Staff Report to the Zoning Administrator

Application Number: 261234

Applicant: Vevang Designs
Owner: Kent Kenney
APN: 028-143-46
Site Address: 151 Blackpoint Lane, Santa Cruz 95062

Agenda Date: November 20, 2026
Agenda Item #:
Time: After 9:00 a.m.

Project Description: Proposal to demolish 166 square-feet of interior space, demolish 285 square-feet of deck along the western side, and demolish an existing 285 square-foot storage room beneath the deck. The project includes new exterior sliding doors, windows, and siding on the primary dwelling, and a revised roof design on the existing ADU to lower the overall height by 2 feet.

Location: Property is located on the western side of Blackpoint Lane (151 Blackpoint Lane), approximately 0.2 miles south of the intersection of Blackpoint Lane and East Cliff Drive in Santa Cruz.

Permits Required: Coastal Development Permit

Supervisorial 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 261234, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 18,900 square-feet in size and developed with an existing single-family dwelling and a detached garage with a second-story accessory dwelling unit (ADU). The dwelling was originally constructed in 1967 but has since been modified over the years with building permits. The single-family dwelling is 2,609 square-feet in size and contains three bedrooms, two bathrooms, and a 777 square-foot outdoor deck with a 285 square-foot non-habitable storage room below.

The project includes reconfiguring of the outdoor deck area by converting 166 square feet of the dwelling's living room to outdoor deck, reducing the size of the existing deck by 285 square feet, and demolishing the 285 square-foot non-habitable storage room below. This will reduce the habitable area of the dwelling by 166 square feet and reduce the outdoor deck area by 119 square feet overall. The project also includes exterior updates to the structure including new windows, doors, and a staircase that leads down to a lower-level platform.

Slight modifications are proposed to the roof of the existing accessory dwelling unit located above the detached garage. The existing shed roof will be removed and replaced with a new gable roof, which lowers the overall height by approximately 2 feet.

The project will result in a 2,443 square-foot single-family dwelling, a 658 square-foot outdoor deck, and a detached garage with a second-story ADU. 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 an 18,992 square foot lot, located in the R-1-6; PR (single-family residential, 6,000 square-foot minimum; Parks, Recreation & Open Space) zone district, a designation which allows residential uses. The proposed modifications to the existing single-family dwelling are principally permitted uses within the zone district and the zoning is consistent with the site's R-UL; O-R (Urban Low Density Residential; Parks, Recreation & Open Space) 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 adjacent to a public beach. Santa Cruz County Code (SCCC) 13.20.061 requires a Coastal Development Permit for improvements to single-family dwellings located within the Coastal Zone Appeals jurisdiction. County Code also establishes design criteria for all proposed 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 dwelling comply with the Coastal Zone Design Criteria because the project will result in an overall reduction in bulk and mass while making minor exterior improvements. The west-facing exterior deck and storage room below are proposed for removal, which will reduce the structure's encroachment towards the beach. The existing deck area is enclosed with an 8-foot-tall glass windscreen, which is proposed to be replaced with a standard height glass safety railing (3.5 feet). Additional improvements include updated windows, sliding glass doors, and a staircase that leads down to a lower-level platform. The staircase and landing will utilize the existing concrete slab where the deck and storage area are proposed for removal. The proposed improvements do not require any additional ground disturbance outside of the existing developed areas.

The project also includes minor modifications to the roof of the primary dwelling and accessory dwelling unit. The primary dwelling will reconfigure the shed roof on the western side to a gable roof, and a new shed roof above the existing living area. The roof modifications to the dwelling will not result in any change in overall height. The accessory dwelling unit will replace an existing shed roof with a new gable roof, resulting in an overall height reduction of approximately 2 feet.

The project will result in an overall reduction in bulk and visual impact, while providing a functional and aesthetic improvement to the property. The project will be visually compatible with surrounding development and reduce the structure's encroachment towards the coastal resources.

Local Coastal Program Consistency

The existing single-family dwelling 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. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. Although the project site is located between the shoreline and the first public road, it is not identified as a priority acquisition site in the County's Local Coastal Program. Additionally, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water as public access to the beach is available at the end of 14th Avenue.

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 **261234,** 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: 261234
Assessor Parcel Number: 028-143-46
Project Location: 151 Blackpoint Lane, Santa Cruz CA 95062

Project Description: Proposal to convert 166 square-feet of interior space to outdoor deck, demolish 285 square-feet of existing deck and storage room, and construct a new safety railing and stairs. Project includes new windows, doors, and roof modifications to the dwelling and ADU.

Person or Agency Proposing Project: Vevang Designs

Contact Phone Number: (831) 331-5037

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. X Categorical Exemption

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Modifications to an existing single-family dwelling and accessory dwelling unit located in an area designated for residential uses.

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

_____ Date:_____
Michael Lam, Project Planner

EXHIBIT A

Coastal Development Permit Findings

(A) That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-6; PR (Single-Family Residential, 6,000 square-foot minimum; Parks, Recreation & Open Space), 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-UL; O-R (Urban Low Density Residential; Parks, Recreation & Open Space) 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 and the site is surrounded by lots developed to an urban density. The project will reduce the overall bulk and mass of the structure in areas visible from public viewpoints. The dwelling and deck are will be reduced in size by 166 square-feet and 119 square-feet, respectively. The existing deck area is enclosed with an 8-foot-tall glass windscreen, which is proposed to be replaced with a standard height glass safety railing (3.5 feet). The proposed roof modifications will decrease the height of the ADU, further reducing visual impacts of the existing development. Although the site is located in a prominent location above the beach, the project will reduce the visual impact of the existing structure by reducing the size of the deck and eliminating the 8-foot-tall windscreens.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at 14th Avenue to the west, and Sunny Cove to the east.

(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-1-6; PR (single-family residential, 6,000 square-foot minimum; Parks, Recreation & Open Space) 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 located between the shoreline and the first public road; however, the single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Public access to the beach is available at the end of 14th Avenue to the west, and at the end of Johan's Beach Drive to the east. 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 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-1-6; PR (single-family residential, 6,000 square-foot minimum; Parks, Recreation & Open Space) zone district as the primary use of the property will be one single-family dwelling and accessory dwelling unit that meets all current 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 proposed residential use is in substantial conformance with the use and density requirements specified for the R-UL; O-R (Urban Low Density Residential; Parks, Recreation & Open Space) 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 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 2 peak trips per day (1 peak trip per dwelling unit). The project will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

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

This finding can be made, in that the proposed improvements to the existing single-family dwelling are 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 improvements to the existing single-family dwelling are 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 improvements to the existing single-family dwelling are 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 Kevin & LeiLani Vevang, dated 07/16/2026.

I. This permit authorizes the construction of improvements to the existing single-family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Building Permit from the Santa Cruz County Building Official.

1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

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. 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. 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. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

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

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to

and including permit revocation.

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
Nathan MacBeth

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.

PROJECT DATA

APN. 028-143-46

LOCATION: 151 Black Point Lane
Santa Cruz , CA. 95076

OWNERS: Kent Kenny

PROPOSAL:

The heated portion of the house along with it's overall footprint will be made smaller by reducing 285 sq.ft. of the west deck along with the 285 sq.ft. storage room below.

Also, on the main level 166 sq.ft. of the living room's, heated space, will be removed, and converted to a tiled exterior deck. (Original house 2,609 sq.ft. Proposed house 2,443 sq.ft. The new West facing wall, for the living room, will accommodate a 24 ft. x 8 ft., 4 panel multi-slide glass door.
A portion of the existing living room roof will be rebuilt; as the living room is to be made smaller. All the Master Bedroom west facing windows will be replaced and reconfigured in a more symmetrical manner. And the 5068- slider facing South will be replaced with a new 6068 slider.

The master bath will have a new improved gable roof instead of the existing shed roof. All the existing windows, in the Master Bath, will be replaced with same sizes.

Bedroom #2 will have the existing North facing window replaced; and it's new configuration will meet the egress standards.

The ADU will have a new improved roof line. An awkward shed roof will be replaced by a complimentary hip roof; resulting in lowering the overall existing height of the building by 2 ft. 3 inches.

SIGHT STATISTICS

ASSESSORS PARCEL NUMBER: **APN. 028-143-46**

ZONING:	PR; R-1-6
GROSS LOT AREA:	18,992.16 sq.ft. (Gross) 0.4360 ACRES
FEMA FLOOD PLANE AREA:	-688 sq.ft.
NET LOT AREA:	=18,304.16 sq.ft. (Net)
LOT COVERAGE EXISTING:	4,831 sq.ft. = 25.4%
LOT COVERAGE PROPOSED:	**4,546 sq.ft. = 24.83%**
ALL BUILDINGS WITH DECKS (Proposed):	4,546 sq.ft.
TOTAL FOOTPRINTS:	4,546 sq.ft.
F.A.R. FLOOR AREA RATIO	4,166 sq.ft. = 22.76%
F.A.R. MAXIMUM ALLOWED	9,152.08 sq.ft. = 50%

AREA CALCULATIONS:

HEATED SPACE: Primary Residence	(E) EXISTING	(P) PROPOSED	HEATED SPACE
HEATED	2,609 sq.ft.	2,443 sq.ft.	2,443 sq.ft.
TOTAL HEATED RESIDENCE =			**2,443 sq.ft.**
UN-HEATED COVERED SPACE: Residence			
GARAGE	200 sq.ft.	200 sq.ft.	200 sq.ft.
STORAGE ROOM BELOW DECK (TBR)	285 sq.ft.	0 sq.ft.	0 sq.ft.
COVERED ENTRY (140 sq.ft. F.A.R. credit)	39 sq.ft.	39 sq.ft.	0 sq.ft.
STORAGE SHED	165 sq.ft.	165 sq.ft.	165 sq.ft.
	689 sq.ft.	404 sq.ft.	365 sq.ft.
TOTAL UN-HEATED COVERED SPACE PRIMARY RESIDENCE: =			**365 sq.ft.**

HEATED SPACE: ADU	(E) EXISTING	(P) PROPOSED	HEATED SPACE
HEATED SPACE LOWER FLOOR	324 sq.ft.	324 sq.ft.	324 sq.ft.
HEATED SPACE UPPER FLOOR	854 sq.ft.	854 sq.ft.	854 sq.ft.
	1178 sq.ft.	1178 sq.ft.	1178 sq.ft.
TOTAL HEATED ADU =			**1178 sq.ft.**
UN-HEATED COVERED SPACE: ADU			
COVERED ENTRY & STAIRS (140 sq.ft. F.A.R. credit)	82 sq.ft.	82 sq.ft.	0 sq.ft.
GARAGE (225 sq.ft. F.A.R. credit)	405 sq.ft.	405 sq.ft.	180 sq.ft.
	487 sq.ft.	487 sq.ft.	180 sq.ft.
TOTAL UN-HEATED COVERED SPACE: ADU =			**180 sq.ft.**
TOTAL HEATED SPACE (All Structures) =			**3.621 sq.ft.**
TOTAL UN-HEATED COVERED SPACE (All Structures) =			**545 sq.ft.**
TOTAL FOR F.A.R. =			**4,166 sq.ft.**

OFF STREET PARKING :

PARKING FOR SFD 3 BEDROOMS
REQUIRED: 2 SPACES
PROVIDED: **3 SPACES**
PARKING FOR ADU 2 BEDROOMS
REQUIRED: 1 SPACE
PROVIDED: **2 SPACES**
ONSITE PARKING TOTAL= 5 SPACES

EXTERIOR HOUSE & ADU "SPEC"

ROOFING : ROOFING IS A TAR & GRAVEL ON MAIN HOUSE AND 3-D COMP ON A.D.U.
COLOR: LIGHT GRAY
SIDING : 5/8" RESAWN PLYWD. WITH BATTENS @16" o.c. AND NEW STUCCO ON SOME OF THE LOWER WALLS.
COLOR: LITE GRAY
GLASS DOORS: GLASS SLIDERS (By TITONI Windows)
COLOR: WHITE
WINDOWS: VINYL WINDOWS (By Milgard)
COLOR: WHITE
WINDOW TRIM:
COLOR: WHITE

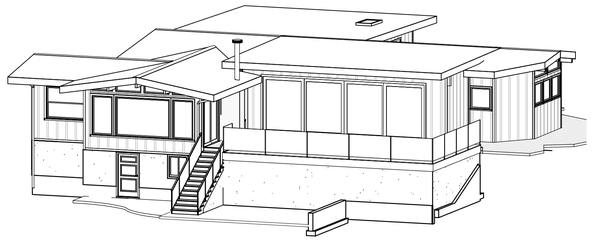
CONSULTANTS

DRAFTING/ OWNER'S AGENT: Kevin and LeiLani Vevang lei@vevangdesign.com (831) 331-5037
P.O. Box 1315, Penn Valley,Ca. 95946

SURVEYOR: MID COAST ENGINEERS
ANDREA BELL
831-724-2580 EXT 103 andrea@midcoastengineers.com
Mailing Address: PO BOX 13 | Aromas, CA 95004
Office Address: 373-A Blohm Avenue | Aromas, CA 95004

IMPERVIOUS SURFACE CALCULATIONS

IMPERVIOUS SURFACE CALCULATIONS:	(E) EXISTING	(P) PROPOSED	(T) TOTAL
TOTAL ALL STRUCTURES FOOTPRINTS WITH DECKS	4,831 sq.ft.	4,546 sq.ft.	4,546 sq.ft.
DRIVEWAY	1,776 sq.ft.	1,776 sq.ft.	1,776sq.ft.
BRICK PATIO AT ENTRY & SOUTH SIDE	900 sq.ft.	900 sq.ft.	900 sq.ft.
BRICK WALKWAY NORTH SIDE	400 sq.ft.	400 sq.ft.	400 sq.ft.
CONCRETE LANDING WEST SIDE OF HOUSE	139 sq.ft.	139 sq.ft.	139 sq.ft.
REMAINING SLAB AFTER DECK DEMO	0 sq.ft.	285 sq.ft.	285 sq.ft.
TOTALS =	**8,046 sq.ft.**	**8,046 sq.ft.**	**8,046 sq.ft.**
PROPOSED TOTAL =			**8,046 sq.ft.**



3-d VIEW OF PROPOSED

CALIFORNIA ENERGY CODE REQUIREMENTS-TITLE 24

- 2025 ENERGY FORMS SHALL BE INCORPORATED INTO THE DRAWINGS. INDICATE SPECIFIC ITEMS ON APPROPRIATE PLAN PAGES. ALL SIGNATURE BLOCKS AND FORMS MUST BE SIGNED. THE CF1R-NCB-01-E FORM SHALL HAVE A REGISTRATION NUMBER.
- ENERGY COMPLIANCE SOFTWARE USED SHALL BE AN APPROVED VERSION OF 2025 STANDARDS
- HERS CERTIFICATION IS REQUIRED. [CA ADMINISTRATIVE CODE 10-103(A)]

FIRE NOTES:

ALL CONSTRUCTION IS TO COMPLY WITH CALIFORNIA BUILDING & FIRE CODES (2025) & DISTRICT AMENDMENTS.

(E) PRIMARY RESIDENCE & (E) ADU "NON -SPRINKLERED"
OCCUPANCY GROUP: R-3
CONST. TYPE: V-B

FIRE SERVICE AREA: CENTRAL FPD.

ROOF COVERINGS MIN. CLASS "B" OR BETTER.

THE CHIMNEY OF ALL WOOD BURNING APPLIANCES SHALL HAVE APPROVED SPARK ARRESTERS MADE OF METAL OR WIRE MESH OF MIN. 16 GA. WITH 1/2" MAX. OPENINGS.

MAINTAIN 30' OF NON-COMBUSTABLE VEGETATION AROUND ALL STRUCTURES.

PROVIDE 4" IN HT. MIN. ADDRESS NUMBERS WITH CONTRASTING COLORS VISIBLE FROM STREET.

INDEX

SHEET	
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A2.1	EXISTING & PROPOSED WEST ELEVATIONS
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A3.2	PROPOSED FLOOR & ROOF PLANS, WINDOW & DOOR SCHEDULES
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ADU A5.1	EXISTING & PROPOSED SOUTH & WEST ELEVATIONS
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ADU S5.4	CROSS SECTIONS

EROSION CONTROL NOTES:
1. Measures shall be employed during construction phases to protect exposed soils from erosion.
2. Site development shall be fitted to the topography and soil so as to create the least potential for erosion.
3. Vegetation removal shall be limited to that amount necessary and as indicated on approved erosion control plans.
4. As the permanent vegetation cover is maturing, temporary vegetation, sufficient to stabilize the soil, shall be established on all disturbed areas as needed and as each stage of grading is completed. New planting shall be protected by using jute netting, mulching, fertilizing, and irrigation.
5. Protection of tree crowns and root zones shall be required for all trees planned for retention.
6. Land shall be developed in increments of workable size which can be completed in single construction season. Erosion and sediment control measures shall be coordinated with a sequence of grading, development, and construction operations. Erosion control measures shall be put into effect prior to the commencement of the next inclement period.
7. All on-site erosion-control facilities, both temporary and permanent, shall be properly maintained by the owners so that they do not become nuisances with stagnant water, odors, insect breeding heavy algae growth, debris, and/or safety hazards.

LOCATE MAP



CONSTRUCTION WASTE:
A minimum of 65% of the Construction Waste and Demolition waste will be recycled, reused on the project, or salvaged for later use or sale. CGBC 4.408.1, SCC Requirement.

APPLIANCES:
New appliances installed as part of any remodel, addition or new construction shall be Energy Star appliances. SCC Code 12.10.250

HERS Trigger:
when >40 feet of new or replacement space-conditioning duct system ducts are installed, the ducts shall be insulated, sealed and field tested. Ducts shall be insulated with a minimum of R6 in unconditioned space and a minimum of R4.2 in conditioned space. CEnC 150.2(b)1D, 150.2(b)1E, 150.0(m)1

Duct Sizing, Alterations: Duct system sizing is required on an altered duct system when 75% or more of the duct system is replaced. Duct systems are sized according to ANSI/ACCA 1 Manual D-2014, ASHRAE handbooks or other equivalent design software or methods. CGBC 4.507.2

GENERAL NOTES

1. ALL WORK ON THIS PROJECT SHALL COMPLY WITH THE 2025 CRC,CMC,CEC,CPC,CGBSC AND 2025 CALIFORNIA ENERGY CODE. . IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

2. THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE DESIGNER IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT THOSES ITEMS NOTED AS N.I.C. (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURRING CONSTRUCTION, WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE DESIGNER BEFORE PROCEEDING WITH WORK.

4. THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE OWNERS OF THE PROPERTY TO BE ENCUMBERED.

5.THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNAL OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC SAFETY

6. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM THE INSPECTING ENTITY.

7. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHER WISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALE DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED TO PROTECT LIFE AND PROPERTY.

9. JOB COPIES OF BUILDING, FIRE SYSTEM PLANS, AND PERMITS SHALL BE ON-SITE DURING INSPECTIONS

10. IN AS MUCH AS THE REMODELING AND/ OR REHABILITATION OF EXISTING BUILDINGS REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND BECAUSE SOME OF THESE ASSUMPTIONS CANNOT BE VERIFIED WITHOUT EXPENDING GREAT SUMS OF ADDITIONAL MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF BUILDING, THE OWNER AGREES, EXCEPT FOR NEGLIGENCE ON THE PART OF THE DESIGN PROFESSIONAL, TO HOLD HARMLESS AND INDEMNIFY THE DESIGN PROFESSIONAL AGAINST ANY AND ALL DAMAGES, AWARDS, AND COSTS OF DEFENSE ARISING OUT OF PROFESSIONAL SERVICES PROVIDED HEREIN.

REVISION TABLE		
NUMBER	DATE	REVISED BY / DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

TITLE PAGE & NOTES

Kevin Vevang

DRAWINGS PROVIDED BY:
Kevin & LeiLani Vevang
RESIDENTIAL DESIGN
P.O. Box 1315 Penn Valley, Ca. 95946
LeiLani(831)331-5037
Kevin(831) 331-8402

DATE: 7/16/2026

SCALE:

SHEET: A0.1

EXHIBIT D

10 0 10 20 30

SCALE IN FEET : 1" = 10'

LEGEND

- ● FOUND 1/2" DIAMETER IRON PIPE TAGGED "L.S. 8229" PER 127-M-36 UNLESS NOTED OTHERWISE
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- FORMER BOUNDARY
- RIGHT-OF-WAY
- DRIVEWAY (PAVEMENT)
- FENCE
- 34 COUNTY 2.0' ELEVATION CONTOUR

DISTANCES ARE IN U.S. FEET AND DECIMALS THEREOF
CONTOUR INTERVAL EQUALS 2.0'
CONTOURS SHOWN HEREON PER SANTA CRUZ COUNTY GIS SHAPEFILE

ABBREVIATIONS

1/2IP8229FD	FOUND 1/2" IRON PIPE TAGGED "LS 8229"
1/2IPFD	FOUND 1/2" IRON PIPE, NO TAG
AD	AREA DRAIN
C	CONCRETE
CBDG	CORNER BUILDING FOUNDATION
CBDG-NG	CORNER BUILDING FOUNDATION-NO ELEVATION
CGAR-NG	CORNER GARAGE FOUNDATION-NO ELEVATION
CSHED-NG	CORNER SHED - NO ELEVATION
CTNL	TEMPORARY SURVEY CONTROL NAIL
DECK-NG	DECK-NO ELEVATION
DWY	DRIVEWAY
ELEC.SER	ELECTRIC SERVICE CONNECTION
ELECMTR	ELECTRIC METER
ENDFNC	END OF FENCE
FF	FINISHED FLOOR
FNC	FENCE
FNC-NG	FENCE-NO ELEVATION
G	GRADE
GASMTR	GAS METER
INKX	TEMPORARY SURVEY CONTROL, INK
JP-NG	JOINT UTILITY POLE-NO ELEVATION
P	PAVEMENT
STRS-NG	STAIR-NO ELEVATION

NOTES

1. SURVEYED AT THE REQUEST OF KENT KENNEY ON MAY 28, 2026
2. BOUNDARY COMPILED BASED ON FOUND SURVEY MONUMENTS SHOWN HEREON; RECORD DATA NOT SHOWN
3. BASIS OF BEARINGS FOR THIS SURVEY IS NAD83 (2026) CCS ZONE 3, ESTABLISHED USING R.T.K. G.P.S. TECHNIQUES AND ACCESSED VIA THE SMARTNET NORTH AMERICA G.P.S. NETWORK
4. VERTICAL DATUM IS NAVD88



PROFESSIONAL LAND SURVEYOR
JEFF S. NIETSEN
No. 6832
STATE OF CALIFORNIA

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

TOPOGRAPHIC SURVEY

THE LANDS CONVEYED TO KENT KENNEY BY GRANT DEED RECORDED FEBRUARY 5, 2026 IN DOCUMENT NO. 2026-0002587, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

A.P.N. 028-143-46
151 BLACKPOINT LANE, SANTA CRUZ
SANTA CRUZ COUNTY CALIFORNIA

SCALE	1" = 10'
DATE:	JUNE 9 2026
DRAWN BY:	AB
REVIEWED BY:	JSN
JOB NO.:	26068z3
SHEET	A1.1

EXHIBIT D

SITE ASSESSMENT:
The Project Designer has performed a number of site visits to the site in all weather conditions and saw no drainage issues on or near the site that would have any adverse impact.
Designer believes the existing drainage facilities are still in good working order, and a functioning as designed.
The drainage patterns and system are to remain the same as existing.

DRAINAGE CONTROL AND MAINTENANCE SCHEDULING:

MAINTENANCE SHALL BE DONE PRIOR TO THE RAINY SEASON AND THROUGHOUT THE ENTIRE RAINY SEASON TO ENSURE PROPER PERFORMANCE OF THE STORM WATER FACILITIES THAT ARE IN PLACE. CLEAR ANY LEAVES & DEBRIS AWAY FROM DRAIN GRATES AND PIPING, AND CLEAN OUT THE ROOF GUTTERS. PERIODIC CHECKS AND MAINTENANCE ON THE SYSTEM DURING HEAVY RAINFALL SHALL BE PERFORMED IF OR WHEN NECESSARY.

UPON APPROVAL OF THE PROJECT, A DRAINAGE "HOLD" MAY BE PLACED ON THE PERMIT AND WILL BE CLEARED ONCE THE CONSTRUCTION IS COMPLETE AND THE STORMWATER MANAGEMENT IMPROVEMENTS ARE CONSTRUCTED PER THE APPROVED PLANS:

a. The Civil Engineer / Designer must inspect the drainage system on the parcel and provide public works with a letter and photographs confirming that work was completed per the plans. The Civil Engineer / Designer's letter shall be specific as to what was inspected (such as invert elevations, pipe sizing, the size of the mitigation features and all relevant design features or changes made during construction). Notes of "general conformance to plans" are not sufficient.

b. As-built plans stamped by the Civil Engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements are shown.

LEGEND

- FOUND 1/2" DIAMETER IRON PIPE TAGGED "L.S. 8224" PER 127-M-36 UNLESS NOTED OTHERWISE
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- FORMER BOUNDARY
- RIGHT-OF-WAY
- DRIVEWAY (PAVEMENT)
- FENCE
- COUNTY 2.0' ELEVATION CONTOUR

DISTANCES ARE IN U.S. FEET AND DECIMALS THEREOF
CONTOUR INTERVAL EQUALS 2.0'
CONTOURS SHOWN HEREON PER SANTA CRUZ COUNTY GIS SHAPEFILE

ABBREVIATIONS

1/2IP8224PD	FOUND 1/2" IRON PIPE TAGGED "LS 8224"
1/2IPFD	FOUND 1/2" IRON PIPE, NO TAG
AD	AREA DRAIN
C	CONCRETE
CBDG	CORNER BUILDING FOUNDATION
CBDG-NG	CORNER BUILDING FOUNDATION-NO ELEVATION
CGAR-NG	CORNER GARAGE FOUNDATION-NO ELEVATION
CSHED-NG	CORNER SHED - NO ELEVATION
CTNL	TEMPORARY SURVEY CONTROL NAIL
DECK-NG	DECK-NO ELEVATION
DWY	DRIVEWAY
ELEC SER	ELECTRIC SERVICE CONNECTION
ELEGMTR	ELECTRIC METER
ENDFNC	END OF FENCE
FF	FINISHED FLOOR
FNC	FENCE
FNC-NG	FENCE-NO ELEVATION
G	GRADE
GASMTR	GAS METER
INCX	TEMPORARY SURVEY CONTROL, INK
JP-NG	JOINT UTILITY POLE-NO ELEVATION
P	PAVEMENT
STRS-NG	STAIR-NO ELEVATION

NOTES
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4. VERTICAL DATUM IS NAVD88

TREE LEGEND
- PALM TREES TO REMAIN
- TREES (S) TO BE REMOVED

A.P.N. 028-154-26
A.P.N. 028-155-25
A.P.N. 028-143-33 CA. STATE DEPARTMENT OF PARKS & RECREATION
A.P.N. 028-143-46
A.P.N. 028-143-47
N64°01'37"W 50.00'
S25°38'14"W 46.76'
N63°43'54"W 50.11'
S64°01'37"E 130.00'
N25°38'14"E 46.76'
FEMA FLOOD PLANE 638 sq.ft.
FEMA Flood Plane Line
BLACKPOINT LANE
(A PRIVATE RIGHT-OF-WAY 25' WIDE)
TO EAST CLIFF DRIVE
(A COUNTY ROAD)
BEACH SAND
ZONING LINE FOR PARKS AND RECREATION
GROUND
GRASS
BRICK
(E) BRICK WALKWAY 400 sq.ft.
(E) BRICK PATIO 900 sq.ft.
(E) GONC. LANDING 194 sq.ft.
EXISTING STAIRS TO REMAIN
EXISTING CONCRETE SLAB BELOW DECK TO REMAIN OR BE REPLACED WITH NEW. (Field Verify condition)
EXISTING DECK AND WALLS BELOW TO BE REMOVED (TBR) (205 sq.ft)
ROOM CONVERTED TO DECK SPACE (166 sq.ft.)
DECK FF = 35.4'±
EXISTING FIREPLACE TO REMAIN
Proposed Deck Remaining with converted space= 858 sq.ft.
Existing Deck. 771 sq.ft.
Proposed House footprint with Decks 3,341 sq.ft.
Existing House footprint with Decks 3,587 sq.ft.
HOUSE FF = 35.52
(E) GREENHOUSE 96 sq.ft.
GARDEN AREA w/RAISED PLANTING BEDS
PARKING (PAVEMENT)
ATTACHED GARAGE FF = 34.64'
DRIVEWAY (PAVEMENT) 1,776 sq.ft.
BUILDING TO BUILDING LOWER ROOF CONNECTION
SECOND STORY WALL LINE
GARAGE Lower flr. footprint 735 sq.ft.
UPPER FLR. ADU FOOTPRINT 854 sq.ft.
FF 34.65' (BOTTOM FLOOR)
(E) SHED 165 sq.ft.
UPPER DECK 104 sq.ft.
WATER FEATURE
PLANTING BED
PLANTING AREA
FRONT YARD SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK
8' GLASS WINDSCREENS (TBR) AND REPLACED WITH 42" TALL GLASS RAILINGS
Car 1
Car 2
Car 3
Car 4

NOTE: ALL THE LANDSCAPING IS TO REMAIN AS IS "NO CHANGES" AND NO GRADING, ALL DRAINAGE PATTERNS ARE TO REMAIN UNDISTURBED.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

PROPOSED SITE PLAN, LANDSCAPE PLAN

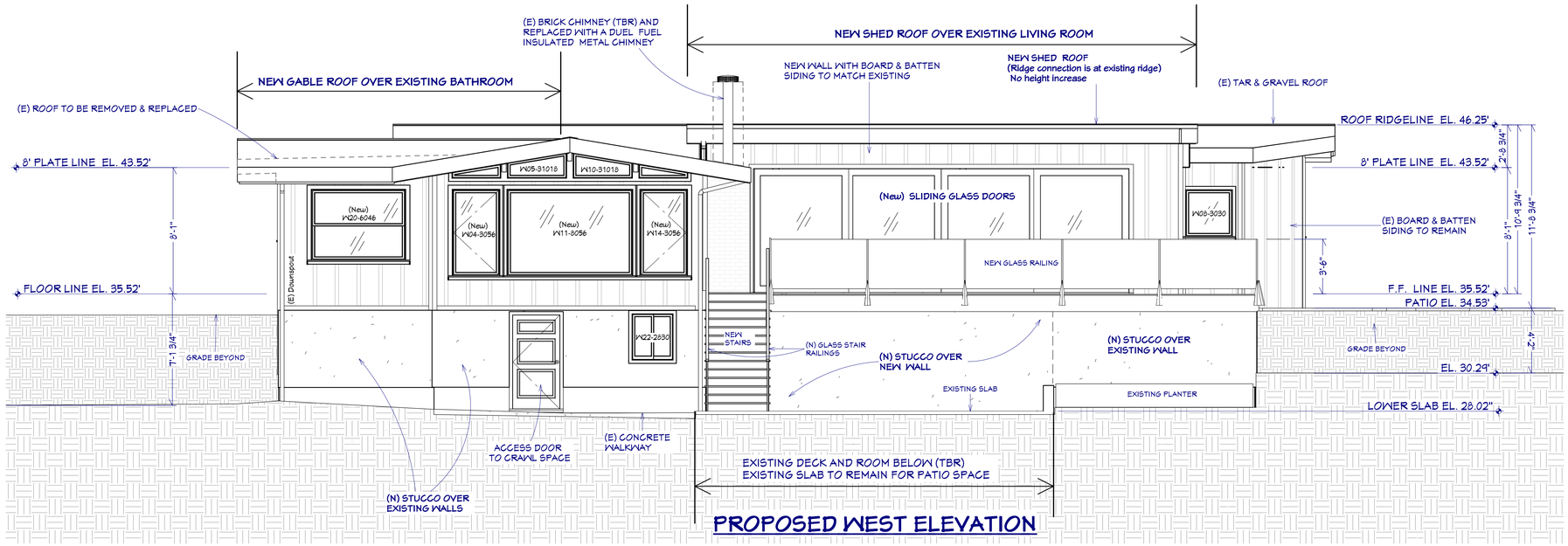
DRAWINGS PROVIDED BY:
Kevin & LeiLani Yevang
RESIDENTIAL DESIGN
P.O. Box 1315 Penn Valley, Ca. 95946
LeiLani (831)331-5037
Kevin(831) 331-8402

DATE:
7/16/2026

SCALE:
1"=10'

SHEET:
A1.2

EXHIBIT D



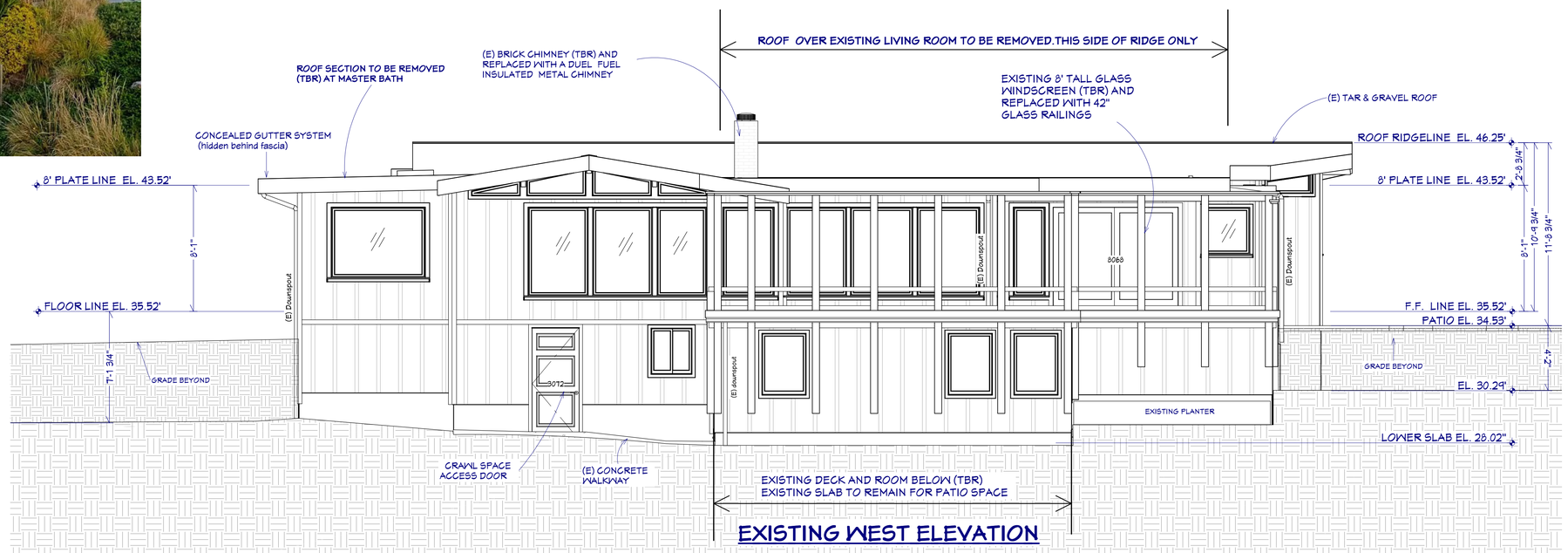
PROPOSED WEST ELEVATION



WEST SIDE PHOTO OF EXISTING

EXTERIOR HOUSE & ADU "SPEC"

ROOFING :		ROOFING IS A TAR & GRAVEL ON MAIN HOUSE AND 3-D COMP ON A.D.U.
	COLOR:	LIGHT GRAY
SIDING :		5/8" RESAWN PLYWD. WITH BATTENS @16" o.c. AND NEW STUCCO ON SOME OF THE LOWER WALLS.
	COLOR:	LITE GRAY
GLASS DOORS:		GLASS SLIDERS (By TITONI Windows)
	COLOR:	WHITE
WINDOWS:		VINYL WINDOWS (By Milgard)
	COLOR:	WHITE
WINDOW TRIM:		
	COLOR:	WHITE



EXISTING WEST ELEVATION

REVISION TABLE

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OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

EXISTING & PROPOSED WEST ELEVATIONS

Kevin Vevang

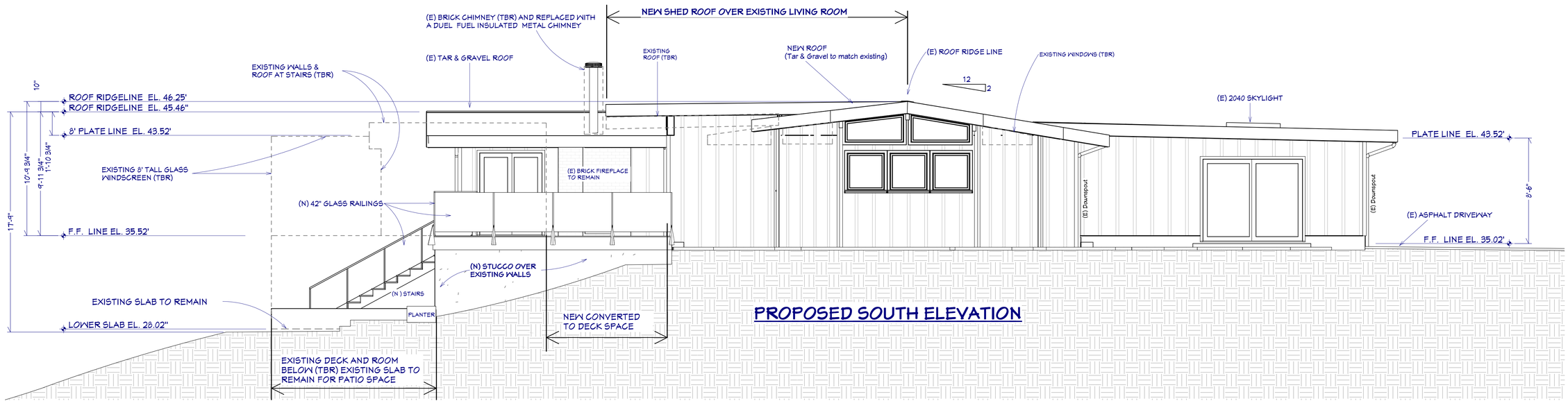
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P.O. Box 1315 Penn Valley, Ca. 95946
LeiLani (831)331-5037
Kevin(831) 331-8402

DATE:
7/16/2026

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

SHEET:
A2.1

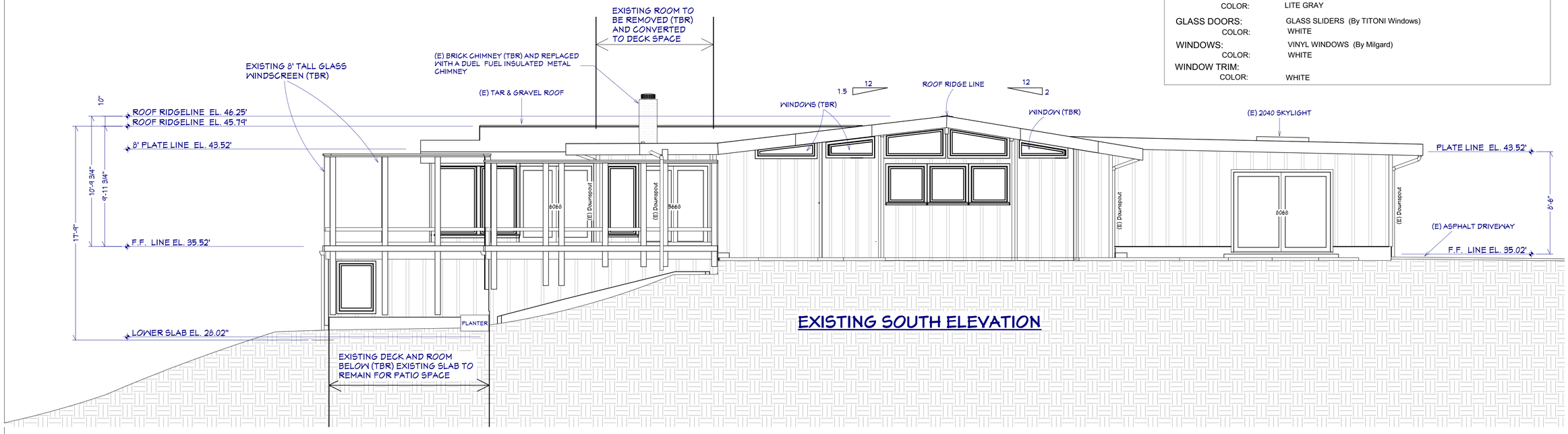
EXHIBIT D



PROPOSED SOUTH ELEVATION

EXTERIOR HOUSE & ADU "SPEC"

ROOFING :	ROOFING IS A TAR & GRAVEL ON MAIN HOUSE AND 3-D COMP ON A.D.U.
COLOR:	LIGHT GRAY
SIDING :	5/8" RESAWN PLYWD. WITH BATTENS @16" o.c. AND NEW STUCCO ON SOME OF THE LOWER WALLS.
COLOR:	LITE GRAY
GLASS DOORS:	GLASS SLIDERS (By TITONI Windows)
COLOR:	WHITE
WINDOWS:	VINYL WINDOWS (By Milgard)
COLOR:	WHITE
WINDOW TRIM:	
COLOR:	WHITE



EXISTING SOUTH ELEVATION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

EXISTING & PROPOSED SOUTH ELEVATIONS

Kevin Vevang

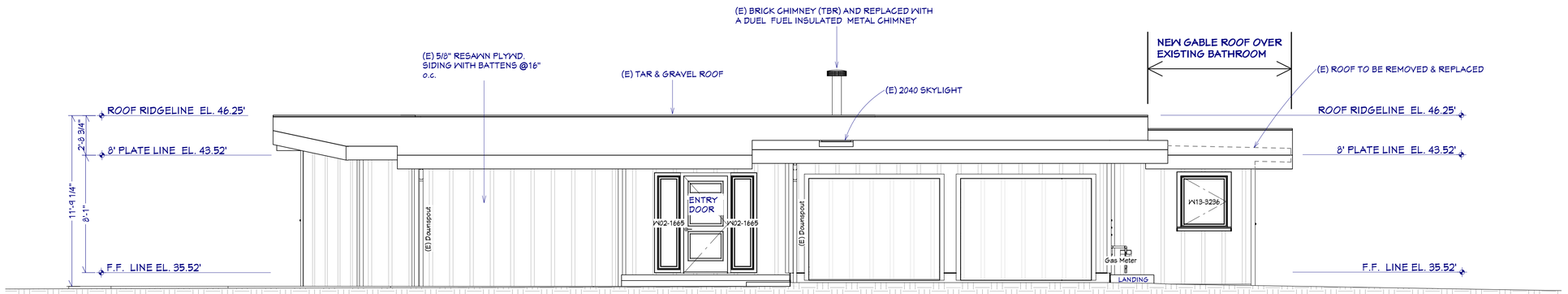
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Kevin & LeiLani Vevang
RESIDENTIAL DESIGN
P.O. Box 1315 Penn Valley, Ca. 95946
LeiLani (831)331-5037
Kevin(831) 331-8402

DATE:
7/16/2026

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

SHEET:
A2.2

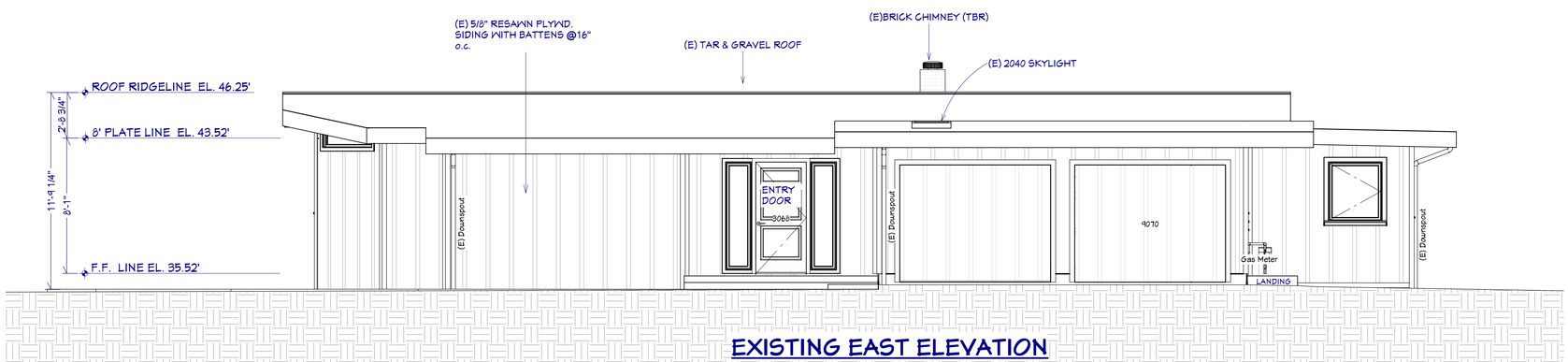
EXHIBIT D



PROPOSED EAST ELEVATION

EXTERIOR HOUSE & ADU "SPEC"

ROOFING :	ROOFING IS A TAR & GRAVEL ON MAIN HOUSE AND 3-D COMP ON A.D.U.
COLOR:	LIGHT GRAY
SIDING :	5/8" RESAWN PLYWD. WITH BATTENS @16" o.c. AND NEW STUCCO ON SOME OF THE LOWER WALLS.
COLOR:	LITE GRAY
GLASS DOORS:	GLASS SLIDERS (By TITONI Windows)
COLOR:	WHITE
WINDOWS:	VINYL WINDOWS (By Milgard)
COLOR:	WHITE
WINDOW TRIM:	
COLOR:	WHITE



EXISTING EAST ELEVATION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

EXISTING & PROPOSED EAST ELEVATIONS

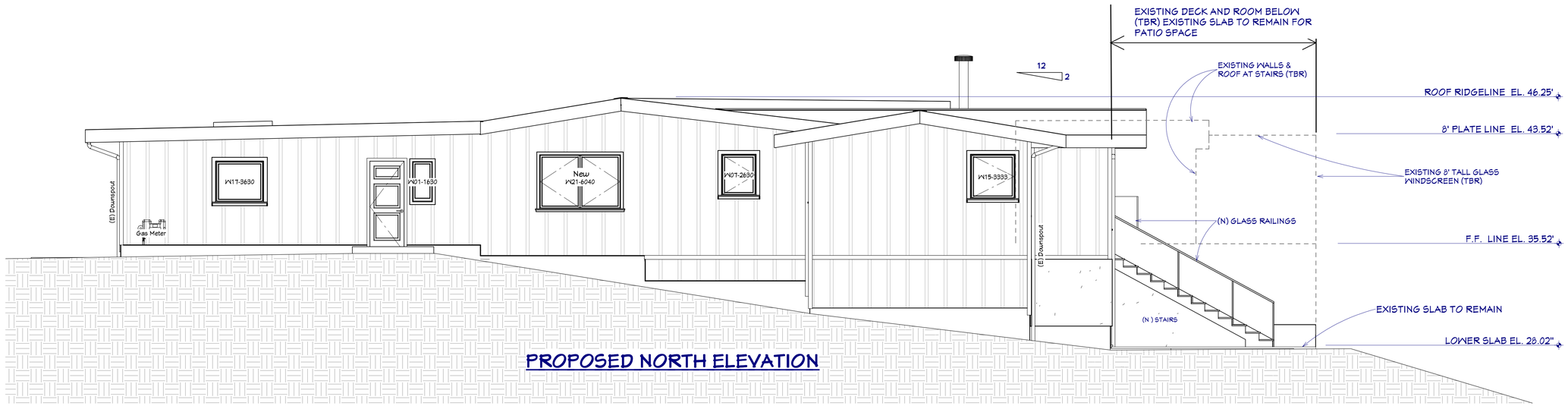
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Kevin & LeiLani Vevang
RESIDENTIAL DESIGN
P.O. Box 1315 Penn Valley, Ca. 95946
LeiLani (831)331-5037
Kevin(831) 331-8402

DATE:
7/16/2026

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

SHEET:
A2.3

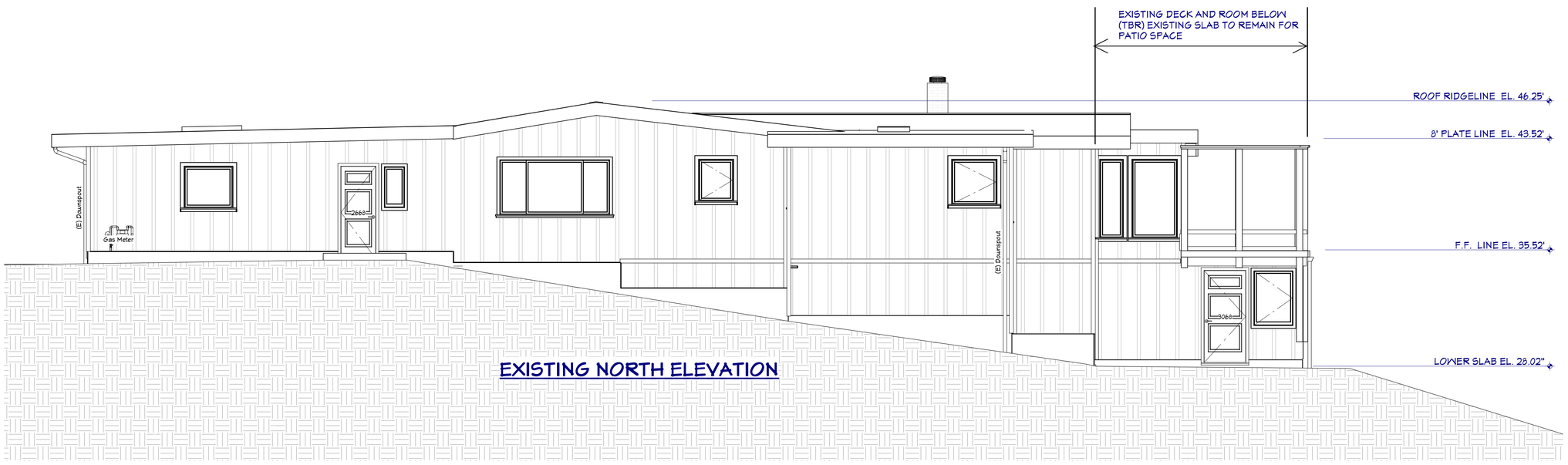
EXHIBIT D



PROPOSED NORTH ELEVATION

EXTERIOR HOUSE & ADU "SPEC"

ROOFING :	ROOFING IS A TAR & GRAVEL ON MAIN HOUSE AND 3-D COMP ON A.D.U.
COLOR:	LIGHT GRAY
SIDING :	5/8" RESAWN PLYWD. WITH BATTENS @16" o.c. AND NEW STUCCO ON SOME OF THE LOWER WALLS.
COLOR:	LITE GRAY
GLASS DOORS:	GLASS SLIDERS (By TITONI Windows)
COLOR:	WHITE
WINDOWS:	VINYL WINDOWS (By Milgard)
COLOR:	WHITE
WINDOW TRIM:	
COLOR:	WHITE



EXISTING NORTH ELEVATION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

EXISTING & PROPOSED NORTH ELEVATIONS

DRAWINGS PROVIDED BY:
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DATE:
7/16/2026

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

SHEET:
A2.4

EXHIBIT D

Kitchen
218 sq ft
ISLAND
Refer
TV AREA
109 sq ft
Dining
254 sq ft
GREAT ROOM / LIVING ROOM
(HWD.FLR.)
Tile Deck
777 sq.ft.
EXISTING 8' GLASS WINDSCREEN (TBR) AND REPLACED WITH 42" GLASS RAILING
(E) Downspout
Entry
60 sq ft
STEP
BRICK. LANDING
Living
458 sq ft
EXISTING ROOM TO BE REMOVED (TBR) AND CONVERTED TO DECK SPACE
(TBR)
166 sq ft
EXISTING DECK AND ROOM BELOW TO BE REMOVED (TBR) (285 sq.ft.)
BRICK. LANDING
(E) 2040 skylite
Hall
31 sq ft
(SLAB FLR.)
Bedroom 2
194 sq ft
(Slab Flr.& carpetT)
BOOKSHELVES
CLOSET 2
16 SQ FT
Laundry
146 sq ft
(SLAB FLR.)
Gas Furn.
HW
(E) brick fireplace
LANDING
12 SQ FT
STAIRS TO BELOW
38 SQ FT
DN
Garage
200 sq ft
(SLAB FLR.)
Washer
Dryer
Bedroom 1
176 sq ft
(HWD.FLR.)
CLOSET 1
27 SQ FT
Bath
85 sq ft
(TILE FLR.)
Toilet
Shower
LINEN CLOSET
15 SQ FT
MASTER CLOSET
67 SQ FT
Master Bdrm
290 sq ft
(HWD.FLR.)
EXISTING STAIRS TO REMAIN
EXISTING FIREPLACE TO REMAIN
Gas Meter
CONC. LANDING
Shower
(E) 2020 skylite
Master Bath
163 sq ft
Tub
Toilet
(E) Downspout
Living Area
2,609 sq.ft.

EXISTING FLOOR PLAN

WALLS (TBR)
SLAB TO REMAIN
Storage (Conc. Slab)
285 sq.ft.
(un-heated)
Stairs
51 sq ft
UP

EXISTING STORAGE ROOM BELOW DECK (TBR)

WALL LEGEND	
	SOLID RAILINGS
	OPEN RAILINGS
	(E) 2"x D.F.#2 16" O.C. WALLS
	(N) 2"x4" D.F.#2 16" O.C. WALLS
	(N) 2"x6" D.F.#2 16" O.C. WALLS, UNO
	(N) CONC. FND. WALLS
	(N) 2x4 PONY WALL ABOVE FOUNDATION WALL
	(E) 2x4 PONY WALL ABOVE FOUNDATION WALL

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

EXISTING FLOOR PLAN/ DEMO PLAN

Kevin Vevang

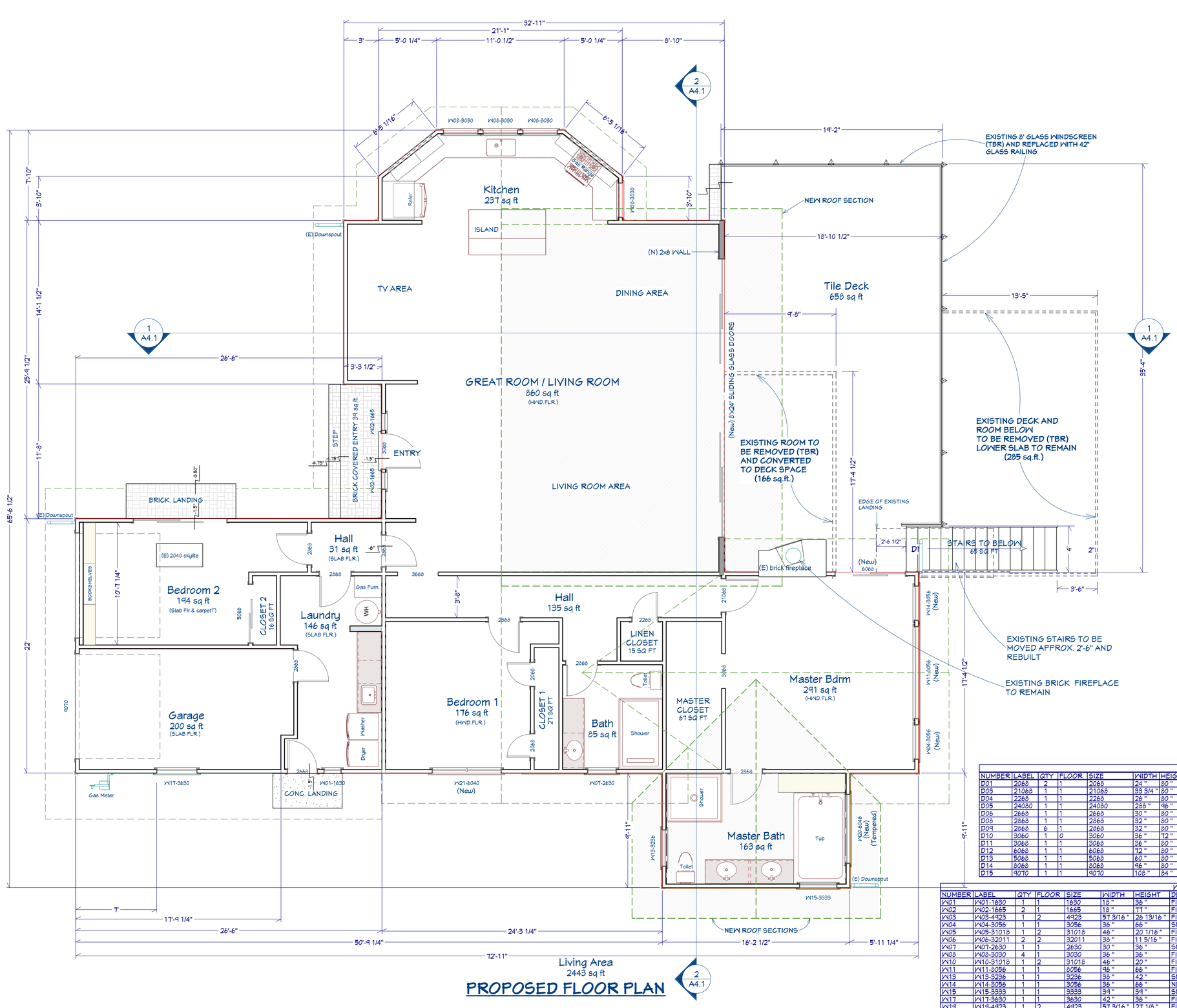
DRAWINGS PROVIDED BY:
Kevin & LeiLani Vevang
RESIDENTIAL DESIGN
P.O. Box 1315 Penn Valley, Ca. 95946
LeiLani (831)331-5037
Kevin(831) 331-8402

DATE:
7/16/2026

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

SHEET:
A3.1

EXHIBIT D



WALL LEGEND

- SOLID RAILINGS
- OPEN RAILINGS
- (E) 2"x D.F.#2 16" O.C. WALLS
- (N) 2"x4" D.F.#2 16" O.C. WALLS
- (N) 2"x6" D.F.#2 16" O.C. WALLS, UNO
- (N) CONC. FND. WALLS
- (N) 2x4 PONY WALL ABOVE FOUNDATION WALL
- (E) 2x4 PONY WALL ABOVE FOUNDATION WALL

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS	U-FACTOR	MANUFACTURER	COMMENTS
D01	2068	2	1	2068	24 "	80 "	HINGED-PANEL	1 3/8"	0.3		
D03	21068	1	1	21068	33 3/4 "	80 "	HINGED-PANEL	1 3/8"	0.3		
D04	2268	1	1	2268	26 "	80 "	HINGED-PANEL	1 3/8"	0.3		
D05	24080	1	1	24080	288 "	96 "	EXT. QUAD SLIDER-GLASS	1 3/4"	0.3	TITONI WINDOW CO.	NEW
D06	2668	1	1	2668	30 "	80 "	EXT. HINGED-DOOR P05	1 3/8"	0.3		
D08	2868	1	1	2868	32 "	80 "	EXT. HINGED-DOOR P05	1 3/8"	0.3		
D09	2868	6	1	2868	32 "	80 "	HINGED-PANEL	1 3/8"	0.3		
D10	3060	1	0	3060	36 "	72 "	EXT. HINGED-DOOR P05	1 3/4"	0.3		
D11	3068	1	1	3068	36 "	80 "	HINGED-PANEL	1 3/8"	0.3		
D12	6068	1	1	6068	72 "	80 "	EXT. SLIDER-GLASS	1 3/4"	0.3	TITONI WINDOWS	NEW
D13	5068	1	1	5068	60 "	80 "	SLIDER-DOOR P04	1 3/8"	0.3		
D14	8068	1	1	8068	96 "	80 "	EXT. SLIDER-GLASS	1 3/4"	0.3		
D15	9070	1	1	9070	108 "	84 "	GARAGE-SLAB	1 3/4"	0.3		

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	U-FACTOR	TEMPERED	EGRESS	MANUFACTURER	COMMENTS
W01	W01-1630	1	1	1630	18 "	36 "	FIXED GLASS	0.3				
W02	W02-1665	2	1	1665	18 "	77 "	FIXED GLASS	0.3				
W03	W03-4923	1	2	4923	57 3/16 "	28 13/16 "	FIXED GLASS	0.3				
W04	W04-3056	1	1	3056	36 "	66 "	SNGL CASEMENT-HL	0.3		YES		NEW
W05	W05-31018	1	2	31018	46 "	20 1/16 "	FIXED GLASS	0.3				
W06	W06-32011	2	2	32011	38 "	11 5/16 "	FIXED GLASS	0.3				
W07	W07-2630	1	1	2630	30 "	36 "	SNGL CASEMENT-HR	0.3				
W08	W08-3030	4	1	3030	36 "	36 "	FIXED GLASS	0.3				
W10	W10-31018	1	2	31018	46 "	20 "	FIXED GLASS	0.3				
W11	W11-8056	1	1	8056	96 "	66 "	FIXED GLASS	0.3				NEW
W13	W13-3236	1	1	3236	38 "	42 "	SNGL CASEMENT-HR	0.3				
W14	W14-3056	1	1	3056	36 "	66 "	NEW	0.3		YES		
W15	W15-3333	1	1	3333	39 "	39 "	SNGL CASEMENT-HR	0.3				
W17	W17-3630	1	1	3630	42 "	36 "	FIXED GLASS	0.3				
W19	W19-4923	1	2	4923	57 3/16 "	27 1/8 "	FIXED GLASS	0.3				
W20	W20-6046	1	1	6046	72 "	54 "	SINGLE HUNG	0.3	YES			NEW
W21	W21-6040	1	1	6040	72 "	48 "	DBL CASEMENT-LHL/RHR	0.3		YES		NEW
W22	W22-2830	1	0	2830	32 "	36 "	LEFT SLIDING	0.3				

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

PROPOSED FLOOR PLAN WITH ROOF PLAN, WINDOW & DOOR SCHEDULES

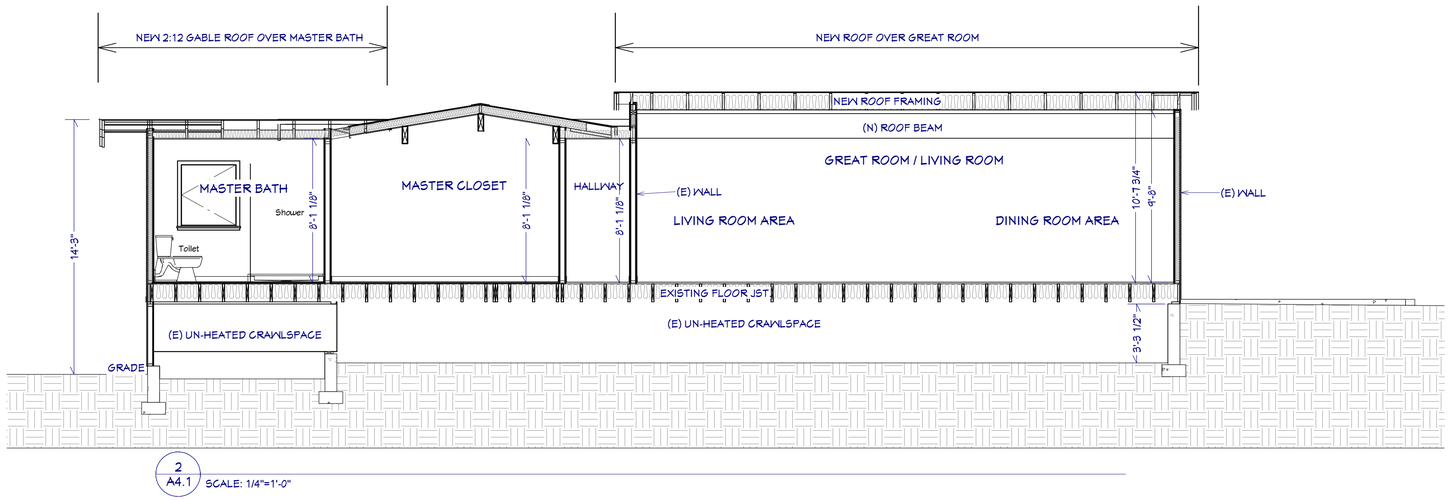
DRAWINGS PROVIDED BY:
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RESIDENTIAL DESIGN
P.O. Box 1315 Penn Valley, Ca. 95946
LeiLani (831)331-5037
Kevin(831)331-8402

DATE: 7/16/2026

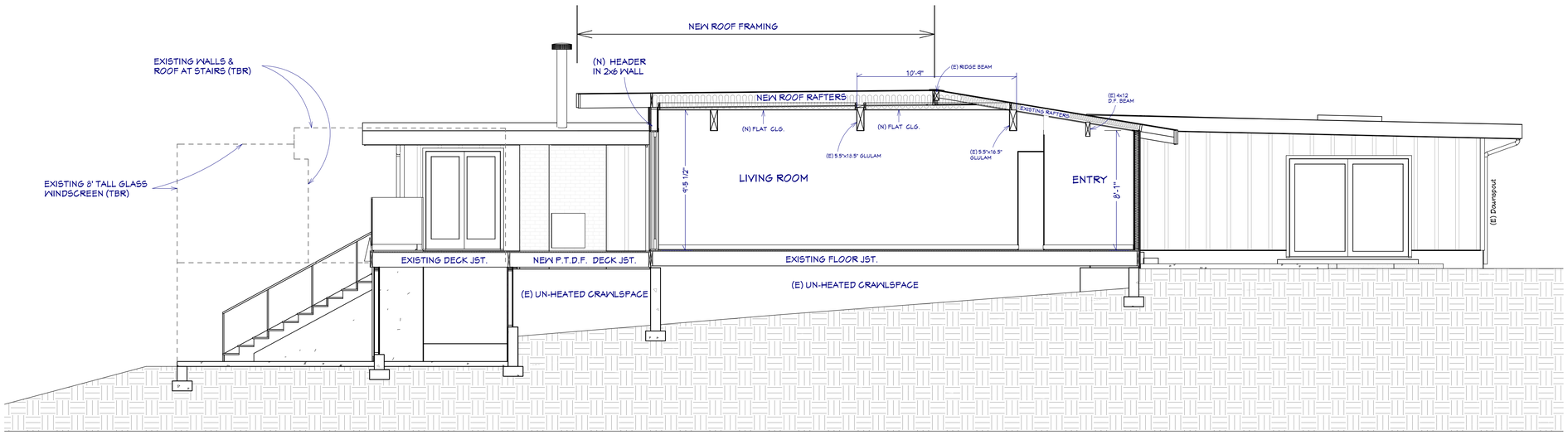
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SHEET: A3.2

EXHIBIT D



2
A4.1 SCALE: 1/4"=1'-0"



1
A4.1 SCALE: 1/4"=1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

CROSS SECTIONS

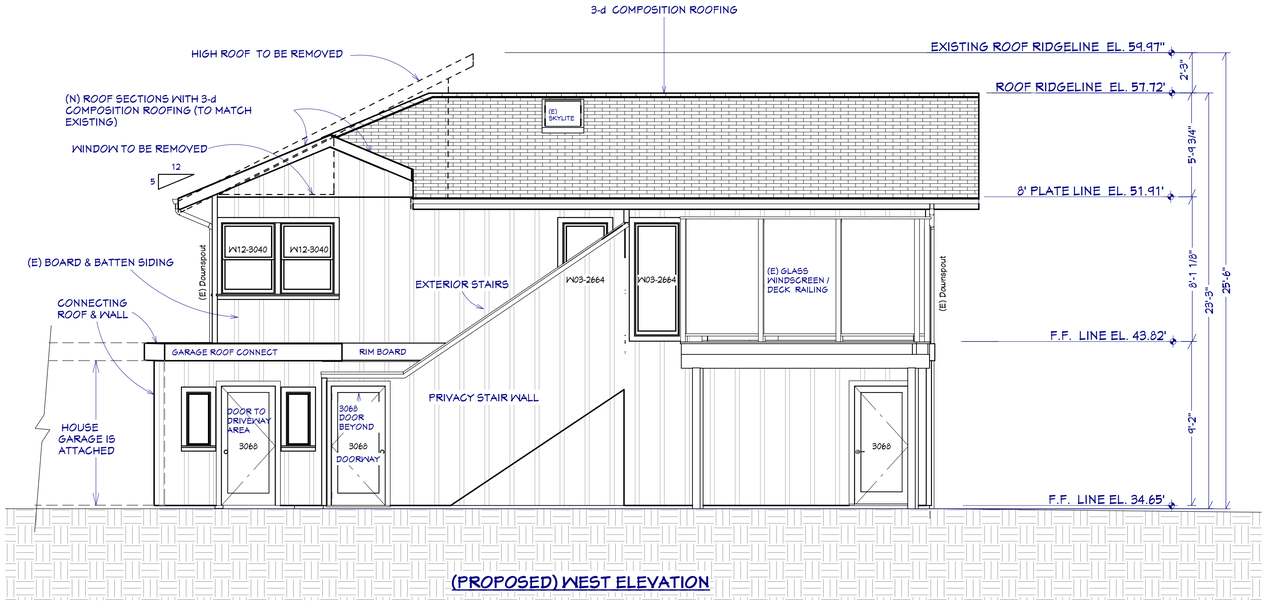
DRAWINGS PROVIDED BY:
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LeiLani (831)331-5037
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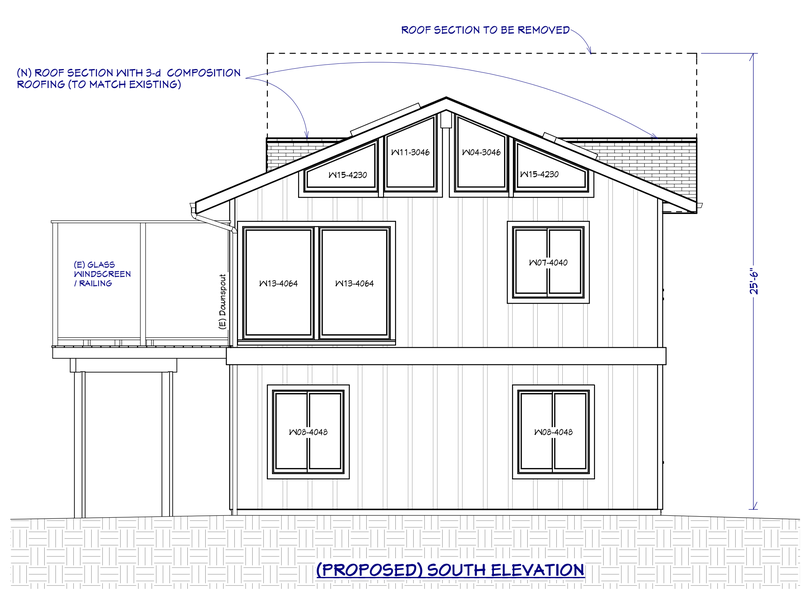
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SHEET:
A4.1

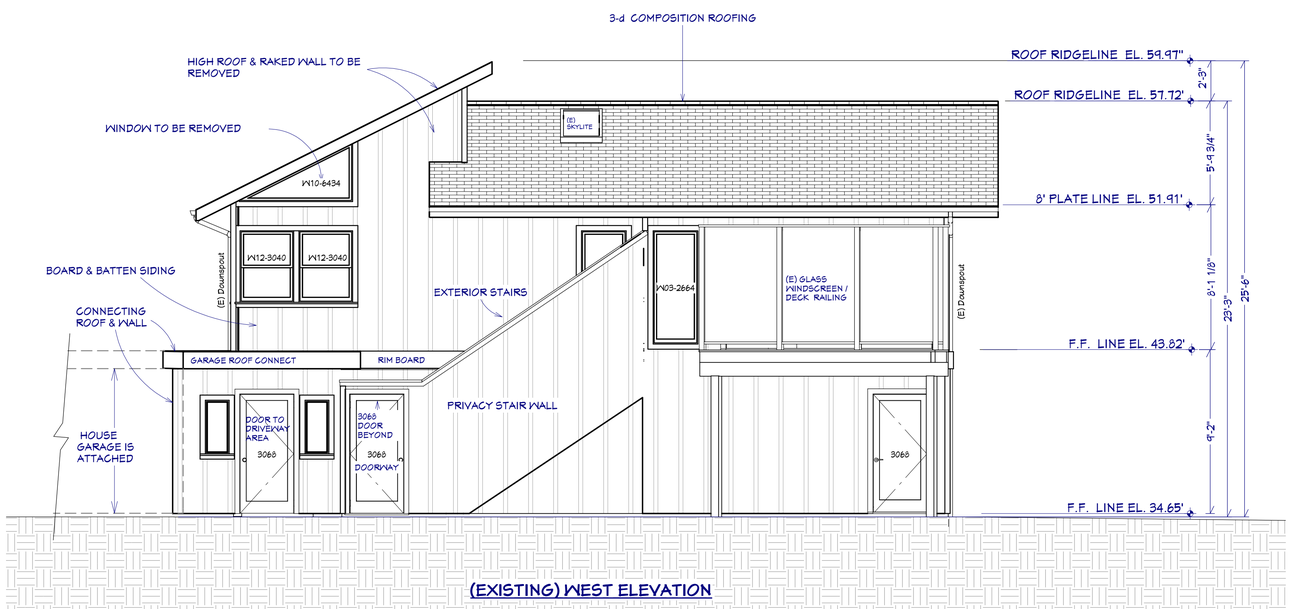
EXHIBIT D



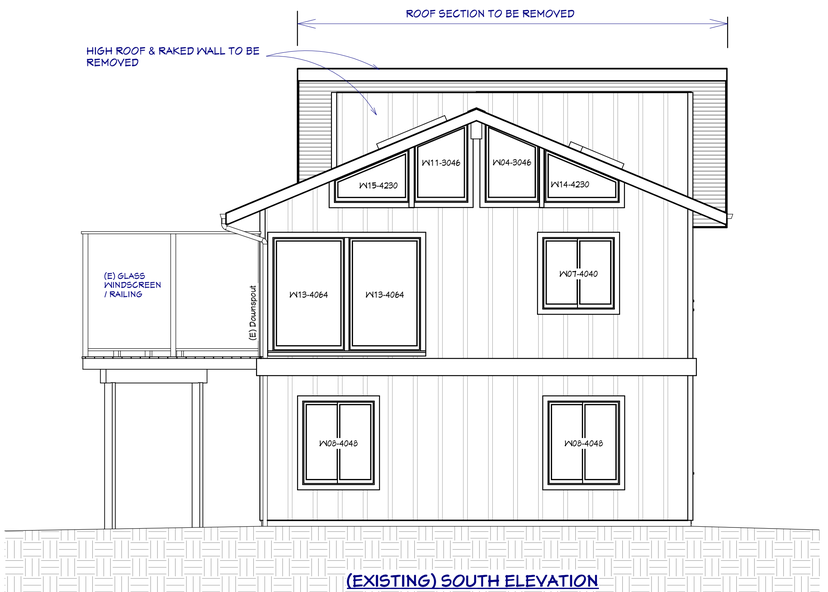
(PROPOSED) WEST ELEVATION



(PROPOSED) SOUTH ELEVATION



(EXISTING) WEST ELEVATION



(EXISTING) SOUTH ELEVATION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

ADU EXISTING & PROPOSED SOUTH & WEST ELEVATIONS

Kevin Vevang

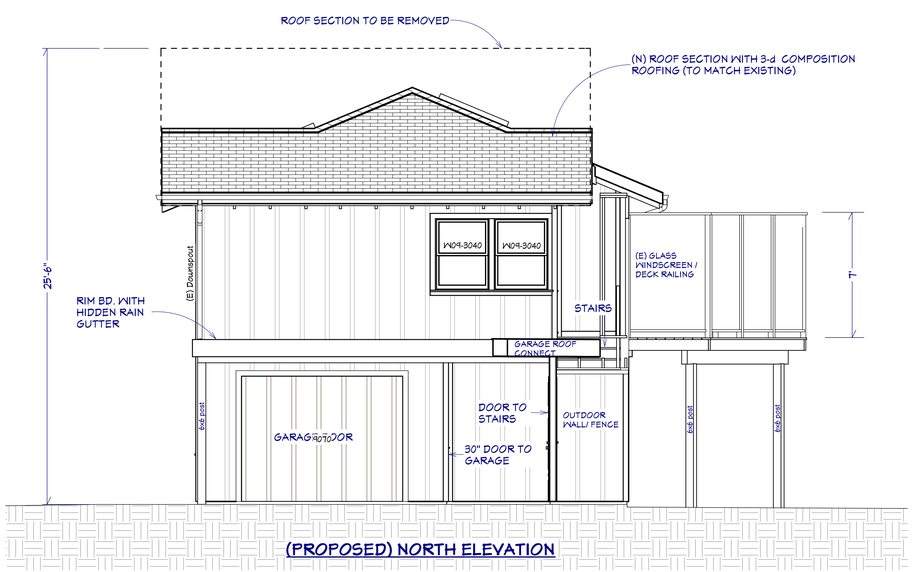
DRAWINGS PROVIDED BY:
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RESIDENTIAL DESIGN
P.O. Box 1315 Penn Valley, Ca. 95946
LeiLani (831)331-5037
Kevin(831) 331-8402

DATE:
7/16/2026

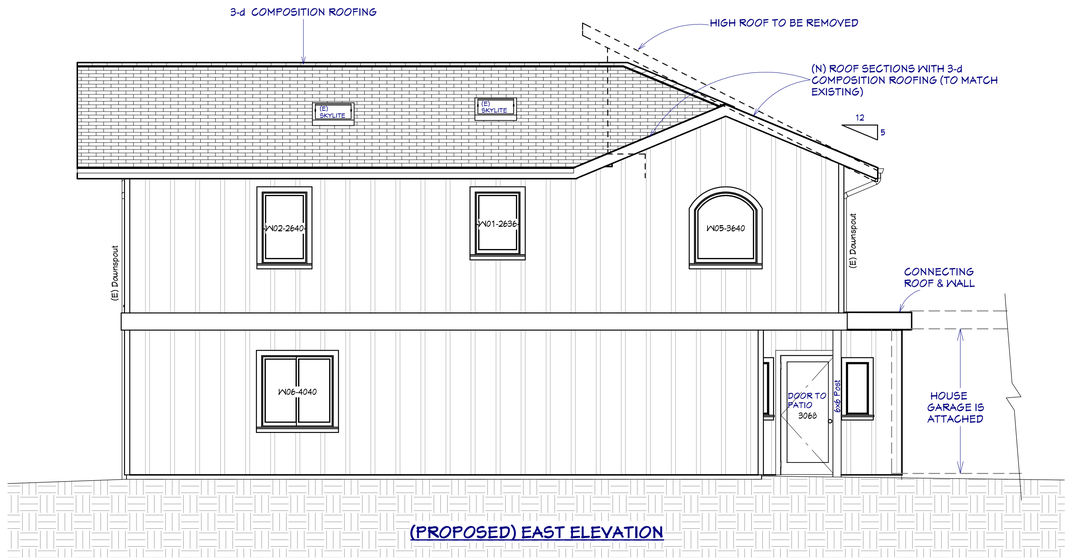
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ADU A5.1

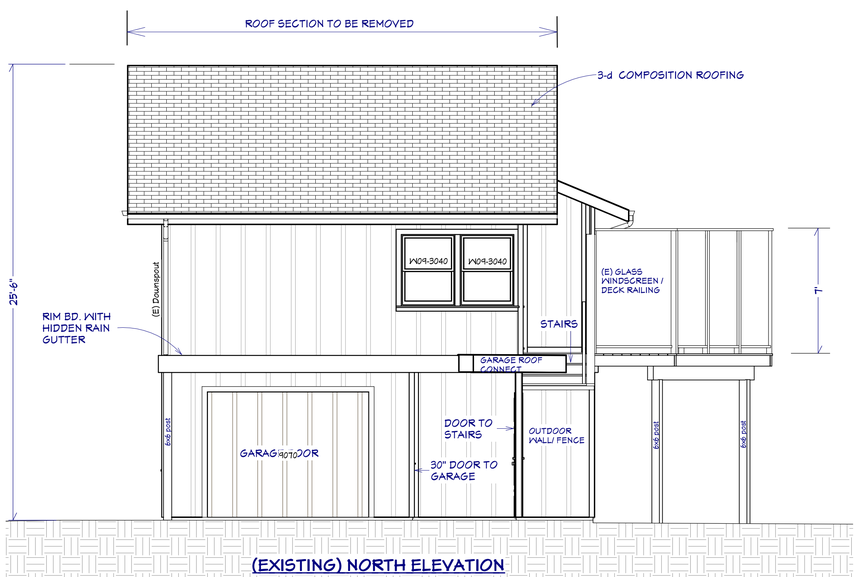
EXHIBIT D



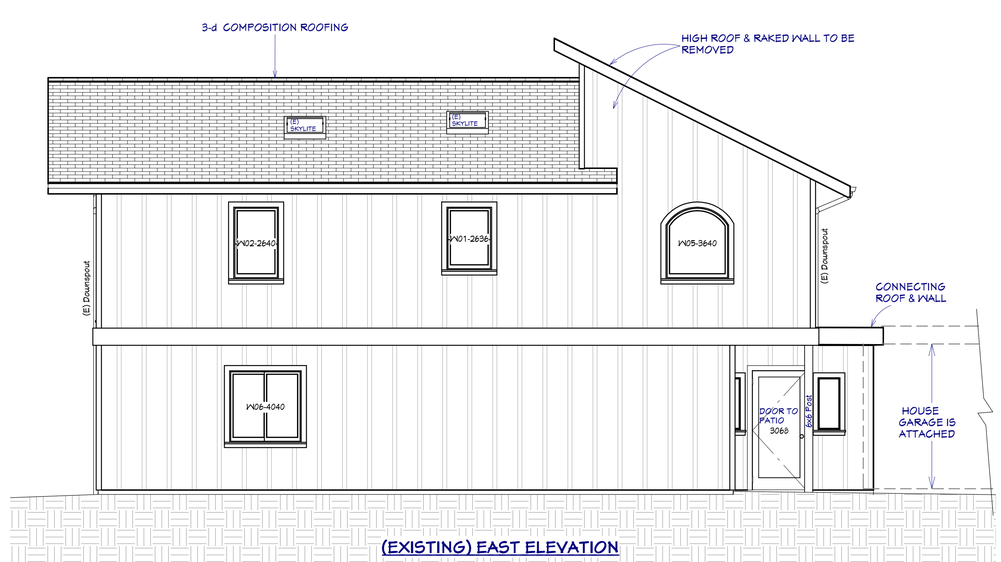
(PROPOSED) NORTH ELEVATION



(PROPOSED) EAST ELEVATION



(EXISTING) NORTH ELEVATION



(EXISTING) EAST ELEVATION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

ADU EXISTING & PROPOSED NORTH & EAST ELEVATIONS

Kevin Vevang

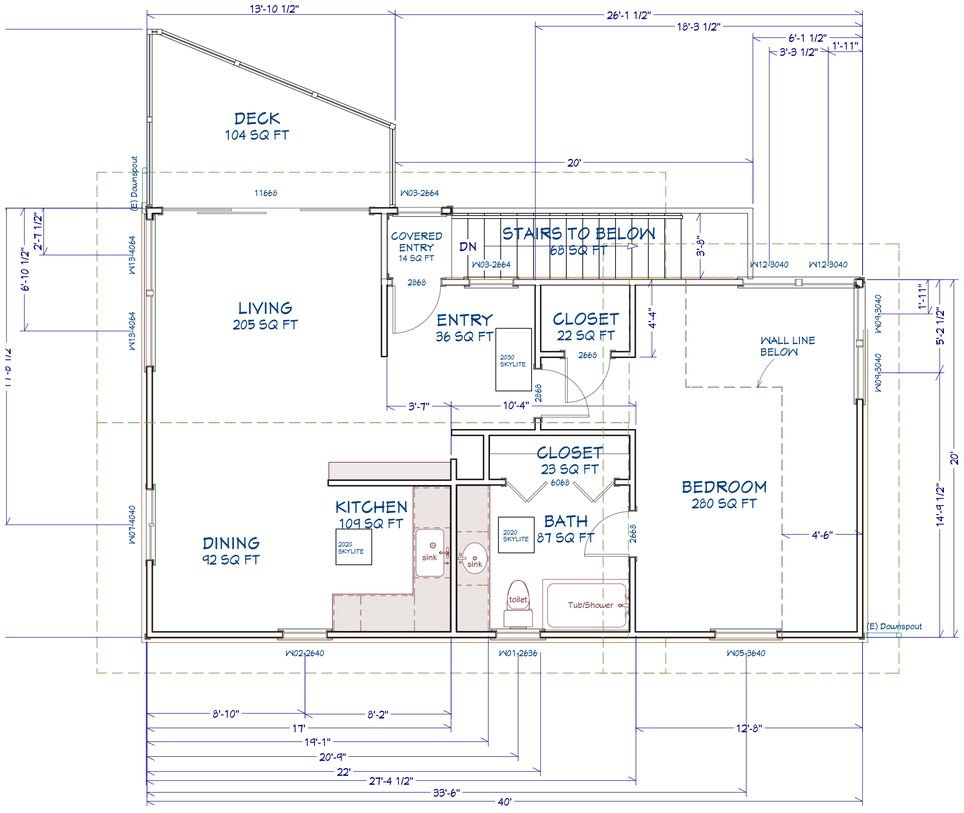
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SCALE:
1/4"=1'-0"

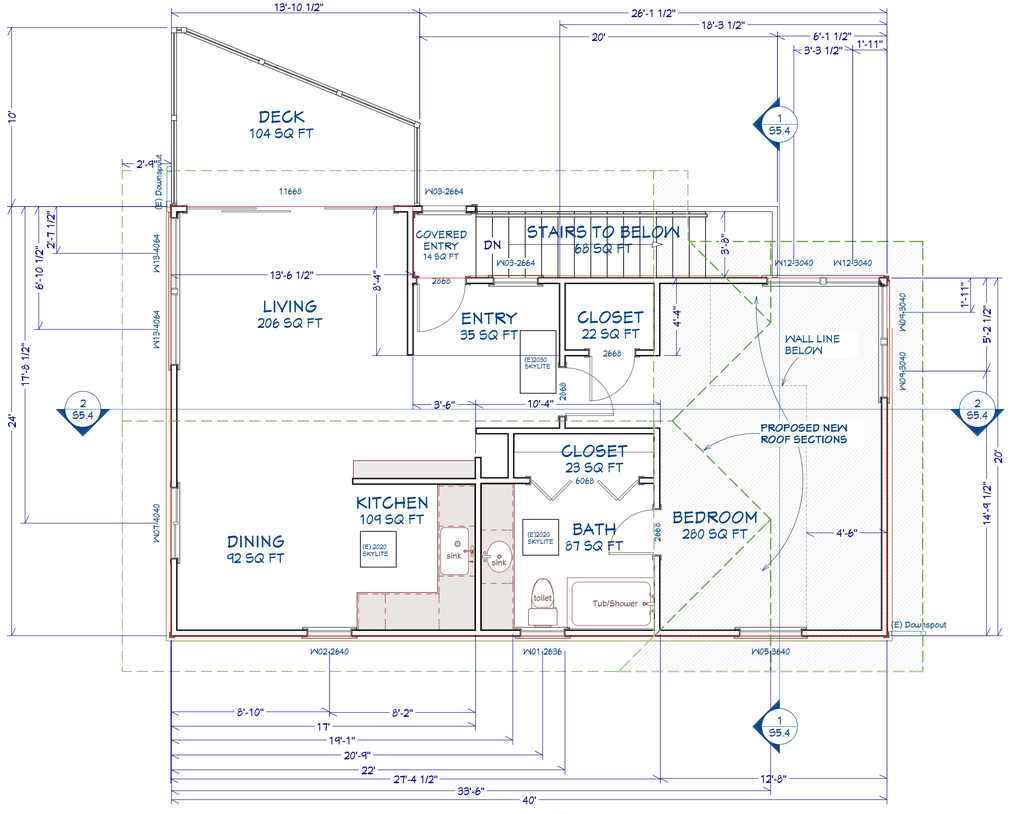
SHEET:
ADU
A5.2

EXHIBIT D



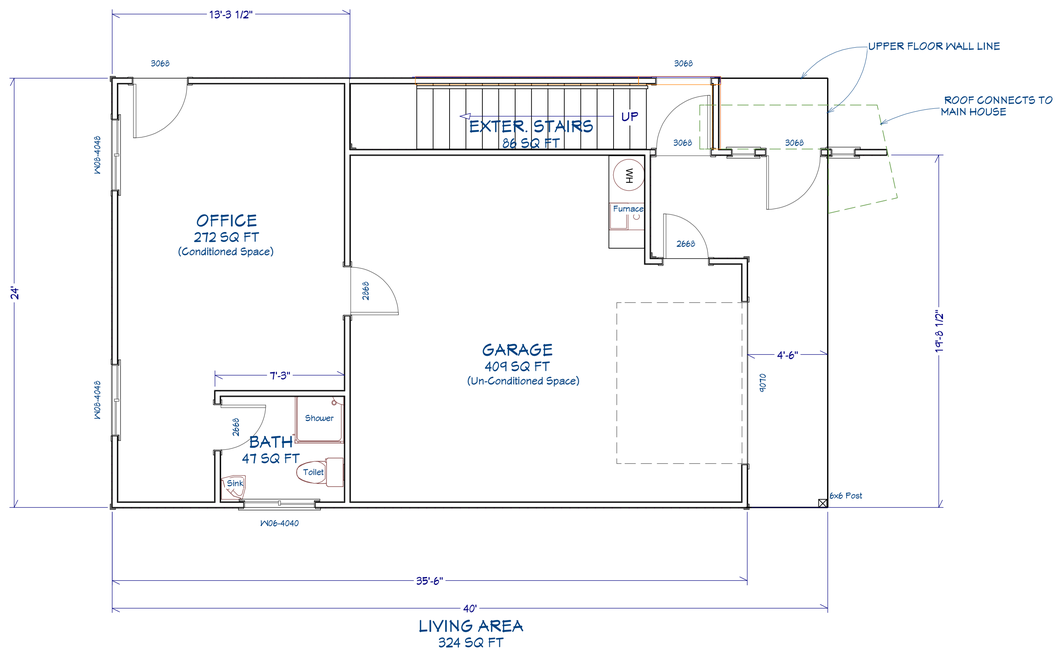
LIVING AREA
854 SQ FT

(EXISTING) UPPER FLOOR



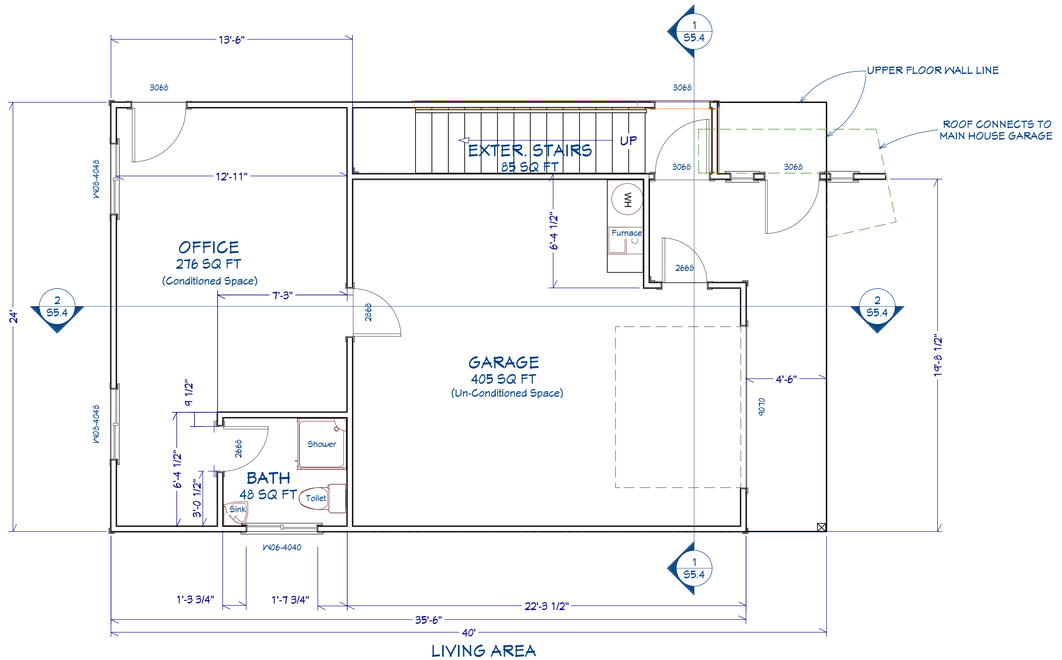
LIVING AREA
854 SQ FT

(PROPOSED) UPPER FLOOR



LIVING AREA
324 SQ FT

(EXISTING) LOWER FLOOR



LIVING AREA
324 SQ FT

(PROPOSED) LOWER FLOOR

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

EXISTING & PROPOSED ADU FLOOR PLANS WITH ROOF PLAN

DRAWINGS PROVIDED BY:
Kevin & LeiLani Yevang
RESIDENTIAL DESIGN
P.O. Box 1315 Penn Valley, Ca. 95946
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Kevin(831) 331-8402

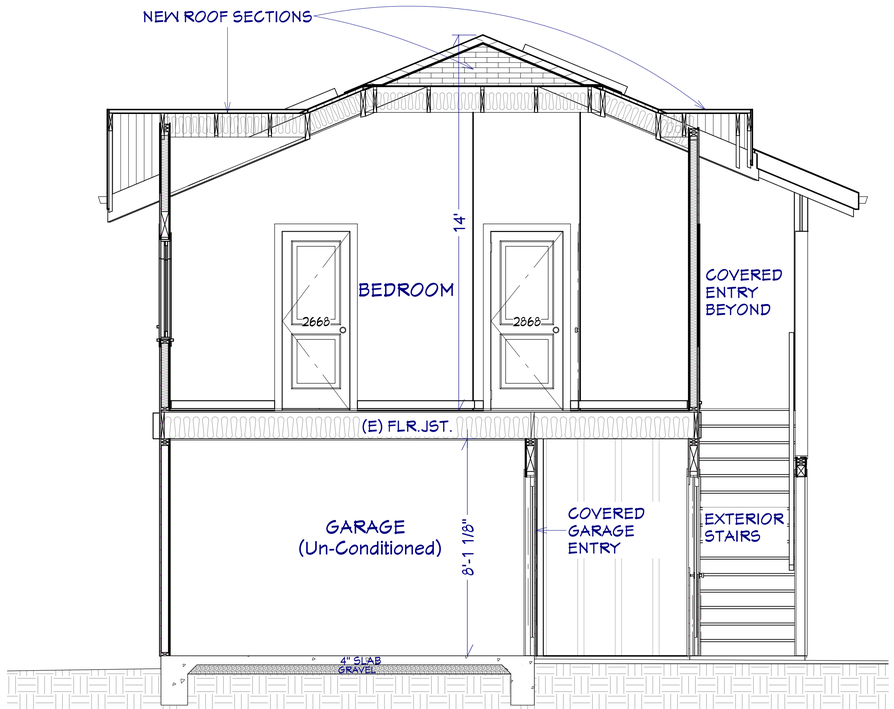
Kevin Yevang

DATE:
7/16/2026

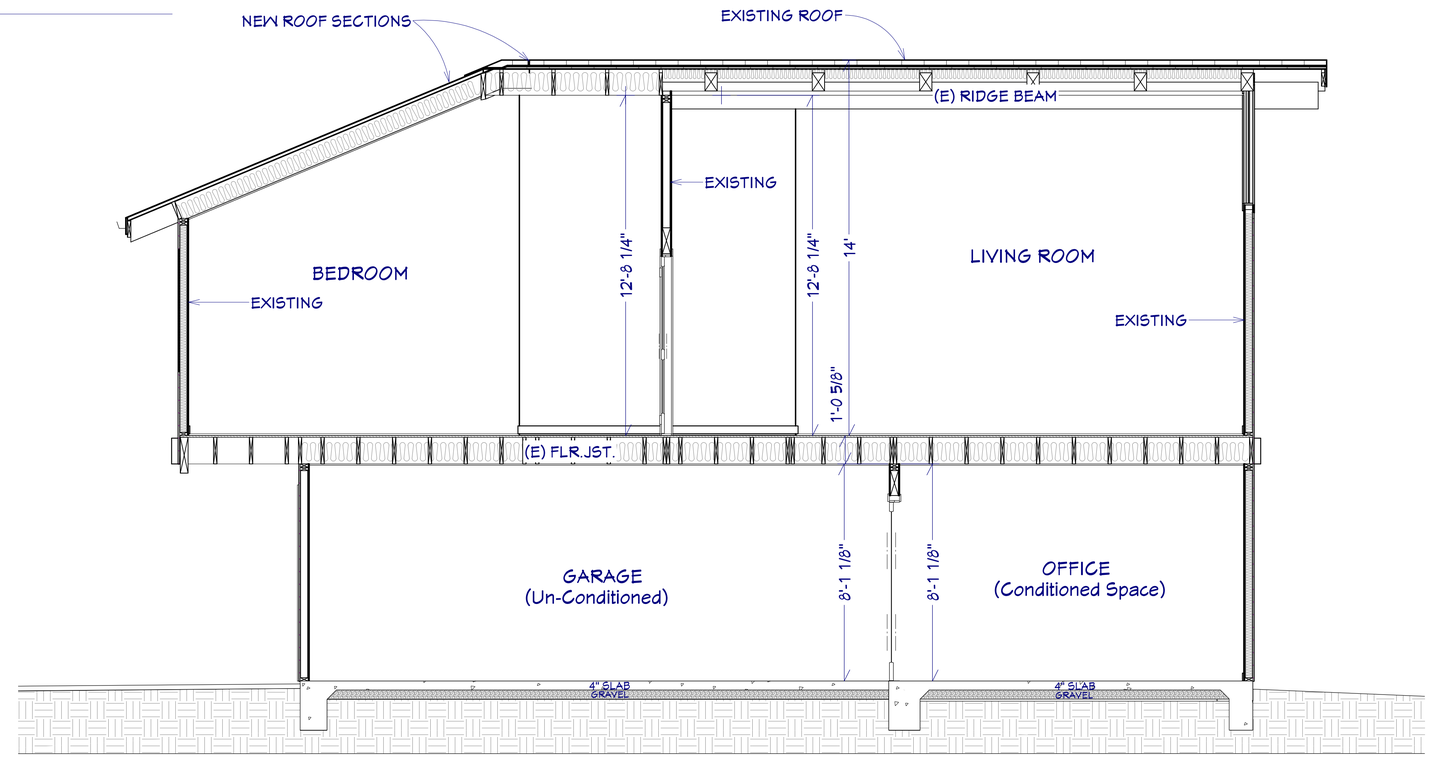
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SHEET:
ADU
A5.3

EXHIBIT D



1
S5.4
SCALE: 3/8"=1'-0"



2
S5.4
SCALE: 3/8"=1'-0"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

OWNER:
Kent Kenny
151 Black Point Lane
Santa Cruz Ca. 96076
APN. 028-143-46

ADU CROSS SECTIONS

DRAWINGS PROVIDED BY:
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RESIDENTIAL DESIGN
P.O. Box 1315 Penn Valley, Ca. 95946
LeiLani (831)331-5037
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DATE:
7/16/2026

SCALE:
AS NOTED

SHEET:
ADU
A5.4

EXHIBIT D

FOR TAX PURPOSES ONLY

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POR. N.E. 1/4 SEC. 20,
T.11S., R.1W., M.D.B & M.

127RS36
4/6/2018

Tax Area Code
82-040

28-14

SHORE ACRE SUB. TR # 64
28MB37 7/16/1946

LAGOON

ARBITRARY DIVISION LINE

BEACH GRASS

GEOFFROY DR

ROCK SHELF

BLUFF

TOP OF BANK

115RS14
3/2/2009

68RS24
12/17/1979

BAY OF MONTEREY

SAND BEACH

FOOT

10' R/W

10' S.E.

PROSPECT ST

FOURTEENTH AVE

THIRTEENTH AVE

31PM30
1/9/1979

43PM40
12/1/1983

103RS24
3/11/2003

1" = 100'

Rev 4/29/98 GG Electronically Redrawn
Rev 4/29/98 GG (CA consolidation)
Rev 8/27/98 (Por from pg 21) rw
Rev 10/14/99 CB (9-0039721, LBA 3-44 & 45)
Rev 4/4/01 mvm (changed page refs.)
Rev 7/31/01 CB (Added link to II. 2-38)
Rev 5/19/03 CB (103RS24)
Rev 11/29/05 mvm (5-0052921, LBA 1-46 & 47)
Rev 2/24/10 CB (115RS14)
Rev 3/21/13 CB (Cor dims for 3-43)
Rev 7/9/18 CB (127RS36)

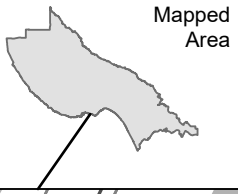
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 28-14
County of Santa Cruz, Calif.
April 1998

EXHIBIT E

Santa Cruz County Planning Department

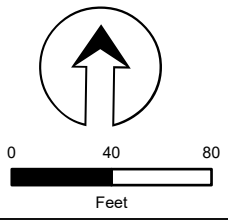
Parcel Location Map





Parcel: 02814346

☐ Subject Parcel

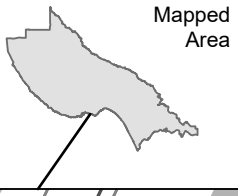


Map printed: 21 Oct. 2026

EXHIBIT E

Santa Cruz County Planning Department

Parcel General Plan Map





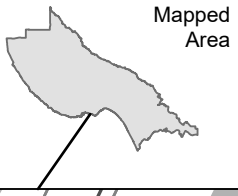
Subject Parcel

0 40 80
Feet

EXHIBIT E

Santa Cruz County Planning Department

Parcel Zoning Map





Subject Parcel

0 40 80
Feet

EXHIBIT E

Parcel Information

Services Information

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

Parcel Information

Parcel Size:	18,992 square-feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Parks Recreation & Open Space
Project Access:	Blackpoint Lane
Planning Area:	Live Oak
Land Use Designation:	R-UL; O-R (Urban Low Density Residential; Parks, Recreation & Open Space)
Zone District:	R-1-6; PR (single-family residential, 6,000 square-foot minimum; Parks, Recreation & Open Space)
Coastal Zone:	_X_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_X_ Yes __ No

Technical Reviews: N/A

Environmental Information

Geologic Hazards:	Not mapped
Fire Hazard:	Not a mapped constraint
Slopes:	0 – 15%
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