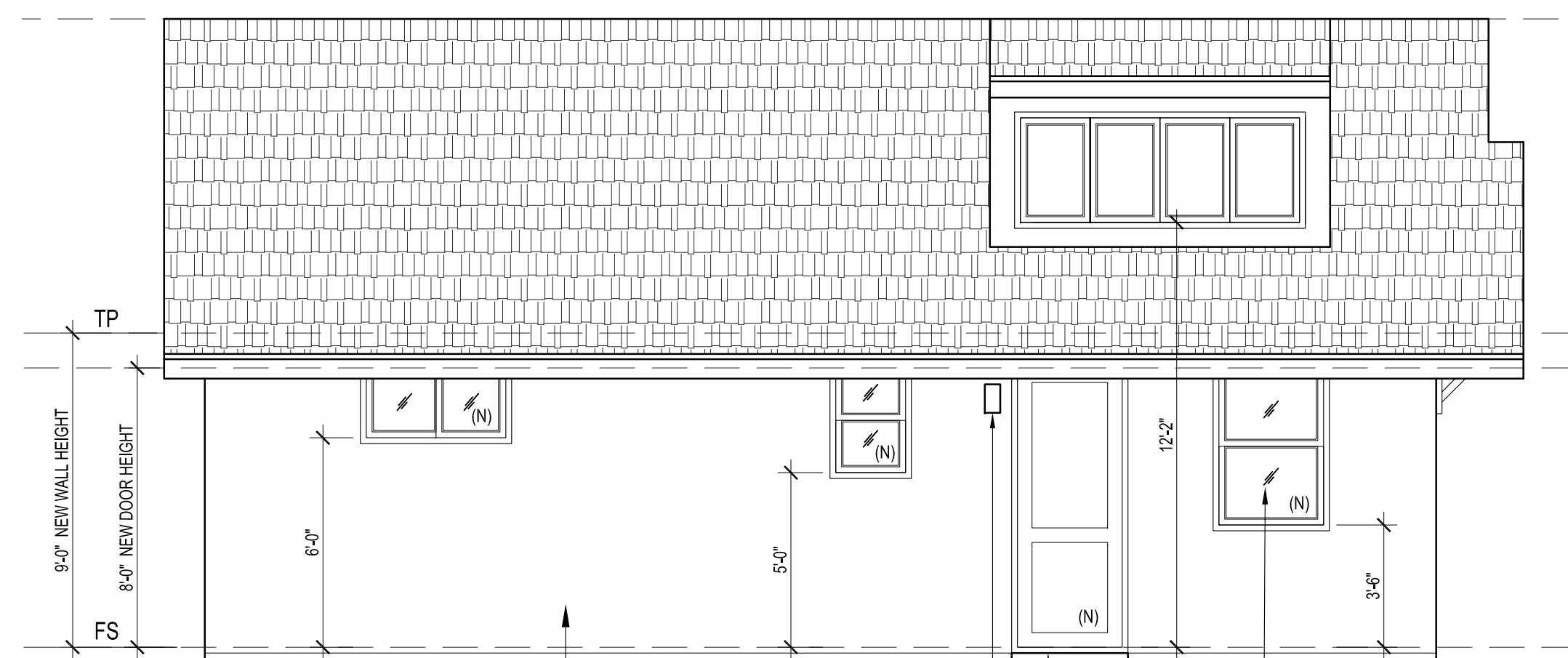
**PROPOSED RIGHT ELEVATION**

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



**PROPOSED REAR ELEVATION**

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



**PROPOSED LEFT ELEVATION**

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

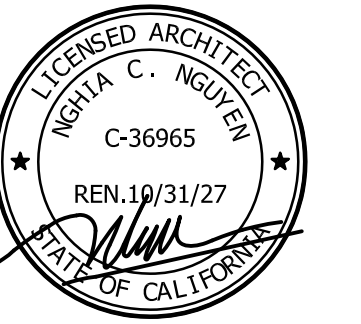
1. **Roof Material:**  
Asphalt Shingles Roofing  
Color: Landmark TL- Country Gray  
Manufacturer/ or equal: Certainteed



2. **Exterior Wall Finish:**  
Painted Stucco Smooth Finish  
Color: Elemental Gray PPU26-06  
Manufacture/ or equal: Behr



**EXHIBIT D**



Owner:

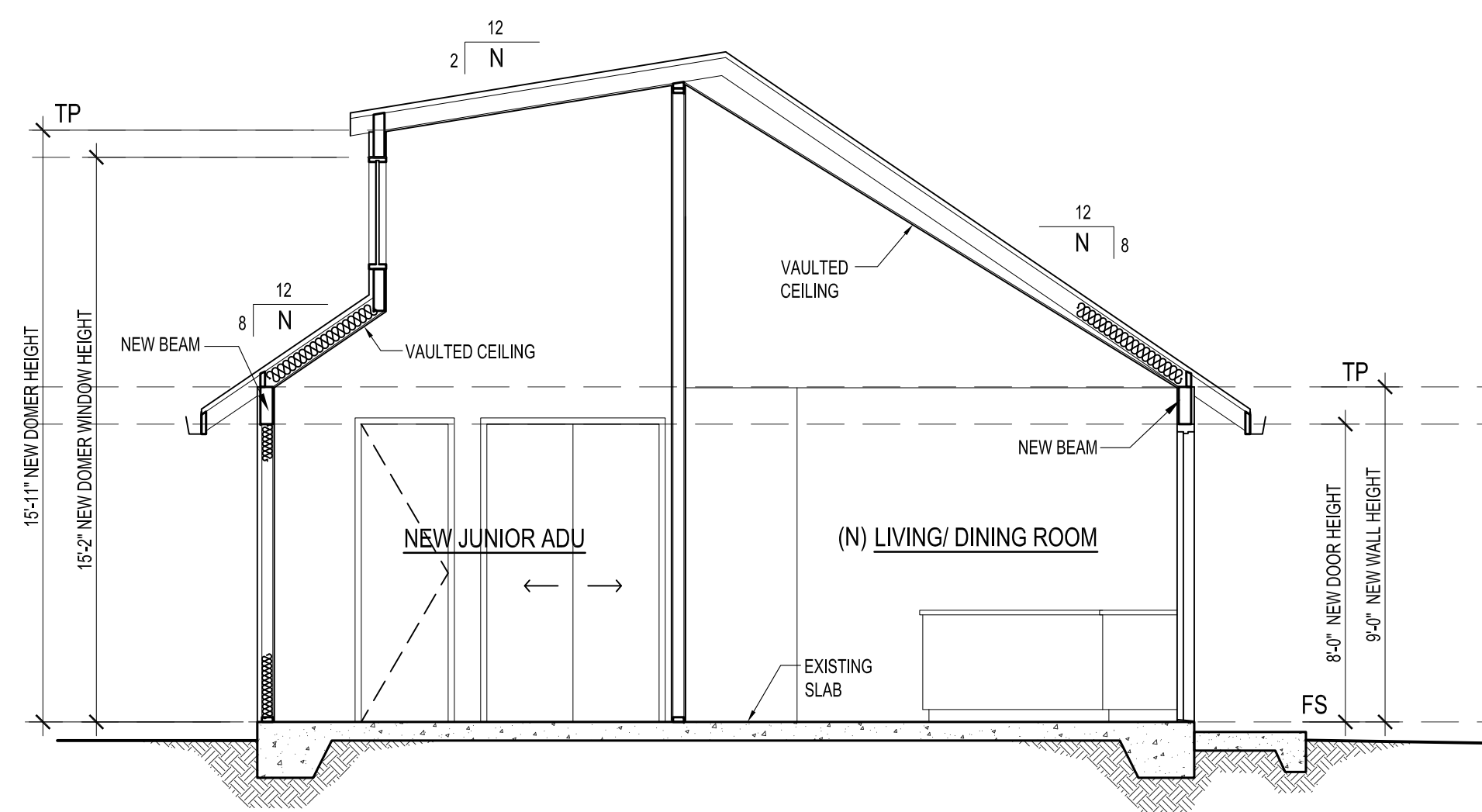
**THUY TRUONG**

530 5TH AVE  
SANTA CRUZ, CA 95062

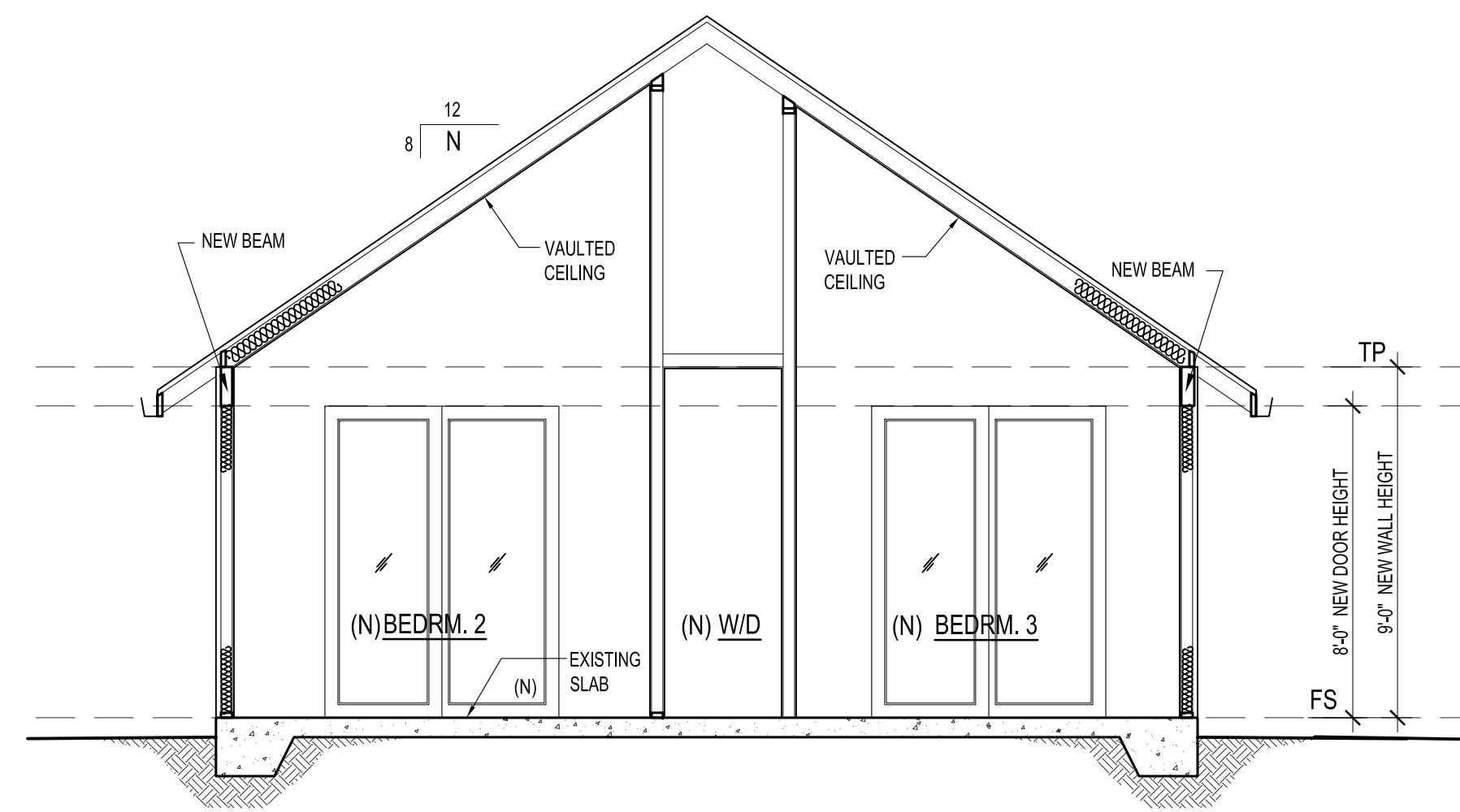
Project:

**INTERIOR REMODEL**

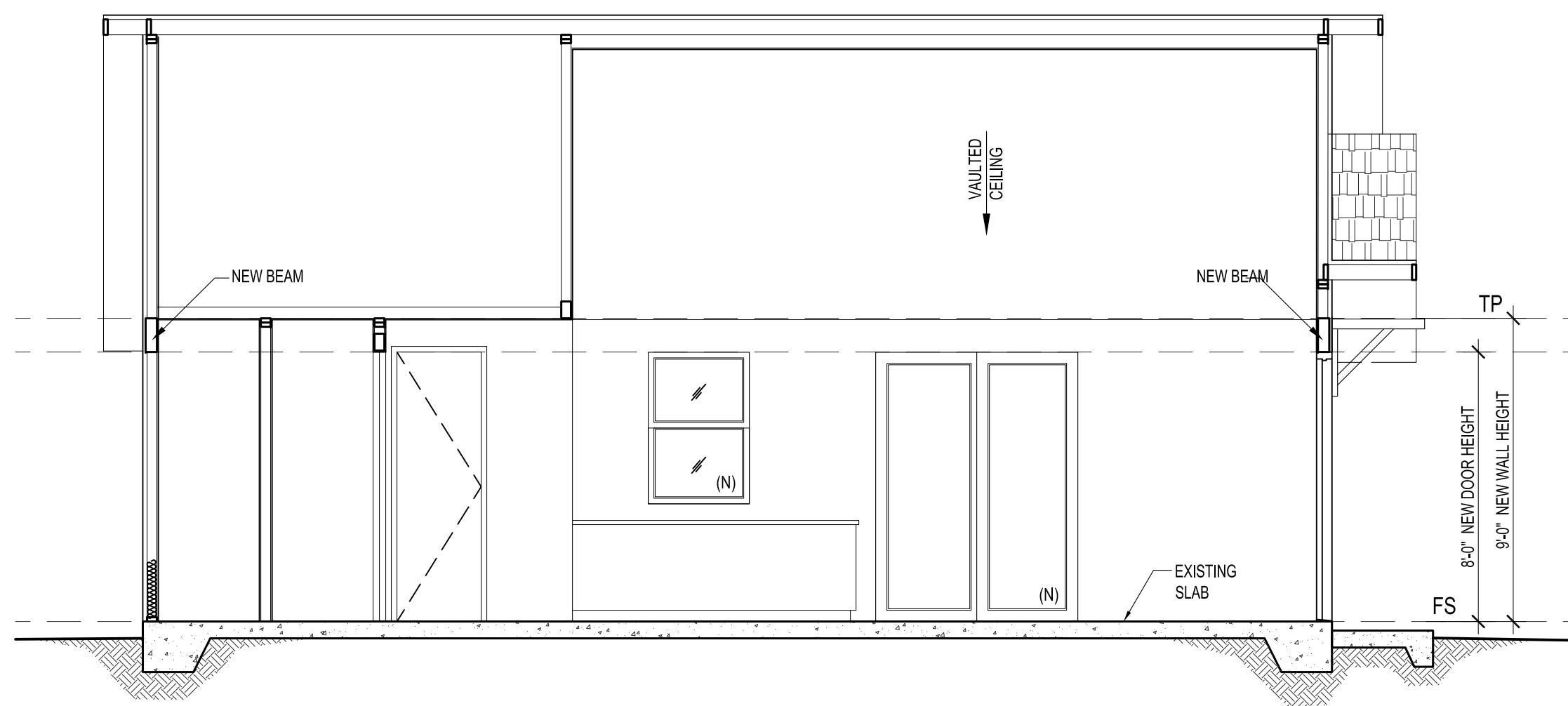
SINGLE FAMILY RESIDENCE  
530 5TH AVE  
SANTA CRUZ, CA



**PROPOSED SECTION A-A**  
Scale: 1/4" = 1'-0"



**PROPOSED SECTION B-B**  
Scale: 1/4" = 1'-0"



**PROPOSED SECTION C-C**  
Scale: 1/4" = 1'-0"

**Client Revisions**

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**City Revisions**

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Date: 08/20/25

Scale: As Noted

Drawn By: BL

Checked By: ANN

Sheet Title:

*Building Sections*

Sheet No.:

**A6.0**

File:P/J

Job: 530 5th AVE

**EXHIBIT D**

**FOR TAX PURPOSES ONLY**

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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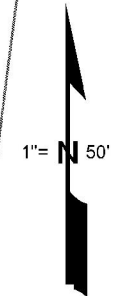
POR. OF S.W. 1/4 SEC. 17,  
T.11S., R.1W., M.B.D. & M.

Tax Area Code  
82-040

27-04

Bk 26  
28

49PM63  
2/14/1989



**EXHIBIT E**

LAKESIDE RESUB.  
POR. OF VENICE ADD.  
18MB53 9/30/1924

ASSEMBLY RESUB.  
POR. OF TWIN LAKES PARK  
15MB25 5/15/1909

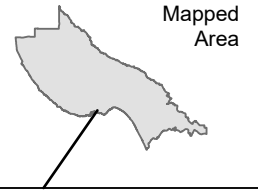
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 27-04  
County of Santa Cruz, Calif.  
Aug. 1998

Electronically Redrawn 8/4/98 rw  
Rev. 10/18/07 td (Spatial Adjustment)  
Rev. 12/31/07 CB (7-0059157 & 58, 4-11 & 12)



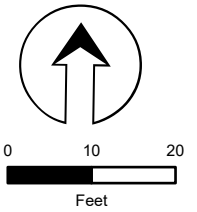
# Parcel Location Map



**Parcel: 02704208**

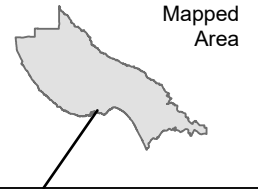
**EXHIBIT E**

Subject Parcel



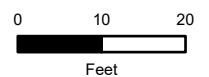
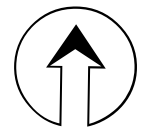


# Parcel General Plan Map



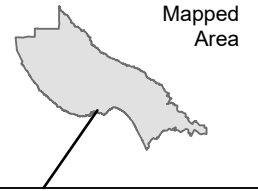
 Subject Parcel

## EXHIBIT E



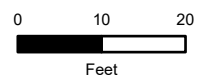
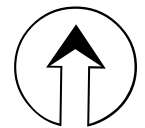


# Parcel Zoning Map



## EXHIBIT E

Subject Parcel



## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size: 2,004 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: 5<sup>th</sup> Avenue  
Planning Area: Live Oak  
Land Use Designation: R-UH (Urban High Density Residential)  
Zone District: R-1-3.5 (Single-Family Residential – 3,500 square feet per dwelling)  
Coastal Zone:  Inside  Outside  
Appealable to Calif. Coastal Comm.:  Yes  No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Fire Hazard: Not a mapped constraint  
Slopes: N/A  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Archeology: Not mapped/no physical evidence on site

**EXHIBIT F**