

CITY OF SANTA CRUZ
City Hall
809 Center Street
Santa Cruz, California 95060



PLANNING COMMISSION

Regular Meeting
Amended Agenda
August 3, 2023

7:00 P.M. **GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, COUNCIL
CHAMBERS**

Please note: As of March 1, 2023, participation in meetings for City Advisory Bodies is in-person only. Members of the public can continue to stream the meetings from the City's website, however public comment will no longer be taken virtually and those wishing to address the board must be in attendance at the location provided on the agenda.

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the Planning Office at (831) 420-5030 at least five days in advance so that we can arrange for such assistance, or email cityplan@santacruzca.gov. The Cal-Relay system number: 1-800-735-2922.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at the City Planning Department, 809 Center Street, Room 101 or on the City's website at www.cityofsantacruz.com. These writings will also be available for review at the Planning Commission meeting in the public review binder at the rear of the Council Chambers.

APPEALS: Any person who believes that a final action of this advisory body has been taken in error may appeal that decision to the City Council. Appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk.

A written notice of appeal, together with the fee of seven hundred forty-one dollars (\$741), with the exception of development projects which are appealable to the Coastal Commission where no fee will be charged, must be received by the City Clerk within ten (10) calendar days following the date of the action from which such appeal is being taken.

Agenda and Agenda Packet Materials: The City Council agenda and the complete agenda packet containing public records, which are not exempt from disclosure pursuant to the California Public Records Act, are available for review on the City's website: <https://www.cityofsantacruz.com/pc> and at the Planning Office located at 809 Center Street, Room 101, Santa Cruz, California, during normal business hours.

Agenda Materials Submitted after Publication of the Agenda Packet: Pursuant to Government Code §54957.5, public records related to an open session agenda item submitted after distribution of the agenda packet are available at the same time they are distributed or made available to the legislative body on the City's website at: <https://www.cityofsantacruz.com/pc> and are also available for public inspection at the Planning Office, 809 Center Street Room 101, Santa Cruz, California, during normal business hours, and at the Council meeting.

Need more information or wish to send electronic correspondence related to an item on the agenda?
Contact the Planning Office at cityplan@santacruzca.gov

Call to Order

Roll Call

Statements of Disqualification

Oral Communications

Consent Agenda Public Hearings

1. 400 Beach St. Project Number: CP23-0033 APN: 007-321-04 Special Use Permit, Coastal Permit, and Design Permit for one new amusement ride (Ferris Wheel) that exceeds the zoning district height standards at an amusement park in the C-B/CZ-O Appeal zone districts.

Recommendation: That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit, Coastal Permit, and Design Permit based on the Findings listed below and the attached Conditions of Approval in Exhibit "A" dated July 28, 2023.

Public Hearings

2. 925 Windsor Street Project Number: CP22-0114 Appeal of the Zoning Administrator's Approval of a Residential Demolition Authorization Permit and Large Home Design Permit to demolish a single-family home and construct a new 3,570 square foot single family home on a site with an existing Accessory Dwelling Unit.

Recommendation: That the Planning Commission deny the appeal, upholding the Zoning Administrators acknowledgement and approval of the environmental determination and approval the Demolition Authorization Permit and Design Permit based upon the findings listed below and Conditions of Approval listed in Exhibit "A" of the staff report dated July 21, 2023.

Information Items

Items Referred to Future Agendas

Subcommittee/Advisory Body Oral Reports

Adjournment



PLANNING COMMISSION AGENDA REPORT

DATE: July 28, 2023

AGENDA OF: August 3, 2023

ITEM NO: CP23-0033

400 Beach St

RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit, Coastal Permit, and Design Permit based on the Findings listed below and the attached Conditions of Approval in Exhibit “A”.

PROJECT DATA

APN: 007-321-04

Property Owner: Santa Cruz Seaside Company
Project Applicant: Peter Bagnall

Application Type: Special Use Permit, Coastal Permit, and Design Permit for one new amusement ride (Ferris Wheel) that exceeds the zoning district height standards at an amusement park in the C-B/CZ-O Appeal zone districts.

Zoning: Beach Commercial (C-B), Coastal Zone Overlay (CZ-O)
Project Consistency: With Special Use Permit, Coastal Permit, and Design Permit approval, the project is consistent with the Zoning Ordinance.

General Plan: Regional Visitor Commercial (RVC)
Project Consistency: Consistent with the General Plan designation

Land Use - existing: Boardwalk
- proposed: Ferris wheel on the Boardwalk
- surrounding: Amusement park, parking area, beach
Lot Area: 568,893 square feet

Environmental Review: Categorical Exemption (Section 15303(c), Class 3, New construction of small commercial structures)

Planning Staff: Rina Zhou

PROJECT DESCRIPTION & BACKGROUND

The project site is located at the Santa Cruz Beach Boardwalk (the Boardwalk), across from the Giant Dipper rollercoaster, and next to the existing Sea Swing ride that will remain.

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According to the Santa Cruz Seaside Company, the Santa Cruz Beach Boardwalk has had a long history with Ferris wheels dating back to 1925 when the first Ferris wheel was installed. In 1945, a small kiddie Ferris wheel opened for operation and this ride was removed in 1970. The Boardwalk's most recent Ferris wheel opened in 1959 near the location of the current Pirate Ship ride. The wheel was moved to the park's lower end in 1984, where it operated until it was removed mid-2017.



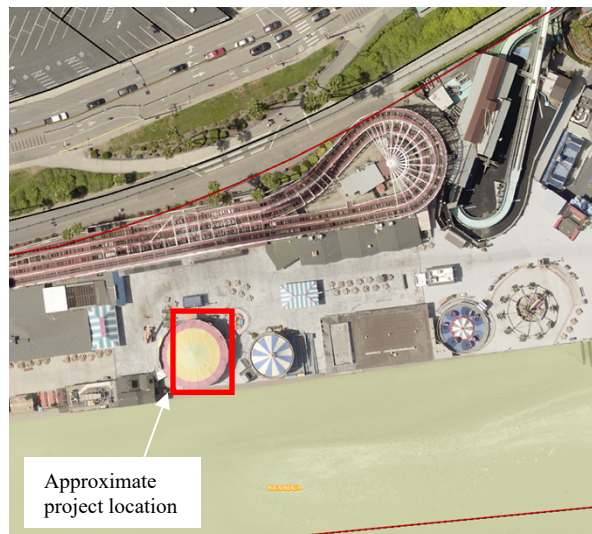
Boardwalk's Original Wheel 1925 – 1929



Ferris Wheel 1959 – 2017

The applicant now proposes to install one new Ferris wheel ride, the Chance Wheel. The Chance Wheel will replace the Rock & Roll ride. This ride exceeds the Beach Commercial zone district height limit of 40 feet and therefore requires a Special Use Permit. The project also requires a Coastal Permit and Design Permit because it involves construction of commercial structures in the Coastal Appeal Zone.

Zoning Ordinance Section 24.04.150 states that when a project requires more than one permit, and the approval of those permits normally rests with more than one decision making body, the body with the highest authority shall take action on all permits concurrently. As such, these permits will be heard at a public hearing by the Planning Commission.



ANALYSIS

General Plan and Zoning Consistency

The proposed location of the Chance Wheel ride is within the RVC (Regional Visitor Commercial) Beach Area land use designation under the General Plan. The RVC/Beach Area land use designation calls for uses such as amusement parks and installation of the proposed ride at the Boardwalk therefore meets the goal of this land use designation. The proposed project also meets several General Plan 2030 policies, including Policy ED1.8.10, which encourages the City to work with local owners to ensure a continuing high quality visitor experience for their patrons.

The project site is located in the Beach Commercial zone district, which allows amusement rides by right. This zone district does not have setback requirements, but it has a maximum height requirement of 40 feet. The applicant is requesting an exception to the height limit pursuant to Section 24.12.150(2)(b) of the Zoning Ordinance which specifically allows for Ferris wheels to exceed this height limit with approval of a Special Use Permit.

The property is located in an area mapped as potentially sensitive for archaeological resources under the General Plan. Because installation of the ride will not include any soil disturbance, an archaeological investigation does not apply to this project.

Design

The Chance Wheel consists of a Ferris wheel and loading platform, and will be located in approximately the same area as the Rock & Roll ride, which will be demolished. It will take up a footprint of approximately 2,200 square feet, including the access ramps, steps and landings. There are 15 gondolas on the Chance Wheel that can seat up to 4 adults or 6 children at a time. The color of the Chance Wheel consists of a blue wheel and spokes, with alternating yellow, orange and pink gondolas. The ride will be illuminated with theatrical lighting, with the exception of red-spectrum lights which are prohibited to address any concerns related to bird-safe development. The RGB (red, green, blue) LED light strips will be attached to the ride's spokes, and these lights can be programmed to create most colors in the color spectrum. The use of the theatrical or themed lighting will follow Boardwalk operating hours. Based on the Boardwalk's current operating calendar, it is estimated that Boardwalk rides are illuminated after dark fewer than 85 days per year and the majority of those days Boardwalk rides are scheduled to close before 9pm. The bright colors, illumination, and form blend in well with other buildings and rides at the Boardwalk, which also use bright colors, illumination, and theme-defining icons and have a wide variety of forms.

Noise

To determine noise effects, a sound analysis was conducted by Chance Rides (the manufacturer) at an existing location where a similar Chance Wheel is in operation. Given the location, there was considerable amount of ambient noise and Chance Rides was unable to measure the noise of the Chance Wheel in isolation. Therefore, the noise levels measured for the Chance Wheel is higher than if the noise level was measured in isolation. The report specifies that at 30 to 50 feet from the ride, the average dBA was 63. At twelve feet from the motors on the ride platform, the average dBA was 74. Noise impacts are measured at the property lines. The proposed ride at the Boardwalk is located more than 50 feet from all property lines, so at the property lines, the noise level of the ride will be less than 63 dBA. Additionally, the Chance Wheel is replacing the Rock & Roll ride,

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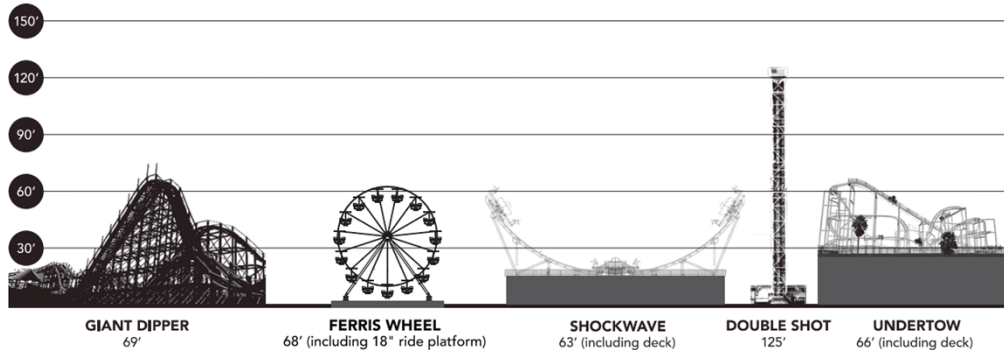
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which is an existing ride that generates noise, both from the mechanical equipment, and from people who go on the ride. The Chance Wheel is not a thrill ride that induces or encourages screaming, therefore the noise levels coming from the Chance Wheel, while it is operating, will not have an adverse impact on the adjacent properties or the existing Boardwalk. Furthermore, a condition of approval requires that rides shall not be operated when the park is closed. As such, with the surrounding rides and buildings in the existing amusement park atmosphere, the noise level of the proposed ride is consistent with the noise level of the Boardwalk. The noise level also falls within the range of conditionally acceptable noise levels for sports arena, outdoor spectator sports as outlined in General Plan and Local Coastal Program 1990-2005 and General Plan 2030. No additional conditions of approval related to noise are required as the ride will only be operating while the amusement park is open and is consistent with the noise level of the Boardwalk.

Effects of Height

At 68 feet tall, including the ride platform which will be located on top of the Boardwalk deck, the Chance Wheel will fit within the range of heights of existing buildings and rides at the Boardwalk. Existing buildings at the Boardwalk are one to three stories tall, and several of the taller rides at the park include the 125-foot Double Shot, the 69-foot Giant Dipper, the 69-foot Giant Dipper, the 63-foot Shockwave (including deck), and the 66-foot Undertow (including deck).



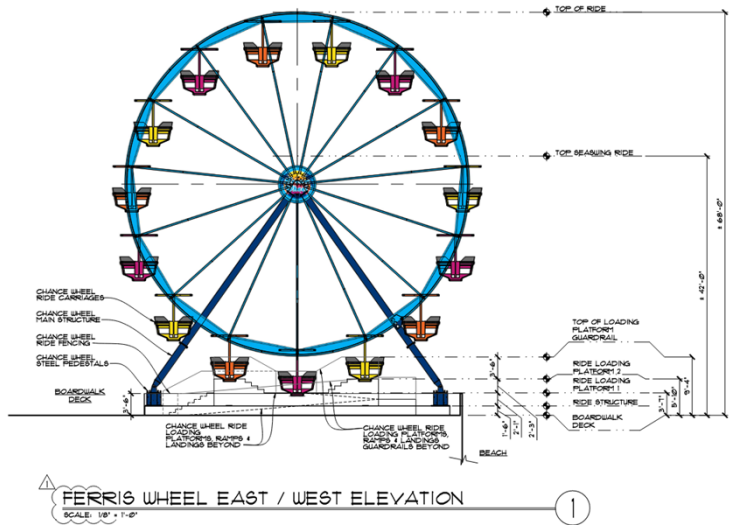
The Boardwalk’s previous Ferris wheel that was removed in 2017 was 67 feet tall. With the proposed Chance Wheel being 68 feet tall, including the ride platform which will be located on top of the Boardwalk deck, the previous and proposed Ferris wheels are similar and comparable in height.

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67'



"Old" Ferris Wheel – Santa Cruz Beach Boardwalk



Caption: Left is the previous Ferris Wheel at the Boardwalk, Right is the proposed Ferris Wheel

The proposed ride will also meet General Plan and Local Coastal Program 1990-2005 policies regarding maintaining important views. Policy CD2.1.3 encourages protection of views to and along the shoreline. Visual simulations (attached) show that the ride does not disrupt the existing height line created by buildings, trees, and other rides at the Boardwalk and does not disrupt any views of the shoreline. General Plan Policy CD3.5.2 aims to maintain the visual prominence of important city landmarks and destinations as viewed from major circulation routes and public viewpoints. The visual simulations show that the proposed ride does not impact any views as seen from the Municipal Wharf, Beach Street, and East Cliff Drive.



SOUTH PERSPECTIVE OF FERRIS WHEEL FROM MUNICIPAL WHARF ③



NORTH PERSPECTIVE OF FERRIS WHEEL FROM BEACH STREET ①

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Noise and lighting can intensify the effects of an unusually tall structure, but in this case these characteristics will not affect the surrounding area substantially. As indicated above, noise measurements of this ride at another location show that the ride will meet the noise limitations in the General Plan and will have a noise level consistent with the noise levels at the Boardwalk. The rides will be illuminated with LED light strips that will not cause glare or illuminate areas outside the Boardwalk.

A Memorandum by the City’s Resource Ecologist Kirk Lenington dated November 17, 2003 discusses bird collision hazard at the Santa Cruz Beach Boardwalk with regards to the “Double-Shot” ride. The memo provides background information on avian collision, and how lights on structures appear to be a key component contributing to the hazard of a structure. The memo specifically discusses the Double Shot ride and how, despite its height, it will be situated in a location within the amusement park where a current ride will be removed, meaning that the ride will be located in an area already subject to significant lighting and noise arising from the surrounding rides and will not be an isolated tall structure. The same logic can be applied to the proposed Chance Wheel which will replace the existing Rock & Roll ride. As noted in the memo, research data indicates that red lights pose a greater hazard than other colored lights so conditions of approval are included that prohibit the use of red-spectrum lights and that prohibit illumination in the evenings when the ride is not in use. With this condition, the impact on migratory birds is expected to be less than significant. A letter was also provided from the Santa Cruz Seaside Company specifying that during 116 years of operation at the Boardwalk, there have been no observance of injured or dead birds at the Santa Cruz Boardwalk caused by Boardwalk rides and operations.

Coastal Resources

The proposed ride preserves coastal resources in that they do not block any currently available views of the ocean. The project also meets the policies of the Coastal Land Use Plan. Policy L1.6 encourages development in the Coastal Zone to be visually compatible with the character of the surrounding area. As discussed earlier, the scale, form, colors, and illumination fit in with the existing buildings and rides at the amusement park. Program L3.5.2 seeks to ensure that development does not interfere with the public’s right to access the ocean. The proposed ride will not interfere with a coastal access pathway. The ride will be consistent with the Coastal Plan goal of providing visitor-serving needs as they will provide another attraction for visitors to the coast.

Environmental Review

The project qualifies for a Categorical Exemption (Section 15303, Class 3) in that it is considered new construction of small structures or facilities. The ride takes up a footprint of 2,200 square feet, which is less than the maximum 10,000 square feet commercial building allowed for this exemption in an urbanized area. The project also meets the requirements for this exemption in that it does not include significant amounts of hazardous substances and it is not located on an environmentally sensitive site.

None of the exceptions to the exemptions under Section 15300.2 apply to the project in that the project is not part of a larger project that could result in a cumulative impact, there are no unusual circumstances associated with the project or subject parcel, the project will not result in damage

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to resources associated with an officially designated scenic highway, the project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code related to Hazardous Waste Sites, and the project will not result in substantial adverse changes in the significance of a historical resource site. The Santa Cruz Beach Boardwalk was designated a California State Historic Landmark in 1989. Two of its rides, the carousel and the Giant Dipper roller coaster are on the National Register of Historic Places. The natatorium and casino are also listed as historic buildings in the City's Historic Building Survey. The proposed Chance Wheel is not located close to the casino, natatorium or the carousel and will have no impact on these buildings and rides. Installation of the new ride would not result in disturbance to or have any effect on these rides or a historical resource. General Plan Policy CD4.1.5 aims to maintain the visual prominence of important city landmarks and destinations as viewed from major circulation routes and public viewpoints. The visual simulations show that the view of the Giant Dipper will not have any adverse impacts from the Chance Wheel as the Chance Wheel is located behind a small portion of the Giant Dipper and is shorter than the Giant Dipper. No archaeological investigation was required for the project as installation of the ride will not include any ground or soil disturbance.

Health in all Policies (HiAP)

HiAP is a collaborative approach to improving the health of all people by incorporating health considerations into decision-making across sectors and policy areas. HiAP is based on 3 pillars: equity, public health, and sustainability. The goal of HiAP is to ensure that all decision-makers are informed about the health, equity, and sustainability impacts of various policy options during the policy development process. The project supports the pillar of equity by adding a lower-intensive ride to the existing amusement park that does not expand the area of the Boardwalk or exceed the height of existing surrounding rides, therefore, providing more local attractions to people living in the area and afar without negatively impacting quality of life to those living nearby. The development is on a site that is improved with sidewalks and that is in close proximity to commercial goods and services, recreational areas and neighborhoods. The addition of the proposed amusement park ride encourages and promotes recreational uses in a designated area, which contributes to a healthy and sustainable lifestyle. Therefore, the project is considered to be consistent with the three pillars of the HiAP and is recommended as an efficient use of the land.

SUMMARY

The project, as conditioned, meets all the required site standards and the findings for approval of the Special Use Permit, Coastal Permit, and Design Permit, as attached. Therefore, staff recommends that the Planning Commission acknowledge the environmental determination and approve the Special Use Permit, Coastal Permit, and Design Permit based on the Findings listed below and the Conditions of Approval in the attached Exhibit A.

FINDINGS

Use Permit, Section 24.08.050

- 1. The proposed structure or use conforms to the requirements and the intent of this title, and of the General Plan, relevant area plans, and the Coastal Land Use Plan, where appropriate;**

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As conditioned, the proposed development is consistent with the Zoning Ordinance, General Plan 2030, the Beach and South of Laurel Plan, and the Coastal Land Use Plan. The rides meet height requirements of the C-B zone district with approval of a Special Use Permit and it can be found that the additional height is consistent with the visual and noise impacts of surrounding rides and uses, and does not affect coastal resources. The project meets several General Plan policies. Policy CD1.1.2 encourages protection of views to and along the shoreline. Policy CD3.2 seeks to ensure that the scale, bulk, and setbacks of new development preserve public view of city landmarks. Policy CD4.1.5 aims to maintain the visual prominence of important city landmarks and destinations as viewed from major circulation routes and public viewpoints. Policy ED1.8.10 encourages working with local owners to ensure a continuing high quality visitor experience for their patrons. With the proposed location and orientation of the Chance Wheel, the visual simulations show that the proposed ride does not impact any views as seen from the Municipal Wharf, Beach Street, and East Cliff Drive.

The project meets the policies of the Coastal Land Use Plan. Policy CD1.1 aims to infill and intensify land uses consistent with commercial district patterns. Policy L1.6 encourages development in the Coastal Zone to be visually compatible with the character of the surrounding area. Program L3.5.2 seeks to ensure that development does not interfere with the public's right to access the ocean. Visual simulations show that the ride does not disrupt the existing height line created by buildings, trees, and other rides at the Boardwalk and does not disrupt any views of the shoreline. The site is located in a sensitive archaeological area, but installation of the ride will not include any soil disturbance; therefore, an archaeological investigation does not apply to this project.

2. That any additional conditions stipulated as necessary in the public interest have been imposed;

Additional conditions of approval have been added to the approval of the project to ensure the proposed ride has no adverse impacts on surrounding uses. A condition of approval requires the applicant to not run the rides at night when the park is closed in order to avoid effects of noise or illumination on nearby properties and residents. Another condition of approval prohibits red-spectrum lighting on the proposed ride to address any bird-safe development concerns.

3. That such use or structure will not constitute a nuisance or be detrimental to the public welfare of the community; and

The proposed ride will not produce noise or illumination greater than what currently exists at the Boardwalk so as to cause a nuisance. To determine noise effects, a sound analysis was conducted by Chance Rides (the manufacturer) at an existing location where a similar Chance Wheel is in operation. Given the location, there was considerable amount of ambient noise and Chance Rides was unable to measure the noise of the Chance Wheel in isolation. Therefore, the noise levels measured for the Chance Wheel is higher than if the noise level was measured in isolation. The report specifies that at 30 to 50 feet from the ride, the average dBA was 63. At twelve feet from the motors on the ride platform, the average dBA was 74.

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Noise impacts are measured at the property lines. The proposed ride at the Boardwalk is located more than 50 feet from all property lines, so at the property lines, the noise level of the ride will be less than 63 dBA. Additionally, the Chance Wheel is replacing the Rock & Roll ride, which is an existing ride that generates noise, both from the mechanical equipment, and from people who go on the ride. The Chance Wheel is not a thrill ride that induces or encourages screaming, therefore the noise levels coming from the Chance Wheel, while it is operating, will not have an adverse impact on the adjacent properties or the existing Boardwalk. Furthermore, a condition of approval requires that rides shall not be operated when the park is closed. As such, with the surrounding rides and buildings in the existing amusement park atmosphere, the noise level of the proposed ride is consistent with the noise level of the Boardwalk. The noise level also falls within the range of conditionally acceptable noise levels for sports arena, outdoor spectator sports as outlined in General Plan and Local Coastal Program 1990-2005 and General Plan 2030. No additional conditions of approval related to noise is required as the ride will only be operating while the amusement park is open and is consistent with the noise level of the Boardwalk.

The Chance Wheel will be illuminated with theatrical lighting, with the exception of red-spectrum lights which are prohibited to address any concerns related to bird-safe development. The RGB (red, green, blue) LED light strips will be attached to the ride's spokes, and these lights can be programmed to create most colors in the color spectrum. The use of the theatrical or themed lighting will follow Boardwalk operating hours. Based on the Boardwalk's current operating calendar, it is estimated that Boardwalk rides are illuminated after dark fewer than 85 days per year and the majority of those days Boardwalk rides are scheduled to close before 9pm. The bright colors, illumination, and form blend in well with other buildings and rides at the Boardwalk, which also use bright colors, illumination, and theme-defining icons and have a wide variety of forms. Furthermore, a condition of approval requires that rides shall not be operated and ride lights shall be turned off when the park is closed to minimize effects of noise or lighting on nearby properties.

- 4. That all thrift store uses shall include a management plan that identifies collection facilities for donated items, operating hours for donation facilities which discourage unsupervised dropoffs, adequate storage areas for sorting the materials, and provides a plan to properly dispose of unusable items in a timely, secure, and orderly fashion and maintains premises in a clean and attractive condition.**

The above finding is not applicable, as the project does not include a thrift store use.

Coastal Permit, Section 24.08.250

- 5. The hearing body must find that the development is consistent with the General Plan, the Local Coastal Land Use Plan and the Local Coastal Implementation Program;**

As conditioned, the proposed development is consistent with the General Plan 2030, the Beach and South of Laurel Plan, and the Coastal Land Use Plan. The project meets several General Plan policies. Policy CD1.1.2 encourages protection of views to and along the shoreline. Policy CD3.2 seeks to ensure that the scale, bulk, and setbacks of new

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development preserve public view of city landmarks. Policy CD4.1.5 aims to maintain the visual prominence of important city landmarks and destinations as viewed from major circulation routes and public viewpoints. Policy ED1.8.10 encourages working with local owners to ensure a continuing high quality visitor experience for their patrons. With the proposed location and orientation of the Ferris wheel, the visual simulations show that the proposed ride does not impact any views as seen from the Municipal Wharf, Beach Street, and East Cliff Drive.

The project meets the policies of the Coastal Land Use Plan. Policy CD1.1 aims to infill and intensify land uses consistent with commercial district patterns. Policy L1.6 encourages development in the Coastal Zone to be visually compatible with the character of the surrounding area. Program L3.5.2 seeks to ensure that development does not interfere with the public's right to access the ocean. Visual simulations show that the ride does not disrupt the existing height line created by buildings, trees, and other rides at the Boardwalk and does not disrupt any views of the shoreline. The site is located in a sensitive archaeological area, but installation of the ride will not include any soil disturbance; therefore, an archaeological investigation does not apply to this project.

7. Maintain views between the sea and the first public roadway parallel to the sea;

The proposed ride is located at the Boardwalk amusement park, which is located between the Pacific Ocean and Beach Street, the first public roadway parallel to the sea. The proposed Chance Wheel is sited and oriented in a way where the smallest width (side of the Ferris wheel) is facing the ocean so that this view is maintained and the scale and bulk of the Chance Wheel will not adversely impact the view of the ocean to Beach Street. In addition, the Chance Wheel is also located behind the Giant Dipper rollercoaster, which is approximately the same height as the proposed Chance Wheel. The view from Beach Street to the ocean is already impacted by the Giant Dipper, and the proposed Chance Wheel will not have any adverse impact on the view between Beach Street and the ocean.

8. Protect vegetation, natural habitats and natural resources consistent with the Local Coastal Land Use Plan;

The site is not located within any mapped areas for sensitive vegetation, habitats, or other natural resources. A previous permit issued for the Double Shot ride required the Seaside Company to provide access for individuals to monitor the effect of the ride on migratory birds. A letter from the Santa Cruz Seaside Company dated June 1, 2023 states that no bird injuries or deaths have been found as a result of any rides at the Boardwalk since that time. Therefore, the proposed rides will also not result in effects on migratory birds.

9. Be consistent with any applicable design plans and/or area plans incorporated into the Local Coastal Land Use Plan;

The site is located in the Beach and South of Laurel Comprehensive Area Plan; however, the plan does not provide design recommendations for the Boardwalk. Therefore, this finding is not applicable.

10. Maintain public access to the coast along any coastline as set forth in the Local Coastal Land Use Plan;

The project site is located adjacent to the coast. The proposed ride is located at the edge of the Boardwalk deck, in approximately the same area where the existing Rock & Roll ride is (which will be demolished). Therefore, the proposed Chance Wheel does not block any existing public coastal access routes through the Boardwalk.

11. Be consistent with the Local Coastal Land Use Plan goal of providing visitor-serving needs as appropriate;

The new ride will increase the available entertainment at the Boardwalk, thereby providing recreational services to visitors.

12. Be consistent with the Local Coastal Land Use Plan goal of encouraging coastal development uses as appropriate.

The project does not provide a coastal dependent use; therefore, this finding is not applicable.

Design Permit, Section 24.08.430

13. The site plan and building design are consistent with design and development policies of the General Plan, any element of the General Plan, and any area plan, specific plan, or other city policy for physical development. If located in the Coastal Zone, the site plan and building design are also consistent with policies of the Local Coastal Program.

As conditioned, the proposed development is consistent with the Zoning Ordinance, General Plan 2030, the Beach and South of Laurel Plan, and the Coastal Land Use Plan. The rides meet height requirements of the C-B zone district with approval of a Special Use Permit. The project meets several General Plan policies. Policy CD1.1.2 encourages protection of views to and along the shoreline. Policy CD3.2 seeks to ensure that the scale, bulk, and setbacks of new development preserve public view of city landmarks. Policy CD4.1.5 aims to maintain the visual prominence of important city landmarks and destinations as viewed from major circulation routes and public viewpoints. Policy ED1.8.10 encourages working with local owners to ensure a continuing high quality visitor experience for their patrons. With the proposed location and orientation of the Ferris wheel, the visual simulations show that the proposed ride does not impact any views as seen from the Municipal Wharf, Beach Street, and East Cliff Drive.

The project meets the policies of the Coastal Land Use Plan. Policy CD1.1 aims to infill and intensify land uses consistent with commercial district patterns. Policy L1.6 encourages development in the Coastal Zone to be visually compatible with the character of the surrounding area. Program L3.5.2 seeks to ensure that development does not interfere with the public's right to access the ocean. Visual simulations show that the ride does not disrupt the existing height line created by buildings, trees, and other rides at the Boardwalk and does

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not disrupt any views of the shoreline. The site is located in a sensitive archaeological area, but installation of the ride will not include any soil disturbance; therefore, an archaeological investigation does not apply to this project.

- 14. For non-residential projects, the project’s location, size, height, operations, and other significant features and characteristics are compatible with and do not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, safety, and welfare. For residential projects, the project complies with the objective standards and requirements of the zoning district in which it is located, as well as any objective standards of any area plan or other regulatory document that applies to the area in which the project is located.**

The Chance Wheel’s location, size, operations and design is compatible with the surrounding buildings and structures as it is located in an existing amusement park with other amusement park rides, buildings and structures around it. The proposed ride is replacing an existing ride. The RVC land use designation calls for uses such as amusement parks in the beach area; installation of the proposed ride at the Boardwalk is compatible with the existing use. The project site is located in the Beach Commercial zone district, which allows amusement rides by right. This zone district does not have setback requirements, but it has a maximum height requirement of 40 feet. Since the proposed ride is taller than this requirement, the applicant must obtain a Special Use Permit to be consistent with the Zoning Ordinance. At 68 feet tall, including the ride platform, the Chance Wheel will fit within the range of heights of existing buildings and rides at the Boardwalk. Existing buildings at the Boardwalk are one to three stories tall, and several of the taller rides at the park include the 125-foot Double Shot, the 69-foot Giant Dipper, the 63-foot Shockwave (including deck), and the 66-foot Undertow (including deck). As such, the proposed ride’s location, size, height, operations, significant features and characteristics are compatible with and do not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, safety, and welfare.

- 15. For non-residential projects, the project provides for an arrangement of uses, buildings, structures, open spaces, and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.**

The proposed project will maintain a balance of scale, form, and proportion to the existing site and neighborhood. The proposed ride adds to the variety of amusement park rides and available entertainment at the Boardwalk. At 68 feet tall, including the ride platform, the Chance Wheel will fit within the range of heights of existing buildings and rides at the Boardwalk. Existing buildings at the Boardwalk are one to three stories tall, and several of the taller rides at the park include the 125-foot Double Shot, the 69-foot Giant Dipper, the 63-foot Shockwave (including deck), and the 66-foot Undertow (including deck). With the proposed Chance Wheel being surrounded by existing amusement park rides, buildings and structures, it is compatible with the scale and character of the subject property and neighborhood.

- 16. The exterior design and appearance of buildings and structures and the design of the site plan shall be compatible with design and appearance of other existing buildings and structures in neighborhoods which have established architectural character worthy of preservation.**

The appearance of the proposed ride will be compatible with the appearance of other buildings and structures at the Boardwalk. This amusement park includes buildings and rides that have bright or contrasting colors and graphics that reflect the theme of each building or ride. The Chance Wheel will consist of a blue wheel and spokes, with alternating yellow, orange and pink gondolas, and LED light strips attached to the ride's spokes. The ride will be illuminated with theatrical lighting, similar to other amusement park rides, with the exception of red-spectrum lights which are prohibited to address any potential concerns related to bird-safe development, as described in the memorandum from Resource Ecologist, Kirk Lenington, dated November 17, 2003.

- 17. Design of the site plan respects design principles in terms of maintaining a balance of scale, form and proportion, using design components which are harmonious, and materials and colors which blend with elements of the site plan and surrounding areas. Location of structures takes into account maintenance of public views; rooftop mechanical equipment is incorporated into roof design or screened from public rights-of-way to the extent possible. Utility installations such as trash enclosures, storage units, traffic-control devices, transformer vaults and electrical meters are accessible and screened.**

At 68 feet tall, as measured from the Boardwalk deck, the Chance Wheel will fit within the range of heights of existing buildings and rides at the Boardwalk. Existing buildings at the Boardwalk are one to three stories tall, and several of the taller rides at the park include the 125-foot Double Shot, the 69-foot Giant Dipper, the 63-foot Shockwave (including deck), and the 66-foot Undertow (including deck). While this ride exceeds the 40-foot height limit of the C-B zone district, it blends in with the scale of other rides and buildings at the Boardwalk and will not block any public views of the Giant Dipper, the ocean, or the Santa Cruz Mountains. The Chance Wheel will consist of a blue wheel and spokes, with alternating yellow, orange and pink gondolas, and LED light strips attached to the ride's spokes. The ride will be illuminated with theatrical lighting, similar to other amusement park rides, with the exception of red-spectrum lights which are prohibited to address any concerns related to bird-safe development. The illumination will help the rides blend in with several existing rides on the site that are also illuminated. A condition of approval will require any utility installations associated with the rides to be screened from the public right of way.

- 18. Where a site plan abuts, or is in close proximity to, uses other than that proposed, the plan shall take into account its effect on other land uses. Where a nonresidential use abuts or is in close proximity to a residential use, the effect of the site plan should maintain the residential quality of adjacent or nearby areas.**

The proposed Chance Wheel is located adjacent to other rides and amusement park buildings and structures. The ride will not affect the beach to the south or Beach Street to the north

AGENDA REPORT

Planning Commission Meeting of August 3, 2023

SUBJECT: **400 Beach St. – Project No. CP23-0033**

PAGE 14

beyond the existing effects of the Boardwalk on these uses. The noise level of the proposed Chance Wheel falls within the range of conditionally acceptable noise levels for sports arena, outdoor spectator sports, which is 50 to 75 dBA measured at the property lines, as outlined in General Plan and Local Coastal Program 1990-2005 and General Plan 2030. While the ride will be within half a mile of residences in the Beach Flats, Beach Hill, and Seabright neighborhoods, the sound level of the ride at approximately 63 dBA, as measured at 30 to 50 feet from the ride, will not increase the noise level from the Boardwalk already reaching these residences. The Chance Wheel is located more than 50 feet from all property lines, so at the property lines, the noise level of the ride will be less than 63 dBA. A condition of approval will require the applicant to not run the ride at night when the park is closed, ensuring that the ride's sound or illumination will not affect nearby residents.

19. **To the extent feasible, the orientation and location of buildings, structures, open spaces and other features of the site plan maintain natural resources including significant trees and shrubs, minimize impacts to solar access of adjacent properties, and minimize alteration of natural land forms; building profiles, location, and orientation must relate to natural land forms.**

The proposed ride will be located on top of the Boardwalk deck and will not be near any natural resources or significant vegetation. The ride will be over 150 feet from the nearest parcel, which is the parking lot for the Boardwalk, so it will not affect solar access for nearby parcels. The Boardwalk is flat, and the ride will not alter the landform.

20. **The site plan ensures that the scale, bulk, and setbacks of new development preserves important public views along the ocean and of designated scenic coastal areas. Where appropriate and feasible, the project shall restore and enhance visual quality of visually degraded areas.**

The proposed ride is located at the Boardwalk amusement park, which is located between the Pacific Ocean and Beach Street. The proposed ride will not block an ocean view from the parking lot, since that view is already impacted by existing development at the Boardwalk, such as the Giant Dipper rollercoaster, which is approximately the same height as the proposed ride. The proposed Chance Wheel is sited and oriented in a way where the smallest width (side of the Ferris wheel) is facing the ocean so that this view is maintained and the scale and bulk of the Chance Wheel will not adversely impact the view from the ocean to Beach Street. The project is not located in a visually degraded area.

21. **The site plan shall reasonably protect against external and internal noise, vibration and other factors which may tend to make the environment less desirable. The site plan should respect the need for privacy of adjacent residents.**

Any noise or vibrations that may occur as a result of construction will be temporary. Based on the noise measurement taken from the ride at a different amusement park, the Chance Wheel sound level is approximately 63 dBA. As such, with the surrounding rides and buildings in the existing amusement park atmosphere, the noise level of the proposed ride is consistent with the noise level of the Boardwalk. The noise level also falls within the range of conditionally acceptable noise levels for sports arena, outdoor spectator sports as

AGENDA REPORT

Planning Commission Meeting of August 3, 2023

SUBJECT: **400 Beach St. – Project No. CP23-0033**

PAGE 15

outlined in General Plan and Local Coastal Program 1990-2005 and General Plan 2030. No additional conditions of approval related to noise is required as the ride will only be operating while the amusement park is open and is consistent with the noise level of the Boardwalk. The rides are located over 300 feet from the nearest residence, too far to have an effect on residents' privacy.

- 22. Building and structures shall be designed and oriented to make use of natural elements such as solar radiation, wind, and landscaping for heating, cooling, ventilation, and lighting.**

This finding does not apply given the nature of the use.

C-B – Beach Commercial Zone District Findings, Section 24.10.1160

- 23. Can be coordinated with existing and proposed development of the surrounding areas, and, if appropriate, particularly addressing the issue of transition to the adjacent RTC and RTE neighborhoods; and.**

The subject property is zoned C-B (Beach Commercial Zone District), and located to the south of properties zoned RTC, RTE and CB. The existing amusement park is located on a 568,893 square-foot lot south of Beach Street, and this property is surrounded by the beach to the south and west, San Lorenzo River to the east, and parking lots and other visitor-serving uses to the north. The proposed Ferris wheel ride is compatible with the existing amusement park use as amusement park rides are allowed by right in the C-B zone district, and can be coordinated with existing development because it will add to the variety of amusement park rides and increase the available entertainment at the Boardwalk, thereby continuing to provide recreational services to visitors. The amusement park is separated from the RTC, RTE and CB zone districts by Beach Street, so the subject property does not impact or provide a transition between the RTC and RTE zone districts. Although it does not provide a transition, it remains compatible with the RTC and RTE zone district as the amusement park is a use that serves the neighborhood, for both residents and visitors.

- 24. Shall provide the amenity level of the development, the quality of architecture, and the landscaping to meet the requirements listed above.**

The appearance of the proposed ride will be compatible with the appearance and quality of architecture of other rides, buildings and structures at the Boardwalk. This amusement park includes buildings and rides that have bright or contrasting colors and graphics that reflect the theme of each building or ride. The Chance Wheel will consist of a blue wheel and spokes, with alternating yellow, orange and pink gondolas, and LED light strips attached to the ride's spokes. The ride will be illuminated with theatrical lighting, similar to other amusement park rides, with the exception of red-spectrum lights which are prohibited to address any potential concerns related to bird-safe development.

- 25. Shall be found to contribute to the overall economic health, vitality and general mix of uses in the beach area by providing diverse retail and merchandising for the area.**

AGENDA REPORT

Planning Commission Meeting of August 3, 2023

SUBJECT: **400 Beach St. – Project No. CP23-0033**

PAGE 16

The proposed Ferris wheel ride will contribute to the overall economic health and vitality of the uses in the beach area by adding to the variety and diversity of amusement park rides and available entertainment at the Boardwalk. This will attract more visitors and residents, thereby continuing to provide recreational services to visitors and residents.

Submitted by:

Approved by:

Rina Zhou
Associate Planner

Samantha Haschert
Principal Planner

Attachments:

1. Exhibit “A” – Conditions of Approval
2. Project Plans
3. Sound level analysis of a representative installation of the Chance Rides Century Wheel by the manufacturer
4. Memorandum regarding Bird Collision Hazard at Santa Cruz Beach Boardwalk “Double Shot” by Kirk Lenington, dated November 17, 2003
5. Letter from Seaside Company re: bird injuries and deaths
6. Public Notice Radius Map

EXHIBIT "A"

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT

400 Beach Street & Application No. CP23-0033

Special Use Permit, Coastal Permit, and Design Permit for one new amusement ride (Ferris Wheel) that exceeds the zoning district height standards at an existing amusement park in the CB/CZ-O (Beach Commercial/Coastal Zone Overlay) zone districts. (Environmental Determination: Categorical Exemption).

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning and Community Development Department for review and approval.
3. This permit shall be exercised within three (3) years of the date of final approval or it shall become null and void. When a building permit is required, a zoning permit shall be considered exercised following the issuance of a valid building permit. When only an occupancy permit is required, a zoning permit shall be considered exercised when the occupancy permit is issued.
4. If, upon exercise of this permit, this use is at any time determined by the Planning Commission to be incompatible with the surrounding neighborhood, revocation of, or amendment to, this permit by the Planning Commission could occur.
5. The use shall meet the standards and shall be developed within limits established by Chapter 24.14 of the Santa Cruz Municipal Code as to the emission of noise, odor, smoke, dust, vibration, wastes, fumes or any public nuisance arising or occurring incidental to its establishment or operation.
6. The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any application. Any errors or discrepancies found therein may result in the revocation of any approval or permits issued in connection therewith.
7. All refuse and recycling activities during construction shall be done in accordance with Chapter 6.12 of the Santa Cruz Municipal Code. Be aware that private companies offering refuse or debris box services are not allowed to operate within the City limits, except under certain limited circumstances detailed in Chapter 6.12.160.
8. All requirements of the Building, Fire, Public Works and Water Departments shall be completed prior to occupancy and continuously maintained thereafter.
9. The property owner and/or project applicant agree(s) as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government code Section 66474.9, defend, indemnify and hold harmless the City of Santa Cruz or its agents, officials, officers and employees from any claim, action or proceeding against the City or its agents, officials, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner and/or

CONDITIONS OF APPROVAL

For Project: **400 Beach Street – Application No. CP23-0033**

project applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve the property owner and/or project applicant of these obligations under this condition. An agreement to this effect shall be recorded upon demand of the City Attorney or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The City shall promptly notify the property owner and/or project applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. If the City fails to promptly notify the property owner and/or project applicant of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner and/or project applicant shall not thereafter be responsible to defend, indemnify or hold the City harmless.

10. The ride shall not include red-spectrum lights.
11. The ride shall not be illuminated in the evenings when the ride is not in use.
12. Rides shall not be operated and ride lights shall be turned off when the park is closed.
13. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz. All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.

Prior to issuance of building permit:

14. All final working drawings shall be submitted to the Zoning Administrator for review and approval in conjunction with building permit application. The plans submitted for building permits shall have the same level of articulation, detailing, and dimensionality as shown in the approved plans. All approved exterior finishes and materials shall be clearly notated on the building permit plans.
15. All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator.
16. The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement at the bottom of these conditions, which will become conditions of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Design Permit CP23-0033. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that

CONDITIONS OF APPROVAL

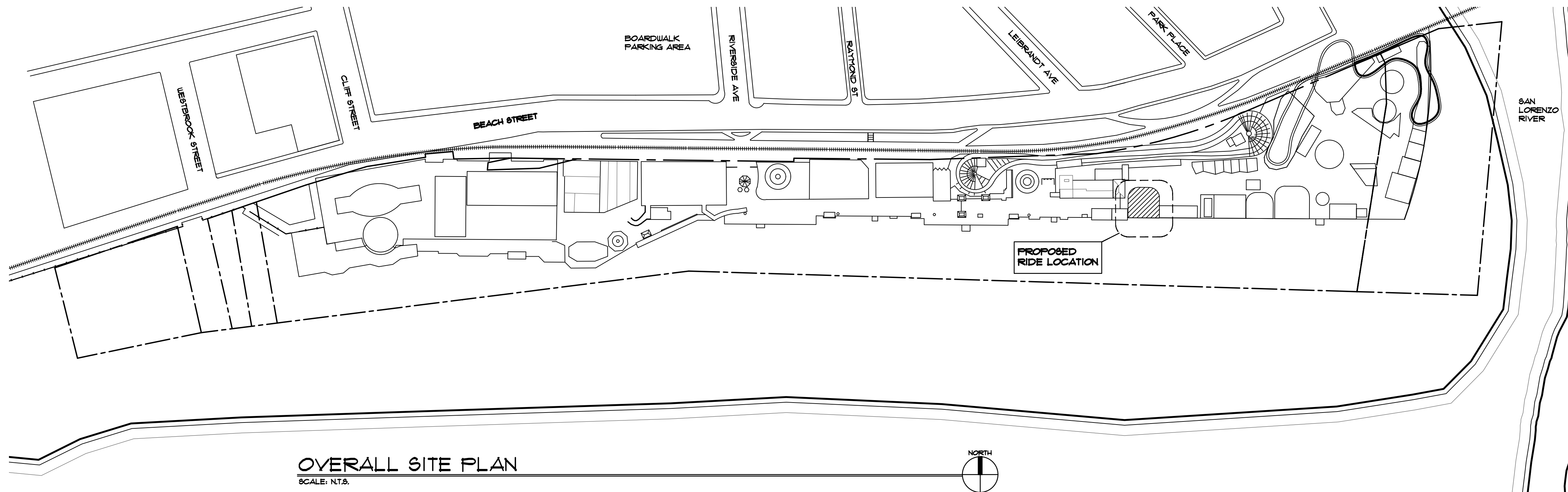
For Project: **400 Beach Street – Application No. CP23-0033**

failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

Signature of Building Contractor

Date

Peter Bagnall, William Bagnall Architects 5/16/2023 2:20 PM 2303-A0.dwg



OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT DATA

APN: 0071-321-04
 ZONING: CB, BEACH COMMERCIAL
 OCCUPANCY: GROUP A-5 - AMUSEMENT RIDE

PROJECT DESCRIPTION:
 ADDITION OF THE CHANCE CENTURY FERRIS WHEEL RIDE. WORK TO INCLUDE RIDE DECK, PERIMETER RAILS & ACCESSIBLE RAMP & ASSOCIATED LANDINGS, HANDRAILS & STEPS & ELECTRICAL HOOK UP.

SHEET INDEX

- ARCHITECTURAL**
- A0 PROJECT DATA / NOTES / CHANCE WHEEL RIDE & SITE PLAN
 - A1 FERRIS WHEEL RIDE ELEVATIONS
 - A2 FERRIS WHEEL RENDERINGS
 - A3 FERRIS WHEEL RENDERINGS

ACCESSIBLE RIDE NOTES

1. TRANSFER REQUIRED BY GUEST FROM RIDE DECK TO RIDE CARRIAGE SEAT.

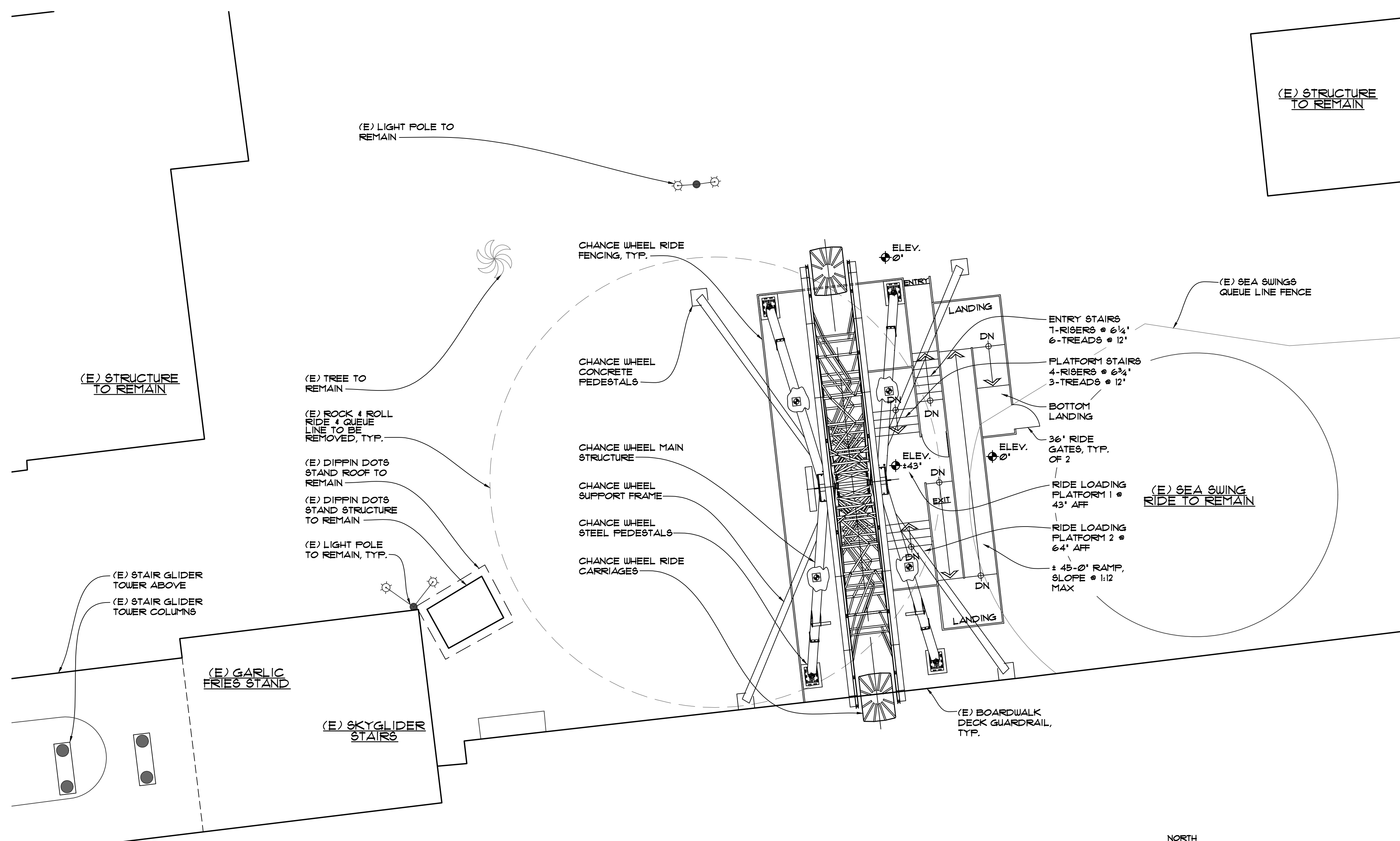
BUILDING CODE INFORMATION APPLICABLE CODES:

- 2021 IBC, AS AMENDED BY STATE OF CALIFORNIA FOR 2022 CALIFORNIA BUILDING CODE (CBC)
- 2021 IFC, AS AMENDED BY STATE OF CALIFORNIA FOR 2022 CALIFORNIA FIRE CODE (CFC)
- 2021 UFC, AS AMENDED BY STATE OF CALIFORNIA FOR 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2021 UMC, AS AMENDED BY STATE OF CALIFORNIA FOR 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2020 NEC, AS AMENDED BY STATE OF CALIFORNIA FOR 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE (2022 CALIFORNIA BUILDING EFFICIENCY STANDARDS)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)

CALIFORNIA BUILDING AND FIRE CODES (2022) AND THE CITY FIRE DEPARTMENT AMENDMENTS TO THE CALIFORNIA BUILDING AND FIRE CODES (2022).

ALL WORK TO COMPLY WITH 80CMC TITLE 18.

ALL OTHER APPLICABLE STATE LAWS OR REGULATIONS. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.



FERRIS WHEEL RIDE PLACEMENT PLAN
SCALE: 1/8" = 1'-0"

WILLIAM S. BAGNALL ARCHITECTS INC.
 AMERICAN INSTITUTE OF ARCHITECTS
 ARCHITECTURE & PLANNING
 125 Mission Street, Santa Cruz, California (831) 426-4977

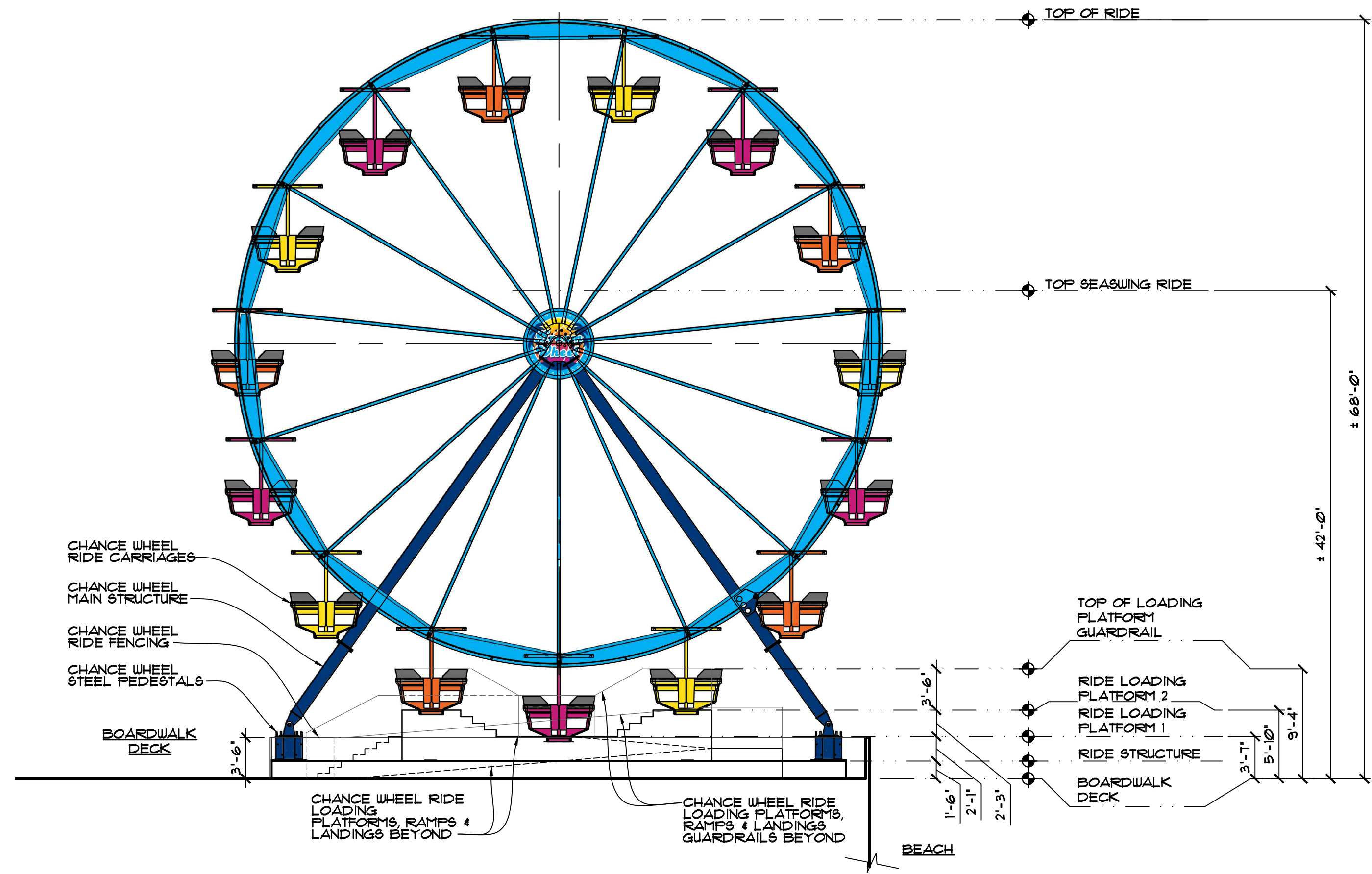
SANTA CRUZ SEASIDE COMPANY
BOARDWALK FERRIS WHEEL
 400 BEACH STREET, SANTA CRUZ, CALIFORNIA

DATE: 02/07/23
 JOB: 2305

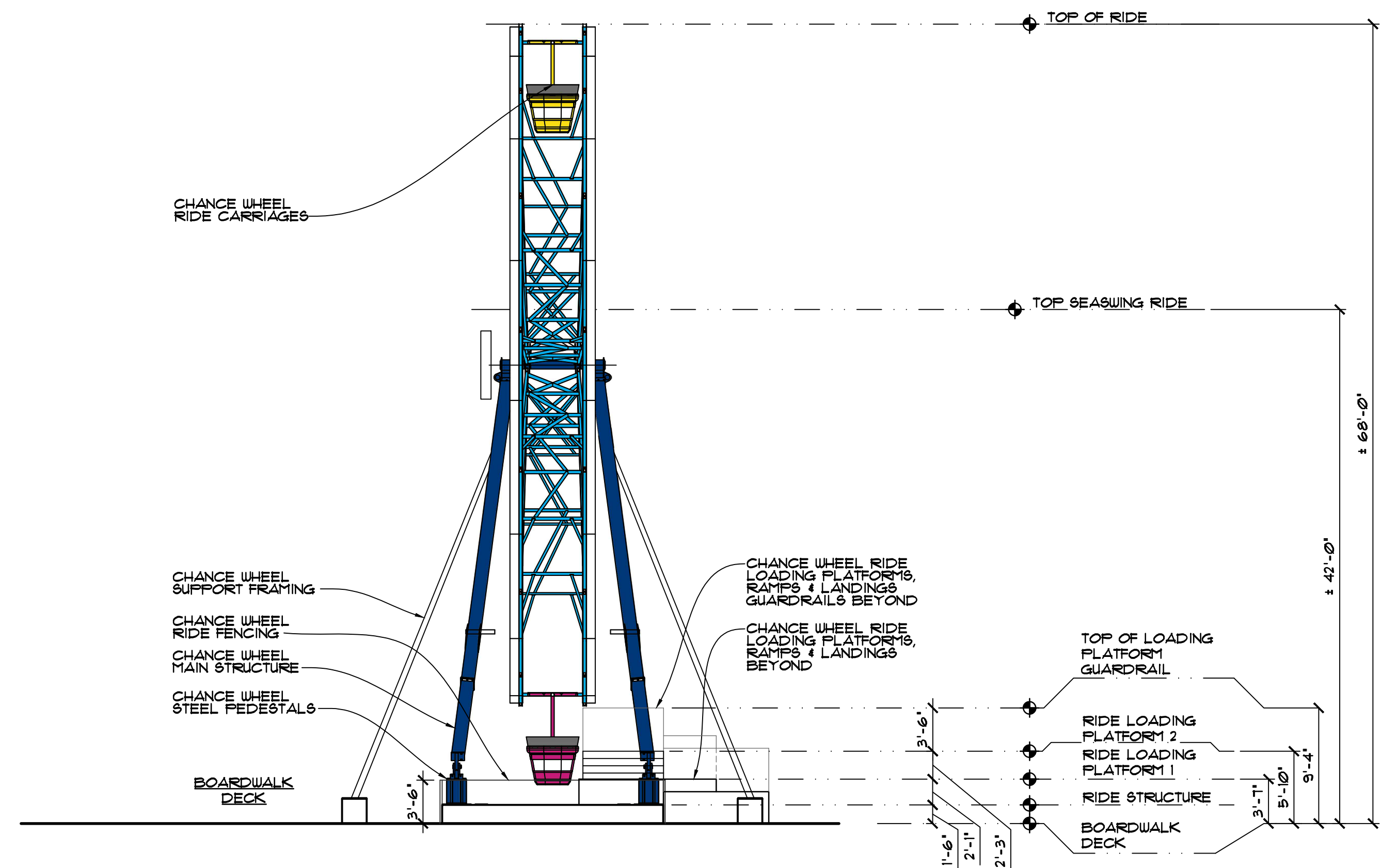
REVISIONS
 PLAN CHECK COMMENTS
 05/17/23

SHEET 40 OF

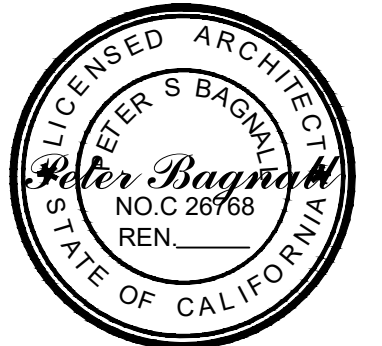


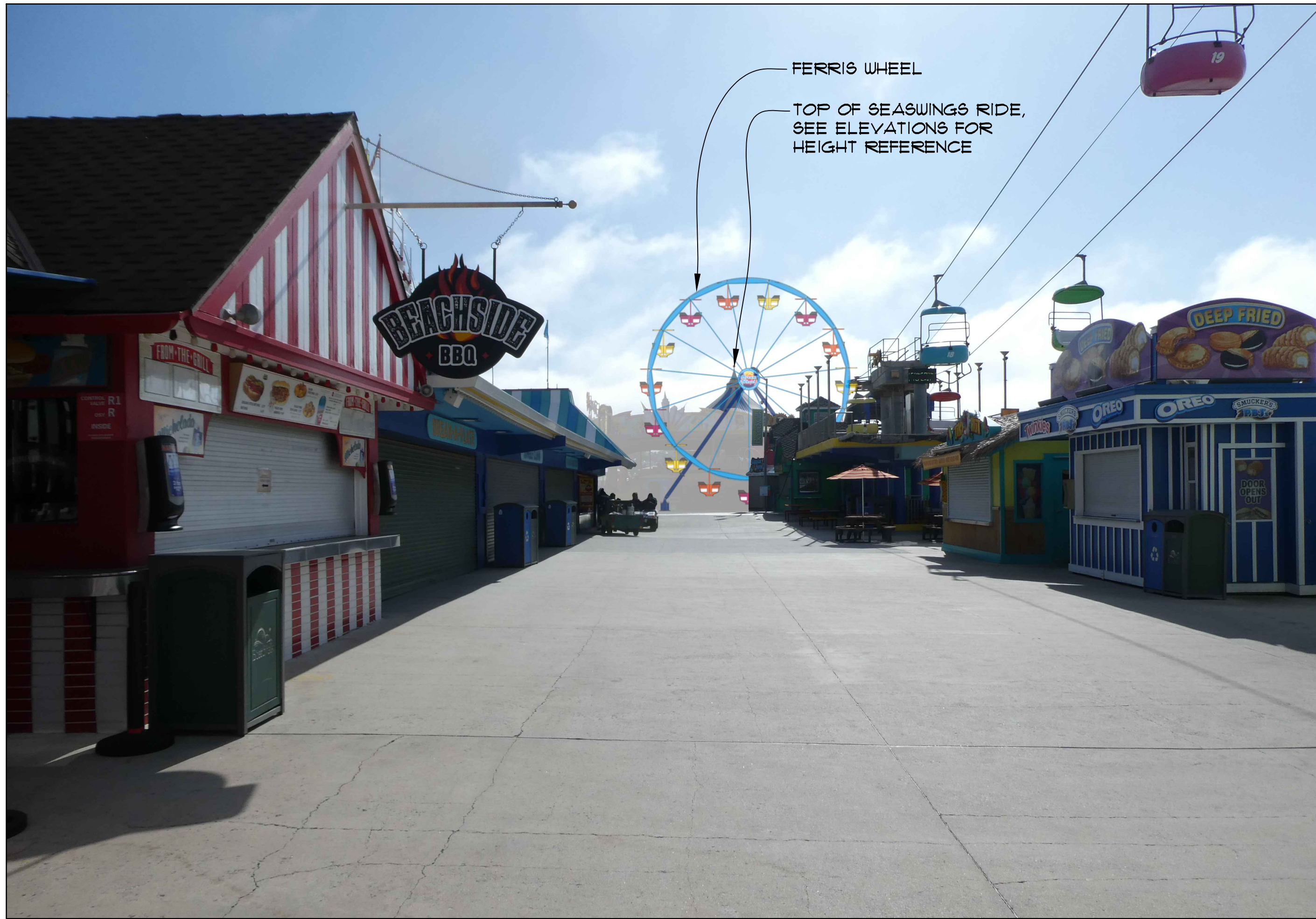


FERRIS WHEEL EAST / WEST ELEVATION 1
 SCALE: 1/8" = 1'-0"



FERRIS WHEEL NORTH / SOUTH ELEVATION 2
 SCALE: 1/8" = 1'-0"





EAST PERSPECTIVE OF FERRIS WHEEL FROM BOARDWALK DECK

2

WEST PERSPECTIVE OF FERRIS WHEEL FROM BOARDWALK DECK

1



SOUTH PERSPECTIVE OF FERRIS WHEEL FROM MUNICIPAL WHARF

3

Peter Bagnall, William Bagnall Architects 5/16/2023 2:20 PM 2303-A2.dwg

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SANTA CRUZ SEASIDE COMPANY
BOARDWALK FERRIS WHEEL
 400 BEACH STREET, SANTA CRUZ, CALIFORNIA
 FERRIS WHEEL RENDERINGS

DATE
02/07/23
 JOB
2305

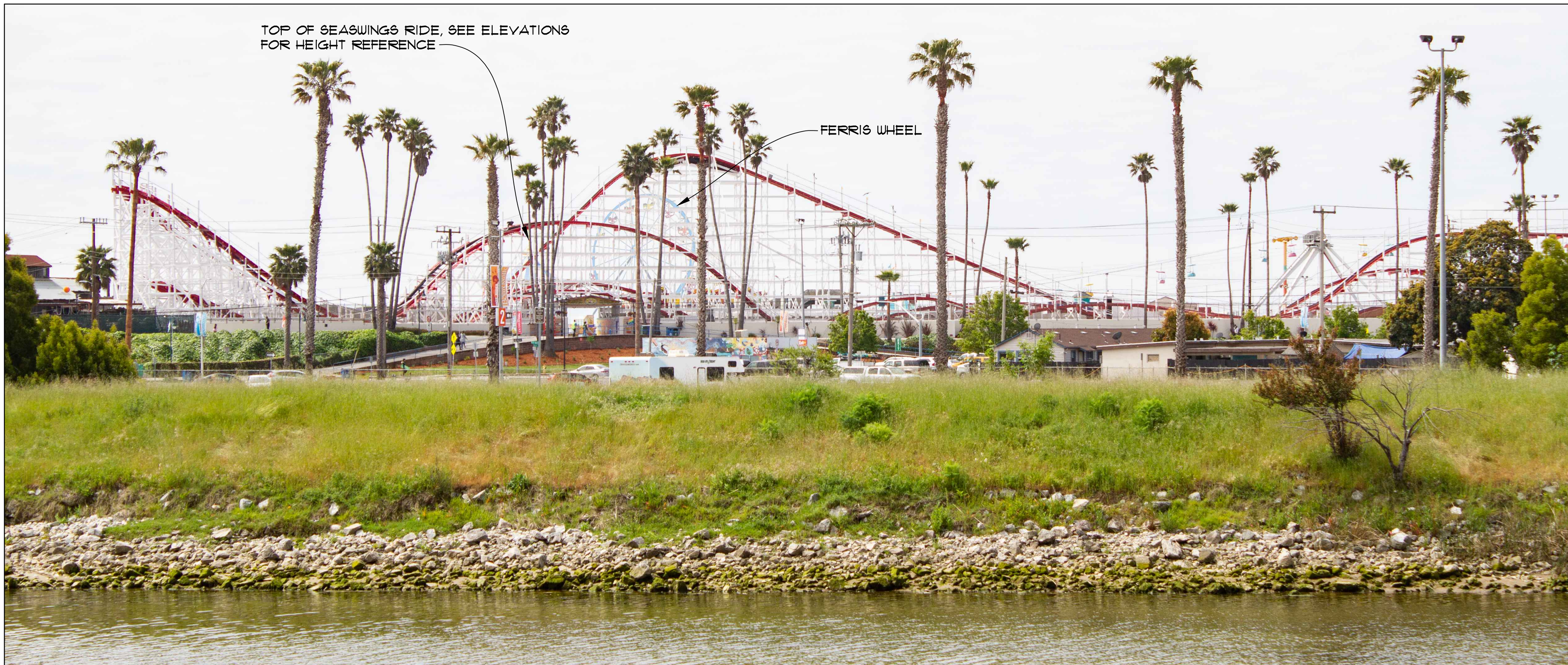
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NORTH PERSPECTIVE OF FERRIS WHEEL FROM BEACH STREET ①



NORTH PERSPECTIVE OF FERRIS WHEEL FROM E. CLIFF DRIVE ②

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BOARDWALK FERRIS WHEEL
 400 BEACH STREET, SANTA CRUZ, CALIFORNIA
 FERRIS WHEEL RENDERINGS

DATE
02/07/23
 JOB
2305

REVISIONS
 PLAN CHECK
 COMMENTS
 05/17/23



SHEET
A3
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Sound level analysis of a representative installation of the Chance Rides Century Wheel

Introduction: This sound level report aims to analyze and present the sound levels of a representative installation of the Chance Rides Century Wheel Ferris Wheel. The report focuses on three specific locations: 30 to 50 feet from the ride, 12 feet from the motors on the ride platform, and 4 feet from the ride drive motors. The data includes the average readings for each location.

All dB levels are assumed to be dBA (A-Weighting)

Sound Level Analysis:

Sound Levels at 30 to 50 Feet from the Ride: At 30 to 50 feet from the representative installation of the Chance Rides Century Wheel Ferris wheel, the following sound level observations were recorded:

Average dB Level: 63 dB

Sound Levels at 12 Feet from the Motors on the Ride Platform: When measuring the sound levels 12 feet away from the motors on the ride platform of the representative installation, the following sound level observations were recorded:

Average dB Level: 74 dB

Sound Levels at 4 Feet from the Ride Drive Motors: Closest to the ride drive motors of the representative installation, at 4 feet, the following sound level observations were recorded:

Average dB Level: 73 dB

Please refer to the table below for a visual representation of the sound level data:

Distance from Ride	Average dB Level
30-50 feet	63
12 feet (Ride Platform)	74
4 feet (Drive Motors)	73

Conclusion: In conclusion, the sound level analysis of a representative installation of the Chance Rides Century Wheel Ferris wheel demonstrates varying levels of noise depending on the distance from the ride. Please use these measurements as supplementary information for your ride documentation.

Should you have any further questions or require additional information, please do not hesitate to reach out.

Thank you.

Sincerely,



Steve Gladow

Mechanical Engineering Manager

Phone (316) 942-7411 x7613

Cell (620) 931-0289

Email Steve.Gladow@chancerides.com

<https://www.chancerides.com>



DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: November 17, 2003
TO: Eric Marlatt
FROM: Kirk Lenington, Resource Ecologist *KL*
SUBJECT: Bird Collision Hazard at Santa Cruz Beach Boardwalk "Double Shot"

Background: Avian collision with tall, lighted structures is a very old phenomenon, with reports dating back to the advent of lighthouses. More recent research into the impacts of tall structures on birds has focused largely on communication towers over 200 feet in height, though some of this information can be applied to any tall structure with potential for bird collision. It should be emphasized that the scientific understanding of bird collisions with structures is very limited, however a few key components are almost universally agreed upon; 1) the taller the structure, the greater the hazard; and 2) lit structures are a greater hazard than unlit ones.

The most susceptible species of birds to collisions with tall structures are neotropical migratory songbirds, a group of songbirds comprised of approximately 350 different species. These are species that breed in North America in the spring and summer and migrate to the southern United States, the Caribbean, or Latin America during the fall and winter. These species generally migrate at night, following the coastline using landforms and stars to assist in navigation. The greatest number of collisions appear to be occurring on lit towers or structures during foggy, misty, low-cloud ceiling conditions.

Lights on structures appear to be a key component contributing to the hazard of a structure. On nights of inclement and overcast weather when songbirds are active in broad-front migrations, lights seem to draw birds into the lit structures. One study described this phenomena, reporting that birds entering an illuminated area on cloudy nights were reluctant to leave the lit area. Approaching the edge of the illuminated area, migrants are hesitant to fly into the darkness beyond the tower, and instead fly back toward the tower. Once attracted to the lights, they fly around the tower in a "tornado" of birds, striking the tower, themselves, or the ground. Additionally, research data indicates that red colored lights may pose a greater hazard than other colored lights.

Estimates as to the numbers of birds killed each year by tall structures and towers vary greatly. The U.S. Fish and Wildlife Service estimates that 4-5 million birds are killed each year due to collisions with communication towers. Of the long term studies that have been conducted, one study documented 42,384 dead birds over a 25 year period at a single television tower. Another study documented 121,560 dead birds over a 38 year period, in one instance collecting over 12,000 birds in a single evening.

Date:
Subject:
Page 2 of 2

Discussion: At 125 feet, the Double Shot will be the tallest ride at the amusement park. However, the Double Shot is to be situated in a location within the amusement park at a site of a current ride that will be removed. Thus, the ride will be located in an area already subject to significant lighting and noise arising from the surrounding rides and will not be an isolated tall structure. This is an important factor because the greatest mortality appears to occur at tall, isolated structures in areas used as migration or movement corridors. The closest object at a similar height to the Double Shot ride is the flag pole located at the top of the casino. Other nearby tall structures include the Giant Dipper, the Log Ride, and the roof of the Casino building.

Lights are a contributing factor to the hazard of a structure as was mentioned previously. This is particularly important because mortality does occur at shorter structures, especially during overcast or foggy conditions, and a tower under 200 feet can possibly impact birds under such conditions if it is lighted and guyed. In particular, research data seems to indicate that red lights pose a greater hazard than other colored lights. For this reason, I recommend a mitigation measure be implemented stating that the structure will not have red-spectrum lights and will not be illuminated in the evenings when it is not in use. With this condition the impact on migratory birds is expected to be less than significant.



June 1, 2023

Lee Butler, Planning Director
City of Santa Cruz
809 Center Street, Room 101
Santa Cruz, CA 95060

via email
lbutler@cityofsantacruz.com

Dear Mr. Butler:

During our 116 years of operation we have not observed injury or deaths to birds at the Santa Cruz Beach Boardwalk caused by Boardwalk rides and operations. The issue was studied in 2003 as part of our application for the Double Shot ride and no negative impacts were found nor anticipated. We believe the 2003 analysis is sufficient for our current ride application.

However, we are committed to monitoring the situation closely and will notify the City immediately if we observe any evidence of negative impacts to birds due to our proposed wheel. If issues arise, we will work collaboratively with the City to identify and implement appropriate mitigation measures to minimize any potential harm to birds.

Sincerely,

A handwritten signature in blue ink that reads "Forrest Lippman".

Forrest Lippman
Director of Maintenance and Development



Map Tools Query Tools TRAKIT Tools Sketch Tools Advanced

Navigation icons: Home, Location, Search, Refresh, etc.

Navigate

GIS Search

Locate Address

Search TRAKIT

Feature Search

Select Features

Distance: 310

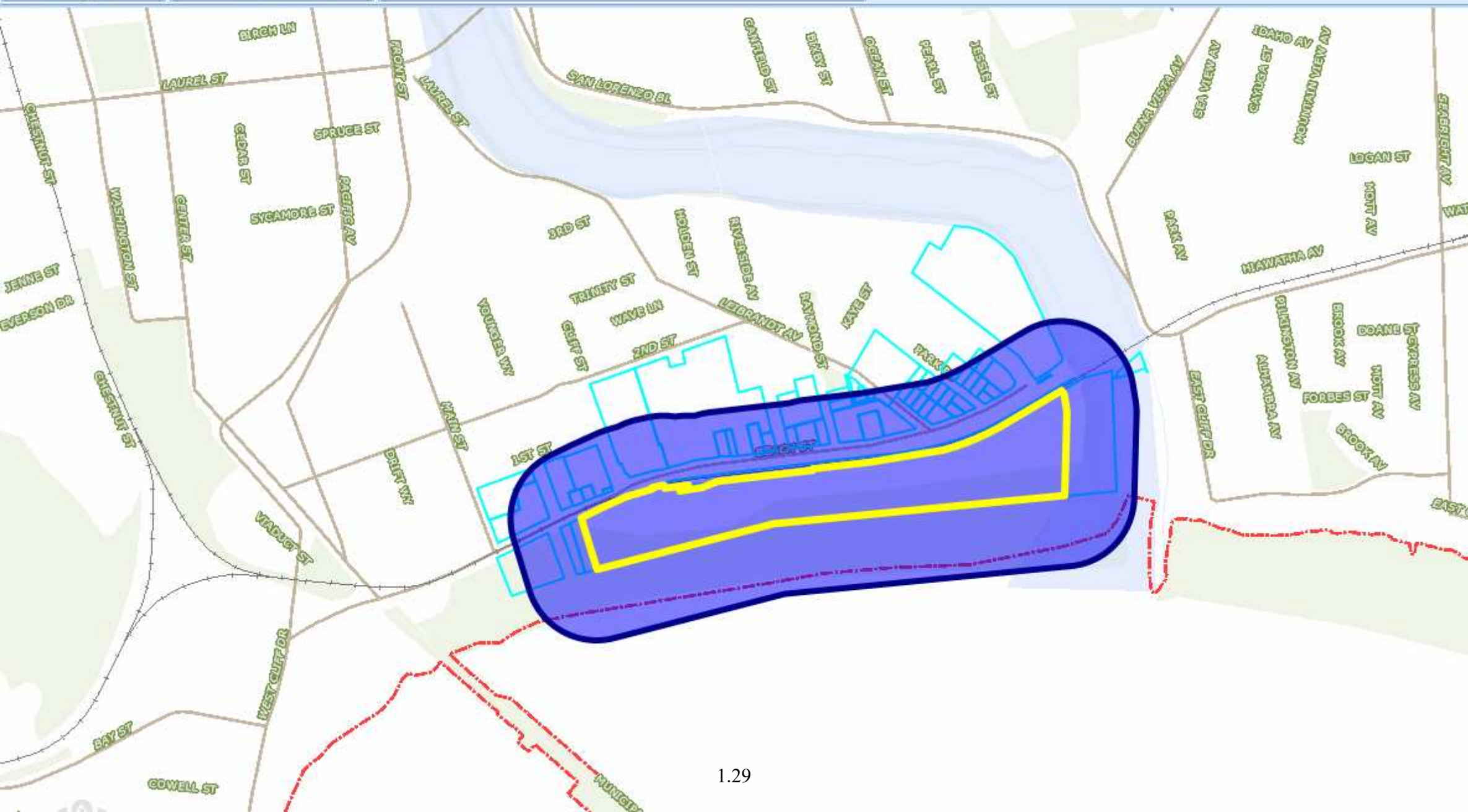
Selection Type: PARCEL

Unit: Feet

Selection Viewer

Clear Selection

Selection





PLANNING COMMISSION AGENDA REPORT

DATE: July 21, 2023

AGENDA OF: August 3, 2023

ITEM NO: CP22-0114

925 Windsor Street

RECOMMENDATION: That the Planning Commission deny the appeal, upholding the Zoning Administrators acknowledgement and approval of the environmental determination and approval the Demolition Authorization Permit and Design Permit based upon the findings listed below and Conditions of Approval listed in Exhibit “A”.

PROJECT DATA:

Property Owner: Hart and Justin Walsh APN:011-073-13
Application Type: Residential Demolition Authorization Permit and Large Home Design Permit to demolish a single-family home and construct a new 3,570 square foot single family home on a site with an existing Accessory Dwelling Unit

Zoning: R-1-5 (Single Family Residential) – 5,000 square foot minimum lot area

Project Consistency: Single-family residential is a principally permitted use in the R-1-5 district. Project as conditioned is consistent with the R-1-5 zone district.

General Plan: L (Low Density Residential) – 1.1 to 10 dwelling units per acre
Project Consistency: Project as conditioned is consistent with the residential-low density designation.

Land Use - existing: Residential
- proposed: Residential
- in area: Residential
Lot Area: 7,492 square feet

	<u>Existing</u>	<u>Proposed</u>
Building Height	14 ft	24 ft. 7 in.
Floor Area	940 sq.ft.	3,570 sf (1 st floor 1833sf; 2nd 1737 sf)

Environmental Review: Categorical Exemption
Mandatory Action Date: 60 days after certification that the project is exempt from CEQA

Planning Staff: Nancy A. Concepcion

BACKGROUND/PROJECT DESCRIPTION

The property is an interior lot in the Seabright residential area approximately 348 feet west of Frederick Street that is developed with a single-story dwelling proposed for demolition, and a detached two-story 800 square foot accessory dwelling unit above a garage located at the rear of the property that was approved in 2004. The property is a standard rectangular site with two mature palm trees and a 5-foot drainage easement along the east property line.

The application is for a residential demolition authorization and design permit to demolish the 940 square foot 2 bedroom dwelling and construct a 5 bedroom 3,570 square foot home. The project is a large home in the R-1-5 (Single Family Residence) zone district since the resulting project exceeds 3,000 square feet.



The Zoning Administrator heard this item on May 17, 2023. At the public hearing 16 people spoke to the matter. There were also 47 pieces of correspondence (emails, letters) received. The Zoning Administrator noted that the applicants had worked with Staff to modify the front facade to provide a scale and form to address the predominantly single-story neighborhood. There were two items based on the public testimony that could be further addressed. The Zoning Administrator then continued the hearing to address two design items that were raised: 1) the flat eastern wall elevation and 2) the privacy impacts along the east side yard.

At the June 7, 2023, hearing the applicants discussed the changes made to address the concerns. The project size was reduced from 3,670 square feet to 3,570 square feet. The eastern elevation which has a belly band, horizontal and vertical siding was further modified with an inset/recess for approximately a third of the second story wall plane to address the concern of the wall being flat. The revisions included a reduction in size for several windows to address privacy impacts. The Zoning Administrator approved the project with modifications to conditions to address other items raised such as consistency of materials on all elevations. (see attachment for design progression.)

On June 20, 2023 Matt Farrell (922 Windsor Street) filed an appeal, and also as a representative of neighbors located at the following addresses:

- | | |
|--------------------|--------------------|
| 304 Darwin Street | 929 Windsor Street |
| 918 Windsor Street | 933 Windsor Street |
| 921 Windsor Street | 937 Windsor Street |
| 922 Windsor Street | 943 Windsor Street |
| 928 Windsor Street | 951 Windsor Street |

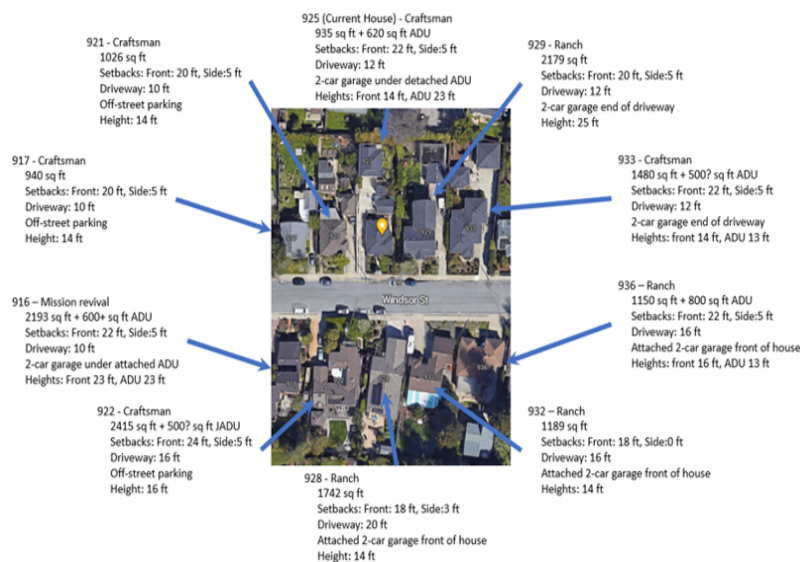
The appeal letter (attached) with primary concerns raised will be addressed after project analysis.

ANALYSIS

Demolition of Single-Family Residence. The one-story house proposed for demolition was constructed in 1946 with Building Permit No. 7640. In review of the records the building is not subject to the provisions of Part 11 (regarding Historic Demolition) for the house is not listed on the City Historic Building Survey, and as the house has no distinctive architectural features is a house not recommended for listing on the Survey.

Design Permit. Section 24.08.450 requires a Design Permit to construct any house in excess of 3,000 square feet in the R-1-5 zone district. The purpose of the review is to protect existing neighborhood character and identity by promoting a variable streetscape, maintaining existing neighborhood patterns, and limiting obtrusive visual impacts on nearby properties.

Neighborhood Pattern/Siting. The homes in the immediate area range from 1,200 square feet to 2,700 square feet and are predominantly single-story dwellings.





The new two-story dwelling will be sited in the same footprint as the existing dwelling resulting in a minimal change to the streetscape. Placement also is in same general line as adjacent dwellings. (see highlight)



Scale. The two-story facade provides a projecting porch on the first floor and recessed second level rooms to provide a compatible scale with the predominantly single-story neighborhood. The inset adjacent to the family room area approximately 25 feet from the street will create shadows and provide interest to the walls. The change in materials, fenestration, window and door window detailing also help reduce the two-story form. The project also retains the two mature palm trees and proposes several trees for the front yard area to further create a compatible streetscape. The building as viewed from the street utilizes a similar roof pitch to create a similar building height as the dwelling to the east.



Stories. The district allows for two and a half stories, and 30 feet to the midpoint in building height. The project involves two stories and at 24 feet 7 inches.

Architectural Style. Exterior materials will include a standing steel metal roof, horizontal wood siding on the first floor/vertical wood siding on the second floor with wood trimmed doors and windows. There will be a wood belly band to further break up the walls. While the roof material is not standard, the proposed variable roofline, color scheme and proposed landscaping will in total help the dwelling blend in with the neighborhood.



SOUTH/FRONT

Floorplan. The first floor of the dwelling will have the main living area with a living room, kitchen, dining room and a master bedroom suite; on the second floor are two 3 master bedroom suites, two bedrooms, five bathrooms, and a family room. Designs with several master bedroom suites has become the new direction in design in terms of flexibility of use to address the changing housing needs.



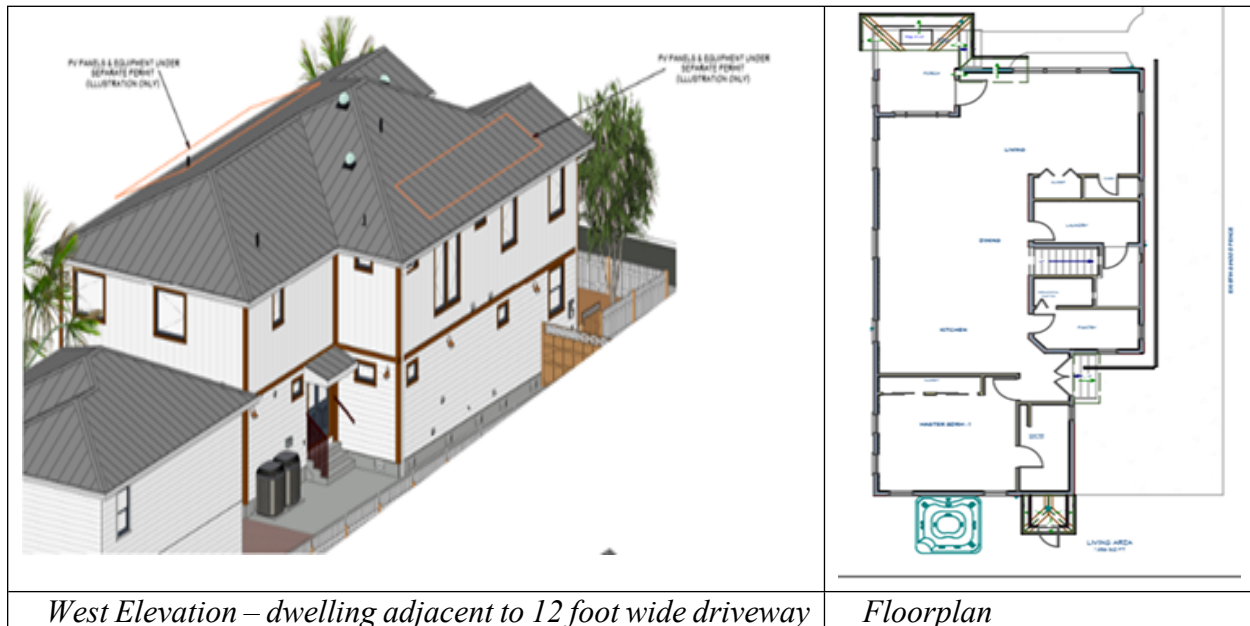
APPEAL. The appellant’s found that the Zoning Administrator findings are not consistent or failed to address the following Section 24.08.430 and 450 of the zoning ordinances, including the Guidelines for Large Homes in Single Family Areas, specifically in six (6) areas.

Appeal Concern #1. Section 24.08.430.4 Design Criteria states “...the architecture should consider compatibility with surrounding character, including harmonious building style, form, size, color, material, and roofline.”

The analysis does not address scale and form in terms of the adjacent single-story home which has a living room and kitchen on its east side. Setting back the second story on the west side of the proposed home would increase privacy for residents when using these social spaces. In addition, stepping back the second story on all sides, but especially the west, south, and east elevations would reduce the proposed home’s mass and visual impact on the adjacent homes.

The adjacent single-story home referred to is on the west. The proposal will be setback approximately 11 feet from the west property line. There is a 15-foot recess in the building at the same location as inset for the existing home footprint. The proposed floorplan locates the living room at the front of the lot, with a laundry room, pantry and master bath which have minimal windows and based on type of use minimizes privacy impacts. Additionally, the inset is across

from the adjacent west property’s detached garage building so privacy is not impacted. The rear portion of the building – north - is articulated with the inset and will create no impacts due to the distance from the property line and the existence of a two-story accessory dwelling unit at the rear of the subject property.



Appeal Concern #2. Section 24.08.450.4 Façade and Roof Articulation. This section states, “Long uninterrupted exterior walls shall be avoided on all structures.”

At the June 7 Zoning Administrator hearing, the applicant responded with a minor change on the second story with a less than two-foot setback for about a third of the second story (approximately 20 feet) and changes to several windows in terms of size and orientation.

The Zoning Administrator's finding did not adequately address the issue of long uninterrupted walls on the second floor. While there was a minor adjustment on the east side of the proposed home, there were no proposed changes to the north and west elevations of the building. The revisions did not adequately address the intent of this section which states, "All structure walls shall have "relief" to create an interesting blend with landscaping, structures, and the casting of shadows." A meaningful setback on all four elevations of the building would meet this requirement.

The east elevation was modified with an inset for about a third of the second story, and windows have been reduced. As there are bedrooms along this side yard, emergency escape and rescue windows are required and were retained to meet this building code standard size.



East Elevation

In terms of “relief to all structure walls” the ordinance also states that the integration of varied texture, relief and design accents on building walls can enhance the architecture. The project will include a standing steel metal roof, horizontal wood siding on the first floor/vertical wood siding on the second floor with wood trimmed doors and windows. There will be a wood belly band to further break up the walls. While the roof material is not standard, the proposed variable roofline, color scheme, existing/proposed landscaping (palm trees) will in total help create a dwelling that will blend in with the neighborhood.



Appeal Item #3. Section 24.08.450.4b(2) Varied Structure Design

At both the May 17 and June 7 Zoning Administrator hearings, the Zoning Administrator did not adequately address the need to address the architectural characteristics of surrounding development.

This section addresses the need to incorporate a number of characteristics including "building height". There are only 2 homes on this block with two stories: 918 Darwin with a 29' setback and 929 Darwin (next to the subject property) with a 52' setback. In this proposed home, the proposed second story extends out over the front porch entry.

Appeal Item #4. Section 24.08.450.4c. Scale (1) Form and Scale

At both the May 17 and June 7 Zoning Administrator hearings, the impact of this proposed home on the adjacent homes was not adequately addressed. This section states, "...Form and scale should relate to the use of the structure as a single-family residence. Also, the scale of the structures shall be at a human scale so as not to overwhelm or dominate their surroundings. New structures shall be consistent with the scale of structures on adjacent lots and generally compatible with existing surrounding structures."

This proposed home design does not adequately address its impact on neighboring homes. As mentioned earlier, all two-story homes in this neighborhood have second stories which are much smaller than the first story. This home's second story should better reflect and respect the form and scale of adjacent homes.

Appeal Item #5. Section 24.08.450.4c. Scale (2) New development

At both the May 17 and June 7 Zoning Administrator hearings, there was not adequate consideration of the "functional site relationships of the surrounding neighborhoods ... such as single-story dwellings..." as stated in this section.

The proposed home does not adequately address its impact on the adjacent single-story home. Such impacts should be addressed through modifications to the second story footprint and second story window size, quantity and placement.

The project block is established with two dwellings that are two-stories that front on Windsor: adjacent dwelling (929 Windsor) and 918 Windsor which is across the street two houses to the west. (i.e. erroneously noted in the appeal letter as 918 and 929 Darwin). Both are similar in that the two-story portions of the dwelling are additions that retained the original one-story dwelling and built the two-story addition at the back – thus the 29 foot and 52 foot ‘setback’. These two-story additions were built in 2005, 2006 and there was not an ordinance requirement for stepback nor a specific floor area ratio. The zoning ordinance does require a ratio on substandard lots; the subject lot at 7500 square feet in a zone that requires 5000 square feet lot area is a larger standard

lot with no requirements for floor area ratio, limitations that the second floor must be smaller than the first floor or that the second floor be setback a specific distance. Without a design permit and with only a building permit a 3000 square foot two and a half story dwelling, with 20-foot front and 20-foot rear yard and 5-foot side yard setbacks could be built without a public hearing.



The applicant has shown the proposal next to the existing two-story home on the same side of the block (929 Windsor) which is immediately to the east. The proposed building height at 24 ft. 7 in. is compatible with the adjacent home which is approximately 25 feet.

Appeal Item #6. Section 24.08.450.4d(2) Setbacks

This section states: "New single-family development in existing neighborhoods shall be integrated with the housing units in the adjacent area. Site setbacks of infill residential projects shall be either: (a) Equal to the average setback of all residences on both sides of public streets within one hundred feet of the property lines of the new project; or (b) Equal to the average of the two immediately adjacent residences."

The proposed home does not meet this requirement.

While the main first floor structure of the house is set back 20 feet from the property line, the east dormer of the second story encroaches 2' on this setback.

The setback analysis included in these reports is factually incorrect. The average setback of the surrounding nine homes is over 21'. None of these homes have second stories that encroach into

their setbacks. The setbacks for 928 and 929 Windsor Street are incorrectly identified. At 928 Windsor, the front of the attached garage is 20' from the property line not 18'. At 929 Windsor, the house is 22' from the property line, not 20'. The minimum setback for the proposed house is 21' using either the nine-home average or the two adjacent dwelling average. In addition, the planned encroachment does not meet the definition for acceptable encroachments as it is neither a bay window, entrance, nor architectural feature. The required 21' setback must be respected and there should be no non-compliant encroachment, in keeping with overall neighborhood character.

In terms of the setback analysis, utilizing the City records system,

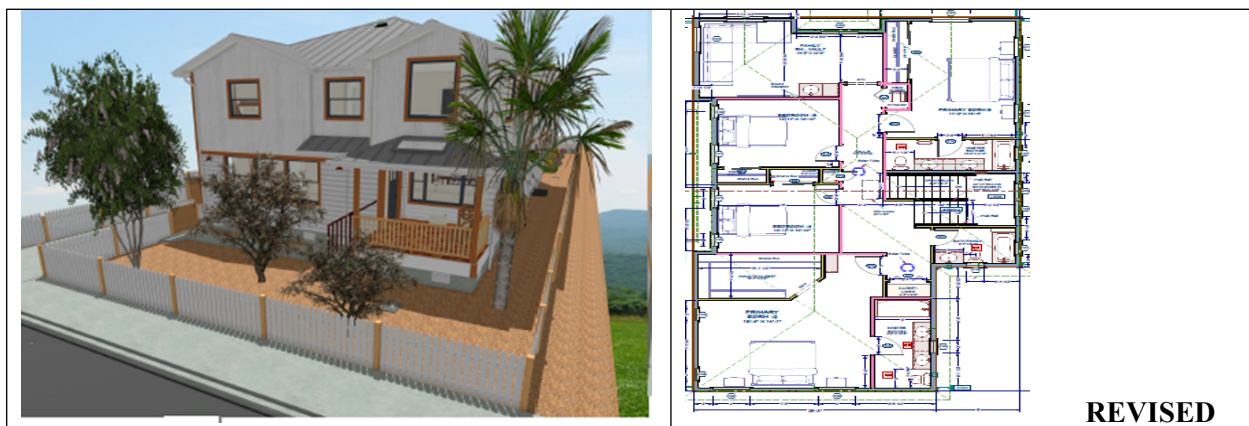
- 928 Windsor building plans from 2005 show the setback as 20 feet; not 18 feet.
- 929 Windsor building plans from 2006 show the setback as 20 feet as reported; not 22 feet as the appellants state.

<p>928 Windsor Building Permit 05-1512</p>	<p>929 Windsor Building Permit 06-0051</p>

The ordinance allows for either use of a medium or an average setback. Using the average of the two adjacent dwellings: 921 and 929 results in 20 feet being the average which is also the district required front yard setback. The proposed home is setback 20 feet from the property line.



The ordinance encourages projections to individualize dwellings to provide architectural relief and identity. Section 24.12.120 allows projections of six feet into the required 20-foot setback, with the projection limited to a third of the building wall. The project has an entry porch on the first floor and a portion of the second-floor family room that meets these standards. The appellants have indicated that the second-floor projection is not a bay window. While the City has approved both bay windows and bay rooms - the applicants have redesigned to not have any projections on the second floor and the family room will be setback 20 feet.



SUMMARY

The two-story dwelling has both insets and projections to create a compatible scale with the predominantly single-story dwelling neighborhood. There are several factors – such as building form, building siting, building width and architectural detailing with insets and projections that in total allow the project to be proportionally compatible despite the proposed square footage which results in this as one of the larger homes on this block. Staff recommends denying the appeal and

upholding the Zoning Administrator project approval based on the attached Residential Demolition Authorization Permit and Design Permit findings and subject to conditions listed as Exhibit “B”.

FINDINGS

Demolition or Conversion of Single-Family Residence or Duplex Units, Section 24.08.1330

The building is not subject to the provisions of Part 11 (regarding Historic Demolition Permits) of this chapter, or that the demolition or conversion has been approved pursuant to the procedures set forth in Part 11; and

The house is not listed on the City Historic Building Survey. A staff review of photographs of the house indicated that the house has no distinctive architectural features.

1. **The project which will replace the demolished or converted unit(s) has been approved by the city, and an appropriate building permit has been issued; unless no building permit is required or some other practical hardship can be documented rendering this finding inappropriate; and**

A two-story dwelling is proposed to replace the house to be demolished and will be sited in the general location and footprint as the existing house.

2. **The building is not in the coastal zone, or, if it is in the coastal zone, is being replaced by a residential use or a nonresidential coastal-dependent use as defined by Section 30101 of the Public Resources Code; and**

The site is in the coastal zone and the building is being replaced by a residential use.

3. **Relocation assistance has been provided to eligible tenants consistent with Section 24.08.1350; or**

4. **The building which is in the coastal zone and is being replaced by a nonresidential use which is not coastal-dependent as defined in Section 30101 of the Public Resources Code, is located where residential use is no longer feasible, but will not be issued a demolition permit or building permit in connection with the conversion until the applicant has entered into an agreement to provide relocation assistance and replacement housing or in-lieu fees consistent with Sections 24.08.1350 and the applicable portions of Sections 24.08.1360 and 24.08.1370 of this chapter.**

Not applicable.

Design Permit, Section 24.08.430

1. **The site plan and building design are consistent with design and development policies of the General Plan, any element of the General Plan, and any area plan, specific plan, or other city policy for physical development. If located in the Coastal Zone, a site plan shall also be consistent with policies of the Local Coastal Program.**

The proposed replacement dwelling will be sited in an area that minimizes change to the existing site layout and is of a form that allows the project to be compatible with other dwellings in the area. The new dwelling will meet all development standards for the R-1-5 zone district for setbacks and height. The new two-story dwelling is appropriate for single-family dwelling development in this area which is comprised of both one- and two-story dwellings.

2. **For non-residential projects, the project’s location, size, height, operations, and other significant features and characteristics are compatible with and do not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, safety, and welfare. For residential projects, the project complies with the objective standards and requirements of the zoning district in which it is located, as well as any objective standards of any area plan or other regulatory document that applies to the area in which the project is located.**

The replacement dwelling has design elements which make it compatible with the design and appearance of the existing buildings and structures in the neighborhood.

3. **For non-residential projects, the project provides for an arrangement of uses, buildings, structures, open spaces, and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.**

This finding is not applicable for it is a residential property.

4. **The exterior design and appearance of buildings and structures and the design of the site plan shall be compatible with design and appearance of other existing buildings and structures in neighborhoods which have established architectural character worth of preservation.**

The use of a gable roof shape, wood exterior walls and proposed building insets and projections in total provide architectural consistency with this neighborhood.

5. **Design of the site plan respects design principles in terms of maintaining a balance of scale, form and proportion, using design components which are harmonious, and materials and colors which blend with elements of the site plan and surrounding areas. Location of structures takes into account maintenance of public views; rooftop mechanical equipment is incorporated into roof design or screened from public rights-of-way to the extent possible. Utility installations such as trash enclosures,**

storage units, traffic-control devices, transformer vaults and electrical meters are accessible and screened.

The proposed dwelling has been designed and placed to be compatible with development on the surrounding properties. The dwelling will meet or exceed the minimum setbacks required for the district. The exterior design and appearance of the dwelling is architecturally consistent with the adjacent residences in its use of materials and compatible with the existing accessory dwelling unit/garage building. The dwelling will maintain a balance of scale, form and proportion in that it will have the same roof pitch and general form as the existing dwellings in the area. The use of building insets, wall projections, and varying rooflines minimize bulk and will limit obtrusive visual impacts on nearby properties.

- 6. Where a site plan abuts, or is in close proximity to, uses other than that proposed, the plan shall take into account its effect on other land uses. Where a nonresidential use abuts or is in close proximity to a residential use, the effect of the site plan should maintain the residential quality of adjacent or nearby areas.**

The proposed residence is in a residential neighborhood.

- 7. To the extent feasible, the orientation and location of buildings, structures, open spaces and other features of the site plan maintain natural resources including significant trees and shrubs, minimize impacts to solar access of adjacent properties, and minimize alteration of natural landforms; building profiles, location, and orientation must relate to natural land forms.**

The project will retain the two existing mature palm trees and thus will not result in the loss of any significant trees or vegetation, and the new dwelling based on building height and siting will not impact adjacent properties to any significant extent. Solar access is maintained for surrounding development as the 28-foot-high roof measured to the peak (24 ft. 7 in. midpoint) will help provide a compatible scale.

- 8. The site plan ensures that the scale, bulk, and setbacks of new development preserves important public views along the ocean and of designated scenic coastal areas. Where appropriate and feasible, the project shall restore and enhance visual quality of visually degraded areas.**

The proposed development is in the coastal zone and will not affect coastal views.

- 9. The site plan shall reasonably protect against external and internal noise, vibration and other factors which may tend to make the environment less desirable. The site plan should respect the need for privacy of adjacent residents.**

The site plan respects the need for privacy of adjacent dwellings by retaining the main habitable area within the existing dwelling unit footprint. There is a 5-foot-wide drainage

easement along the eastern property line resulting in no equipment or building projections along this side yard. The dwelling will require the issuance of a building permit that meets the Uniform Building Code requirements concerning noise, vibrations, and energy efficiency.

10. Building and structures shall be designed and oriented to make use of natural elements such as solar radiation, wind, and landscaping for heating, cooling, ventilation, and lighting.

The proposed dwelling will require the issuance of a building permit that meets the Uniform Building Code energy conservation requirements. The design includes operable windows, which will provide for natural ventilation.

Submitted by:

Approved by:

Nancy A. Concepcion
Associate Planner

Michael S. Ferry
Senior Planner

Attachments:

1. Exhibit "A" – Conditions of Approval
2. Project Plans
3. Appeal Letter dated June 20, 2023
4. June 7, 2023 Zoning Administrator action minutes
5. May 17, 2023 Zoning Administrator action minutes
6. Design Changes – Initial Submittal to Current Design progression
7. Correspondence

EXHIBIT "A"

CONDITIONS OF APPROVAL FOR THE PROJECT ON PROPERTY AT

925 Windsor Street– CP22-0114

Residential Demolition Authorization Permit and Large Home Design Permit to demolish a single-family home and construct a new 3,570 square foot single family home on a site with an existing Accessory Dwelling Unit in the (R-1-5/CZO) Single Family Residence/Coastal Zone Overlay zone district. (Coastal Permit Exclusion) (Environmental Review: Categorical Exemption)

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning and Community Development Department for review and approval.
3. This permit shall be exercised within three (3) years of the date of final approval or it shall become null and void
4. The applicant shall be responsible for the completeness and accuracy of all forms and supporting material submitted in connection with any application. Any errors or discrepancies found therein may result in the revocation of any approval or permits issued in connection therewith.
5. All final working drawings shall be submitted to the Zoning Administrator for review and approval in conjunction with the building permit application. The plans submitted for building permits shall have the same level of articulation, detailing, and dimensionality as shown in the approved plans prepared by Owner/Designer Justin Walsh dated April 4, 2023, May 17, 2023 and July 2023. All approved exterior finishes and materials shall be clearly notated on the building permit plans.
- 5.6. The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement at the bottom of these conditions, which will become conditions of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Design Permit. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

Signature of Building Contractor

Date

CONDITIONS OF APPROVAL
For **925 Windsor Street– CP22-0114**

- 6.7. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz. All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project. Plans shall eliminate any mechanical equipment or improvements in the 5-foot drainage easement located along the east property line as shown on the County assessors map.
- 7.8. All refuse and recycling activities during construction shall be done in accordance with Chapter 6.12 of the Santa Cruz Municipal Code. Be aware that private companies offering refuse or debris box services are not allowed to operate within the City limits, except under certain limited circumstances detailed in Chapter 6.12.160.
- 8.9. All requirements of the Building, Public Works, Water and Fire Departments shall be completed prior to occupancy and continuously maintained thereafter.
- 9.10. Building plans shall include energy compliance document sheets and be in compliance with current codes adopted by the City of Santa Cruz (2019 California Building Standards Codes and title 18 of the Santa Cruz Municipal Code.
- 10.11. Building plans shall include requirements, details and supplemental information to verify compliance with the City Green Building Program and comments as noted in the February 15, 2023 memorandum.
- 11.12. A drainage plan shall be submitted in conjunction with application for building permits.
- 12.13. All utilities and transformer boxes shall be placed underground in accordance with the provisions of Section 24.12.700 through 24.12.740 of the Zoning Ordinance.
- 13.14. Any person exercising a development permit or building permit who, at any time in the preparation for or process of excavating or otherwise disturbing earth, discovers any human remains of any age or any artifact or any other object which reasonably appears to be evidence of an archaeological/cultural resource or paleontological resource, shall:
- Immediately cease all further excavation, disturbance, and work on the project site;
 - Cause staking to be placed completely around the area of discovery by visible stakes not more than ten feet apart forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking;
 - Notify the Santa Cruz County sheriff-coroner and the city of Santa Cruz planning director of the discovery unless no human remains have been discovered, in which case the property owner shall notify only the planning director;
 - Grant permission to all duly authorized representatives of the sheriff-coroner and the planning director to enter onto the property and to take all actions consistent with this section.

CONDITIONS OF APPROVAL
For **925 Windsor Street– CP22-0114**

~~14.~~15. Plans submitted for building permit issuance shall show all exterior site lighting locations and fixture details. All exterior building lighting shall be shielded and contained in a downward direction. No exterior lighting shall produce off-site glare.

~~15.~~16. Adequate provisions shall be made to supply water to each of the premises covered by this application. The design of water facilities shall be to standards of the Water Department and plans therefore must be submitted to the Water Department Director for review and approval prior to the issuance of a building permit.

~~16.~~17. Building plans and landscape/drainage site plans shall show compliance with the City Water Efficiency Landscape Ordinance. All trees shall be a minimum 15-gallon size. All residential development projects on a parcel of land less than 10,000 square feet shall be required to meet only provisions listed in Section 16.16.070(j) of the Santa Cruz Municipal Code. These provisions include specifications on plant type, turf limits, spray irrigation setbacks, irrigation equipment and mulching requirements. Building plans shall contain references to these provisions showing that the conditions have been met.

~~17.~~18. All landscaping shall be installed prior to final utility release or issuance of occupancy permits.

~~18.~~19. Prior to site grading or any disturbance all trees and/or tree stands indicated for preservation or approved plans shall be protected through fencing or other approved barricade. Such fencing shall protect vegetation during construction and shall be installed to the satisfaction of the Director of Planning and Community Development.

~~19.~~20. Prior to issuance of the demolition permit, the applicant shall:

- Obtain a building permit for the construction of the new single-family dwelling.
- Schedule a Special Inspection with the Building Department to determine whether the existing residence proposed for demolition has potential for relocation off-site. If the Building Official determines that the building is capable of being moved without damage to significant trees and/or landscaping, the applicant shall be required to comply with the requirements of Section 24.10.190 of the Zoning Ordinance.

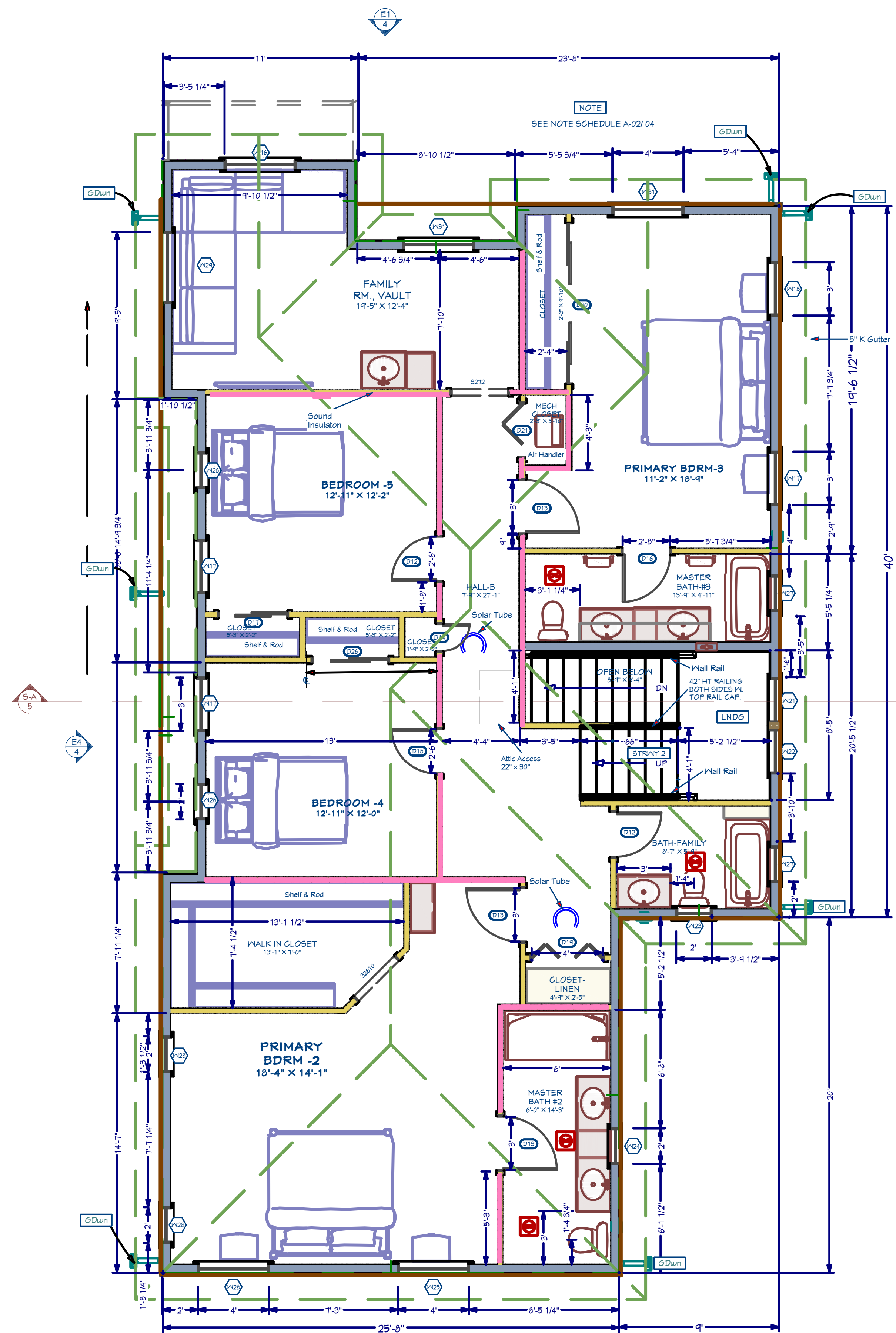
~~20.~~21. The applicant and/or property owner shall be responsible for ensuring that any existing buildings approved for demolition or conversion remain occupied by a tenant or, if any buildings are vacant or become vacant prior to demolition or conversion, that these buildings are adequately secured to prevent break-ins and other vandalism. All windows, doors, and other openings into vacant buildings shall be completely covered and a six-foot tall chain link fence shall be installed around the perimeter of the property. Graffiti shall be removed or painted over within 72 hours. If a break-in occurs, the applicant and/or property owner shall, within 24 hours, clean the site of trash and debris, and re-secure the site and building(s). Additionally, following a break-in, the applicant/property owner shall provide the Planning Department, SCFD Fire Marshall and SCPD with a copy of a signed contract with a private security company to provide ongoing monitoring of the site. If a break-in or other public safety concern occurs at the site that

CONDITIONS OF APPROVAL
For **925 Windsor Street– CP22-0114**

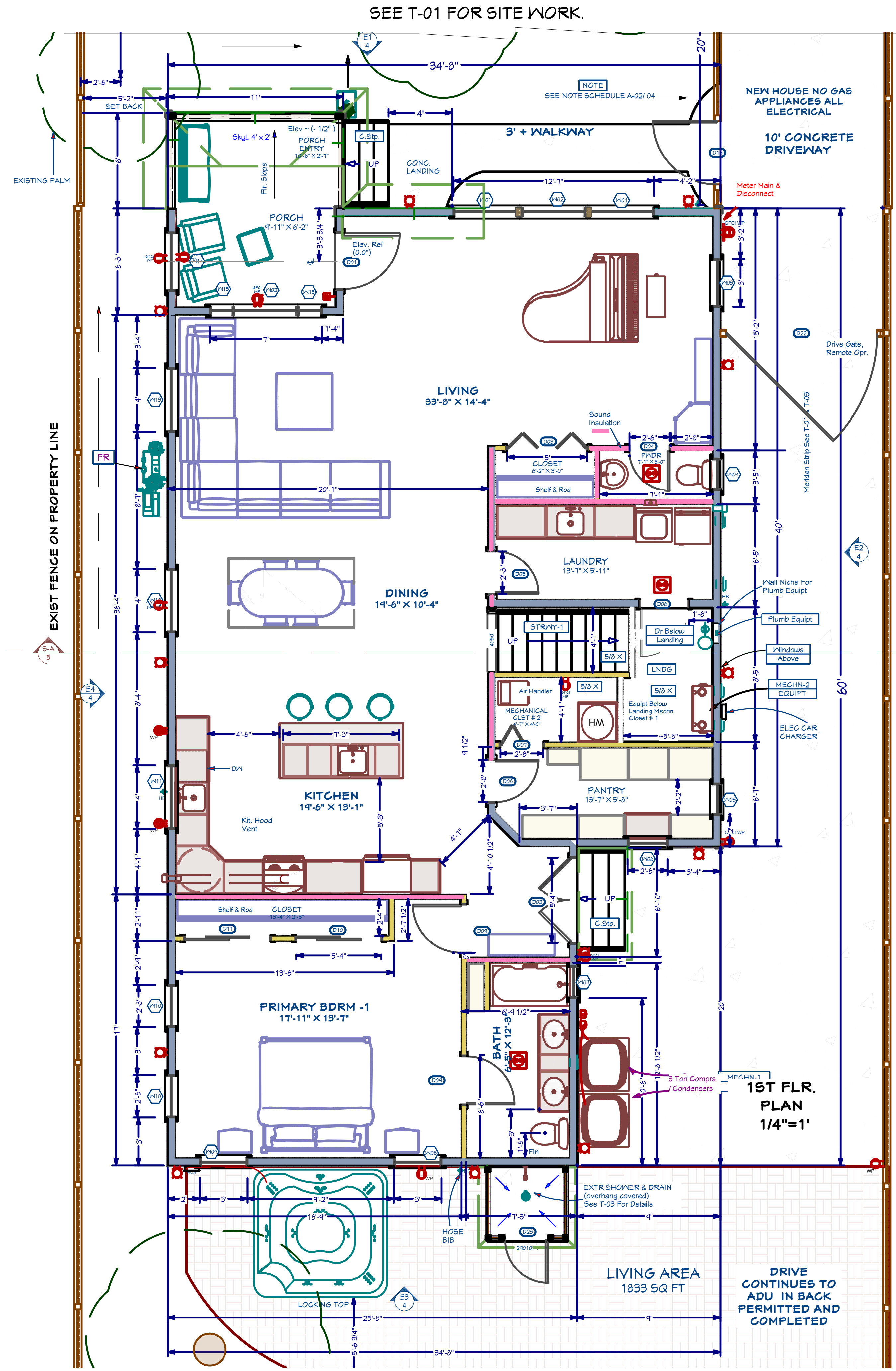
requires an emergency response, the applicant and/or property owner shall be responsible for paying the fully burdened hourly rates for Police, Fire, Code Compliance, or other City Staff to respond and follow up.

~~21.~~22. Building Plans shall also indicate that the project will provide smoke and carbon monoxide detector and alarms per the California Building, Residential, and Fire Codes; the project will have Class B or better roofing, and address numbers that are visible from the street and a minimum of four inches in size will be provided. All these details are subject to review and approval by the Fire Department.

~~22.~~23. An arborist report shall be submitted for review and approval by the City Arborist if required prior to issuance of the building permit and shall confirm that the mature trees on the property will not be affected with the siting of improvements for the new dwelling.



LIVING AREA
1759 SQ FT
**2ND FLOOR
PLAN
SCALE 1/4"=1'**



**1ST FLR.
PLAN
1/4"=1'**

LIVING AREA
1833 SQ FT

DRIVE
CONTINUES TO
ADU IN BACK
PERMITTED AND
COMPLETED

SEE T-01 FOR SITE WORK.

OWNER:
**JUSTIN & HART
WALSH**

Mail Address:
925 Windsor Street
Santa Cruz, CA 95062

SITE LOCATION:
**925 WINDSOR ST.
SANTA CRUZ, CA
95062**
Parcel # 011-073-13

PROPOSED:
**NEW SINGLE
FAMILY HOUSE**

OWNER / DESIGNER

CONTENTS:

**1ST & 2ND
FLOOR PLANS**

Scale: 1/4" = 1'

Date: 05-17-23

Drawn By: jw

Chk By: jw

Rev Date For:
05-17-22
ARTICULATED EAST
WALL, MADE 2ND
FLOOR WINDOWS
SMALLER

Sheet #
A-01 / 06 OF 38

GENERAL CAL GREEN CODE NOTES AND SPECIFICATIONS

SEE ALSO GENERAL NOTES ON PAGE T-02.

LANDSCAPING WILL CONFORM TO CALGREEN CODE 4.304.1 FOR IRRIGATION CONTROL

WILL BE IN COMPLIANCE TO CALGREEN CODE 4.304.1 FOR RODENT PROOFING FOR ANNULAR SPACES

INSULATE ALL NEW ACCESSIBLE HOT WATER PIPES

INSULATION TO BE CERTIFIED AS INSTALLED PER HERS CONTRACTOR

WILL BE IN COMPLIANCE TO CALGREEN CODE 4.504.2.1 FOR ADHESIVES, SEALANTS, AND CAULKS

WILL BE IN COMPLIANCE TO CALGREEN CODE 4.504.2.2 FOR PAINTS AND COATINGS

WILL BE IN COMPLIANCE TO CALGREEN CODE 4.504.2.3 FOR AEROSOL PAINTS AND COATINGS

WILL BE IN COMPLIANCE TO CALGREEN CODE 4.504.4 RESILIENT FLOORING SYSTEMS

WILL BE IN COMPLIANCE TO CALGREEN CODE 4.504.5 FOR COMPOSITE WOOD PRODUCTS

WILL BE IN COMPLIANCE TO CALGREEN CODE 4.505.3 FOR MOISTURE CONTENT OF BUILDING MATERIALS

WILL BE IN COMPLIANCE TO CALGREEN CODE 4.506.1 FOR BATHROOM EXHAUST FANS

PLANT NON-INVASIVE SPECIES AS LISTED BY CAL-IPC (CALIFORNIA INVASIVE PLANT COUNCIL). PLANT NO SPECIES THAT REQUIRE SHEARING, PLANT 75% CALIFORNIA NATIVE OR MEDITERRANEAN SPECIES. PLEASE VERIFY THAT THEY ARE CALIFORNIA NATIVE OR OTHER MEDITERRANEAN SPECIES THAT ARE APPROPRIATE FOR THE SOIL TYPE AND MICROCLIMATE.

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38
WALLS R-21
FLOORS R-21

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2018 EDITION OF THE I.R.C. & 2019 CA CODES

ALL STRUCTURAL NOTES TO BE VERIFIED WITH STRUCTURAL ENG. PLANS WHICH TAKE PRECEDENT.

Table with columns: 2D SYMBOL, WALL TYPE(S), COMMENTS, WALL SCHEDULE. Contains details for concrete stem wall, siding, deck railing, and interior walls.

LUMBER SPECS:

- 1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2, & KD
2. USE LVL HEADERS, BEAMS, POSTS WHERE STATED IN WINDOW, DR SCHD. & ON PLANS
3. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER - PRESSURE TREATED
4. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2
5. SILLS FOR CONCRETE WALL, PRESSURE TREATED
6. ALL STUDS TO BE DF#2 OR BETTER, -KD
7. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
8. ROOF SHEATHING SHALL BE 5/8" - 3/4" PLYWOOD VERIFY WITH ROOFING METAL MANUF.
9. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 STRUCTURAL # 1
10. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED PLYWOOD OR OSB

FRAMING NOTES:

PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO JOISTS. PROVIDE POSITIVE VENTILATION AT EA END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER CA CODE PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

RAILING NOTES:

SEE SHEET A-05 / 08/ 45
STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8". STAIRWAYS SHALL HAVE MIN. 70" OF HEADROOM AT THE NOSE OF THE STAIR. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEVEL POST OR SAFETY TERMINAL. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL. 42" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

ROOF TRUSSES WILL BE A DEFERRED SUBMITTAL FOR THIS PROJECT. ENGINEER SHALL REVIEW THE TRUSS CALCULATIONS AND LAYOUT SHEET AND PROVIDE STAMP STATING THAT THE TRUSSES ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING

SEE COMPLETE MAJOR APPLIANCE AND EQUIPMENT SCHEDULE ON SHEET A-45

DOOR MANUF. BY SIMPSON DOOR COMPANY, EXCEPT D01, D06 & D07. OTHER MANUF APPROVAL BY OWNER.

Table with columns: 2D SYMBOL, DOOR TYPE(S), COMMENTS, DOOR SCHEDULE. Lists various door types like D01, D06, D07 with their respective schedules.

* 1st Flr Hrs in Bearing Walls To Be Dtg.
LSL, LVL, or All Other Beams or Bull Up.
Verify Lengths and Sizes Required On Framing Plans

VINYL WINDOWS MANUF. BY MILGARD; TUSCANY or MONTEGITO SERIES, ALL DUAL FANE, LOW e & ARGON, U <= 0.3 SHGC = 0.67

Table with columns: 2D SYMBOL, WINDOW TYPE(S), COMMENTS, WINDOW SCHEDULE. Lists various window types like W01, W02, W03 with their respective schedules.

* 1st Flr Hrs in Bearing Walls To Be Dtg.
LSL, LVL, or 4x8 I Beams or 2x Bull Up.
Verify Lengths and Sizes Required On Plans.
Ganged Units, Not Longer, Full Frame Style

ARCHITECTURAL NOTE SCHEDULE

Table with columns: SYMBOL, NOTE SCHEDULE. Lists architectural notes such as 5/8" X DRYWALL BOARD, CONCRETE STEPS, FIRE REGULATOR & MANIFOLD SYSTEM, etc.

ATTIC SPACE VENTING

RIDGE & HIP RAISED VENT ALLOW 1" AIR SPACE EA SIDE - 110 LF OF VENTING OR 2 1/2 LF 110 LF - 14 1/2 SF VENTING ATTIC FLOOR, 1831 SF.; 14.7/1831 = 0.0108 OR RATIO OF 1:83
PLUS THE LOWER VENTING OF 3- 2" DIA. SCREENED VENT HOLES THROUGH BLOCK PER 2 LF. OR 4.42 SQIN / 2 FT 4.71 SQIN / FT. = .093 SF/LF VENTING AT - 170 LF PERIMETER = 5.56 SF TOTAL
TOTAL ATTIC VENTING = 25.26 SF / 1831 SF = 0.0131 OR RATIO OF 1/ 72.9 OR ABOUT DOUBLE OF WHAT IS MIN. REQUIRED.

CRAWL SPACE VENTING

UNDERFLOOR CRAWL SPACES VENTS INSTALL 20 - 16" X 8" SCREENED FOUNDATION VENTS AS SHOWN AROUND THE FOUNDATION IN THE ELEVATIONS AS WELL AS THE STRUCTURAL ENG. FOUNDATION PLAN - PROVIDING - 0.88 SQFT EA X 28 - 24 SF VENTING AREA. TOTAL 1st FLOOR AREA 1785 SF, 24 SF / 1785 SF = 1/74 OF THE AREA VENTED OR ABOUT DOUBLE OF WHAT IS MIN. REQUIRED

THE OWNER/BUILDER IS ACTING AS THE GENERAL CONTRACTOR, IS TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS. AND CONNECTIONS BEFORE CONSTRUCTION BEGINS. AND BRING ANY DISCREPANCIES TO DESIGN TEAM PRIOR TO STARTING WORK.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ALOHA DESIGN & BUILD SERVICES INC. AND DEVELOPED FOR THE EXCLUSIVE USE FOR JUSTIN & HART WALSH NEW RESIDENCE. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF IS PROHIBITED.

OWNER:

JUSTIN & HART WALSH

Mail Address:
925 Windsor Street
Santa Cruz, CA 95062

SITE LOCATION:

925 WINDSOR ST.
SANTA CRUZ, CA
95062
Parcel # 011-073-13

PROPOSED:

NEW SINGLE FAMILY HOUSE

OWNER / DESIGNER

CONTENTS:

SCHEDULES & NOTES

Scale:

Date: 05-17-23

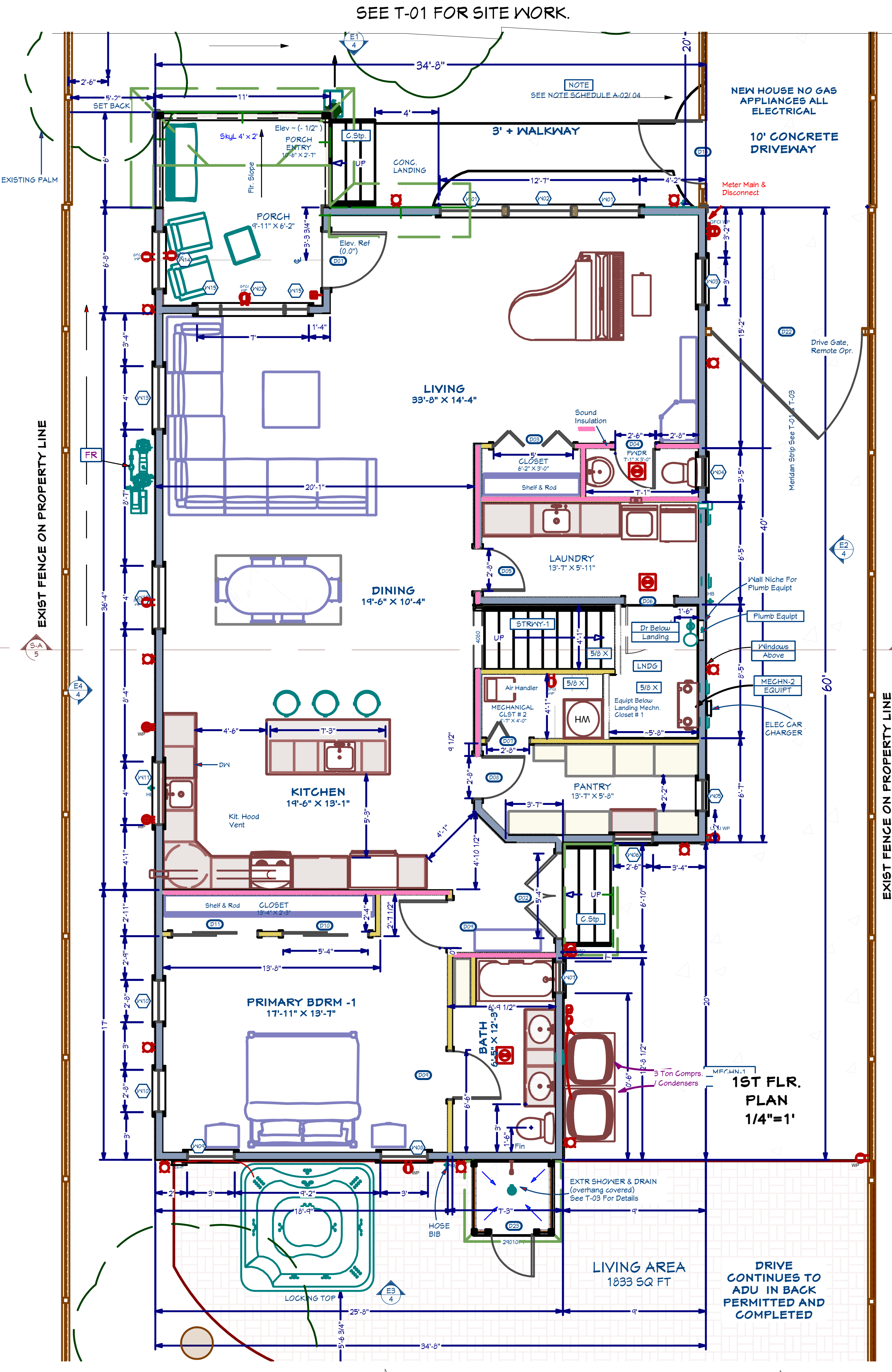
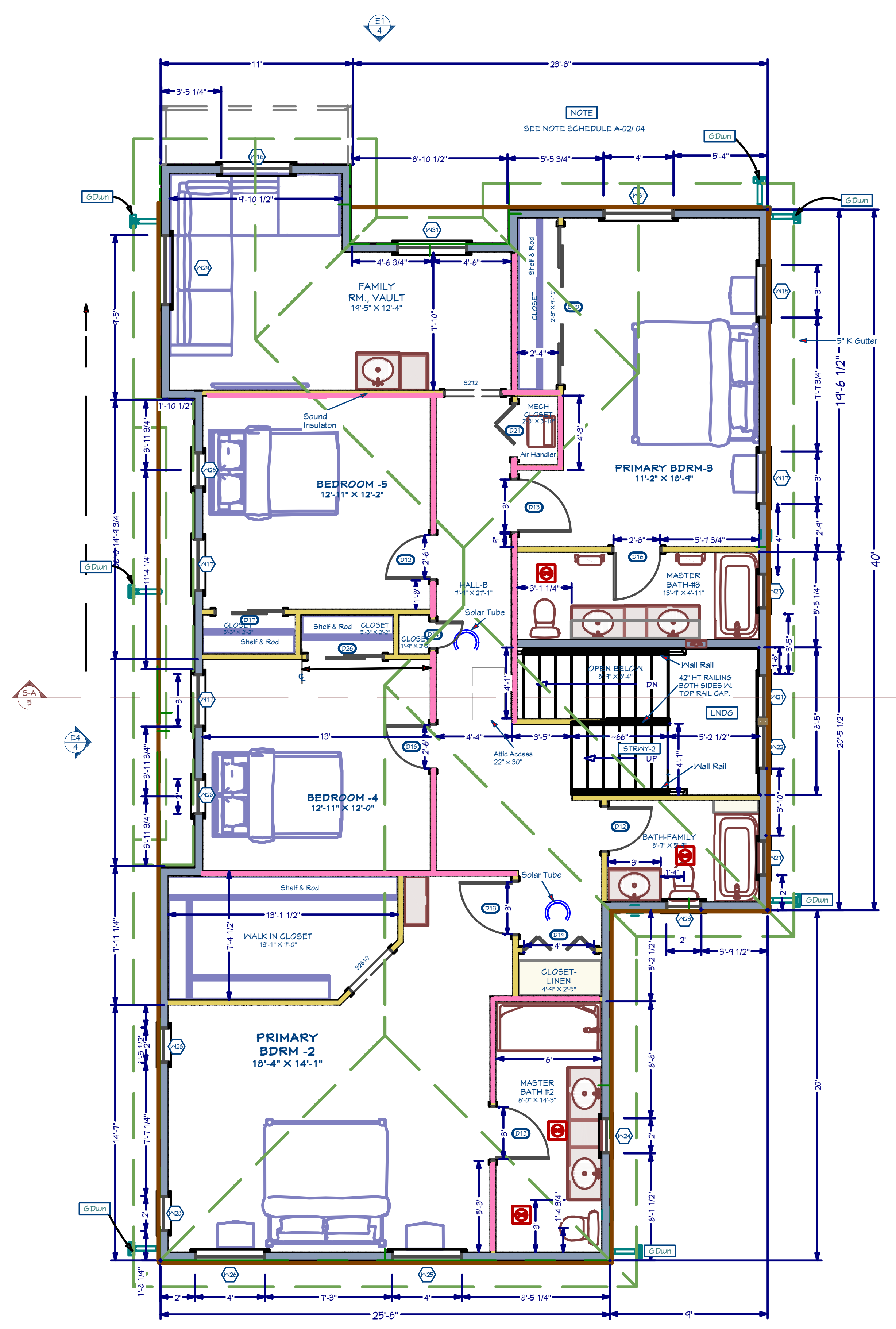
Drawn By: jw

Chk By: jw

Rev Date For:

Sheet #

A-02 / 07 OF 38



OWNER:
JUSTIN & HART WALSH

Mail Address:
 925 Windsor Street
 Santa Cruz, CA 95062

SITE LOCATION:
 925 WINDSOR ST.
 SANTA CRUZ, CA
 95062
 Parcel # 011-073-13

PROPOSED:
 NEW SINGLE
 FAMILY HOUSE

OWNER / DESIGNER

CONTENTS:
 1ST & 2ND
 FLOOR PLANS

Scale: 1/4" = 1'

Date: 05-17-23

Drawn By: jw

Chk By: jw

Rev Date For:
 05-17-22

ARTICULATED EAST
 WALL, MADE 2ND
 FLOOR WINDOWS
 SMALLER

Sheet #
A-01 / 06 OF 38

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PLANT NON-INVASIVE SPECIES AS LISTED BY CAL-IPC (CALIFORNIA INVASIVE PLANT COUNCIL). PLANT NO SPECIES THAT REQUIRE SHEARING, PLANT 75% CALIFORNIA NATIVE OR MEDITERRANEAN SPECIES. PLEASE VERIFY THAT THEY ARE CALIFORNIA NATIVE OR OTHER MEDITERRANEAN SPECIES THAT ARE APPROPRIATE FOR THE SOIL TYPE AND MICROCLIMATE.

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PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

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ATTIC R-38
WALLS R-21
FLOORS R-21

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2018 EDITION OF THE I.R.C. & 2019 CA CODES

WALL SHEATHING 1/2" Struct. # 1 Plywood: NAILING SCHEDULE

EXTERIOR & INTERIOR BEARING OR SHEAR WALLS:

NS-3: 3" OC EDGE & 12" OC FIELD W. 8d. Requires That Each Edge Is Nailed To Its Own Stud or Block Unless Panels Split Over 4x or Larger Beam / Post

NS-4: 4" OC EDGE & 12" OC FIELD W. 8d.

NS-6: 6" OC EDGE & 12" OC FIELD W. 8d. (Std)

AT POINT LOAD POST AND BEAMS 3" OC EDGE STAGGERED W. 8d.

EXTERIOR FRAMING LUMBER: ACQ TREATED GREEN, OIL PRIMED & PAINTED OR ACQ BROWN/TONE STAINED & SEALED.

SIMPSON HARDWARE ALL FRAMING / STRUCTURAL HARDWARE IS SIMPSON STRONG-TIE AS SPECIFIED, UNLESS NOTED OTHERWISE. SUBSTITUTIONS NOT ALLOWED EXCEPT FOR APPROVAL FROM DESIGN TEAM & STRUCT. ENG.

ALL STRUCTURAL NOTES TO BE VERIFIED WITH STRUCTURAL ENG. PLANS WHICH TAKE PRECEDENT.

Table with columns: 2D SYMBOL, WALL TYPE(S), COMMENTS, WALL SCHEDULE. Contains details for various wall types like 8" CONCRETE STEM WALL, SIDING-6, SIDING-6-25, SIDING-6, BRD & BATT, DECK RAILING/FENCE, INTERIOR-6-PLYND, INTERIOR-6, INTERIOR-4-DN 2X, 1-PLYND, INTERIOR-4, and INTERIOR-4, UNDER LANDING.

LUMBER SPECS:

- 1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2, & KD
2. USE LVL HEADERS, BEAMS, POSTS WHERE STATED IN WINDOW, DR SCHD. & ON PLANS
3. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER - PRESSURE TREATED
4. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2
5. SILLS FOR CONCRETE WALL, PRESSURE TREATED
6. ALL STUDS TO BE DF#2 OR BETTER, - KD
7. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
8. ROOF SHEATHING SHALL BE 5/8" 3/4" PLYWOOD VERIFY WITH ROOFING METAL MANUF.
9. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 STRUCTURAL # 1
10. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED PLYWOOD OR OSB

FRAMING NOTES:

PROVIDE DOUBLE JLTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS. PROVIDE POSITIVE VENTILATION AT EA END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER CA CODE PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

RAILING NOTES:

SEE SHEET A-05 / 08/ 45 STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8". STAIRWAYS SHALL HAVE MIN. 70" OF HEADROOM AT THE NOSE OF THE STAIR. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL. 42" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

ROOF TRUSSES WILL BE A DEFERRED SUBMITTAL FOR THIS PROJECT. ENGINEER SHALL REVIEW THE TRUSS CALCULATIONS AND LAYOUT SHEET AND PROVIDE STAMP STATING THAT THE TRUSSES ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING

SEE COMPLETE MAJOR APPLIANCE AND EQUIPMENT SCHEDULE ON SHEET A-45

DOOR MANUF. BY SIMPSON DOOR COMPANY, EXCEPT D01, D06 & D07. OTHER MANUF APPROVAL BY OWNER.

Table with columns: 2D SYMBOL, DOOR TYPE(S), COMMENTS, DOOR SCHEDULE. Lists door types like D01, D06, D07, D08, D09, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33, D34, D35, D36, D37, D38, D39, D40, D41, D42, D43, D44, D45, D46, D47, D48, D49, D50, D51, D52, D53, D54, D55, D56, D57, D58, D59, D60, D61, D62, D63, D64, D65, D66, D67, D68, D69, D70, D71, D72, D73, D74, D75, D76, D77, D78, D79, D80, D81, D82, D83, D84, D85, D86, D87, D88, D89, D90, D91, D92, D93, D94, D95, D96, D97, D98, D99, D100.

* 1st Flr Hrs in Bearing Walls To Be Dtg. LSL, LVL, or All Other Beams or Bull Up. Verify Lengths and Sizes Required On Framing Plans

VINYL WINDOWS MANUF. BY MILGARD: TUSCANY or MONTEGITO SERIES, ALL DUAL FANE, LOW e & ARGON, U <= 0.3 SHGC = 0.67

Table with columns: 2D SYMBOL, WINDOW TYPE(S), COMMENTS, WINDOW SCHEDULE. Lists window types like W01, W02, W03, W04, W05, W06, W07, W08, W09, W10, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W28, W29, W30, W31, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W42, W43, W44, W45, W46, W47, W48, W49, W50, W51, W52, W53, W54, W55, W56, W57, W58, W59, W60, W61, W62, W63, W64, W65, W66, W67, W68, W69, W70, W71, W72, W73, W74, W75, W76, W77, W78, W79, W80, W81, W82, W83, W84, W85, W86, W87, W88, W89, W90, W91, W92, W93, W94, W95, W96, W97, W98, W99, W100.

* 1st Flr Hrs in Bearing Walls To Be Dtg. LSL, LVL, or 4x8+1 Beams or 2x Bull Up. Verify Lengths and Sizes Required On Framing Plans. Ganged Units, Not Longer, Portal Frame Style

ARCHITECTURAL NOTE SCHEDULE

Table with columns: SYMBOL, NOTE SCHEDULE. Lists architectural notes like 5/8 X, C.Stp., Dr Below Landing, FR, Gdun, LNDG, MECHN-1 EQUIPT, MECHN-2 EQUIPT, Plumb Equip., STRAY-1, STRAY-2, Windows Above.

ATTIC SPACE VENTING

RIDGE & HIP RAISED VENT ALLOW 1" AIR SPACE EA SIDE - 110 LF OF VENTING OR 2 1/2 LF "110 LF - 14 1/2 SF VENTING ATTIC FLOOR, 1831 SF.; 14.7/1831 = 0.0108 OR RATIO OF 1:83

PLUS THE LOWER VENTING OF 3'-2" DIA. SCREENED VENT HOLES THROUGH BLOCK PER 2 LF. OR 4.42 SQIN / 2 FT 4.11 SQIN / FT. = .093 SF / LF VENTING AT - 170 LF PERIMETER = 5.56 SF TOTAL

TOTAL ATTIC VENTING = 25.26 SF / 1831 SF = 0.0131 OR RATIO OF 1/ 72.9 OR ABOUT DOUBLE OF WHAT IS MIN. REQUIRED.

CRAWL SPACE VENTING

UNDERFLOOR CRAWL SPACES VENTS INSTALL 20 - 16" X 8" SCREENED FOUNDATION VENTS AS SHOWN AROUND THE FOUNDATION IN THE ELEVATIONS AS WELL AS THE STRUCTURAL ENG. FOUNDATION PLAN - PROVIDING - 0.88 SQFT EA X 28 - 24 SF VENTING AREA. TOTAL 1st FLOOR AREA 1785 SF, 24 SF / 1785 SF - 1/ 74 OF THE AREA VENTED OR ABOUT DOUBLE OF WHAT IS MIN. REQUIRED

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OWNER:

JUSTIN & HART WALSH

Mail Address: 925 Windsor Street Santa Cruz, CA 95062

SITE LOCATION:

925 WINDSOR ST. SANTA CRUZ, CA 95062

Parcel # 011-073-13

PROPOSED:

NEW SINGLE FAMILY HOUSE

OWNER / DESIGNER

CONTENTS:

SCHEDULES & NOTES

Scale:

Date: 05-17-23

Drawn By: jw

Chk By: jw

Rev Date For:

Sheet #

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**BACK OF PROPERTY
ORTHOGRAPHIC
VIEWS
FOR ILLUSTRATION
VIEW ONLY
~3/16"=1'**



PV PANELS & EQUIPMENT UNDER
SEPARATE PERMIT
(ILLUSTRATION ONLY)

PV PANELS & EQUIPMENT UNDER
SEPARATE PERMIT
(ILLUSTRATION ONLY)

**ADU IN BACK
NOT SHOWN**

**ADU IN BACK
NOT SHOWN**

PV PANELS & EQUIPMENT UNDER
SEPARATE PERMIT
(ILLUSTRATION ONLY)



**FRONT OF PROPERTY
ORTHOGRAPHIC VIEWS
FOR ILLUSTRATION VIEW ONLY
~3/16"=1'**

**ORTHOGRAPHIC
VIEWS**

**OWNER:
JUSTIN & HART
WALSH**

Mail Address:
925 Windsor Street
Santa Cruz, CA 95062

**SITE LOCATION:
925 WINDSOR ST.
SANTA CRUZ, CA
95062**

Parcel # 011-073-13

**PROPOSED:
NEW SINGLE
FAMILY HOUSE**

OWNER / DESIGNER

**CONTENTS:
ORTHO
GRAPHIC VIEWS
FOR
ILLUSTRATION
VIEW ONLY**

Scale: ~ 3/16" = 1'

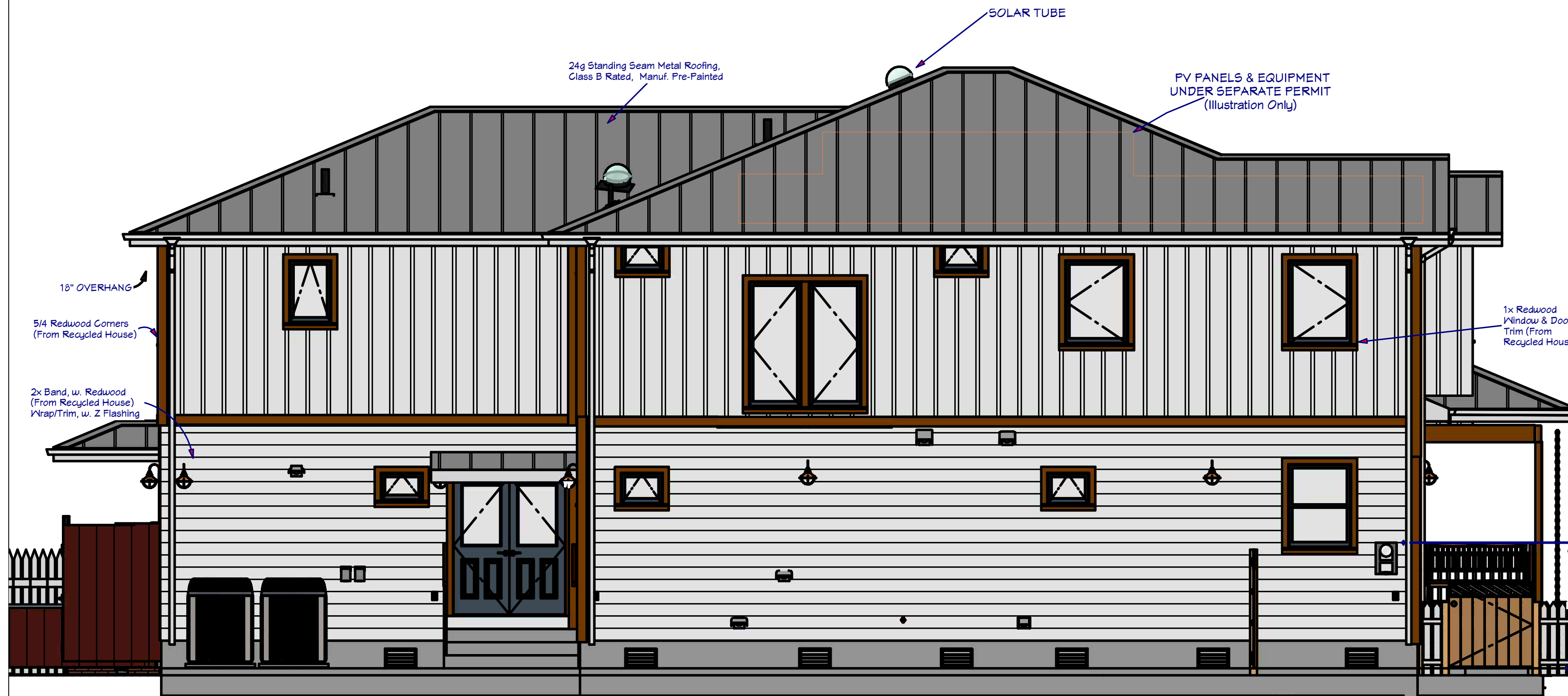
Date: 05-17-23

Drawn By: jw

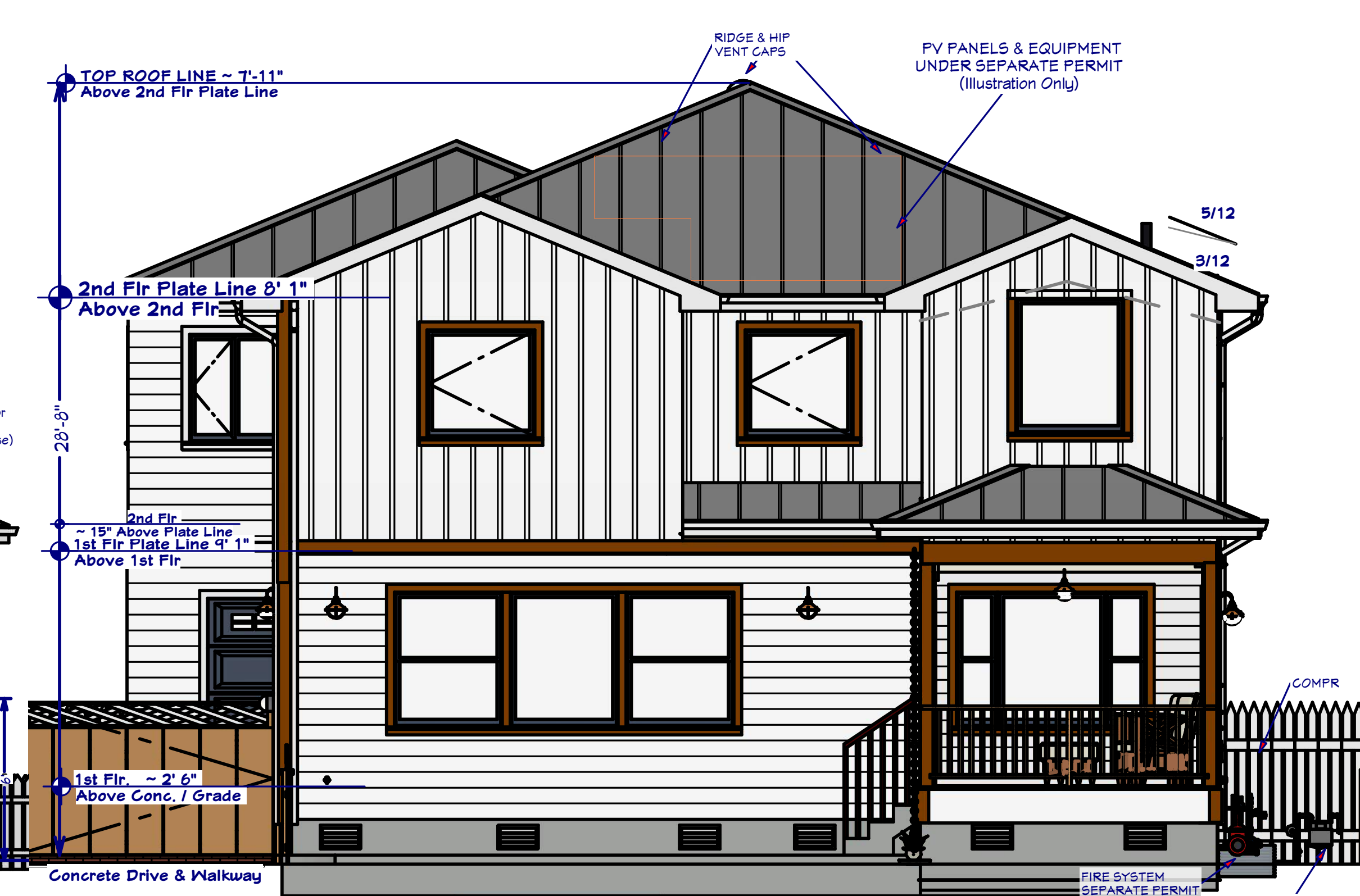
Chk By: jw

Rev Date For:
02-26-23
ARTICULATED EAST
WALL

Sheet #
A-03 / 08 OF 38



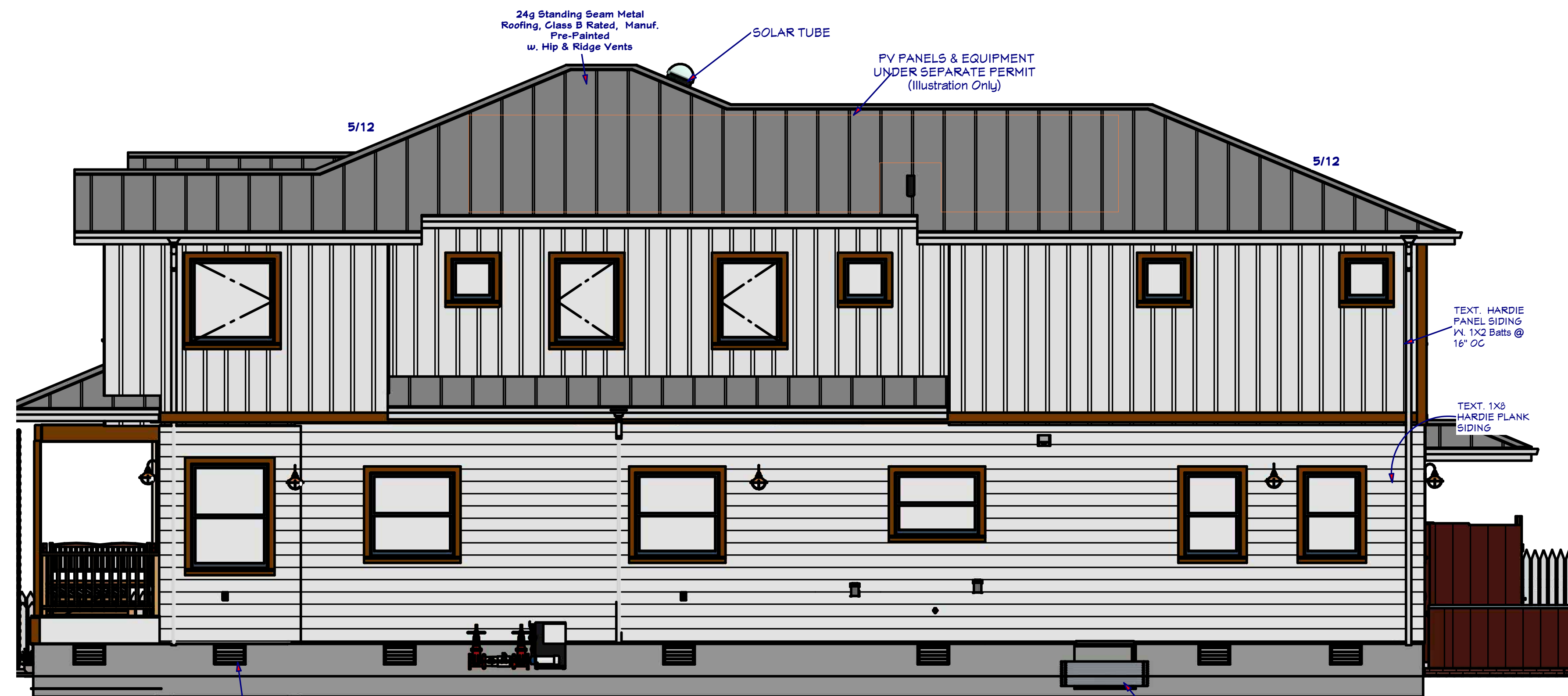
E-2 LEFT SIDE (WEST) ELEVATION
1/4" = 1'



E-1 FRONT ENTRY (SOUTH) ELEVATION
1/4" = 1'



E-3 BACK ENTRY (NORTH) ELEVATION
1/4" = 1'



E-4 RIGHT SIDE (EAST) ELEVATION
1/4" = 1'

OWNER:
JUSTIN & HART WALSH

Mail Address:
925 Windsor Street
Santa Cruz, CA 95062

SITE LOCATION:
925 WINDSOR ST.
SANTA CRUZ, CA
95062
Parcel # 011-073-13

PROPOSED:
NEW SINGLE FAMILY HOUSE

OWNER / DESIGNER

CONTENTS:

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'

Date: 05-17-23

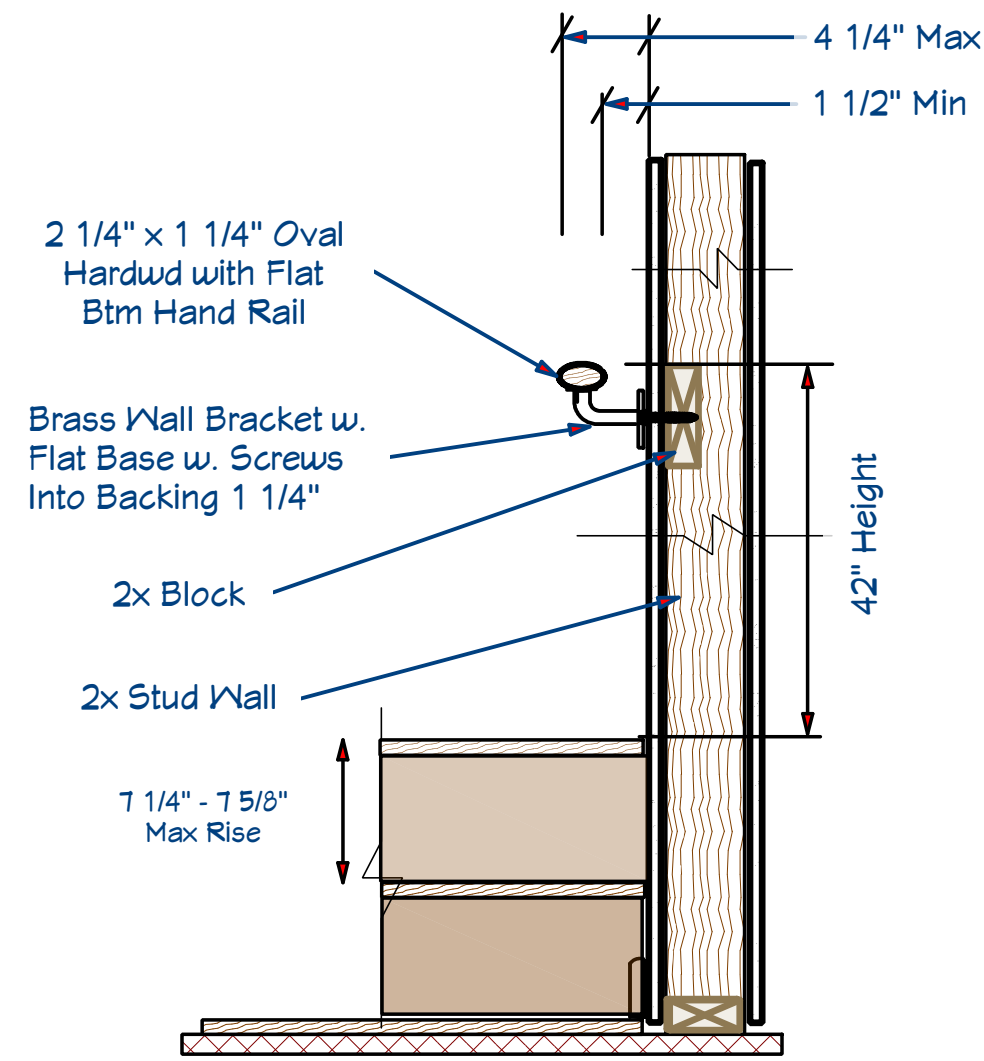
Drawn By: jw

Chk By: jw

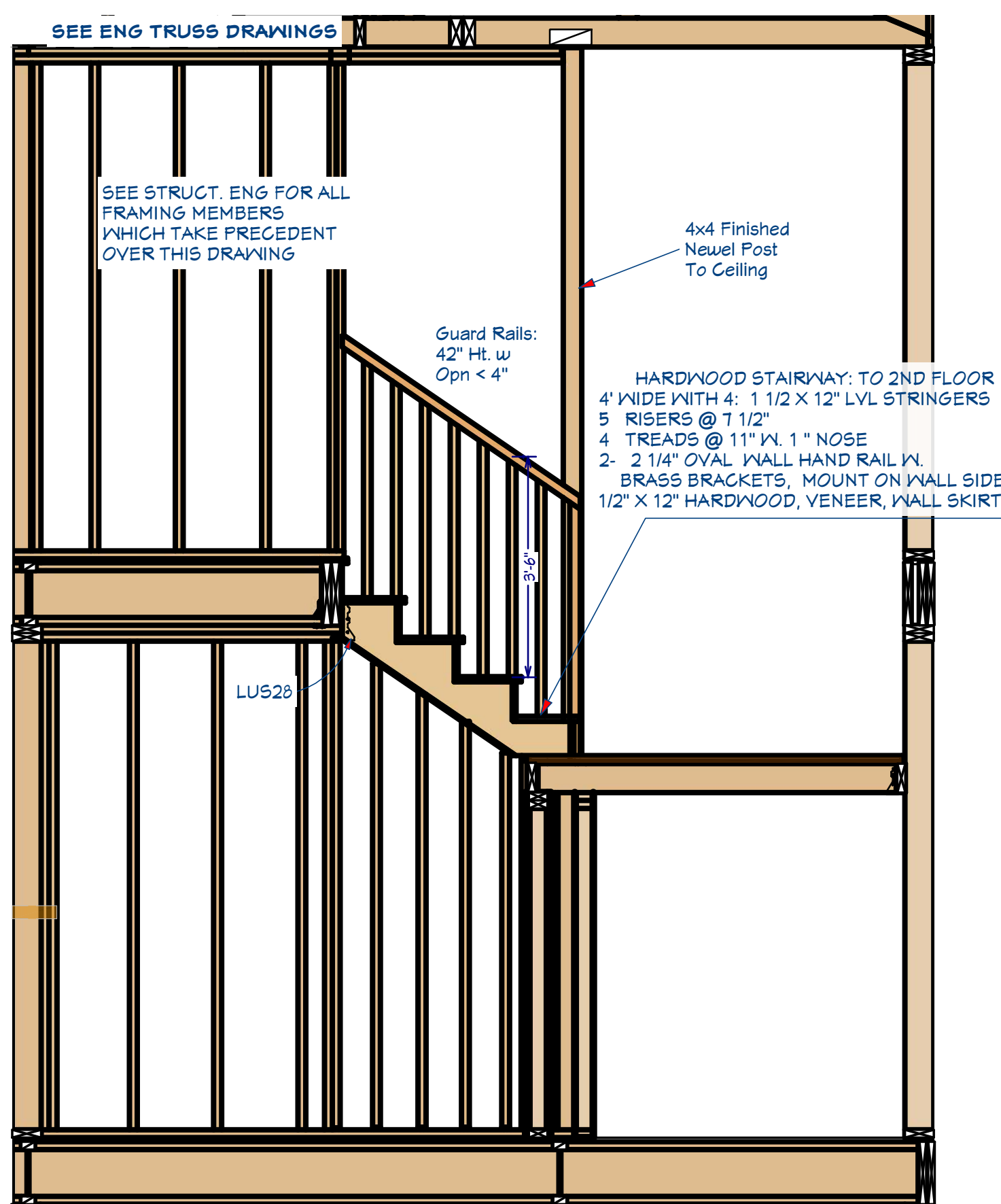
Rev Date For:

02-26-23
UPDATED
COMPRESSORS

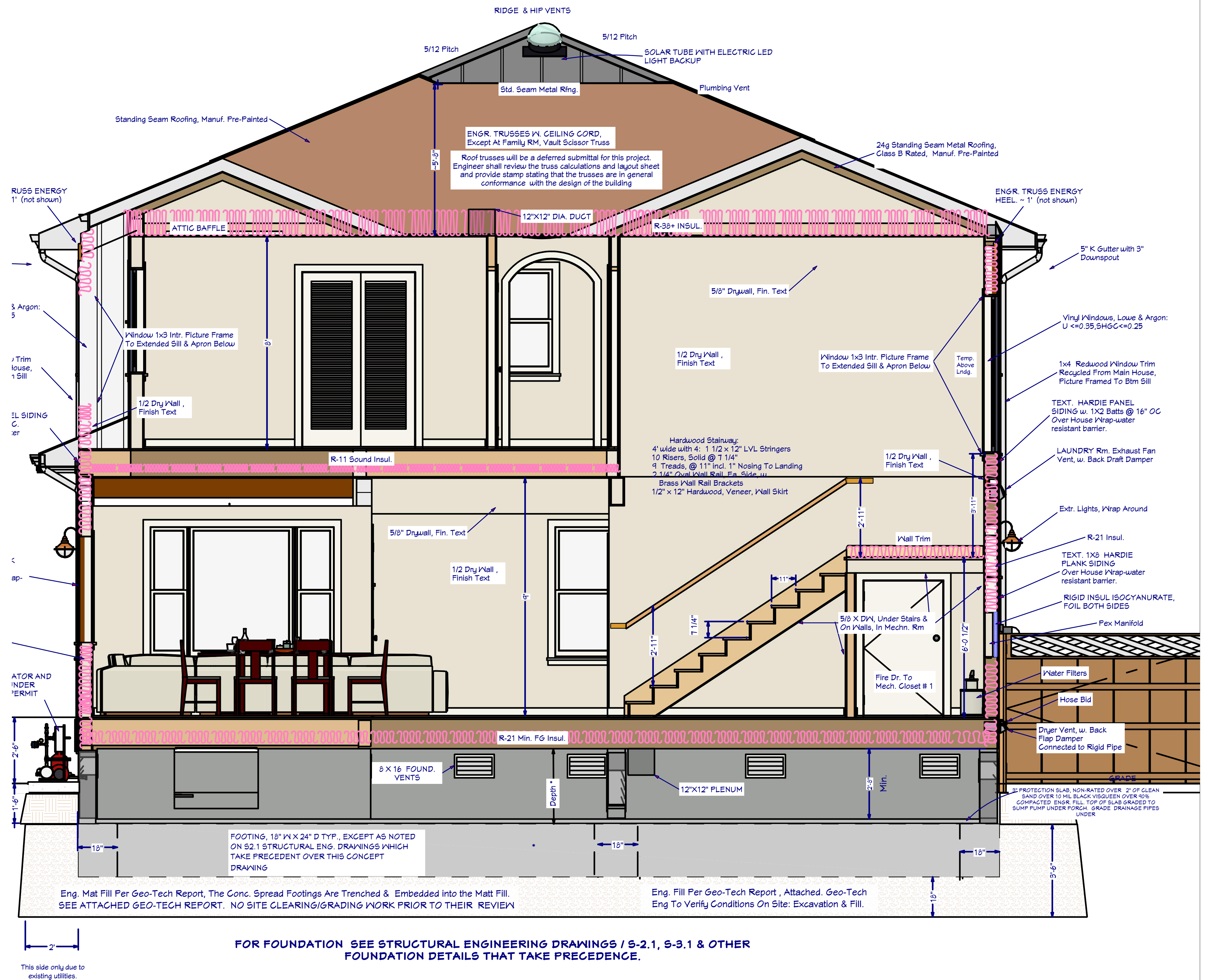
Sheet #
A-04 / 09 OF 38



STAIR HANDRAIL DETAIL NTS



**STR2 DETAIL
2ND FLOOR STAIRWAY FRAMING
1/2" = 1'**



*** SIZE & DEPTH OF CONCRETE FOUNDATION SYSTEM MAY BE ADJUSTED BY GEO-TECH ENG. PER SITE INSPECTION AND COLLABORATION WITH STRUCTURAL ENG. PER GEO-TECH REPORT: FOOTING EMBEDDED INTO A MIN. 3FT THICK MAT OF ENG. FILL WITH A MIN. 18\"/>**

ARCHITECTURAL BUILDING SECTION A

1/2" = 1'

**OWNER:
JUSTIN & HART
WALSH**

Mail Address:
925 Windsor Street
Santa Cruz, CA 95062

**SITE LOCATION:
925 WINDSOR ST.
SANTA CRUZ, CA
95062**

Parcel # 011-073-13

**PROPOSED:
NEW SINGLE
FAMILY HOUSE**

OWNER / DESIGNER

CONTENTS:

ARCHITECTURAL BUILDING SECTION A & 2ND FLOOR STAIRWAY AND STR2 DETAIL

Scale: **1/2" = 1'**

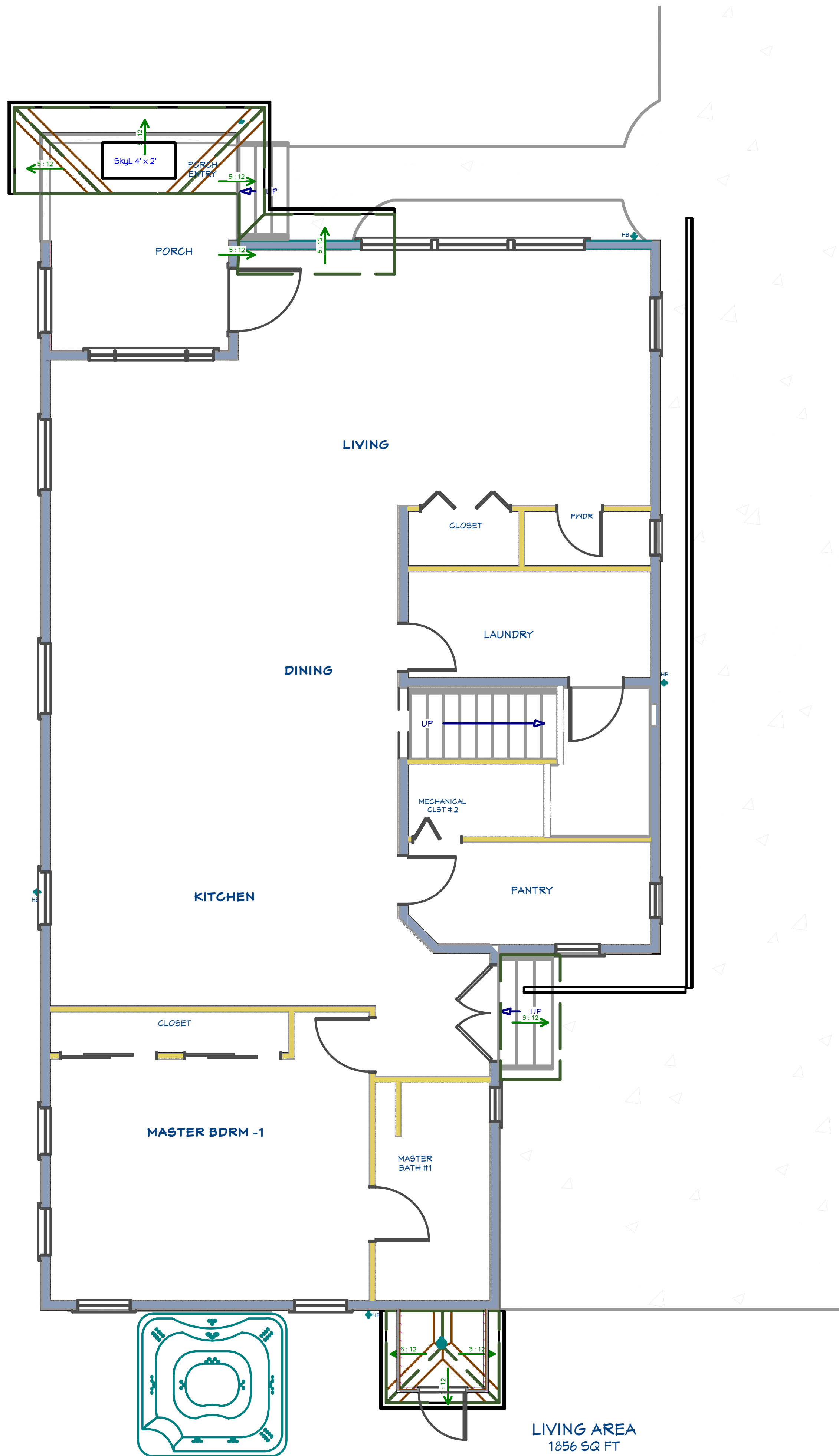
Date: **05-17-23**

Drawn By: **jw**

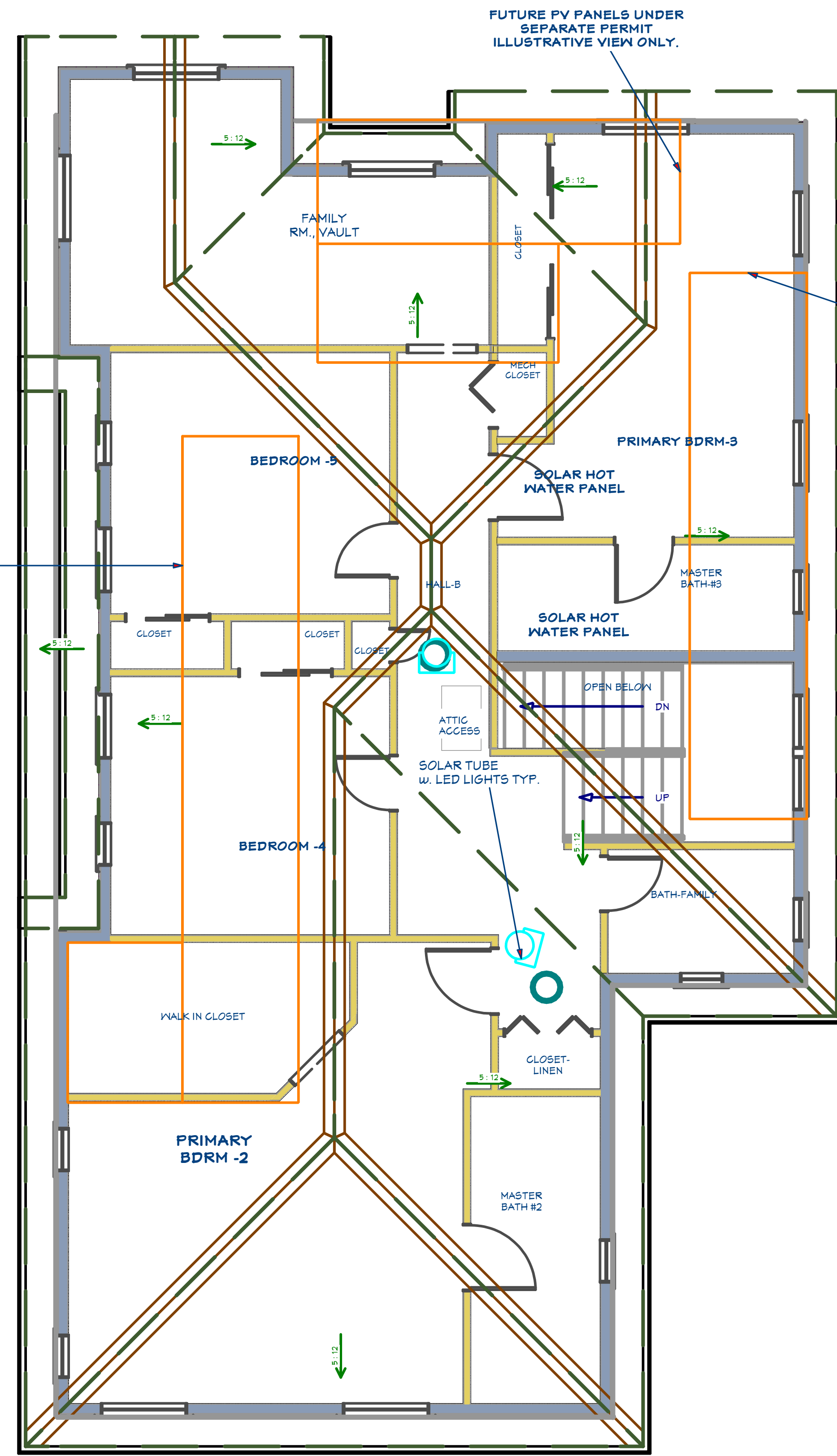
Chk By: **jw**

Rev Date For: **6-23-22**
FOUNDATION, 2" SLAB, ADDED PLENUM & AIR DUCT & SOLAR TUBE.
8-25-22 FNDD.
CONCEPT, PER STRUCT. & GEO-T. PE.

Sheet #
A-05/ 10 OF 38



EXISTING WOOD FENCE



ROOF SLOPE
5:12

ROOF PLAN
1/4" = 1'

OWNER:
JUSTIN & HART
WALSH

Mail Address:
925 Windsor Street
Santa Cruz, CA 95062

SITE LOCATION:
925 WINDSOR ST.
SANTA CRUZ, CA
95062
Parcel # 011-073-13

PROPOSED:
NEW SINGLE
FAMILY HOUSE

OWNER / DESIGNER

CONTENTS:

ROOF PLAN
FOR SOLAR
TUBES,
PV AND HOT
WATER PANELS,
PERMIT BY
OTHERS

Scale: 1/4" = 1'

Date: 6-23-22

Drawn By: jw

Chk By: jw

Rev Date For:

Sheet #
A-06/ 11 OF 38



CREPE MYRTLE TREE

PERSIMMON TREE

LIME TREE

EXISTING PALM TREE

LANDSCAPING NOTES

THE LANDSCAPING PLAN SHALL CONFORM TO CITY'S WATER EFFICIENCY LANDSCAPE ORDINANCE limited set of provisions 16.16.070(i) and minimize disruption to existing plants trees (keeping existing palm trees in front of yard and all landscaping in back of yard)

1. Plant Type: Climate-adapted plants that require little or no summer water for 75 percent of the landscaped area (excluding area devoted to edible plants) must be installed.
2. Mulching Requirements: A three-inch layer of mulch must be applied to all exposed soil surfaces.
3. Turf Limits:
 - a. The combined size of turf and areas devoted to high water use plants, decorative pools, fountains, water features and swimming pools shall be limited to no more than twenty-five percent of the total developed landscape area.
 - b. Turf shall not be planted on slopes greater than five percent.
 - c. Turf is prohibited in areas less than ten feet wide in any direction.
4. Spray Irrigation Setbacks: Overhead sprinkler systems shall not be permitted within 24 inches of any non-permeable surface, including driveways and sidewalks. The setback area may be planted or unplanted. Allowable irrigation within the setback may include drip, subsurface, or other low volume, non-spray irrigation technology.
5. Irrigation Equipment Specifications:
 - a. All overhead spray nozzles shall have a precipitation rate of no more than one inch per hour.
 - b. Areas less than ten feet in any direction shall be irrigated with low volume or subsurface irrigation that produces no runoff or overspray.
 - c. Overhead sprinkler systems shall not be permitted within twenty-four inches of any non-permeable surface, including driveways and sidewalks. The setback area may be planted or unplanted. Allowable irrigation within the setback may include drip, subsurface or other low volume, non-spray irrigation technology.

OWNER:

JUSTIN & HART WALSH

Mail Address:
925 Windsor Street
Santa Cruz, CA 95062

SITE LOCATION:

**925 WINDSOR ST.
SANTA CRUZ, CA
95062**
Parcel # 011-073-13

PROPOSED:

NEW SINGLE FAMILY HOUSE

OWNER / DESIGNER

CONTENTS:

LANDSCAPING PLAN

Scale: 1/4" = 1'

Date: 05-17-23

Drawn By: jw

Chk By: jw

Rev Date For:

12-03-22
NEW PLAN SHEET

Sheet #
A-07/ 12 OF 38



925 Windsor Street Design Permit Planning Commission Appeal

We appeal the large home design permit authorized by the city's Zoning Administrator for 925 Windsor Street, approved in a hearing that was continued from May 17 to June 7.

We appeal the Zoning Administrator's findings based on failure to address Sections 24.08.430 and 450 of the Zoning Ordinance, including the Guidelines for Large Homes in Single-Family Areas, specifically:

1. Section 24.08.430.4 Design Criteria
2. Section 24.08.450.4a Facade and Roof Articulation
3. Section 24.08.450.4b(2) Varied Structure Design
4. Section 24.08.450.4c. Scale (1) Form and Scale
5. Section 24.08.450.4c. Scale (2) New development, and
6. Section 24.08.450.4d(2) Setbacks: New single-family development...

An explanation of how and why the Zoning Administrator's findings are not consistent or compliant with these sections follows.

1. Section 24.08.430.4 Design Criteria states, "..., the architecture should consider compatibility with surrounding character, including harmonious building style, form, size, color, material, and roofline."

- a. The Zoning Administrator's report on May 17 found that the project is "architecturally consistent with the adjacent residences in its use of materials and compatible with the existing accessory dwelling unit/garage building". The analysis does not address scale and form in terms of the adjacent single story home which has a living room and kitchen on its east side
- b. **Response: The analysis does not address scale and form in terms of the adjacent single-story home which has a living room and kitchen on its east side. Setting back the second story on the west side of the proposed home would increase privacy for residents when using these social spaces. In addition, stepping back the second story on all sides, but especially the west, south, and east elevations would reduce the proposed home's mass and visual impact on the adjacent homes.**

2. Section 24.08.450.4 Facade and Roof Articulation: This section states, "Long uninterrupted exterior walls shall be avoided on all structures."

- a. At the May 17 Zoning Administrator hearing, the project included a building footprint which had variation only on the street facing side of the building. The east elevation was a single solid two-story wall. The Zoning Administrator continued the hearing and directed the applicant to work on articulation, setbacks, and window quantity, sizing and placement; and continued the hearing to June 7. At that hearing, the applicant responded with a minor change on the second story with a less than two-foot setback for about a third of the second

story (approximately 20') and changes to several windows in terms of size and orientation.

- b. **Response: The Zoning Administrator's finding did not adequately address the issue of long uninterrupted walls on the second floor. While there was a minor adjustment on the east side of the proposed home, there were no proposed changes to the north and west elevations of the building. The revisions did not adequately address the intent of this section which states, "All structure walls shall have "relief" to create an interesting blend with landscaping, structures, and the casting of shadows." A meaningful setback on all four elevations of the building would meet this requirement.**

3. Section 24.08.450.4b(2) Varied Structure Design

- a. At both the May 17 and June 7 Zoning Administrator hearings, the Zoning Administrator did not adequately address the need to address the architectural characteristics of surrounding development,
- b. **Response: This section addresses the need to incorporate a number of characteristics including "building height". There are only 2 homes on this block with two stories: 918 Darwin with a 29' setback and 929 Darwin (next to the subject property) with a 52' setback. In this proposed home, the proposed second story extends out over the front porch entry.**

4. Section 24.08.450.4c. Scale (1) Form and Scale

- a. At both the May 17 and June 7 Zoning Administrator hearings, the impact of this proposed home on the adjacent homes was not adequately addressed. This section states, "...Form and scale should relate to the use of the structure as a single-family residence. Also, the scale of the structures shall be at a human scale so as not to overwhelm or dominate their surroundings. New structures shall be consistent with the scale of structures on adjacent lots and generally compatible with existing surrounding structures."
- c. **Response: This proposed home design does not adequately address its impact on neighboring homes. As mentioned earlier, all two-story homes in this neighborhood have second stories which are much smaller than the first story. This home's second story should better reflect and respect the form and scale of adjacent homes.**

5. Section 24.08.450.4c. Scale (2) New development

- a. At both the May 17 and June 7 Zoning Administrator hearings, there was not adequate consideration of the "functional site relationships of the surrounding neighborhoods... such as single-story dwellings..." as stated in this section.
- b. **Response: The proposed home does not adequately address its impact on the adjacent single-story home. Such impacts should be addressed through modifications to the second story footprint and second story window size, quantity and placement.**

6. Section 24.08.450.4d(2) Setbacks

- a. This section states: "New single-family development in existing neighborhoods shall be integrated with the housing units in the adjacent area. Site setbacks of infill residential projects shall be either: (a) Equal to the average setback of all

residences on both sides of public streets within one hundred feet of the property lines of the new project; or (b) Equal to the average of the two immediately adjacent residences.” The proposed home does not meet this requirement. While the main first floor structure of the house is set back 20 feet from the property line, the east dormer of the second story encroaches 2’ on this setback.

- b. Response: The setback analysis included in these reports is factually incorrect. The average setback of the surrounding nine homes is over 21’. None of these homes have second stories that encroach into their setbacks. The setbacks for 928 and 929 Windsor Street are incorrectly identified. At 928 Windsor, the front of the attached garage is 20’ from the property line not 18’. At 929 Windsor, the house is 22’ from the property line, not 20’. The minimum setback for the proposed house is 21’ using either the nine-home average or the two adjacent dwelling average. In addition, the planned encroachment does not meet the definition for acceptable encroachments as it is neither a bay window, entrance, nor architectural feature. The required 21’ setback must be respected and there should be no non-compliant encroachment, in keeping with overall neighborhood character.**

The following residences have contributed to the filling of this appeal; and reviewed and approved its content:

304 Darwin Street
918 Windsor Street
921 Windsor Street
922 Windsor Street
928 Windsor Street
929 Windsor Street
933 Windsor Street
937 Windsor Street
943 Windsor Street
951 Windsor Street

I am filing this appeal as the representative of these neighbors.



Matt Farrell
922 Windsor Street
831 331-7496

CITY OF SANTA CRUZ
City Hall
809 Center Street
Santa Cruz, California 95060



ZONING ADMINISTRATOR

Regular Meeting Action Minutes June 7, 2023

10:00 A.M. GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, ZOOM WEBINAR

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at (831) 420-5030 at least five days in advance so that we can arrange for such assistance, or email cityclerk@cityofsantacruz.com. The Cal-Relay system number: 1-800-735-2922.

Any writing related to an agenda item for the open session of this meeting distributed to the Zoning Administrator less than 72 hours before this meeting is available for inspection at the City Planning Department, 809 Center Street, Room 107 or on the City's website at www.cityofsantacruz.com.

APPEALS: Any person who believes that a final action of this advisory body has been taken in error may appeal that decision to the City Council. Appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk.

A written notice of appeal, together with the fee of seven hundred forty-one dollars (\$741), with the exception of development projects which are appealable to the Coastal Commission where no fee will be charged, must be received by the City Clerk within ten (10) calendar days following the date of the action from which such appeal is being taken.

Call to Order at 10:00 a.m., Zoning Administrator: Samantha Haschert

Oral communications - None

Announcements - None

Approval of Minutes

1. Approval of minutes from the May 17, 2023 meeting.

Zoning Administrator Action: The Zoning Administrator approved the minutes for the May 17, 2023 meeting.

Public Hearing

2. 925 WINDSOR ST CP22-0114 APN 011-073-13

Residential Demolition Authorization Permit and Large Home Design Permit to demolish a single family home and construct an approximately 3,600 square feet single family home on a site with an existing accessory dwelling unit in the R-1-5/CZ-O (Single Family Residential/Coastal Zone Overlay) zone district.
Environmental Determination: Categorical Exemption
Applicant: Walsh Justin M & Hart Levy
Applicant filed: 1/25/23

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Demolition Authorization Permit and Design Permit based upon the findings listed below and Conditions listed in Exhibit "A".

The applicants Justin Walsh and Hart Levy addressed the Zoning Administrator.

The Zoning Administrator opened the public comment period at 10:03 a.m. There was one member of the public who spoke. The Zoning Administrator closed the public comment period at 10:17 a.m.

Zoning Administrator Action: The Zoning Administrator acknowledged the environmental determination and Residential Demolition Authorization Permit and Large Home Design Permit based on the findings and the revised Conditions of Approval listed in Exhibit "A," with the following amendment(s):

- Number 5: All final working drawings shall be submitted to the Zoning Administrator for review and approval in conjunction with the building permit application. The plans submitted for building permits shall have the same level of articulation, detailing, and dimensionality as shown in the approved plans prepared by Owner/Designer Justin Walsh dated April 4, 2023 and May 17, 2023. All approved exterior finishes and materials shall be clearly notated on the building permit plans.

The appeal period will end on Tuesday, June 20, 2023.

3. 118 ORTALON CIRCLE CP21-0160 APN: 001-161-22

Minor Land Division, Large Home Design Permit, and Heritage Tree Removal Permit to divide a 176,483 square foot lot with an existing single family home into four lots with a modification to minimum lot size for two lots, to remove 15 heritage trees, and to construct a new home exceeding 4,000 square feet on

one of the new lots on a site in the R-1-10 (Single-Family Residence - 10,000 sq. ft. min) zone district.

Environmental Determination: Exempt pursuant to CA Public Resources Code Section 1083.3/CEQA Guidelines Section 15183

Applicant: Charlie Eadie

Filed: 10/27/21

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Minor Land Division, Design Permit, and Heritage Tree Removal Permit based on the findings listed below and the Conditions of Approval listed in Exhibit "A".

The applicant addressed the Zoning Administrator.

The Zoning Administrator opened the public comment period at 10:24 a.m. There was one member of the public who spoke. The Zoning Administrator closed the public comment period at 10:27 a.m.

Zoning Administrator Action: The Zoning Administrator acknowledged the environmental determination and Minor Land Division, Large Home Design Permit, and Heritage Tree Removal Permit based on the findings and the revised Conditions of Approval listed in Exhibit "A," with the following amendment(s):

- Number 36: Installation and testing of the sewer lines and water systems, must also be conducted to satisfy the requirements of the Fire, Public Works, and Water Departments, prior to the issuance of building permits. Installation of water meters shall be completed prior to building permit final for each lot or as otherwise required by the Water Department.
- Number 37: All street improvements, as required by the Public Works Department (i.e., curbs, gutters, sidewalks, paving, etc.), shall be completed prior to the issuance of further permits; and a bond shall be posted with the Public Works Department to secure construction of such street improvements. Installation of permeable pavers shall be completed prior to building permit final of the first dwelling unit to be constructed on lot 2 or 4.
- Number 51: All landscaping shall be installed prior to final utility release or building permit final for each of the new homes on parcels 1, 2, and 4.

The appeal period will end on Tuesday, June 20, 2023.

4. 200 PIONEER ST CP22-0081 APN 001-172-14

Administrative Use Permit for cannabis cultivation, manufacturing, and distribution in an industrial building located on a parcel in the IG (General Industrial) zone district.

Environmental Determination: Categorical Exemption

Applicant: SC Bloom Network, Inc.

Filed: 6/23/22

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the findings listed below and the Conditions of Approval listed in Attachment 1.

The applicant addressed the Zoning Administrator.

The Zoning Administrator opened the public comment period at 10:31 a.m. There were no members of the public who spoke. The Zoning Administrator closed the public comment period at 10:31 a.m.

Zoning Administrator Action: The Zoning Administrator acknowledged the environmental determination and Administrative Use Permit based on the findings and the revised Conditions of Approval listed in Exhibit “A,” with the following amendment(s):

- Number 14.C: The hours of operation shall be limited to no more than 7:00 a.m. to 10:00 p.m.

The appeal period will end on Tuesday, June 20, 2023.

5. 290 PIONEER ST CP22-0176 APN 001-172-18

Administrative Use Permit for non-volatile manufacturing and distribution of cannabis on a site in the IG (General Industrial) zone district.

Environmental Determination: Categorical Exemption

Applicant: SC Bloom Network, Inc.

Filed: 2/9/23

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the findings listed below and the Conditions of Approval listed in Attachment 1.

The applicant addressed the Zoning Administrator.

The Zoning Administrator opened the public comment period at 10:33 a.m. There were no members of the public who spoke. The Zoning Administrator closed the public comment period at 10:36 a.m.

Zoning Administrator Action: The Zoning Administrator acknowledged the environmental determination and Administrative Use Permit based on the findings and the revised Conditions of Approval listed in Exhibit “A,” with the following amendment(s):

- Number 14.C: The hours of operation shall be limited to no more than 7:00 a.m. to 10:00 p.m.

The appeal period will end on Tuesday, June 20, 2023.

6. 320 PACIFIC AVE CP23-0037 APN 007-151-02
Administrative Use Permit for a retail tobacco shop (specialty retail supply store) in an existing multi-tenant building on a parcel located in the R-T(C)/CZ-O (Beach Commercial/Coastal Zone Overlay) zone districts and Beach and South of Laurel Area Plan.
Environmental Determination: Categorical Exemption
Applicant: CJ Cruz LLC c/o M. Bounds
Filed: 3/31/2023
That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the findings listed below and the Conditions of Approval listed in Exhibit "A".

The applicant addressed the Zoning Administrator.

The Zoning Administrator opened the public comment period at 10:37 a.m. There were no members of the public who spoke. The Zoning Administrator closed the public comment period at 10:40 a.m.

Zoning Administrator Action: The Zoning Administrator acknowledged the environmental determination and Administrative Use Permit based on the findings and the Conditions of Approval listed in Exhibit "A."

The appeal period will end on Tuesday, June 20, 2023.

7. 936 WEST CLIFF DRIVE CP22-0087 004-202-38

Residential Demolition/Conversion Authorization Permit, Design Permit, and Coastal Permit to allow demolition of the existing single-family dwelling and accessory structure and construction of a new, approximately 3,609 sq. ft. single-family dwelling with detached accessory structure including a 500 sq. ft. garage and two-story Accessory Dwelling Unit (ADU) on a substandard lot located in the R-1-5/CZ-O/SP-O/WCD-O (Single Family Residence/Coastal Zone Overlay/Shoreline Protection Overlay/West Cliff Drive Overlay) zone district (APN: 004-202-38)
Environmental Review: Categorical Exemption: Class 3 - Section 15303
Applicants: David Beauchamp, Fuse Architecture
Applicant Filed: 10/18/22
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Residential Demolition/Conversion Authorization Permit, Design Permit, and Coastal Permit to allow demolition of the existing single-family dwelling and accessory structure and construction of a new, approximately 3,609 square-foot single-family dwelling including detached accessory structure with a 500 square-foot garage and two-story Accessory Dwelling Unit (ADU) on a substandard lot, based on the attached Findings and the Conditions of Approval listed in Exhibit "A".

The applicant addressed the Zoning Administrator.

The Zoning Administrator opened the public comment period at 10:44 a.m. The Zoning Administrator closed the public comment period at 10:50 a.m.

Zoning Administrator Action: The Zoning Administrator acknowledged the environmental determination and approved the Residential Demolition/Conversion Authorization Permit, Design Permit, and Coastal Permit based on the findings and the revised Conditions of Approval listed in Exhibit "A," with the revised conditions of approval.

The appeal period will end on Tuesday, June 20, 2023.

Adjournment at 10:53 a.m.

CITY OF SANTA CRUZ
City Hall
809 Center Street
Santa Cruz, California 95060



ZONING ADMINISTRATOR

Regular Meeting
Action Minutes
May 17, 2023

10:00 A.M. GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, ZOOM WEBINAR

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APPEALS: Any person who believes that a final action of this advisory body has been taken in error may appeal that decision to the City Council. Appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the [City Clerk](#).

A written notice of appeal, together with the fee of seven hundred forty-one dollars (\$741), with the exception of development projects which are appealable to the Coastal Commission where no fee will be charged, must be received by the City Clerk within ten (10) calendar days following the date of the action from which such appeal is being taken.

Call to Order at 10:00 a.m., Zoning Administrator: Samantha Haschert

Oral communications - None

Announcements - None

Approval of Minutes

1. Approval of minutes from the May 3, 2023 meeting.

Zoning Administrator Action: The Zoning Administrator approved the minutes for the May 3, 2023 meeting.

- 2. 217 Brook Avenue CP23-0009 APN:101-222-04
Coastal Permit, Design Permit, Conditional Fence Permit and Variance to
construct a two story house on a substandard lot in the R-L/CZ-O/SP-O
(Multiple Residence/Coastal Zone Overlay/Shoreline Protection Overlay) zone
district.
Environmental Review: Categorical Exemption (Class 15305-c, 15332)
Applicant: George Dervsihian
Application filed: 2-7-23**

This project requires a Coastal Permit which is appealable to the California Coastal Commission (CCC). An appeal may be filed to the CCC after all possible local appeals are exhausted through the City. For Coastal Permits processed concurrently with other planning entitlements, an appeal of the Coastal Permit only may be filed directly to the CCC at any time during the appeal period. Appeals shall be processed in accordance with Section 24.04.180 et seq. of the SCMC.

Applicant George Dervsihian addressed the Zoning Administrator and agreed to the conditions of approval.

The Zoning Administrator opened the public comment period at 10:05 a.m. There were no speakers. The Zoning Administrator closed the public comment period at 10:05 a.m.

Zoning Administrator Action: The Zoning Administrator acknowledged the environmental determination and approved Coastal Permit, Design Permit, Conditional Fence Permit and Variance based on the Findings and revised Conditions of Approval listed in Exhibit “A,” with the following amendments:

- Deletion of Condition #16: Bike parking shall be provided in accordance with Section 24.32.060(b) of the City’s Zoning Ordinance-
- Addition of new Condition #29: The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement at the bottom of these conditions, which will become conditions of the building permit:
- Addition of new Condition #30: Plans submitted for building permit issuance shall show all exterior site lighting locations and fixture details. All exterior building lighting shall be shielded and contained in a downward direction. No exterior lighting shall produce off-site glare
- Addition of new Condition #31: Plans submitted for building permit issuance shall demonstrate compliance with Bird Safe Building Standards.

The appeal period will end on Monday, May 29, 2023.

3. **624 ISBEL DR CP21-0138 APN 008-341-04**
Minor Land Division to divide a lot with a single family home into four new lots in the R-1-7 (Single Family Residence) zone district.
Environmental Determination: Categorical Exemption
Applicants: Iland Engineers, Inc.
Applicant Filed: 11/18/22

The new owner Craig Squire and applicant John Iland addressed the Zoning Administrator.

The Zoning Administrator opened the public comment period at 10:14 a.m. There were five members of the public who spoke. The Zoning Administrator closed the public comment period at 10:27 a.m.

Zoning Administrator Action: The Zoning Administrator acknowledged the environmental determination and approved the Minor Land Division based on the findings listed and the revised Conditions of Approval listed in Exhibit “A,” with the following amendments:

- Addition to Condition #10: A heritage tree removal permit shall be required prior to the removal of heritage trees on the site.
- Addition of new Condition #14: Any person exercising a development or building permit on any of the parcels, shall comply with the following if authorized by the Department of Public Works:
 - a. Design and implement improvements in such a manner as to divert as much water as possible from the parcel to appropriate drains and drainage routes off-property in the adjacent street.
 - b. Make best efforts to obtain permission from the City of Santa Cruz Planning Department to use non-permeable materials for hardscape (e.g., driveway, hard walkways, patios, etc.) where permeable materials are generally required or encouraged under the California Building Code, in the design and construction of hardscape improvements, in order to maximize the capture and off-property diversion of as much water as possible. Nothing in this condition will restrict the installation of landscaping such as lawns or planter boxes, which would normally be permeable, to the extent permitted under the Code. This restriction is meant to apply only to hardscape elements that could be built in a permeable manner or would be required to be permeable under the applicable California Building Code sections.
- b. Addition of new Condition #15: These conditions of approval shall be recorded on the title of the three new parcels following final map recordation.

The appeal period will end on Monday, May 29, 2023.

4. **925 WINDSOR ST CP22-0114 APN 011-073-13**

Residential Demolition Authorization Permit and Large Home Design Permit to demolish a single family home and construct an approximately 3,600 square feet single family home on a site with an existing accessory dwelling unit in the R-1-5/CZ-O (Single Family Residential/Coastal Zone Overlay) zone district.

Environmental Determination: Categorical Exemption

Applicant: Walsh Justin M & Hart Levy

Applicant filed: 1/25/23

The applicants Justin Walsh and Hart Levy addressed the Zoning Administrator.

The Zoning Administrator opened the public comment period at 10:34 a.m. There were 15 members of the public who spoke. The Zoning Administrator closed the public comment period at 11:24 a.m.

Zoning Administrator Action: The Zoning Administrator continued this item to the next meeting on June 7, 2023 with direction to reduce the number and size of windows along the east elevation and to revise east elevation to provide greater modulation, particularly in the second story, such as setbacks, step backs, and recesses.

5. 950 West Cliff Drive CP22-0056 APN 004-202-30
Residential Demolition Authorization Permit, Design Permit, and Coastal Permit to demolish a residence and construct a new single family home greater than 3,000 square feet on a lot in the R-1-5/WCD-O/CZ-O/SP-O (Single Family Residence/West Cliff Drive Overlay/Coastal Zone Overlay/Shoreline Protection Overlay) zone district.
(Environmental Determination: Categorical Exemption)
Applicant: Matson Britton Architects
Filed 10-21-22
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

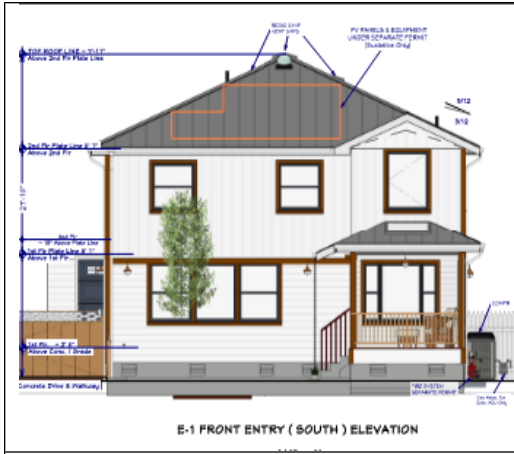
The applicant Martha Matson and owner John Edmunds addressed the Zoning Administrator.

The Zoning Administrator opened the public comment period at 11:37 a.m. There was one member of the public who spoke. The Zoning Administrator closed the public comment period at 11:40 a.m.

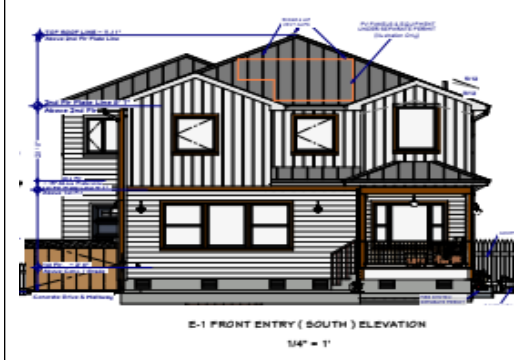
Zoning Administrator Action: The Zoning Administrator acknowledged the environmental determination and approved the Coastal Permit, Residential Demolition Authorization Permit, and Design Permit based on the findings and the revised Conditions of Approval listed in Exhibit "A," with addition of new Condition #26: The applicant shall work with the Public Works Department to develop a construction access plan to ensure that there are no impacts to one-way traffic along West Cliff Drive.

The appeal period will end on Monday, May 29, 2023.

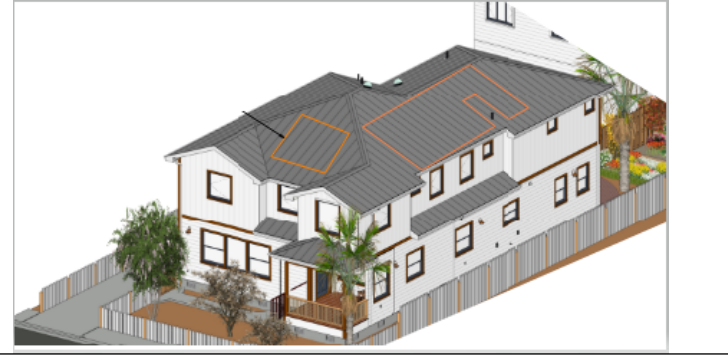
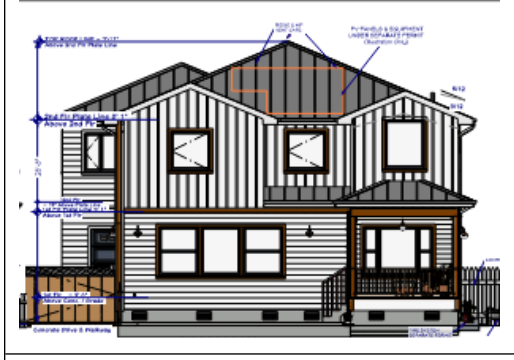
Adjournment at 11:47 a.m.



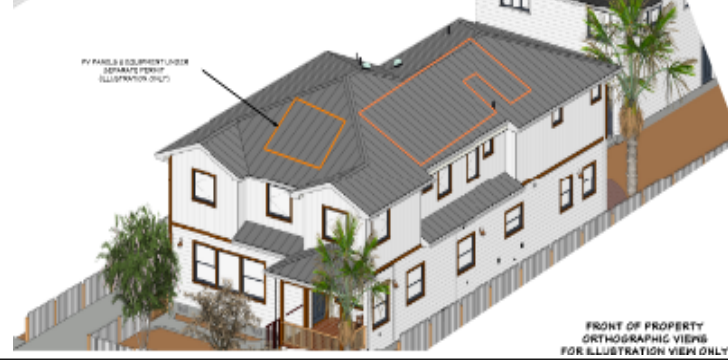
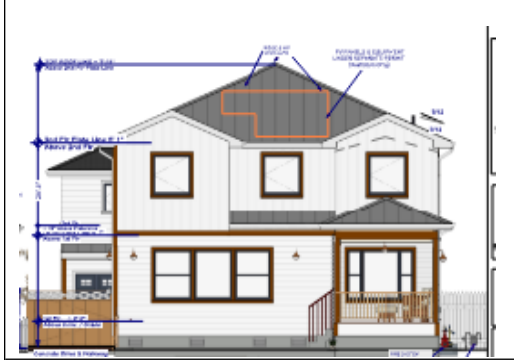
INITIAL SUBMITTAL



REVISED



REVISION AFTER ZA CONTINUANCE



REVISION - PROJECTION COMMENT

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-`3

I, Melinda Lundgren, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

My Primary Concerns are as follows:

- I. With its 3,670 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its uninterrupted 62-foot, 2-story side wall with 13 windows (7 of which are on the 2nd story), only 5-ft from the east property line:
 - A. Its size and scale are highly inconsistent with the 'human-scale' character and identity of the existing homes in our neighborhood. Of the 40 houses on Windsor St between Harbor Drive and Seabright Ave:
 - There are no houses over 3,000 sq ft. The largest is 2,779 sq ft.
 - The proposed home is double the average home size of 1415 sq ft.
 - The proposed 1814 sq ft second story is double the size of any existing second story
 - B. It will exert a dominant, obtrusive visual impact on the surrounding homes.
 - C. It will impose an extreme lack of privacy on adjacent and surrounding homes and yards.
 - D. It will block sunlight from the adjacent properties and obstruct existing sky-views.
- II. Approval of this dwelling, with its exceptionally large size and scale, will set a precedent that will erode the thus-far meaningful R 1-5 3,000 sq ft limit for our neighborhood
 - A. Inviting further replacement of small homes with over-sized, large-scale dwellings, out-of-character in form and potential use with our existing 3,000 sq ft maximum, human-scale r 1-5 single-family home neighborhood
 - B. Transforming its character from that of a quiet, private, sunlight and sky-scape rich environ into a larger, urban-scale environ.

Printed Name: Melinda Lundgren Signature: Melinda Lundgren
Address: 913 Windsor St Email: freetree@yahoo.com Phone: 617-216-4001


Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-'3

I, Richard Maurer, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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 - D. It will block sunlight from the adjacent properties and obstruct existing sky-views.
- II. Approval of this dwelling, with its exceptionally large size and scale, will set a precedent that will erode the thus-far meaningful R 1-5 3,000 sq ft limit for our neighborhood
 - A. Inviting further replacement of small homes with over-sized, large-scale dwellings, out-of-character in form and potential use with our existing 3,000 sq ft maximum, human-scale r 1-5 single-family home neighborhood
 - B. Transforming its character from that of a quiet, private, sunlight and sky-scape rich environ into a larger, urban-scale environ.

Printed Name: Richard Maurer Signature: 
Address: 230 Darwin St Email: RWMAURER@adl.com Phone: 831-295-2391

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-`3

I, SUSAN HAHN, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

My Primary Concerns are as follows:

- I. With its 3,670 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its uninterrupted 62-foot, 2-story side wall with 13 windows (7 of which are on the 2nd story), only 5-ft from the east property line:
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 - D. It will block sunlight from the adjacent properties and obstruct existing sky-views.
- II. Approval of this dwelling, with its exceptionally large size and scale, will set a precedent that will erode the thus-far meaningful R 1-5 3,000 sq ft limit for our neighborhood
 - A. Inviting further replacement of small homes with over-sized, large-scale dwellings, out-of-character in form and potential use with our existing 3,000 sq ft maximum, human-scale r 1-5 single-family home neighborhood
 - B. Transforming its character from that of a quiet, private, sunlight and sky-scape rich environ into a larger, urban-scale environ.

Printed Name: SUSAN HAHN Signature: Susan Hahn
Address: 928 WINDSOR ST SC Email: SAH2005@SBCGLOBALNET Phone: 408 497 4424

5/14/23

95062

1

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Susan Hirano, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Susan Hirano

Signature: Susan Hirano

Address: 921 WINDSOR ST

Email: sehtoby@gmail

Phone: 831-600-7794

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Theresa Spodick, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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- i. With its 3,670 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its uninterrupted 62-foot, 2-story side wall with 13 windows (7 of which are on the 2nd story), only 5-ft from the east property line:
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 - B. Transforming its character from that of a quiet, private, sunlight and sky-scape rich environ into a larger, urban-scale environ.

Printed Name: THERESA SPODICK

Signature: Theresa Spodick

Address: 304 Darwin St.

Email: santacruzpenlady@gmail.com Phone: 345-8883

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-`3

I, Andrew Ritchie, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

My Primary Concerns are as follows:

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Printed Name: Andrew C. Ritchie

Signature: 

Address: 312 Darwin St.

Email: andy.ritchie@
gmail.com

Phone: 360 460
9453

From: [Anina Van Alstine](#)
To: [City Plan](#); [City Council](#)
Subject: Yikes! Project at 925 Windsor Street, Santa Cruz, CA: the house is TOO BIG!
Date: Sunday, April 30, 2023 12:00:39 PM

Hello!

I am writing to you because I am very concerned about the size of the proposed new home at 925 Windsor Street, #CP 22-0114! I have to be out of town on the date of the hearing about the project, but I vehemently oppose the size of the proposed hoe.

The size of that house is really preposterous for our neighborhood! It is more than twice as big as the larger homes in the neighborhood and certainly bigger than the average use of a single family home would need to be.

I understand that SB-9 mandates as much housing as possible, but there is already an ADU on that parcel, which I assume will remain. A huge home in the front of the property is going to very much impact the streetscape and, I fear, not be used as an SFD but present the opportunity to house many unrelated adults with minimal supervision and maximum impact on the neighbors. A further concern that I have is that it does not take a rocket scientist to read the floor plan and see that it is set up to be able to create individual housing elements within the building after it is "finalled". It is a monolithic structure and to approve it would create problems for the immediate neighbors in regards to the impact on the light and airspace of their homes.

Please consider this before you approve the project. It would seem a better idea to approve a home consistent with the neighborhood. The largest home in the blocks between Frederick and Seabright on Windsor Street is currently 814 Windsor. It is under 1900 square feet, and has an ADU. It takes up quite a bit of the lot on which it is situated, but does not overwhelm the neighborhood.

Thank you!

Anina Van Alstine
943 Windsor Street

831-818-0735

"Hope and fear cannot occupy the same space. Invite one to stay." Maya Angelou.



Viviane Pearson

From: Sarah Neuse
Sent: Wednesday, May 10, 2023 10:04 AM
To: Matthew VanHua; Lee Butler; Bonnie Lipscomb; Samantha Haschert; Eric Marlatt
Cc: Matt Huffaker
Subject: Re: URGENT Please read!!! re SB9 in City R-1 neighborhoods!!!

Adding Samantha and Eric to this thread -

I believe this is an upcoming ZA item, not something headed to City Council.

Sarah Neuse

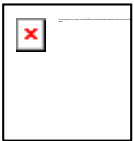
Senior Planner, Advance Planning
809 Center Street, Room 107 | Santa Cruz, CA 95060
831-420-5092
Mobile: 831-325-6141



Share your experience with us. Take our [Department Customer Survey](#).

From: Sonja Brunner <sbrunner@santacruzca.gov>
Sent: Wednesday, May 10, 2023 9:53 AM
To: Sarah Neuse <sneuse@santacruzca.gov>; Matthew VanHua <mvanhua@santacruzca.gov>; Lee Butler <lbutler@santacruzca.gov>; Bonnie Lipscomb <blipscomb@santacruzca.gov>
Cc: Matt Huffaker <mhuffaker@santacruzca.gov>
Subject: Fwd: URGENT Please read!!! re SB9 in City R-1 neighborhoods!!!

FYI



Sonja Brunner
Councilmember, City of Santa Cruz
she/her/hers
831-420-5027 office
831-291-5281 mobile
sbrunner@santacruzca.gov
809 Center St. Room 10
Santa Cruz, California 95060
www.cityofsantacruz.com

Begin forwarded message:

From: Anina Van Alstine <aninasellssantacruz@gmail.com>
Date: May 10, 2023 at 7:51:18 AM PDT
To: Fred Keeley <fkeeley@santacruzca.gov>
Cc: Sonja Brunner <sbrunner@santacruzca.gov>, Shebreh Kalantari-Johnson <SKalantari-Johnson@santacruzca.gov>, Scott Newsome <snewsome@santacruzca.gov>, Martine Watkins <mwatkins@santacruzca.gov>, Renee Golder <rgolder@santacruzca.gov>, Sandy Brown <sbrown@santacruzca.gov>
Subject: URGENT Please read!!! re SB9 in City R-1 neighborhoods!!!

Dear Mr. Keeley, and members of the City Council!!!

I have attached a letter which I sent to the Editors of the Santa Cruz Sentinel today with a sense of great urgency, I hope that they publish it and I hope that you read it.

Next week you will be hearing an application by the owners of a residential parcel at 925 Windsor Street to add a 3700 square foot home on to a residential lot on which currently exist a legal ADU above a two car garage and a small house which will be torn down. Ostensibly, the new home will be a single family residence, but it does not take a rocket scientist to look at the plans and see the opportunities they will provide to create multiple units within the exterior shell of the home.

Projects such as this one are proliferating throughout our City, to the dismay of the immediate neighbors whose light and airspace are going to be adversely affected and whose streets will soon be filled to overflowing with parking for the additional cars that will be necessary to serve the new residents of these developments! I have heard that the owners of this particular project actually threatened their immediate neighbor that if they protest the proposed mega house and the project is turned down, they will build a giant deck on the second story with the intention of disrupting the privacy of their back yards permanently! (This is " hear say" , but this type of thing is starting to divide neighborhoods. The profit margins for those who see the possibility of their equity positions growing enormously will outweigh normal relations in the community!

The further negative consequences of this type of development were cited in Mark Primacks piece " In Praise of Tall Buidings"..and my own letter to the editor on that same day. I an not a NIMBY... and do not wish to seem that way, but the idea that the rampant speculation that SB 9 is causing in our town will make home ownership even less attainable is something that should be considered! The idea that new construction at a cost of over \$500/ square foot will result in affordable housing is also naive!

Please consider this and consider not only denying that project and simiarl ones, but taking the necessary actions to fight back against the overreaching arms of SB9.

Thank you.



Broker Associate
Coldwell Banker Realty
824 B Mission Street
Santa Cruz, CA 9500
BRE00585992
SRES :Global Luxury Specialist

[Sharon and Hector recommend me!](#)

From: [City Plan](#)
To: [Samantha Haschert](#)
Subject: FW: Opposition to Giant house and all such proposals! re" SB 9 in residential neighborhoods
Date: Tuesday, May 16, 2023 7:54:04 AM

From: Anina Van Alstine <aninav51@gmail.com>
Sent: Monday, May 15, 2023 3:50 PM
To: City Plan <cityplan@santacruzca.gov>
Subject: Opposition to Giant house and all such proposals! re" SB 9 in residential neighborhoods

Project address 925 Windsor St
Parcel #:011-070-073-13
City Planning #CP 22-0114
APN #011-073-3

Hello!

It was drawn to my attention a couple of days ago that the neighbors who live four doors down have submitted an application to build a 3700 square foot home at 925 Windsor Street! There is already a two-story ADU above a two car garage as well as a one story moderate sized home on the property. The proposed home will go to the maximum of every possible limitation on setbacks and height. Furthermore the new structure is designed so that they can easily create several units within the walls of the structure after they get their "final" even though right now the property is not zoned for multiple units.

The developer is not being required to provide off-street parking for the additional cars that will need to be accommodated. (How is a 3700 square-foot house a single-family residence? What low income families can afford to rent that?) The design itself is inconsistent with the zoning in the neighborhood. It will not create affordable housing. I have heard that , in an effort to intimidate their neighbors, the owners of this project have threatened to build a second story deck overlooking their back yard if they protest the project. This is so disturbing!

I hope that you will require the developer/owner of this project to stay within the current zoning and set back requirements, and that you will furthermore make an effort to stand up against SB 9 for the sake of our town!

This project is NOT UNIQUE. It is simply an example of applications being submitted daily to the City. Setting a new paradigm by approving this type of project is going to endanger the quality of our neighborhoods.!This is the result of SB9 which is a STATE of CA mandate to Cities to create infill and disregard norms regarding parking and zoning.

A critical aspect of this overriding urge to provide for development in residential neighborhoods is that the land values will shoot through the roof. The high land values in

Santa Cruz have already made it difficult for people to buy homes here. This will make it impossible

We are being asked to sacrifice the quality of our town and our neighborhoods to a bill which is essentially creating a fire-sale for out of town developers and their profits. We need to stand up now, because once ruined, our town will not be able to be recovered.

Thank you!

--

943 Windsor Street
Santa Cruz, CA 95062

831-818-0735

"Hope and fear cannot occupy the same space. Invite one to stay." Maya Angelou.

please contact me for any of your real estate needs at

www.aninaandjulia.com

Please see my website for exciting news about my real estate practice and associate, Julia Randall!

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Annette Montgomery, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

My Primary Concerns are as follows:

- I. With its 3,670 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its uninterrupted 62-foot, 2-story side wall with 13 windows (7 of which are on the 2nd story), only 5-ft from the east property line:
 - A. Its size and scale are highly inconsistent with the 'human-scale' character and identity of the existing homes in our neighborhood. Of the 40 houses on Windsor St between Harbor Drive and Seabright Ave:
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 - A. Inviting further replacement of small homes with over-sized, large-scale dwellings, out-of-character in form and potential use with our existing 3,000 sq ft maximum, human-scale r 1-5 single-family home neighborhood
 - B. Transforming its character from that of a quiet, private, sunlight and sky-scape rich environ into a larger, urban-scale environ.

Printed Name: Annette Montgomery Signature: Annette Montgomery
Address: 948 Windsor St. SC Email: nettiemont@ Phone: 831-600-
Yahoo.com 7232 1

From: [Annette Montgomery](#)
To: [City Plan](#)
Subject: Project Address: 925 Windsor Street, Santa Cruz
Date: Monday, May 1, 2023 12:03:43 PM

To: City Zoning Administrator
Re: Project Address 925 Windsor Street, Santa Cruz
Parcel #011-073-13
City Planning #CP 22-0114
APN #011-073-13

From: Annette Montgomery and Robert Caltabiano
948 Windsor Street, Santa Cruz
Nettiemont@yahoo.com

We have been homeowners at 948 Windsor St. since 1984. We chose to live in this neighborhood because of the single family residences on our street. We believe that building a 3670 sq. ft. "Large Home" on Windsor St. would alter the tenor of the neighborhood.

We are concerned that issuing a special permit to allow this development and override the existing R1-5 zoning will in effect invalidate the existing zoning limits by encouraging other applicants to file for their special permit. We urge you to deny this special permit.

Thank you for your consideration.

Annette Montgomery
Robert Caltabiano

[Sent from Yahoo Mail for iPad](#)

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Annmarie Rowland, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Annmarie Rowland

Signature: 

Address: 951 Windsor St, Santa Cruz

Email: annie.rowland@gmail.com

Phone: 408-656-0597

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-`3

Primary Concerns Continued:

Please protect our R1-S Lots to preserve the character of
this jam of a street (area of Seabright) protect our privacy by
restricting such a large, ^{oversized} home to view in ^{others} backyards!!!
This is a wrong home for this area for this site lot.
If you allow this to happen and approve this plan this will change
~~our~~ our neighborhood and set a precedence,
please decline this plan! Thank you.

From: [Brianna Melville](#)
To: [City Plan](#)
Subject: 925 Windsor Street Public Hearing
Date: Thursday, April 27, 2023 9:06:41 PM

Good evening,

I'm writing in regards to the proposed Large Home at 925 Windsor St, Parcel # 011-073-13, City Planning # CP 22-0114, APN # 011-073-13. I currently live next door to this property at 929 Windsor St, and have some major concerns about the proposed project. Given the age of the home, one can almost assume that toxic construction materials, such as asbestos and lead paint, will be present. The demolition is going to happen less than ten feet from where my children play every day, with no guarantee of proper containment. I'd love to know whether there is a way to ensure that the materials of the current home are either not toxic or will be properly contained during demolition.

In addition, I do feel that the size of this house will negatively impact the neighborhood.

I appreciate your consideration in this matter.

Best,

Brianna Grossman

May 11, 2023

922 Windsor Street
Santa Cruz, CA 95062
(831) 331-7496
mattfarrell922@gmail.com

Samantha Haschert, Zoning Administrator
Planning Department
809 Center Street, Room 101
Santa Cruz, CA 95062

RE: Design Permit 925 Windsor Street

APN# 011-073-13
CP# 22-0114

Ms. Haschert,

We live at 922 Windsor Street and we want to express our concerns about the Large Home Design Permit application for 925 Windsor Street.

Section 24.08.450 states "long uninterrupted exterior walls shall be avoided on all structures". The western and eastern elevations of the proposed two story house are over 50 feet long on both the ground floor and second story, all in the same plane.

Section 24.08.20 calls for protection of existing neighborhood character and identity. No single family residence in this neighborhood has first and second floor areas that are equivalent in square footage. In this design, the first and second floor do not significantly vary in scale and articulation.

Section 24.08.430 states the proposal shall "respect the need for privacy of adjacent homes". There is no selection of window placement or second story articulation that reflects consideration of adjacent neighbors' privacy.

We respectfully request that the zoning administrator direct the applicant to reduce the mass and scale of the proposed home by revising the placement and design of fenestration on the east and west elevations to reduce impacts of views on neighboring properties through the use of transom windows, skylights in place of windows, and reduction of the size of the second story to allow more articulation with side windows which provide daylighting but limit views into adjacent properties. Reducing second story mass will also reduce the design's impact on adjacent homes' sky views.

Connie Croker



Suzanne MacLean



Matt Farrell



Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Clay Madden, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: CLAY MADDEN

Signature: Clay Madden

Address: 825 FREDERICK ST

Email: clayzart@gmail.com

Phone: 831 427-3329

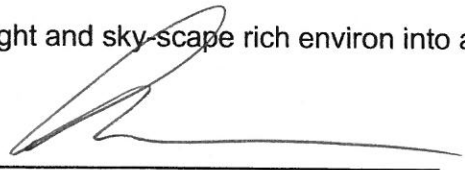
Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-'3

I, Charles Hahn, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Charles Hahn Signature: 
Address: 928 Windsor St. Email: hahn3@icloud.com Phone: 408-476-7736

RE: Project Address 925 Windsor Street
Parcel # 011-070-073-13
City Planning #CP 22-0114

Charles Hahn
928 Windsor St
Santa Cruz, CA 95062
(408) 476-7736

I am writing in opposition to the Application for the issuance of a large scale home design permit. I live directly across the street from the subject property and am concerned for a number of reasons. The proposed 3,670 sq foot size is considerably larger than the surrounding properties. The windows at the front of the building on the second story will look directly into my front yard patio and front room and will have a definite impact on our privacy It will block our sky view and the size and design does not conform to the rest of the houses on the block. The side elevations appear from the plans to be uninterrupted walls extending up to 62 feet long and 2 stories tall.

In the Agenda Report related to the project staff states "The proposed replacement dwelling will be sited in an area that minimizes change to the existing site layout and is of a form that allows the project to be compatible with other dwellings in the area." I respectfully disagree with this assessment as this building as proposed will dwarf surrounding homes and the style is not compatible with other homes on the block. Staff goes on to state "The dwelling will maintain a balance of scale, form and proportion in that it will have the same roof pitch and general form as the existing dwellings in the area. The use of building insets, wall projections, and varying rooflines minimize bulk and will limit obtrusive visual impacts on nearby properties." Again, respectfully disagree, the structure does not maintain a balance of scale, form or proportion in relation to the neighboring homes, it is out of scale with adjacent properties and will surely block both sun and sky from them and the number of windows on the second floor will surely negatively impact their privacy.

I hope you will see fit to reject this current application and encourage the applicant to return with a smaller home size that is more in line with the rest of our neighborhood.

Thank you,

Charles Hahn



5/14/2023

From: [Craig & Dave](#)
To: [Samantha Haschert; City Plan](#)
Cc: [C&D](#)
Subject: 925 Windsor Street, Proposed House, # CP 22-0114
Date: Monday, May 15, 2023 12:13:55 PM

Project Address: 925 Windsor Street, Santa Cruz
Parcel # 011-073-13
City Planning # CP 22-0114
APN # 011-073-13

We are writing to express concern with the proposed house to be built at 925 Windsor Street.

We live at 933 Windsor where originally a small, old house existed (much like the current house at 925 Windsor). Our house was rebuilt 12 years ago with much attention and care as to how it would fit architecturally in the neighborhood. It's quite apparent from the proposed plans for the 925 address that no consideration has been made for the impact on the neighborhood — at five bedrooms and five bathrooms it is a monster house that will dominate and overshadow the homes around it and set a negative precedent for the Seabright neighborhood.

Please reconsider both the extreme size and design of the proposed house. As currently planned it would be more fitting as an army barracks and has no place in this neighborhood.

Thank you.

Craig Kochersberger
David Newswanger
933 Windsor Street, Santa Cruz 95062

408-234-1533
craigandave@gmail.com

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, CRAIG KOCHERSBERGER, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: CRAIG KOCHERSBERGER

Signature: 

Address: 933 WINDSOR ST.

Email: CRAIG KOCHERSBERGER @

GMAIL.COM

Phone: 408-734-1533

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, David E. Newschwanger am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

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Printed Name: David E. Newschwanger Signature: David E. Newschwanger
Address: 933 Windsor St Email: davenewschwanger@gmail.com Phone: 408-340-0444
Santa Cruz 95062

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-'3

I, Dave Apple, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

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Printed Name: David B. Apple Signature: D. B. Apple
Address: 913 Windsor Street Email: soypwhip@yahoo.com Phone: 831-421-2383
Santa Cruz, CA 95062

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Donna Fernandez, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Donna Fernandez Signature: Donna Fernandez
Address: 818 Windsor St Email: dfernandez@xohoo.com Phone: 4262827

Poor penmanship due to recent arm surgery

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-'3

Primary Concerns Continued:

I have owned my house on
Windsor St. since 1969 -
love & appreciate Windsor St

We don't need any
"mega mansions" here

Bad enough next door added
2nd story to house
PJ

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, _____, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

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Printed Name: Eric Rowland Signature: Eric Rowland
Address: 925 Windsor St. S.O 95062 Email: eric_rowland@yahoo.com Phone: 831-419-

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Farol Henderson, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

My Primary Concerns are as follows:

- I. With its 3,670 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its uninterrupted 62-foot, 2-story side wall with 13 windows (7 of which are on the 2nd story), only 5-ft from the east property line:
 - A. Its size and scale are highly inconsistent with the 'human-scale' character and identity of the existing homes in our neighborhood. Of the 40 houses on Windsor St between Harbor Drive and Seabright Ave:
 - There are no houses over 3,000 sq ft. The largest is 2,779 sq ft.
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 - A. Inviting further replacement of small homes with over-sized, large-scale dwellings, out-of-character in form and potential use with our existing 3,000 sq ft maximum, human-scale r 1-5 single-family home neighborhood
 - B. Transforming its character from that of a quiet, private, sunlight and sky-scape rich environ into a larger, urban-scale environ.

Printed Name: Farol Henderson

Signature: Farol Henderson

Address: 937 Windsor Street

Email: farol@crucian.com Phone: 831-

Santa Cruz, CA 95062

325-6781

1

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-'3

Primary Concerns Continued:

Justin the current home owner of 925 Windsor St. tells neighbors that he "just wants to have his family all together & be able to operate as a total family." My question to Justin is how often are you planning these family get-togethers? Also what about the large ADU in the back of the property? Can't some family members stay there on the rare occasion that you'll all be together?

Also what guarantee can Justin give neighbors that he won't sell this building to someone who will promptly fill it with college students in each bedroom & perhaps even in the family room upstairs, capitalizing on exorbitant rents in this area?

5/15/2023

RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

Dear Ms. Haschert, Santa City Zoning Administrator:

We are long-time homeowners, who live at 929 Windsor Street, adjacent to the proposed project at 925 Windsor Street, in Santa Cruz. We expressly chose to move to and put down roots in this neighborhood because of its unique, aesthetically pleasing, inherently private, quiet, open sky-view, and peaceful 'Human-Scale' R 1-5 Single-Family Home characteristics (versus 'larger more 'urban-scale' characteristics).

As long-time residents, we've worked to maintain and improve our individual home and the character of our neighborhood, which are of central importance in our lives and to our well-being.

We expect that the spirit and intentions of the Existing R 1-5 Single-Family Home Size Limit and Permitting Guidelines (codes: 24.08.450, §24.08.430), will Remain Intact unless formally changed by the City Council.

We respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our Existing Neighborhood.

The stated intentions (guidelines) of the Large Home Permit process, listed within Codes on the Santa Cruz City Planning website include:

- Protect existing neighborhood 'character and identity' by maintaining existing neighborhood patterns to 'limit obtrusive visual impacts on nearby properties. (§24.08.430; §24.08.450)
- The architectural style should be 'consistent, compatible, and harmonious' with the character of surrounding homes, including 'style, size, scale, form, 'building-height' and roofline'. (§24.08.430; §24.08.450)
- 'Long uninterrupted exterior walls shall be avoided' on all structures. (§24.08.450)
- The scale of structures shall be at a 'human scale' so as not to 'overwhelm or dominate' their surroundings. (§24.08.450)
- New structures shall be 'consistent' with the 'scale of structures on adjacent lots' and generally be 'compatible with existing surrounding structures. (§24.08.430; §24.08.450)
- The plan should respect the 'need for privacy of adjacent homes' (§24.08.430)
- Form and scale should relate to the 'use of the structure as a single-family residence'. (§24.08.450)

With these stated guidelines in mind, please see our Primary Concerns which follow on Page 2 of this letter.

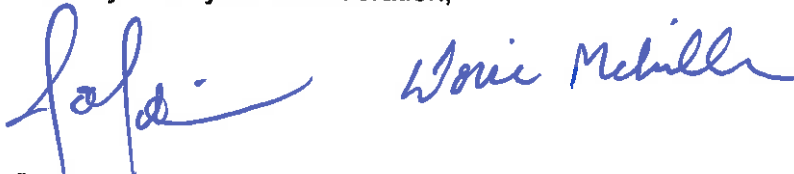
5/15/2023

RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

Our Primary Concerns:

- 1) The second-story of this planned project is 1812 sq ft. No home in our existing R 1-5 neighborhood has a second story over 1,000 square feet, including all homes on Windsor Street between Harbor Drive and Seabright Ave.
- 2) This project contains a 62.5-foot long, 2-story high continuous eastern wall, that is only 5' from our shared property line, with 7 upstairs windows that look down upon our entire yard and into the back of our house. No home in our neighborhood has a second story that extends as far back into their lot, nor overlooks the entire yard and entire back of the house of their adjacent neighbor.
- 3) The enormous continuous wall second-story poses an extreme obtrusive-dominant visual impact and loss of privacy on our home and yard as its eastern adjacent neighbor and present an obtrusive visual impact to its other surround neighbors.
- 4) The size and scale of the second-story of this planned project is out of character and not in keeping with the identity of the adjacent homes and with other existing R 1-5 homes on Windsor Street between Harbor Drive and Seabright Ave.
- 5) The size and scale of the second-story of this planned project is inconsistent, incompatible, and not harmonious with the size-scale of the adjacent homes and other existing R 1-5 homes on Windsor Street between Harbor Drive and Seabright Ave.
- 6) Approval of this dwelling, with its exceptionally large overall size and scale, along with its 1812 sq ft second story, sets a precedent that will erode the thus-far meaningful R 1-5 3,000 sq ft limit for our neighborhood. It will inviting further replacement of small homes with over-sized, large-scale dwellings, out-of-character in form and potential use with our existing 3,000 sq ft maximum, human-scale R 1-5 single-family home neighborhood. It will transform its character from that of a quiet, private, sunlight and sky-scape rich environ into a larger, urban-scale environ.

Thank you for your consideration,



Dorie and Chris Melville

929 Windsor Street, Santa Cruz CA 95062

(831) 359-7159 doriemelville@gmail.com cmelville42@gmail.com

Adjacent Eastern Neighbors to Project at 925 Windsor Street

* Our backyard + House view
after Project Development



Our backyard and house - existing now...



From: [Farol Henderson](#)
To: [City Plan](#)
Subject: 925 Windsor Street special permit application for large home
Date: Saturday, April 29, 2023 11:44:20 AM

Project Address: 925 Windsor Street, Santa Cruz
Parcel # 011-073-13
City Planning # CP 22-0114
APN # 011-073-13

Farol Henderson
937 Windsor Street, Santa Cruz
farol@cruzio.com or 831-325-6781

I am deeply concerned and troubled by the planned 3,670 square foot home to be built at 925 Windsor Street. As a homeowner on Windsor Street for almost 25 years in my current home, no home built on Windsor Street from Seabright to Harbor Drive is more than 2,415 square feet. There is a 3,000 square foot limit for our R1-5 Windsor street neighborhood zoning for a reason- many homes, including my own, are single- level, smaller and would be massively overshadowed by such a large building 3 doors from my own. This home, if built, would be totally out of character with all of the other homes on the street.

There is also the issue of an existing home in the back of the lot that sits over at least a 2-car garage. I assume this structure would remain. It in and of itself is somewhat imposing, especially if combined with a 3, 670 square foot home in the front of the lot.

The plans for this building do not sound like a family home but rather something akin to a compound or apartment building. 5 bathrooms appears to be excessive to say the very least.

I urge the city planning department to deny this permit immediately and stipulate that no home will be built on Windsor Street that is out of compliance and out of character for the neighborhood.

Thank you for your consideration.

Farol Henderson

Sent from my iPad
Farol

To: Zoning Administrator
Planning & Community Development
809 Center St. Room 107
Santa Cruz CA 95060

From: Federico Moncloa
740 30Th AVE SPC 66
Santa Cruz CA 95062

RE: Public Hearing for
925 Windsor St.
APN 011-073-13
CP22-0114

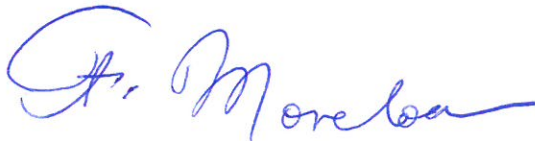
Dear Zoning Administrator,

My name is Federico Moncloa and I own the house at 936 Windsor St. I am writing to respectfully oppose the issuance of a large home design permit for the house at 925 Windsor. The 3,670 square foot proposed design is out of place and out of scale for the area. The second story alone is bigger than the average home size in the neighborhood. Such a large house would overwhelm and dominate the surrounding houses and it would also set a precedent to further replacement of the small homes in the neighborhood with large-scale dwellings eventually transforming the whole character of the neighborhood from small houses with large yards to big houses with small yards. That would be a shame since it is the large yards with trees and wildlife that make this neighborhood special.

I am also concerned with the lack of privacy second story windows will impose on surrounding homes and yards.

Thank you for taking the time to read my comments.

Sincerely,



Federico Moncloa

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-`3

I, INA NADBORNY, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

My Primary Concerns are as follows:

- I. With its 3,670 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its uninterrupted 62-foot, 2-story side wall with 13 windows (7 of which are on the 2nd story), only 5-ft from the east property line:
 - A. Its size and scale are highly inconsistent with the 'human-scale' character and identity of the existing homes in our neighborhood. Of the 40 houses on Windsor St between Harbor Drive and Seabright Ave:
 - There are no houses over 3,000 sq ft. The largest is 2,779 sq ft.
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 - D. It will block sunlight from the adjacent properties and obstruct existing sky-views.
- II. Approval of this dwelling, with its exceptionally large size and scale, will set a precedent that will erode the thus-far meaningful R 1-5 3,000 sq ft limit for our neighborhood
 - A. Inviting further replacement of small homes with over-sized, large-scale dwellings, out-of-character in form and potential use with our existing 3,000 sq ft maximum, human-scale r 1-5 single-family home neighborhood
 - B. Transforming its character from that of a quiet, private, sunlight and sky-scape rich environ into a larger, urban-scale environ.

Printed Name: INA NADBORNY Signature: Ina Nadborny
Address: 230 DARWIN ST, Email: INASSOWATER@ Phone: 831-295-2390
gmail.com

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Harold J Watson, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

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Printed Name: Harold J Watson Signature: Harold J Watson
Address: 211 Darwin St Santa Cruz CA 95062 Email: Jeffrowe@yahoo.com Phone: 831-461-5836

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-'3

Primary Concerns Continued:

If a variance to the building code is allowed it will set a precedent for other builders to follow. Seabright is a wonderful neighborhood full of classic Santa Cruz cottages, this is not the place for monster houses to be built.

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, JERALD Spodick, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: JERALD Spodick Signature: [Handwritten Signature]
Address: 304 DARWIN ST Email: jspodick@ Phone: 831-
(X ST - WINDSOR) chuzzio.com 345-8851

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Jordana Langlois, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Jordana Langlois Signature: Jordana Langlois
Address: 132 Windsor St Santa Cruz, CA 95062 Email: Jordana.Langlois@gmail.com Phone: (603) 781-7708

From: [Jordana](#)
To: [City Plan](#)
Subject: Regarding Project address: 925 Windsor St 95062
Date: Sunday, April 30, 2023 9:37:17 PM

To whom it may concern,

Regarding:
Project address 925 Windsor St, Santa Cruz
Parcel # 011-073-13
City Planning #CP 22-0114
APN # 011-073-13

My information:
Jordana Langlois
932 Windsor St Santa Cruz, CA 95062
Jordana.Langlois@gmail.com

Comments:
I am opposed to granting the special permit for the additional 600 square feet requested for the above project as it detracts from the aesthetics of the neighborhood and imposes on the privacy of the neighbors. The home will be much too tall and the construction does not fit neighborhood.

Thank you,
Jordana

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Karen Lambert, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Karen Lambert

Signature: Karen Lambert

Address: 325 Frederick St

Email: lambertkml@

Phone: 831 345 8250

gmail.com

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Karen Ward, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Karen Ward Signature: Karen Ward
Address: 348 Frederick St Email: Karen@kennanward.com Phone: 831-459-8800

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com

RE: Project Address 925 Windsor Street

Parcel #: #011-070-073-13

City Planning #CP 22-0114

APN # 011-073-'3

809 Center St. # 101
Santa Cruz, CA 95060

Primary Concerns Continued:

Congestion in neighborhood

Scale out of line with bungalow style of area

View sheds impair privacy to long established neighbors.

Our neighbors have built up two story add-ons - now we hear conversations float down (noise).

Shading neighbors is poor policy.

5 bedroom - 3670 sq ft, is out of scale to area.

Lot coverage is out of scale.

Traffic will increase

Parking will intensify.

Please do not approve this project.

Karen Ward



From: [Ken Hirano](#)
To: [City Plan](#); [Samantha Haschert](#)
Subject: 925 Windsor St.
Date: Tuesday, May 16, 2023 9:05:03 AM

RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN# 011-73-13

My name is Ken Hirano. My wife Susan and I moved into our current home from the Berkeley area early in 2010 after we both retired. We live at 921 Windsor right next door to 925.

I am a California native and lived in some wonderful places throughout my life.

I was born and raised in Southern California. Growing up there in the 50s & 60s it felt like a paradise to me. It was uncrowded, the air quality was good and there was lots of open space, undeveloped property and amazing to think now, agricultural land.

My family's home was in Altadena at the base of the San Gabriel Mountains, above Pasadena. In those days I could walk up nearby streets and on good days see the entire L.A. Basin and the Catalina Islands beyond. When we'd go to the beach driving through Orange County we'd go through miles and miles of citrus groves, curiously enough. (I have to confess in my youth I thought Huntington Beach was Surf City.)

I left Southern California to go to school in Berkeley where I lived for the next 43 years before coming here. Berkeley is a wonderfully culturally diverse, exciting and stimulating place. And there are many places that have stunning views of the SF Bay, the City, and the Golden Gate Bridge, especially at sunset.

I expect I don't need to tell you what a unique and beautiful place Santa Cruz is. Initially I was drawn here by the small beach town "vibe" that still exists here in some parts of the area – a throwback to the places I loved as a teenager in Southern California.

As for Seabright, I can't think of a better area. I walk my dog almost every morning down to the harbor, out to the lighthouse on the jetty and let him run on the beach. And then there's Arana Gulch and of course Staff of Life and Shoppers' Corner.

In my opinion our 900 block of Windsor is the best spot in town (maybe the universe). Here all of the pieces fit together nicely in a wonderful kind of harmony. The people – we are a mix of ages and backgrounds and without exception my neighbors are friendly, respectful, considerate and supportive. Many I consider to be good personal friends. The houses -- there are a variety of styles, virtually all are one story and the very few with two levels have the second story sections sufficiently set back from the front to enable the street to have a light, open, peaceful and uncongested feel. No house really stands out, feels obtrusive or dominates the skyline.

When Susan and I found our house more than 13 years ago, I felt that it was the place where I wouldn't want to leave unless carried out horizontally, feet first.

I love my home. I've lived here longer than I've lived in any other. It feels like my sanctuary, a peaceful and private place. Outside our back door we have a 200 square foot deck where I can spend time in solitude reading or have a few friends and family members over to share food and conversation. A little further back we have a small hot tub tucked away and screened off by shrubbery and a 6 foot fence between us and 925 next door. This is where I often like to

soak my old bones, usually in my natural state.

Our house is one story, has 2 bedroom and ~1000 square feet. Like me, it was built in the mid-1940s. It's small but doesn't feel like it. Two-thirds of the house comprise an open kitchen and living room area where we spend virtually our inside waking hours. And the best features of this space are its windows. On the continuous external wall facing east directly at 925, there are six good-sized windows plus the entry door with glass panels at the top. No matter where I am in the living room or in the kitchen, whether I am standing or sitting, I can see the sky. The light that comes in during the day enhances my mood every day.

At this point in my life my home really defines my existence. The planned two story structure next door will profoundly change things for me. Our privacy will be compromised; the quality of the light will change and most critical to me, I will lose being able to see the sky. It's hard to explain why this is so important but let me try.

When I go to the beach and look out at the ocean and the horizon, I find it always to be a very powerful experience. I am calmed and inspired at the same time. The sight puts everything into proper perspective.

It's the same with the sky. It's going to be very hard for me to lose that.

Finally, I want to say that while I've focused on what matters to me personally, I am in full and complete support of what my fellow neighbors collectively seek.

I stand with them.

Kenneth Hirano
921 Windsor St.

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Kelly Vaillancourt, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

My Primary Concerns are as follows:

- I. With its 3,670 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its uninterrupted 62-foot, 2-story side wall with 13 windows (7 of which are on the 2nd story), only 5-ft from the east property line:
 - A. Its size and scale are highly inconsistent with the 'human-scale' character and identity of the existing homes in our neighborhood. Of the 40 houses on Windsor St between Harbor Drive and Seabright Ave:
 - There are no houses over 3,000 sq ft. The largest is 2,779 sq ft.
 - The proposed home is double the average home size of 1415 sq ft.
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 - D. It will block sunlight from the adjacent properties and obstruct existing sky-views.
- II. Approval of this dwelling, with its exceptionally large size and scale, will set a precedent that will erode the thus-far meaningful R 1-5 3,000 sq ft limit for our neighborhood
 - A. Inviting further replacement of small homes with over-sized, large-scale dwellings, out-of-character in form and potential use with our existing 3,000 sq ft maximum, human-scale r 1-5 single-family home neighborhood
 - B. Transforming its character from that of a quiet, private, sunlight and sky-scape rich environ into a larger, urban-scale environ.

Printed Name: Kelly Vaillancourt Signature: K. Vaillancourt
Address: 917 Windsor St Email: Kelly.Vaillancourt@gmail.com Phone: _____
Santa Cruz, 95062

X
X
X

831-406-7688

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-'3

Primary Concerns Continued:

The size and scale are not in line with the CHARACTER OF SINGLE FAMILY HOMES IN OUR neighborhood


This does not coincide with R1-5 zoning criteria for our neighborhood AND constitutes as a multifamily or income producing RESIDENCE

This should remain a neighborhood not an income investment block or opportunity


We need more affordable housing for long term renters or families to reside, not built as unaffordable for single families to rent or buy.

Please don't permit the GROSS SCALE of this planned home

NAME X Tiffany Olson

Signature 

NAME X Sarah Woods

Signature 

NAME X Ridge Bankini

Signature 

917 Windsor STREET
Santa Cruz, CA 95062

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com

RE: Project Address 925 Windsor Street

Parcel #: #011-070-073-13

City Planning #CP 22-0114

APN # 011-073-13

I, KENNAN WARD, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: KENNAN WARD

Signature: Kennan Ward

Address: 348 Frederick St

Email: KENNAN.WARD@GMAIL.COM

Phone: 459-8800

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-'3

Primary Concerns Continued:

I AM very concerned over Density building & how it affects our neighborhood. Traffic, conflicts, PARKING, NOISE All density related known disturbances.

Please consider TC long term effect on the residents who have supported this community & how it adversely affects our life!!

We strongly disagree with this project, This growth & community well being.

Please do not approve this Project!!

RWAR

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Leslie Smith, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Leslie Smith Signature: Leslie Smith
Address: 952 Windsor St. Email: lesliesm60@gmail.com Phone: 831-431-0233

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Kenneth Hirano, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Kenneth Hirano Signature: Kenneth Hirano
Address: 921 Windsor St Email: _____ Phone: ⁸³¹ 600-7794

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-'3

Primary Concerns Continued:

As a home owner directly adjacent to the proposed project, I am personally concerned about our loss of privacy in our house, deck and hot tub, loss of the ability to see the sky from our main living and kitchen areas, and the potential impact on parking in front of our house when the house at 925 Windsor is occupied to capacity

From: [Monica Larenas](#)
To: [City Plan](#); [Samantha Haschert](#)
Cc: [Veronica Larenas](#)
Subject: Public Comment on Project at 925 Windsor Street
Date: Monday, May 15, 2023 9:51:20 PM

Re: Project Address 925 Windsor Street
Parcel #011-070-073-13
City Planning #CP 22-0114
APN#011-073-3

Name: Monica Larenas
Address: 217 Darwin Street (ADU behind 215 Darwin Street)
Contact info: mlarenas@calcentral.com

Name: Veronica Larenas
Address: 215 Darwin Street
Contact info: vlarenas52@gmail.com

Comments:

We are homeowners who reside a block away from 925 Windsor Street, the property that is seeking a Large Scale Home Design Permit. We write because we OPPOSE the issuance of said permit.

We request that the Planning and Zoning Departments adhere to the Design Permit and Large-Home Permitting guidelines that consider and seek to preserve the 'human scale' and character identity' of neighborhoods (Sec. 24.08.450 and 24.08.430).

We believe that if and when exceptions are to be made to the guidelines, it's important that there be some compelling greater community good (e.g., increasing affordable or workforce housing that is so sorely needed), in order to justify burdening the neighbors with a massive project that is out of scale with the neighborhood. This project burdens neighbors; there's no community benefit here.

Looking at the proposed design in the May 3 Agenda Report, we believe that the staff Summary of the Project misrepresents the project when it states: "The two-story dwelling has both insets and projections to create a compatible scale with the predominantly single-story dwelling neighborhood." While the insets and interesting design features do exist on the street facing side of the proposed residence, the sides are monolithic and out of proportion to what is in this neighborhood. It will block sunlight, destroy privacy in adjacent properties, and have an obtrusive impact on surrounding yards.

Please don't allow this excessively large design for a single family residence to proceed.

Respectfully,

Monica Larenas
Veronica Larenas

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, NICHOLAS LEVENDOSKY, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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 - D. ~~It will block sunlight from the adjacent properties and obstruct existing sky-views.~~
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Printed Name: NICHOLAS LEVENDOSKY Signature: Nicholas Levendosky
Address: 932 WINDSOR ST. 95062 Email: N.LEVENDOSKY@GMAIL.COM Phone: 920-925-4463


Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-`3

I, Lucas Hahn, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Lucas Hahn Signature: 
Address: 928 Windsor St. Email: lhahn1@me.com Phone: 408-406-2822

From: [City Plan](#)
To: [Nancy Concepcion](#)
Subject: FW: Opposition to Project Address: 925 Windsor St.
Date: Tuesday, May 2, 2023 8:00:00 AM

From: n.levendosky@gmail.com <n.levendosky@gmail.com>
Sent: Monday, May 1, 2023 3:00 PM
To: City Plan <cityplan@santacruzca.gov>
Subject: Opposition to Project Address: 925 Windsor St.

To Whom It May Concern,

This letter is to stand in opposition to:

Project Address: 925 Windsor St.
Parcel #: 011-073-13
City Planning #: CP 22-0114
APN #: 011-073-13

I believe this proposed home stands in stark contrast to the aesthetics and size of homes in the neighborhood. The current limit of 3,000 sq ft for the R1-5 zoning is more than generous and I find an additional 670 sq ft difficult to justify.

I do not believe a special permit is warranted, nor should be granted, for this project.

Thank you kindly,

Nicholas Levendosky
928 Windsor St.
Santa Cruz, CA 95062
928-925-4463

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

Wc

I, Matt + Kerry Tranduc am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Matt Tranduc
Kerry Tranduc

Signature: 

Address: 207 Harbor Drive
Santa Cruz, CA, 95062

Email: mtranduc@hotmail.com Phone: 408 355-4558
kerrymildren@yahoo.com

1

708355 3191

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Rita Watson, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Rita Watson Signature: Rita Watson
Address: 211 Darwin Street Email: RLKennedy36@yahoo.com Phone: 831-325-6231

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com

RE: Project Address 925 Windsor Street

Parcel #: #011-070-073-13

City Planning #CP 22-0114

APN # 011-073-'3

Primary Concerns Continued:

- By making an allowance for even one behemoth like this one proposed building, it allows future construction of similar buildings.
- Opens the door to CEOs + other wealthy to tear down charm for buildings built to their scale - Silicon Valley style, not Santa Cruz quaint.
- We are a modest neighborhood with charm. This construction goes against Seabright charm.
- If they want BIG, go to unincorporated areas.
- Reduces quality of life for those in surrounding properties: privacy, light, eyesore, dominating/overbearing, too urban!

From: [Sarah Clark](#)
To: [City Plan](#); [Samantha Haschert](#)
Subject: Opposition to giant house at proposed for 925 Windsor St
Date: Saturday, May 13, 2023 9:28:10 AM

Background info:

Project address 925 Windsor St

Parcel #:011-070-073-13

City Planning #CP 22-0114

APN #011-073-3

My name is: Sarah C. Clark

I live at 814 Windsor Street

My telephone number is: 650-542-1902

You can also reach me at this email.

Comments: I am writing to oppose the permit to build a “large-scale home” at 925 Windsor Street. One of the attractions of our neighborhood is the diversity of housing and as a result, the diversity of neighbors. We have apartment houses, houses with two units, and houses with ADUs that are almost as big as the houses.

But, for the most part, these dwellings respect the current set back, height, and look of the neighborhood. I don't mind that the current resident wants to build a bigger house, but he should not be able to violate our current zoning. He should not be permitted to build a giant house that towers over the other residences and destroys the human scale of the residences. (We have an outrageous example 619 Sumner street, right across from another multi-unit resident that blends into the neighborhood) We do not want that again.

Please do **not** approve the current plans: please require that the new project be cut back in scale and size, respect the height, street setback, and current style of our neighborhood.

Thank you for your consideration.

The information contained in this email message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any dissemination, distribution or copying is strictly prohibited. If you think that you have received this email message in error, please notify the sender by reply email and delete the message and any attachments.

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, ROBERT CALTABIANO, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

My Primary Concerns are as follows:

- I. With its 3,670 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its uninterrupted 62-foot, 2-story side wall with 13 windows (7 of which are on the 2nd story), only 5-ft from the east property line:
 - A. Its size and scale are highly inconsistent with the 'human-scale' character and identity of the existing homes in our neighborhood. Of the 40 houses on Windsor St between Harbor Drive and Seabright Ave:
 - There are no houses over 3,000 sq ft. The largest is 2,779 sq ft.
 - The proposed home is double the average home size of 1415 sq ft.
 - The proposed 1814 sq ft second story is double the size of any existing second story
 - B. It will exert a dominant, obtrusive visual impact on the surrounding homes.
 - C. It will impose an extreme lack of privacy on adjacent and surrounding homes and yards.
 - D. It will block sunlight from the adjacent properties and obstruct existing sky-views.
- II. Approval of this dwelling, with its exceptionally large size and scale, will set a precedent that will erode the thus-far meaningful R 1-5 3,000 sq ft limit for our neighborhood
 - A. Inviting further replacement of small homes with over-sized, large-scale dwellings, out-of-character in form and potential use with our existing 3,000 sq ft maximum, human-scale r 1-5 single-family home neighborhood
 - B. Transforming its character from that of a quiet, private, sunlight and sky-scape rich environ into a larger, urban-scale environ.

Printed Name: ROBERT CALTABIANO

Signature: 

Address: 948 Windsor St. S.C.

Email: nettiem.net

Phone: 831-600-

Yahoo.com

7232¹

Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Shelley Coplan, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Shelley Coplan Signature: Shelley Coplan
Address: 925 Windsor St Email: brindie101@gmail.com Phone: 831-421-2657

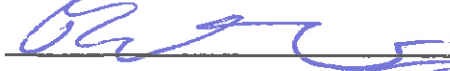
Letter to: Santa Cruz City Planning and Zoning Administrator, cityplan@cityofsantacruz.com
RE: Project Address 925 Windsor Street
Parcel #: #011-070-073-13
City Planning #CP 22-0114
APN # 011-073-13

I, Kelly Kennedy, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the proposed 925 Windsor Street development. I OPPOSE the issuance of a 'large-scale home design permit'.

I respectfully request the Planning and Zoning departments to carefully adhere to all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the requested Large-Scale Home Design Permit, in order to preserve the 'human-scale' character and identity of our existing neighborhood.

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Printed Name: Kelly Kennedy Signature: 
Address: 211 Darwin St. Email: KIKKennedy3150@yahoo.com Phone: 

From: [Anina Van Alstine](#)
To: [City Plan](#)
Cc: mattfarrell922@gmail.com
Subject: Project Address 925 Windsor Street. Please deny extra large home!
Date: Friday, July 28, 2023 10:32:12 AM
Attachments: [Educational Series Unlocking Knowledge, Empowering You.html](#)

Regarding Parcel #011-073-13
City Planning # CP 22-0114

Dear Sirs or Madames,

I am a neighbor (down the street) of the proposed project. I live at 943 Windsor Street.

I am opposed to the design of the 3592 square foot home and do not understand Nancy Concepcion's recommendation for approval of a structure which exceeds the current zoning maximum of 3000 square feet. The proposed structure will loom over the neighborhood and also, by granting such an exception to zoning (zoning is created for reasons, one which is to create harmonious and cohesive neighborhood aesthetics.) you will be setting a precedent for other such monster homes in R-1 neighborhoods.

The design does not meet the Large Home Design Permit Santa Cruz City Code Guidelines . The 28 foot height, the size of the second story (1814 square feet, so almost the same square footage as the ground floor so as to create a massive presence as seen from the street). It is exceptionally large in contrast to the neighborhood.

Others will have written to you about the fact that of the 30 homes on Windsor Street between Harbor Drive and Sumner Avenue, the largest is 2400 square feet. The average size is 1415 square feet.

There is a home with a legal ADU contained within it at the corner of Frederick Street and Windsor. It is approximately 3000 square feet under roof. The multigenerational family that shares it consists of five people in the main dwelling and their two parents who live, quite comfortably, in the ADU! Why does the home at 925 Windsor need to be so much larger than that?

The insets on this project are insufficient and the ten foot long section of the second story family room projects out over the front porch encroaching two feet into the setback from the street. There are other egregious elements to the design which basically create a large ugly box in the middle of the block

The "ameliorations" which have been created in the newest set of plans still do not remedy the unfortunate impact that this home will create by both its mass and also the parking needs it will create which are not addressed on site. There has been little done to remedy the stark frontal elevation and the privacy of the neighbors is adversely affected by the windows and other design elements,

Also to consider is the issue of parking. Right now, at 4:00 p.m. Windsor Street is pretty much fully parked up on both sides. The additional bedrooms the new home will provide will probably bring at least two if not more new cars to the street.

We have been told by Ms. Concepcion and can see in the rules of SB9 that this is NOT an SB9 situation because it is a single family zoned property. Why the City is treating this as such by creating such high density is beyond me!

Although it is not specific to this project or site, I have to say that, as a Realtor who has made it my life's work to help people acquire their first homes in Santa Cruz, and who is dismayed by the price of housing here, I see that this type of project, if it becomes the norm, will increase the cost of even small homes in R-1 zoning to make it even less affordable for home owners. It will turn all of Santa Cruz into a playground for developers. (One real estate firm, Coastwoods, has already created an evening class to show people how to exploit the land where they have homes to maximize the profit for the land see attached...)

Please bring some sense to this process: when they bought the property, the owners knew that the zoning had a size limit. They are justifying their request for a huge house by saying that their family of five " needs" a home of that scale. As a realtor with 45 years experience... I know that many families live in 2400 square foot homes quite comfortably! It is not a reasonable argument to destroy the aesthetic of our neighborhood.

Thank you!

Anina Van Alstine

PS not to overload you, I have copied some neighbors on this. I think that people may wish to know how this is proceeding ...

--

943 Wndsor Street
Santa Cruz CA 95062
831-818-0735

"Hope and fear cannot occupy the same space. Invite one to stay." Maya Angelou.

From: [Anina Van Alstine](#)
To: [City Plan](#)
Subject: Re: Project Address 925 Windsor Street. Please deny extra large home!
Date: Friday, July 28, 2023 1:15:07 PM
Attachments: [image002.png](#)

thank you. I will try...

On Fri, Jul 28, 2023 at 11:51 AM City Plan <cityplan@santacruzca.gov> wrote:

Good afternoon,

I received your correspondence and will include it in the record of the item on the Planning Commission agenda, however the City's IT security filter doesn't allow the attachment you included to open. If you would like that material included in your correspondence, please take a screen shot and send back to City Plan so I can include it as well.

Thank you,



Tess Fitzgerald

Administrative Assistant III
(831)420-5110 | [Planning & Community Development](#)

From: Anina Van Alstine <aninav51@gmail.com>
Sent: Friday, July 28, 2023 10:32 AM
To: City Plan <cityplan@santacruzca.gov>
Cc: mattfarrell922@gmail.com
Subject: Project Address 925 Windsor Street. Please deny extra large home!

Regarding Parcel #011-073-13

City Planning # CP 22-0114

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"Hope and fear cannot occupy the same space. Invite one to stay."Maya Angelou.

please contact me for any of your real estate needs at

www.aninaandjulia.com

Please see my website for exciting news about my real estate practice and associate, Julia Randall!



From: [Hart Walsh](#)
To: [Nancy Concepcion](#)
Cc: [Samantha Haschert](#); [Justin Walsh](#)
Subject: Re: 925 Windsor St. 5.31.23 email review of changes; need for upload of changes to file
Date: Wednesday, May 31, 2023 9:31:22 AM
Attachments: [~WRD0000.jpg](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Nancy,

According to Samantha's directive from our last meeting, inquiring minds will have access to the agenda, plans, recommendations, etc... on the website on the Friday before the meeting. I feel comfortable with that since that is the standard procedure. I know our neighbors are anxious to get access, but since they will be using the information to in a confrontational manner, I'd prefer to give them the standard amount of time. In relation to that, what level of detail is expected to share - our plans are more detailed than they might be if we hadn't already done so much work for the building department. Many details such as the placement of closets are irrelevant for our neighbors. It is likely that I will be on my own on June 7th because Justin may not be able to get away from work again.

Here are the changes we've made:

- reduced one of two windows in each bedroom 4 & 5 (from 3X4 to 2X2)
- reduced both windows on East wall of primary bedroom 2 (from 3X4 to 2X2)
- created articulation on 2nd floor of East wall by inseting the exterior wall for bedrooms 4 & 5 and closet in-between bedrooms
- increased width of kitchen window by 12"
- first floor ceiling height 9'
- added second floor hallway closet between bedroom 4 & 5
- moved upstairs mechanical closet from near stairwell to hallway closet near primary bedroom 3
- removed one solar tube

Best,
Hart

On Wed, May 31, 2023 at 8:58 AM Nancy Concepcion <nconcepcion@santacruzca.gov> wrote:

Hello,

Thank you for the revised plans.

The item was specifically continued to **June 7, 2023 at 10 a.m.**

I have inquiries about the revised plans – note I will be using portions of the plans in the upcoming staff report.

The plans will be on the website, is it okay to send these to the inquiring parties today?

Also, I want to make sure I have all the changes that you have made since the last plans – could you list these in an email?

Thanks!

Nancy A. Concepcion

Associate Planner/Code Compliance Specialist

City of Santa Cruz | Planning and Community Development

809 Center Street, Room 101, Santa Cruz, CA 95060

Main: 831-420-5110 | Direct: 831-420-5112

Email: nconcepcion@santacruzca.gov

Web: www.cityofsantaacruz.com



From: Hart Walsh <hartwalsh@gmail.com>

Sent: Monday, May 29, 2023 7:32 PM

To: Nancy Concepcion <nconcepcion@santacruzca.gov>

Cc: Samantha Haschert <SHaschert@santacruzca.gov>; Justin Walsh <justinmwash@gmail.com>

Subject: Re: 925 Windsor St. 5.26.23 email review of changes; need for upload of changes to file

Hello Nancy,

Thank you for getting back to us and for the summary. One correction is that we have reduced the size of four upstairs windows on the East-facing wall. We are not interested in making major changes like reducing the square footage upstairs. I am attaching our latest architectural sheets. Please let us know if you have any questions or concerns. Otherwise, please let us know when our next meeting will be held.

Thank you,
Hart



[JW-Layout-A-RESUBMIT 4 05-25-23 with articulati...](#)



On Fri, May 26, 2023 at 7:48 AM Nancy Concepcion <nconcepcion@santacruzca.gov> wrote:

Hi Hart and Justin,

In my review of the meeting recording and discussion with other staff members, I find your changes address concerns brought up at the hearing.

The changes involve: along eastern wall plane on the second level 1) inset of wall for two bedrooms and 2) reduction of two windows in said bedrooms to address privacy impacts.

The change in eastern wall plane with the proposed insets helps break up that eastern wall – of note is that I found other homes in the immediate area that had 60+ in length of walls and due to the depth of the lot is a reasonable length.

Also your projects' general footprint is as originally noted in the same place (if one combined the existing detached building with the main house footprint). Also It appears that there will be a greater separation from the existing detached ADU building to the new house rear wall than what exists between the existing detached building and existing house.

As for building height - the second story interior walls at 8 feet are standard not overly high so that concludes your building height is typical for a two-story.

As for parking – while the ordinance only requires two offstreet parking spaces, the plans reflect a two-car garage and a number of spaces that could be provided on the driveway and turnaround. I believe we talked about that and in my review of the building permit plans T-01-01 it appears that with the two spaces in the garage, and my estimate of four on the driveway there are a total of six parking spaces onsite.

In reviewing the meeting recording, you had mentioned that you were open to reducing the second floor. As you may recall, in an email I provided before I took your application to the original hearing there were examples from 3 of my past cases where the issue of introducing a second story in a predominantly single-story dwelling neighborhood was addressed (i.e. 116 Monterey, 139 Cayuga, 706 Modesto.) Should you wish to further

reduce the second story similarly it could be beneficial to addressing this issue although as noted it was not directed by the Zoning Administrator.

Please feel free to contact me if you have any questions. If you could upload those changes I will confirm with building if there are any changes to the tentative conditions.

Nancy A. Concepcion

Associate Planner/Code Compliance Specialist

City of Santa Cruz | Planning and Community Development

809 Center Street, Room 101, Santa Cruz, CA 95060

Main: 831-420-5110 | Direct: 831-420-5112

Email: nconcepcion@santacruzca.gov

Web: www.cityofsantacruz.com



From: Hart Walsh <hartwalsh@gmail.com>
Sent: Friday, May 26, 2023 6:56 AM
To: Nancy Concepcion <nconcepcion@santacruzca.gov>; Samantha Haschert <SHaschert@santacruzca.gov>
Cc: Justin Walsh <justinmwash@gmail.com>
Subject: Re: 925 Windsor St.

Hello Nancy,

I appreciated meeting with you on Tuesday. I am wondering if you were able to discuss our project at your Planning Department meeting that afternoon and/or if you have spoken with Samantha? It would be helpful to have feedback before the long weekend so we can look over the plans again before the upcoming meeting.

Thank you,

Hart

On Mon, May 22, 2023 at 9:52 PM Nancy Concepcion <nconcepcion@santacruzca.gov> wrote:

Sounds good..will see you then!



Nancy A. Concepcion

Associate Planner/Code Compliance Specialist

City of Santa Cruz | Planning and Community Development

809 Center Street, Room 101, Santa Cruz, CA 95060

Main: 831-420-5110 | Direct: 831-420-5112

Email: nconcepcion@santacruzca.gov

Web: www.cityofsantacruz.com



From: Hart <hartwalsh@gmail.com>
Sent: Monday, May 22, 2023 9:27 PM
To: Justin Walsh <justinmwash@gmail.com>
Cc: Nancy Concepcion <nconcepcion@santacruzca.gov>
Subject: Re: 925 Windsor St.

Hi Nancy,

I'll come in Tuesday at around 8:30 after dropping my son at school.

Best,

Hart

Sent from my iPhone

On May 22, 2023, at 3:22 PM, Justin Walsh <justinmwash@gmail.com> wrote:

Hi Nancy

Just to clarify, we kind of had two meetings last Wednesday. The meeting with Samantha went really well. She just asked us to beak up the east wall and minimize the 2nd sorry bedroom windows on that side as Hart said. She did not bring up any other modifications to the design that we remember

The other meeting, which was more of a rant session by a lot of our neighbors, did not go as well for us. It was hard for Hart and I to sit and listen to people tell untruths and challenge our right to build a two-story home. Samantha tried to clarify that this was a design review, not variance, meeting to our neighbors a few times. They did not listen to her just like they have not wanted to hear the same from us. We have told people for over 18-months that we were planning on a 2-story house. They just assume they can stop it by having enough people push back.

Regards

Justin

On May 22, 2023, at 1:54 PM, Nancy Concepcion <nconcepcion@santacruzca.gov> wrote:

Hello,

I am sorry to hear that, and will discuss further with Sam what she believes is the summary of concerns (she is not in the office today).

Were there any concerns with the wet bar area or the side window in the family room?

Did they mention shadowing impacts?

Anyway, I am pretty open and if there are best times for you please let me know.

I have a meeting from 10 to 12 noon and 1 to 3 pm Tuesday.

I work remotely on Wednesday and am open, and so far no appointments on Thursday.

Friday open from 9 to 12 noon.

NANCY A. CONCEPCION

**ASSOCIATE PLANNER | CODE COMPLIANCE
SPECIALIST**

Department of Planning and Community Development

City of Santa Cruz

809 Center Street - Room 101

Santa Cruz, CA 95060

831.420.5112

nconcepcion@santacruzca.gov

From: Hart Walsh <hartwalsh@gmail.com>

Sent: Monday, May 22, 2023 7:34 AM

To: Nancy Concepcion <nconcepcion@santacruzca.gov>

Cc: Justin Walsh <justinmwash@gmail.com>

Subject: 925 Windsor St.

Hi Nancy,

Welcome back.

Our hearing was pretty awful last week, but Samantha gave us only a couple of suggestions for the design and said we should come back for the next meeting. I don't know your schedule, but if it makes sense to try to meet this week to go over our design, I would be happy to do that. Please let me know your availability; it's our last week of school, so every day's schedule is different for me. I'm attaching a PDF of our ideas in response to Samantha's comments. We have reduced the size of 4 upstairs windows along the East-facing wall. We have also "sucked in" a portion of that wall to provide articulation that is approximately 25' long and 2' deep. That will impact two bedrooms and their closets, and reduces our square footage by about 50'.

Thank you,

Hart

From: [Nancy Concepcion](#)
To: [Dorie Melville](#)
Cc: [Nancy Concepcion](#)
Subject: RE: 2 Planning - Zoning type Questions
Date: Monday, May 1, 2023 6:07:12 PM

Hello,

Please see below answers in red.

NANCY A. CONCEPCION
ASSOCIATE PLANNER | CODE COMPLIANCE SPECIALIST

Department of Planning and Community Development
City of Santa Cruz
809 Center Street - Room 101
Santa Cruz, CA 95060
831.420.5112
nconcepcion@santacruzca.gov

From: Dorie Melville <doriemelville@gmail.com>
Sent: Monday, May 01, 2023 3:51 PM
To: Nancy Concepcion <nconcepcion@santacruzca.gov>
Subject: 2 Planning - Zoning type Questions

Question 1:

Is there a Database anywhere that we can access somehow to find out what other homes in our Seabright SINGLE-FAMILY R-1-5 Area currently exist that are over 3,000 sq ft?

We have used Redfin, Zillow, and also other sources but would like an 'Official Record' from Santa Cruz City Planning or Zoning or other official source if possible.

We've only been able to find 1 one house (on Harbor Drive, primarily terraced into Arana Gulch so it looks small). But that's the only house over 3,000 sq ft we can find any record of in the entire Single Family R 1-5 Quadrant composed of (bordered by) Harbor, Windsor, Darwin, and the east most section of Clinton Street.

Thanks for your help.

The County Assessors office has square footage for homes...but note they don't necessarily have all the square footage and in some cases have more square footage than the City has records of if there is illegal construction as their purview is taxation.

The building department has square footage for homes however only for homes in which there is a recent construction permit and the information (house size) is relevant. Also, note that the building permits if the square footage is listed in the project description breaks up the project into conditioned and unconditioned space and not what is typically found in realtors analysis.

Question 2:

We understand that it is legal and often a good idea for owners to tear down there small home when building a new home.

But we would like to know if it is legal for a real estate investor or other deep-pocketed individual... to buy up a property with just a small home on it, in our area and then just tear down the small home to put up a huge house in it's place. Or is there any kind of rule that the new owner must live in the home for a few years before tearing it down? Or something preventing that from happening?

We know this doesn't apply to Justin and Hart.

There is not a law that prevents someone from buying a property and demolishing a small or large house, just procedures in each jurisdiction to that effect as it is a housing unit. I don't know if there is a law requiring a new owner to live in a home a certain amount of time before tearing it down. I see several factors that could be an issue if the residents are not low income (which if there are 3 or more units would review the demolition more carefully).

Thanks,
Dorie and Chris

From: [Nancy Concepcion](#)
To: [Dorie Melville](#); sehtoby@gmail.com; [Chris Melville](#)
Cc: [Nancy Concepcion](#); justinmwalsh@gmail.com
Subject: RE: Please confirm Justin and Hart will not present input on Wednesday without all of us there
Date: Monday, May 1, 2023 5:24:55 PM
Attachments: [RE 5.3.23 Zoning Administrator Hearing Continuation process.msg](#)

Hello,

For clarification on the upcoming meeting, please see the **attached email string** that indicates/and confirms what will occur on Wednesday May 3, 2023 starting at 10 a.m. as per the Zoning Administrator Samantha Haschert.

We apologize to all for the inconvenience due to the City's mistake of not having the postcards mailed. While the legal ad was properly placed, and the Poster erected, note the *applicants do not need to be present for no discussion can occur* even if testimony by a community member is received.

NANCY A. CONCEPCION
ASSOCIATE PLANNER | CODE COMPLIANCE SPECIALIST

Department of Planning and Community Development
City of Santa Cruz
809 Center Street - Room 101
Santa Cruz, CA 95060
831.420.5112
nconcepcion@santacruzca.gov

and concluding at 10:15 a.m. if no testimony is received on the matter.

From: Dorie Melville <doriemelville@gmail.com>
Sent: Monday, May 01, 2023 3:22 PM
To: Nancy Concepcion <nconcepcion@santacruzca.gov>; sehtoby@gmail.com; [Chris Melville](#) <cmelville42@gmail.com>
Subject: Please confirm Justin and Hart will not present input on Wednesday without all of us there

Hi Nancy,

1) We've (The Hiranos at 921 Windsor Street and The Melville's at 929 Windsor Street) been told by you (this afternoon) and by the Ryan (this morning) that the Public Hearing for City Planning#: CP 22-0114 will be COMPLETELY POSTPONED to a later date secondary to a Clerical Error, that resulted in notices to adjacent neighbors failing to be sent by Santa Cruz City Planning in the mail.

2) Please confirm (by replying to this email) that Justin and Hart Walsh and concerned folks from the neighborhood will NOT present input on the Large House

Permitting on Wednesday, without all us (as adjacent neighbors) present there.

3) It is of very high importance to all 4 of us as adjacent neighbors to hear ALL input and have everyone hear our input as well. We do not want a 'piecemeal' Public Hearing.

Thanks your assistance in this matter,

Dorie and Chris Melville

Anina Van Alstine
943 Windsor Street
Santa Cruz, CA 95062

Aninav51@gmail.com
831-818-0735

July 28, 2023

Santa Cruz City Planning Commission
809 Center Street
Santa Cruz, CA 95060
July 28, 2023

Regarding Parcel #011-073-13
City Planning # CP 22-0114

To the Members of the Planning Commission,

I live down the street from the proposed project. Although the proposed home will not affect my light or property directly, it is a very bad design concept and will adversely affect the entire neighborhood. For this reason, many neighbors have collaborated and paid for an appeal of the proposed approval. I bought my home with a legal ADU and what was then a three car garage in 2007. The total square footage of my two legal units is 2450.

I am opposed to the design of the 3592 square foot home and do not understand Nancy Concepcion's recommendation for approval of a structure which exceeds the current zoning maximum of 3000 square feet. The proposed structure will loom over the neighborhood and also, by granting such an exception to zoning (zoning is created for reasons, one which is to create harmonious and cohesive neighborhood aesthetics.) you will be setting a precedent for other such monster homes in R-1 neighborhoods.

The design does not meet the Large Home Design Permit Santa Cruz City Code Guidelines. The 28 foot height, the size of the second story (1814 square feet, so almost the same square footage as the ground floor so as to create a massive presence as seen from the street). It is exceptionally large in contrast to the neighborhood.

Others will have written to you about the fact that of the 30 homes on Windsor Street between Harbor Drive and Sumner Avenue, the largest is 2400 square feet. The average size is 1415 square feet. There is a home with a legal ADU contained within it at the corner of Frederick Street and Windsor. It is approximately 3000 square feet under roof. The multigenerational family that shares it consists of five people in the main dwelling and their two

parents who live, quite comfortably in the ADU! Why does the home at 925 Windsor need to be so much larger than that?

The insets on this project are insufficient and the ten foot long section of the second story family room projects out over the front porch encroaching two feet into the setback from the street. There are other egregious elements to the design which basically create a large ugly box in the middle of the block. The "ameliorations" which have been created in the newest set of plans still do not remedy the unfortunate impact that this home will create by both its mass. There has been little done to remedy the stark frontal elevation and the privacy of the neighbors is adversely affected by the windows and other design elements,

Also to consider is the issue of parking. Right now, at 4:00 p.m. Windsor Street is pretty much fully parked up on both sides. The 5 bedrooms the new home will provide will probably bring at least two if not more new cars to the street. The large size of the home allows for more people. More people = more cars. Although the City has decided in whatever wisdom it has to completely regard the need for parking in ML zoning and the larger development, once again, this is an R-1 zoned lot and at least some attention should be made to the impact on neighborhood streets.

We have been told that the rules of SB9 that this is NOT an SB9 situation because it is a single-family zoned property. Why the City is treating this with such cavalier disregard to proposed design criteria and even set back is beyond me!

Please bring some sense to this process. When the current owners bought the property, they should have been aware that the zoning had a size limit. They are justifying their request for a huge house by saying that their family of five "needs" a home of that scale. They pleaded a hardship at the first hearing of their project if they could not build this supersized home. As a realtor with 45 years of experience... I know that many families live in 2400 square foot homes quite comfortably! It is not a reasonable argument to destroy the aesthetic of our neighborhood to allow for a mega house... the construction cost of which will probably be around \$2,000,000.

I am a Realtor who has made it my life's work to help people acquire their first homes in Santa Cruz and I am dismayed by the price of housing here. This type of project, if it becomes the norm, will increase the cost of even small homes in R-1 zoning to make it even less affordable for home owners. It will turn all of Santa Cruz into a playground for developers. One real estate firm, Coastwoods, has already created a class to show people how to exploit the land where they in single family neighborhoods to maximize their profits. If you approve this supersized home with so many egregious breaches of the "Approved Large Home Design, etc." you will not only impose an eyesore on our neighborhood, but you will set a precedent for other development hungry investors in other neighborhoods. Please hold the line at the recommended criteria or, even better, say "no" to the additional 700 square feet.

Thank you!


Arina Van Alstine

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, CLAY MADDEN, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

My primary concerns are as follows:

- I. The Approved Large Home Design Plan fails to adequately meet crucial Large Home Design Permit Santa Cruz City Code guidelines, as outlined below.

With its 3,592 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its largely uninterrupted two-story high front, back, and sidewalls

 - A. Its imposing urban, boxy architectural style and excessively large size and scale are inconsistent with the 'human-scale' character and identity of the existing homes in our neighborhood. Of the 30 homes on Windsor St between Harbor Drive and Sumner Ave:
 - o The largest home is over 1,000 sq ft smaller than the planned dwelling, at 2,400 sq ft.
 - o The average home size is over 2,000 ft smaller than the planned dwelling, at 1,415 sq ft.
 - B. The 1814 sq ft second story of the plan dwelling is more than 3 times the size of the second story of any of the 3 existing two-story homes. The largest existing second-story is only 500 sq ft.
 - C. The insets that are present are insufficient; they are too shallow (only 1' 10"), not long enough, and fail to adequately interrupt the height and length of the massive 62' eastern second-story wall and the 34' long front wall. The 40' long western wall has no insets whatsoever.
 - D. A 10' long section of the second-story family room projects out over the front porch, encroaching 2' into the minimum setback distance from the front of the house to the street.
 - E. The planned dwelling will exert a dominant, obtrusive visual impact on the street view, all surrounding homes, and especially into the homes and yards of its adjacent neighbors.
 - F. It will impose an extreme lack of privacy on adjacent homes and yards, especially given that the eastern wall extends 62' toward the back of the lot, only 5' from the eastern property line.
 - G. It will block sunlight and obstruct existing sky-views from the homes and yards of its both adjacent neighbors.
- II. Approval of this dwelling, with its exceptionally large size and scale, its oppressive visual presence, its uninterrupted walls, 'urban' architectural style, and lack of respect for the sky-view and privacy of its neighbors, will set a precedent that will erode future adherence to the thus-far meaningful Design Permitting Codes that are intended to Protect the Identify and Character of for our existing R 1-5 neighborhood. It will invite further replacement of existing homes with over-sized, large-scale urban-style dwellings, out-of-character in form and potential use with our existing human-scale R 1-5 single-family home neighborhood. It will transform our existing neighborhood character and identity from that of a quiet, private, sunlight and sky-scape rich environ into a relatively large, urban-scale environ.

Printed Name: CLAY MADDEN

Signature: Clay Madden

Address: 325 FREDERICK ST.

Email: clayzart@gmail.com

Phone: 427-3324

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Karen Lambert, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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- ii. Approval of this dwelling, with its exceptionally large size and scale, its oppressive visual presence, its uninterrupted walls, 'urban' architectural style, and lack of respect for the sky-view and privacy of its neighbors, will set a precedent that will erode future adherence to the thus-far meaningful Design Permitting Codes that are intended to Protect the Identify and Character of for our existing R 1-5 neighborhood. It will invite further replacement of existing homes with over-sized, large-scale urban-style dwellings, out-of-character in form and potential use with our existing human-scale R 1-5 single-family home neighborhood. It will transform our existing neighborhood character and identity from that of a quiet, private, sunlight and sky-scape rich environ into a relatively large, urban-scale environ.

Printed Name: Karen Lambert

Signature: Karen Lambert

Address: 325 Frederick St
Santa Cruz

Email: lambertkml@gmail.com

Phone: 831 345-8250

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, TERESIA SPODICK, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: TERESIA SPODICK Signature: Theresa Spodick

Address: 304 Darwin Email: santacruzpenlady@gmail Phone: 831-345-8883

2.133

Please see attached.

July 24, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing Parcel #: 011-070-073-13

Project Address: 925 Windsor Street APN #: 011-073-13

cityplan@cityofsantacruz.com City Planning #CP: 22-0114

An almost identical scenario occurred several years ago in 1997 on the property at 913 Windsor which is adjacent to our home at 304 Darwin Street. Thankfully, the planning commission told the owners to go back to the neighbors and try and work out a compromise. When the appeal returned, the commission realized that no progress had been made because the owners were unwilling to make any substantive changes. The case was referred to the city council. The following day the owners contacted us stating "Well obviously we are not going to be able to build our dream home, so why don't you buy the ___ing thing." Not wanting to go through this again, we got a loan and did just that. The many neighbors who protested with us, (doing exactly what we are doing now) were overjoyed as the character of our existing R 1-5 neighborhood was maintained.

Over many years we have rented this small 1 bedroom cottage with a huge yard to people just beginning their life on their own. We have been able to keep the rent low and allow people to save and buy a place of their own. Most of the tenants have stayed for about ten years. In the meantime, we have made wonderful friends who have enriched our life enormously. Our present tenants have been there for just under 12 years. They volunteer to clean our gutters every year and look out for us in so many ways. Since they are on a camping trip, they have authorized me to also voice their opposition to this project, and have signed the previous petition that went to the design review.

We rent to six different sets of people in Santa Cruz. None of our tenants could afford to live here if we brought our rents to current market values. We keep our properties in excellent condition. It is difficult to manage them all and keep them up because we are in our seventies. Repairs are costly. We committed ourselves to being good landlords and to supporting our community by renting to people with diverse backgrounds, not just to people who could afford to pay top dollar, and we will do this until we no longer are able. We have put our money where our morals are not trying to make the easy buck.

I have told this story because the people who originally bought the property next door and wanted to build a huge two-story home overlooking everyone else did build their dream house several blocks away. They didn't live there long, but the homes near them are impacted for a lifetime. Please do not set this precedent in our neighborhood. Please uphold the existing codes!

Respectfully,



Theresa Spodick

304 Darwin Street santacruzpenlady@gmail.com 831-345-8883

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Brianna Grossman, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: Brianna Grossman

Signature: 

Address: 929 Windsor St

Email: brianna.s.grossman Phone: (831)566-5972
2.135 @gmail.com

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Annette Montgomery, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: Annette Montgomery

Signature: Annette Montgomery

Address: 948 Windsor

Email: hellenmont

Phone: 831-600

2.137
@yahoo.com

7232

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, CRAIG KOCHERSBERGER, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: CRAIG KOCHERSBERGER

Signature: 

Address: 933 WINDSOR ST.

Email: 2.139

CRAIG KOCHERSBERGER
@GMAIL

Phone: 408-234-1533

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, JERALD Spooick, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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 - C. The insets that are present are insufficient; they are too shallow (only 1' 10"), not long enough, and fail to adequately interrupt the height and length of the massive 62' eastern second-story wall and the 34' long front wall. The 40' long western wall has no insets whatsoever.
 - D. A 10' long section of the second-story family room projects out over the front porch, encroaching 2' into the minimum setback distance from the front of the house to the street.
 - E. The planned dwelling will exert a dominant, obtrusive visual impact on the street view, all surrounding homes, and especially into the homes and yards of its adjacent neighbors.
 - F. It will impose an extreme lack of privacy on adjacent homes and yards, especially given that the eastern wall extends 62' toward the back of the lot, only 5' from the eastern property line.
 - G. It will block sunlight and obstruct existing sky-views from the homes and yards of its both adjacent neighbors.
- II. Approval of this dwelling, with its exceptionally large size and scale, its oppressive visual presence, its uninterrupted walls, 'urban' architectural style, and lack of respect for the sky-view and privacy of its neighbors, will set a precedent that will erode future adherence to the thus-far meaningful Design Permitting Codes that are intended to Protect the Identify and Character of for our existing R 1-5 neighborhood. It will invite further replacement of existing homes with over-sized, large-scale urban-style dwellings, out-of-character in form and potential use with our existing human-scale R 1-5 single-family home neighborhood. It will transform our existing neighborhood character and identity from that of a quiet, private, sunlight and sky-scape rich environ into a relatively large, urban-scale environ.

Printed Name: JERALD Spooick

Signature: 

Address: 304 DARWIN ST.
S.C. 95062

Email: jspooick@
2.141

Phone: 831-745-8851

crezio.com

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Miriam Stomler, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

My primary concerns are as follows:

- I. The Approved Large Home Design Plan fails to adequately meet crucial Large Home Design Permit Santa Cruz City Code guidelines, as outlined below.

With its 3,592 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its largely uninterrupted two-story high front, back, and sidewalls

- A. Its imposing urban, boxy architectural style and excessively large size and scale are inconsistent with the 'human-scale' character and identity of the existing homes in our neighborhood. Of the 30 homes on Windsor St between Harbor Drive and Sumner Ave:
- o The largest home is over 1,000 sq ft smaller than the planned dwelling, at 2,400 sq ft.
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- B. The 1814 sq ft second story of the plan dwelling is more than 3 times the size of the second story of any of the 3 existing two-story homes. The largest existing second-story is only 500 sq ft.
- C. The insets that are present are insufficient; they are too shallow (only 1' 10"), not long enough, and fail to adequately interrupt the height and length of the massive 62' eastern second-story wall and the 34' long front wall. The 40' long western wall has no insets whatsoever.
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Printed Name: Miriam Stomler

Signature: 

Address: 311 Darwin St. 95062

Email: moonyston@

Phone: 831-421-9497

2.142

gmail.com

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Chris Melville, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: Chris Melville

Signature: 

Address: 929 Windsor St

Email: cmelville42@gmail.com

Phone: 831 566 6545

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Dorie Melville, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: Dorthea 'Dorie' Melville

Signature: 

Address: 929 Windsor St Santa Cruz

Email: doriemelville@gmail.com

Phone:

CA 95062 2.145

(831) 359-7159

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Project Address: 925 Windsor Street

cityplan@cityofsantacruz.com

Parcel #: 011-070-073-13

APN #: 011-073-13

City Planning #CP: 22-0114

I, Kenneth Hirano, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: Kenneth Hirano

Signature: Kenneth Hirano

Address: 921 Windsor St.

Email: kennethhirano@gmail.com Phone: 831-600-7794

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Project Address: 925 Windsor Street

cityplan@cityofsantacruz.com

Parcel #: 011-070-073-13

APN #: 011-073-13

City Planning #CP: 22-0114

Primary Concerns Continued:

Please also see my letters/emails dated May 16, 2023 and June 21, 2023.

Printed Name: Kenneth Hirano

Signature: Kenneth Hirano

Address: 921 Windsor St.

Email: kennethhirano@gmail.com

Phone: 831-600-7794

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Michael Vickers, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: Michael Vickers Signature: Michael Vickers
Address: 937 Windsor St. 2-149 Email: m.keu@baymont.com Phone: 831-332-5290

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, David Newswanger, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: David Newswanger Signature: David Newswanger
Address: 933 Windsor St Email: davnewswan Phone: 408-340-0444
2.150 ger@gmail.com

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Kelly Vaillancourt, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: Kelly Vaillancourt

Signature: [Handwritten Signature]

Address: 917 Windsor St

Email: Kelly.Vaillancourt@gmail.com

Phone: 831 406 7688

2.152

July 23, 2023

To: Sarita Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Tiffany Olson, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: Tiffany Olson

Signature: 

Address: 917 Windsor St

Email: tkayolson@gmail.com

Phone: 408 402 1293

2.154

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Robert Cattabiano, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

My primary concerns are as follows:

- I. The Approved Large Home Design Plan fails to adequately meet crucial Large Home Design Permit Santa Cruz City Code guidelines, as outlined below.

With its 3,592 square foot size, its 28-ft, 2.5-story height, its 1,814 sq ft second story, its 5-bedroom (3 master bedrooms and 2 large bedrooms), 5-bathroom floorplan, and its largely uninterrupted two-story high front, back, and sidewalls

- A. Its imposing urban, boxy architectural style and excessively large size and scale are inconsistent with the 'human-scale' character and identity of the existing homes in our neighborhood. Of the 30 homes on Windsor St between Harbor Drive and Sumner Ave:
 - o The largest home is over 1,000 sq ft smaller than the planned dwelling, at 2,400 sq ft.
 - o The average home size is over 2,000 sq ft smaller than the planned dwelling, at 1,415 sq ft.
- B. The 1814 sq ft second story of the plan dwelling is more than 3 times the size of the second story of any of the 3 existing two-story homes. The largest existing second-story is only 500 sq ft.
- C. The insets that are present are insufficient; they are too shallow (only 1' 10"), not long enough, and fail to adequately interrupt the height and length of the massive 62' eastern second-story wall and the 34' long front wall. The 40' long western wall has no insets whatsoever.
- D. A 10' long section of the second-story family room projects out over the front porch, encroaching 2' into the minimum setback distance from the front of the house to the street.
- E. The planned dwelling will exert a dominant, obtrusive visual impact on the street view, all surrounding homes, and especially into the homes and yards of its adjacent neighbors.
- F. It will impose an extreme lack of privacy on adjacent homes and yards, especially given that the eastern wall extends 62' toward the back of the lot, only 5' from the eastern property line.
- G. It will block sunlight and obstruct existing sky-views from the homes and yards of its both adjacent neighbors.

- II. Approval of this dwelling, with its exceptionally large size and scale, its oppressive visual presence, its uninterrupted walls, 'urban' architectural style, and lack of respect for the sky-view and privacy of its neighbors, will set a precedent that will erode future adherence to the thus-far meaningful Design Permitting Codes that are intended to Protect the Identify and Character of for our existing R 1-5 neighborhood. It will invite further replacement of existing homes with over-sized, large-scale urban-style dwellings, out-of-character in form and potential use with our existing human-scale R 1-5 single-family home neighborhood. It will transform our existing neighborhood character and identity from that of a quiet, private, sunlight and sky-scape rich environ into a relatively large, urban-scale environ.

Printed Name: Robert Cattabiano

Signature: 

Address: 948 Windsor St.

Email: nettiemont

Phone: 831-600-

2.15@ yahoo.com

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July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, Farol Henderson, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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B. The 1814 sq ft second story of the plan dwelling is more than 3 times the size of the second story of any of the 3 existing two-story homes. The largest existing second-story is only 500 sq ft.

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D. A 10' long section of the second-story family room projects out over the front porch, encroaching 2' into the minimum setback distance from the front of the house to the street.

E. The planned dwelling will exert a dominant, obtrusive visual impact on the street view, all surrounding homes, and especially into the homes and yards of its adjacent neighbors.

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Printed Name: Farol Henderson Signature: Farol Henderson
Address: 937 Windsor St. SC 95062 Email: farol@2.158cruzio.com Phone: 831-325-6781

July 23, 2023

To: Santa Cruz City Planning Commission, Planning Office, and Zoning Administrator

RE: Planning Commission Public Hearing

Parcel #: 011-070-073-13

Project Address: 925 Windsor Street

APN #: 011-073-13

cityplan@cityofsantacruz.com

City Planning #CP: 22-0114

I, TJ Grossman, am a concerned resident who lives within the R1-5 Single Family Home neighborhood of the planned development at 925 Windsor Street. I respectfully request the Planning Commission carefully adhere to and enforce all codified Design Permit and Large-Home Permitting Guidelines in Santa Cruz City Codes §24.08.450 and §24.08.430 in their consideration of the appeal of the Large-Scale Home Design Permit, in order to Preserve the 'Human-Scale' Character and Identity of our existing single-family R-1 neighborhood.

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Printed Name: TJ Grossman

Signature: 

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