Staff Report to the Zoning Administrator

Application Number: 261216

Applicant: Nicholas Butler
Owner: Warwick and Wendy King
APN: 032-151-01
Site Address: 3614 Moana Way, Santa Cruz, CA 95062

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

Project Description: Proposal to recognize construction of walls for the conversion of an existing carport to a garage located within the required setbacks. Requires Variances to reduce the required setbacks from 20 to eight feet eight inches, 15 to four feet three inches, five feet to 11 inches, eight feet to five feet two inches for the front yard, rear yard, western interior side yard and eastern street-side yard respectively.

Location: Property is located at the southwest corner from where Moana Way intersects with 37th Ave. (3614 Moana Way, Santa Cruz, CA 95062).

Permits Required: Variance

Supervisorial District: First District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 261216, based on the attached findings and conditions.

Project Description & Setting

The subject property is located in a single family residential neighborhood in the Pleasure Point Design area. The area is characterized by single family homes, many of which are located on small lots, with a variety of architectural styles and accessory structures in the surrounding neighborhood. The neighborhood also includes some off-street parking, landscaped yards, and mature trees. The surrounding streets are paved and serve local residential vehicular and pedestrian traffic, as there is no sidewalk.

In 1971 the County of Santa Cruz authorized a variance to construct a single-family residence by reducing the required setbacks of this parcel from 20 to five feet, 16 to ten feet, and six to five feet for the front yard, rear yard, and interior side yard respectively. In 2000, Variance application 00-0239 was approved authorizing the construction of a carport with reduced setbacks approximately three feet on the eastern side-yard, approximately six inches on the western side-yard, and approximately seven feet on the northern front-yard.

This application is a proposal to recognize the construction of three new walls that have enclosed an existing carport to form a garage within the required setbacks. A variance is required because the proposed modifications increase the nonconforming dimensions of improvements located within the required yards. Additionally, a variance to decrease the rear yard setback was never established in 00-0239 and although permit 1273-V reduced the rear yard setback to 10 feet, the construction of the garage wall on the southern rear-yard side is proposed to be constricted approximately four feet three inches from the rear property line.

Below is a chart depicting the applicable and proposed setbacks:

R-1-4 Zone District	Required per Zoning Code	Existing	Proposed
Front Yard Setback	20 feet	7 feet	8 feet 8 inches
Side Yard Setback	5 feet(west) and 8 feet (east)	6 inches (west) 3 feet(east)	11 inches (west) 5 feet 2 inches(east)
Rear Yard Setback	15 feet	10 feet	4 feet 3 inches

Zoning & General Plan Consistency

The subject property is an approximately 1,089 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 proposed non-habitable accessory structure is ancillary to the 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.

Aside from the request for a variance as described previously, the proposal demonstrates compliance with all other site and development standards. The existing carport is already counted toward lot coverage and 225 square feet of garage space is deducted from Floor Area Ratio, therefore, no change in lot coverage or floor area ratio would result from the project. There will be no change in the number of off street parking spaces as a result of this proposal and there will remain one off street parking space on site.

Variance

This is a proposal to reduce the required front, side, and rear yard setbacks to recognize the conversion of a 151 square foot carport to a garage that is approximately 9 feet and four inches in height. The garage is located within 16 feet of the front property line, one foot from the side and rear property lines. A variances to reduce the 20-foot front yard to 16 feet, five foot side yard setback to approximately one foot and 15-foot rear yard setback to four feet are required.

SCCC 13.10.230 (Variances), allows for exceptions to site and development standards provided specific findings can be made.

The configuration of the subject parcel as a corner lot and size of the parcel being less than the minimum size prescribed in the R-1-4 zone district (1,089 square feet) serve as the special circumstance for which the variances to setbacks can be supported. Additionally, the location of the existing dwelling and attached carport were previously authorized with the approval of variances. Conversion of the exiting carport to a garage by constructing exterior walls therefore necessitates a variance for the increase in nonconforming dimensions.

The proposed variance in consistent with the general intent of the zoning ordinance in that properties within the immediate area surrounding the subject property contain accessory structures that are located within the side and rear yard areas. Many of these structures appear to be near or adjacent to side and/or rear property lines. County Code is generally permissive regarding the placement of accessory structures within the side and rear yards.

In addition to the supporting findings for granting of the proposed variances, County Code allows non-habitable accessory structures (not to exceed 120 square feet in floor area and 10 feet in height) to be located to within three feet of the side and rear property lines without any form of variance or other development approval. County Code also allows garages to be located within the required side and rear yard setbacks with up to a 50% reduction in setbacks without any form of variance or other development approval. Attached garages can be up to 35 feet in height within the urban services line. With an Administrative site development approval, a garage may be constructed to zero feet at the side and rear on smaller parcels (under 10,000 square feet in area).
The proposed variances would not be a granting of special privileges in that the proposed structure, in regard to both size and location, is similar to the existing pattern of development in the neighborhood. Due to the small size of the parcel (less than 4,000 square feet in the R-1-4 zone district) location of the existing residence on the property and the presence of other garages in the surrounding neighborhood, the request for a variance to allow a similar sized and situated structure can be allowed with a variance.

Local Coastal Program Consistency

The proposed non-habitable accessory structure is in conformance with the County's certified Local Coastal Program, in that the structure is accessory to the existing residence and other properties in the vicinity contain accessory structures within rear yard areas. A Coastal Development Permit is not required because this project qualifies for a Coastal Exemption pursuant to SCCC 13.20.061 and is otherwise located inside of the mapped Residential Exclusion Area of the Coastal Zone.

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 **261216,** 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: cdi.santacruzcountyca.gov

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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: 261216
Assessor Parcel Number: 032-151-01
Project Location: 3614 Moana Way, Santa Cruz, CA 95062

Project Description: Proposal to recognize construction of walls for the conversion of an existing carport to a garage located within the required setbacks. Requires Variances to reduce the required 15 foot front yard setback to approximately eight feet eight inches, and reduce the required five foot western side yard setback to approximately eleven inches, and reduce the southern rear-yard setback from 15 feet to approximately four feet three inches.
Property is located at the southwest corner from where Moana Way intersects with 37th Ave. (3614 Moana Way, Santa Cruz, CA 95062).

Person or Agency Proposing Project: Nicholas Butler

Contact Phone Number: (831)246-3093

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

F. Reasons why the project is exempt:

Minor alteration of residential accessory structure in an area designated for residential uses.

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

_____ Date:_____
Nicholas Brown, Project Planner

EXHIBIT A

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the configuration of the subject parcel as a corner lot and size of the parcel being less than the minimum size prescribed in the R-1-4 zone district (1,089 square feet) serve as the special circumstance for which the variances to setbacks can be supported. Additionally, the location of the existing dwelling and attached carport were previously authorized with the approval of variances. Conversion of the exiting carport to a garage by constructing exterior walls therefore necessitates a variance for the increase in nonconforming dimensions.

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

This finding can be made, in that the proposed variance is consistent with the general intent of the zoning ordinance in that properties within the immediate area surrounding the subject property contain accessory structures that are located within the side and rear yard areas. Many of these structures appear to be near or adjacent to side and/or rear property lines. County Code is generally permissive regarding the placement of accessory structures within the side and rear yards.

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

This finding can be made, in that the proposed variances would not be a granting of special privileges in that the proposed structure, in regard to both size and location, is similar to the existing pattern of development in the neighborhood. Due to the small size of the parcel (less than 4,000 square feet in the R-1-4 zone district) location of the existing residence on the property and the presence of other garages in the surrounding neighborhood, the request for a variance to allow a similar sized and situated structure can be allowed with a variance.

Discretionary Permit Findings

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

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

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

This finding can be made, in that the proposed location of the non-habitable accessory structure 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 (Single Family Residential - 4,000 square foot minimum) – Pleasure Point Combining District) zone district as the primary use of the property will continue to be on single family residence and attached garage that comply with prior and proposed setback reductions for which Variance findings have and can been made.

(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 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 garage will not generate additional traffic and 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 structure will be ancillary to the principal permitted residential use of the property which 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 this project qualifies for a Coastal Exemption pursuant to SCCC 13.20.061 and is otherwise located inside of the mapped Residential Exclusion Area of the Coastal Zone. A Coastal Development Permit is not required.

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 project will utilize compatible colors and materials that are consistent with the existing residence. Other properties in the vicinity contain garages and other accessory structures in rear yard areas and the proposed accessory structure will be consistent with the existing pattern of 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 accessory structure is attached to the existing residence and will be painted and finished to be compatible with the existing residence. The garage will not result in adverse visual impacts to the neighborhood.

Conditions of Approval

Exhibit D: Project plans, prepared by Greenside Drafting – Nicholas Butler, dated August 22, 2026.

I. This permit authorizes the conversion of an existing carport to a garage by constructing exterior walls 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. Notes and details indicating compliance with all applicable building and fire code requirements.

B. Meet all requirements and pay any applicable plan check fee of the Central Fire

Protection District.

C. 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.

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: _____

_____
Nathan MacBeth
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.

GENERAL NOTES

1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO AND DURING ALL PHASES OF WORK.
2. IF THE CONTRACTOR SHOULD FIND ANY LACK OF INFORMATION, DISCREPANCY IN AND/ OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHALL CALL THE OWNER OR DESIGNER AT ONCE FOR INTERPRETATION OF CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
3. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE OWNER.
4. ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.
5. ALL MATERIALS USED SHALL BE EQUAL TO, OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND/ OR REQUIREMENTS.
6. CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS, PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS, AVOID OVER-LOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.
7. ALL NEW GLAZING IN HAZARDOUS AREAS (INCLUDING TUBS & SHOWERS), WITHIN 18" OF FLOOR OR WITHIN 24" OF AN OPERABLE DOOR SHALL BE SAFETY GLASS AND BE PERMANENTLY LABELED AS SUCH PER CBC.
8. ALL EXISTING UTILITIES AND SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
10. ALL ELECTRICAL CALCULATIONS AND WIRE SIZE TO BE PROVIDED BY A LICENSED ELECTRICAL CONTRACTOR. RECEPTACLE, FIXTURE AND EQUIPMENT LOCATIONS TO BE FOUND ON FLOOR PLANS AND SITE PLAN. SUBCONTRACTOR TO VERIFY LOCATION, FIXTURE TYPE AND EQUIPMENT WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
12. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTION, PLUGGED OR CAPPED, AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICES.
13. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, FIXTURES, HARDWARE AND/ OR ACCESSORIES.
14. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINE, ETC. SHALL BE RUN CONCEALED AND FRAMING SHALL BE OF ADEQUATE SIZE TO ACCOMPLISH RESULTS WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE.
15. INTERIOR DIMENSIONS ARE SHOWN FROM FINISH SURFACE TO FINISH SURFACE. EXTERIOR DIMENSIONS FROM SHEATHING UNLESS OTHERWISE NOTED.
16. IF MODIFICATION OF A BEDROOM IS PART OF THE SCOPE OF WORK, THAT BEDROOM SHALL HAVE ONE EXTERIOR EGRESS COMPLIANT WINDOW OR DOOR THAT IS OPERABLE FROM THE INTERIOR WITHOUT THE USE OF A KEY, SPECIAL TOOLS, KNOWLEDGE OR EFFORT.
17. NEW OPERABLE WINDOWS AND EXTERIOR DOORS SHALL BE WEATHER-STRIPPED. ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENING IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETTED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.
18. ALL WEATHER EXPOSED CONSTRUCTION LUMBER SHALL BE PRESSURE TREATED OR WOOD WITH NATURAL RESISTANCE TO DECAY.
19. CONSTRUCTION WASTE: A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE WILL BE RECYCLED, REUSED ON THE PROJECT, OR SALVAGED FOR LATER USE OR SALE. CGBC 4.408.1
20. RODENT PROOFING: ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, ETC. WILL NEED TO BE FILLED TO PREVENT RODENT INTRUSION. CGBC 4.406.1
21. DUCTS NEED TO BE COVERED DURING CONSTRUCTION. CBGC 4.504.1
22. DUCT TESTING IS REQUIRED IF MORE THAN 40 FEET OF NEW OR REPLACEMENT DUCT WORK IS INSTALLED IN UNCONDITIONED OR INDIRECTLY CONDITIONED SPACE.
23. WALLS, FLOORS, AND CEILINGS MINIMUM INSULATION REQUIREMENTS MUST BE MET IF FINISHES ARE REMOVED -- WALLS; 2X4 (R13 MIN), 2X6 (R19 MIN), FLOORS (R19 MIN), AND ROOFS (R19 MIN).
24. DUCT TESTING IS REQUIRED IF MORE THAN 40 FEET OF NEW OR REPLACEMENT DUCT WORK IS INSTALLED IN UNCONDITIONED OR INDIRECTLY CONDITIONED SPACE. CENC 150.2(B)1D
25. ALL NEW APPLIANCES INSTALLED AS PART OF ANY REMODEL, ADDITION OR NEW CONSTRUCTION SHALL BE ENERGY STAR APPLIANCES. COUNTY CODE 12.10.251
26. MAXIMUM FLOW RATES: WATER CLOSET 1.28GPF, URINAL 0.5GPF, SHOWER HEAD 1.8GPM @ 80PSI, KITCHEN FAUCET 1.8GPM @ 60PSI, AND LAVATORY FAUCET 1.2GPM @ 60PSI. CGBC 4.303.1
27. SHOWER COMPARTMENTSHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1,024 FT. AND BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. SHOWER SHALL HAVE ANIT-SCALD THERMAL PRESSURE BALANCE VALVES.
28. "DSA CERTIFIED" EARTHQUAKE ACTUATED GAS SHUT OFF VALVE WILL BE INSTALLED AT THE GAS SERVICE METER OR REGULATOR. SCCC 12.10.235(B), CPC 1211.7
29. ALL 125-VOLT, 15- AND 20 AMPERE RECEPTACLES REQUIRED IN DWELLING UNITS SHALL BE TAMPER RESISTANT. CEC 406.12
30. COMBINATION AFCI/GFCI ARE REQUIRED AT KITCHENS.
31. AFCI DEVICES MUST BE INSTALLED IN READILY ACCESSIBLE LOCATIONS. (A) WHERE REQUIRED. ALL 15A OR 20A, 120V BRANCH CIRCUITS IN DWELLING UNITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS.
32. ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A OF THE CALIFORNIA ENERGY CODE." CENC150.0(K)1A
33. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. CENC 150.0(K)2J
34. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHTING SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8. CENC 150.0(K)1G, 150.0(K)2K, TABLE 150.0-A.
35. "RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS MUST BE INSTALLED PER CENC150.0(K)1C, BE LISTED IC RATED, LABELED FOR AIR LEAKAGE LESS THAN 2.0 CFM, BE SEALED WITH A GASKET OR CAULK TO THE CEILING, HAVE ACCESSIBLE BALLASTS/DRIVERS IF HARDWIRED, NOT CONTAIN A SCREW BASE SOCKETS, COMPLY WITH JA8, AND MARKED JA8-2016-E AS SPECIFIED IN REFERENCE APPENDIX JA8." CENC 150.0(K)1C
36. "SCREW BASED LUMINARIES SHALL BE HIGH EFFICACY AND CONTROLLED BY DIMMERS OR VACANCY SENSORS. INSTALLED LAMPS SHALL BE MARKED WITH 'JA8-2016' OR 'JA8-2016-E' AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8. LIGHT SOURCES NOT MARKED 'JA8-2016-E' SHALL NOT BE INSTALLED IN ENCLOSED LUMINARIES." CENC150.0(K)1G&H, 150.0(K)2KMECHANICAL2013/2016 CMC 314.4
37. ALL NEW OUTDOOR LIGHTING SHALL BE HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE CONDITIONS DESCRIBED IN ACCORDANCE WITH CEC 150.0(K)3:
38. INSTALL ONLY ENERGY STAR COMPLIANT BATHROOM FANS (2) WITH A HUMIDISTAT AND MINIMUM MECHANICAL VENTILATION RATE OF 50 CFM. SIZE DUCTS IN COMPLIANCE WITH TABLE 4-9 OF THE ENERGY COMPLIANCE MANUAL AND MAXIMUM SONE RATING OF 3. HUMIDISTAT ADJUSTABLE TO A RELATIVE HUMIDITY RANGE OF 50TO 80 PERCENT PER CAL GREEN CODE 4.506.1
39. KITCHEN ELECTRICAL REQUIREMENTS: TWO (2) 20 AMP DEDICATED CIRCUITS FOR COUNTER RECEPTACLES. EVERY COUNTER SPACE 12" OR WIDER SHALL HAVE AN APPLIANCE RECEPTACLE. COUNTER RECEPTACLES INSTALLED EVERY 4 FEET ON CENTER, SUCH THAT THERE IS NO MORE THAN 24" TO A RECEPTACLE. NO EQUIPMENT CAN BE CONNECTED TO THE COUNTER CIRCUITS. ALL COUNTER RECEPTACLES MUST BE GFCI AND AFCI PROTECTED. ISLANDS/PENINSULAS GREATER THAN 12" X 24" MUST HAVE AT LEAST ONE GFCI ELECTRICAL OUTLET. ALL LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY. ELECTRIC OVEN AND RANGE REQUIRE SEPARATE CIRCUITS.
40. LOCATE SMOKE ALARMS IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. LOCATE CARBON MONOXIDE ALARMS IN COMMON AREA, REPLACE WITH NEW IF ALREADY INSTALLED PER SECTION R315 CRC
41. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 502.2.1
42. 2. DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. THE DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90-DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO. CMC 504.
43. INSTALL LISTED AIR GAP WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. CPC SEC. 807.3

PROJECT DESCRIPTION

SCOPE OF WORK:
1. LEGALIZE CARPORT TO ENCLOSED GARAGE CONVERSION

PROJECT SITE: 3614 MOANA WAY, SANTA CRUZ, CA 95062
ZONING: R-1-4-PP
APN: 032-151-01
LOT: 1,200 SF
OCCUPANCY: R3
CONSTRUCTION: VB
WUI: N/A
SPRINKLERED: NON-SPRINKLERED

EXISTING SF
MAIN RESIDENCE: 857 SF
CARPORT: 151 SF

REMODELED SF
GARAGE FROM CARPORT: 151 SF

PROPOSED SF
NO PROPOSED SF ADDED TO SITE

SETBACK MINIMUMS
FRONT: 15'
SIDES: 5' & 8'
REAR: 15'

MAX. LOT COVERAGE: 45%

MAX. FLOOR AREA RATIO: 60%

MAX. BUILDING HT: 28' - 0"

APPLICABLE CODES: 2025 C.B.C.
2025 C.R.C.
2025 C.E.C.
2025 C.P.C.
2025 C.M.C.
2025 C.F.C.
2025 C.G.B.C.
2025 ENERGY CODE
2025 FIRE
SANTA CRUZ COUNTY AMENDMENTS

⚠ PLANNING NOTES:
1. THERE ARE NO EXISTING OR PROPOSED ATTIC SPACES WITHIN THE RESIDENCE, OR GARAGE
2. THERE ARE NO PROPOSED CHANGES TO FENCING

PROJECT CONTACT LIST

HOME OWNERS: WARWICK & WENDY KING
3614 MOANA WAY,
SANTA CRUZ, CA 95060
(713) 703-7548
WARWICKRKING@GMAIL.COM

CONTRACTOR: TBD

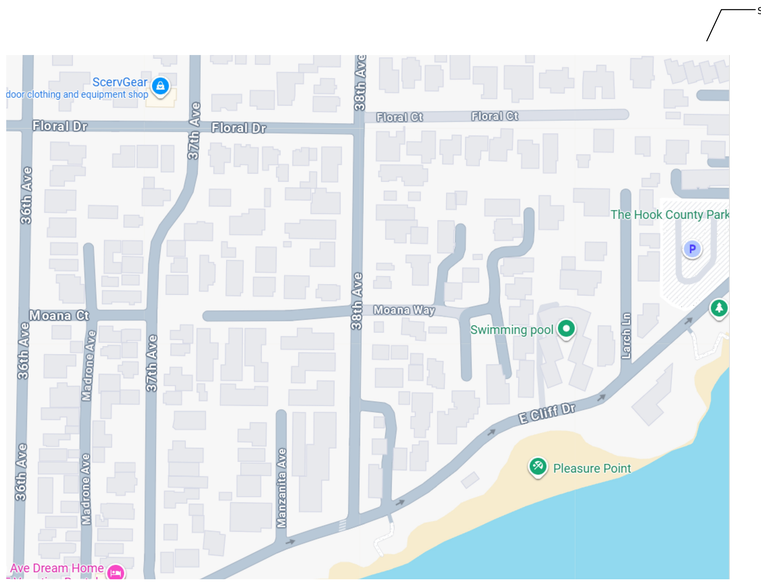
DRAFTING: GREENSIDE DRAFTING
NICHOLAS BUTLER
5523 SCOTTS VALLEY DR. SUITE 108
SCOTTS VALLEY, CA 95066
(831) 246-3093
GREENSIDEDRAFTING@GMAIL.COM

SYMBOL LEGEND

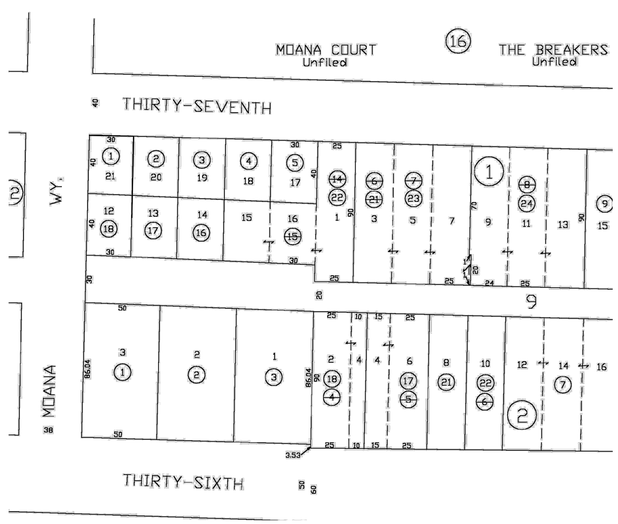
DOOR (#, SIZE)
WINDOW (#, SIZE)
INTERIOR ELEVATION (1, A-2)
REVISION NUMBER (1)
EXTERIOR ELEVATION (1, A-2)
DETAIL (1, A-2)
REVISION CLOUD
EQUIP 007
TILE 00A
NORTH ARROW
TEMPERED GLASS (T)

SHEET INDEX

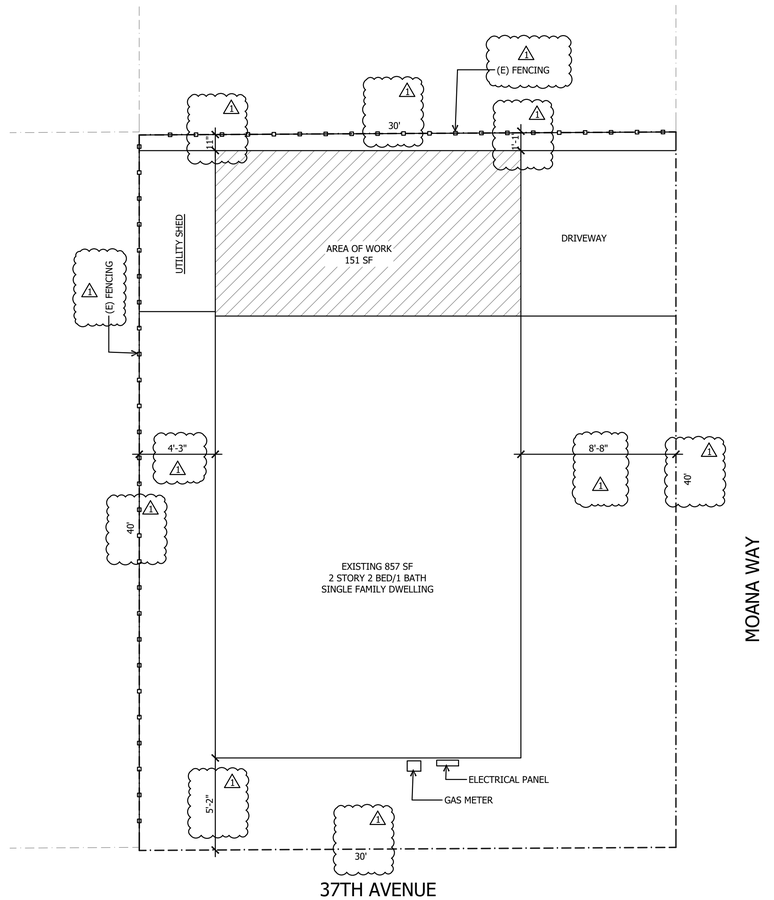
Sht	Description
A 0.0	COVER SHEET, PROJECT DATA, CONTACT INFO & SITE PLAN
A 1.0	EXISTING FLOOR PLANS & EXTERIOR ELEVATIONS
A 1.1	PROPOSED FLOOR PLANS & EXTERIOR ELEVATIONS



VICINITY MAP
NOT TO SCALE



PARCEL PLAN
1" = 100'-0"



SITE PLAN
1/4" = 1'-0"

EXHIBIT D

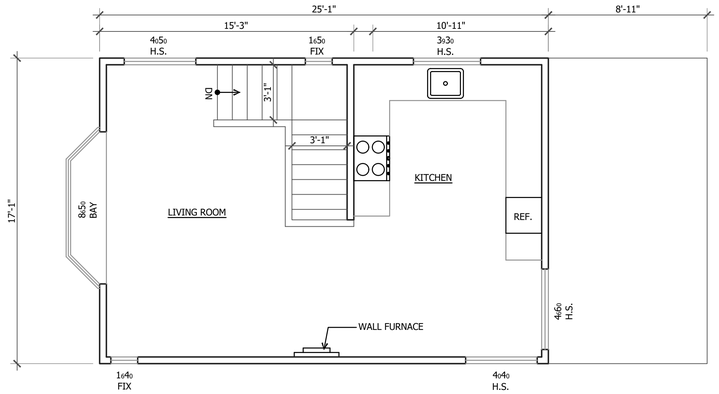
⚠	REVISED 8/22/2026

DRAWINGS PREPARED BY :
GREENSIDE DRAFTING
NICHOLAS BUTLER
(831) 246-3093
greensidedrafting@gmail.com

KING PROJECT
3614 MOANA WAY
SANTA CRUZ, CA 95060
APN: 032-151-01

COVER SHEET:
GENERAL NOTES, PROJECT INFORMATION,
PROJECT CONTACTS, SHEET INDEX,
VICINITY MAP & SITE PLAN

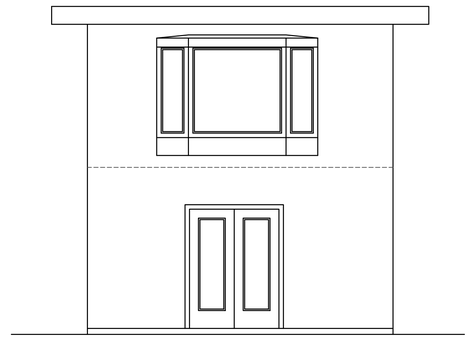
DATE : AUG 22, 2026
SCALE:
DRAWN:
SHEET
A 0.0



EXISTING SECOND FLOOR PLAN

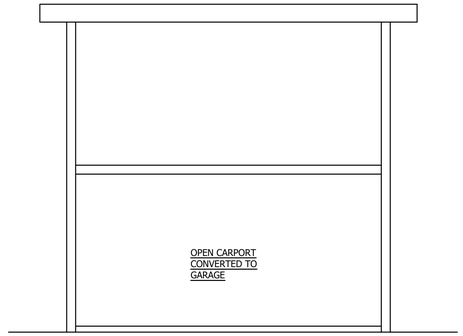
NO CHANGES TO SECOND FLOOR PLAN

¼" = 1'-0"



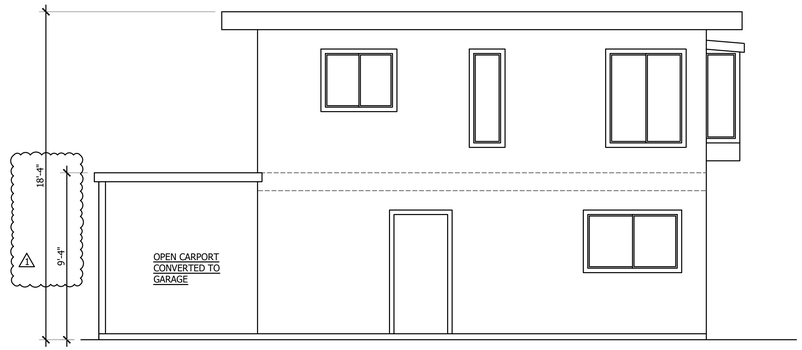
EXISTING EAST EXTERIOR ELEVATION

¼" = 1'-0"



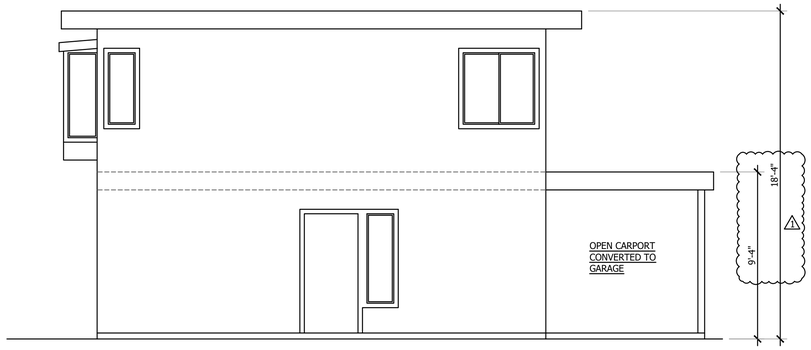
EXISTING WEST EXTERIOR ELEVATION

¼" = 1'-0"



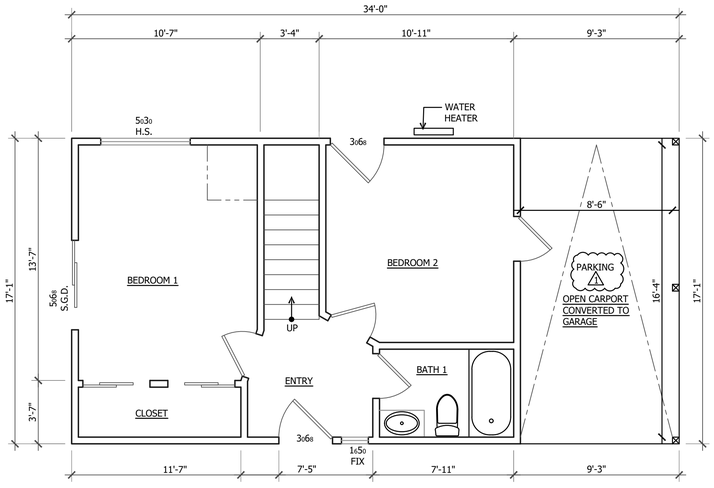
EXISTING SOUTH EXTERIOR ELEVATION

¼" = 1'-0"



EXISTING NORTH EXTERIOR ELEVATION

¼" = 1'-0"



EXISTING FIRST FLOOR PLAN

¼" = 1'-0"

EXHIBIT D

⚠	REVISED 8/22/2026

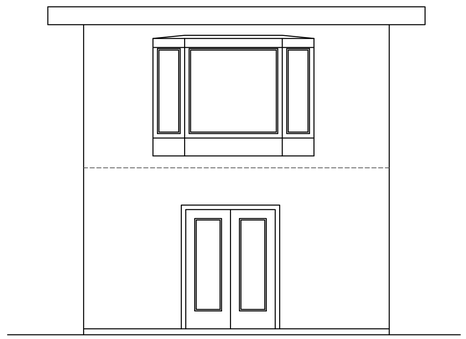
DRAWINGS PREPARED BY :
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NICHOLAS BUTLER
(831) 246-3093
greensidedrafting@gmail.com

KING PROJECT
3614 MOANA WAY
SANTA CRUZ, CA 95060
APN: 032-151-01

EXISTING:
FLOOR PLANS AND EXTERIOR ELEVATIONS

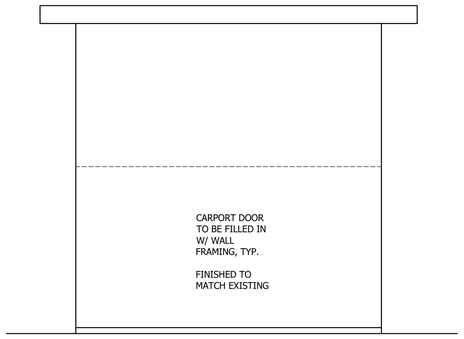
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A 1.0



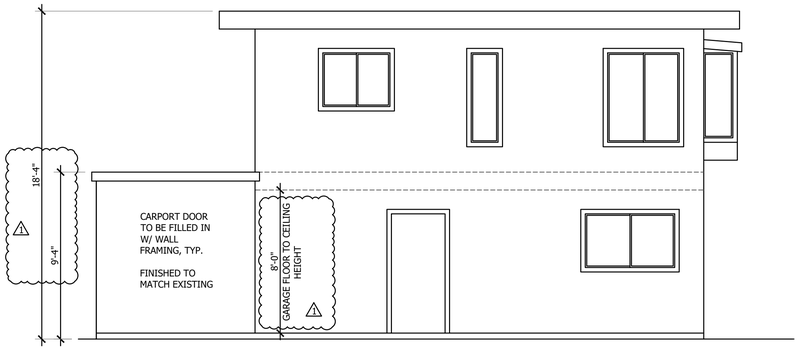
PROPOSED EAST EXTERIOR ELEVATION

¼" = 1'-0"



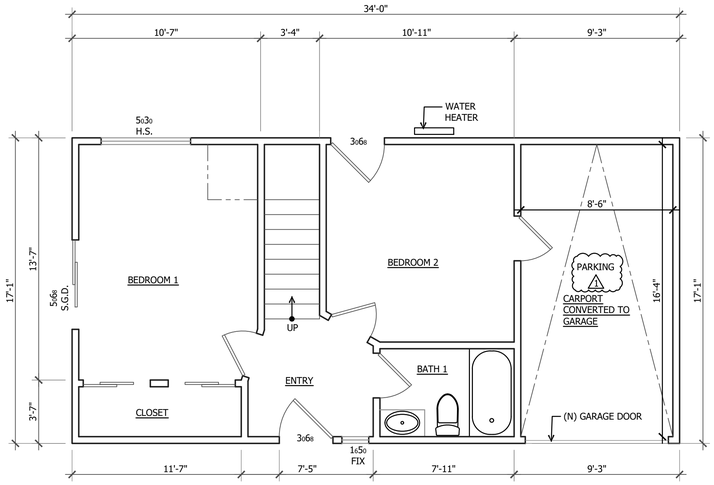
PROPOSED WEST EXTERIOR ELEVATION

¼" = 1'-0"



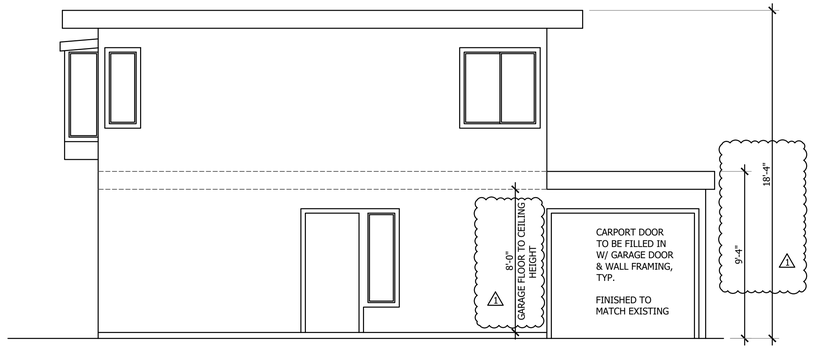
PROPOSED SOUTH EXTERIOR ELEVATION

¼" = 1'-0"



PROPOSED FIRST FLOOR PLAN

¼" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION

¼" = 1'-0"

⚠	REVISED 8/22/2026

County of Santa Cruz
Community Development & Infrastructure

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

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

A. Modification Summary (factored part B)

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

Roof (15%):	
Exterior Wall (65%):	12.75
Floor (10%):	
Foundation (10%):	
Modification Total:	12.75

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

Floor (framed, slab)	
Modified (%):	
Existing (SF):	857
Segment #	Modified (SF)
1	
Total:	0

Roof	
Modified (%):	
Existing (SF):	428.5
Segment #	Modified (SF)
Total:	0

Foundation	
Modified (%):	0
Linear (wall, grade beam)	
Existing (LF):	
Floor (SF):	428.5
Segment #	Modified (LF)
Subtotal:	0

Exterior Wall		
Modified (%):	19.61	
Existing (LF):	102	
Segment #	Modified (LF)	Round 4'
	17	20
Total:		20

Slab	
Existing (SF):	
Floor (SF):	
Segment #	Modified (SF)
Subtotal:	0

EXHIBIT D

DRAWINGS PREPARED BY :
GREENSIDE DRAFTING
NICHOLAS BUTLER
(831) 246-3093
greensidedrafting@gmail.com

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3614 MOANA WAY
SANTA CRUZ, CA 95060
APN: 032-151-01

PROPOSED:
FLOOR PLANS AND EXTERIOR ELEVATIONS

DATE : AUG 22, 2026
SCALE:
DRAWN:
SHEET

A 1.1

FOR TAX PURPOSES ONLY

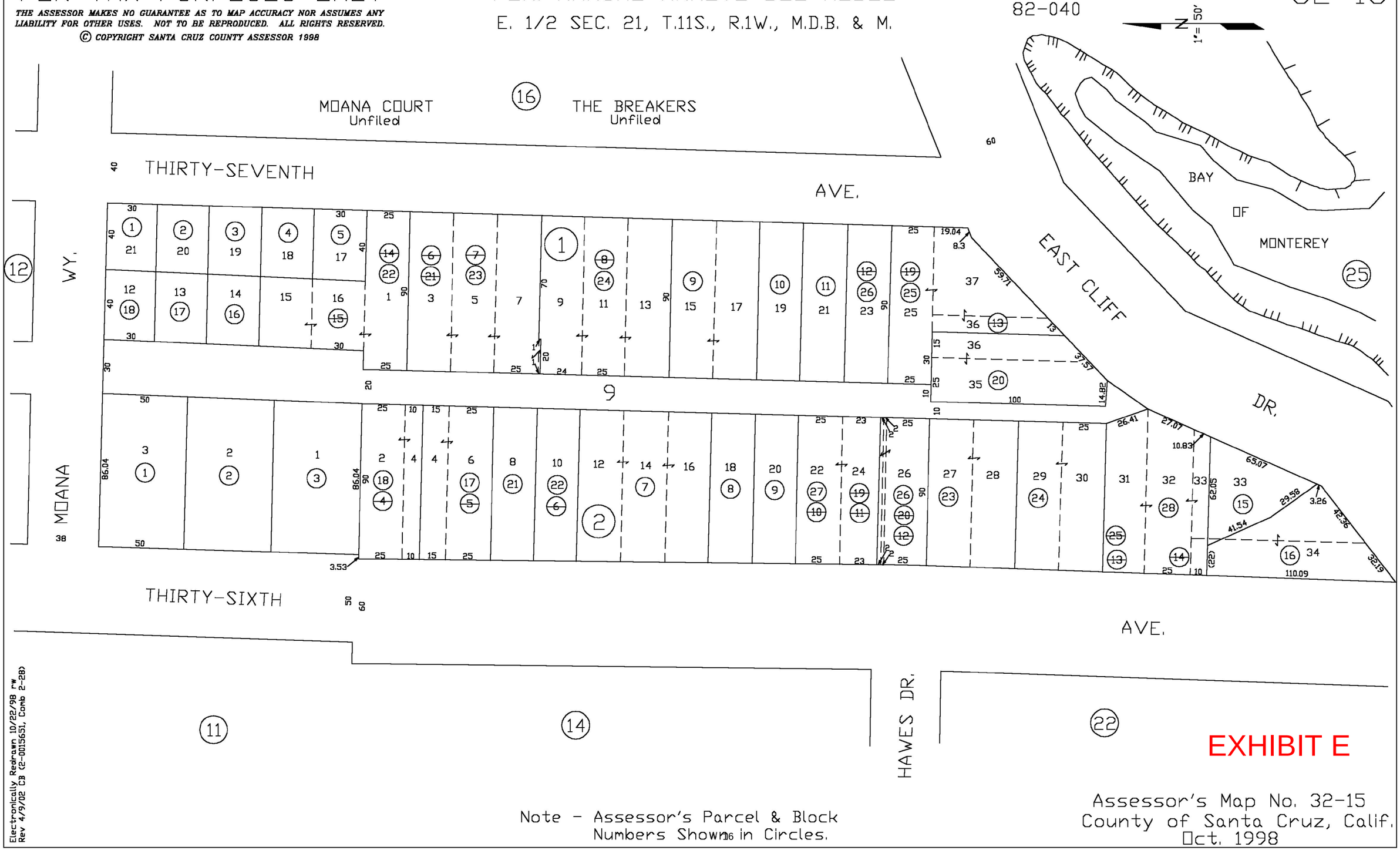
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. RANCHO ARROYO DEL RODEO

E. 1/2 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

32-15



Electronically Redrawn 10/22/98 rw
Rev 4/9/02 CB (2-0015651, Comb 2-28)

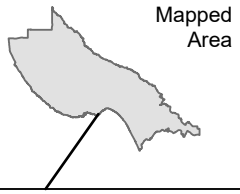
EXHIBIT E

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

Assessor's Map No. 32-15
County of Santa Cruz, Calif.
Oct. 1998

Santa Cruz County Planning Department

Parcel Location Map

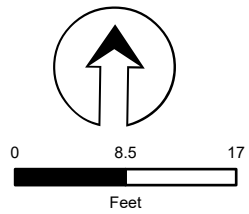




Parcel: 03215101

Subject Parcel

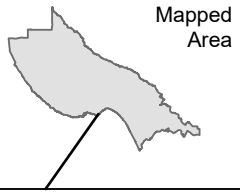
EXHIBIT E



Map printed: 12 Nov. 2026

Santa Cruz County Planning Department

Parcel General Plan Map



MOANA WY

37TH AV

032-151-01

R-UM

Subject Parcel

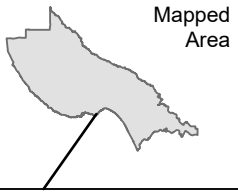
EXHIBIT E

0 8.5 17

Feet

Santa Cruz County Planning Department

Parcel Zoning Map



MOANA WY

37TH AV

R-1-4-PP

032-151-01

Subject Parcel

EXHIBIT E

0 8.5 17

Feet

Parcel Information

Services Information

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

Parcel Information

Parcel Size:	1,089 square feet
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Single and Multi-family residential neighborhood
Project Access:	Moana Way
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.	__ Yes _X_ No

Technical Reviews: None

Environmental Information

Geologic Hazards:	Not mapped
Fire Hazard:	Not a mapped constraint
Slopes:	Flat in topography
Env. Sen. Habitat:	Mapped Biotic – proposal causes no anticipated impacts
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped