



## Staff Report to the Zoning Administrator

Application Number: **131269**

**Applicant:** Derek Van Alstine  
**Owner:** Derek and Lena Draper  
**APN:** 032-211-01

**Agenda Date:** January 17, 2014  
**Agenda Item #:** 1  
**Time:** After 9:00 a.m.

**Project Description:** The proposal is to demolish an existing nonconforming one story 740 square foot three bedroom single-family dwelling, a nonconforming 320 square foot detached garage and miscellaneous sheds and to construct a 2,145 square foot two-story four bedroom single-family dwelling with an attached 235 square foot garage in the R-1-4-PP zone district. This requires a Coastal Development Permit, an Amendment to Vacation Rental Permit 111593 to permit a four bedroom vacation rental with occupancy of up to 10 guests; 5 automobiles, and 20 people permitted at celebrations or gatherings (allowed only between 8:00 am and 10:00 pm); and a Soils Report Review.

**Location:** The property is located on the south side of St. Deyns Street (3440 St. Deyns Street) at the intersection with 35<sup>th</sup> Avenue.

**Supervisory District:** First District (District Supervisor: John Leopold)

**Permits Required:** Coastal Development Permit  
Amendment to Vacation Rental Permit 111593

**Technical Reviews:** Soils Report Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131269, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size: 4,500 square feet  
Existing Land Use - Parcel: Residential

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Existing Land Use - Surrounding:	Residential neighborhood
Project Access:	35 <sup>th</sup> Avenue and St Deyns Street
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-4-PP (Single-Family Residential)
Coastal Zone:	<u>X</u> Inside      ___ Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes      ___ No

### Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	See soils report (REV131108)
Fire Hazard:	Not a mapped constraint
Slopes:	Level lot
Env. Sen. Habitat:	Existing developed lot/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line:	<u>X</u> Inside      ___ Outside
Water Supply:	Santa Cruz City Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 5

### History

The existing 740 square foot one-story single-family dwelling and 320 square foot garage on the parcel were constructed in 1948. In 1985 a small addition for a water heater was constructed at the dwelling and a bedroom was remodeled, but since that time there has been no significant change to the property other than the construction of several sheds and other miscellaneous unpermitted structures in the southwest corner of the parcel, behind the detached garage.

The existing structures on the parcel do not conform to current site standards. The dwelling is located around 9 feet 9 inches from 35<sup>th</sup> Avenue and around 2 feet 4 inches from St. Deyns Street, within the required front and street side yards and the garage is located around 2 feet from St. Deyns Street, where a setback of 20 feet to a garage entrance is required and around 2 feet 7 inches from the property boundary, within the required rear setback.

The existing house was approved for use as a three bedroom Vacation Rental on November 29, 2011 subject to permit 111593, for a period of five years. The occupancy of this rental is limited to 8 guests (2 per bedroom + 2 additional); the number of automobiles allowed is 4; and the number of people permitted at celebrations or gatherings (allowed only between 8:00 am and

10:00 pm) is 16 (twice the number of guests allowed). Children under 12 are not counted toward the maximums.

### **Project Setting**

The parcel is located in a mixed neighborhood that consists of one-story, mostly older beach cottages, together with newer two story homes that have a wide variety of architectural styles. The subject parcel is located on the corner of 35<sup>th</sup> Avenue and St Deyns Street, around 150 feet from the popular East Cliff Drive Parkway, a one-way street that runs along the Pacific coast that has recently been improved to include both pedestrian and bicycle paths that offer unobstructed views of the Monterey Bay.

### **Zoning & General Plan Consistency**

The subject property is a parcel of approximately 4,500 square feet, located in the R-1-4-PP (Single-Family Residential - Pleasure Point Combining District) zone district, a designation which allows residential uses. The proposed Single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

The Pleasure Point Combining District is an overlay or combining district that provides site and development standards that are in addition to those imposed by the site's R-1-4 zoning. These include increased setback restrictions at the second floor to reduce the visual and shading impacts of new and expanded houses on neighboring parcels and homes, and additional restrictions on garage doors and driveways to reduce the impact of automobile-oriented features on residential building facades. In addition, the Pleasure Point Combining District encourages community interaction and orientation towards the street by providing an incentive for the provision of front porches.

The proposed dwelling has been designed in accordance with all of the provisions of the Pleasure Point Combining District in that the entire structure is set back so that, other than a covered porch and an open, unenclosed staircase, the entire dwelling meets the increased second floor setbacks. In addition, the garage entry has been fully recessed into the building façade where it fronts on St. Deyns Street and the design includes a front porch facing 35<sup>th</sup> Avenue.

### **Local Coastal Program Consistency**

The proposed 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 that vary widely in size and architectural styles and the design submitted is consistent with the existing range of styles. Existing homes on both St Deyns Street and on 35<sup>th</sup> Avenue that are immediately adjacent to the subject parcel are two-story structures with a similar height and visual impact to the proposed dwelling.

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

## **Design Review**

The proposed Single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed design incorporates site and architectural design features such as covered porches and a recessed garage door to break up the visual impact of the proposed development on surrounding land uses and the natural landscape. In addition, the proposed dwelling will be set back further from the street than the existing nonconforming cottage and has been designed to meet or exceed all of the setback requirements for the zone district.

## **Environmental Review**

Environmental Review has not been required for the proposed project since, as proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 3, New Construction or Conversion of Small Structures (15303), in that the proposed replacement dwelling is will be constructed within an area designated for residential uses and will conform to all of the required site and development standards for the zone district.

## **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**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **131269**, 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 Department, 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.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department 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: 131269

Assessor Parcel Number: 032-211-01

Project Location: 3440 St Deyns Street, Santa Cruz

**Project Description: Proposal to demolish an existing one story single-family dwelling, a detached garage and miscellaneous sheds and to construct a 2,145 square foot two-story single-family dwelling with an attached 235 square foot garage.**

**Person or Agency Proposing Project: Derek Van Alstine**

**Contact Phone Number: (831) 426 8400**

- 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).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class - Replacement or Reconstruction (15302)

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

Construction of a replacement single-family dwelling and garage within a residential zone district, that conforms to all of the required site and development standards.

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

\_\_\_\_\_  
Lezanne Jeffs, Project Planner

Date: \_\_\_\_\_

## **Coastal Development Permit Findings**

- 1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.**

This finding can be made, in that the property is zoned R-1-4-PP (Single-Family Residential - Pleasure Point Combining District), a designation which allows residential uses. The proposed Single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-UM) Urban Medium Residential General Plan designation. Vacation Rentals are an allowed use in a residential zone district.

- 2. 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.

- 3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.**

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

- 4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.**

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the Single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program. The proposed Amendment to the existing Vacation rental increases public access, recreation and visitor-serving amenities to the area.

- 5. That the proposed development is in conformity with the certified local coastal program.**

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4-PP (Single-Family Residential - Pleasure Point Combining District) zone district, as well as the General Plan and Local Coastal Program land

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use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. Vacation Rentals are an allowed use in a residential zone district.

## Development Permit Findings

1. **That the proposed location of the project and the conditions under which it would be 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 result in inefficient or wasteful use of energy, 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 and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed Single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities. Vacation Rentals are an allowed use in a residential zone district subject to conditions of approval that protect the health safety and welfare of the neighborhood.

2. **That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with 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 Single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4-PP (Single-Family Residential - Pleasure Point Combining District) zone district as the primary use of the property will be one Single-family dwelling that meets all current site standards for the zone district.

3. **That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.**

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

The proposed Single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the Single-family dwelling will not adversely shade adjacent properties, and will meet or exceed current setbacks for the zone district.

The proposed Single-family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed Single-family dwelling will comply with the site standards for the R-1-4-PP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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



**4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.**

This finding can be made, in that the proposed Single-family dwelling is to be constructed to replace an existing older home on a residential lot. The expected level of traffic generated by the proposed project is not expected to change from the existing level and therefore the proposed development will not adversely impact existing roads or intersections in the surrounding area.

**5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.**

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed Single-family dwelling is consistent with the land use intensity and density of the neighborhood.

**6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.**

This finding can be made, in that the proposed Single-family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

**Exhibit D:** Eight (8) sheets prepared by Derek Van Alstine, Residential Design Inc., dated 11/12/13

- I. This Permit authorizes the demolition of an existing single-family dwelling, a detached garage and miscellaneous sheds and the construction of a single-family dwelling with an attached garage. In addition, this Permit Amends Vacation Rental Permit 111593, to recognize the dwelling as a four bedroom Vacation Rental. 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 the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department 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.
  - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. 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. One elevation shall indicate materials and colors and in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
    2. Grading, and erosion control plans.
    3. Details showing compliance with fire department requirements.

4. A drainage plan that complies with the requirements set forth in 2010 California Building Code (CBC) Section 1803.3.
  5. A stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at [sccoplanning.com](http://sccoplanning.com) by navigation to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.
  6. Information regarding the termination point of proposed bioswales to County maintained roads. The designer is encouraged to meet with the DPW drainage and encroachment reviewers prior to submittal of the building permit to discuss how the proposed bioswales will terminate at the flow line of the county maintained road.
  7. A centerline profile and structural section for the driveway. The driveway approach required to meet the County of Santa Cruz Design Criteria
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- a. To receive credit for the existing impervious surfaces to be removed please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built. A drainage fee will be assessed on the net increase in impervious area. The fees are currently \$1.14 per square foot, and are subject to increase based on the fee amount applicable at the time of permit issuance. Reduced fees (50%) are assessed for semi-pervious surfacing (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. A soils report prepared by a licensed Geotechnical Engineer has been submitted in support of this application (REV131108). This report has not yet been accepted.

Prior to building permit approval the applicant shall submit:

- a. Two copies of the soils report.
- b. Two copies of the update to the soils report; and

- c. A plan review form, based on final revised plans, signed and stamped by the soils engineer.

Plans submitted for the building application shall be designed in conformance with all recommendations provided in the soils report, once accepted. In addition, the project shall comply with all requirements set forth in the soils report acceptance letter, once it has been prepared.

- F. Pay the current fees for Parks and Child Care mitigation for one additional bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
  - G. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
  - I. Complete and record a Declaration of Restriction to construct a garage that has no interior access to the dwelling. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
  - J. Provide updated information in support of the Amendment to Vacation Rental Permit 111593, to include an updated Owner Agent form, Vacation Rental Safety Certification, name, address and telephone numbers of the local contact person (within a 30 mile radius of the rental and to be available 24 hours a day), Copy of the Rental/Lease agreement, and Transient Occupancy Tax Registration Certificate.
- 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. Prior to building permit final, the applicant shall submit a final inspection form, signed and stamped by the soils engineer.
  - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - D. The project must comply with all recommendations of the approved soils reports.
  - E. The designer must inspect the drainage improvements on the parcel and provide public works Stormwater Management Division with a letter confirming that the

work was completed per the plans. The designer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient. An as-built plan may be submitted in lieu of the letter. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received.

- F. 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. The Vacation Rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Vacation Rental Certification form (required to be approved before issuance of a Building Permit for the proposed replacement dwelling).
- B. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (2/bedroom + 2, children under 12 not counted).
- C. The maximum number of vehicles associated with the overnight occupants shall not exceed 5 (number of on-site parking spaces, plus 2 additional on-street spaces).
- D. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the number of overnight occupants, children under 12 not counted).
- E. All other conditions of approval of Vacation Rental Permit 111593 are hereby incorporated by reference into the approval of this permit.
- F. 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.
- G. 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. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- 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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires three years from the effective date listed below unless a building permit 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.**

Application #: 131269  
APN: 032-211-01  
Owner: Derek and Lena Draper

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Lezanne Jeffs  
Project Planner

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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. This application is also appealable to the California Coastal Commission.

DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.  
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[illegible]

## THE STUDY

T1

LOT COVERAGE CALCULATION		HEATED SPACE CALCULATION	
1) TOTAL LOT AREA	11	11	1. TOTAL HEATED SPACE
2) PARKING AREA	12	12	2) TOTAL UNHEATED SPACE
3) DRIVEWAY AREA	13	13	3) TOTAL UNHEATED SPACE
4) AREA OF SIDEWALKS	14	14	4) TOTAL UNHEATED SPACE
5) AREA OF DRIVEWAYS	15	15	5) TOTAL UNHEATED SPACE
6) NET PAVED AREA	16	16	6) TOTAL UNHEATED SPACE
7) NET PAVED AREA	17	17	7) TOTAL UNHEATED SPACE
8) NET PAVED AREA	18	18	8) TOTAL UNHEATED SPACE
9) NET PAVED AREA	19	19	9) TOTAL UNHEATED SPACE
10) NET PAVED AREA	20	20	10) TOTAL UNHEATED SPACE
11) NET PAVED AREA	21	21	11) TOTAL UNHEATED SPACE
12) NET PAVED AREA	22	22	12) TOTAL UNHEATED SPACE
13) NET PAVED AREA	23	23	13) TOTAL UNHEATED SPACE
14) NET PAVED AREA	24	24	14) TOTAL UNHEATED SPACE
15) NET PAVED AREA	25	25	15) TOTAL UNHEATED SPACE
16) NET PAVED AREA	26	26	16) TOTAL UNHEATED SPACE
17) NET PAVED AREA	27	27	17) TOTAL UNHEATED SPACE
18) NET PAVED AREA	28	28	18) TOTAL UNHEATED SPACE
19) NET PAVED AREA	29	29	19) TOTAL UNHEATED SPACE
20) NET PAVED AREA	30	30	20) TOTAL UNHEATED SPACE
21) NET PAVED AREA	31	31	21) TOTAL UNHEATED SPACE
22) NET PAVED AREA	32	32	22) TOTAL UNHEATED SPACE
23) NET PAVED AREA	33	33	23) TOTAL UNHEATED SPACE
24) NET PAVED AREA	34	34	24) TOTAL UNHEATED SPACE
25) NET PAVED AREA	35	35	25) TOTAL UNHEATED SPACE
26) NET PAVED AREA	36	36	26) TOTAL UNHEATED SPACE
27) NET PAVED AREA	37	37	27) TOTAL UNHEATED SPACE
28) NET PAVED AREA	38	38	28) TOTAL UNHEATED SPACE
29) NET PAVED AREA	39	39	29) TOTAL UNHEATED SPACE
30) NET PAVED AREA	40	40	30) TOTAL UNHEATED SPACE
31) NET PAVED AREA	41	41	31) TOTAL UNHEATED SPACE
32) NET PAVED AREA	42	42	32) TOTAL UNHEATED SPACE
33) NET PAVED AREA	43	43	33) TOTAL UNHEATED SPACE
34) NET PAVED AREA	44	44	34) TOTAL UNHEATED SPACE
35) NET PAVED AREA	45	45	35) TOTAL UNHEATED SPACE
36) NET PAVED AREA	46	46	36) TOTAL UNHEATED SPACE
37) NET PAVED AREA	47	47	37) TOTAL UNHEATED SPACE
38) NET PAVED AREA	48	48	38) TOTAL UNHEATED SPACE
39) NET PAVED AREA	49	49	39) TOTAL UNHEATED SPACE
40) NET PAVED AREA	50	50	40) TOTAL UNHEATED SPACE
41) NET PAVED AREA	51	51	41) TOTAL UNHEATED SPACE
42) NET PAVED AREA	52	52	42) TOTAL UNHEATED SPACE
43) NET PAVED AREA	53	53	43) TOTAL UNHEATED SPACE
44) NET PAVED AREA	54	54	44) TOTAL UNHEATED SPACE
45) NET PAVED AREA	55	55	45) TOTAL UNHEATED SPACE
46) NET PAVED AREA	56	56	46) TOTAL UNHEATED SPACE
47) NET PAVED AREA	57	57	47) TOTAL UNHEATED SPACE
48) NET PAVED AREA	58	58	48) TOTAL UNHEATED SPACE
49) NET PAVED AREA	59	59	49) TOTAL UNHEATED SPACE
50) NET PAVED AREA	60	60	50) TOTAL UNHEATED SPACE
51) NET PAVED AREA	61	61	51) TOTAL UNHEATED SPACE
52) NET PAVED AREA	62	62	52) TOTAL UNHEATED SPACE
53) NET PAVED AREA	63	63	53) TOTAL UNHEATED SPACE
54) NET PAVED AREA	64	64	54) TOTAL UNHEATED SPACE
55) NET PAVED AREA	65	65	55) TOTAL UNHEATED SPACE
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57) NET PAVED AREA	67	67	57) TOTAL UNHEATED SPACE
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59) NET PAVED AREA	69	69	59) TOTAL UNHEATED SPACE
60) NET PAVED AREA	70	70	60) TOTAL UNHEATED SPACE
61) NET PAVED AREA	71	71	61) TOTAL UNHEATED SPACE
62) NET PAVED AREA	72	72	62) TOTAL UNHEATED SPACE
63) NET PAVED AREA	73	73	63) TOTAL UNHEATED SPACE
64) NET PAVED AREA	74	74	64) TOTAL UNHEATED SPACE
65) NET PAVED AREA	75	75	65) TOTAL UNHEATED SPACE
66) NET PAVED AREA	76	76	66) TOTAL UNHEATED SPACE
67) NET PAVED AREA	77	77	67) TOTAL UNHEATED SPACE
68) NET PAVED AREA	78	78	68) TOTAL UNHEATED SPACE
69) NET PAVED AREA	79	79	69) TOTAL UNHEATED SPACE
70) NET PAVED AREA	80	80	70) TOTAL UNHEATED SPACE
71) NET PAVED AREA	81	81	71) TOTAL UNHEATED SPACE
72) NET PAVED AREA	82	82	72) TOTAL UNHEATED SPACE
73) NET PAVED AREA	83	83	73) TOTAL UNHEATED SPACE
74) NET PAVED AREA	84	84	74) TOTAL UNHEATED SPACE
75) NET PAVED AREA	85	85	75) TOTAL UNHEATED SPACE
76) NET PAVED AREA	86	86	76) TOTAL UNHEATED SPACE
77) NET PAVED AREA	87	87	77) TOTAL UNHEATED SPACE
78) NET PAVED AREA	88	88	78) TOTAL UNHEATED SPACE
79) NET PAVED AREA	89	89	79) TOTAL UNHEATED SPACE
80) NET PAVED AREA	90	90	80) TOTAL UNHEATED SPACE
81) NET PAVED AREA	91	91	81) TOTAL UNHEATED SPACE
82) NET PAVED AREA			

ZONING DISTRICT		1)	2)	3)	4)	5)	6)	7)	8)	9)	10)	11)	12)	13)	14)	15)	16)	17)	18)	19)	20)	21)	22)	23)	24)	25)	26)	27)	28)	29)	30)	31)	32)	33)	34)	35)	36)	37)	38)	39)	40)	41)	42)	43)	44)	45)	46)	47)	48)	49)	50)	51)	52)	53)	54)	55)	56)	57)	58)	59)	60)	61)	62)	63)	64)	65)	66)	67)	68)	69)	70)	71)	72)	73)	74)	75)	76)	77)	78)	79)	80)	81)	82)	83)	84)	85)	86)	87)	88)	89)	90)	91)	92)	93)	94)	95)	96)	97)	98)	99)	100)																																																																																																																																																																																																																																												
1. TOTAL UNPAID SPACE		A) FIRST FLOOR		B) SECOND FLOOR		C) THIRD FLOOR		D) FOURTH FLOOR		E) FIFTH FLOOR		F) SIXTH FLOOR		G) SEVENTH FLOOR		H) EIGHTH FLOOR		I) NINTH FLOOR		J) TENTH FLOOR		K) ELEVENTH FLOOR		L) TWELFTH FLOOR		M) THIRTEENTH FLOOR		N) FOURTEENTH FLOOR		O) FIFTEENTH FLOOR		P) SIXTEENTH FLOOR		Q) SEVENTEENTH FLOOR		R) EIGHTEENTH FLOOR		S) NINETEENTH FLOOR		T) TWENTIETH FLOOR		U) TWENTY-FIRST FLOOR		V) TWENTY-SECOND FLOOR		W) TWENTY-THIRD FLOOR		X) TWENTY-FOURTH FLOOR		Y) TWENTY-FIFTH FLOOR		Z) TWENTY-SIXTH FLOOR		AA) TWENTY-SEVENTH FLOOR		AB) TWENTY-EIGHTH FLOOR		AC) TWENTY-NINTH FLOOR		AD) THIRTIETH FLOOR		AE) THIRTY-FIRST FLOOR		AF) THIRTY-SECOND FLOOR		AG) THIRTY-THIRD FLOOR		AH) THIRTY-FOURTH FLOOR		AI) THIRTY-FIFTH FLOOR		AJ) THIRTY-SIXTH FLOOR		AK) THIRTY-SEVENTH FLOOR		AL) THIRTY-EIGHTH FLOOR		AM) THIRTY-NINTH FLOOR		AN) FORTIETH FLOOR		AO) FORTY-FIRST FLOOR		AP) FORTY-SECOND FLOOR		AQ) FORTY-THIRD FLOOR		AR) FORTY-FOURTH FLOOR		AS) FORTY-FIFTH FLOOR		AT) FORTY-SIXTH FLOOR		AU) FORTY-SEVENTH FLOOR		AV) FORTY-EIGHTH FLOOR		AW) FORTY-NINTH FLOOR		AX) FIFTIETH FLOOR		AY) FIFTY-FIRST FLOOR		AZ) FIFTY-SECOND FLOOR		BA) FIFTY-THIRD FLOOR		BB) FIFTY-FOURTH FLOOR		BC) FIFTY-FIFTH FLOOR		BD) FIFTY-SIXTH FLOOR		BE) FIFTY-SEVENTH FLOOR		BF) FIFTY-EIGHTH FLOOR		BG) FIFTY-NINTH FLOOR		BH) SIXTIETH FLOOR		BI) SIXTY-FIRST FLOOR		BJ) SIXTY-SECOND FLOOR		BK) SIXTY-THIRD FLOOR		BL) SIXTY-FOURTH FLOOR		BM) SIXTY-FIFTH FLOOR		BN) SIXTY-SIXTH FLOOR		BO) SIXTY-SEVENTH FLOOR		BP) SIXTY-EIGHTH FLOOR		BQ) SIXTY-NINTH FLOOR		BR) SEVENTIETH FLOOR		BS) SEVENTY-FIRST FLOOR		BT) SEVENTY-SECOND FLOOR		BU) SEVENTY-THIRD FLOOR		BV) SEVENTY-FOURTH FLOOR		BW) SEVENTY-FIFTH FLOOR		BX) SEVENTY-SIXTH FLOOR		BY) SEVENTY-SEVENTH FLOOR		BZ) SEVENTY-EIGHTH FLOOR		CA) SEVENTY-NINTH FLOOR		CB) EIGHTIETH FLOOR		CC) EIGHTY-FIRST FLOOR		CD) EIGHTY-SECOND FLOOR		CE) EIGHTY-THIRD FLOOR		CF) EIGHTY-FOURTH FLOOR		CG) EIGHTY-FIFTH FLOOR		CH) EIGHTY-SIXTH FLOOR		CI) EIGHTY-SEVENTH FLOOR		CJ) EIGHTY-EIGHTH FLOOR		CK) EIGHTY-NINTH FLOOR		CL) NINETYETH FLOOR		CM) NINETY-FIRST FLOOR		CN) NINETY-SECOND FLOOR		CO) NINETY-THIRD FLOOR		CP) NINETY-FOURTH FLOOR		CQ) NINETY-FIFTH FLOOR		CR) NINETY-SIXTH FLOOR		CS) NINETY-SEVENTH FLOOR		CT) NINETY-EIGHTH FLOOR		CU) NINETY-NINTH FLOOR		CV) HUNDRETH FLOOR		CW) HUNDRED-FIRST FLOOR		CX) HUNDRED-SECOND FLOOR		CY) HUNDRED-THIRD FLOOR		CZ) HUNDRED-FOURTH FLOOR		CA) HUNDRED-FIFTH FLOOR		CB) HUNDRED-SIXTH FLOOR		CC) HUNDRED-SEVENTH FLOOR		CD) HUNDRED-EIGHTH FLOOR		CE) HUNDRED-NINTH FLOOR		CF) HUNDRED-TENTH FLOOR		CG) HUNDRED-ELEVENTH FLOOR		CH) HUNDRED-TWELFTH FLOOR		CI) HUNDRED-THIRTEENTH FLOOR		CJ) HUNDRED-FOURTEENTH FLOOR		CK) HUNDRED-FIFTEENTH FLOOR		CL) HUNDRED-SIXTEENTH FLOOR		CM) HUNDRED-SEVENTEENTH FLOOR		CN) HUNDRED-EIGHTEENTH FLOOR		CO) HUNDRED-NINETEENTH FLOOR		CP) HUNDRED-TWENTY FLOOR		CQ) HUNDRED-TWENTY-ONE FLOOR		CR) HUNDRED-TWENTY-TWO FLOOR		CS) HUNDRED-TWENTY-THREE FLOOR		CT) HUNDRED-TWENTY-FOUR FLOOR		CU) HUNDRED-TWENTY-FIVE FLOOR		CV) HUNDRED-TWENTY-SIX FLOOR		CW) HUNDRED-TWENTY-SEVEN FLOOR		CX) HUNDRED-TWENTY-EIGHT FLOOR		CY) HUNDRED-TWENTY-NINE FLOOR		CZ) HUNDRED-THIRTY FLOOR		CA) HUNDRED-THIRTY-ONE FLOOR		CB) HUNDRED-THIRTY-TWO FLOOR		CC) HUNDRED-THIRTY-THREE FLOOR		CD) HUNDRED-THIRTY-FOUR FLOOR		CE) HUNDRED-THIRTY-FIVE FLOOR		CF) HUNDRED-THIRTY-SIX FLOOR		CG) HUNDRED-THIRTY-SEVEN FLOOR		CH) HUNDRED-THIRTY-EIGHT FLOOR		CI) HUNDRED-THIRTY-NINE FLOOR		CJ) HUNDRED-FORTY FLOOR		CK) HUNDRED-FORTY-ONE FLOOR		CL) HUNDRED-FORTY-TWO FLOOR		CM) HUNDRED-FORTY-THREE FLOOR		CN) HUNDRED-FORTY-FOUR FLOOR		CO) HUNDRED-FORTY-FIVE FLOOR		CP) HUNDRED-FORTY-SIX FLOOR		CQ) HUNDRED-FORTY-SEVEN FLOOR		CR) HUNDRED-FORTY-EIGHT FLOOR		CS) HUNDRED-FORTY-NINE FLOOR		CT) HUNDRED-FIFTY FLOOR		CU) HUNDRED-FIFTY-ONE FLOOR		CV) HUNDRED-FIFTY-TWO FLOOR		CW) HUNDRED-FIFTY-THREE FLOOR		CX) HUNDRED-FIFTY-FOUR FLOOR		CY) HUNDRED-FIFTY-FIVE FLOOR		CZ) HUNDRED-FIFTY-SIX FLOOR		CA) HUNDRED-FIFTY-SEVEN FLOOR		CB) HUNDRED-FIFTY-EIGHT FLOOR		CC) HUNDRED-FIFTY-NINE FLOOR		CD) HUNDRED-SIXTY FLOOR		CE) HUNDRED-SIXTY-ONE FLOOR		CF) HUNDRED-SIXTY-TWO FLOOR		CG) HUNDRED-SIXTY-THREE FLOOR		CH) HUNDRED-SIXTY-FOUR FLOOR		CI) HUNDRED-SIXTY-FIVE FLOOR		CJ) HUNDRED-SIXTY-SIX FLOOR		CK) HUNDRED-SIXTY-SEVEN FLOOR		CL) HUNDRED-SIXTY-E	

[illegible]

6.17 COMBINED AREA UNDER BELLEVUE 3.01

	WEST	SOUTH	WEST
42 sq. ft.	0 sq. ft.	22 sq. ft.	0 sq. ft.
PAVE CEMENT: (1.40 sq. ft. EAST SIDE)			
TOTAL	0 sq. ft.	0 sq. ft.	0 sq. ft.

h. TOTAL CURED ASPH. = 0 sq. ft.

2) 1,004 sq. ft.

3) 1,500 sq. ft.

4) N/A

SECOND FLOOR:

MEDIANINE, HOLE

ATTIC:

IF ANY PART OF ATTIC IS 7' x 6',  
IT SHALL BE MEASURED AS 7' x 6'.  
GREATER THAN 3' x 6' IN HEIGHT.

2) N/A

6.A) TOTAL GARAGE AREA	8295 sq. ft.	SUM OF ITEMS ABOVE	
6.B) GARAGE CREDIT	-2215 sq. ft. =		
6.C) TOTAL GARAGE AREA	10 sq. ft.	10. FLOOR AREA RATIO CALCULATION: PROPOSED FLOOR AREA (B)/ NET FANCT. AREA (MAX. 50%)	10. _____ 40.3%
7) TALLER AND ANCHORS	0 sq. ft.		

\_\_\_\_\_

ERADICATION OF PROSTING, ONE-STORY SINGLE FAMILY RESIDENCE, DETACHED GARAGE, AND SHED.  
CONSTRUCTION OF NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.

3440 ST. DENIS STREET  
SANTA CRUZ, CA. 95062

CBSZ-11-01

R-3

4,500 sq.ft.

FRONT YARD  
18'-0"

SIDE YARD  
10'-0" x 10'-0"  
10'-0" x 10'-0"

REAR YARD  
16'-0"  
17'-0"

1 COVERED AND 2 UNCOVERED

THESE PLANS CONFORM TO THE 2010 CALIFORNIA RESIDENTIAL MECHANICAL PLUMBING ELECTRICAL  
AND GAS CODE E.C. - 2009 IBC, E.C. UMC, UFG, AND 2008 IRC AS AMENDED BY THE STATE OF  
CALIFORNIA.

**OWNERS:**  
DRESK & TENA TRAFER  
10000 15TH AVE. S.W.  
MENDOTA, CA 94025  
(408) 315-1882

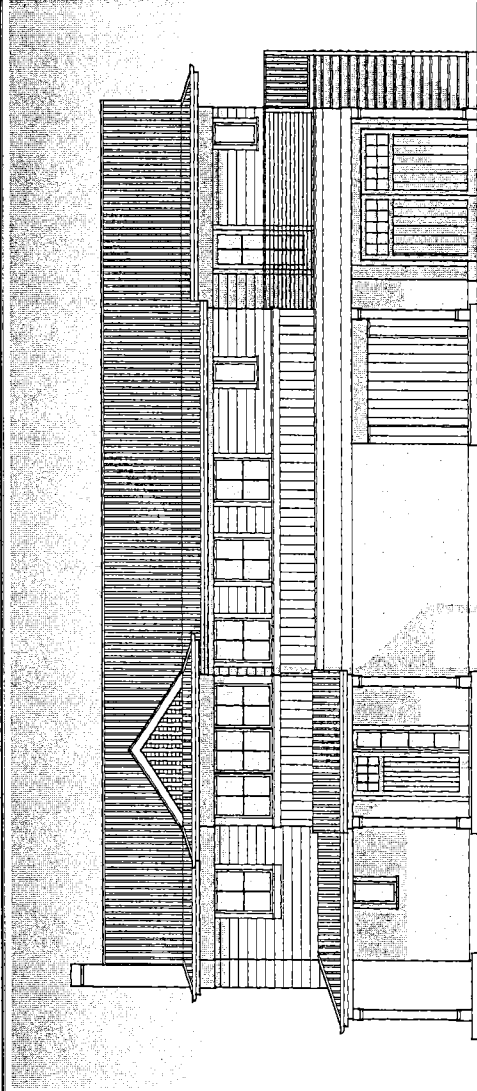
**PROJECT DESIGNER:**  
DRESK VAN ASTINE RECREATIONAL DESIGN, INC.  
716 DODGINS AVENUE, SUITE A  
MENDOTA, CA 94025  
PH: (831) 456-2400  
FAX: (831) 456-2400  
Jared@vandre.com  
www.vandre.com

**STRUCTURAL ENGINEER:**  
ANTHONY ENGINEERING JEDAHAD WALSH, P.E.  
SANTA CRUZ, CA 95062  
PH: (831) 456-2444  
FAX: (831) 456-2444  
jed@anthonyeng.com  
anthonyengineering@prodigy.net

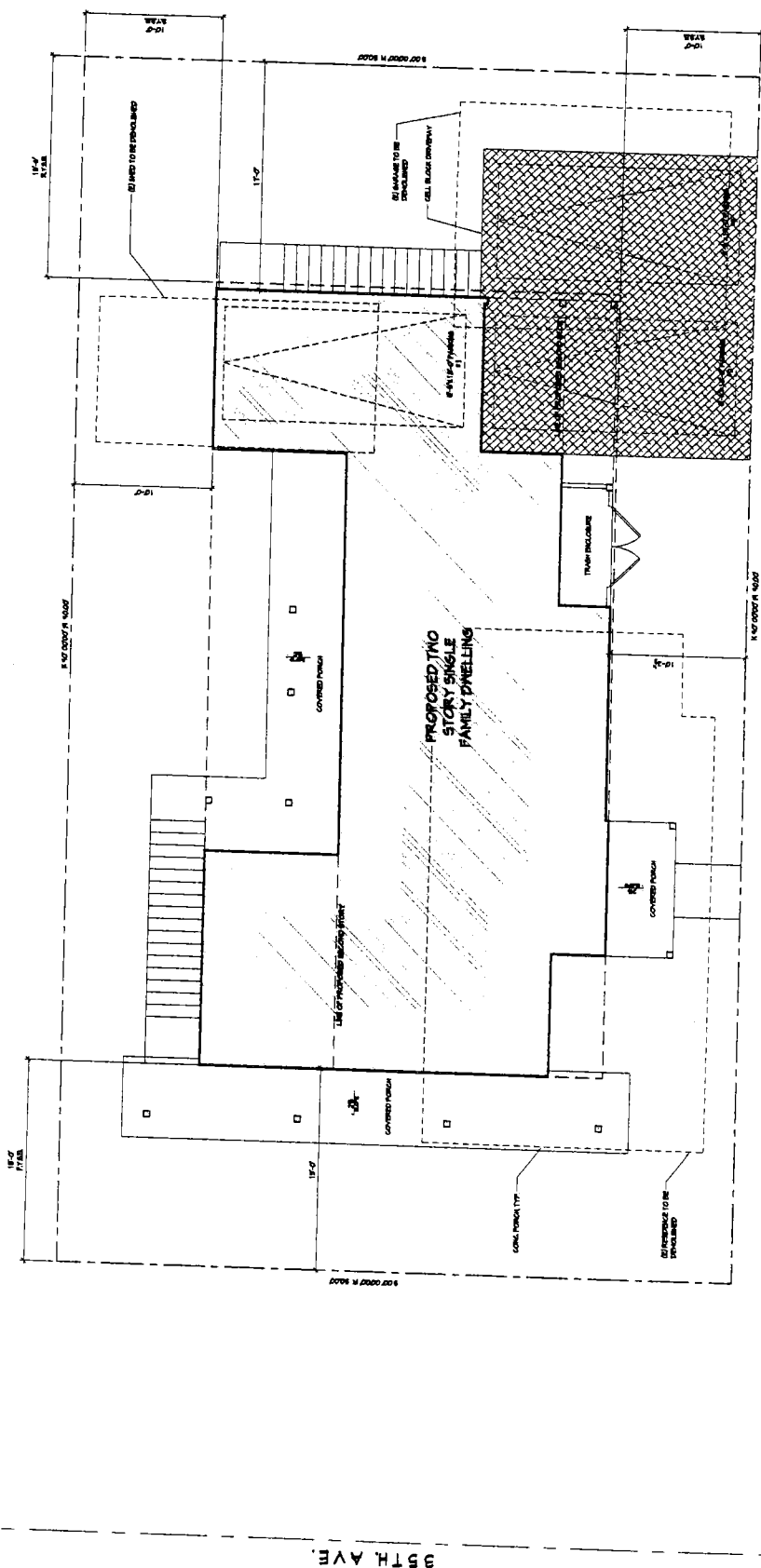
**GEOTECHNICAL ENGINEER:**  
NACA SOIL ENGINEERING  
10000 15TH AVE. S.W.  
WINDSONG PARK, SUITE A  
MENDOTA, CA 94026  
PH: (831) 456-2400

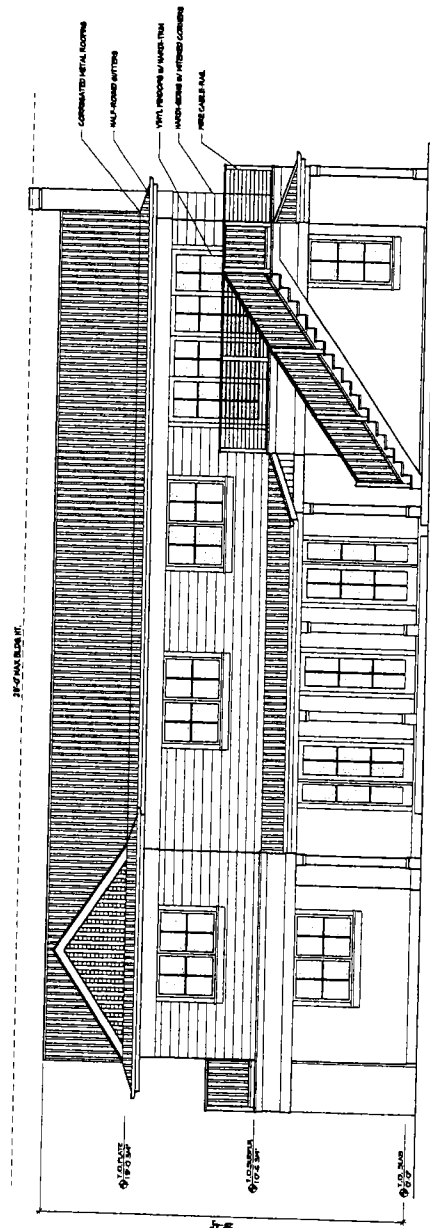
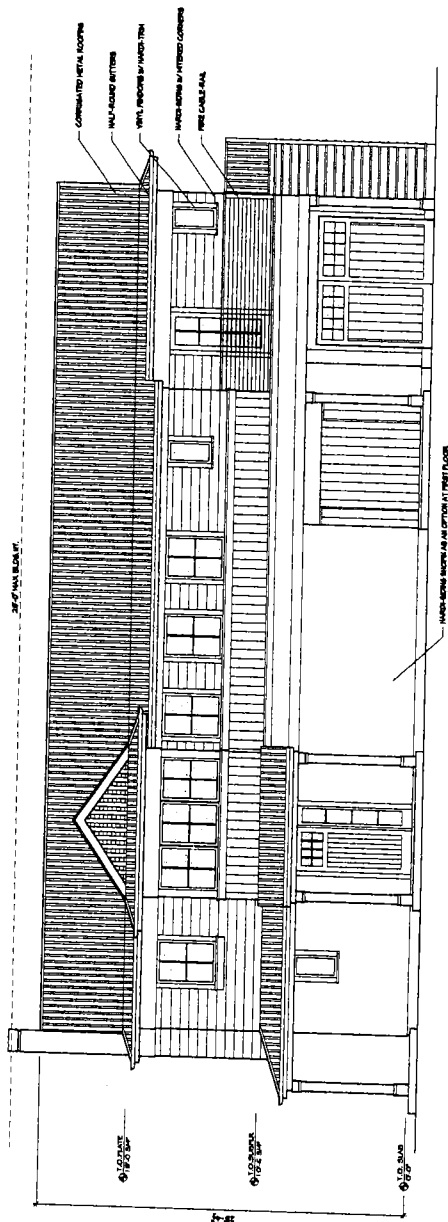
**ENERGY COMPLIANCE:**  
AREA TITLE 24  
LYNETTE SPODIS  
10000 15TH AVE. S.W.  
PETROLON, CA 95019  
PH: (831) 456-2400  
FAX: (831) 355-7446

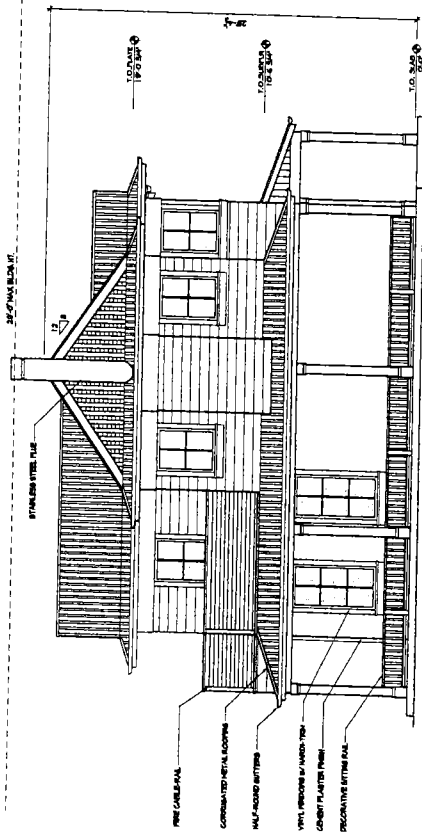
BUILDING DESIGN	
T1	TITLE SHEET
A1	SITE PLAN
A2	EXTERIOR ELEVATIONS
A3	EXTERIOR ELEVATIONS
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	ROOF PLAN



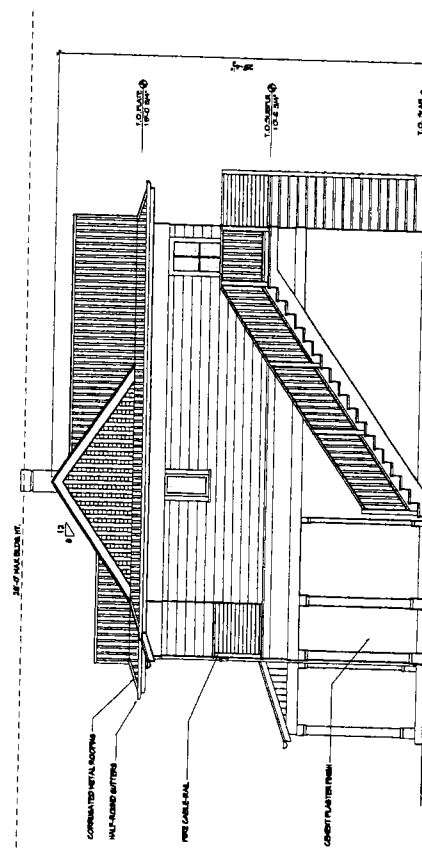


1 SITE PLAN  
SCALE: 1/4" = 1'-0"

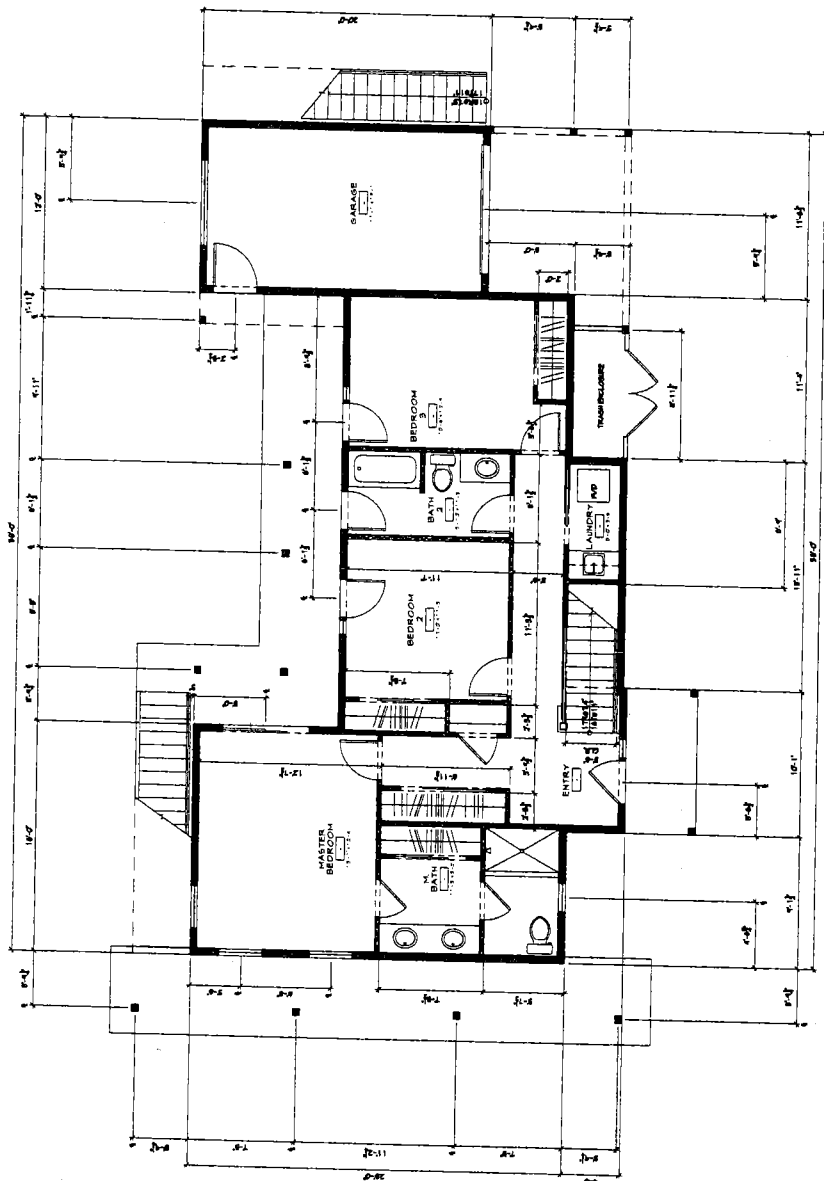


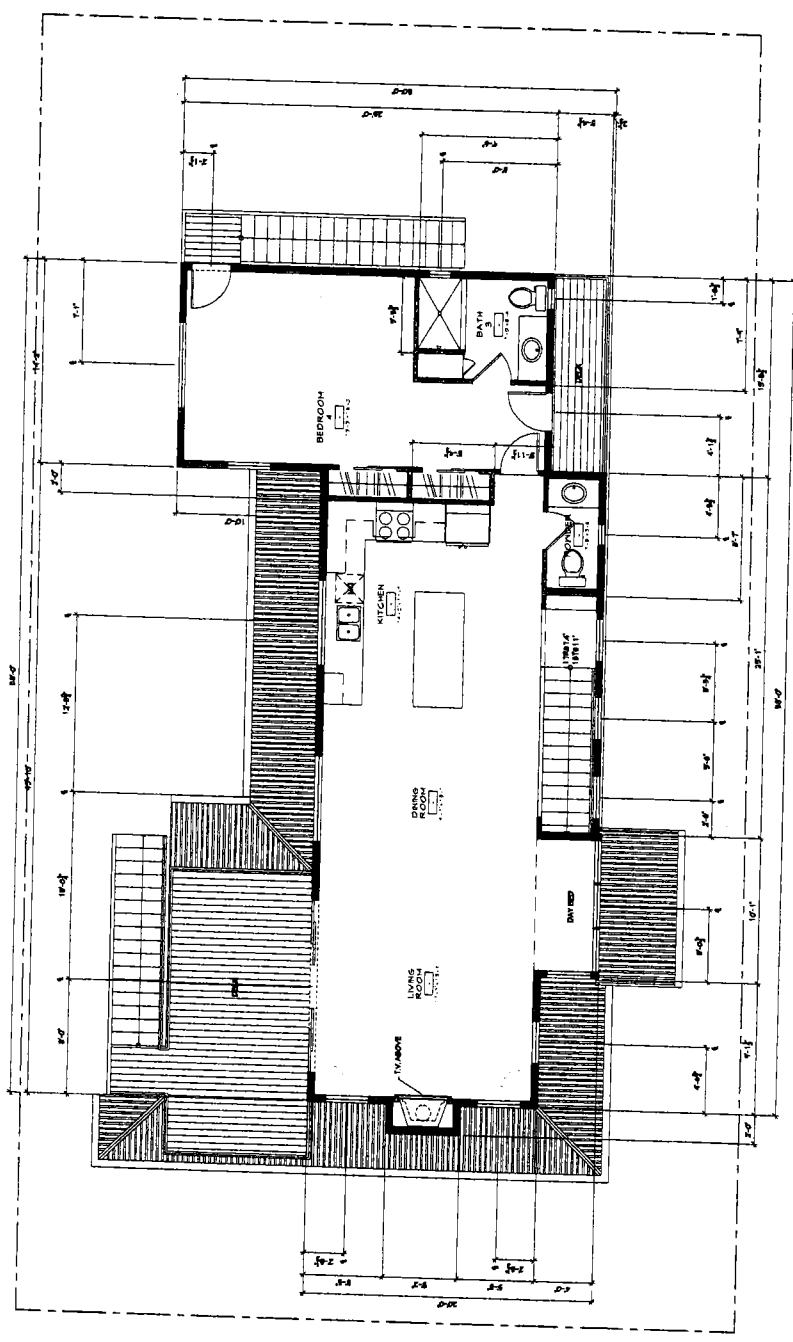


3 SIDE SCALE 1/4" = 1'-0"

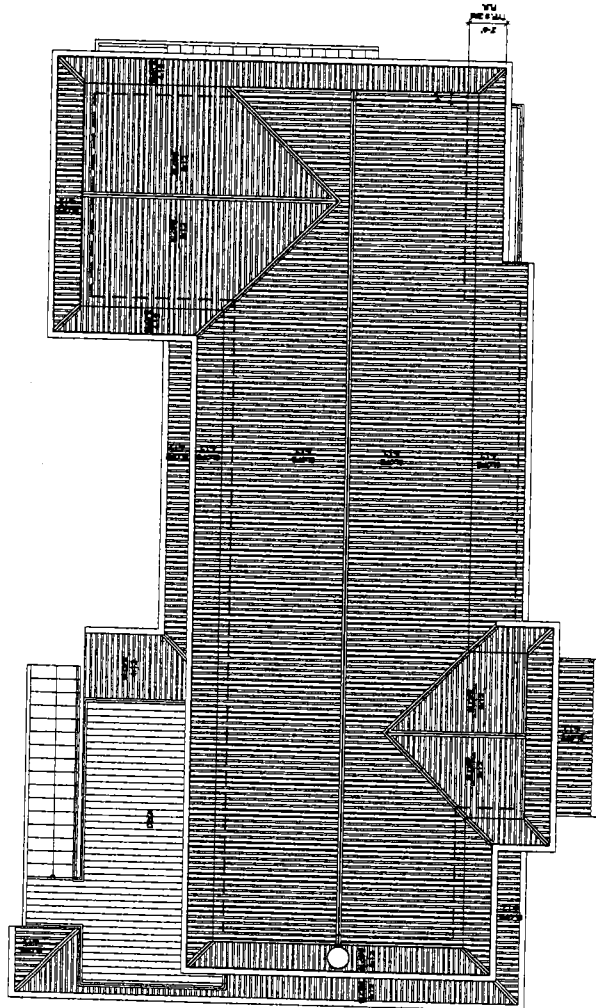


4 SIDE SCALE: 1/4" = 1'-0"





2 SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



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

# FOR TAX PURPOSES ONLY

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PDR. RANCHO ARROYO DEL RODEO  
SE. 1/4 SEC. 21, T11S, R1W, M.D.B. & M.

Tax Area Code  
82-040

32-21

THIRTY-FIFTH AVE. 2

DEYNS ST.

THIRTY-FOURTH

AVE. 2

THIRTY-THIRD

103RS11  
1/22/03

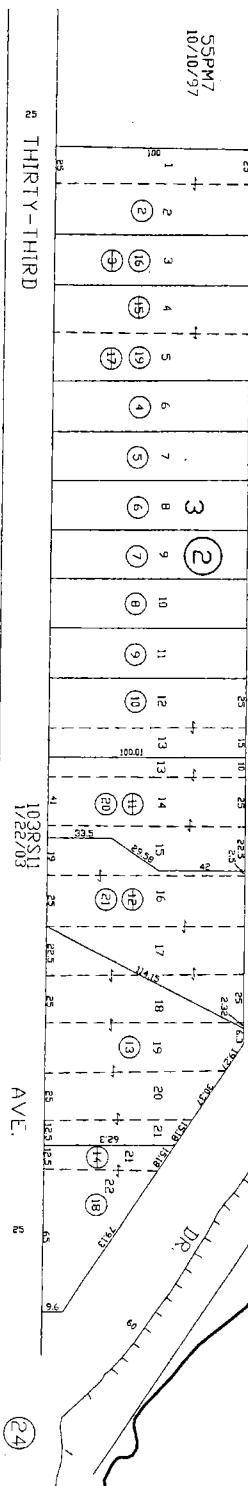
AVE. 2

THE BREAKERS  
Unfired

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

Assessor's Map No. 32-21  
County of Santa Cruz, Calif.  
October, 1998

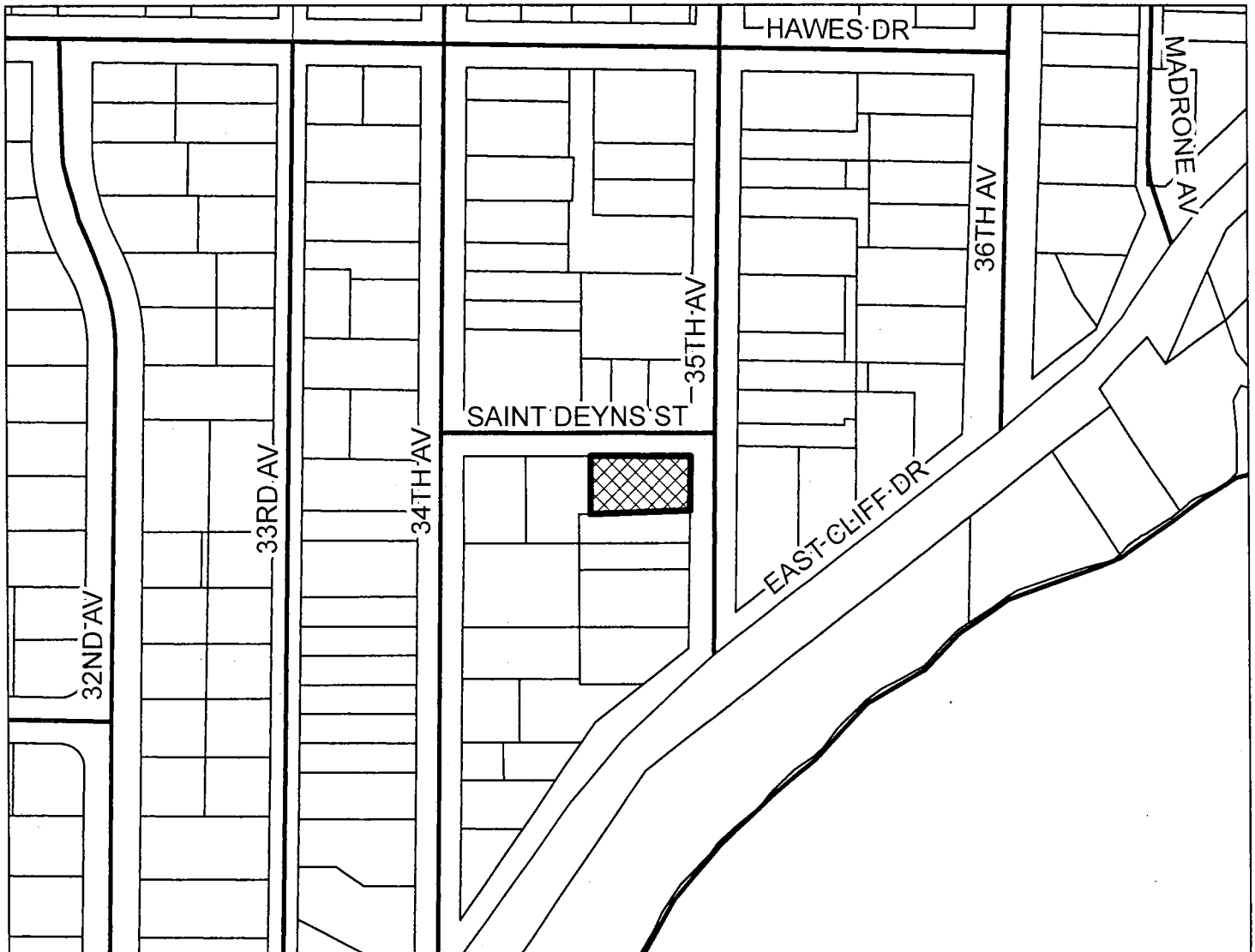
Electronically Redrawn 10/23/98 -w  
Rev. 4/12/01 -w (changed page refs.)  
Rev. 12/10/02 -w 02-03-246 LHA, 2-20 & 21;  
Rev. 3/19/03 CB (103RS11)







SSPM7  
10/10/97

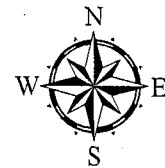


# Location Map



## LEGEND

-  APN: 032-211-01
-  Assessors Parcels
-  Street
-  County Boundary

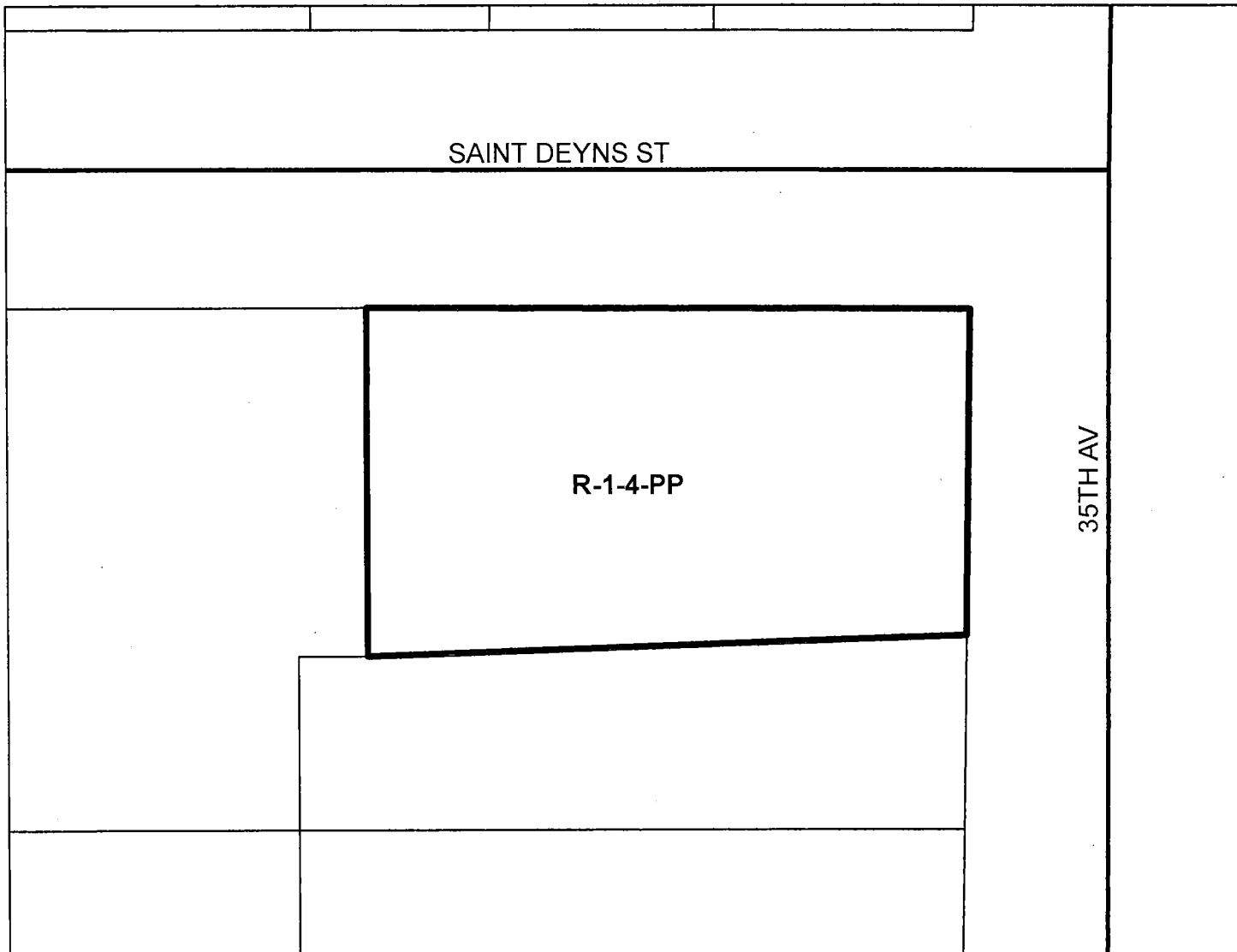


Map Created by  
County of Santa Cruz  
Planning Department  
October 2013





# Zoning Map



## LEGEND



APN: 032-211-01



Assessors Parcels



Street

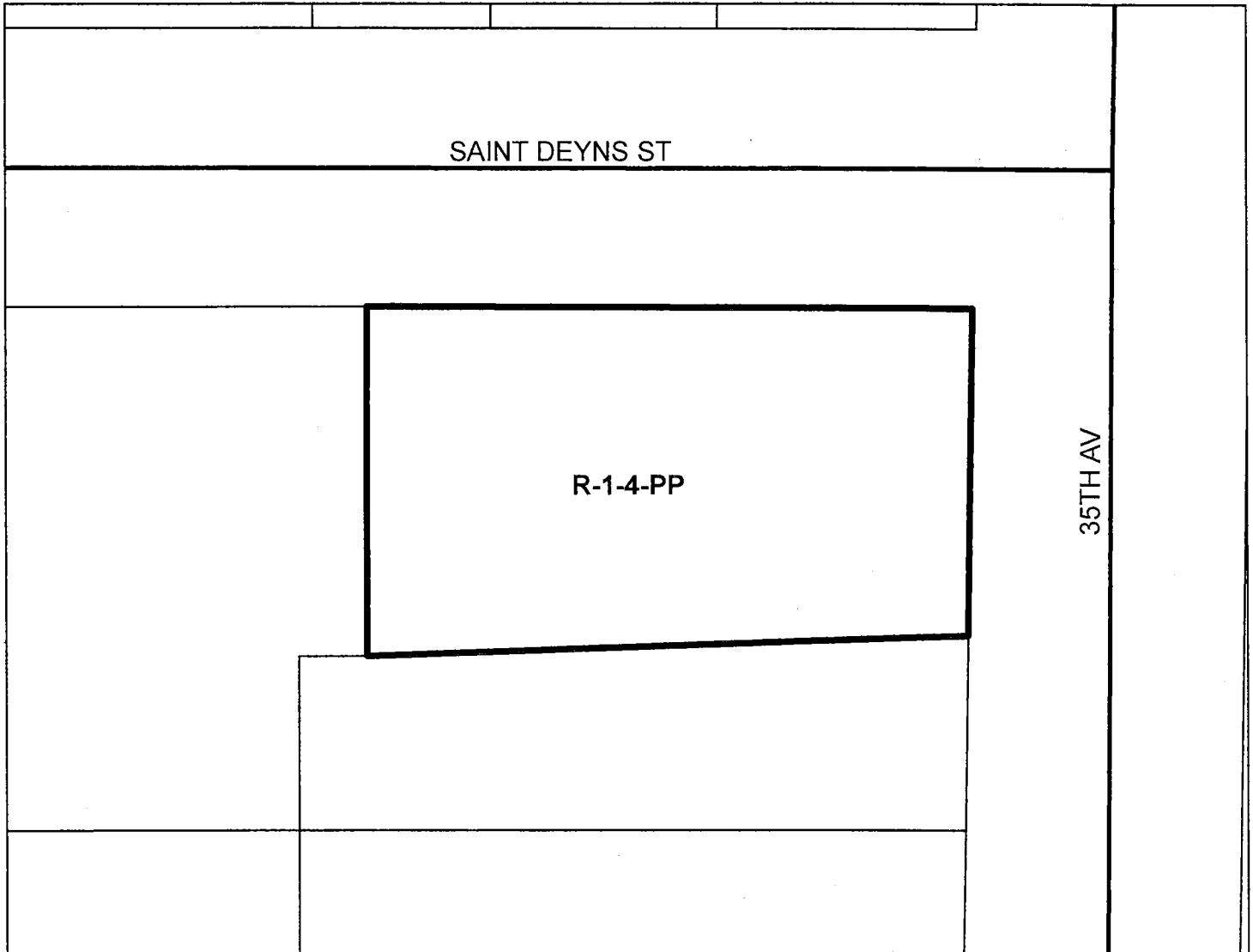
RESIDENTIAL-SINGLE FAMILY



Map Created by  
County of Santa Cruz  
Planning Department  
October 2013



# General Plan Designation Map



## LEGEND



APN: 032-211-01

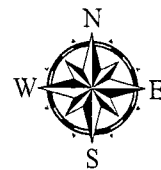


Assessors Parcels



Street

Residential - Urban Medium Density



Map Created by  
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Planning Department  
October 2013