

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: 171264

APN: 052-291-22

Proposal to construct a 261 square foot second story non-habitable storage addition to an existing detached two bedroom guest house on site with an existing single family dwelling (70 Puffin Lane).
Requires a Coastal Development Permit.

OWNER: William Owen

APPLICANT: Bill Knowlton

SUPERVISORIAL DISTRICT: 2

PLANNER: Sheila McDaniel, (831) 454-2255

EMAIL: Sheila.McDaniel@santacruzcounty.us

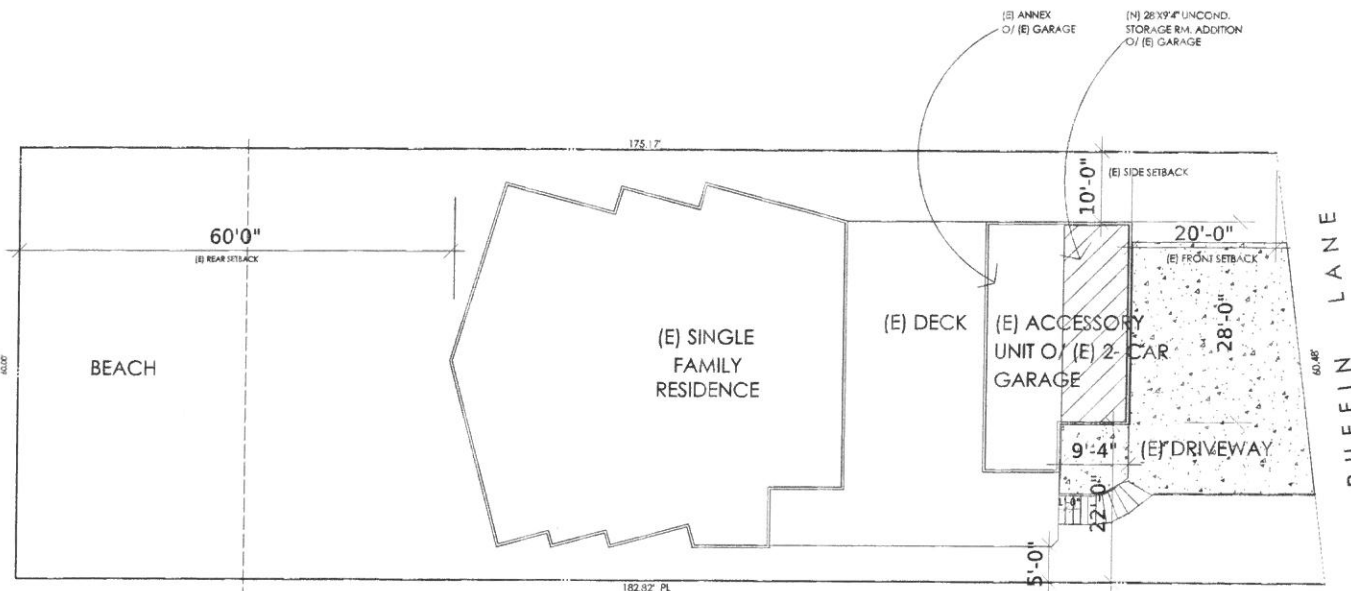
Public comments must be received by 5:00 p.m. April 10, 2018.

A decision will be made on or shortly after April 11, 2018.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

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.



SITE PLAN

1/4\"/>

SCALE: 1/8\"/>

GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC), 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA FIRE CODE (CFC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA ENERGY CODE (CEC), 2016 CALIFORNIA GREEN BUILDING STANDARDS (CGC), AND CITY OF SANTA CLARA MUNICIPAL CODE (SCMC).

THE BUILDER SHALL CHECK THE PLANS AND CRITICAL DIMENSIONS IN THE FIELD AND NOTIFY THE DESIGNER AND OWNER OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADED.

WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.28 G.A. PER FLUSH (CPC 402.2)

SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.0 G.A. PER MINUTE (CPC 402.1.1)

FAUCETS IN KITCHENS, WET BARS/LAUNDRY SINKS, ETC., SHALL HAVE A WATER FLOW NOT TO EXCEED 2.8 GPM (CPC 402.1.2)

FAUCETS IN LAVATORIES SHALL HAVE A WATER FLOW NOT TO EXCEED 1.5 G.A. PER MIN. CPC 402.1.2

MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH ASHRAE 62.2 SECTION 5; EXHAUST FANS SHALL BE ENERGY COMPLIANT; EXHAUST FANS SHALL TERMINATE OUTSIDE THE BUILDING [CAL GREEN 4.506.1]

THE BUILDER SHALL POST SIGNAGE THAT SPECIFICALLY READS: "Proposed to construct a 261 sq. ft. non-habitable room addition to a habitable accessory structure located above an existing garage or an existing P.D. involves a County Development Permit per the COUNTY HABITABLE UNCONDITIONED NOTIFICATION GUIDELINES."

PROJECT RULES (APPLICABLE TO ALL LEVELS 4 - 3 PROJECTS)

1. **Timing:** The sign must be placed no later than 7 calendar days after your project planner has notified you that the only outstanding item for a determination of application completeness is placement of the sign or signs. You must submit a certificate attesting that you have placed the sign.

2. **Visibility:** All required signs shall be placed on the property to be clearly seen and readily readable from each right-of-way providing primary vehicular access to the subject property. Corner lots should use one two-sided sign placed diagonally to the corner to be visible from both streets. Signs shall be located to not interfere with vehicular line of sight distance.

3. **Size, Location, and Height:** Signs shall be no larger than 2 feet (vertical) by 2 feet (horizontal) and no larger than 2 feet (vertical) by 4 feet (horizontal). Signs shall be constructed of corrugated metal. Corner notation may be used with the approval of the Planning Director. The information required shall be rendered weatherproof and shall be legible at all times. No sign shall exceed seven (7) feet above grade, except where necessary to be clearly seen and readily readable from each right-of-way providing primary vehicular access to the subject property.

4. **Information Required:** Each sign must be printed with legible black lettering in Arial or similar standard typeface on a white background and shall include only the following required information: 1. Header "NOTICE OF PROPOSED DEVELOPMENT" (no less than 1/2-inch capital letters, bold); 2. Application Number (no less than 1/2-inch, bold); 3. Description of proposed development on the site, including type of project, proposed use, number of units, types of applications being processed and a description of each (no less than 1/2-inch, bold); 4. Address with applicant's name, address, phone number, and e-mail address if applicable, on the left side and the project planner's name, address, phone number, and e-mail address on the right side (no less than 1/2-inch capital letters, bold).

5. **Sign Manufacturer:** You are free to select any sign manufacturer to make the sign as long as all of the standards of (A) and (B) above are met.

6. **Modification to your submitted application:** The following modifications to a submitted application will require new signage indicating new sign text: 1. A change that results in an increase of 30 percent or more in height, floor area ratio, or lot coverage.

2. A change that results in an increase in the number of lots or dwelling units.

3. A change that results in an increase in the number of lots or dwelling units.

4. A change that results in an increase in the number of units, as defined in County Code Section 15.10.004.

5. Sign Removal: A sign, each sign, shall be removed within ten calendar days after the expiration of the first appeal period or the date on which a final appeal decision is effective. You must provide the project planner a completed signed certificate attesting that the sign has been removed in the time period allowed upon enforcement.

6. Consequences for failure to remove sign: If you do not return the affidavit or if the sign is not removed within the time allowed, the Planning Director will record a notice of violation against the property. Additionally, no inspection signoff of your project may occur nor any building permit be approved before removal of the sign and correction of the violation.

PROJECT TEAM

OWNERS: TRISH & BILL OWEN
OWNER CONTACT: BILL KNOXSTON, GENERAL CONTRACTOR PHONE: 831-750-0592
PROJECT CONTACT: JORIMBA KNOXSTON CONSTRUCTION PHONE: 831-722-1733
DESIGNER: LANDMARK DESIGNS, AIA ASSOC., USGBC, PHONE: 408-761-4218

PARCEL MAP



A NEW STORAGE ROOM ~for~ THE OWEN FAMILY 70 PUFFIN LANE WATSONVILLE, CA 95076

INDEX

- A-1 COVER SHEET, SITE PLAN, INDEX, VICINITY MAP, PROJECT DESC.
- A-2 EXISTING GARAGE PLAN, EXISTING ACCESSORY UNIT FLOOR PLAN, EXISTING
- A-3 EXTERIOR ELEVATIONS, CROSS SECTION A', PARTIAL SECTION B'

PROJECT DESCRIPTION

APR: 053-2191-32
70 PUFFIN LANE, WATSONVILLE, CA 95076
SANTA CLARA COUNTY
ZONING: R-3.4U OCCUPANCY: R-3.4U
LOT SIZE: 10,403 SQ. FT. TYPE OF CONSTRUCTION: VBI
(E) EXISTENCE SQUARE FOOTAGE = 2,332
(E) GARAGE = 765 S.F.
(E) ACCESSORY UNIT/GUEST SUITE ANNEX O/G GARAGE = 486 S.F.
(N) UNCONDITIONED STORAGE RM. ADDITION = 261 S.F.
TOTAL COVERAGE: S.F. = 4,604

SCOPE OF WORK

A NEW 261 S.F. STORAGE ROOM OF AN (E) 2-CAR GARAGE FOR AN (E) SINGLE FAMILY RESIDENCE. THE EXISTING GARAGE ATTIC AREA TO CONVERT TO UNCOND. STORAGE RM.

NOTE: NO TREES TO BE REMOVED

VICINITY MAP



REVISIONS	BY
1	9/12/17 KB
2	12/21/17 CC

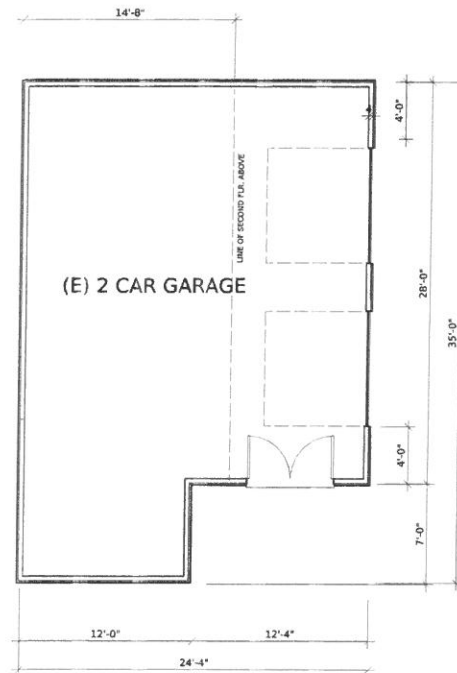
COVER SHEET
SITE PLAN
INDEX
PROJECT DESC.
VICINITY MAP
ROOF PLAN

STORAGE ROOM ADDITION FOR:
BILL & TRISH OWEN
70 PUFFIN LANE
WATSONVILLE, CA 95076

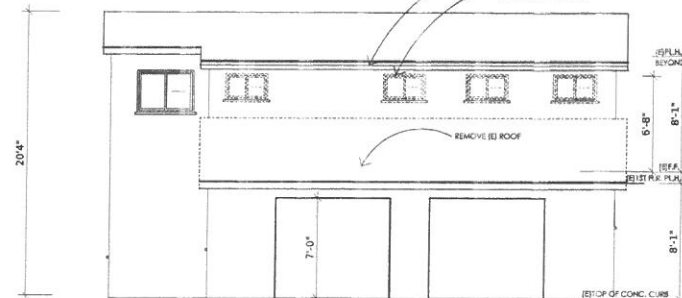
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3000 N. MISSION AVE., SUITE 100
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TEL: 408-761-4218
WWW.LANDMARKDESIGNS.COM

DRAWN BY:	K.B.
CHECKED BY:	B.L.
DATE:	DEC. 21, 2017
SCALE:	AS NOTED
SHEET:	02/17

A1



(E) FIRST FLOOR PLAN



(E) EAST ELEVATION

[illegible]

(E) FIRST FLOOR PLAN
(E) SECOND FLOOR PLAN
(E) ELEVATIONS

STORAGE ROOM ADDITION FOR:
BILL & TRISH OWEN
70 PUFFIN LANE
WATSONVILLE, CA 95076

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DRAWN BY:
K.B.
CHECKED BY:
B.X.
DATE:
DEC. 21, 2017
SCALE:
1/4" = 10'
JOB:
02217
SHEET:

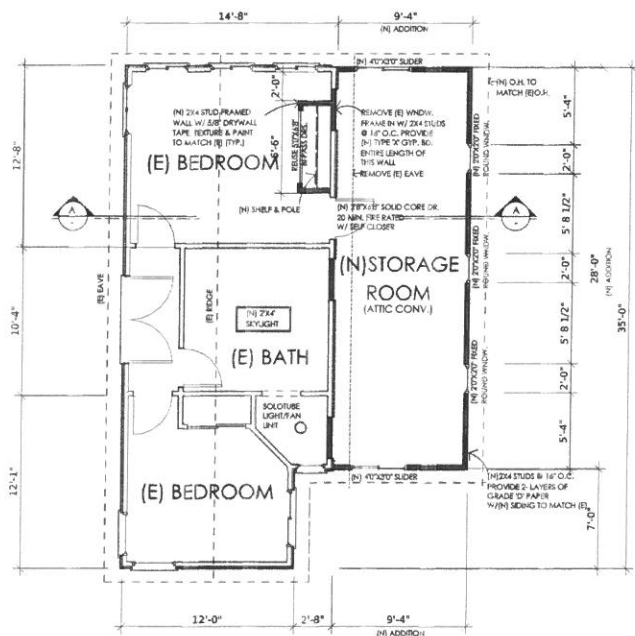
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STORAGE ROOM ADDITION FOR:
BILL & TRISH OWEN
70 PUFFIN LANE
WATSONVILLE, CA 95076

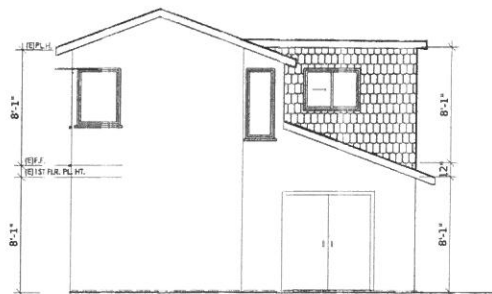
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K.B.
CHECKED BY:
B.K.
DATE:
DEC. 21, 2017
SCALE:
JOB:
02217
SHEET:

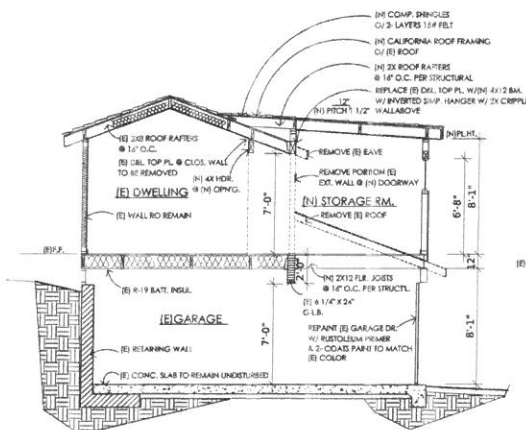
A3



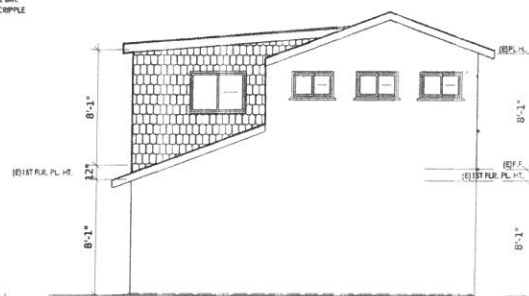
PROPOSED SECOND FLOOR PLAN



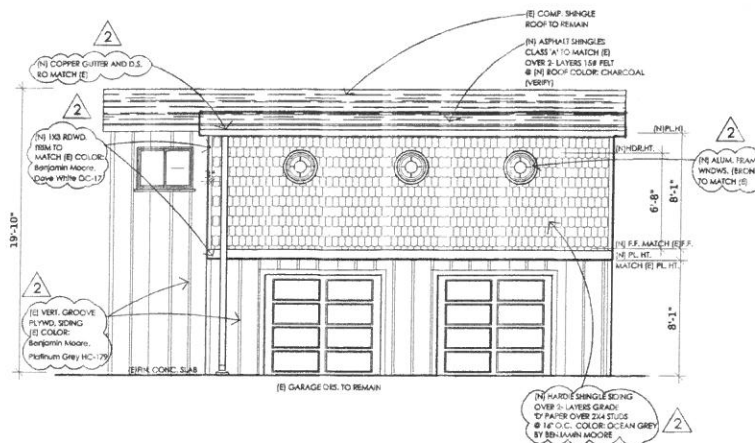
PROPOSED SOUTH ELEVATION



SECTION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

