



Staff Report to the Zoning Administrator

Application Number: **131322**

Applicant: Dennis Anderson
Owner: James and Patricia Duffy
APN: 028-272-18

Agenda Date: March 7, 2014
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: The proposal is to construct a new 673 square foot second floor above an existing one story single family dwelling and to construct first floor additions totaling 201 square feet. This requires an Exception to the Pleasure Point Combining District setback standards to allow for a reduced setback from 10 feet to 8 feet at the second floor in the R-1-5-PP zone district and a Soils Report Review (REV131124).

Location: The property is located on the southwest side of Lakeview Drive (2850 Lakeview Drive) at about 105 feet northwest of the intersection with Peralta Way.

Supervisory District: First District (District Supervisor: Leopold)

Permits Required: Exception to Pleasure Point Combining District

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 131322, 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:	5,869 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Lakeview Drive

Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Residential)
Zone District: R-1-5-PP (single-family residential Pleasure Point
Combining District)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Geotechnical Report prepared
Fire Hazard: Not a mapped constraint
Slopes: Gently sloped
Env. Sen. Habitat: 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: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz Water District
Sewage Disposal: County of Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

History

The existing 875 square foot one-story house was constructed in 1946. Other than minor upgrades to the structure, the addition of bay windows, a skylight and other cosmetic changes done under Building Permit #71068 that was issued in July 1982, there have been no changes to the original structure. When constructed the dwelling was located on a 4,800 square foot parcel (APN 028-272-03). This parcel was revised and extended to its current configuration in 2013 by the addition of around 1,069 square feet from the former right-of-way for Peralta Way that ran to the rear of the parcel and was officially abandoned by the County of Santa Cruz (resolution 157-92).

Project Setting

The subject parcel is located on a residential street that runs toward Moran Lake, and is one street back from a public parking lot adjacent to Moran Lake and accessed from East Cliff Drive. The high water line of Moran Lake is approximately 285 feet southeast of the property and the lake is surrounded by an area of grasslands with mature Eucalyptus trees, through which there

are public pedestrian trails that connect the parking lot and nearby beach to adjacent residential neighborhoods. In addition to the tall Eucalyptus groves along the waterway there are several very large mature Cypress trees along Lakeview Drive.

The subject property is located in a neighborhood that consists of a mixture of new and older one and two-story homes that exhibit a very wide variety of architectural styles. The dwellings that are located immediately adjacent to the project site are both two-story structures. To the northwest is a recently constructed two-story stucco house that was approved just prior to the adoption of the Pleasure Point combining District with a five foot setback to the property line at both the first and second floors. To the southwest is an older wood shingled home with a gambrel roof, also developed to a five foot setback to both the first floor and a portion of the second floor.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 5,869 square feet, located in the R-1-5-PP (Single-family residential within the Pleasure Point Community Design Combining District) zone district, a designation which allows residential uses. The proposed additions to the existing single-family dwelling can be approved because a 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 Community Design 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-1-5 zoning. These include increased setback requirements 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 Community Design Combining District encourages community interaction and orientation towards the street by providing incentives, such as reduced setbacks and an exemption from lot coverage calculations, for the provision of front porches.

The existing dwelling was constructed prior to the adoption of the Pleasure Point Community Design Combining District and therefore does not include features such as a recessed garage door or front porch. However, it currently meets all of the standards for the zone district including side yard setbacks in that the one-story structure is located 5 feet from the southeastern property boundary and 8 feet from the northwestern property boundary. As set out in County Code section 13.10.446(a); "Residential Development Standards in the Pleasure Point Community Design PP Combining District", on lots that are over 35 feet in width such as the subject parcel, a 10 foot side yard setback is required to any portion of the structure that exceeds 15 feet in height. The new second floor addition is proposed to be located immediately above the existing structure such that it will be 8 feet from the northwestern property line. As designed, the plate height at the second story will be 16 feet 10 inches in height measured from existing grade, and therefore exceeds the maximum 15 foot height limit by 1 foot 10 inches. To allow for this increased height within the setback an Exception to the Pleasure Point Community Design standards has been requested to reduce the required 10 foot setback to 8 feet for the proposed second floor. Exception Findings are included with this report.

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 and the size and architectural styles of homes in the area vary widely. The design submitted is consistent with the existing range of styles. 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. Further, the proposed project will not interfere with existing public access to the beach that currently runs to the east of the parcel, adjacent to Moran Lake.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as wood siding to match the existing older house and similar to other dwellings in the neighborhood. The addition has been designed to include a cantilevered second floor to break up the façade of the structure and thereby reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The proposed additions to the existing dwelling exceed the required rear and front yard setbacks and the latter further minimizes the impact of the new structure on the streetscape.

Environmental Review

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 additions to the existing dwelling 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 with the approval of an Exception to allow for a reduced setback from 10 feet to 8 feet for the proposed second floor.

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 **131322**, 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

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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: 131322

Assessor Parcel Number: 028-272-18

Project Location: 2850 Lakeview Drive, Santa Cruz, CA

Project Description: Proposal to construct additions of 201 square feet at the lower floor and 673 square feet at the second floor of an existing one story single-family dwelling.

Person or Agency Proposing Project: Dennis Anderson

Contact Phone Number: (831) 457 8348

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

F. Reasons why the project is exempt:

Construction of an addition to an existing single-family dwelling in an area that is zoned for residential uses.

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-1-5-PP (Single-family residential within the Pleasure Point Combining District), a designation which allows residential uses. A single-family dwelling is a principal permitted use within the zone district and the proposed addition will meet all of the zone district standards with the approval of an Exception to allow for a reduced setback from 10 feet to 8 feet for the proposed second floor. The zoning is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

- 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. The proposed addition at the existing single-family dwelling will not interfere with public access to Moran Lake, in that the site is approximately 285 feet west of the lake and the addition is to be constructed on an existing developed lot. The proposed addition will not affect the public access to the beach and ocean that runs adjacent to Moran Lake. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

- 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-1-5-PP (Single-family residential within the Pleasure

Application #: 131322

APN: 028-272-18

Owner: James and Patricia Duffy

Point Combining District) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles.

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, with the approval of an Exception, the proposed addition will be in conformance with the general intents and purposes of the Pleasure Point Community Design Combining District. This combining zone provides site and development standards in addition to the setback requirements of the R-1-5 zone district, that are designed to further reduce the visual and shading impacts of new and expanded houses on neighboring parcels. Therefore the proposed addition will not deprive neighboring parcels of these amenities. Exception Findings are included with this report.

- 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-1-5-PP (Single-family residential within the Pleasure Point Combining District) zone district as the primary use of the property will be one single-family dwelling that, with the approval of an Exception to the Pleasure Point Combining District to allow for an additional 1 foot 10 inches of height within the required 10 foot setback for structures exceeding 15 feet in height, 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, with the approval of an Exception to the Pleasure Point Combining District to allow for an additional 1 foot 10 inches of height within the required 10 foot setback for structures exceeding 15 feet in height, 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 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, with the approval of an Exception to the Pleasure Point Combining District to allow for an additional 1 foot 10 inches of height within the required 10 foot setback for structures exceeding 15 feet in height, comply with the site standards for the R-1-5-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 additions to the existing single-family dwelling are to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to change from that generated by the existing dwelling and therefore the proposed additions 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.

Exception Findings

Exceptions to the Pleasure Point residential development standards may be granted if the project is found to be consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.444, the Development Permit Findings found in SCCC 18.10.230(A), and **at least one** of the following additional findings:

1. There are special existing site or improvement characteristics or circumstances, including but not limited to the absence of adjacent residential parcels that could potentially be shaded by the proposed development, that appropriately excuses the proposed development from meeting one or more of the development standards; or
2. The Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.444, are better achieved by an alternative design; or
3. The granting of an exception will result in a superior residential design that is consistent with the Pleasure Point Community Design “PP” Combining District purposes, found in SCCC 13.10.344.

Setbacks in the R-1-5 zone district require minimum side yard setbacks of 5 feet and 8 feet and the existing structure is located in conformance with this standard in that it is 5 feet from the southeastern property line and 8 feet from the northwestern property line. However, the Pleasure Point Combining District requires an additional setback of 10 feet to any portion of a structure that exceeds 15 feet in height. As proposed, the plate height at the second floor wall that is immediately adjacent to the northwestern property line will be 16 feet 10 inches measured from existing grade.

The proposed project warrants the granting of an Exception in that the proposed second story addition will be constructed immediately above the existing lower floor that is located 8 feet from the northwest property line. In order to meet the increased setback the upper floor would be required to step in two feet which would result in a compromised design that would be inconsistent with the architectural style of the existing dwelling. Further the Exception is only required for the uppermost 1 foot 10 inches of the proposed second floor where the proposed addition will exceed 15 feet in height. The grade level immediately adjacent to the proposed addition is approximately 2 feet lower than the grade level at the adjacent residence. Because of this grade difference, the plate height at the proposed second floor will be at an equivalent height of 14 feet 10 inches as related to the adjacent home and therefore the impacts of the proposed addition will be in conformance with the general intents and purposes of the Pleasure Point Community Design Combining District.

This decision on an exception shall not establish a precedent for future applications.

Conditions of Approval

Exhibit D: 6 sheets prepared by Anderson Mckelvey Architects, dated 10/30/2013

- I. This permit authorizes the construction of additions of 201 square feet at the lower floor and 673 square feet at the second floor of an existing one story single-family dwelling. 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 the Planning Department 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 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.
 - C. Obtain an Encroachment Permit from the Department of Public Works for any 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. 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. Drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - 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.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Submit 2 additional copies of the soils report prepared and stamped by a licensed Geotechnical Engineer.
 - F. Maintain the existing off-street parking for 2 cars (one in the garage and one on the driveway). 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.
 - G. 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.
 - H. Complete and record a Declaration of Restriction to maintain the existing 250 square foot attached garage with no internal access to the dwelling, as a non-habitable accessory structure. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
 - I. Pay the required fee for a Notice of Exclusion to be sent to the Coastal Commission regarding the proposed Project. This fee will be included with fees for the Building Permit.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning

Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. The decision to approve an Exception to the Pleasure Point Community Design Combining District standards does not establish a precedent for future applications on this parcel.
- B. 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.

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: _____

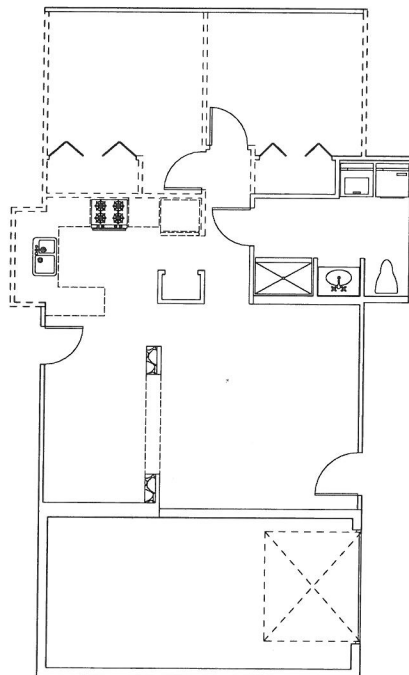
Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Lezanne Jeffs
Project Planner

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.



WALL LEGEND

- EXISTING WALL
- WALL TO BE REMOVED
- WALL TO BE REPLACED

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

APN: 028-272-18

DUFFY RESIDENCE

2850 LAKEVIEW DRIVE
SANTA CRUZ, CA



**ANDERSON
MCKELVEY**
ARCHITECTS
33400000000000000000
SANTA CRUZ, CA 95062
PAX 831.420.2724



ISSUED:
SHEET NO. 17
DATE: 10/1/18

EXISTING / DEMOLITION
PLAN & ELEVATIONS

SCALE: AS NOTED

JOB NUMBER: 201301

SHEET: A2

KEYNOTES

- [illegible]

SYMBOL LEGEND

- WALL LEGEND**
- | | |
|---|--------------------|
|  | KEYNOTE |
|  | DOOR SYMBOL |
|  | WINDOW SYMBOL |
|  | (F) WALL |
|  | (2x) WALL |
|  | WALL TO BE REMOVED |

GENERAL NOTES

1. SEAL ALL EXPOSED PARTICLE BOARD OR MD
2. USE FINGER JOINTED TRIM AT CASINGS AND FLOORBOARDS

INTERIOR DOOR SCHEDULE

#	LOCATION	SIZE	TYPE	MANUFACTURER	HANDMADE/NOTES
100	GOLD CREEK RD	2.5' x 5'	HINGED		
101	WILSON RD	2.5' x 5'	HINGED		
102	WILSON RD	2.5' x 5'	HINGED		
103	WILSON RD	2.5' x 5'	HINGED		
104	WILSON RD	2.5' x 5'	HINGED		
105	WILSON RD	2.5' x 5'	HINGED		
106	WILSON RD	2.5' x 5'	HINGED		
107	WILSON RD	2.5' x 5'	HINGED		
108	WILSON RD	2.5' x 5'	HINGED		
109	WILSON RD	2.5' x 5'	HINGED		
110	WILSON RD	2.5' x 5'	HINGED		
111	WILSON RD	2.5' x 5'	HINGED		
112	WILSON RD	2.5' x 5'	HINGED		
113	WILSON RD	2.5' x 5'	HINGED		
114	WILSON RD	2.5' x 5'	HINGED		
115	WILSON RD	2.5' x 5'	HINGED		
116	WILSON RD	2.5' x 5'	HINGED		
117	WILSON RD	2.5' x 5'	HINGED		
118	WILSON RD	2.5' x 5'	HINGED		
119	WILSON RD	2.5' x 5'	HINGED		
120	WILSON RD	2.5' x 5'	HINGED		
121	WILSON RD	2.5' x 5'	HINGED		
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124	WILSON RD	2.5' x 5'	HINGED		
125	WILSON RD	2.5' x 5'	HINGED		
126	WILSON RD	2.5' x 5'	HINGED		
127	WILSON RD	2.5' x 5'	HINGED		
128	WILSON RD	2.5' x 5'	HINGED		
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136	WILSON RD	2.5' x 5'	HINGED		
137	WILSON RD	2.5' x 5'	HINGED		
138	WILSON RD	2.5' x 5'	HINGED		
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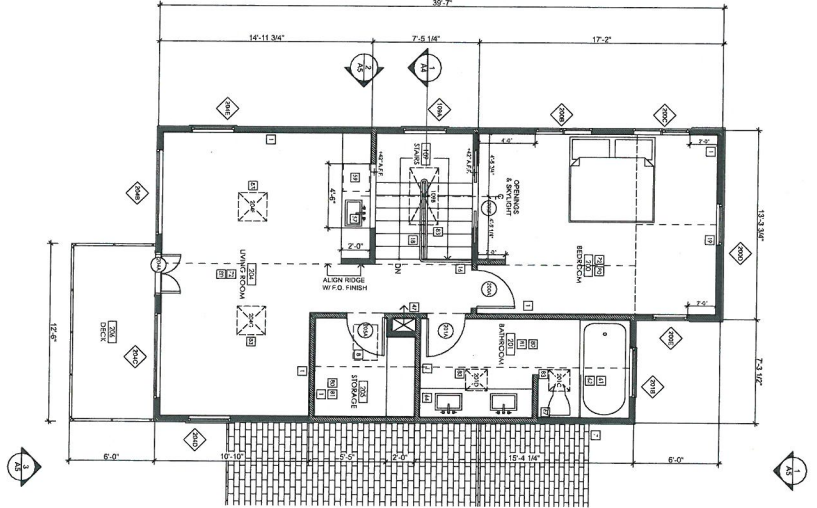
EXTERIOR DOOR SCHEDULE

#	LOCATION	SIZE	TYPE	MANUFACTURER	HARDWARE/NOTES
102A	MECHANICAL 107	3'-0" x 6'-8"	HINGED SINGLE		BLIND DOOR w/ METAL VENT AS REQ.
200A	LIVING ROOM 204	3'-0" x 6'-8"	HINGED PAIR		DOUBLE SWING w/ SINGLE LITE - IMPERFECT

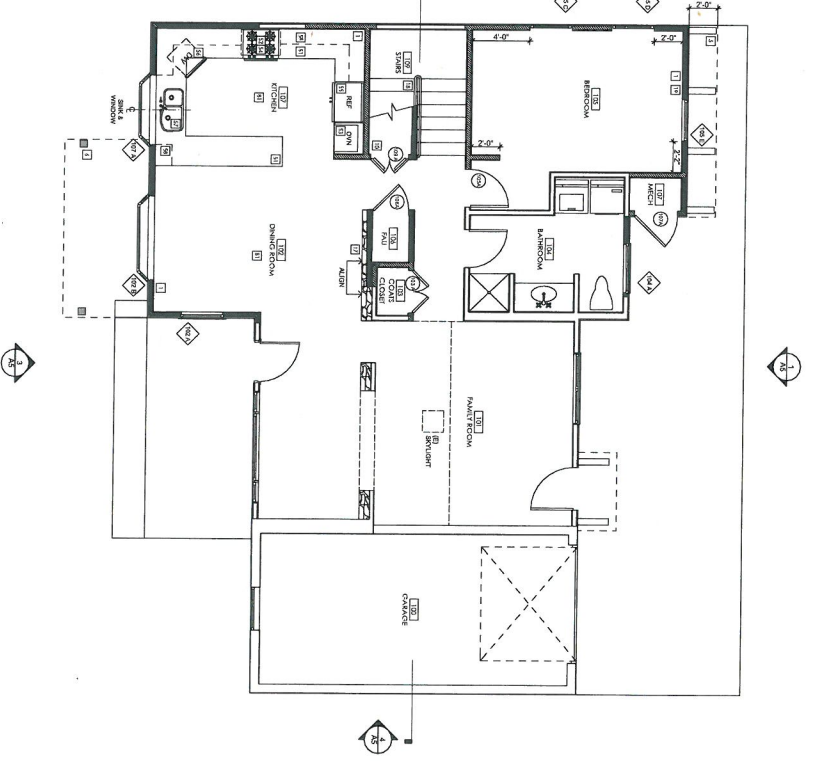
WINDOW SCHEDULE

WINDOW SCHEDULE					
#	LOCATION	SIZE	TYPE	MANUFACTURE/JUNIT	HARDWARE NOTES
10A	10A00 10C00 10D	2.3 x 2.0	HEAD JAWING		
10B	10B00 10C00 10D	6.0 x 3.0	HEAD JAWING		
10C	10C00 10D00 10E	2.3 x 2.0	HEAD JAWING		10 C TOP OF 10 C & 10

2 UPPER LEVEL



MAIN LEVEL PLAN

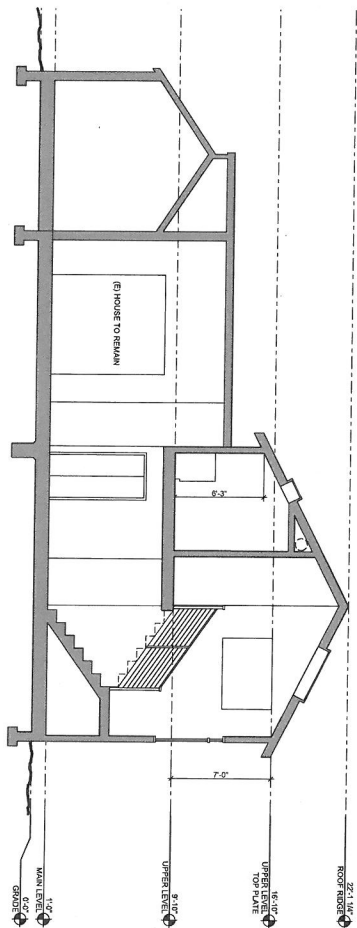


APN: 028-272-18

DUFFY RESIDENCE

2850 LAKEVIEW DRIVE
SANTA CRUZ, CA

1 SECTION THRU STAIR
SCALE: 1/4" = 1'-0"



APN: 028-272-18

DUFFY RESIDENCE

2850 LAKEVIEW DRIVE
SANTA CRUZ, CA



ANDERSON
MCKELVEY
architects
534 SODIE AVENUE
SANTA CRUZ, CA 95062
PAX 831-423-2724

ISSUED

SUBMITTAL SET

2/2/20

2/2/20

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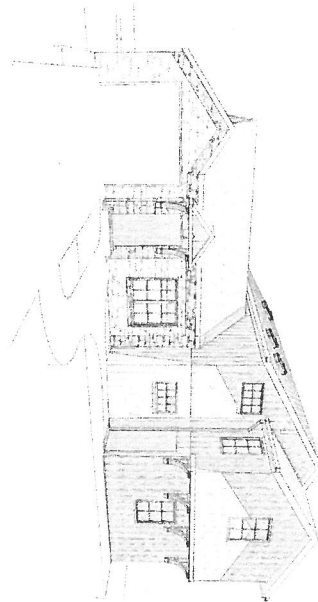
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PROPOSED SECTION

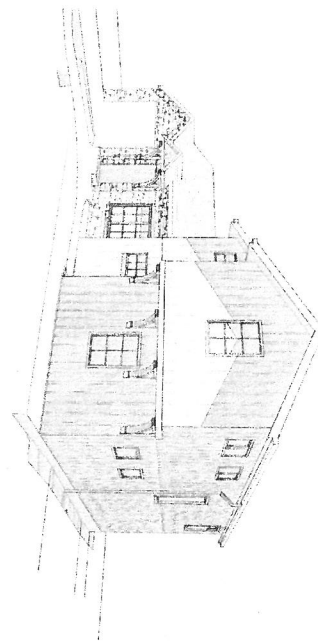
SCALE: AS NOTED

JOB NUMBER: 201301

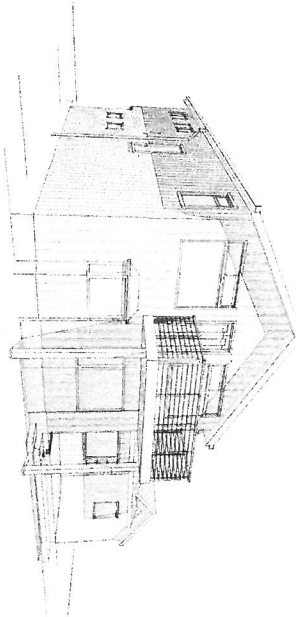
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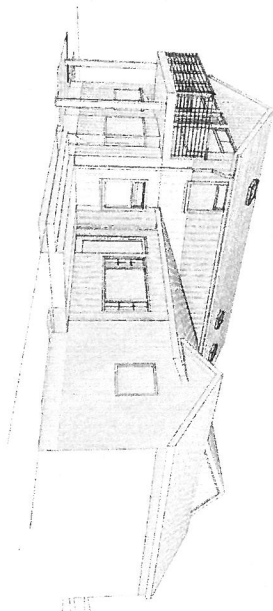
3 EAST PERSPECTIVE



2 NORTH PERSPECTIVE



3 WEST PERSPECTIVE



1 SOUTH PERSPECTIVE

APN: 028-272-18

DUFFY RESIDENCE

2850 LAKEVIEW DRIVE
SANTA CRUZ, CA



ANDERSON
MCKELVEY
architects
538 SOUTH AVENUE
SANTA CRUZ, CA 95062
TEL: (831) 455-1444
FAX: (831) 455-2724

ISSUED:	
DESIGNED BY:	
DATE:	
SCALE:	
JOB NUMBER:	
SHEET:	

PERSPECTIVES

SCALE: AS NOTED

JOB NUMBER: 20101

SHEET: A6

FOR TAX PURPOSES ONLY

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RANCHO ARROYO DEL RODEO

POR. S.W. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code

82-040

28-27

LAKEVIEW SUB.
23MB14 10/22/1925

98RS26
8/19/2000

ABANDONED BY
COUNTY RES. 157-92
88MB27
9/12/1994

89MB35
8/23/1995

77PM25
9/9/1987

86RS32
10/30/1992

Electronically Redrawn 8/20/98 rw
Rev. 2/8/00 CB (7-0006236, LBA 2-16)
Rev. 8/29/00 (98RS26) mvm
Rev. 4/5/01 CS (Comb form & 01-0003203, 2-17)
Rev. 4/19/13 mc (8-0036569, Por. from st., 1-18)
Rev. 4/19/13 mc (2-0050714, Por. from st., 1-19)

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

Assessor's Map No. 28-27
County of Santa Cruz, Calif.
Aug. 1998

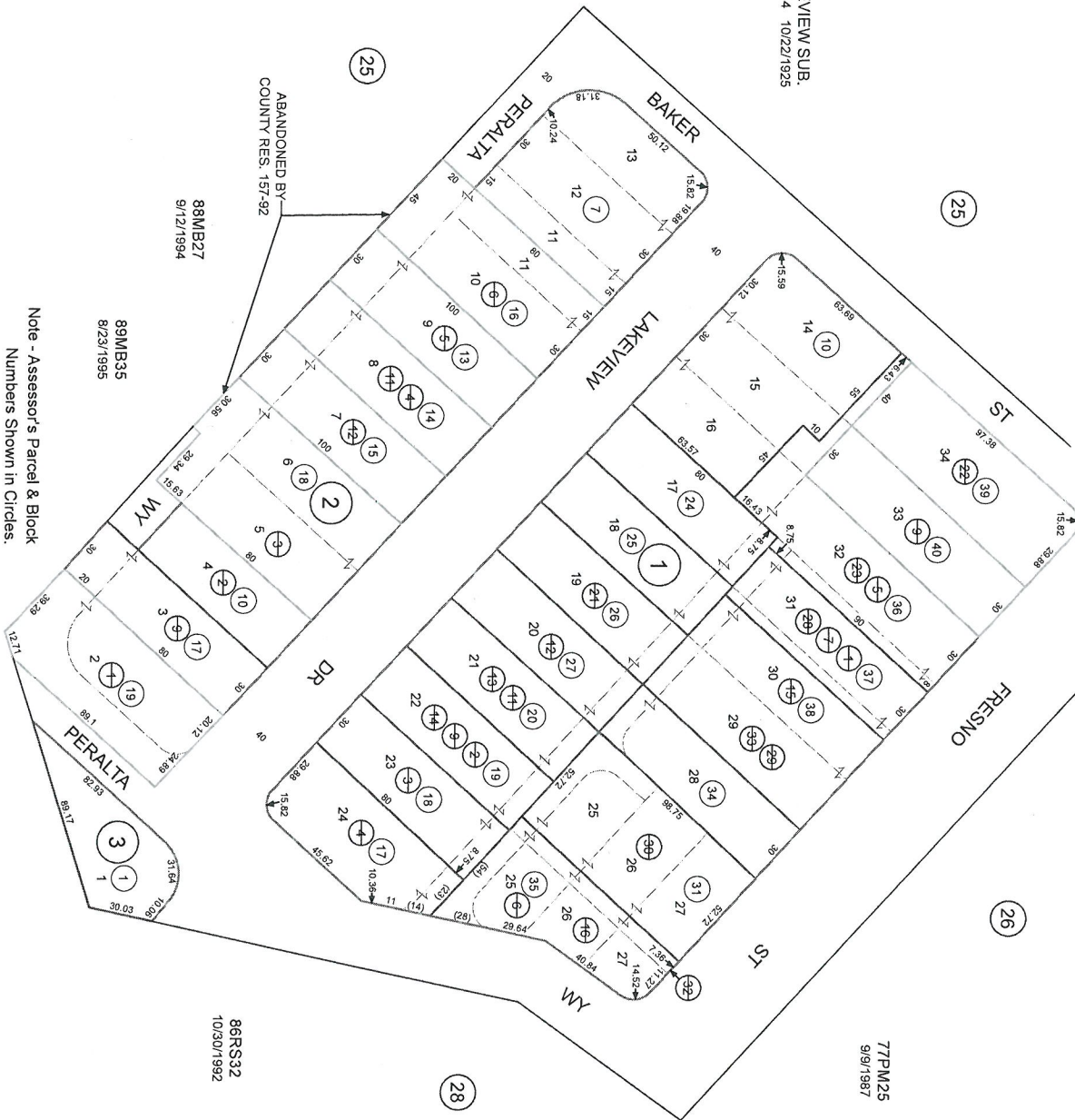
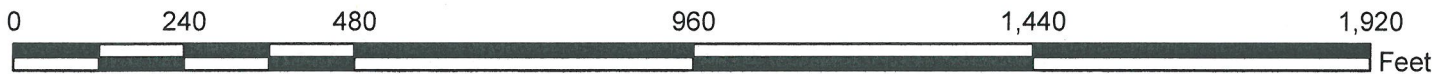




EXHIBIT E



Location Map



LEGEND

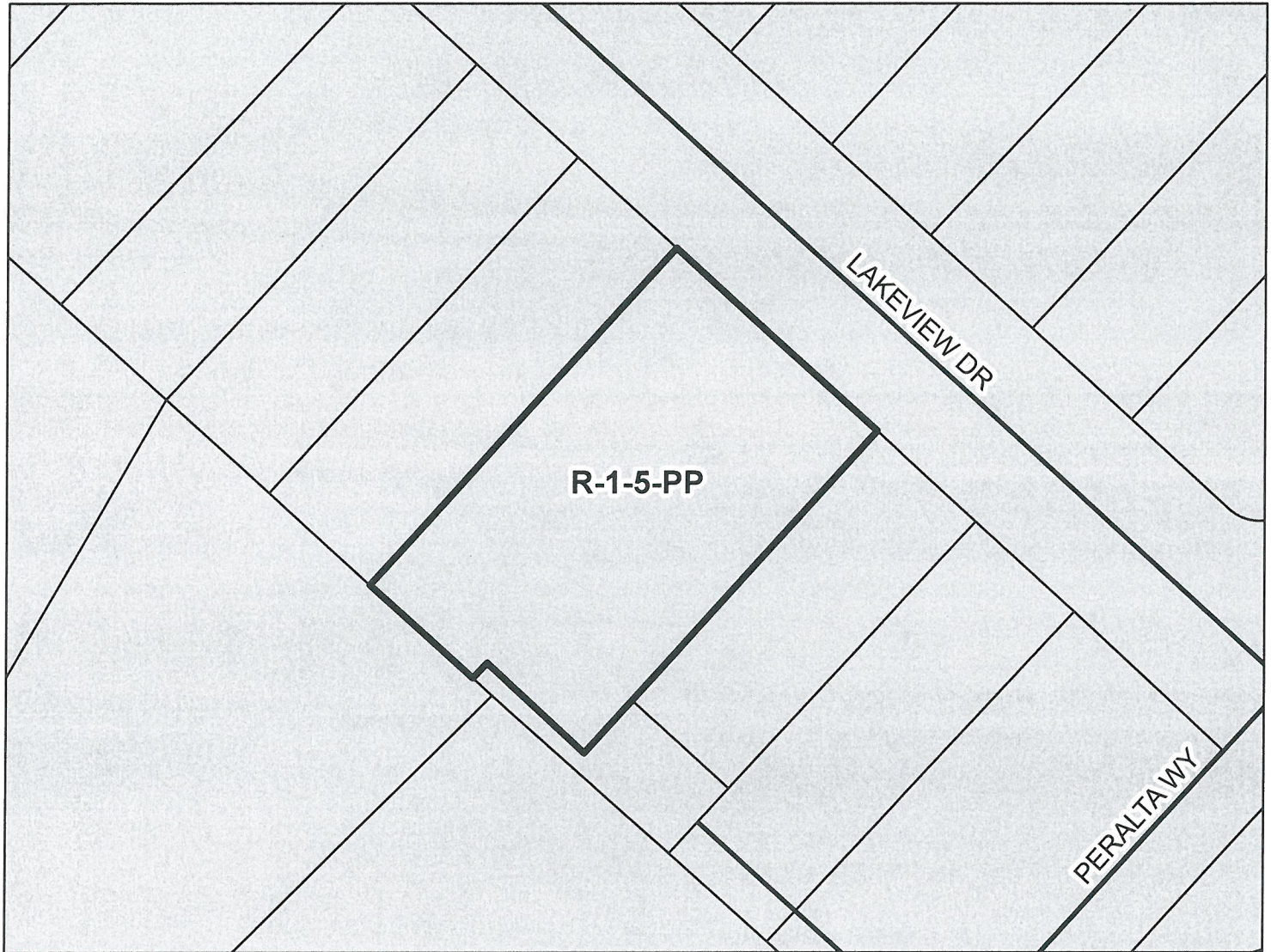
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-  Assessors Parcels
-  Street
-  County Boundary
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
December 2013



Zoning Map



LEGEND

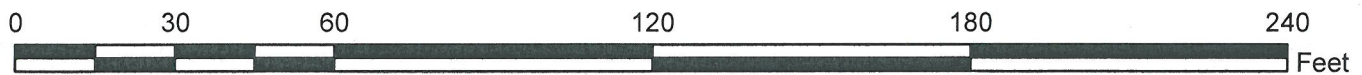
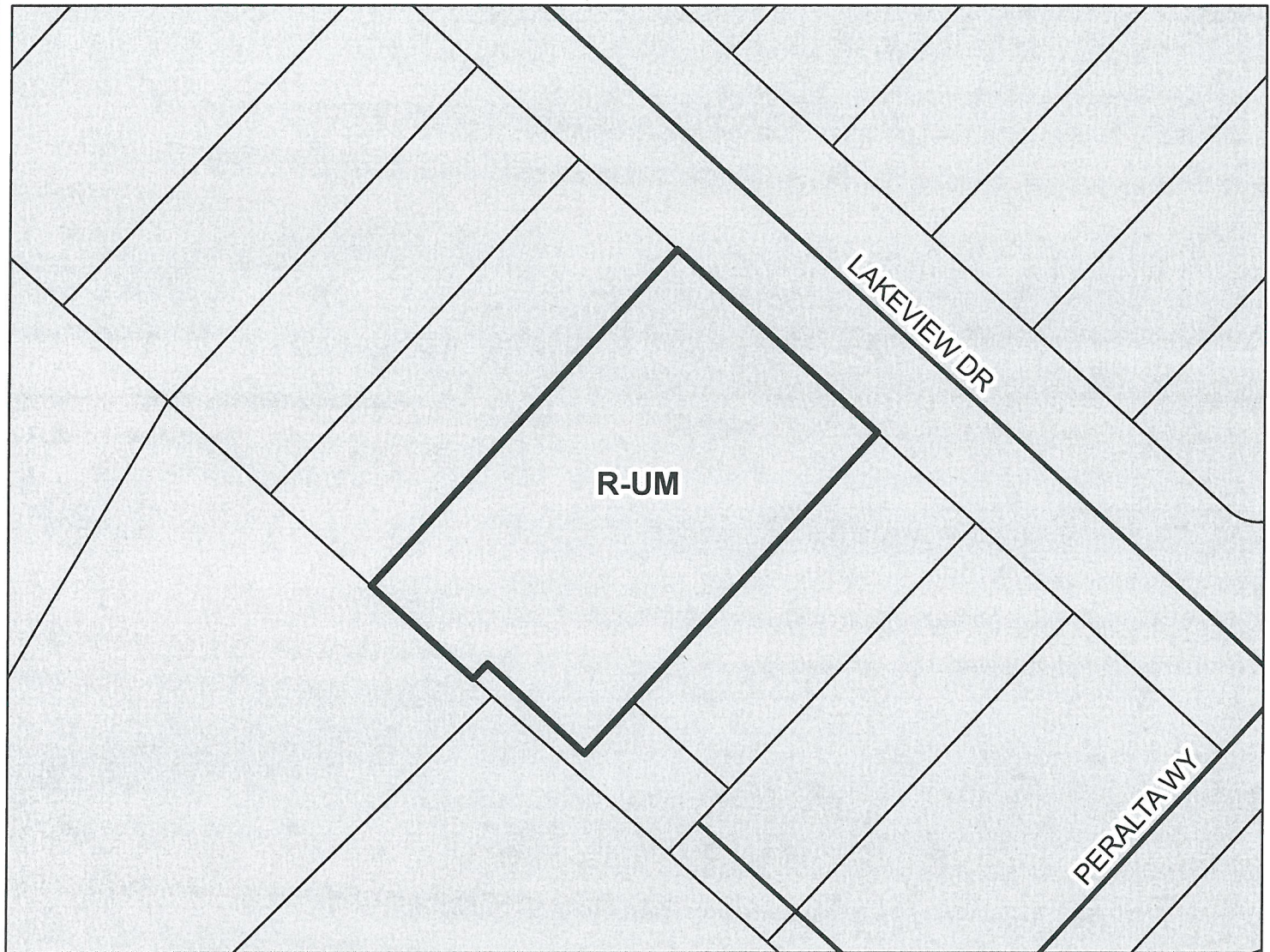
-  APN: 028-272-18
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY



Map Created by
County of Santa Cruz
Planning Department
December 2013



General Plan Designation Map



LEGEND

- APN: 028-272-18
- Assessors Parcels
- Street
- Residential - Urban Medium Density



Map Created by
County of Santa Cruz
Planning Department
December 2013