



Staff Report to the Zoning Administrator

Application Number: **261119**

Applicant: Valerie Hart

Agenda Date: September 18, 2026

Owner: McKaCo CVD Realty LLC

Agenda Item #:

APN: 032-223-23

Time: After 9:00 a.m.

Site Address: 320 35th Avenue, Santa Cruz CA 95062

Project Description: Proposal to remodel and construct an addition to an existing nonconforming single-family dwelling. The project includes a 162 square-foot addition to the second story, a new 534 square-foot first-story rooftop deck, and replacement of the existing flat roof with a gable/hip roof, increasing the building height from 18 feet to 27 feet.

Location: Property is located on the eastern side of 35th Avenue (320 35th Avenue), approximately 280 feet north of the intersection of 35th Avenue and East Cliff Drive in Santa Cruz.

Permits Required: Coastal Development Permit

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 261119, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is approximately 4,500 square-feet in size and developed with an existing two-story single-family dwelling. The original single-story home was constructed in 1959, and the second-story addition was completed in 1975, resulting in a three-bedroom, two bathroom dwelling with an attached garage. The existing structure is nonconforming with respect to the required front and side yard setbacks.

The project proposes to construct a 162 square-foot addition to the second story, a new 534 square-foot roof-top deck above the first story, and to reconfigure the roof by replacing the existing flat roof with a hip-and-gable style roof. This modification would increase the building height from 18 feet to 27 feet. Due to the project site's location within the Coastal Zone, a Coastal Development Permit is required.

Zoning & General Plan Consistency

The subject property is a 4,500 square foot lot, located in the R-1-4-PP (single-family residential, 4,000 square-foot minimum; Pleasure Point Combining District) 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-UM (Urban Medium Density Residential) General Plan designation.

Coastal Development Permit

The subject property is located within the mapped Coastal Zone Appeal Jurisdiction, and the proposed improvements are to an existing single-family dwelling located within 300 feet of the top of a seaward-facing coastal bluff. Santa Cruz County Code (SCCC) 13.20.061(B) requires a Coastal Development Permit for improvements to single-family dwellings located within the Coastal Zone Appeals jurisdiction. County Code establishes design criteria for all development requiring a Coastal Development Permit. These criteria address visual compatibility, site disturbance, ridgeline and blufftop development, landscaping, and the protection of scenic resources.

The proposed modifications to the existing single-family dwelling comply with the Coastal Zone Design Criteria by incorporating architectural features that are consistent with those of surrounding homes. These features include board-and-batten siding, bronze window and door trim, and a standing-seam metal roof. The project does not require any additional site disturbance beyond the existing disturbed areas. Furthermore, the project site is not located on a ridgeline or blufftop and will not adversely affect surrounding scenic resources.

As proposed, the project is consistent with the County's Coastal Zone Design Criteria because the design complements surrounding dwellings while minimizing potential shading of adjacent properties and impacts on scenic visual resources.

Nonconforming Structures

The existing structure is nonconforming to the required front and side yard setbacks. The R-1-4 zone district requires a 15-foot front-yard setback, and 5-foot interior side yard setbacks. The existing structure maintains an 11-foot front yard setback and a 2-foot side-yard setback on the southern side of the property.

The project proposes constructing a second-story addition and reconfiguring the roof, increasing the building height from 18 feet to 27 feet. The proposed building modifications would not increase the extent of the existing nonconforming dimensions within the front or side yard setbacks. Although the existing garage is nonconforming with the required side yard setback and the project includes modifications to the garage roof, the top plate of the structure will remain unchanged. Additionally, no changes are proposed to the existing front entryway that encroaches into the required front yard setback.

Due to the structure's nonconforming status, a Modification Worksheet is required to evaluate whether 65% or more of the major structural components are proposed to be replaced. Structural modifications are evaluated based on four major structural components (roof framing, exterior wall

framing, floor framing, and foundation); each component is given a weighted value that was established by a policy adopted by the County Board of Supervisors. The proposed remodel and addition would result in approximately 46% modification of major structural components; therefore, the project is not considered 'reconstruction' and does not require an Administrative Site Development Permit pursuant to SCCC 13.10.262.

Pleasure Point Community Design

The project site is located within the Pleasure Point Combining District, an area bounded by Portola Drive on the north, 41st Avenue on the east, Monterey Bay on the southern, and the eastern shore of Corcoran Lagoon on the west. On lots with a width greater than 35-feet, the Pleasure Point Community development standards require that any portion of the structure exceeding 15 feet in height be set back at least 10 feet from the side yard property line. The proposed modifications to the single-family dwelling include a second-story addition and modifications to the existing flat roof.

A portion of the existing second-story element is nonconforming to the Pleasure Point second-story setback standard. The portion of the structure exceeding 15 feet in height maintains a 6.58-foot side yard setback, where a minimum 10-foot setback is required. The proposed 162 square-foot second-story addition is located in the middle of the existing structure and conforms to the Pleasure Point Community development standards. Although the roof modifications will alter a portion of the structure within the Pleasure Point second-story setback area, the proposed modification does not affect the nonconforming portion of the second story. In particular, the existing roof plate will not increase the height, and the new roof pitch slopes upward away from the nonconforming side of structure. Additionally, the revised roof design will not create any new habitable space. As proposed, the project complies with the development standards for the Pleasure Point Combining District prescribed in SCCC 13.10.446.

Local Coastal Program Consistency

The proposed modifications to the existing single-family dwelling conform to the County's certified Local Coastal Program, in that the improvements are sited and designed to be visually compatible with, scaled appropriately for, and integrated into the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings of varying architectural styles and sizes, and the proposed design is consistent with the existing range of development in the surrounding area.

The proposed second-story addition, rooftop deck, and roof modifications will not adversely impact the light, air, or privacy of adjacent residences. Furthermore, the project complies with the purposes of the Pleasure Point Combining District by minimizing visual and shading impacts on neighboring parcels, conforming to the second-story setback requirements, and utilizing an earth-tone exterior color palette to maintain a cohesive community character.

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.

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 **261119**, based on the attached findings and conditions.

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

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

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Exhibits

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

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: 261119

Assessor Parcel Number: 032-223-23

Project Location: 320 35th Avenue, Santa Cruz CA 95062

Project Description: Proposal to remodel and construct an addition to an existing nonconforming single-family dwelling. The project includes a 162 square-foot addition to the second story, a new 534 square-foot first-story rooftop deck, and replacement of the existing flat roof with a gable/hip roof, increasing the building height from 18 feet to 27 feet.

Person or Agency Proposing Project: Valerie Hart

Contact Phone Number: (831) 339-0441

- 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)

F. Reasons why the project is exempt:

Exterior improvements to an existing single-family dwelling in an area designated for residential uses; a 162 square-foot addition to an existing structure that does not result in an increase of more than 50 percent of the existing floor area.

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

Michael Lam, 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-1-4-PP (Single-Family Residential, 4,000 square-foot minimum; Pleasure Point Combining District), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium 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 proposed modifications to the existing single-family dwelling comply with the Coastal Zone Design Criteria by incorporating architectural features that are consistent with those of surrounding homes. These features include board-and-batten siding, bronze window and door trim, and a standing-seam metal roof. The project does not require any additional site disturbance beyond the existing disturbed areas. Furthermore, the project site is not located on a ridgeline or blufftop and will not adversely affect surrounding scenic resources. As proposed, the project is consistent with the County's Coastal Zone Design Criteria because the design complements surrounding dwellings while minimizing potential shading of adjacent properties and impacts on scenic visual resources.

- (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 600-feet away at the intersection of 36th Avenue and East Cliff Drive.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4-PP (Single-Family Residential, 4,000 square-foot minimum; Pleasure Point Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

- (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 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 location of the existing single-family dwelling and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-4-PP (single-family residential, 4,000 square-foot minimum; pleasure point combining district) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district, with exception to the front- and side-yard setback areas.

Although the structure is nonconforming to the front- and side-yard setbacks, the improvements will not increase any of the nonconforming dimensions. The proposed improvements do not constitute 'reconstruction' under SCCC 13.10.262; therefore, the improvements comply with the requirements of County Code.

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

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

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

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

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

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

This finding can be made, in that the proposed improvements to the existing single-family dwelling will add not add any residential units on the existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to increase beyond the existing 1 peak trip per day (1 peak trip per dwelling unit). Such an increase will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

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

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

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

Site Development Permit Findings

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

This finding can be made, in that the proposed single-family dwelling is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

- (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.

Application #: 261119
APN: 032-223-23
Owner: McKaCo CVD Realty LLC

This finding can be made, in that the proposed single-family dwelling is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project plans, prepared by Valerie Hart, dated June 05, 2026.

- I. This permit authorizes modifications to an existing single-family dwelling, including a 162 square-foot addition to the second story, a new 534 square-foot first-story rooftop deck, and replacement of the existing flat roof with a gable/hip roof, increasing the building height from 18 feet to 27 feet, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. Grading, drainage, and erosion control plans.

4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 5. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the 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. Pay the current fees for Parks mitigation. Currently, these fees are \$7.45 per square foot for single family dwellings.
- F. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings.
- G. Provide required off-street parking for two cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. 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.

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.

DUNWOODY RESIDENCE

GENERAL NOTES

1. ALL REFERENCES TO "CONTRACTOR" SHALL INDICATE GENERAL CONTRACTOR AND THE SUBCONTRACTORS IN HIS EMPLOY. THEY SHALL BE ONE IN THE SAME.
2. THE STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE DESIGN DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE DESIGN DRAWINGS AND THE CONSULTANT'S DRAWINGS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
3. PROVIDE ALL LABOR, MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS. WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION AND CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR, MATERIALS AND EQUIPMENT TO COVER THE TIMELY INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED.
4. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
- (A) ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
- (B) THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
- (C) THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
- (D) SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED BY CONTRACTOR TO THE RESPECTIVE DEPARTMENTS FOR APPROVAL AND PERMIT. CONTRACTOR SHALL PAY FOR THE RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO OWNER.
5. BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH THE PLANS AND NOTES, AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE LOCATION OF ANY EXISTING STRUCTURES OR CONDITIONS THAT MAY AFFECT THIS WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS AND DETERMINATIONS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS BID.
6. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND AT ONCE REPORT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER TO THE DESIGNER.
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS.
8. A COMPLETE SET OF PRINTS WILL BE PROVIDED WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THAT SET. AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO DESIGNER.
9. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, DESIGNER SHALL BE NOTIFIED FOR CLARIFICATION.
10. ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK WALLS, FACE OF STUDS AND FACE OF FOAM BLOCK UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BOXES. ANY DAMAGED BOXES SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN INSPECTOR PRIOR TO ANY WORK.
13. CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL APPLIANCES, FINISHES AND AVAILABILITY PRIOR TO LOCATING ROUGH OPENING, PLUMBING AND ELECTRICAL. CONTRACTOR TO COORDINATE APPLIANCE INSTALLATION WITH ALL APPLICABLE TRADES AS SPECIFIED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
14. CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL MATERIALS, FIXTURES AND EQUIPMENT PRIOR TO ORDERING.



ROOF:
GALVALUME STANDING-SEAM
COLOR: MATTE PATINA



WINDOWS/DOORS:
WINDSOR PINNACLE
COLOR: BRONZE



BOARD AND BATT:
JAMES HARDIE SIDING
PAINTED: BM- THORNTON SAGE



STUCCO:
PAINTED: BM- CLOUD WHITE



FRONT DOOR:
COLOR: NEW EARTH



DRAWING INDEX

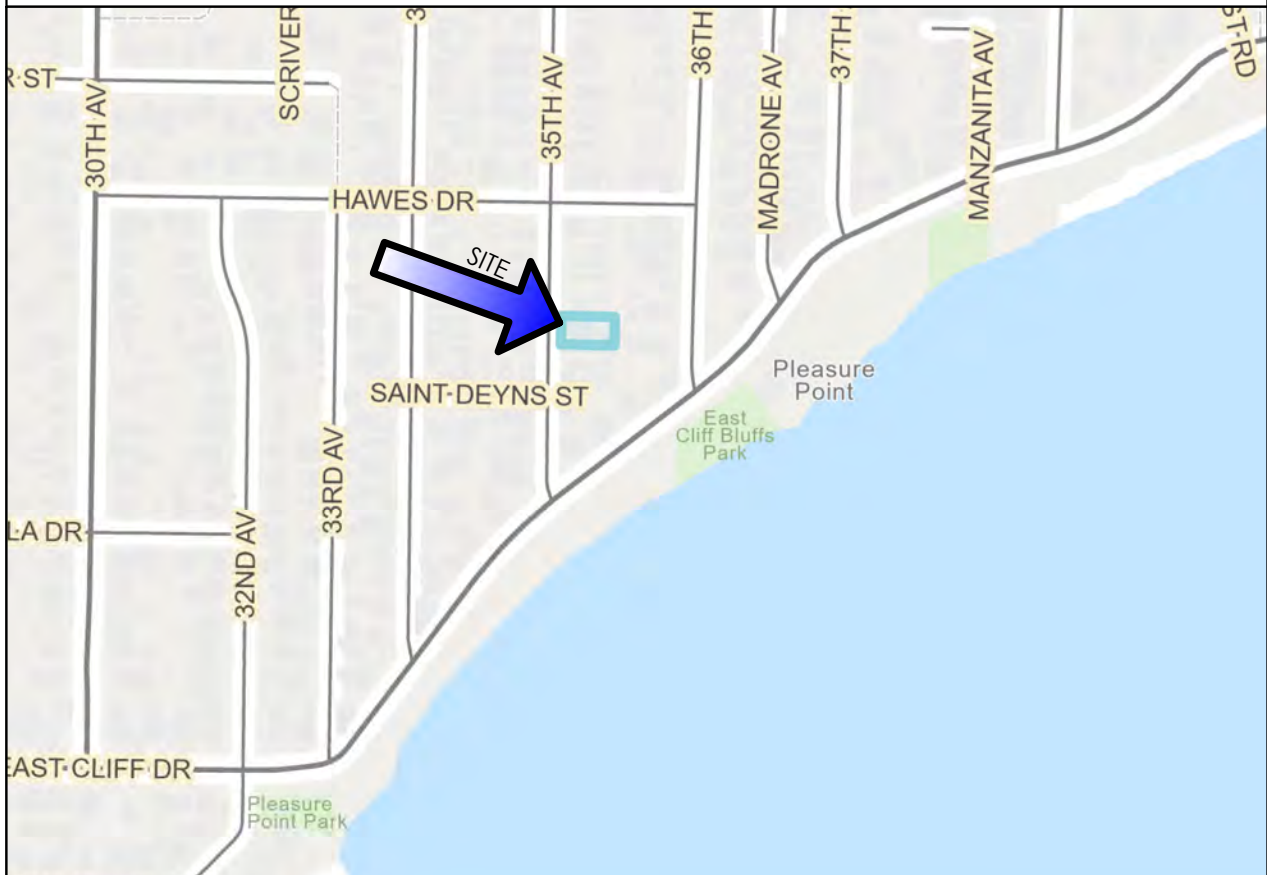
ARCHITECTURAL SHEETS:

- T1: TITLE SHEET & SITE PLAN
SURVEY
A1: SITE PLAN
A2: EXISTING FLOOR AND ROOF PLAN
A3: EXISTING ELEVATIONS
A4: PROPOSED LOWER FLOOR PLAN
A5: PROPOSED UPPER FLOOR PLAN AND ROOF PLAN
A6: PROPOSED SECTIONS
A7: PROPOSED ELEVATIONS
MO1: MODIFICATION WORKSHEET

PARCEL MAP



VICINITY MAP



FLOOR AREA RATIO AND LOT COVERAGE

ARCHITECTURAL FEATURE	NET FLOOR AREA CALCULATION (FAR)		LOT COVERAGE	
	EXISTING	PROPOSED		
LOWER FLOOR (NOT COUNTING GARAGE)	1,524 S.F.	1524 S.F.	1524 S.F.	
UPPER FLOOR	358 S.F.	520 S.F.		
GARAGE	208 S.F.	208 S.F.	208 S.F.	
ATTIC/ BASEMENT/ MEZZANINE	DO NOT COUNT	DO NOT COUNT		
DECK/PORCH FULLY ENCLOSED	0 S.F.	0 S.F.	0 S.F.	
DECK, CANTILEVERED, UNCOVERED	DO NOT COUNT	DO NOT COUNT	0 S.F.	
DECK, SUPPORTED, UNCOVERED >18"	DO NOT COUNT	DO NOT COUNT	0 S.F.	
COVERED DECK/PORCH <140 SQ.FT. CREDIT>	0 S.F.	0 S.F.	0 S.F.	
DECK, SUPPORTED, UNCOVERED	DO NOT COUNT	DO NOT COUNT	0 S.F.	
DECK, 2ND FLOOR ROOFTOP	DO NOT COUNT	DO NOT COUNT	DO NOT COUNT	
EXTERIOR STAIRS & LANDINGS	DO NOT COUNT	DO NOT COUNT	202 S.F.	
TRELLIS OR ARBOR	DO NOT COUNT	DO NOT COUNT	0 S.F.	
GARAGES, CARPORTS CREDIT UP TO <225 S.F.>	<208 S.F.>	<208 S.F.>	<208 S.F.>	
ACCESSORY STRUCTURE, GREENHOUSE	136 S.F.	136 S.F.	136 S.F.	
BAY WINDOWS	DO NOT COUNT	DO NOT COUNT	0 S.F.	
CHIMNEYS	DO NOT COUNT	DO NOT COUNT	8 S.F.	
AWNINGS, FENCES AND WALLS	DO NOT COUNT	DO NOT COUNT	DO NOT COUNT	
ELEVATOR SHAFTS, ATRIUMS, COURTYARDS	DO NOT COUNT	DO NOT COUNT	0 S.F.	
TOTALS	FAR: 2,018 S.F. 44.55%	2,180 S.F. 48.12%	LOT COVERAGE: 2,078 S.F. 46%	
MAX F.A.R. = 60% (2,718 SQ.FT.)			MAX LOT COVERAGE: 45% (2,038 SQ.FT.)	
SETBACKS- REQUIRED AND PROPOSED: R-1-4 PP > 30' WIDE				
	REQUIRED - 1ST FLOOR	EXISTING/PROPOSED 1ST FLOOR	REQUIRED - 2ND FLOOR OVER 15' HEIGHT	PROPOSED- 2ND FLOOR OVER 15' HEIGHT
FRONT YARD	15'-0"	11'-0"	15'-0"	43'-1.5" (E)/ 37'-10" (P)
SIDE YARD- NORTH	5'-0"	6'-4"	10'-0"	6'-4" (NO CHANGE)
SIDE YARD- SOUTH	5'-0"	2'-2.5"	10'-0"	18'-0.5" (E)/ 15'-1" (P)
REAR YARD	15'-0"	42'-7"	15'-0"	16'-7" (NO CHANGE)

ABBREVIATIONS

AFF ABOVE FINISH FLOOR
AFG ABOVE FINISH GRADE
BD BOARD
BTM BOTTOM
C.B.C. CALIFORNIA BLDG. CODE
CL CENTER LINE
CLG CEILING
CLR CLEARANCE
CONC CONCRETE
CONT CONTINUOUS
DBL DOUBLE
DIM DIMENSION
DN DOWN
DOWNSPOUT
DW DISHWASHER
ELEV ELEVATION
EQ EQUAL
F.F. FINISH FLOOR
F.G. FINISH GRADE
F.O.S. FACE OF STUD
F.F.E. FINISH FLOOR ELEVATION
FL FLOOR
GA GAUGE
GC GENERAL CONTRACTOR
GYP. BD. GYPSUM BOARD
HT HEIGHT
HORIZ. HORIZONTAL
KIT KITCHEN
MFG MANUFACTURED
MIC MICROWAVE
NFPA NATIONAL FIRE PROTECTION ASSOCIATION
PL PLATE
REF REFRIGERATOR
SIM SIMILAR
T.O. TOP OF
TYP TYPICAL
U.N.O. UNLESS NOTED OTHERWISE
V.I.F. VERIFY IN FIELD
WH WATER HEATER
WTR WATER

BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION

PROPOSED 1 62 SQ.FT. UPPER FLOOR ADDITION TO EXISTING 3 BEDROOM, 2BATH 1,882 SQ.FT. 2 STORY SINGLE FAMILY DWELLING WITH ATTACHED 208 SQ.FT. GARAGE RESULTING IN A 3 BEDROOM, 3 BATH, 2,044 SQ.FT. 2 STORY SINGLE FAMILY DWELLING WITH ATTACHED 208 SQ.FT. GARAGE. PROPOSED 534 SQ.FT. ROOF DECK AT EXISTING FLAT ROOF WITH THE HEIGHT OF RAILS NOT TO EXCEED 15' IN HEIGHT. RELOCATE EXISTING ELECTRICAL MAIN PANEL AND UPGRADE TO 225 ROOF TO BE GABLE AND HIP. REPLACING FLAT ROOF, INCREASING THE ROOF HEIGHT FROM 18'-8" TO 27'-0.75". EXISTING RESIDENCE IS NON-CONFORMING; ALL NEW PROPOSED WORK CONFORMS TO THE PP DESIGN CRITERIA AND ZONING REQUIREMENTS.

PROJECT ADDRESS:

320 35TH AVENUE
SANTA CRUZ, CA 95052

PARCEL NUMBER:

032-223-23

OCCUPANCY CLASSIFICATION:

R-3/U

ZONING DESIGNATION:

R1-4 PP

CONSTRUCTION TYPE:

R-UL TYPE V-B NON-SPRINKLERED

SRA:

LRA, WUI COMPLIANCE NOT REQUIRED

LOT AREA:

4,530 SQ.FT.

TOTAL PROPOSED HEATED AREA:

2,044 SQ.FT.

CODE NOTE:

ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH THE FOLLOWING CODES:

- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA ELECTRIC CODE
- 2025 CALIFORNIA GREEN BUILDING STANDARDS
- 2025 CALIFORNIA ENERGY STANDARDS
- SANTA CRUZ COUNTY CODE AMENDMENTS

CONTACTS

OWNER:

McKAGG CVD REALTY LLC
VIVA DUNWOODY (SIGNOR)
320 35TH AVENUE
SANTA CRUZ, CA 95062
PH: (808) 339-0441
couraviva@gmail.com

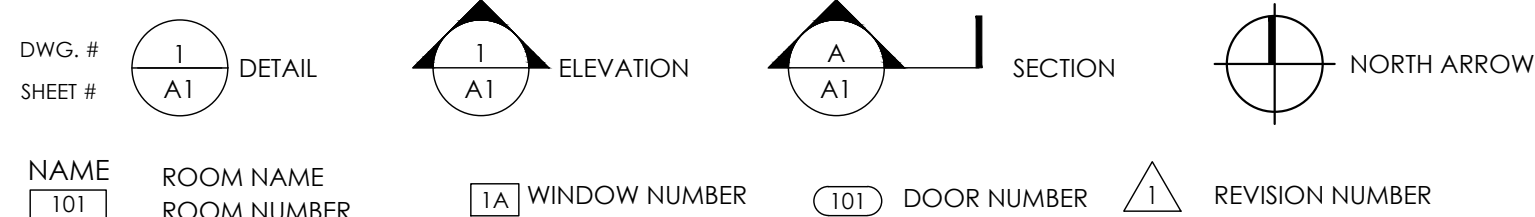
PROJECT DESIGNER:

VALERIE HART RESIDENTIAL DESIGN
VALERIE HART
3680 N. RODEO GULCH ROAD
SOQUEL, CA 95073
PH: (831) 239-1609
valerie95062@yahoo.com

SURVEY:

MICHAEL BEAUTZ, C.E.
365 RISSO COURT
SANTA CRUZ, CA 95062
PH: (831) 476-3748
janetbeautz@gmail.com

DRAWING SYMBOLS



TITLE SHEET

valerie hart residential design

3680 n. rodeo gulch road, soquel, ca 95073
(831) 239-1609 valerie95062@yahoo.com

DUNWOODY PROJECT

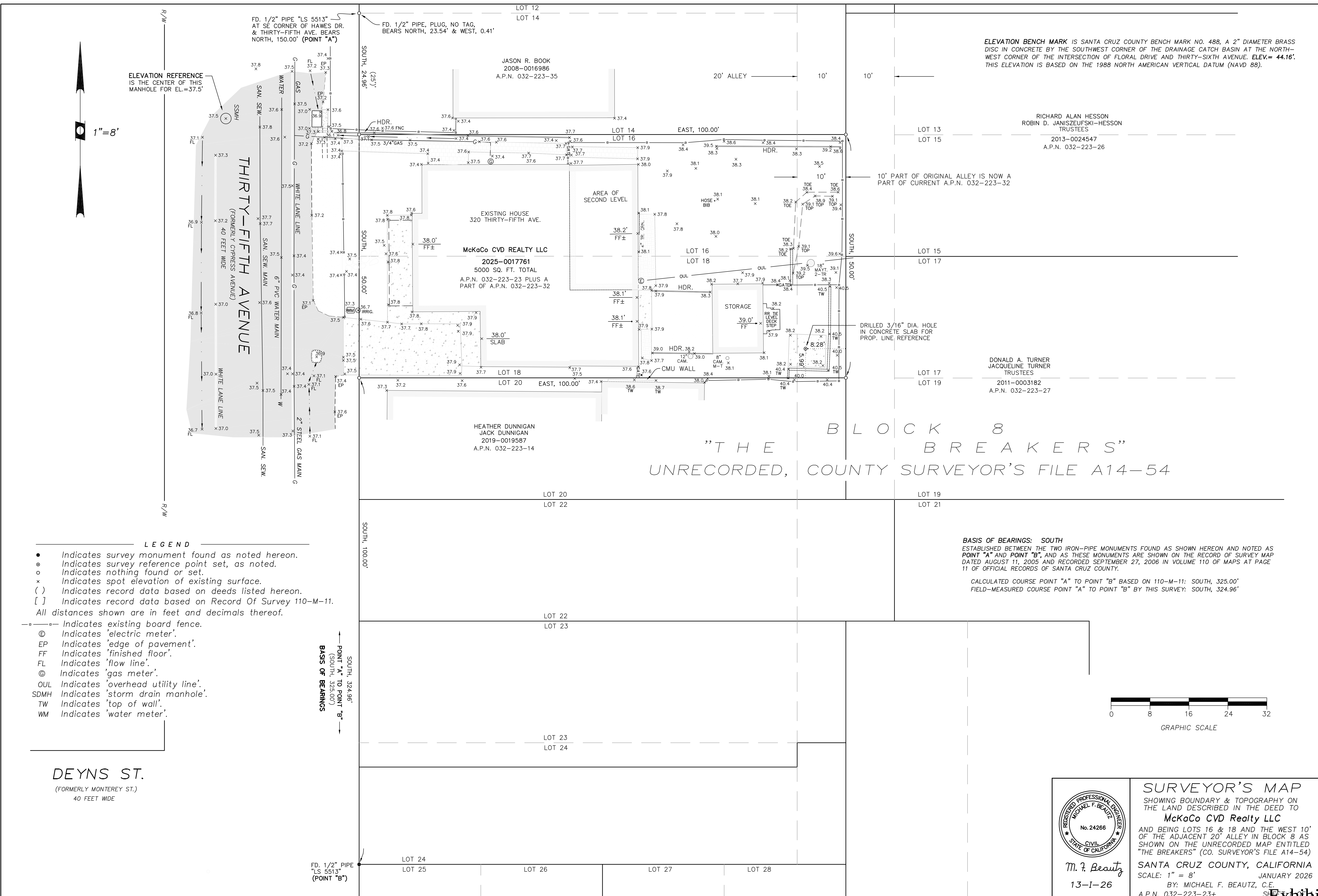
320 35TH AVENUE, SANTA CRUZ, CA 95062
APN: 032-223-23

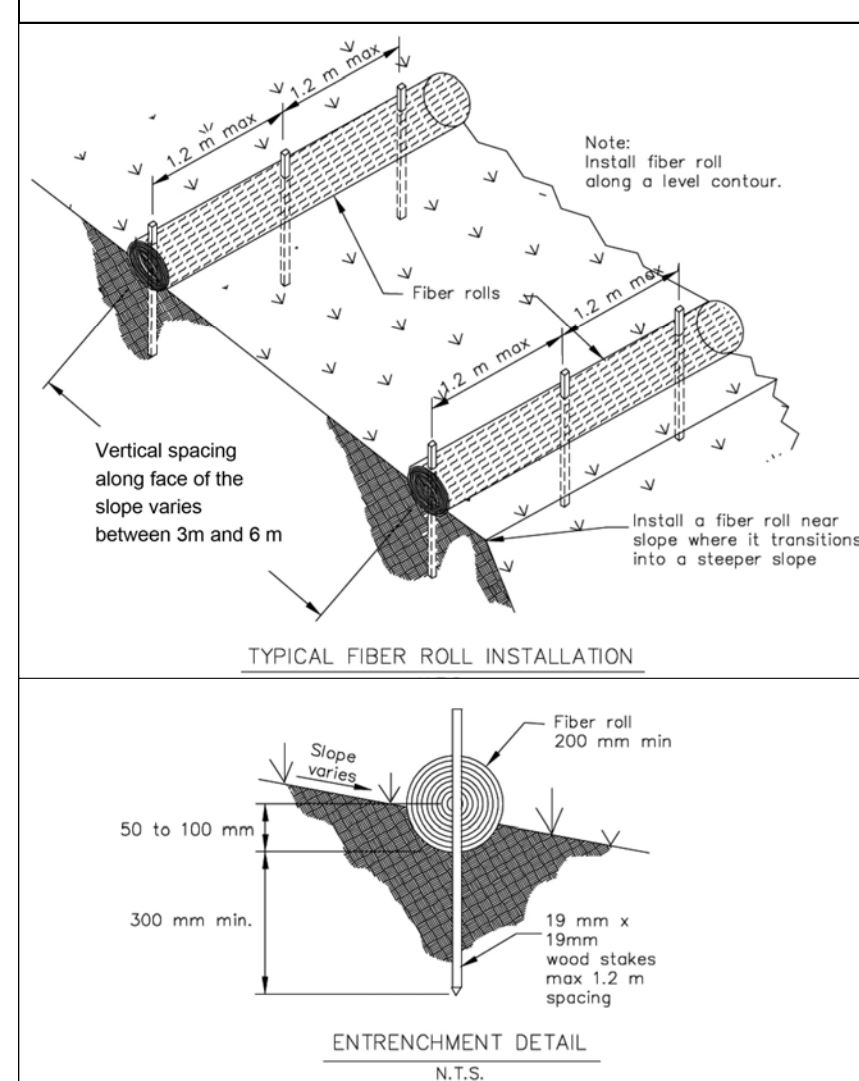
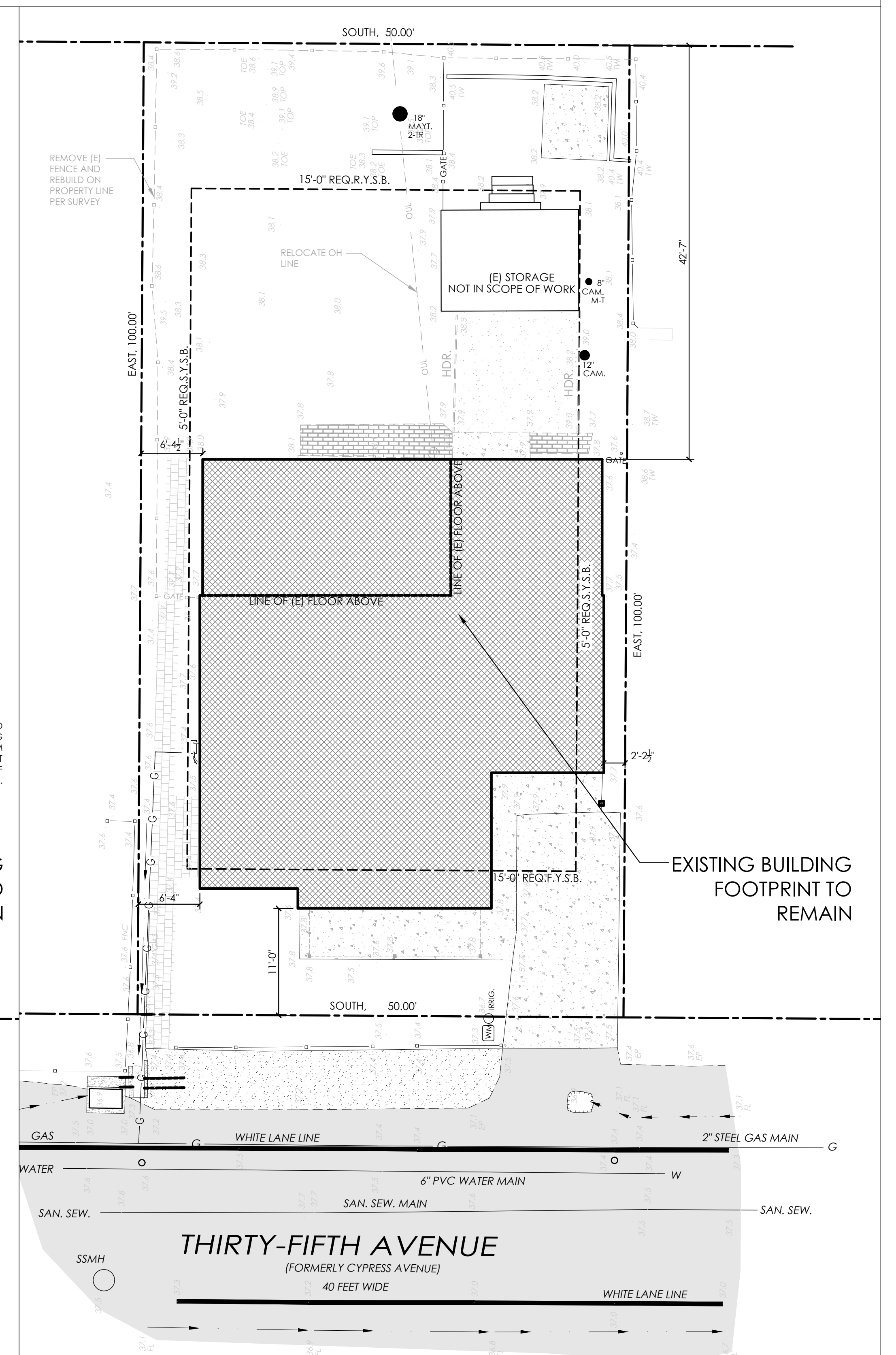
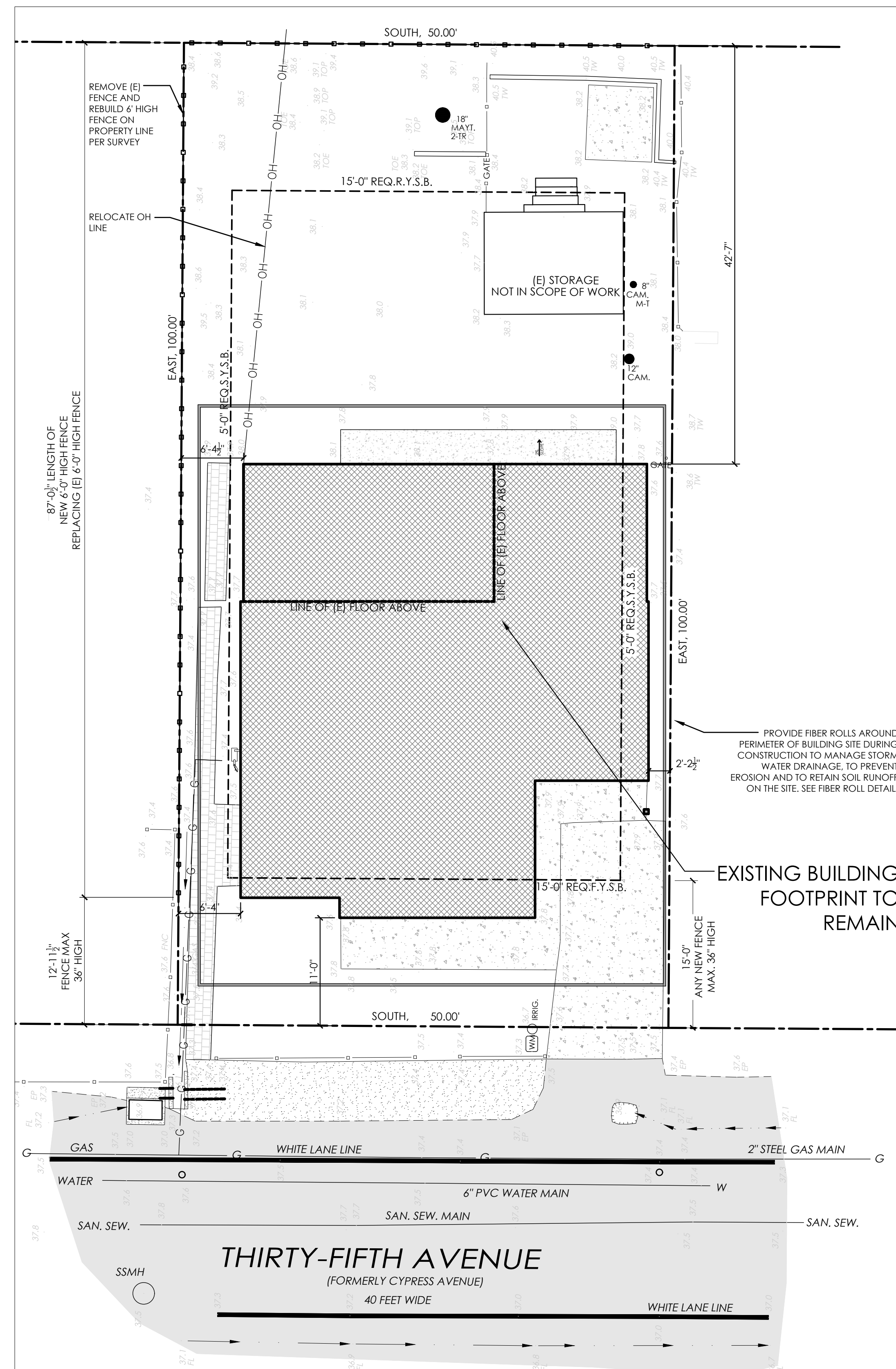
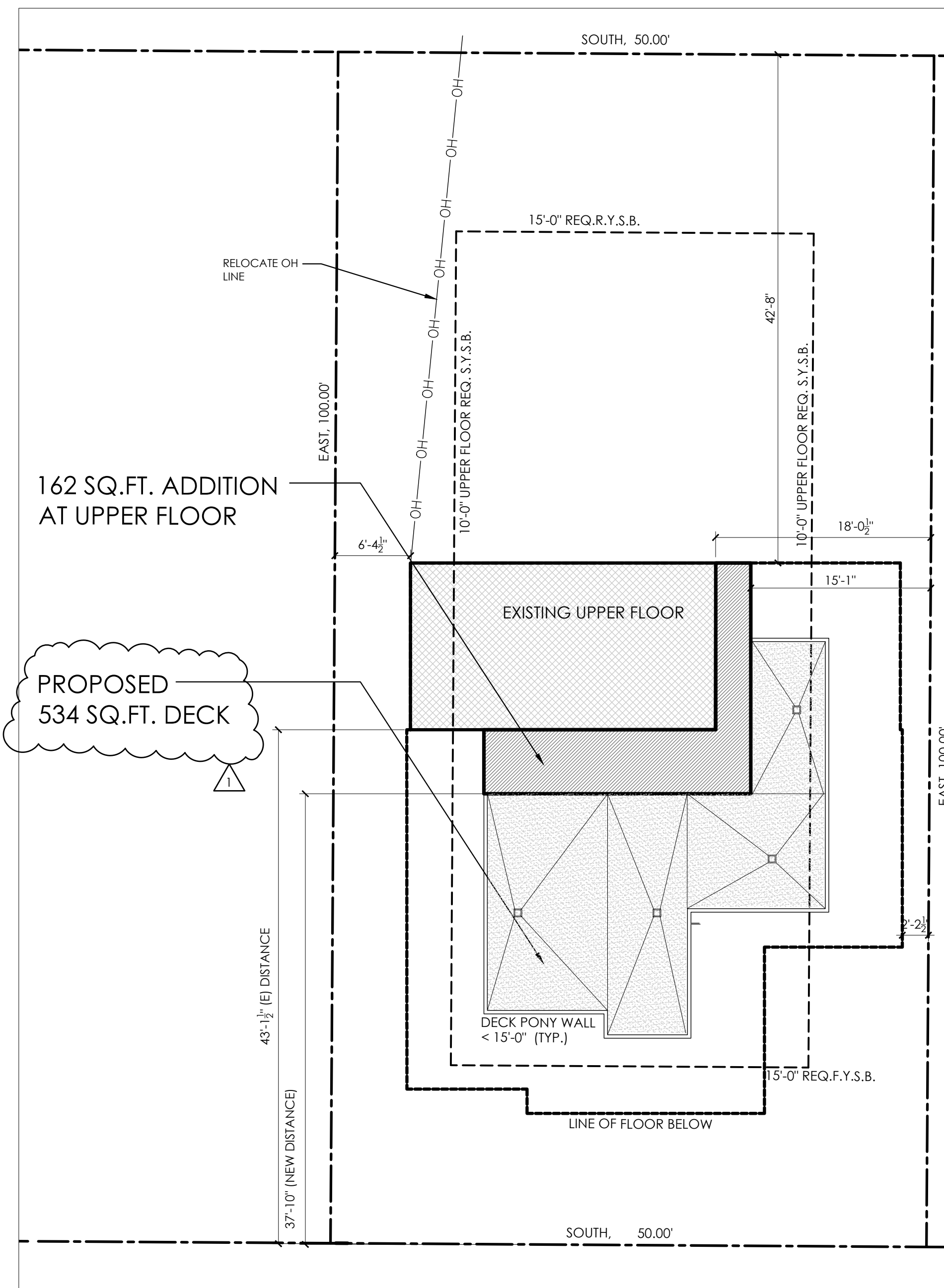
coastal development permit: APRIL 13, 2026
plan check one: JUNE 5, 2026

SHEET:

T1

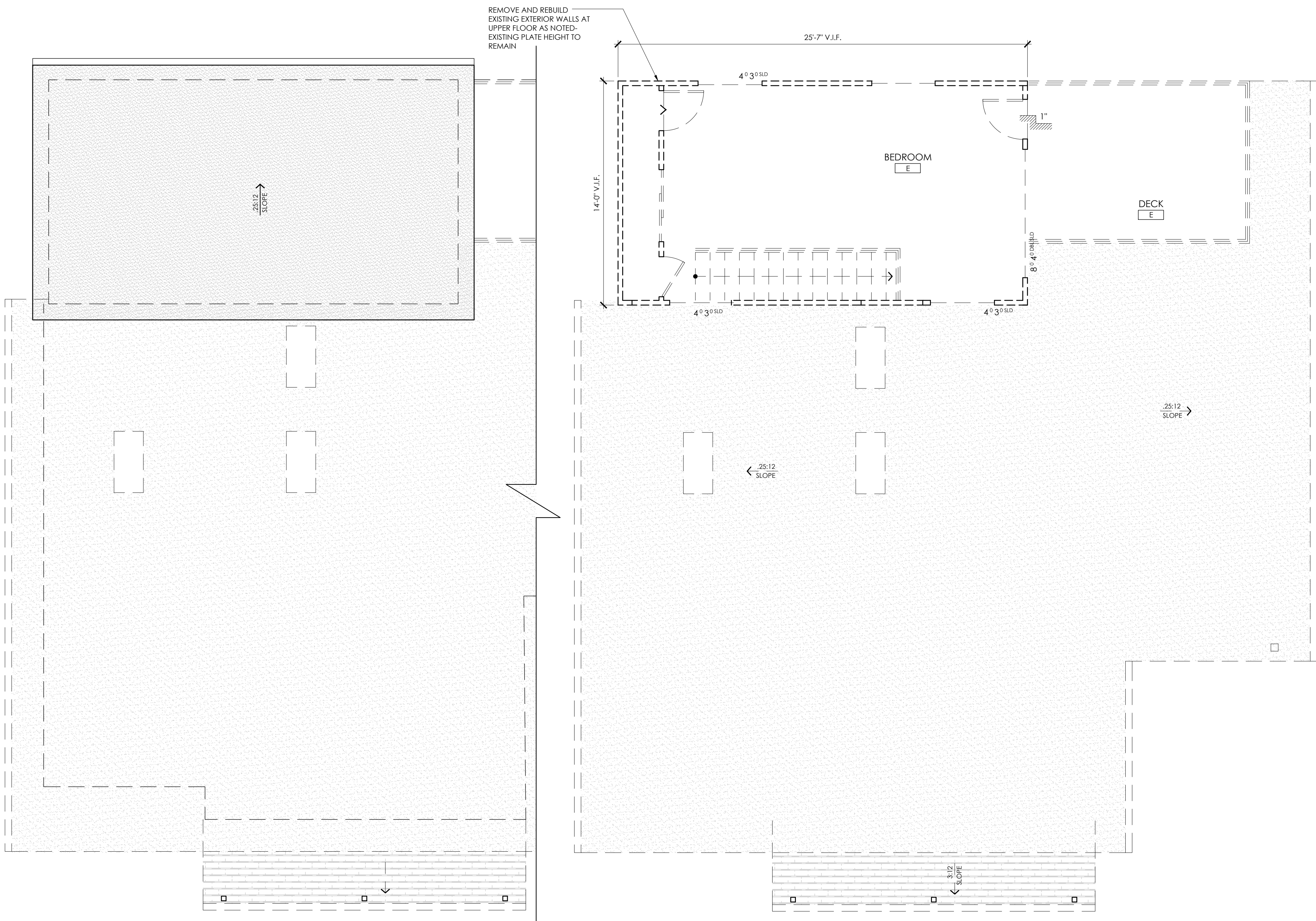
Exhibit D





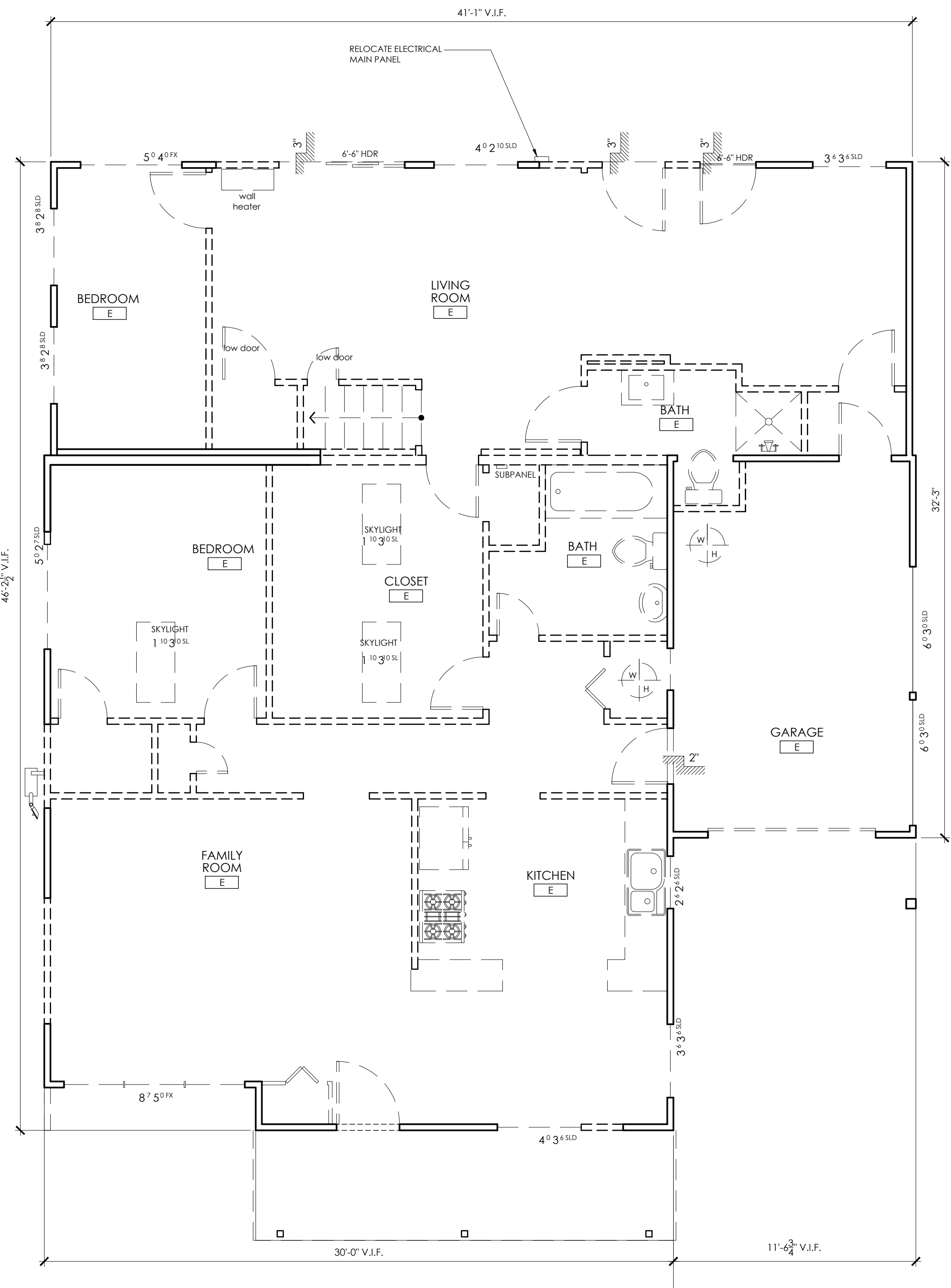
AN ENCROACHMENT PERMIT WILL BE
REQUIRED FOR ANY IMPROVEMENTS,
UTILITY TRENCHING, OR ANY OTHER WORK
IN THE RIGHT OF WAY OF 35th AVE.

- | DRAINAGE NOTES | |
|----------------|---|
| 1. | EXISTING DRAINAGE PATTERN TO REMAIN. DOWNSPOUTS TO SPLASH BLOCKS |
| 2. | ZONE 5 FEES WILL BE ASSESSED ON THE NET INCREASE IN PERMITTED IMPERVIOUS AREA FOLLOWING THE UNIFIED FEE SCHEDULE IN PLACE AT BUILDING PERMIT ISSUANCE. REDUCED FEES (50%) ARE ASSESSED FOR SEMI-PERVIOUS SURFACING WITHOUT LINERS (SUCH AS GRAVEL, PAYER BLOCKS, POROUS PAVEMENT, ETC.) TO OFFSET COSTS AND ENCOURAGE MORE EXTENSIVE US OF THESE MATERIALS. |
| 3. | SITE ASSESSMENT: THERE ARE NO EXISTING DRAINAGE ISSUES ON OR NEAR THE SITE AND IF ANY DRAINAGE ISSUES OR ADVERSE IMPACTS TO NEIGHBORING PROPERTIES, ROADWAYS, OR DRAINAGE PATHWAYS ARE ANTICIPATED RESULTING FROM THE PROPOSED IMPROVEMENTS |



EXISTING ROOF

EXISTING UPPER FLOOR

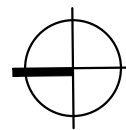


EXISTING LOWER FLOOR

WALL LEGEND	
	DEMOLITION STUD WALL
	EXISTING STUD WALL
	NEW 2 X 4 STUD WALL
	NEW 2 X 6 STUD WALL

EXISTING FLOOR PLANS

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



valerie hart residential design

3680 n. rodeo gulch road, soquel, ca 95073
(831) 239-1609 valerie95062@yahoo.com

DUNWOODY PROJECT

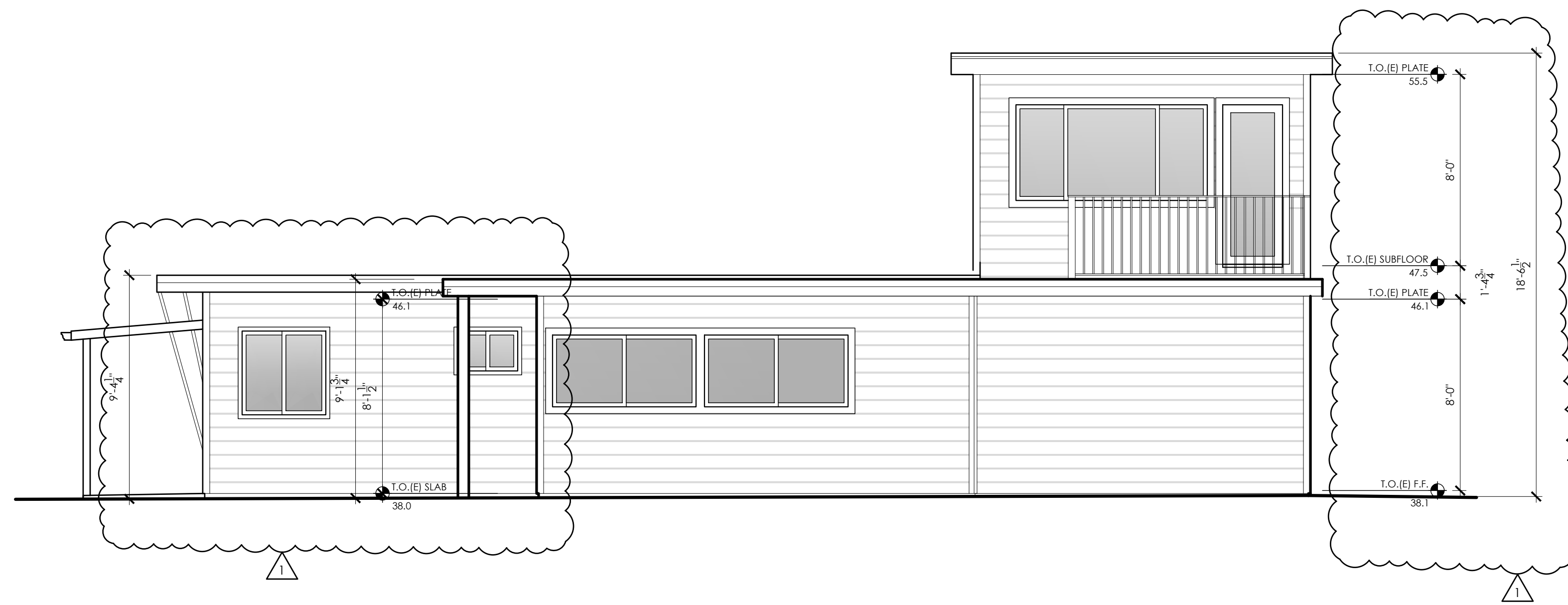
320 35TH AVENUE, SANTA CRUZ, CA 95062
APN: 032-223-23

coastal development permit: APRIL 13, 2026
plan check one: JUNE 5, 2026

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A2

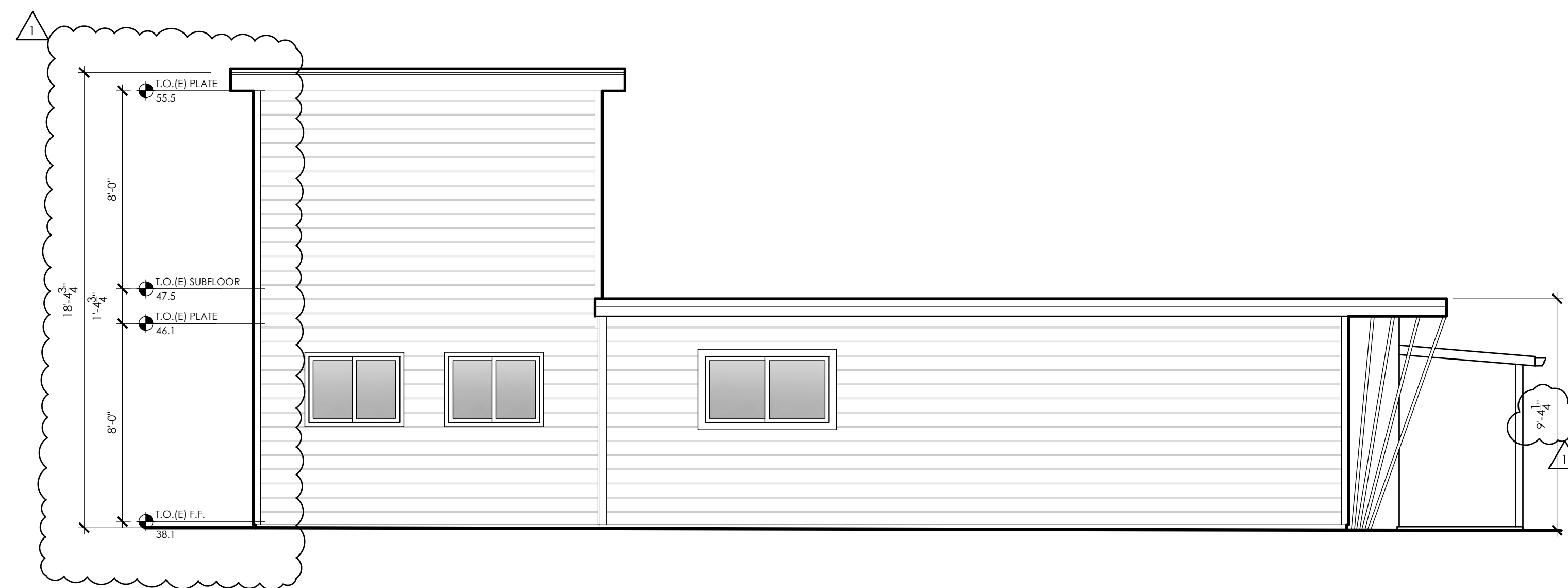
Exhibit D



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

EXISTING ELEVATIONS

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

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DUNWOODY PROJECT

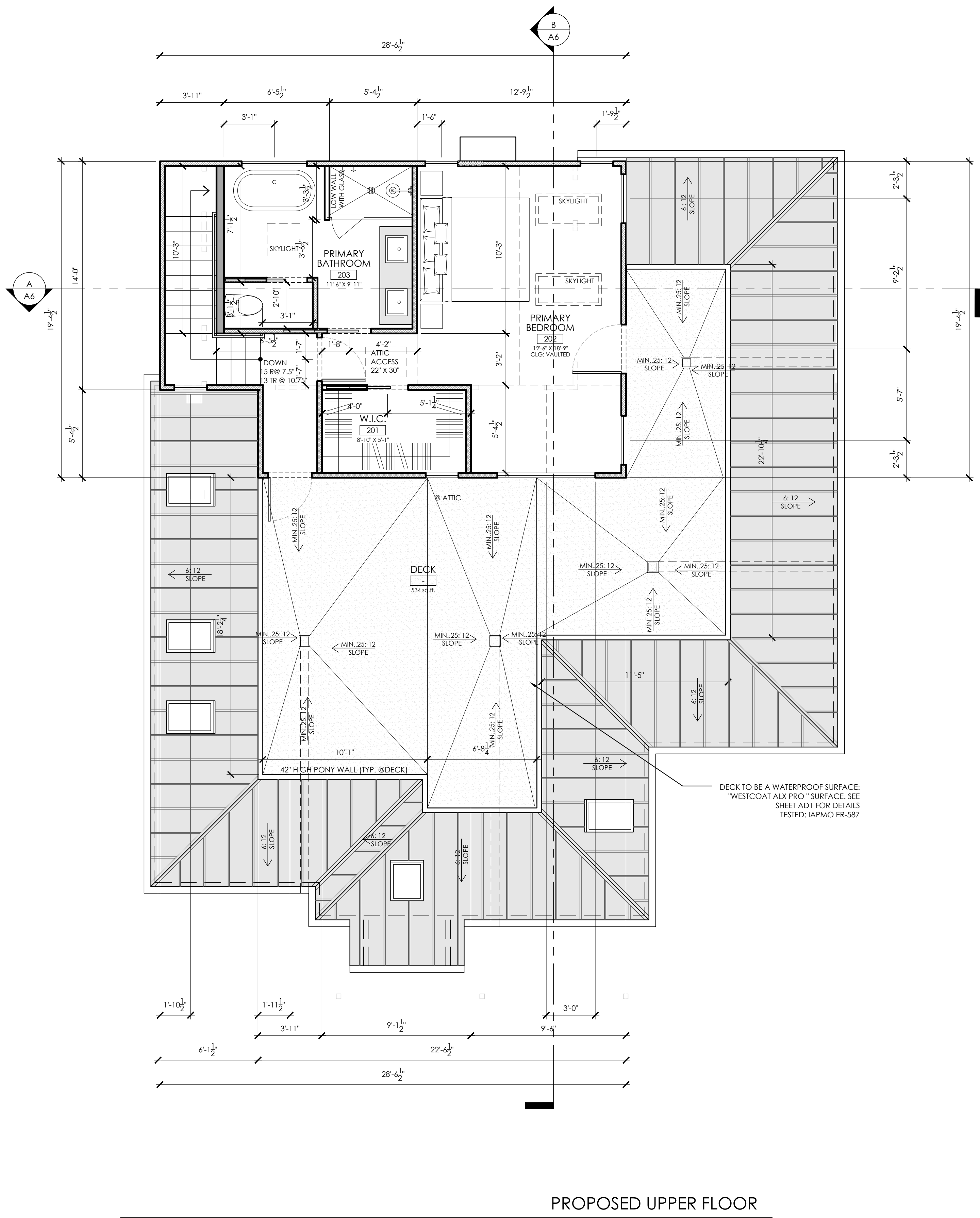
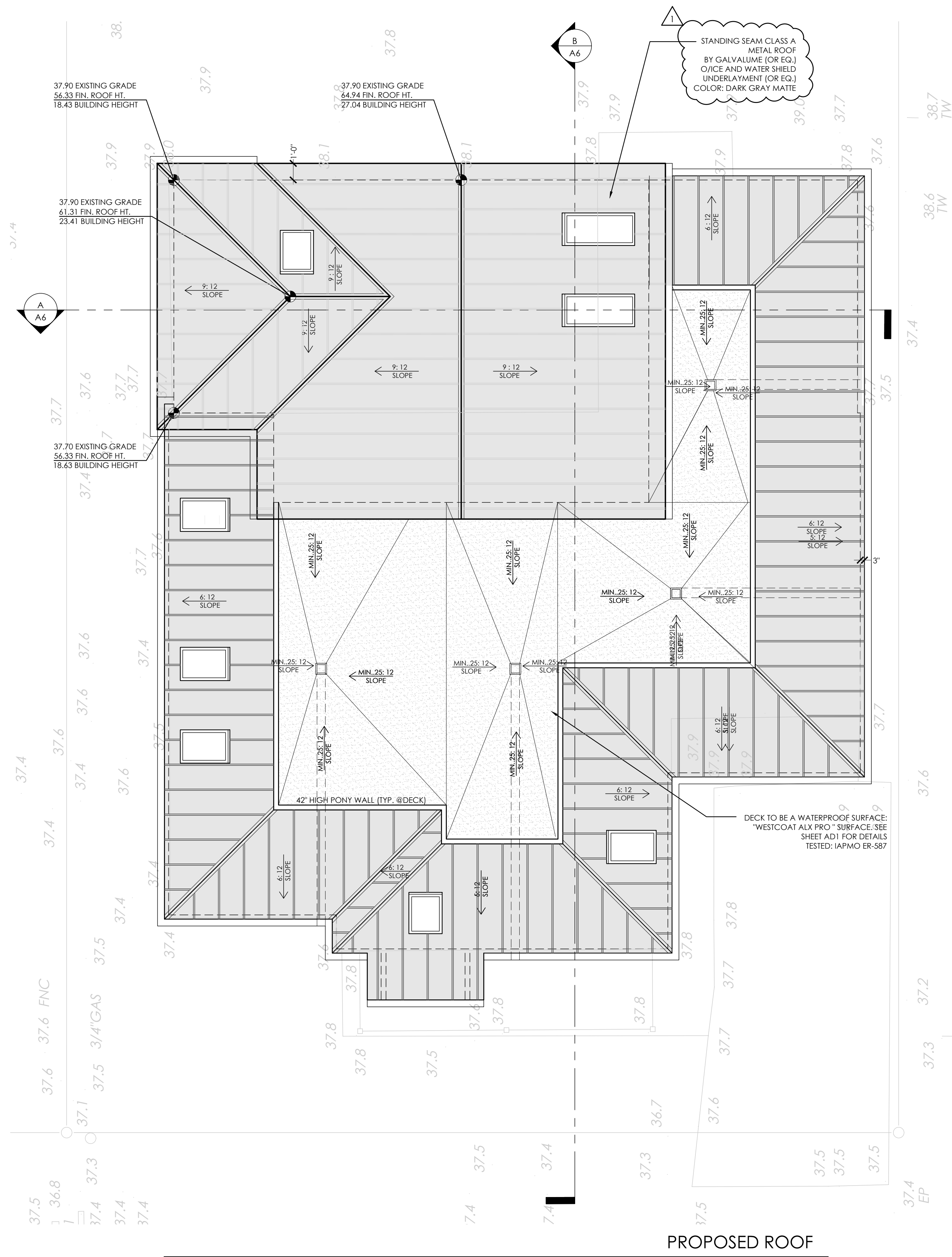
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APN: 032-223-23

coastal development permit: APRIL 13, 2026
plan check one: JUNE 5, 2026

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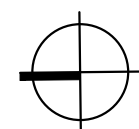
A3

Exhibit D



PROPOSED UPPER FLOOR AND ROOF PLAN

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



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3680 n. rodeo gulch road, soquel, ca 95073
(831) 239-1609 valerie95062@yahoo.com

DUNWOODY PROJECT

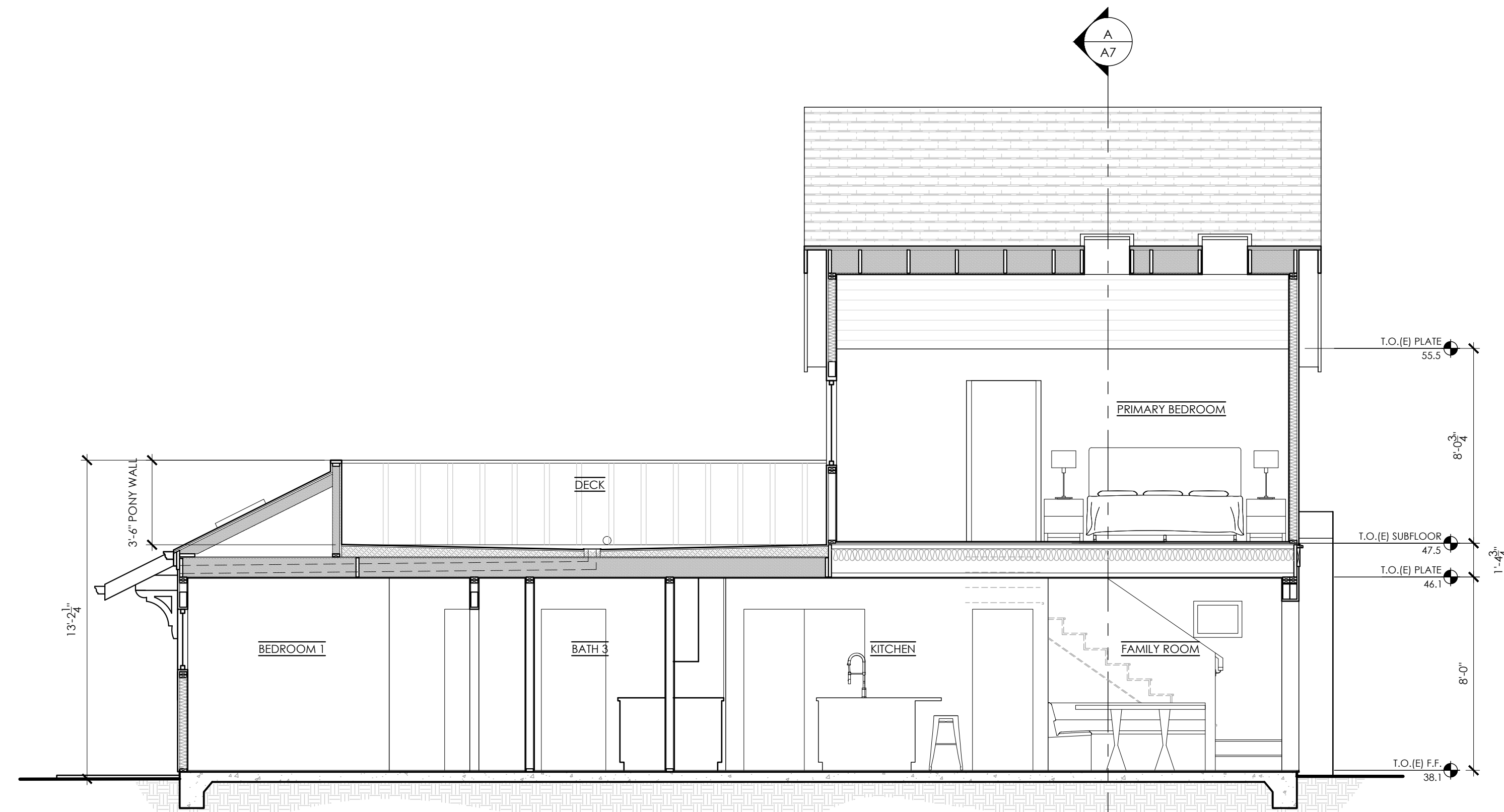
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APN: 032-223-23

coastal development permit: APRIL 13, 2026
plan check one: JUNE 5, 2026

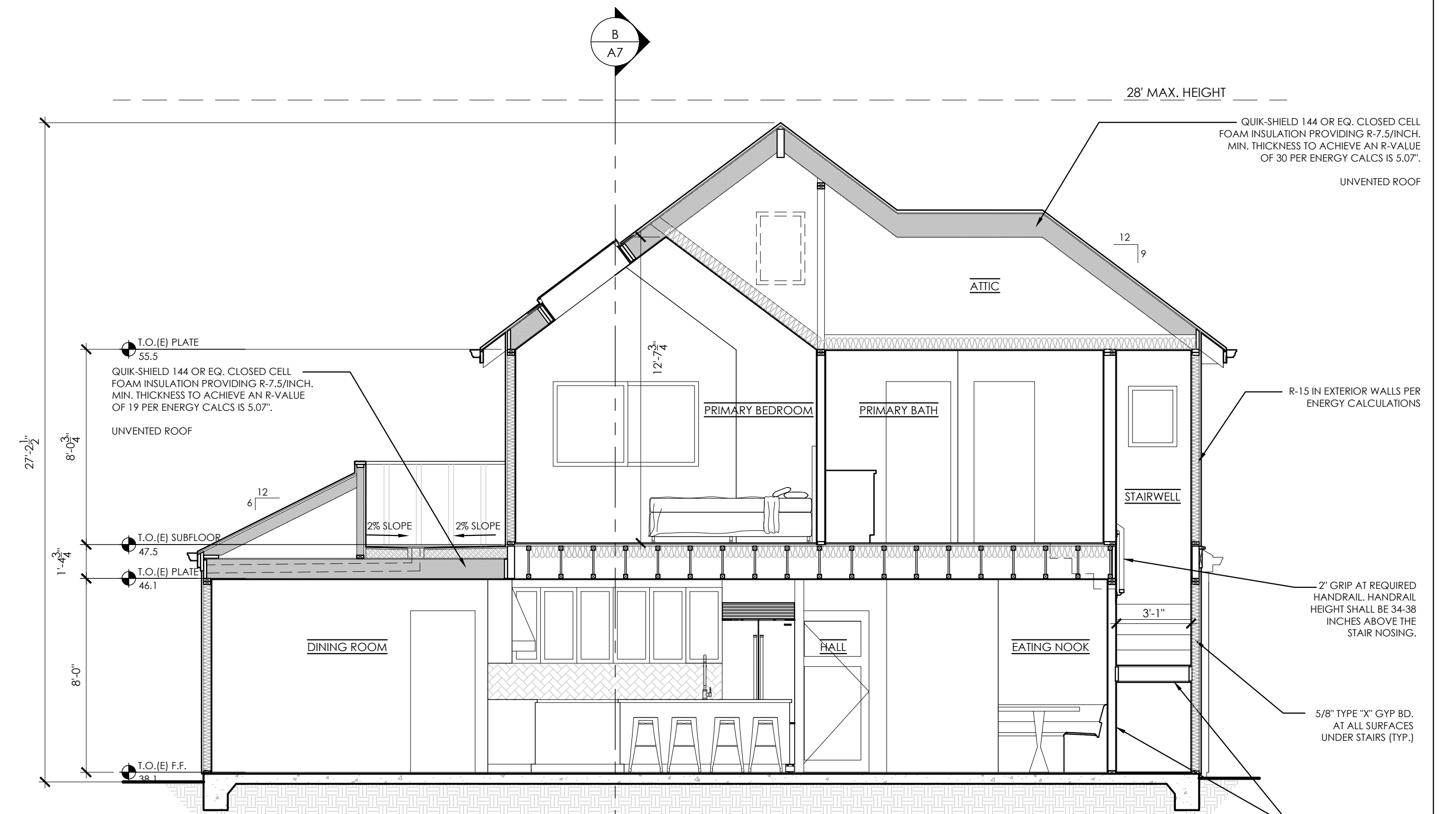
SHEET:

A5

Exhibit D



SECTION B



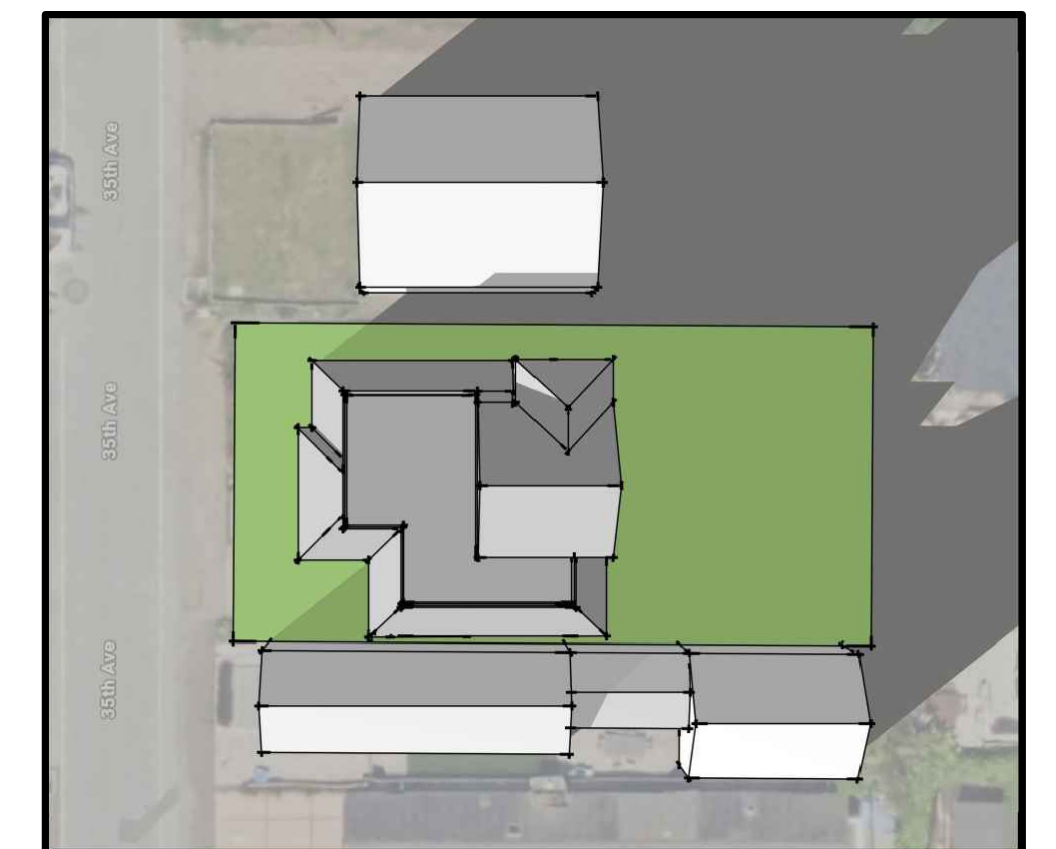
SECTION A



DECEMBER 21ST, 8AM



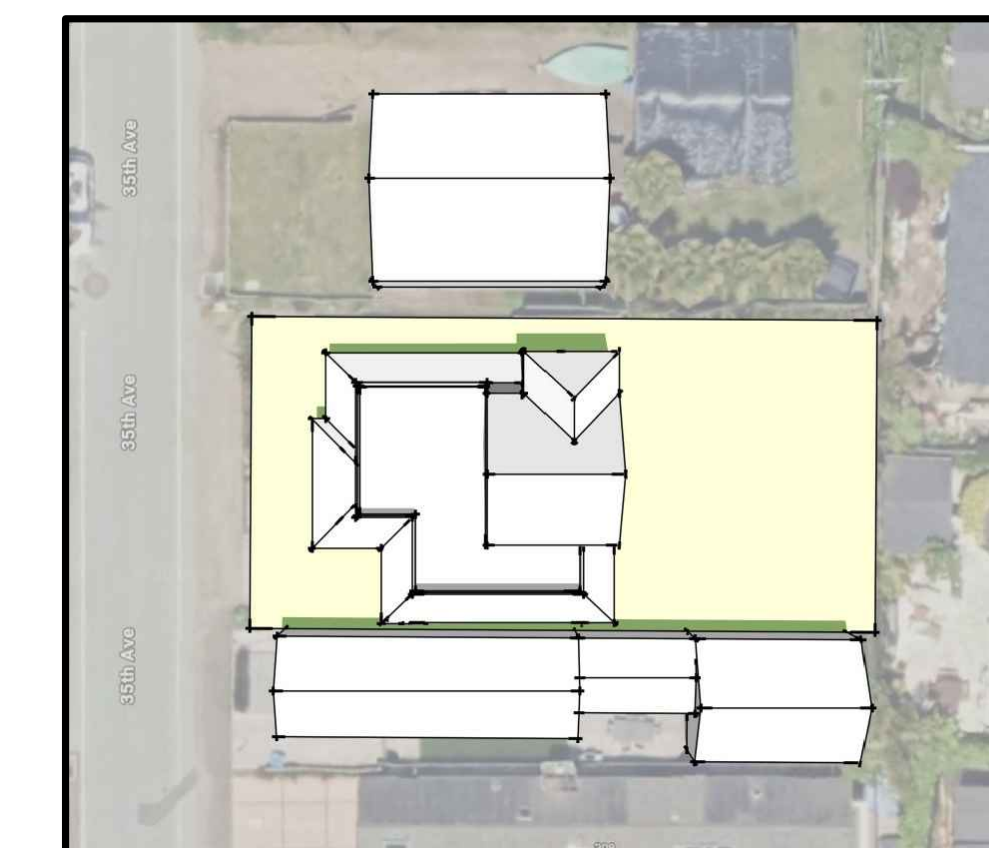
DECEMBER 21ST, 12PM



DECEMBER 21ST, 4PM



JUNE 21ST, 8AM



JUNE 21ST, 12PM



JUNE 21ST, 5PM

PROPOSED SECTIONS

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

valerie hart residential design

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(831) 239-1609 valerie95062@yahoo.com

DUNWOODY PROJECT

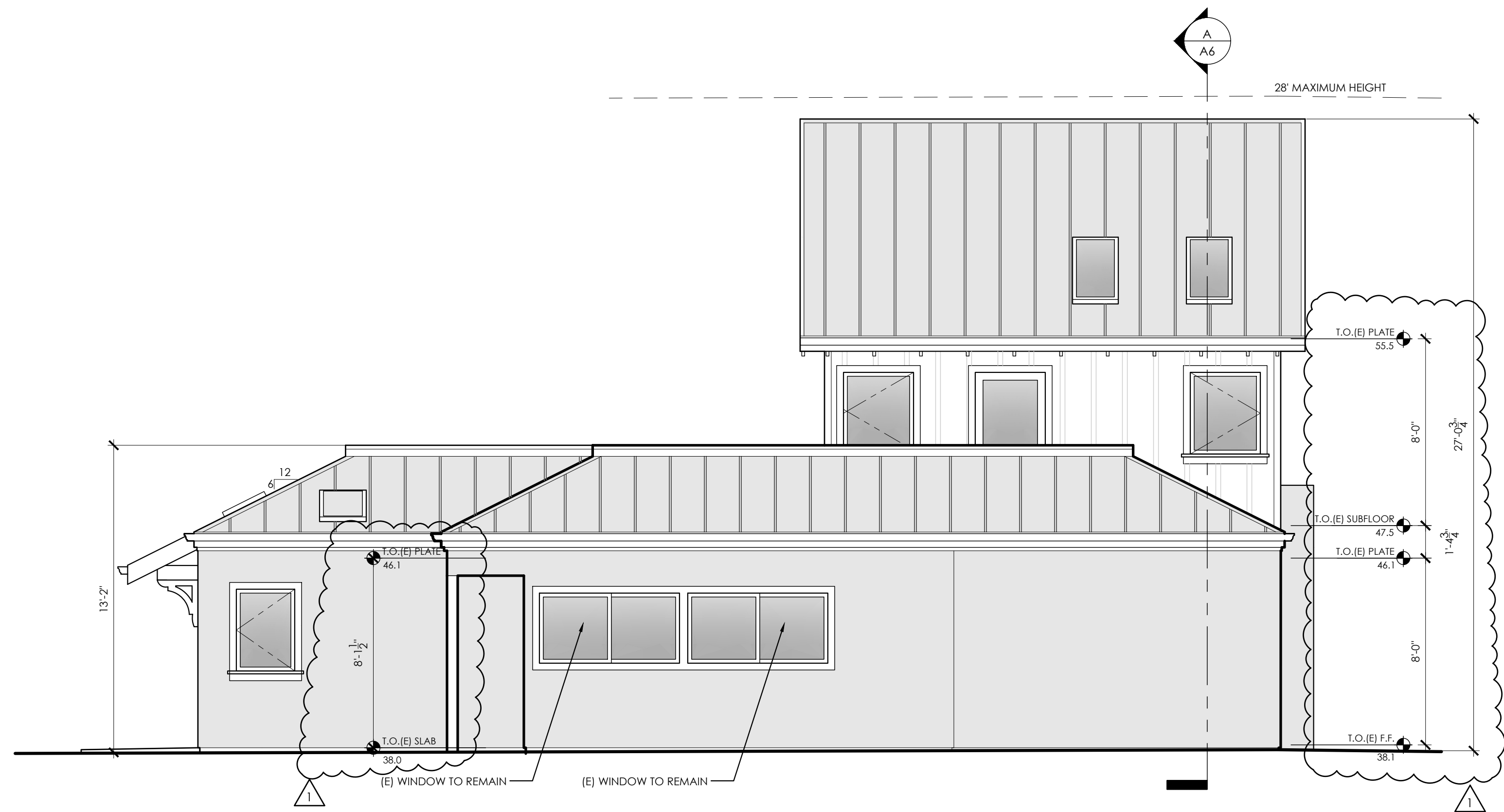
320 35TH AVENUE, SANTA CRUZ, CA 95062
APN: 032-223-23

coastal development permit: APRIL 13, 2026
plan check one: JUNE 5, 2026

SHEET:

A6

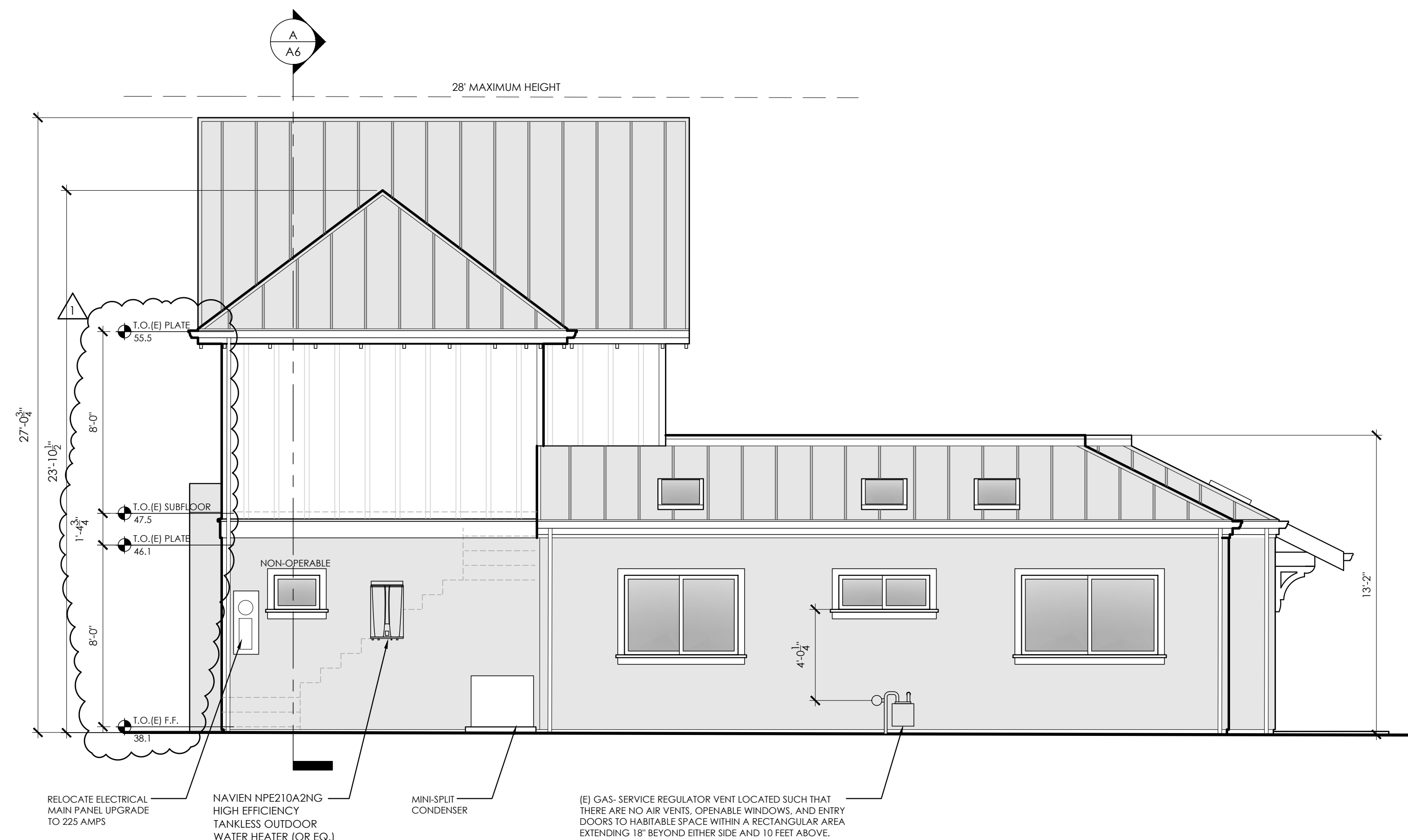
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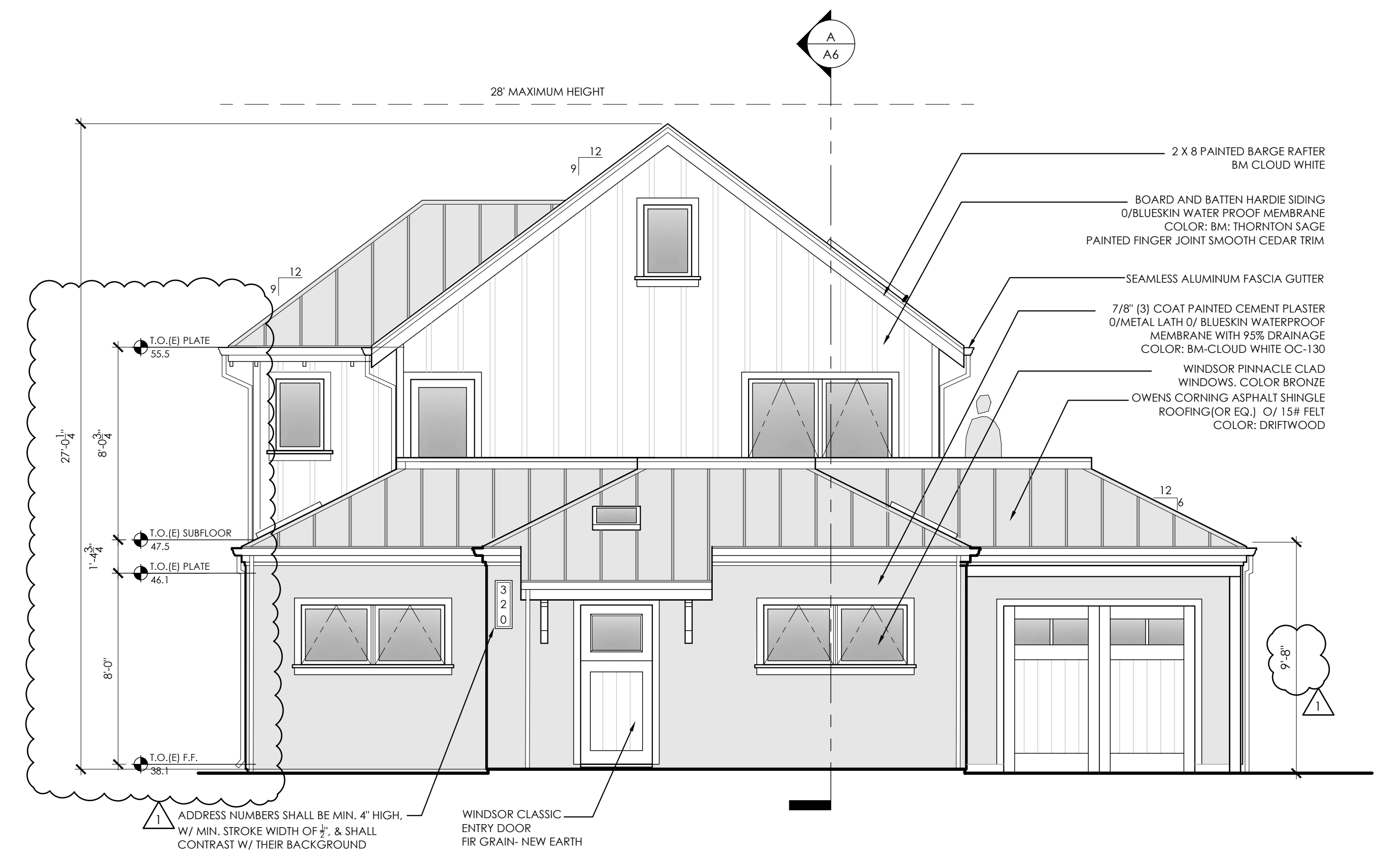
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

PROPOSED ELEVATIONS

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

valerie hart residential design

3680 n. rodeo gulch road, soquel, ca 95073
(831) 239-1609 valerie95062@yahoo.com

DUNWOODY PROJECT

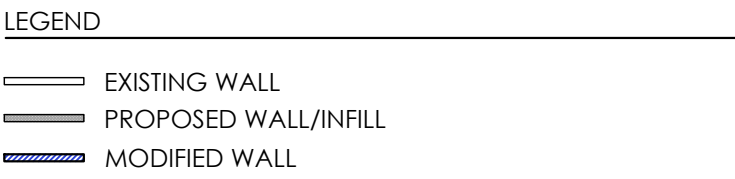
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APN: 032-223-23

coastal development permit: APRIL 13, 2026
plan check one: JUNE 5, 2026

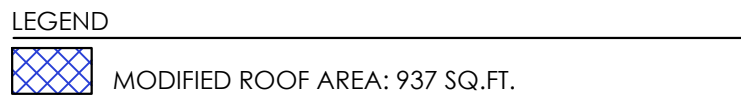
SHEET:

A7

Exhibit D



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



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



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



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

FOR TAX PURPOSES ONLY

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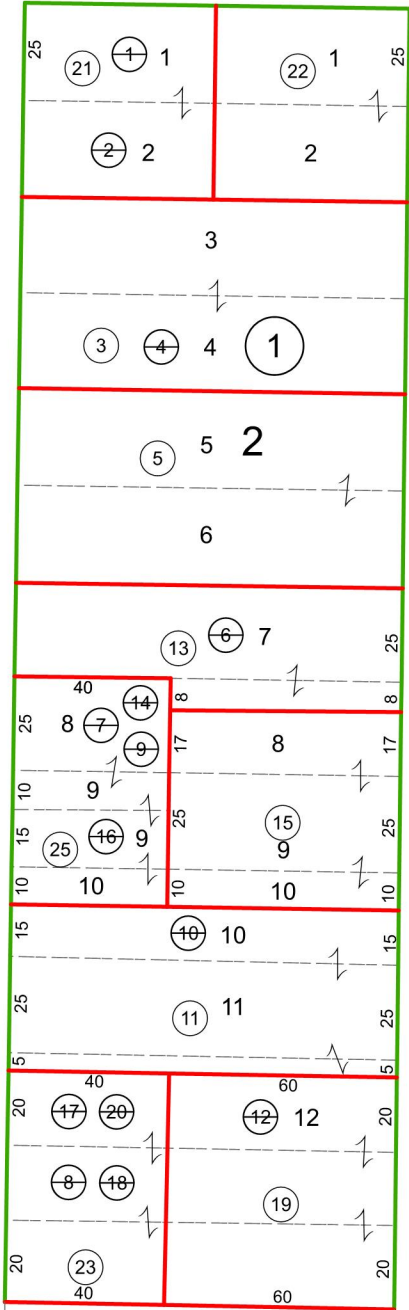
POR. RANCHO ARROYO DEL RODEO
S.E. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

32-22

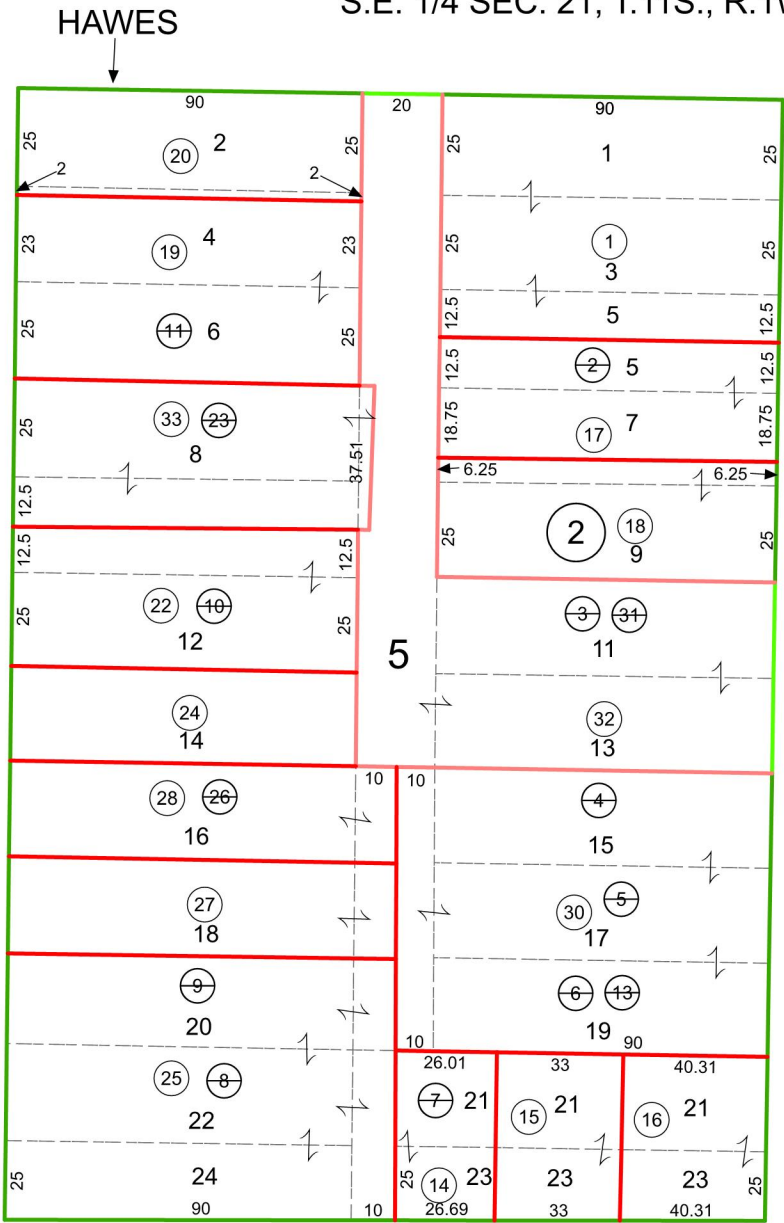
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THRITY-THIRD



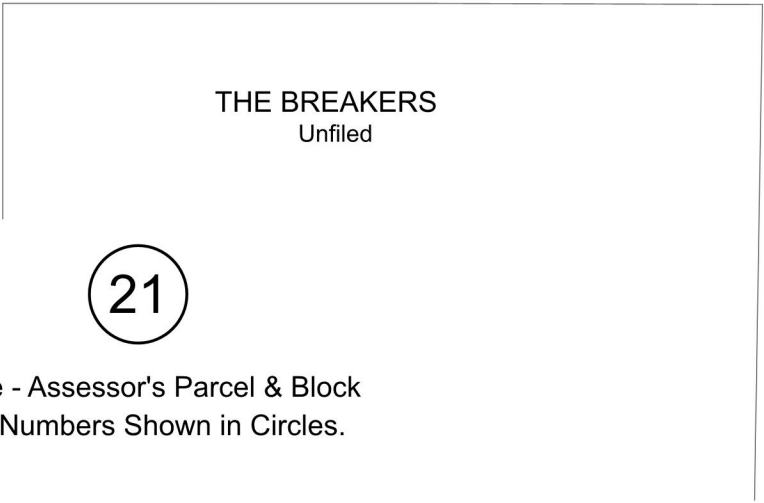
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THRITY-FOURTH



DEYNS

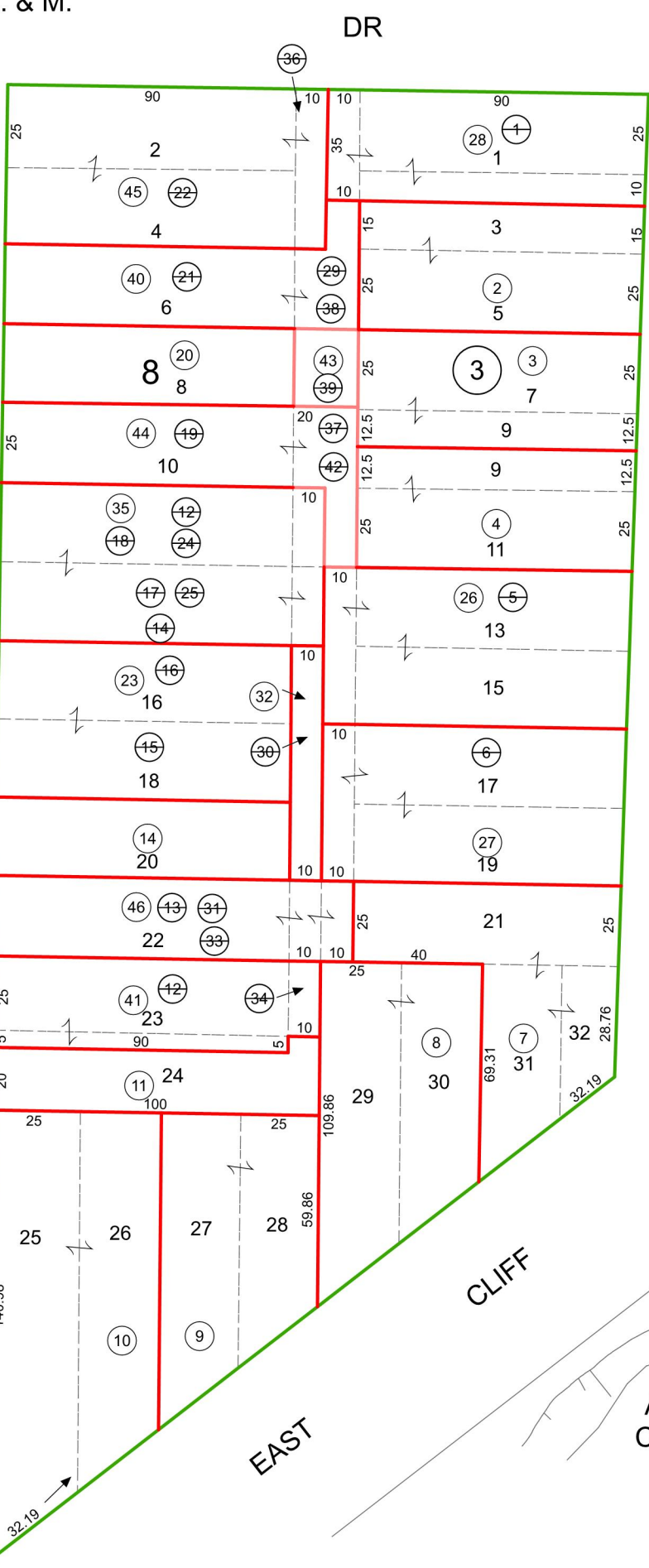
ST



THE BREAKERS
Unfiled

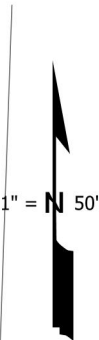
AVE

THRITY-FIFTH



AVE

THRITY-SIXTH



15

DR

25

CLIFF

EAST

Assessor's Map No. 32-22
County of Santa Cruz, Calif.
Oct. 1998

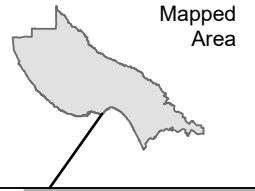
Exhibit E

Electronically Redrawn 10/23/98 rw
Rev. 1/14/00 GG (99-0026600, LBA 2-32.33)
Rev. 1/12/01 CB (Comb form, 3-44)
Rev. 4/22/02 CB (Comb form, 1-25)
Rev. 3/10/05 mvm (Correction to canceled APN 1-14)
Rev. 1/23/13 CB (Comb Form, 3-45)
Rev. 1/20/2022 CJTC (Comb form 3-46)



Santa Cruz County Planning Department

Parcel Location Map



Parcel: 03222323

☐ Subject Parcel

Map printed: 1 Sep. 2026

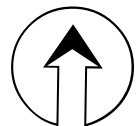


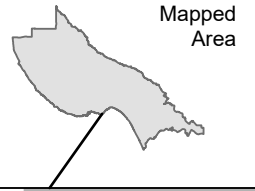
Exhibit E

0 20 40
Feet



Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel

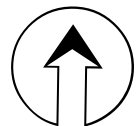


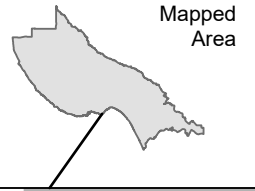
Exhibit E

0 20 40
Feet



Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



Exhibit E

0 20 40
Feet

Parcel Information

Services Information

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

Parcel Information

Parcel Size: 4,500 square-feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: 35th Avenue
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-4-PP (single-family residential, 4,000 square-foot minimum; pleasure point combining district)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Technical Reviews: None

Environmental Information

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