



## Staff Report to the Zoning Administrator

Application Number: **141236**

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**Applicant:** CAD Homes, attn Chris Sandman  
**Owner:** Paradise Park Masonic Club Inc./  
Sharon Simas  
**APN:** 061-252-01

**Agenda Date:** June 5, 2015  
**Agenda Item #:** 2  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a second story addition with a deck and a new two-story staircase at an existing one-story single-family dwelling within the Paradise Park Planned Unit Development and in the R-1-6 (Single-Family Residential) zone district. Requires a Residential Development Permit with Design Review to allow for an increase in height from 18 feet to a maximum of 23 feet (141236) and a Soils Report Review (REV151030).

**Location:** Property located on the southeast side of Saint Augustine Avenue (615 Saint Augustine Avenue) at the intersection with Keystone Way.

**Supervisory District:** Fifth District (District Supervisor: Bruce McPherson)

**Permits Required:** Residential Development Permit with Design Review

**Technical Reviews:** Soils Report Review (REV151030)

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141236, based on the attached findings and conditions.

### Exhibits

- |    |  |    |   |
|----|--|----|---|
| A. | Categorical Exemption (CEQA determination) | E. | Assessor's, Location, Zoning and General Plan Maps      |
| B. | Findings                                   | F. | Paradise Park Masonic Club preliminary design approval. |
| C. | Conditions                                 |    |   |
| D. | Project plans                              |    |   |

### Parcel Information

Parcel Size: 3,817 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Keystone Way  
Planning Area: Carbonera  
Land Use Designation: R-UM (Urban Low Residential)  
Zone District: R-1-6 (Single-family Residential)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm.: ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: See Soils Report REV151030  
Fire Hazard: Not a mapped constraint  
Slopes: Steep slopes to the south with a retaining wall around the southern corner of the dwelling. No change to the wall proposed.  
Env. Sen. Habitat: Mapped area of biotic concern /no physical evidence on site/proposed addition mostly within existing footprint.  
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 Department  
Sewage Disposal: Septic system  
Fire District: Santa Cruz County Fire Protection District  
Drainage District: Outside drainage districts

### History

During the early 1800's this area along the San Lorenzo River was developed with a few saw mills. Then, in 1860 the San Lorenzo Paper Mill was set up on the site, to be quickly replaced by the California Powder Works, established in 1861, which began manufacturing gun powder in May of 1864. It was here that "smokeless gun powder" was first used and explosions were frequent. The worst explosion occurred on April 26, 1898. After the California Powder Works ceased its operations at this location in 1914, the site was abandoned until 1924 at which time it was purchased by members of a Masonic society from Fresno who were looking for a place to cool down during the hot summer months. Their vision was a place for campsites and family recreation.

The result was Paradise Park, an area of 138 acres developed with numerous private residences, together with historical structures including a covered bridge constructed in 1872, picnic grounds and a social hall that are jointly owned by the members of the Paradise Park Masonic Club.

In 1974 the Paradise Park Masonic club applied for a Planned Unit Development (PUD) Permit to recognize the existing development on the 138 acre parcel that included 393 single-family dwellings and three remaining undeveloped plots. This Permit, 74-783-PUD, which was approved by on March 24, 1974, also set up special site and development standards to regulate all future development within the park.

The original dwelling at 615 St. Augustine Avenue was constructed in 1941 as an approximately 780 square foot one-story structure with one bedroom. In 1971 a 240 square foot carport was added under Building Permit #25327. Later, in 2005 Building Permit #140170 was issued to construct a 354 square foot addition that included a new kitchen and dining room, and to remodel the previous kitchen/dining room area to a living room. Subsequently, a Change Order was issued to allow for a 57 square foot increase in the size of the dining room and to reconstruct the master bathroom to result in an approximately 1,163 square foot one-story dwelling.

### **Project Setting**

The parcel is located within Paradise Park, a private community set alongside the San Lorenzo River, set within a densely forested area consisting mostly of tall Coast Redwood trees. The community is characterized by mostly single story homes, many of which have a rustic character, and includes many historic structures. The famous covered bridge is located just 160 feet to the northwest of the subject parcel.

Immediately surrounding the subject property the homes are relatively small, with an average size of around 1,300 square feet. However, there is a wide range of sizes, with dwellings from as small as 750 square feet to as large as 3,000 square feet. Due to steeper slopes where the land rises away from the river, several of the homes in the area include two stories. On the downhill side of the road, towards the river, some of the homes appear to be single story but have a lower floor set below street level, and some homes set against the uphill slope visibly include two stories. This includes the dwelling that lies adjacent to the subject parcel, beyond a short stretch of the Paradise Park common area parcel.

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

The subject property is a parcel of approximately 3,817 square feet, located in the R-1-6 (Single-family Residential) zone district, a designation which allows residential uses. However, within Paradise Park the R-1-6 zoning designation is superseded by the approved Planned Unit Development, 74-783-PUD. The PUD specifically allows the residential use of the 396 recognized parcels that constitute the residential portion of Paradise Park and sets site and development standards for new development. The proposed second-story addition, which, with the approval of this permit will meet all of the standards of the PUD, therefore constitutes a principal permitted use within Paradise Park and is consistent with the site's (R-UM) Urban Low Residential General Plan designation.

### **Site and Development Standards for Paradise Park**

The PUD set up special site and development standards that would apply to all future residential development within the park. For any new development that complies with these standards no additional approvals other than the issuance of a Building Permit are required. The requirements for development within Paradise Park as set up by 74-783-PUD are as follows:

- Front and Street-side Yards                      10 feet
- Interior Side Yards                                5 feet
- Rear Yards    10 feet
- Maximum Lot Coverage                           45%
- Maximum average structure height        18 feet
- Minimum Separation between                6 feet  
Structures
- There are no Floor Area Ratio (FAR) requirements
  
- Variances and other deviations from these required standards are specifically allowed through the appropriate Variance, Use or Development Permit process.

The proposed addition to the existing single-family dwelling complies with all of the required minimum setbacks that apply to this corner lot and will result in a lot coverage by structures of 37.43% ,which is less than the maximum 45% that is allowed. Further, the resulting dwelling will have a total floor area of 1,674 square feet plus an additional area of 166 square feet at the second floor that is open to below, to result in a total floor area calculation of 1,840 square feet. Although not specifically required for dwellings within Paradise Park, it should be noted that this would result in a FAR of around 48.2%, which complies with the maximum 50% FAR that is allowed by the site's R-1-6 zoning designation.

The proposed second story addition does not comply with the stated maximum 18 foot average height requirement. Therefore as set out in the conditions of 74-783-PUD an additional approval is required. As set out in County code section 13.10.323(D)(5)(b) an increase in height of up to 5 feet over the maximum height limit for the zone district may be allowed subject to Design Review. Therefore, if the design of the structure can be shown to be in conformance with the general intent and purpose of the Paradise Park PUD and compatible with the surrounding neighborhood, a maximum height of up to 23 feet may be approved.

### **Design Review**

The visual impact of the proposed development on the surrounding land uses and the natural landscape will be minimal because, as detailed below, there is a wooded hillside behind the house that will greatly reduce the scale of the two-story structure. In addition, this portion of Paradise Park includes several existing dwellings that have two stories, most notably the existing dwelling located on Keystone Way next door to the subject property, so that the proposed two-story structure will not be out of character with other homes in the vicinity. As a result, in views from both Keystone Way, which is one of the main circulation routes through Paradise Park, and from St. Augustine Avenue, the proposed development will not appear out of scale with the neighborhood.

For pedestrians and vehicular traffic travelling past the site, one of the most important viewpoints to the dwelling is at the exit from the northern end of the covered bridge on Keystone Way. As designed, the initial view of the dwelling from this point will be of the existing single-story northeastern portion of the house with the proposed second story addition back away from the road. The two story portion of the dwelling will be set against a backdrop of a steep tree-covered hillside that has mature Coast Redwoods that will tower above the dwelling. Further, because the original building site of the older 1940s home was graded into the hillside, necessitating the construction of a 6 foot retaining wall, the southern corner of the dwelling is essentially set into the hillside, further minimizing the proposed height of the new second-story. It should also be noted that, if based upon the original, pre-development grade of the site, the average height of the structure would probably have complied with the maximum 18 foot average height requirement.

Based upon the location and setting of the proposed addition and the design that has been submitted, the proposed increase in the maximum average height from 18 feet to around 23 feet, meets the requirements of the County's Design Review ordinance and can therefore be approved.

### **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). This is because the proposed second story addition, with the approval of a Residential Development for increased height subject to Design Review to allow for a five foot increase in the maximum allowed height, will conform to all of the required site and development standards for the Paradise Park Planned Unit Development.

### **Conclusion**

As proposed and conditioned, the project is consistent with all applicable codes and policies of 74-783-PUD, the Zoning Ordinance and General Plan. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

### **Staff Recommendation**

- Determination that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141236**, 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: 141236

Assessor Parcel Number: 061-252-01

Project Location: 615 St Augustine Avenue, Paradise Park

**Project Description: Construct an approximately 692 square foot second-story addition at an existing one-story dwelling.**

**Person or Agency Proposing Project: CAD Homes, attn Chris Sandman**

**Contact Phone Number: (831) 345 8692**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E. ☒ **Categorical Exemption**

Specify type: 15303. New Construction or Conversion of Small Structures

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

Construction of an addition to an existing residential structure within a residential zone district.

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

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

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

## **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 second-story addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure does not directly abut any other residential parcel and also because the proposed addition meets all current setbacks that ensure access to these amenities.

- 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.**

The proposed location of the second-story addition to an existing one-story single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purposes of the R-1-6 (single-family residential) zone district and the Planned Unit Development Permit that governs residential developments in Paradise Park, 74-783-PUD. The primary use of the property will be one two-story single-family that, with the approval of a Residential Development for increased height subject to Design Review, meets all applicable site standards of 74-783-PUD.

Therefore, this finding can be made.

- 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 Low Residential (R-UM) land use designation in the County General Plan.

As specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), the proposed second-story addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in the vicinity of the project site. This is because, the project site is bordered to the southeast and southwest by a common area recreational parcel owned by the Paradise Park Masonic Club and to the northeast and northwest by Keystone Way and St. Augustine Avenue and therefore does not directly abut any adjacent residential parcel. In addition, based upon the approval of a Residential Development Permit with Design Review, the development meets all current site and development standards required by 74-783-PUD for Paradise Park. For these two reasons the second-story addition will not adversely shade adjacent residential properties.

The proposed second-story addition 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 second-story addition will, comply with the site standards for 74-783-PUD for Paradise Park (including setbacks and lot coverage) and, with the approval of a Residential Development for increased height subject to Design Review, will result in a structure consistent with a design that could be approved on any similarly sized and situated lot in the vicinity. The structure will not be out of character with the surrounding neighborhood, in that there are several two-story homes in the vicinity of the project site and the land to the southeast and southwest of the parcel rises steeply and contains tall Coast Redwood trees that will effectively reduce the scale of the two-story dwelling.

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 second-story addition is to be constructed on an existing developed lot and this will not significantly change the use of utilities currently used by the occupants. The expected level of traffic generated by the proposed project is not anticipated to change as the proposed addition and remodel of the existing dwelling will result in a home that continues to have only one bedroom.

**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 residential neighborhood containing a variety of architectural styles, that includes both one and two-story homes and the proposed second-story addition 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.**

The visual impact of the proposed development on the surrounding land uses and the natural landscape will be minimal because, as detailed below, there is a wooded hillside behind the house that will greatly reduce the scale of the two-story structure. In addition, this portion of Paradise Park includes several existing dwellings that have two stories, most notably the existing dwelling located on Keystone Way next door to the subject property, so that the proposed two-story structure will not be out of character with other homes in the vicinity. As a result, in views from both Keystone Way, which is one of the main circulation routes through Paradise Park, and from St. Augustine Avenue, the proposed development will not appear out of scale with the neighborhood.

For pedestrians and vehicular traffic travelling past the site, one of the most important viewpoints to the dwelling is at the exit from the northern end of the covered bridge on Keystone Way. As designed, the initial view of the dwelling from this point will be of the existing single-story northeastern portion of the house with the proposed second story addition back away from the road. The two story portion of the dwelling will be set against a backdrop of a steep tree-covered hillside that has mature Coast Redwoods that will tower above the dwelling. Further, because the original building site of the older 1940s home was graded into the hillside, necessitating the construction of a 6 foot retaining wall, the southern corner of the dwelling is essentially set into the hillside, further minimizing the proposed height of the new second-story. It should also be noted that, if based upon the original, pre-development grade of the site, the average height of the structure would probably have complied with the maximum 18 foot average height requirement.

This finding can therefore be made, in that the proposed increase in the maximum average height from 18 feet to around 23 will result in a two-story addition 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:** Five sheets prepared by CAD HOMES Building Design, dated 10/2/14, one sheet revised 3/17/15

- I. This permit authorizes the construction of a second-story addition at 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.
- 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. The maximum height of the dwelling shall not exceed 23 feet at any point, as measured from the existing grade beneath and immediately surrounding the structure.
    2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
    3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
  - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.

- C. Meet all requirements of the Department of Public Works, Stormwater Management Division. Drainage fees will be assessed on the net increase in impervious area.
  - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - E. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
  - F. Submit 2 additional copies of the approved soils report
  - G. Submit a plan review letter signed by the project Geotechnical Engineer
  - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils report.
  - 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. 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 (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  
Planner

Project

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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.

A.P.N. 061-252-01

PROJECT DESCRIPTION:  
ADD 2ND FLOOR LIVING ROOM



# SIMAS RESIDENCE

615 ST. AUGUSTINE AVE SANTA CRUZ, CALIFORNIA 95062

## SHEET INDEX

- A1) COVER SHEET, SITE PLAN, VICINITY MAP
- A2) EXISTING & PROPOSED FLOOR PLANS, AREA CALCULATIONS
- A3) EXISTING & PROPOSED ELEVATIONS, 3D'S
- A4) SHADOW PLAN
- A5) CROSS SECTIONS

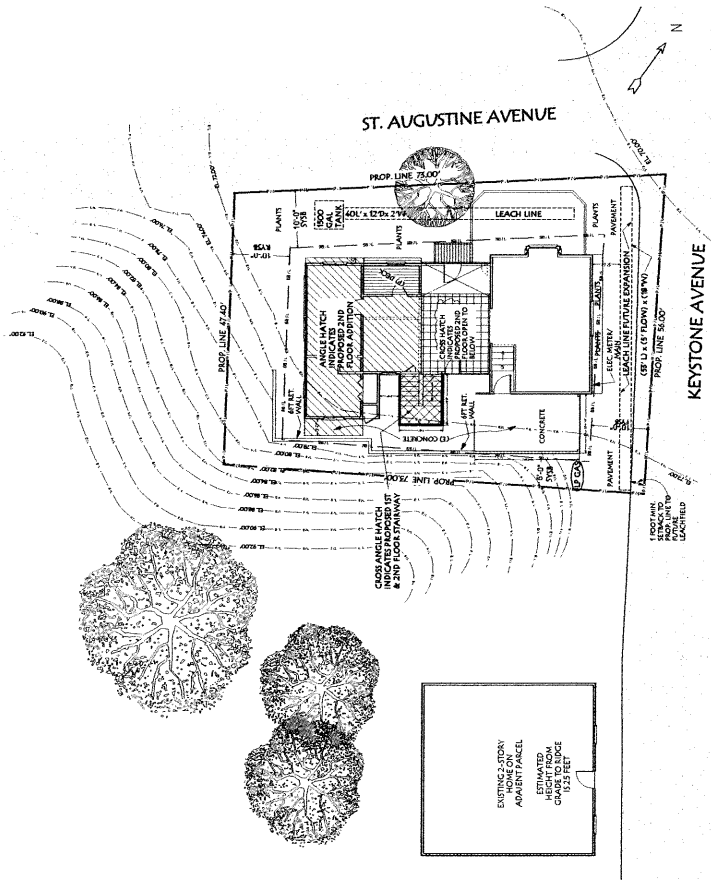
SANTA CRUZ, CA 95062  
ASSESSOR'S PARCEL NUMBER:  
081-252-01  
OWNER CONTACT INFORMATION  
SHARON SIMAS  
615 ST. AUGUSTINE AVE  
SANTA CRUZ, CA 95062  
208-588-1781

### CONSULTANTS:

BLANCHARD DESIGN  
BLANCHARD DESIGN  
503 SANTA AUGUSTINE DRIVE  
SANTA CRUZ, CA 95062  
PHONE: (202) 584-5827  
EMAIL: CAD@BLANCHARDDESIGN.COM

### REFERENCED STANDARDS

BUILDING OCCUPANCY GROUP:  
R-3U  
TYPE OF CONSTRUCTION:  
TYPE VB  
STORES: TWO  
TOTAL FLOOR AREA: 185 SQFT.  
ENERGY METHOD: N/A  
SPRINKLER SYSTEM: NON-SPRINKLERED  
FIRE RET. RATING: CLASS B  
GEOTECH REPORT: N/A  
CODE EDITION:  
2013 CA BUILDING CODE OF REGULATIONS TITLE 24  
2013 CA BUILDING CODE  
2013 CA MECHANICAL CODE  
2013 CA ELECTRICAL CODE  
2013 CA PLUMBING CODE  
2013 CA FIRE CODE  
2013 CA ENERGY CODE



### SITE PLAN

SCALE: 1/4" = 1'-0"  
EXISTING: 185 SQFT  
PROPOSED: 673 SQFT  
TOTAL: 858 SQFT @ 1ST FLOOR

CAD HOMES  
BUILDING DESIGN  
BLANCHARD DESIGN  
503 SANTA AUGUSTINE DRIVE  
SANTA CRUZ, CA 95062  
PHONE: (202) 584-5827  
EMAIL: CAD@BLANCHARDDESIGN.COM

PLAN DATE  
10-2-14

A.P.N. 061-252-01

615 ST. AUGUSTINE  
SANTA CRUZ, CA 95060

SIMAS RESIDENCE

SHEET NUMBER

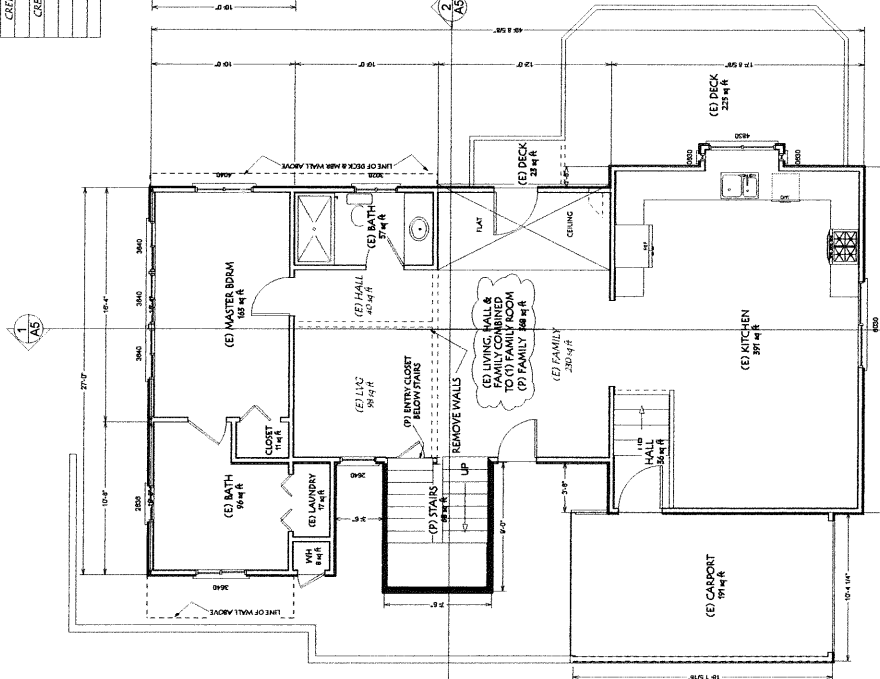
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A.P.N. 061-252-01

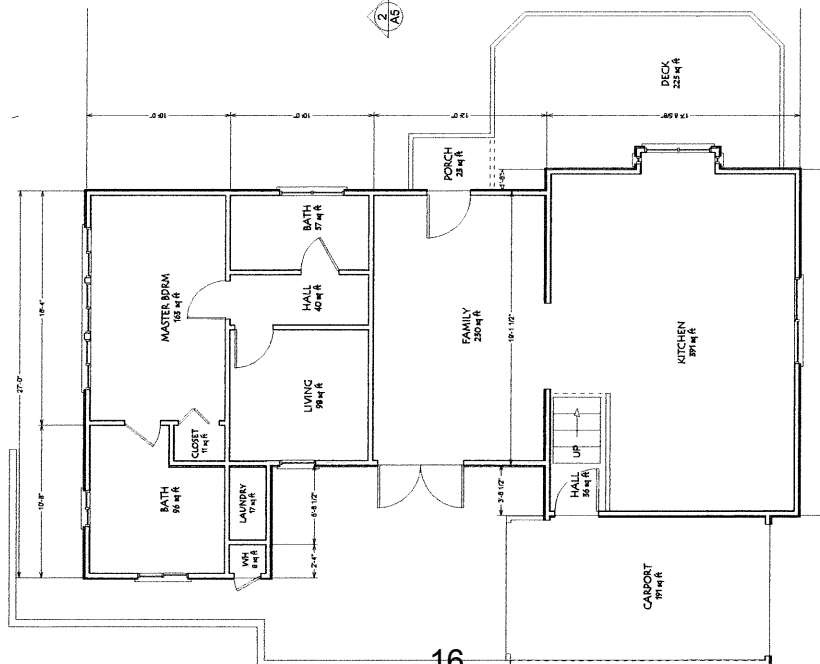
PROJECT DESCRIPTION:  
ADD 2ND FLOOR LIVING ROOM

FLOOR AREA RATIO	LOT AREA = 397' SQ FT
(E) 1ST FLOOR: 1159' SQ FT	
(F) 2ND FLOOR: 1159' SQ FT	
(G) 3RD FLOOR: 1159' SQ FT	
(H) 4TH FLOOR: 1159' SQ FT	
(I) 5TH FLOOR: 1159' SQ FT	
(J) 6TH FLOOR: 1159' SQ FT	
(K) 7TH FLOOR: 1159' SQ FT	
(L) 8TH FLOOR: 1159' SQ FT	
(M) 9TH FLOOR: 1159' SQ FT	
(N) 10TH FLOOR: 1159' SQ FT	
(O) 11TH FLOOR: 1159' SQ FT	
(P) 12TH FLOOR: 1159' SQ FT	
(Q) 13TH FLOOR: 1159' SQ FT	
(R) 14TH FLOOR: 1159' SQ FT	
(S) 15TH FLOOR: 1159' SQ FT	
(T) 16TH FLOOR: 1159' SQ FT	
(U) 17TH FLOOR: 1159' SQ FT	
(V) 18TH FLOOR: 1159' SQ FT	
(W) 19TH FLOOR: 1159' SQ FT	
(X) 20TH FLOOR: 1159' SQ FT	
(Y) 21ST FLOOR: 1159' SQ FT	
(Z) 22ND FLOOR: 1159' SQ FT	
(AA) 23RD FLOOR: 1159' SQ FT	
(AB) 24TH FLOOR: 1159' SQ FT	
(AC) 25TH FLOOR: 1159' SQ FT	
(AD) 26TH FLOOR: 1159' SQ FT	
(AE) 27TH FLOOR: 1159' SQ FT	
(AF) 28TH FLOOR: 1159' SQ FT	
(AG) 29TH FLOOR: 1159' SQ FT	
(AH) 30TH FLOOR: 1159' SQ FT	
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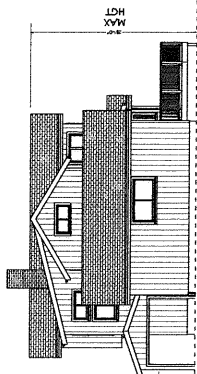
LOT COVERAGE	
LOT AREA = 367 SQFT	
1ST FLOOR (EXISTING) = 1139 SQFT	
1ST FLOOR (PROPOSED) = 48 SQFT	
1ST UTILITY (WH) = 8 SQFT	
(E) CARPORT (E) = 191 SQFT	
NORTH 1ST FLOOR (E) COVERED PORCH = 23 SQFT	
TOTAL (E) & (P) = 1429 SQFT	
LOT COVERAGE 1429 / 3671 = 37.45%	



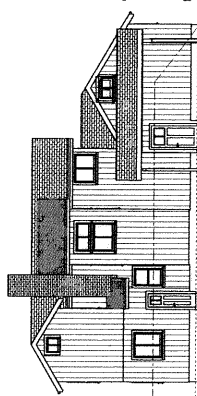
**LIVING AREA**  
1207 sq ft (E) 1139 sqft + (P) 68 sqft



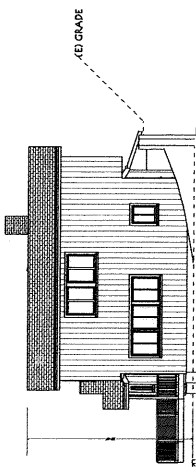
LIVING AREA  
1139 sq ft



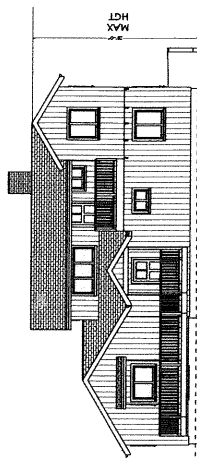
PROPOSED EAST ELEVATION 1/8" = 1'-0"



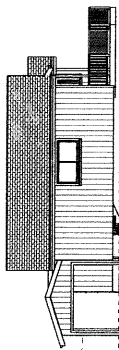
PROPOSED SOUTH ELEVATION 1/8" = 1'-0"



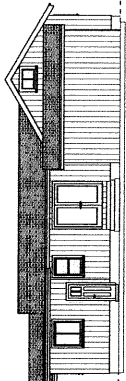
PROPOSED WEST ELEVATION 1/8" = 1'-0"



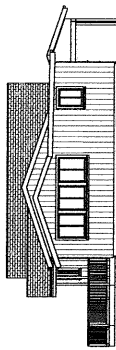
PROPOSED NORTH ELEVATION 1/8" = 1'-0"



EXISTING EAST ELEVATION 1/8" = 1'-0"



EXISTING SOUTH ELEVATION 1/8" = 1'-0"



EXISTING WEST ELEVATION 1/8" = 1'-0"

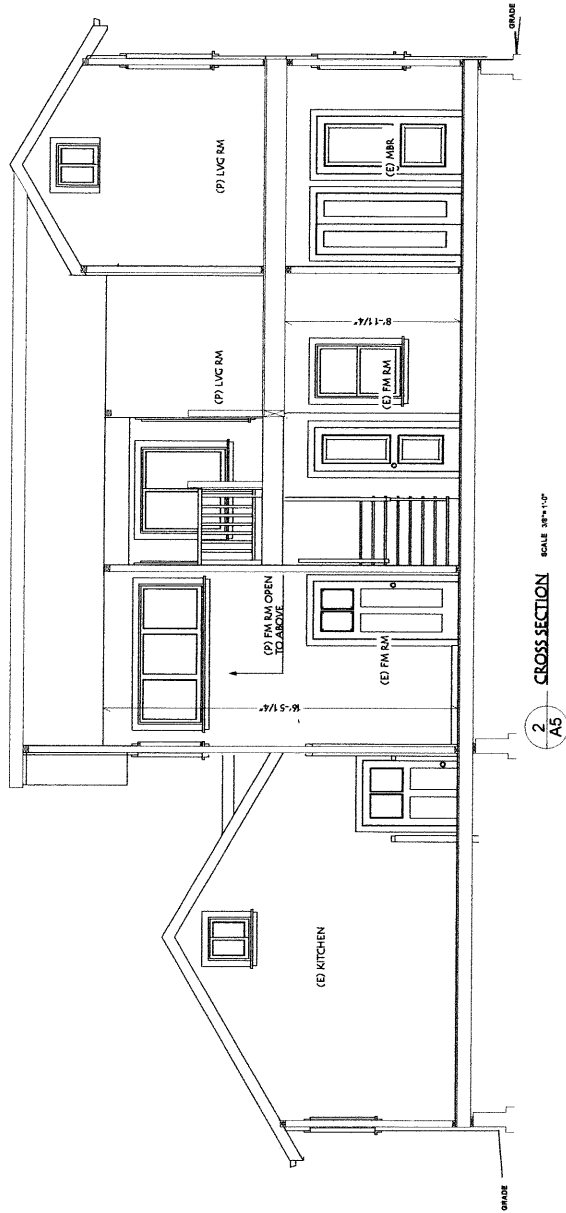


EXISTING NORTH ELEVATION 1/8" = 1'-0"

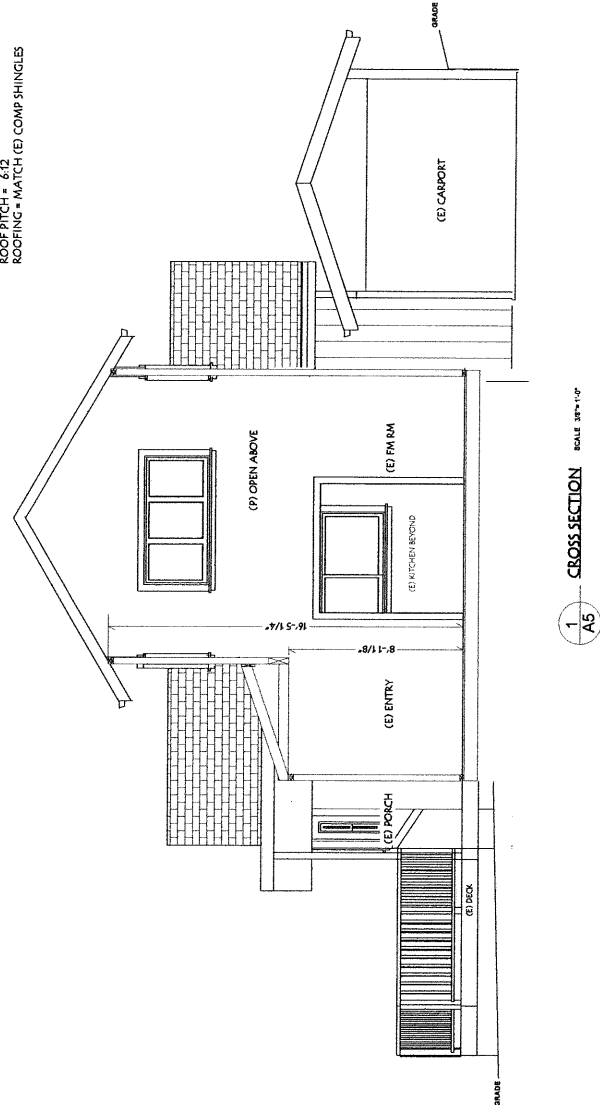
NOTE: MAIN ROOF PITCH 7:12  
ROOFING: 40 YR COMP SHINGLES TO MATCH EXISTING  
PAINT: MATCH EXISTING EXTERIOR PAINT  
MATCH EXISTING COLOR

NOTE: ALL GRADES  
ARE EXISTING. NO  
CHANGING PROPOSED





**NOTE:**  
ROOF PITCH = 6:12  
ROOFING = MATCH (E) COMP SHINGLES



# FOR TAX PURPOSES ONLY

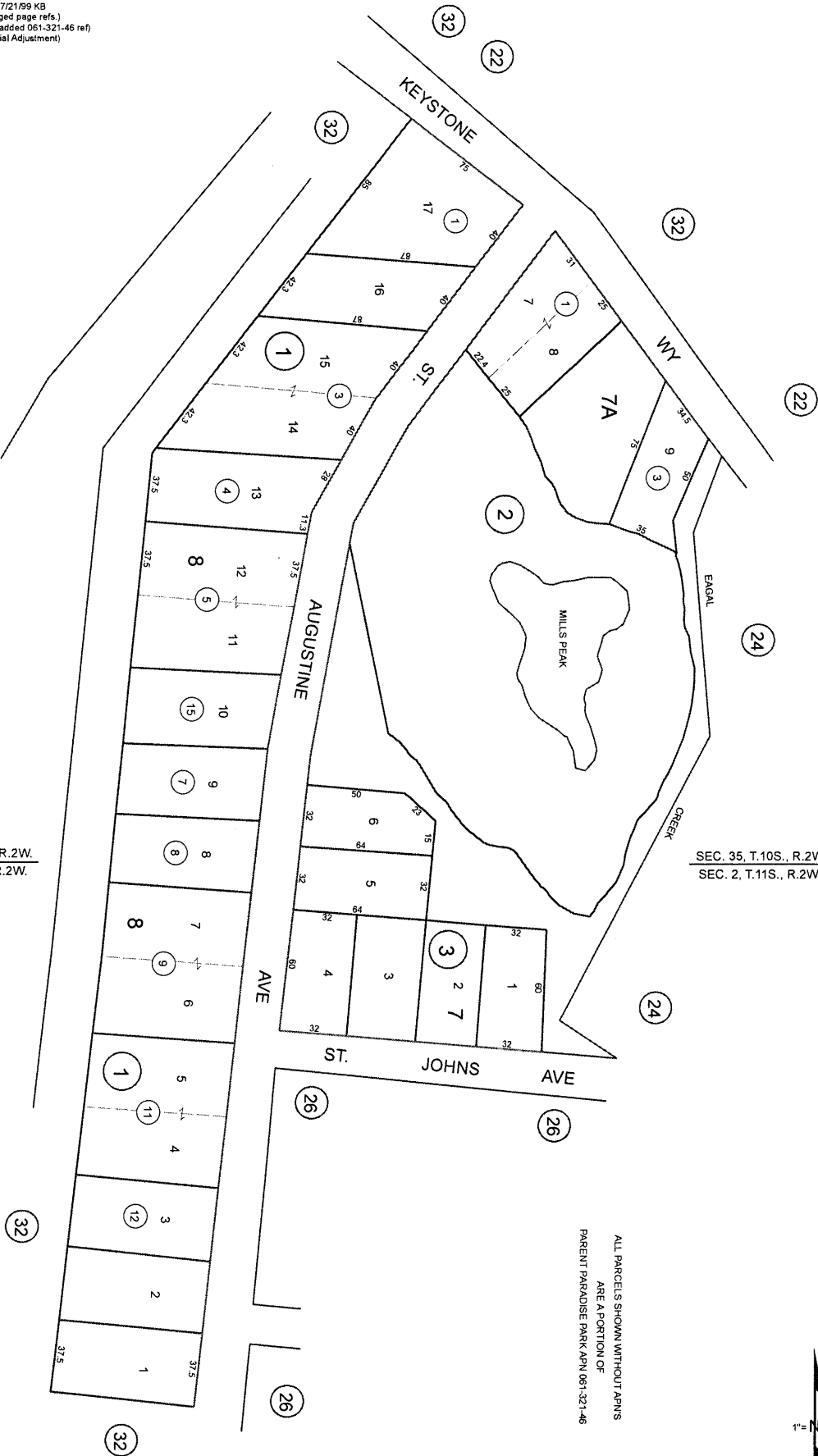
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POR. RINCON RANCHO  
SEC. 35, T.10S., SEC. 2, T.11S., R.2W., M.D.B. & M.  
PARADISE PARK, SECTION 4

Tax Area Code  
92-003

61-25

EXHIBIT E



SEC. 35, T.10S., R.2W.  
SEC. 2, T.11S., R.2W.

SEC. 35, T.10S., R.2W.  
SEC. 2, T.11S., R.2W.

ALL PARCELS SHOWN WITHOUT APN'S  
ARE A PORTION OF  
PARENT PARADISE PARK APN 061-321-46

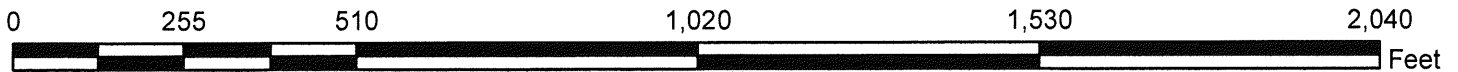
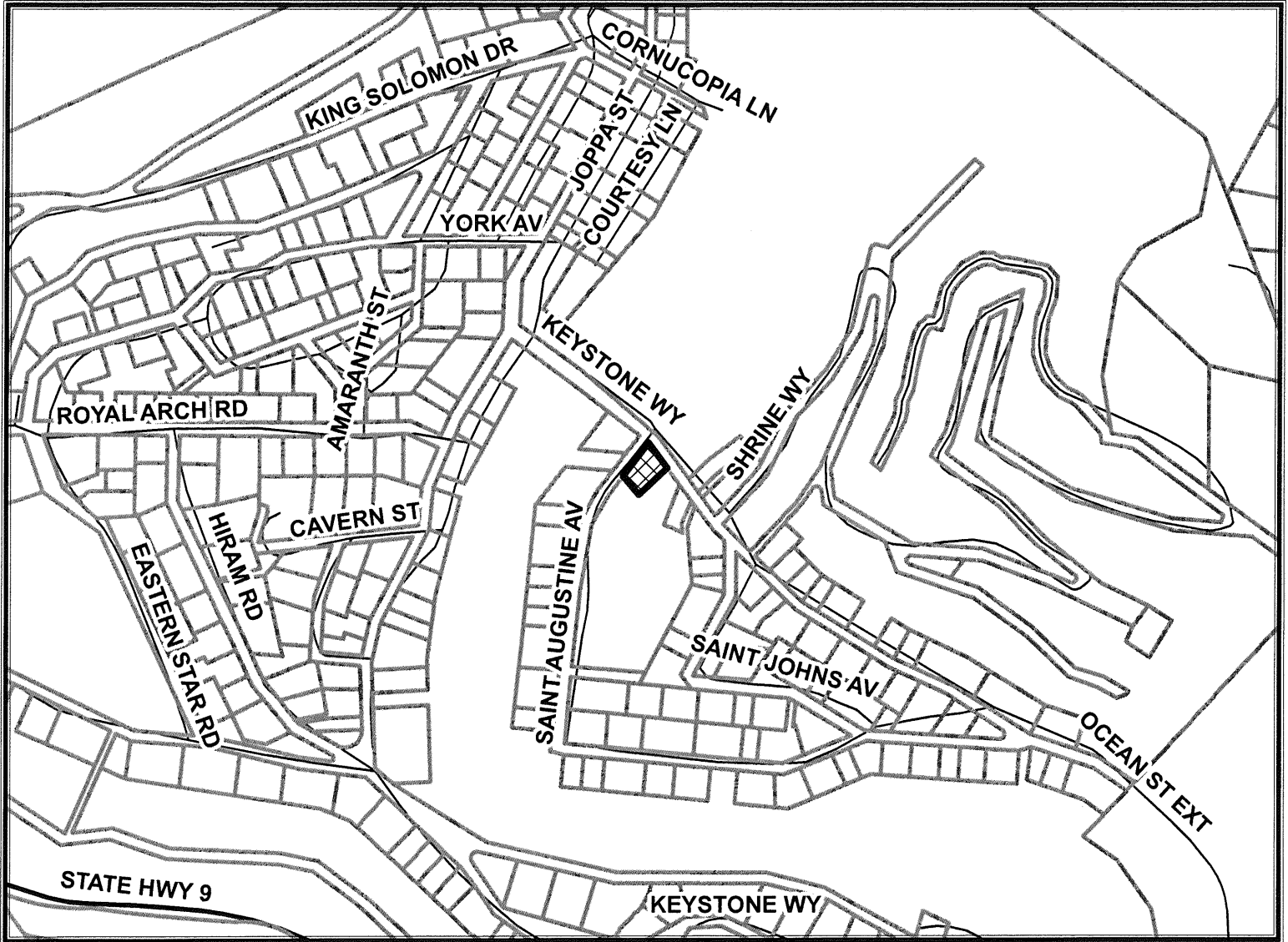
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 61-25  
County of Santa Cruz, Calif.  
July, 1999

Electronically Redrawn 7/21/99 KB  
Rev. 7/6/01 mvm (changed page refs.)  
Rev. 10/26/04 CB (Cor. added 061-321-46 ref)  
Rev. 3/13/06 LLO (Spatial Adjustment)

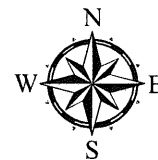


# Location Map



## LEGEND

-  APN: 061-252-01
-  Assessors Parcels
-  Street
-  State Highways

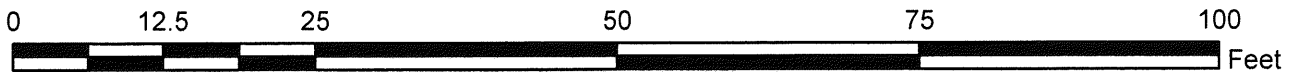
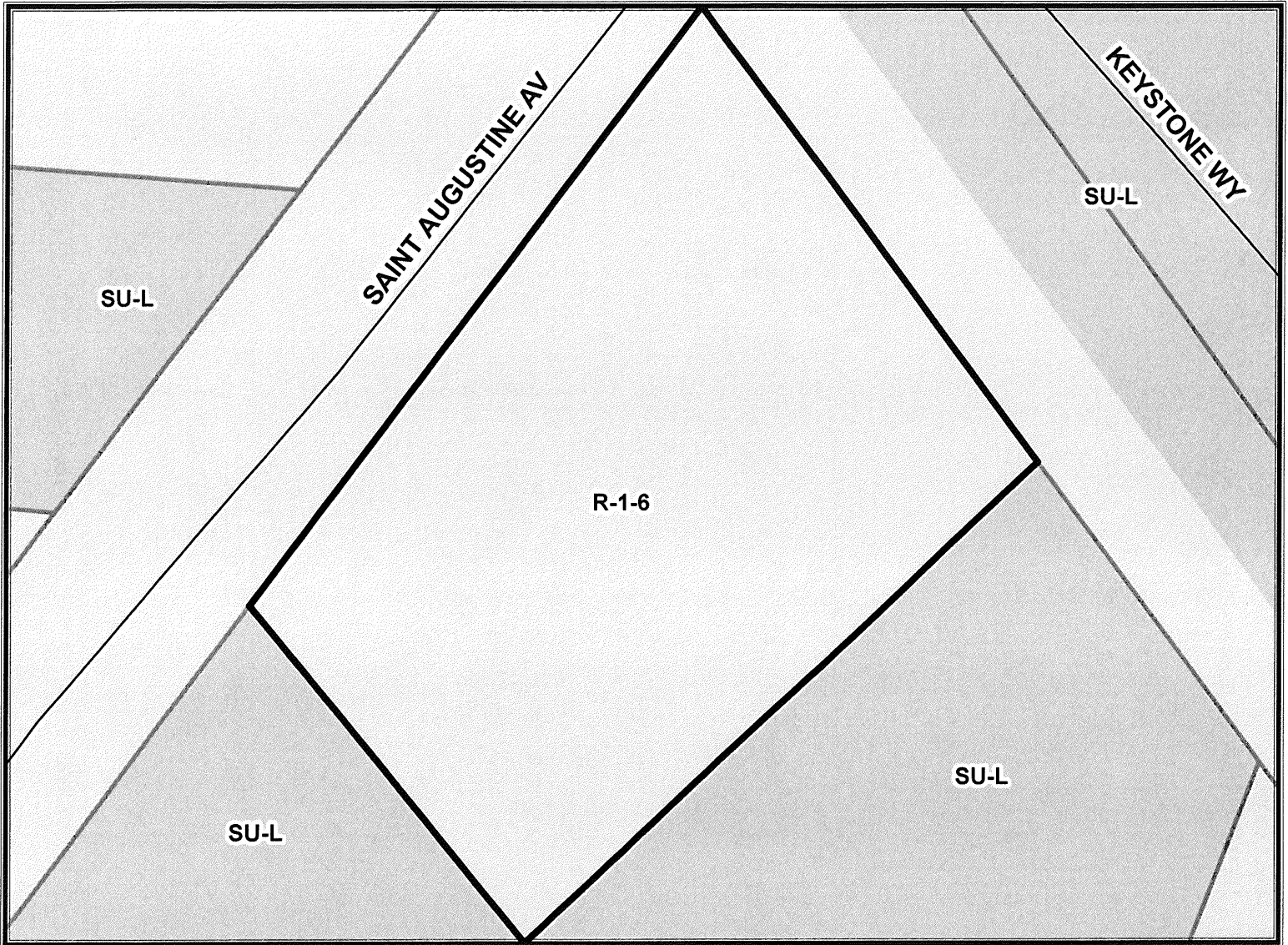


Map Created by  
County of Santa Cruz  
Planning Department  
November 2014

EXHIBIT E

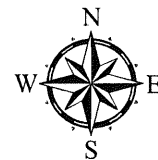


# Zoning Map



## LEGEND

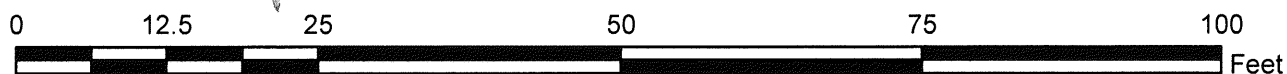
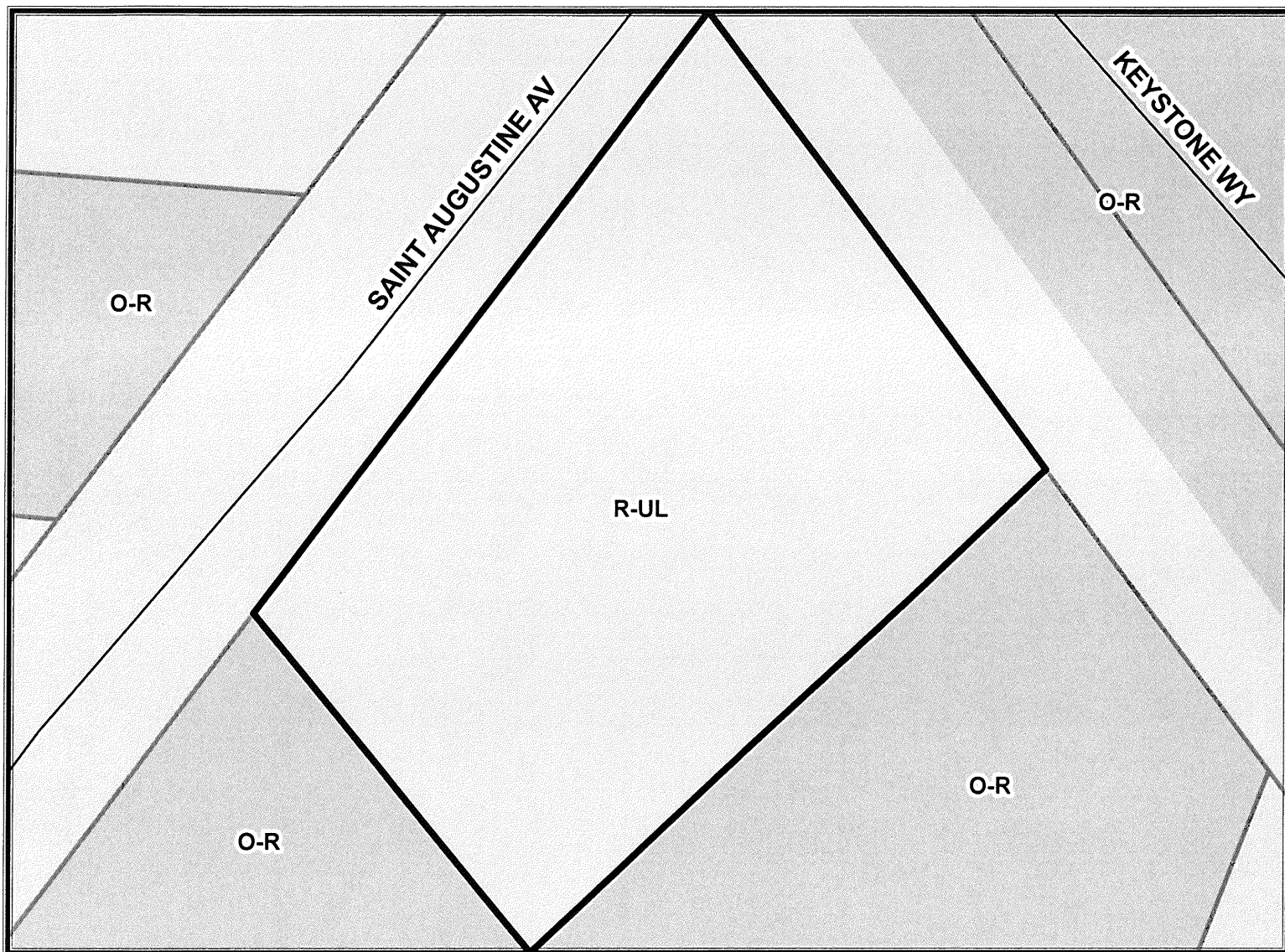
-  APN: 061-252-01
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY
-  SPECIAL USE








Map Created by  
County of Santa Cruz  
Planning Department  
November 2014

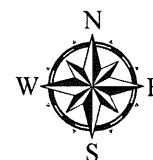


# General Plan Designation Map



## LEGEND

-  APN: 061-252-01
-  Assessors Parcels
-  Street
-  Residential - Urban Low Density
-  Parks and Recreation



Map Created by  
County of Santa Cruz  
Planning Department  
November 2014

## PARADISE PARK MASONIC CLUB

Re: General Construction Permit in Paradise Park

To: Planning Department, County of Santa Cruz

Paradise Park has stamped its approval of the general construction application of Sharon Simas for general construction to the structure located at 615 ST. Augustine in Paradise Park (see stamp below). This approval is for general construction only. If any structural repair or replacement is involved in the project, three sets of plans must be submitted to Paradise Park Masonic Club before approval will be granted.

Please contact the Manager if you have any questions or need further information.

Terry Douglas 9-2-14  
Terry Douglas, Manager

Michelle Green  
Michael Bates, Building Committee Chair

### Member must comply with all

### County Ordinances

### Member Description of Project

Add 2nd story to  
(430 sq. ft.) existing 1101 sq. ft.  
1st Floor. Project also  
proposes to exceed  
Height MAX OF 18 ft.  
to approximate 23 ft.

Member signature

Sharon Simas

These plans are approved by the Paradise Park Board of Directors, subject to the local building codes and County Permits. The member is advised that approval by the Board of Directors does not constitute a Building Permit. However, and it is the member's responsibility to determine if a building permit is required.

Signed: Michelle Green Date: 10/2/14  
CHAIRPERSON PPMC BUILDING COMMITTEE

Signed: Terry Douglas Date: 9-2-14  
MANAGER OF PPMC  
2 SIGNATURES REQUIRED

PPMC Stamp here