

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 171070

APN: 038-172-29

Proposal to construct 278 square foot addition beneath an existing deck and convert 254 square feet of an existing carport to a garage at an existing 2 story single-family dwelling in the R-1-4 Zone district. The number of parking spaces will be 4. Requires a Minor Coastal Development Permit.

Property located on the east side of Seacliff Drive (530 Seacliff Drive) at about 360 feet southeast of the intersection with Oakdale Drive in the Aptos Planning Area.

OWNER: Michael and Nancy Sinclair

APPLICANT: Kevin and Leilani Vevang

SUPERVISORIAL DISTRICT: 2

PLANNER: Elizabeth Cramblet, (831) 454-3027

EMAIL: Elizabeth.Cramblet@santacruzcounty.us

Public comments must be received by 5:00 p.m. June 6, 2017.

A decision will be made on or shortly after June 13, 2017.

Appeals of the decision will be accepted until 5:00 p.m. June 27, 2017.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, call the project planner identified above.

PROJECT DATA

APN. 038-172-29

LOCATION:

530 Seacrest Drive
Aptos, Ca

OWNERS:

Mike Sinclair
530 Seacrest Drive
Aptos, Ca. 95003

PROPOSAL:

530 Seacrest Drive's proposal is to convert a double car, open area, carport into a new 1 car garage, 1 car carport, entry, laundry, and small living room. Also, within the first level interior of the existing house, replace a metal stair case with a wooden stair case, and convert an existing laundry room into a 3/4 bath.

SIGHT STATISTICS

ASSESSORS PARCEL NUMBER: 038-172-29

ZONING: R 1-4.9

LOT AREA: 4,186 SQUARE FEET

LOT COVERAGE (Existing): 1,136 sq ft. = 27.12%

LOT COVERAGE (Proposed): 1,340 sq ft. = 32.0%

FOOT PRINT: 1,340 sq ft.

FLOOR AREA RATIO: 2,050 sq ft. = 48.97%

F.A.R. MAXIMUM ALLOWED: 2.09 sq ft. = 50%

AREA CALCULATIONS:

(E) EXISTING (P) PROPOSED NEW STRUCTURE

STRUCTURE (LOWER FLOOR): 630 sq ft. 908 sq ft. 278 sq ft.

STRUCTURE (GARAGE): 0 sq ft. 254 sq ft. 254 sq ft.

STRUCTURE (UPPER FLOOR): 1,057 sq ft. 1,057 sq ft. 0 sq ft.

STRUCTURE TOTALS = 1,687 sq ft. 2,219 sq ft. 532 sq ft.

HEATED SPACE:

(E) EXISTING (P) PROPOSED (N) HEATED SPACE

HEATED LOWER FLOOR: 597 sq ft. 854 sq ft. 257 sq ft.

HEATED UPPER FLOOR: 1,057 sq ft. 1,057 sq ft. 0 sq ft.

TOTAL HEATED = 1,654 sq ft. 1,911 sq ft. 257 sq ft.

UN-HEATED COVERED AREAS:

(E) EXISTING (P) PROPOSED (T) TOTAL

CARPORT (OPEN ON 2 SIDES): 459 sq ft. 202 sq ft. 0 sq ft.

ENTRY PORCH (140 sq ft. CREDIT): 132 sq ft. 0 sq ft.

GARAGE: 254 sq ft.

GARAGE CREDIT: 225 sq ft.

GARAGE TOTAL: -29 sq ft. 29 sq ft.

STORAGE SHED TO BE REMOVED: 26 sq ft.

MECHANICAL ROOM: 33 sq ft.

GARAGE CLOSET: 24 sq ft.

AREAS UNDER DECK COUNTED FOR F.A.R.: 53 sq ft.

TOTAL UN-HEATED SPACE = 139 sq ft.

TOTAL UN-HEATED SPACE = 139 sq ft.

TOTAL HEATED = 1,911 sq ft.

TOTAL FOR F.A.R. = 2,050 sq ft.

MAXIMUM F.A.R. ALLOWED: 50% = 2.093 sq ft.

OFF STREET PARKING:

COVERED PARKING: 2 SPACES

UNCOVERED PARKING: 2 SPACES

EXTERIOR HOUSE "SPEC"

ROOFING: EXISTING, ASPHALT SHINGLE ROOFING

COLOR: GREY BROWN

SIDING: EXISTING HORIZONTAL SIDING/ 1-1-11 SIDING: NEW STUCCO

COLOR: BENJAMIN MOORE CABOT TRAIL #998

ACCENT: EAVES AND ACCENT AREAS

COLOR: BENJAMIN MOORE BAJA DUNES #997

TRIM: WINDOW, DECK AND GABLE END TRIM

COLOR: BENJAMIN MOORE WHITE DOVE #PM-19

TRIM: FINE LINE TRIM AT FACIA AND DOORS

COLOR: BENJAMIN MOORE RUSTIC TAUPÉ #999

WINDOWS: MCARD

COLOR: WHITE

CONSULTANTS

BUILDING DESIGNER: Kevin & Leilani Vevang RESIDENTIAL DESIGN (831)477-6962
19162 Willwood Court
Penn Valley, Ca. 95946

SURVEYOR: EDMUNDSON & ASSOCIATES LAND SURVEYING
1512 SEABRIGHT AVENUE SANTA CRUZ, CA 95062
PHONE (831) 425-1796
FAX (831)425-1795

IMPERVIOUS SURFACE CALCULATIONS

IMPERVIOUS SURFACE CALCULATIONS:

(E) EXISTING (P) PROPOSED (T) TOTAL

HOUSE FOOTPRINT: 1,136 sq ft. 1,340 sq ft. 1,340 sq ft.

DRIVEWAY: 574 sq ft. 47 sq ft. 621 sq ft.

CONC. BACK PATIO SLAB: 236 sq ft. 236 sq ft.

BACK DOOR LANDING & STEP: 25 sq ft. 25 sq ft.

PROPOSED TOTAL = 1,648 sq ft. 2,222 sq ft.

EXISTING HOUSE FOOTPRINT: 1,136 SQ.FT.

EXISTING STORAGE SHED (TBR): 26 sq ft.

(E) TOTAL = 1,162 sq ft.



FIRE NOTES:

NON SPRINKLERED

OCCUPANCY R-3

TYPE: V-1N

ALL CONSTRUCTION TO COMPLY WITH CALIFORNIA (2013) BUILDING & FIRE CODES AND DISTRICT AMENDMENTS.

ROOF COVERINGS MIN. CLASS "B" OR BETTER

THE CHIMNEY OF ALL WOOD BURNING APPLIANCES SHALL HAVE APPROVED SPARK ARRESTERS MADE OF WIRE MESH OF MIN. 1/8 GA. WITH 1/2" MAX. OPENINGS.

MAINTAIN 30' OF NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES.

PROVIDE 4" MIN. ADDRESS NUMBERS WITH CONTRASTING COLORS VISIBLE FROM STREET

WALL RATIO NOTE:

(existing) EXTERIOR WALLS = 257.3' LIN. FT.

(new) EXTERIOR WALLS = 111.9' LIN. FT.

LESS THAN 75% OF EXTERIOR WALLS ARE NEW, THEREFORE NO FIRE SPRINKLERS ARE REQUIRED

INDEX

SHEET

1 TITLE PAGE & NOTES

2 EXISTING AND PROPOSED SITE PLANS

3 EXISTING ELEVATIONS

4 PROPOSED ELEVATIONS

5 EXISTING FLOOR PLANS

6 PROPOSED FLOOR PLANS

A1 CROSS SECTIONS

F.A.R. F.A.R. MAPPING ON FLOOR PLAN (floor area ratio)



GENERAL NOTES

1. ALL WORK ON THIS PROJECT SHALL COMPLY WITH THE 2013 CMC, CMC, CEC, CPC, CDBS AND 2013 CALIFORNIA ENERGY CODE. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

2. THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE DESIGNER IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.

3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT THOSE ITEMS NOTED AS N.I.C. (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION, WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE DESIGNER BEFORE PROCEEDING WITH WORK.

4. THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE OWNERS OF THE PROPERTY TO BE ENCUMBERED.

5. THE CONTRACTOR SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNAL OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC SAFETY.

6. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM THE INSPECTING ENTITY.

7. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALE DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.

8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED TO PROTECT LIFE AND PROPERTY.

9. JOB COPIES OF BUILDING, FIRE SYSTEM PLANS, AND PERMITS SHALL BE ON-SITE DURING INSPECTIONS.

10. IN AS MUCH AS THE REMODELING AND/OR REHABILITATION OF EXISTING BUILDINGS REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND BECAUSE SOME OF THESE ASSUMPTIONS CANNOT BE VERIFIED WITHOUT EXPENDING GREAT SUMS OF ADDITIONAL MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF BUILDING, THE OWNER AGREES, EXCEPT FOR NEGLIGENCE ON THE PART OF THE DESIGN PROFESSIONAL, TO HOLD HARMLESS AND INDEMNIFY THE DESIGN PROFESSIONAL AGAINST ANY AND ALL DAMAGES, AWARDS, AND COSTS OF DEFENSE ARISING OUT OF PROFESSIONAL SERVICES PROVIDED HEREIN.

REVISIONS BY

4-23-17 Δ KV

OWNERS

Kevin & Leilani Vevang
RESIDENTIAL DESIGN
19162 Willwood Ct.
Penn Valley, Ca. 95946
(831) 477-6962

OWNERS

Mike Sinclair
22800 Willwood Ct.
Los Gatos, Ca. 95033
A.P.N. 038-172-29

TITLE PAGE & NOTES

DATE: 3-6-17

SCALE:

DRAWN BY: Kevin Vevang

JOB: Sinclair

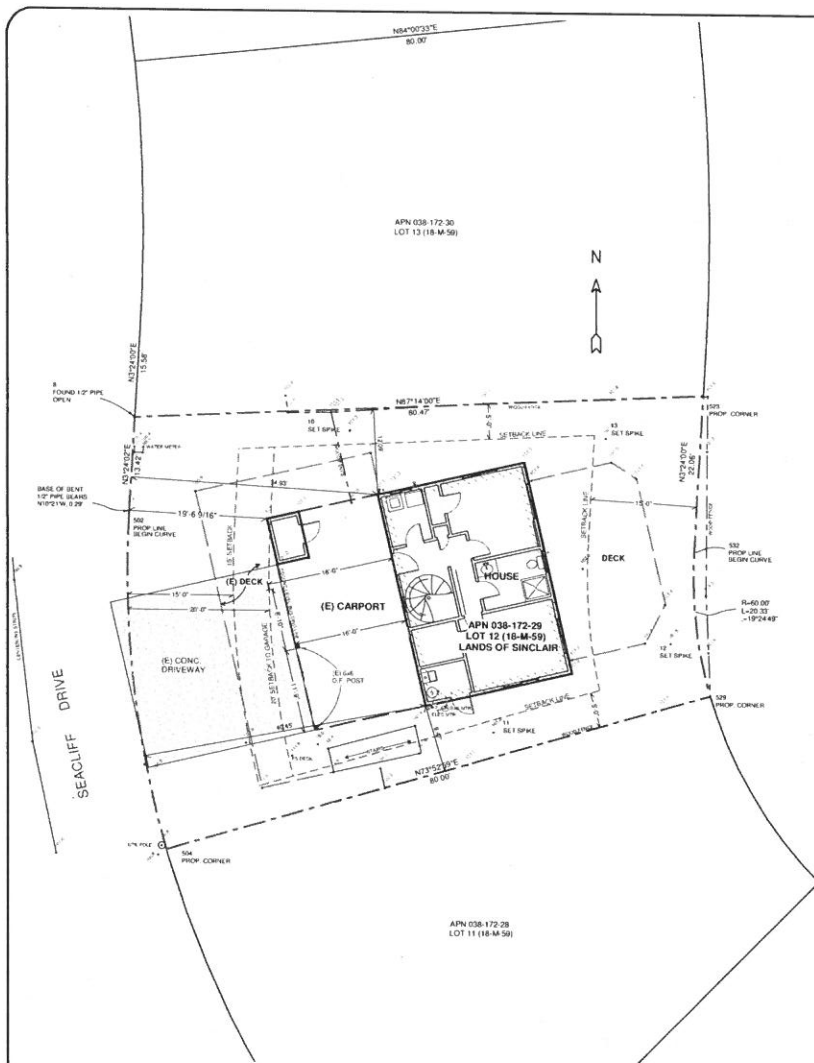
SHEET

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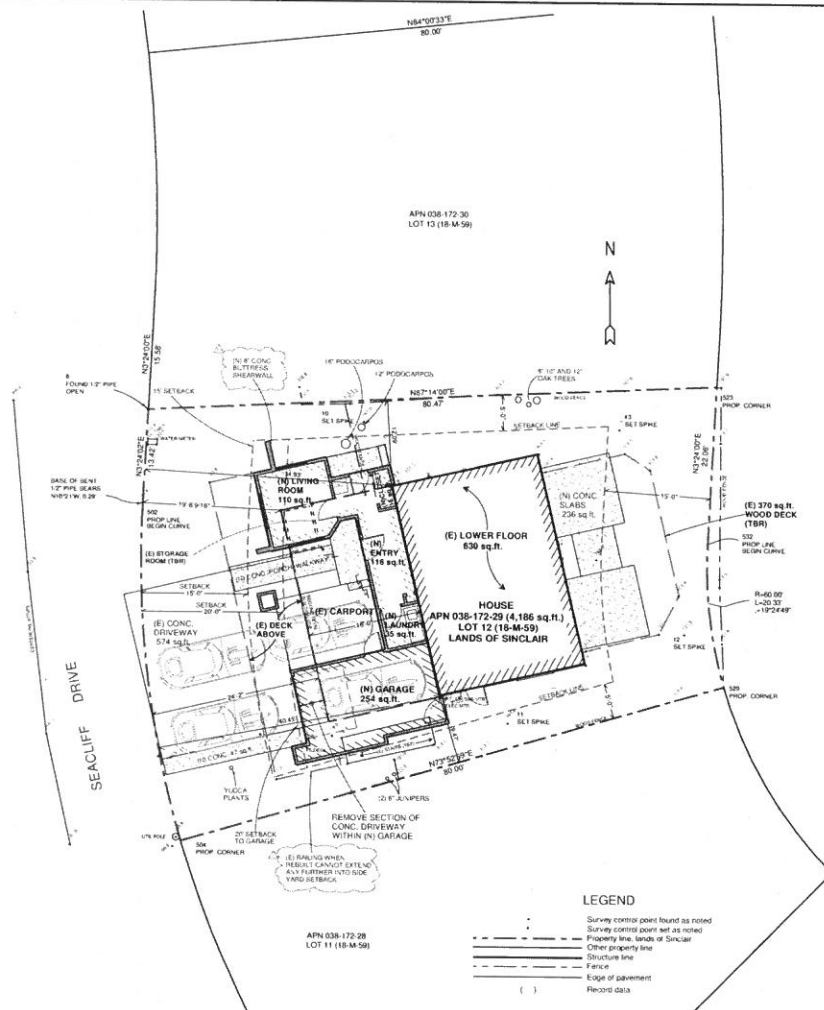
CALIFORNIA ENERGY CODE REQUIREMENTS-TITLE 24

2013 ENERGY FORMS SHALL BE INCORPORATED INTO THE DRAWINGS. INDICATE SPECIFIC ITEMS ON APPROPRIATE PLAN PAGES. ALL SIGNATURE BLOCKS AND FORMS MUST BE SIGNED. THE CFIR NCS-01-E FORM SHALL HAVE A REGISTRATION NUMBER.

ENERGY COMPLIANCE SOFTWARE USED SHALL BE AN APPROVED VERSION OF 2013 STANDARDS



EXISTING SITE PLAN



PROPOSED SITE PLAN

- LEGEND
- Survey control point found as noted
 - Survey control point set as noted
 - Property line, lands of Sinclair
 - Other property line
 - Structure line
 - Fence
 - Edge of pavement
 - Record data

Elevations are based on assumed datum: Bench Mark = 8' Spike
driven horizontally in a utility pole
Elevation 500.00 Feet (Assumed)

NOTE: This is not a boundary survey. Property lines are shown
for orientation only and are based on recorded data. They may
be discovered to be different, subject to the results of a com-
plete boundary survey.

<p>1512 SEABRIGHT AVENUE SANTA CRUZ, CA 95062 PHONE (831) 425-1796 FAX (831) 425-1795</p>			
<p>SITE SURVEY MAP OF ASSessor'S PARCEL NO. 038-172-29</p>			
Scale 1" = 8'	Santa Cruz County California Jan. 24, 2017	File 170040.DWG FB 186/50	
<p>Prepared for Michael Sinclair</p>			Job #17704

REVISIONS	BY
4-23-17	KV

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EXISTING AND
PROPOSED
SITE PLANS

DATE: 3-6-17

SCALE: 1/8"=1'-0"

DRAWN BY:
Kevin Vevang

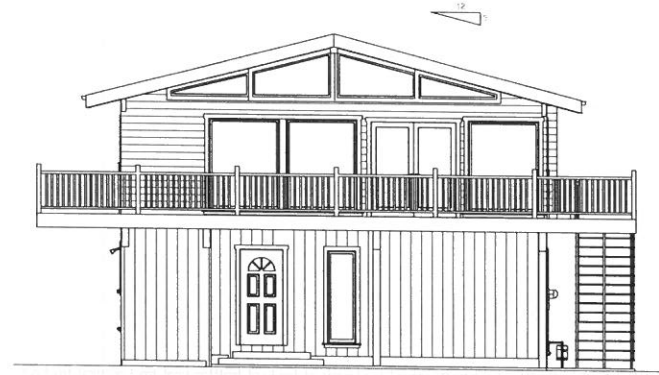
JOB: Sinclair

SHEET

2



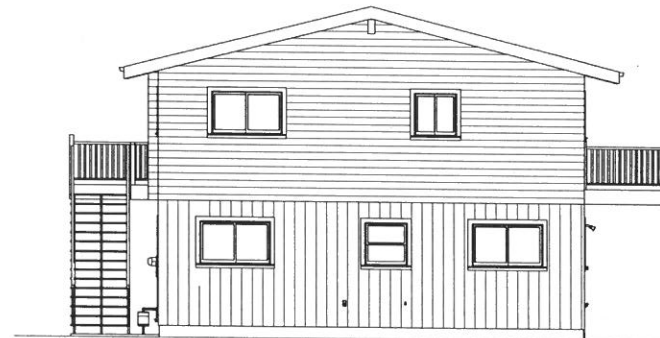
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION (FRONT)



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

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EXISTING ELEVATIONS

DATE: 3-6-17

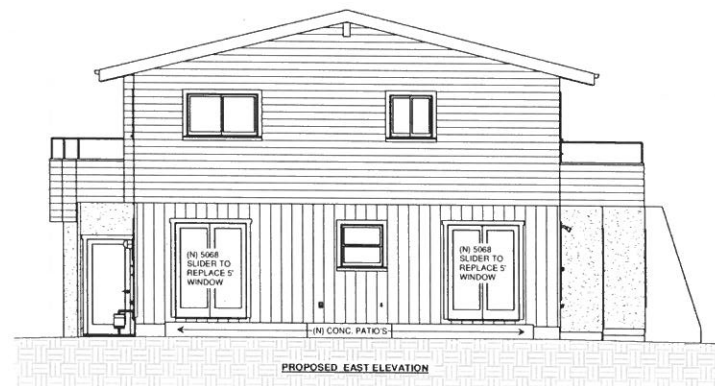
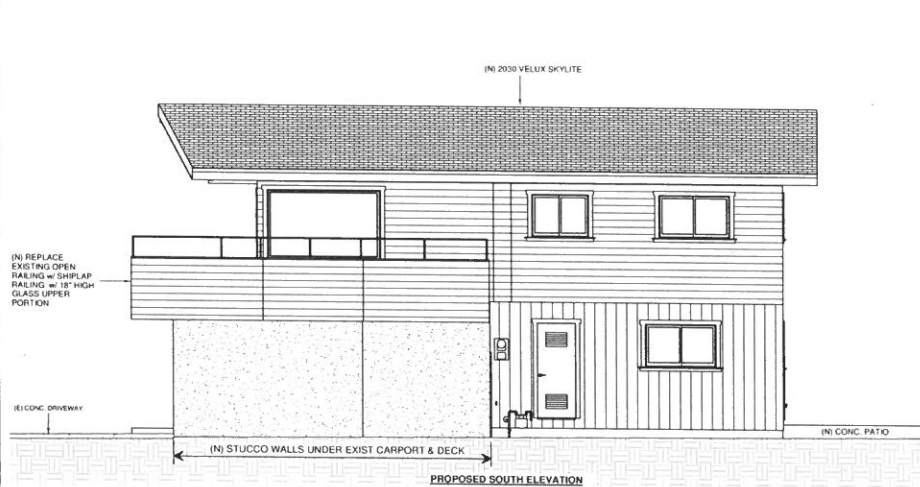
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Kevin Yevang

JOB: Sinclair

SHEET

3



REVISIONS	BY
4-23-17	KV

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PROPOSED
ELEVATIONS

DATE: 3-6-17

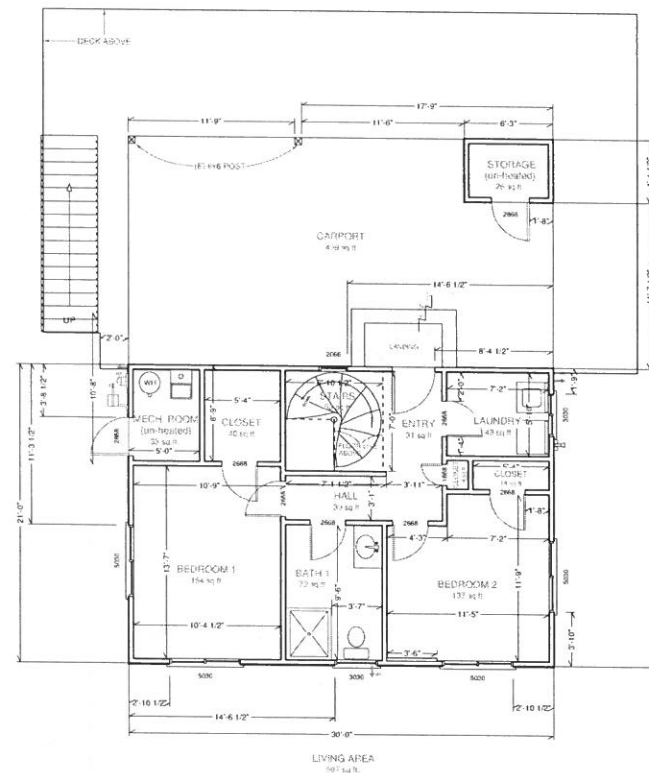
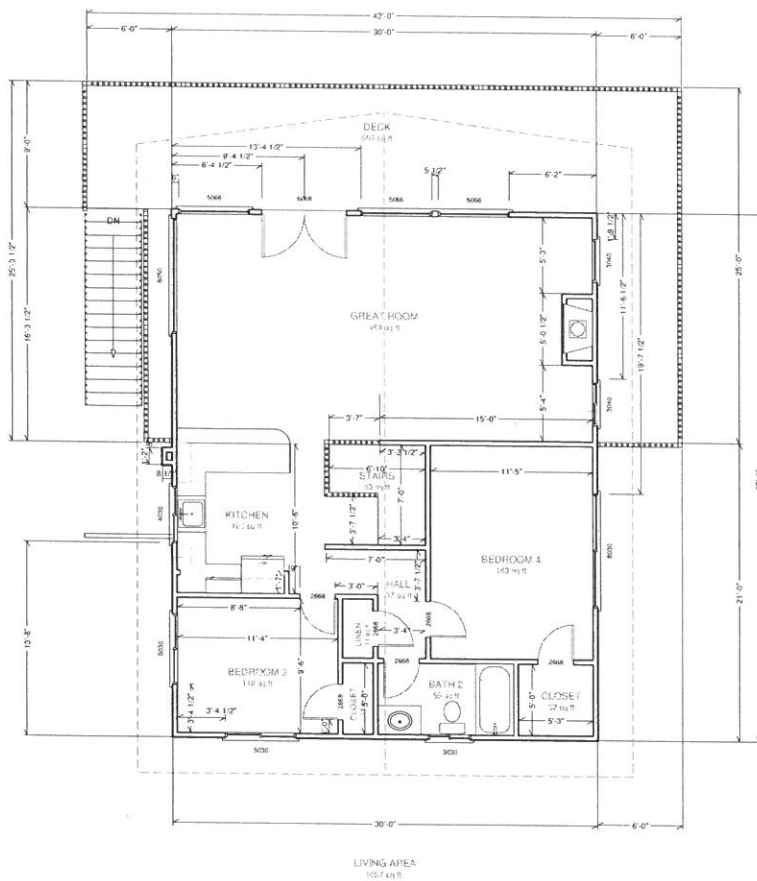
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Kevin Vevang

JOB: Sinclair

SHEET

4



REVISIONS	BY
4-23-17	KV

Kevin & Leilani Vevang
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A.P.N. 039-112-29

EXISTING
FLOOR PLANS

DATE: 3-6-17

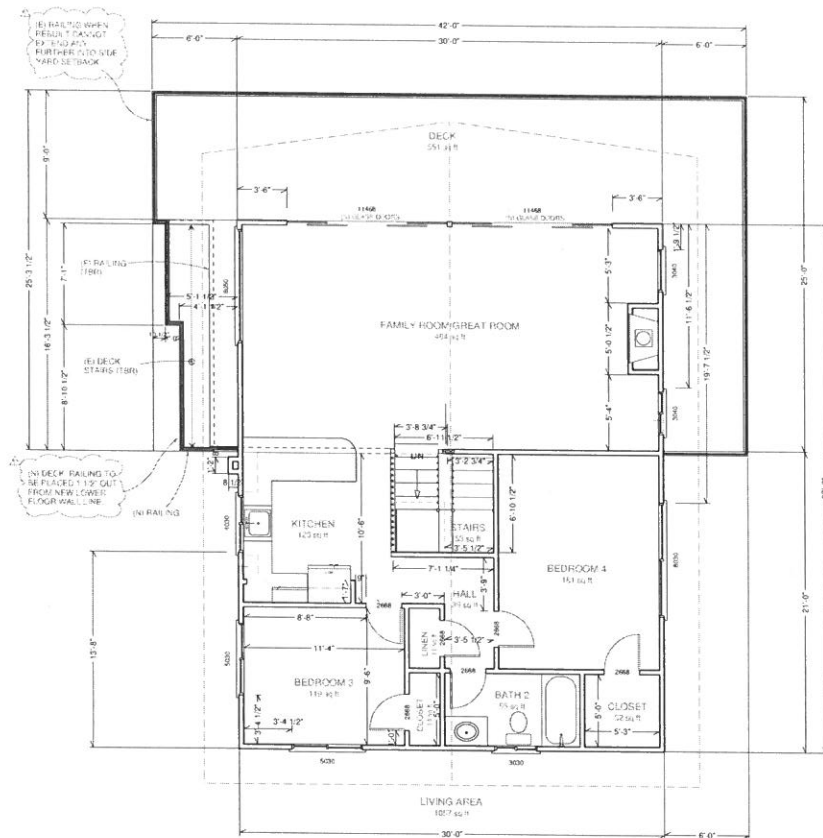
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DRAWN BY:
Kevin Vevang

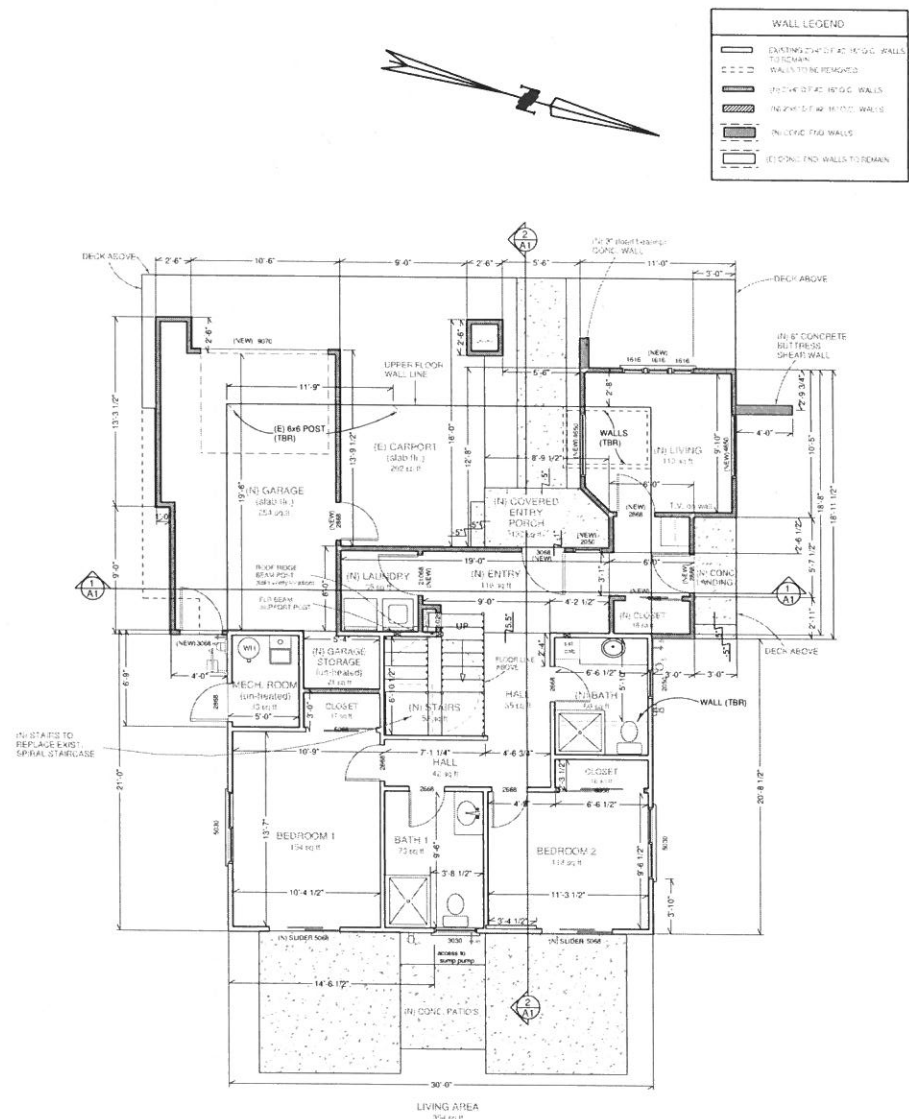
JOB: Sinclair

SHEET


5



PROPOSED UPPER FLOOR



PROPOSED LOWER FLOOR

REVISIONS	BY
4-23-17 	KV

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PROPOSED
FLOOR PLANS

DATE: 3-6-17

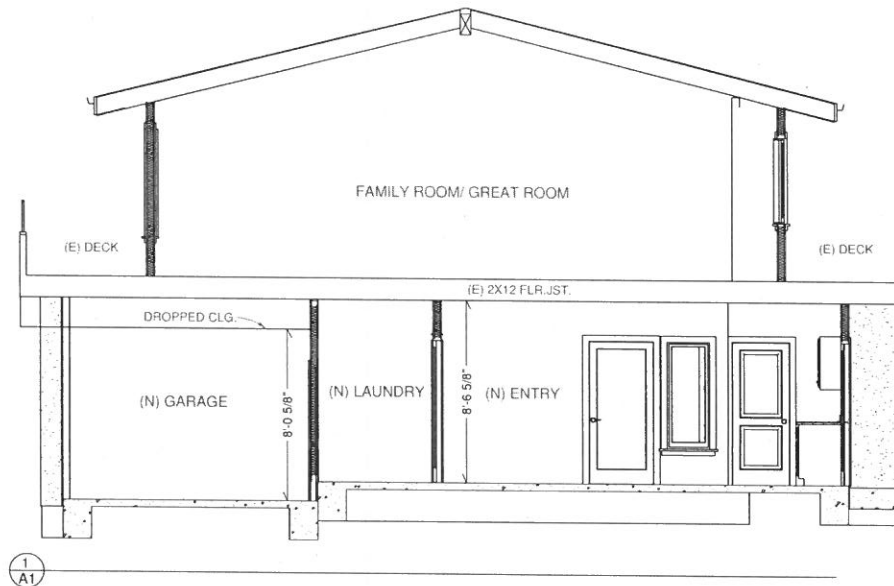
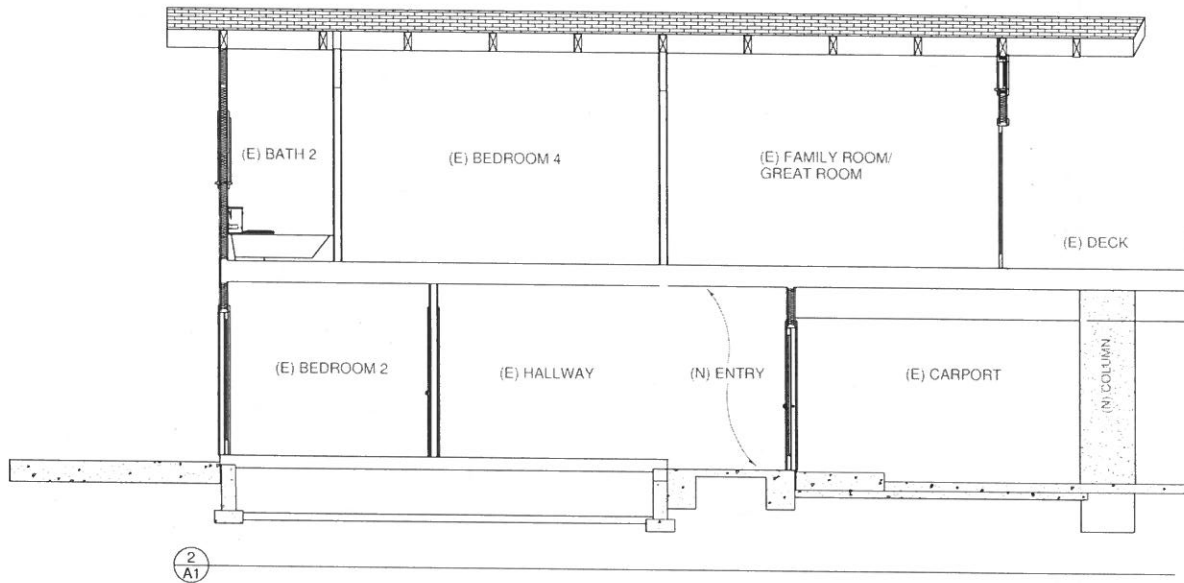
SCALE: 1/4"=1'-0"

DRAWN BY:
Kevin Vevang

JOB: Sinclair

SHEET

6



REVISIONS	BY
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CROSS SECTIONS

DATE: 3-6-17

SCALE: 3/8"=1'-0"

DRAWN BY:
Kevin Vevang

JOB: Sinclair

SHEET

A1