

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: 181469

APN: 052-321-07

Proposal to construct a 263 square foot addition at the first story and a 117 square foot addition at the second story of an existing two-story single-family residence. Also proposed is a 187 square foot expansion of an existing deck at the first story and a 56 square foot expansion of an existing deck at the second story. Requires a Coastal Development Permit.

The property is located at 96 Cormorant Way in Pajaro Dunes.

OWNER: Robert & Natalie Allen

APPLICANT: Robert Goldspink

SUPERVISORIAL DISTRICT: 2

PLANNER: Jonathan DiSalvo (831) 454-3157

EMAIL: Jonathan.DiSalvo@santacruzcounty.us

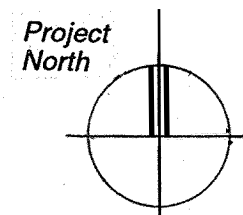
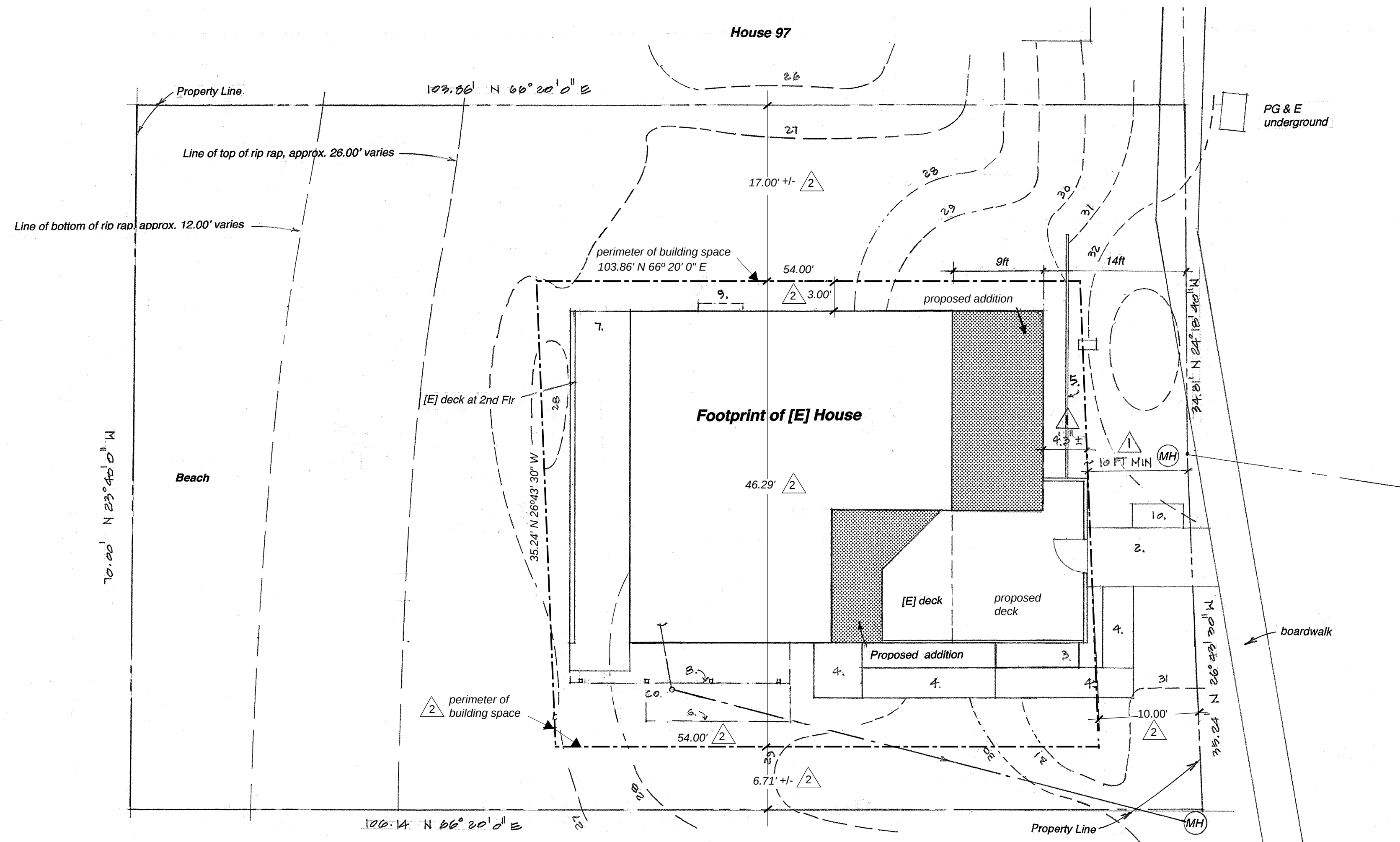
Public comments must be received by 5:00 p.m. March 15, 2019.

A decision will be made on or shortly after March 18, 2019.

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.

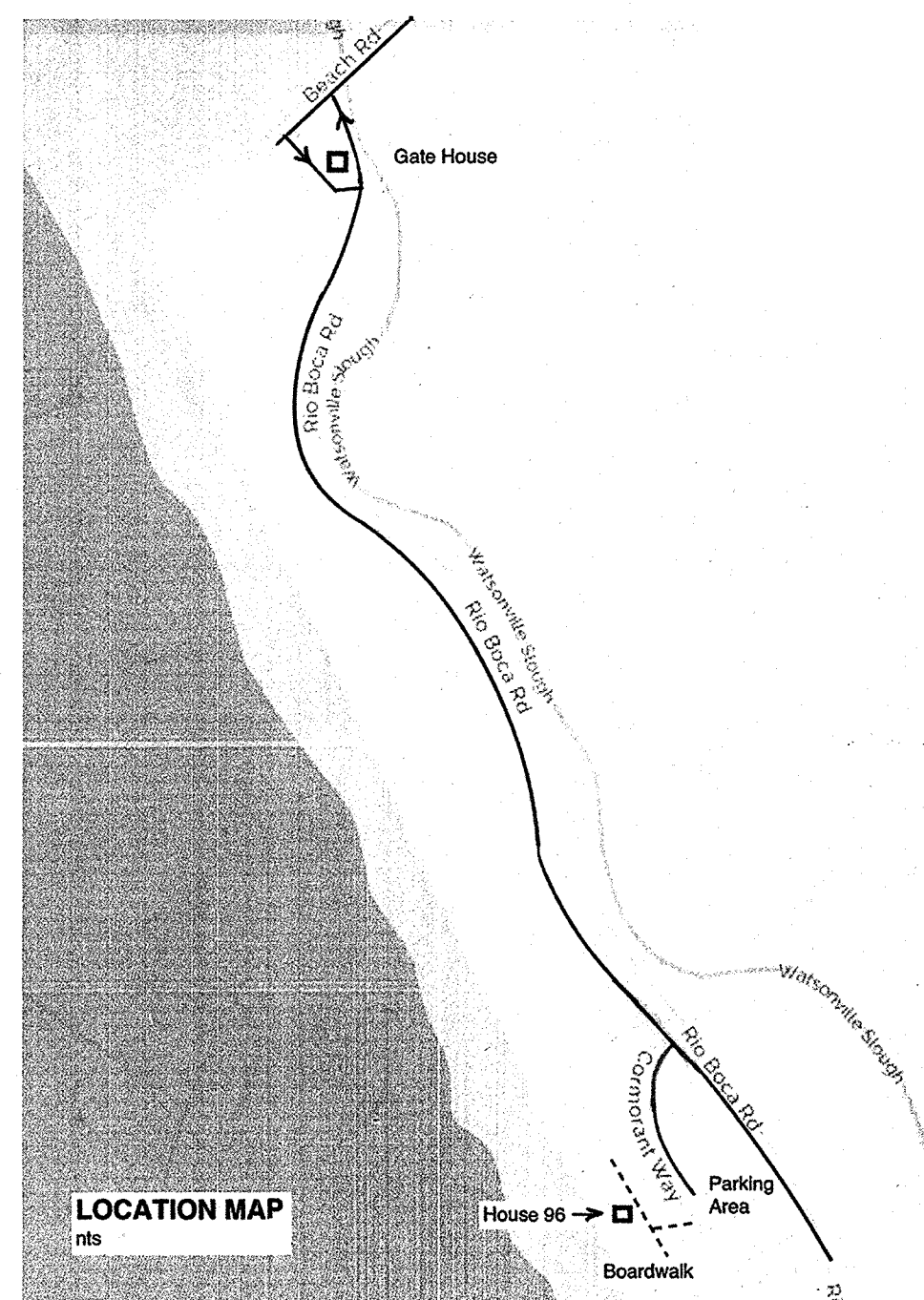
For more information, call the project planner identified above.



Site Plan

Site Plan based on Bowman & Williams topographic map Job # 15682, dated July 1967

1/8" = 1'-0"



Directions to Site

From Santa Cruz take Highway 1 South the Riverside Drive, Watsonville.
Turn left onto Lee Road. Turn left at Beach Drive and continue to end of road.
Turn left into Pajaro Dunes and use intercom to Gatehouse. Drive down
Rio Boca Drive to Cormorant Way parking area. Take boardwalk to house

Landscaping

Minimize grading and any disturbance around house. Protect existing planting
as far as practical and replace ice plant where damaged. Construct wood
retaining wall at northwest corner and boardwalk at northeast corner of house

Drawing Notes

- Sanitary drain
- [E] entry boardwalk slope adjusted to suit deck addition
- Propane tank enclosure
- [N] 36" wide boardwalk
- [N] 24" high wood retaining wall
- Proposed deck addition
- [E] deck at grade
- [E] deck at 2nd Flr at 2nd Flr
- Cantilevered chase for gas fireplace at 2nd flr

Revisions

- | | | |
|---|----------|---|
| 1 | 11.26.18 | Entry deck addition reduced in size to comply with 10ft rear yard setback |
| 2 | 01.07.19 | Building space amended |
| 3 | 02.05.19 | First and Second Floor deck areas amended. Lot Coverage amended |

Project Data

PROJECT NAME	Allen Residence																																																																														
PROJECT ADDRESS	96 Cormorant Way Pajaro Dunes Watsonville 95076																																																																														
OWNER	Rob and Natalie Allen																																																																														
APN	052-321-07																																																																														
ZONING	SU																																																																														
CONSTRUCTION TYPE	CBC 2016, Type V-B non-sprinklered																																																																														
CODES	CBC, CEC, CFC, CMC, CPC and CCR Title 24 Part 6, CALGreen, all 2016																																																																														
FEMA	Flood zone VE. FEMA map 08087C-109																																																																														
MUNICIPALITY	County of Santa Cruz																																																																														
PROJECT DESCRIPTION	1st Floor: Construct additions to master suite and entry. Relocate utility room and enlarge. Enlarge entry deck. Construct propane tank enclosure 2nd Floor: Construct kitchen addition and enlarge deck on east side of house No increase in number of bedrooms or bathrooms. Parking is provided off site at a communal parking area. There is no vehicular access to the site; access is via a boardwalk																																																																														
AREA COMPUTATIONS	<table><tr><td>Site Area</td><td>7,336</td><td>sf</td><td></td></tr><tr><td>Existing First Floor area</td><td>900</td><td></td><td></td></tr><tr><td>Existing Second Floor area</td><td>548</td><td></td><td></td></tr><tr><td>Total Existing floor area</td><td>1,448</td><td>sf</td><td></td></tr><tr><td>Existing First Floor deck</td><td>85</td><td>nett after deducting for Utility Room and Entry additions</td><td>Rev 3</td></tr><tr><td>Existing Second Floor deck</td><td>330</td><td></td><td>Rev 3</td></tr><tr><td>Total Existing deck area</td><td>415</td><td>sf</td><td>Rev 3</td></tr><tr><td>Proposed First Floor addition**</td><td>255</td><td></td><td></td></tr><tr><td>Proposed Second Floor addition</td><td>117</td><td></td><td></td></tr><tr><td>Total addition</td><td>372</td><td>sf</td><td></td></tr><tr><td>Proposed First Floor deck addition</td><td>186</td><td></td><td>Rev 3</td></tr><tr><td>Proposed Second Floor deck addition</td><td>56</td><td></td><td>Rev 3</td></tr><tr><td>Total deck addition</td><td>242</td><td></td><td>Rev 3</td></tr><tr><td>Proposed First Floor</td><td>1,155</td><td></td><td></td></tr><tr><td>Proposed Second Floor</td><td>645</td><td></td><td></td></tr><tr><td>Proposed total floor area</td><td>1,810</td><td>sf</td><td></td></tr><tr><td>Proposed First Floor deck</td><td>271</td><td></td><td>Rev 3</td></tr><tr><td>Proposed Second Floor deck</td><td>386</td><td></td><td>Rev 3</td></tr><tr><td>Proposed total deck area</td><td>657</td><td>sf</td><td>Rev 3</td></tr></table>			Site Area	7,336	sf		Existing First Floor area	900			Existing Second Floor area	548			Total Existing floor area	1,448	sf		Existing First Floor deck	85	nett after deducting for Utility Room and Entry additions	Rev 3	Existing Second Floor deck	330		Rev 3	Total Existing deck area	415	sf	Rev 3	Proposed First Floor addition**	255			Proposed Second Floor addition	117			Total addition	372	sf		Proposed First Floor deck addition	186		Rev 3	Proposed Second Floor deck addition	56		Rev 3	Total deck addition	242		Rev 3	Proposed First Floor	1,155			Proposed Second Floor	645			Proposed total floor area	1,810	sf		Proposed First Floor deck	271		Rev 3	Proposed Second Floor deck	386		Rev 3	Proposed total deck area	657	sf	Rev 3
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Drawing List

- A.1 Title Sheet & Site Plan
- A.2 First and Second Floor Plans
- A.3 Elevations and Section
- X.1 Existing First and Second Floor Plans
- X.2 Existing Elevations and Section
- SM.1 Structural Modification Plans

1. Geotechnical Report

All new construction shall comply with the recommendations of a geotechnical investigation. The geotechnical engineer shall inspect and approve foundation excavations including subgrade preparation for concrete slabs.

Surface drainage shall include provisions for positive gradients so that : runoff will not be permitted to pond directly adjacent to the foundations. Surface drainage will be directed away from the building foundations.

Allen Residence

Rob and Natalie Allen
96 Cormorant Way
Watsonville CA 95076

APN 052-321-07

ROBERT J. GOLDSPIK ARCHITECT
C 12,796

8042c Soquel Drive Aptos CA 95003
tel [831] 688 8950 fax [831] 688 4402

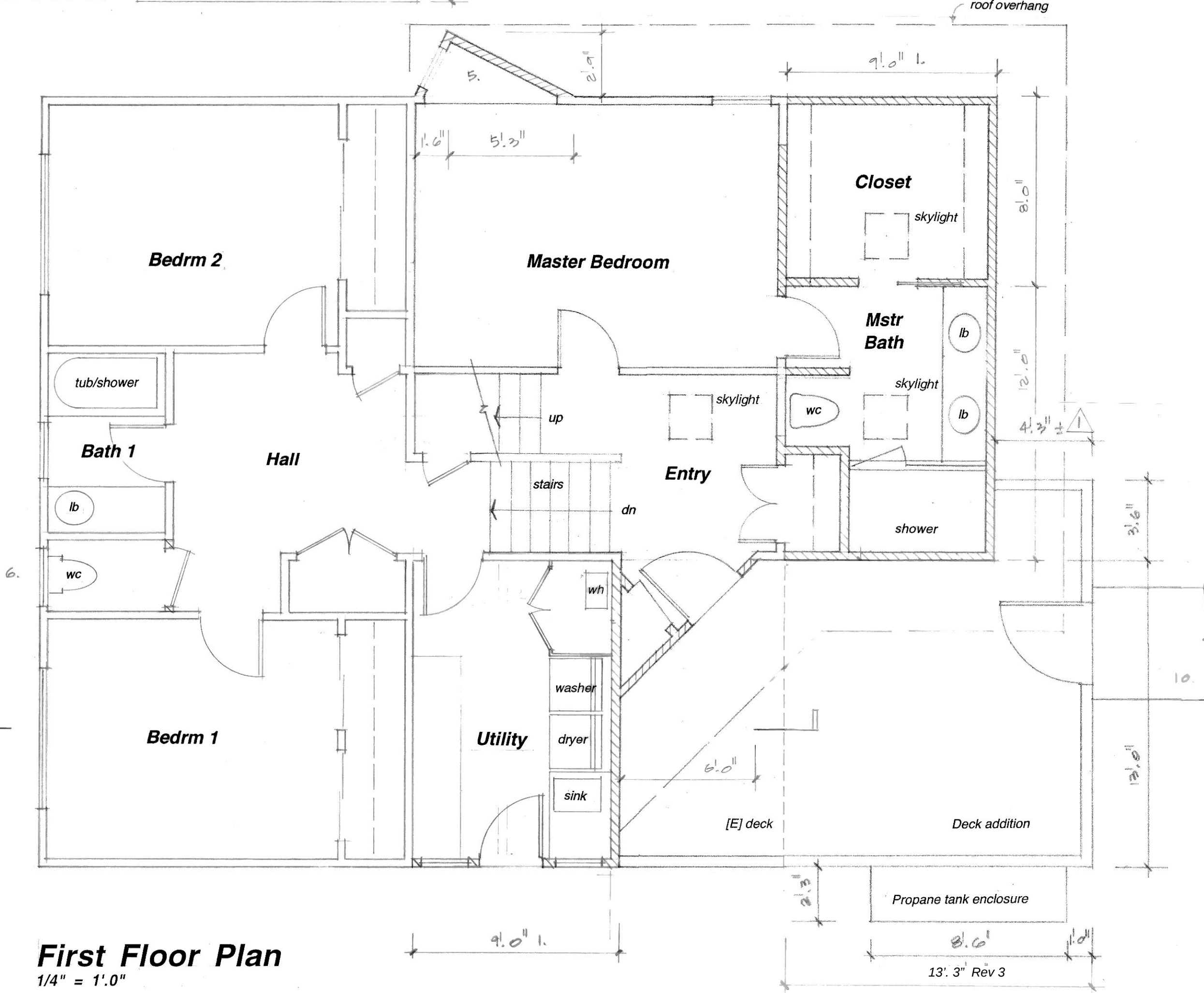
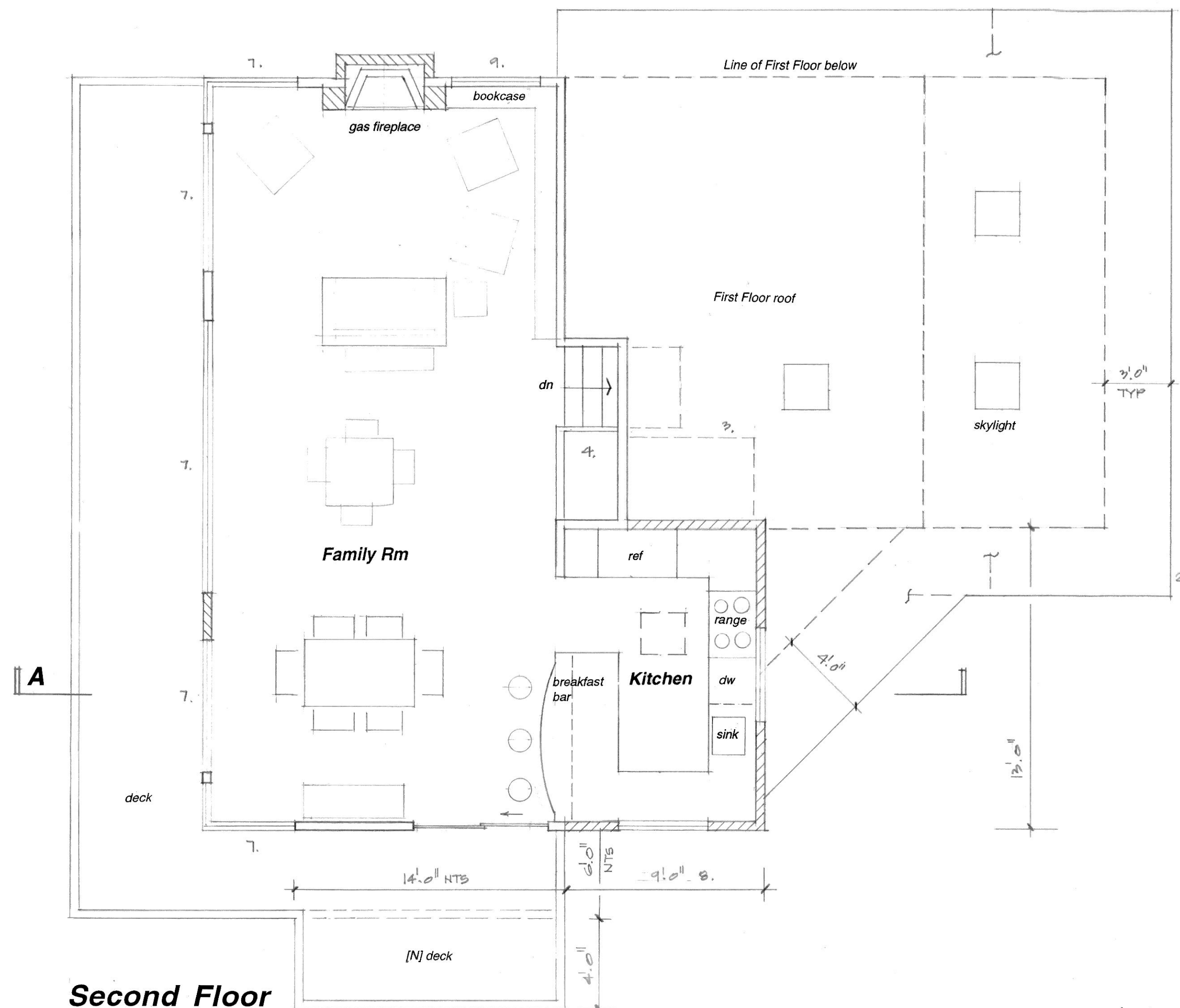
date 05.04.18

A.1

Title Sheet and Site Plan

Revisions

1	11.26.18	Entry deck addition reduced in size to comply with 10ft rear yard setback
3	02.05.19	Entry deck dimensions amended



Notes

- Proposed addition with new walls shown hatched
- Eaves overhang to match [E] except at entry door where 4ft
- Line of stairs below
- Open to below
- [N] cantilevered bay window
- Block up door, install [N] window
- New windows on south wall wrap around east and west walls
- [E] Kitchen relocated to Family Room addition
- [E] window replaced in [E] opening
- [E] boardwalk

Allen Residence

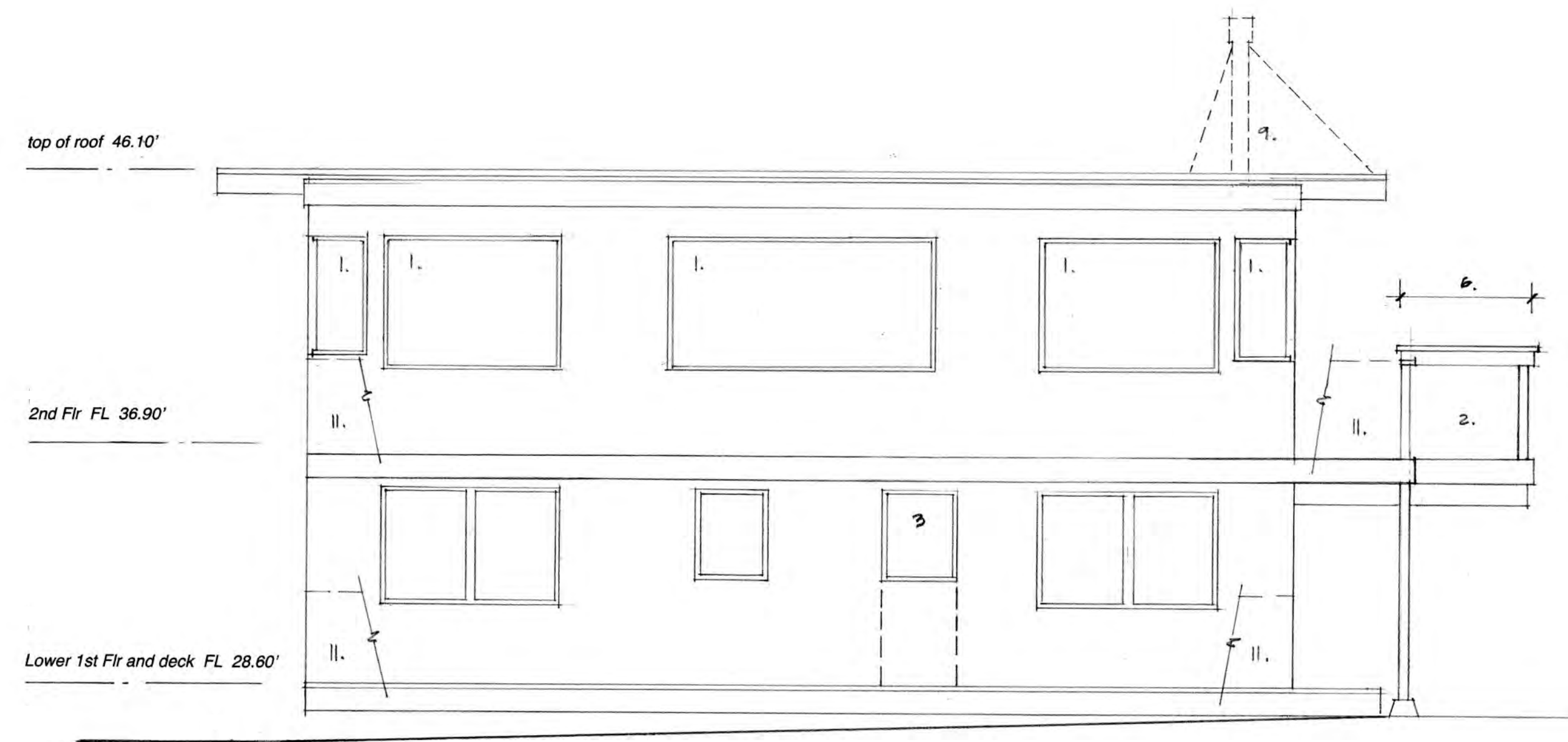
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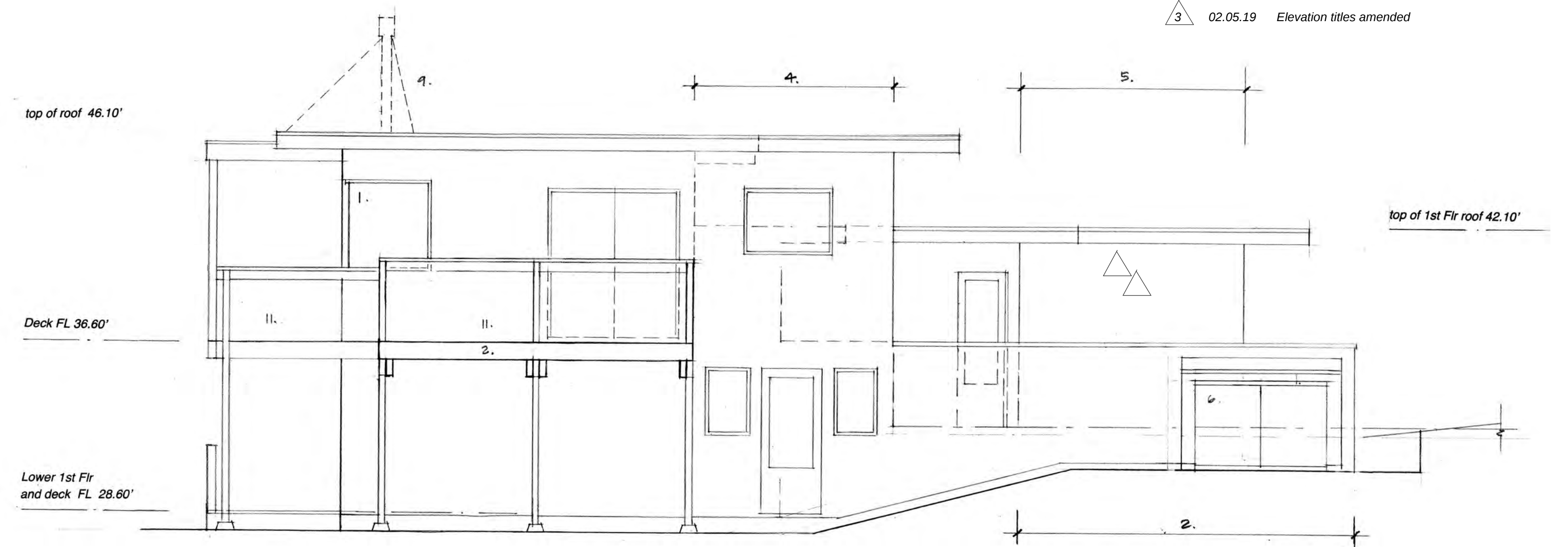
8042c Soquel Drive Aptos CA 95003
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date 05.04.18

A.2

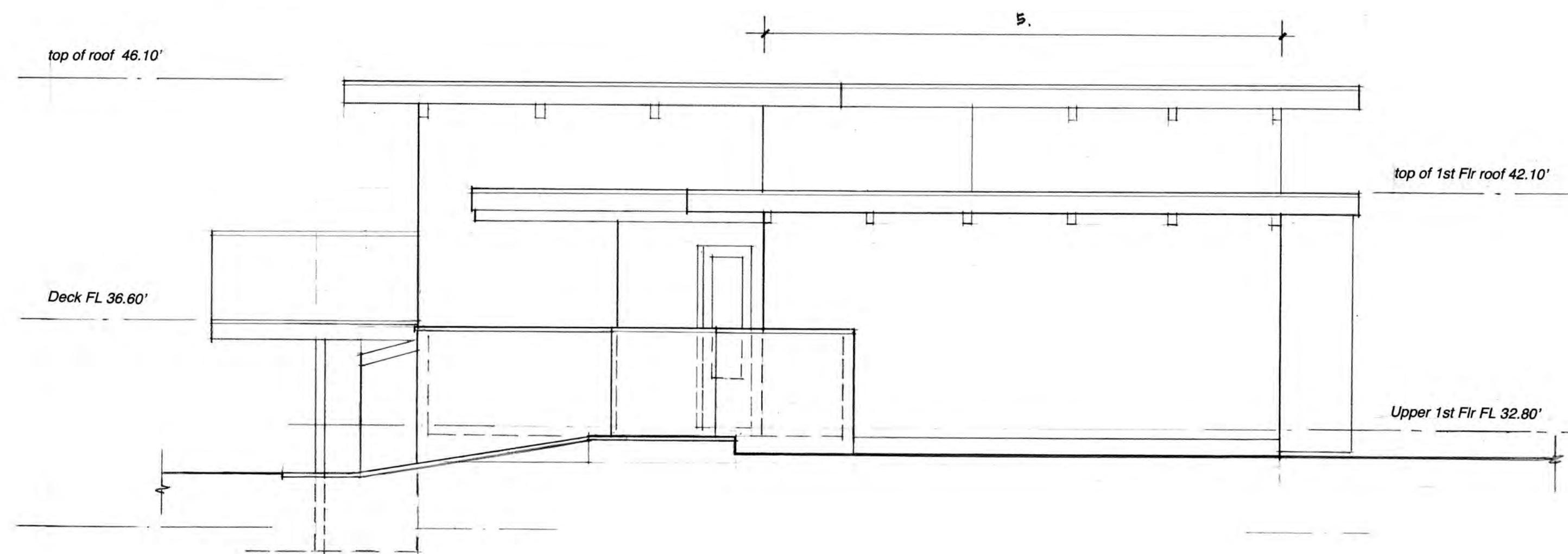
Proposed Floor Plans



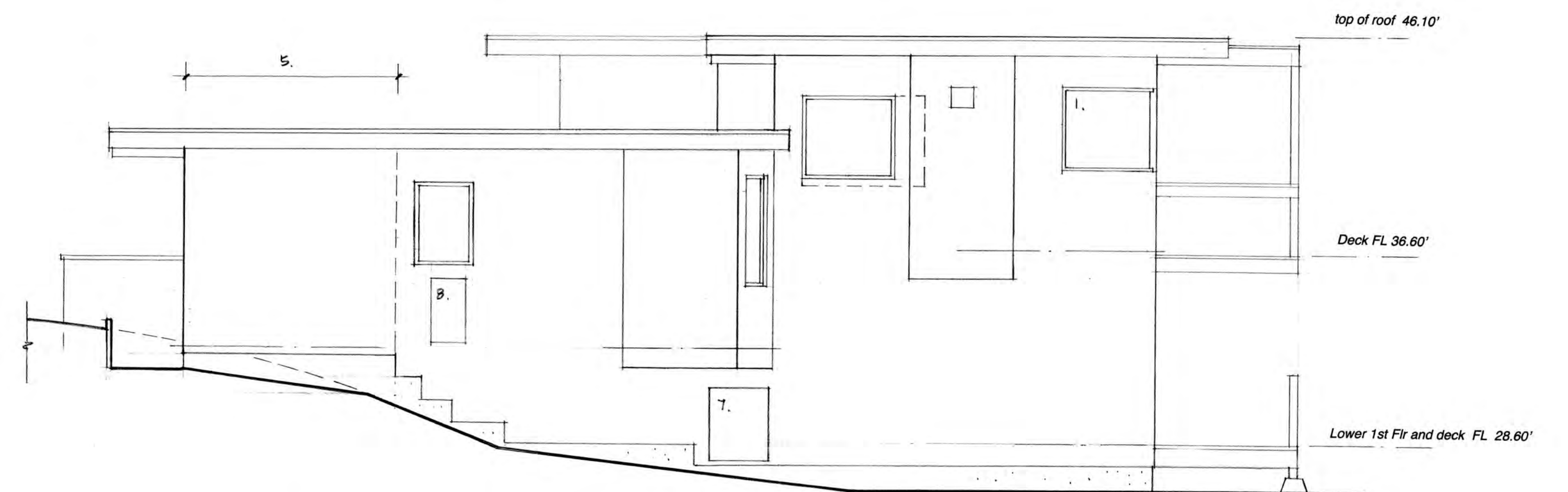
West Elevation
 1/4" = 1'-0"



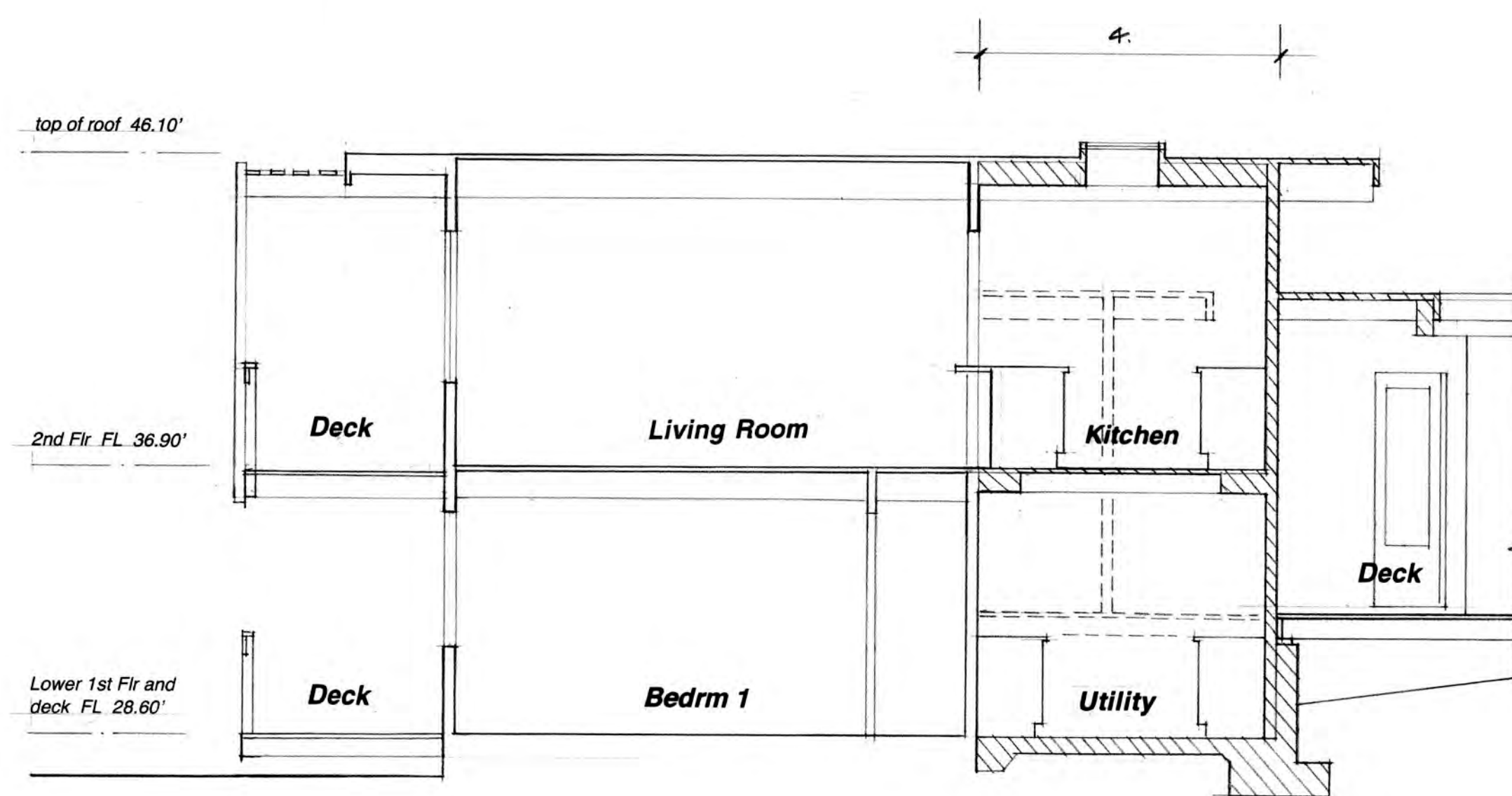
South Elevation



East Elevation



North Elevation



Section A

Drawing Notes

1. [N] Family Room windows wrap around east and west walls
2. Proposed deck addition
3. [N] window where door blocked up
4. Proposed addition [Kitchen over Utility Rm]
5. Proposed addition [Enlarge master suite]
6. Proposed propane bottle enclosure
7. [E] crawlspace access door
8. [E] electric meter & main disconnect
9. [E] chimney to be removed

Allen Residence

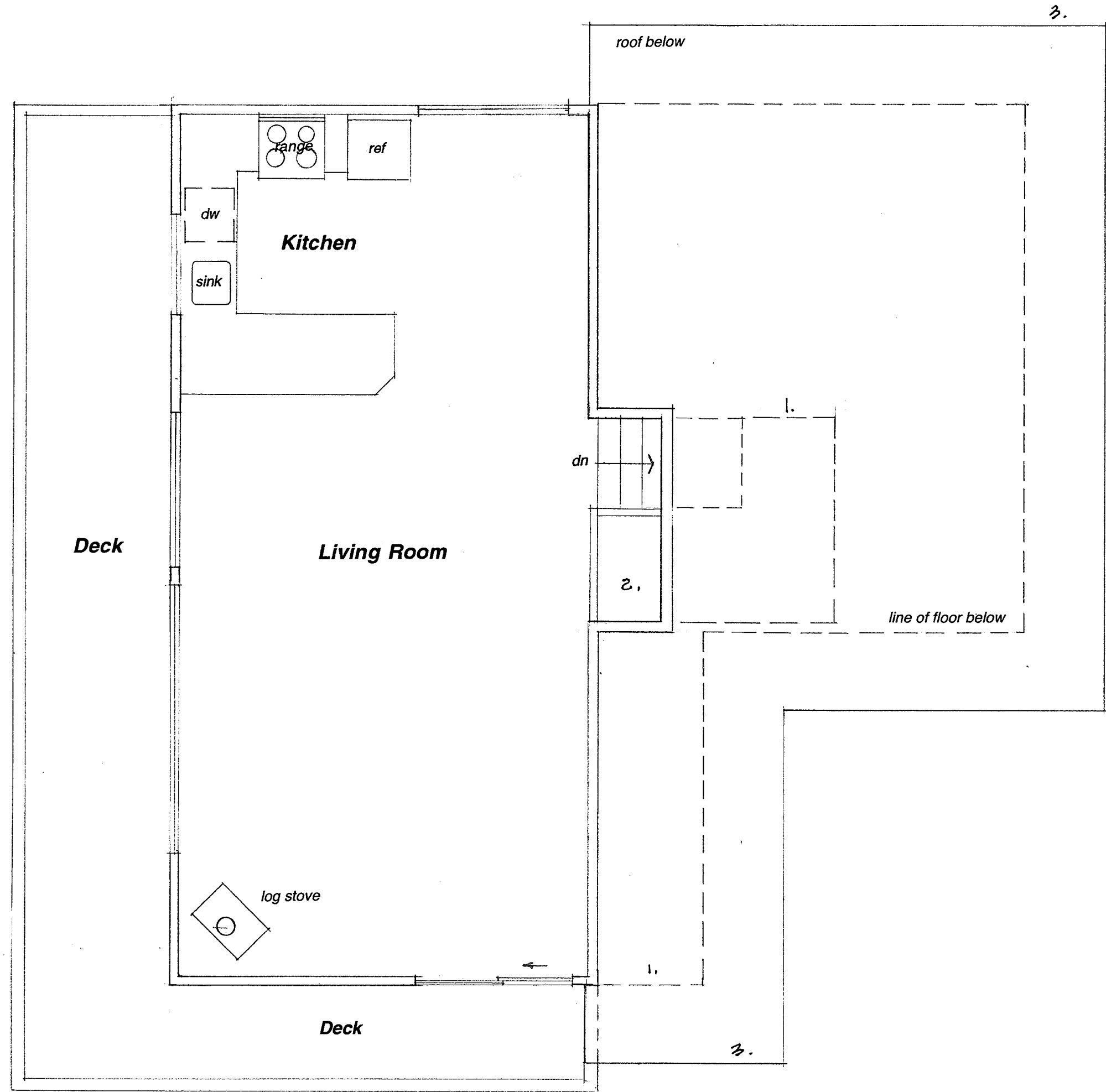
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 tel [831] 688 8950 fax [831] 688 4402
 date 05.04.18

Revisions

3 02.05.19 North Point amended



Second Floor Plan

1/4" = 1'0"

Floor plans based on Opdyke Construction drawings, undated, and Gilbert Labrie drawings, dated May 1983. Subject to survey

Drawing Notes

1. Line of wall below
2. Open to First Floor blow
3. Eaves line
4. Boardwalk
5. Gate
6. Line of deck above

Allen Residence

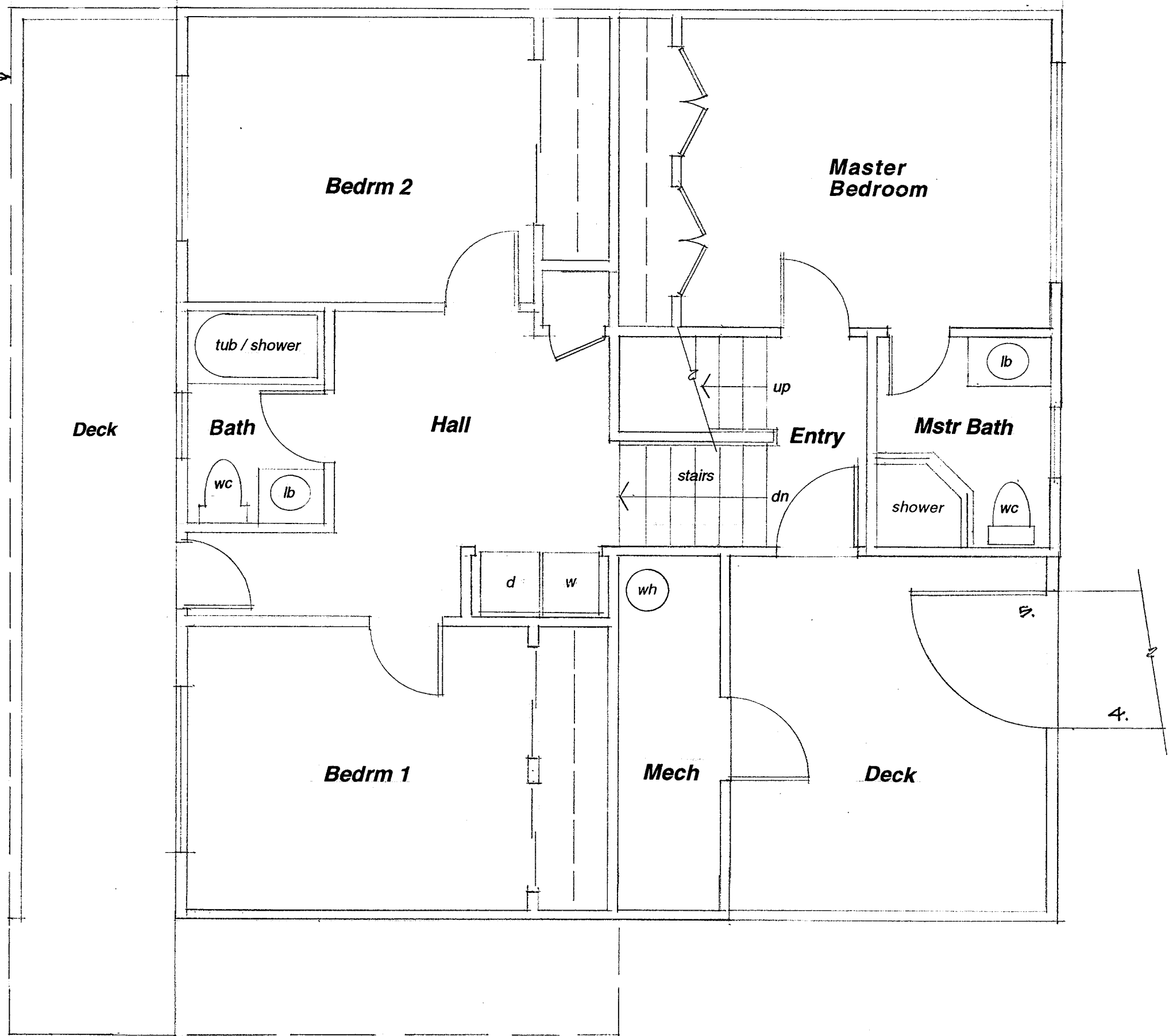
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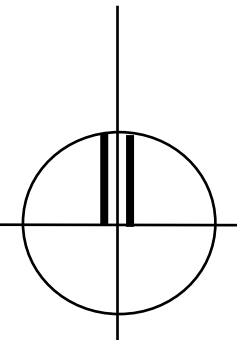
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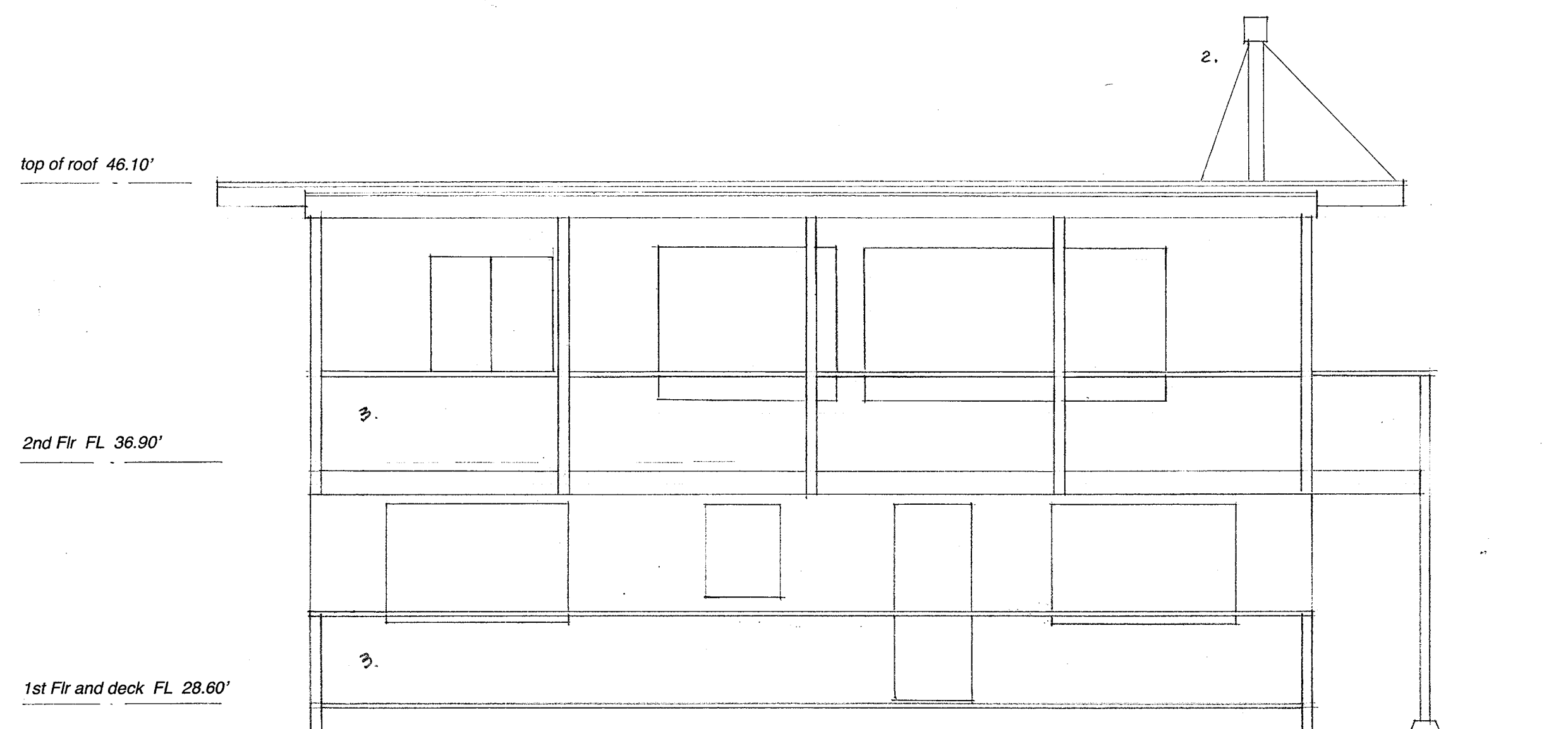
Existing Floor Plans



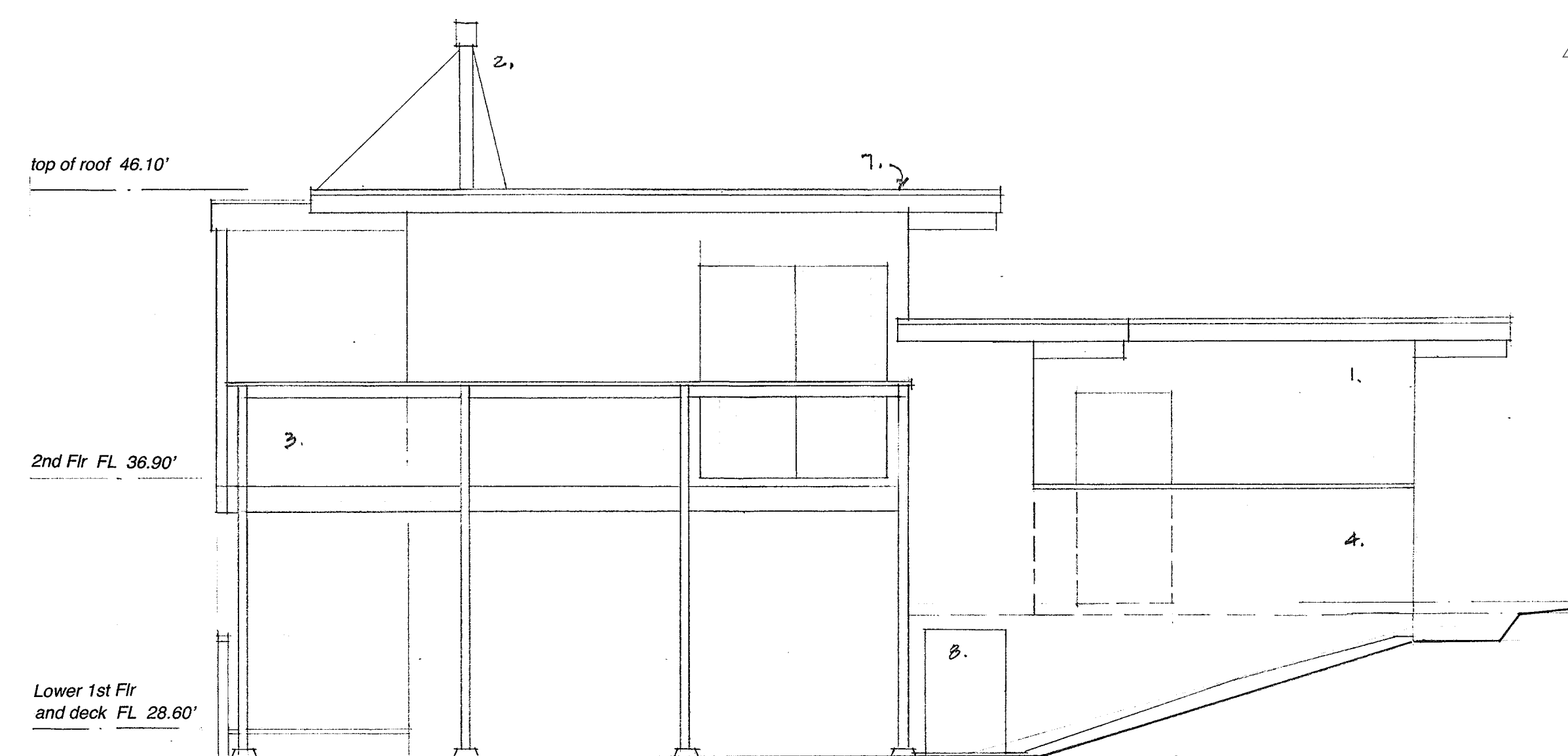
First Floor Plan

1/4" = 1'0"

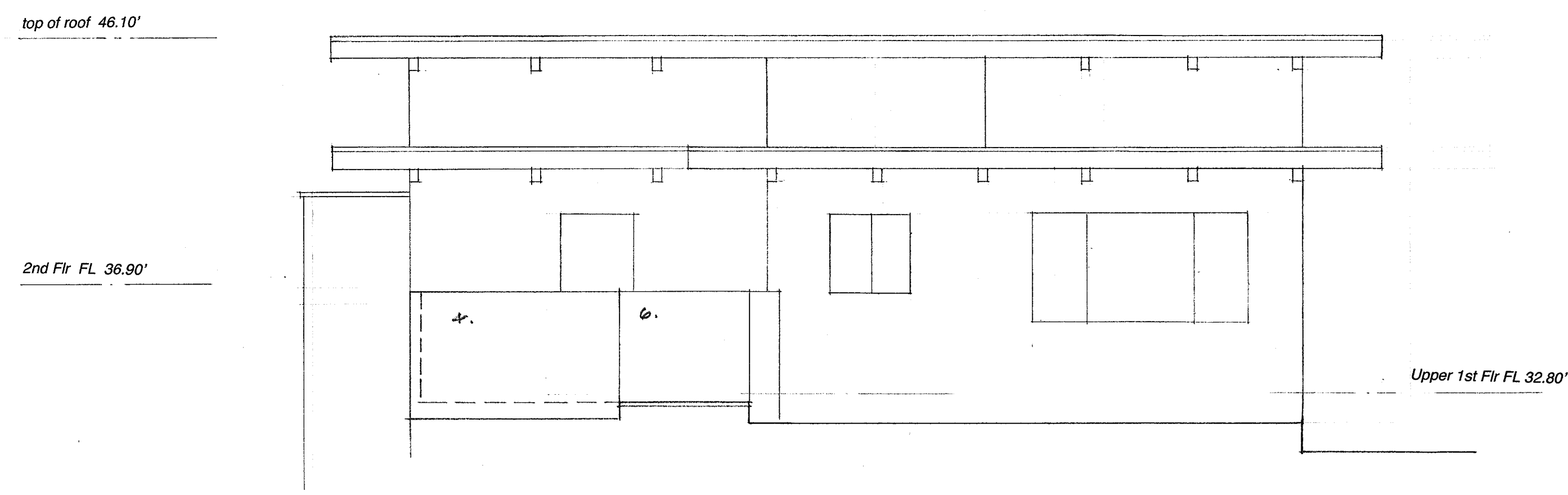




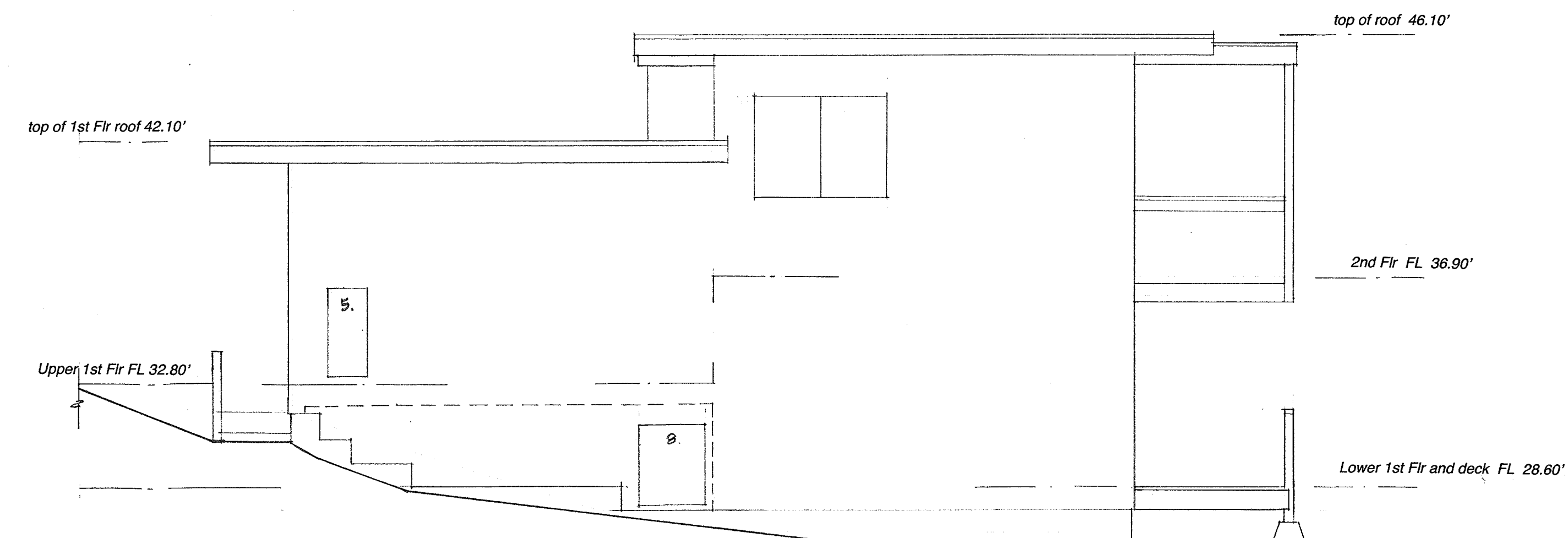
West Elevation
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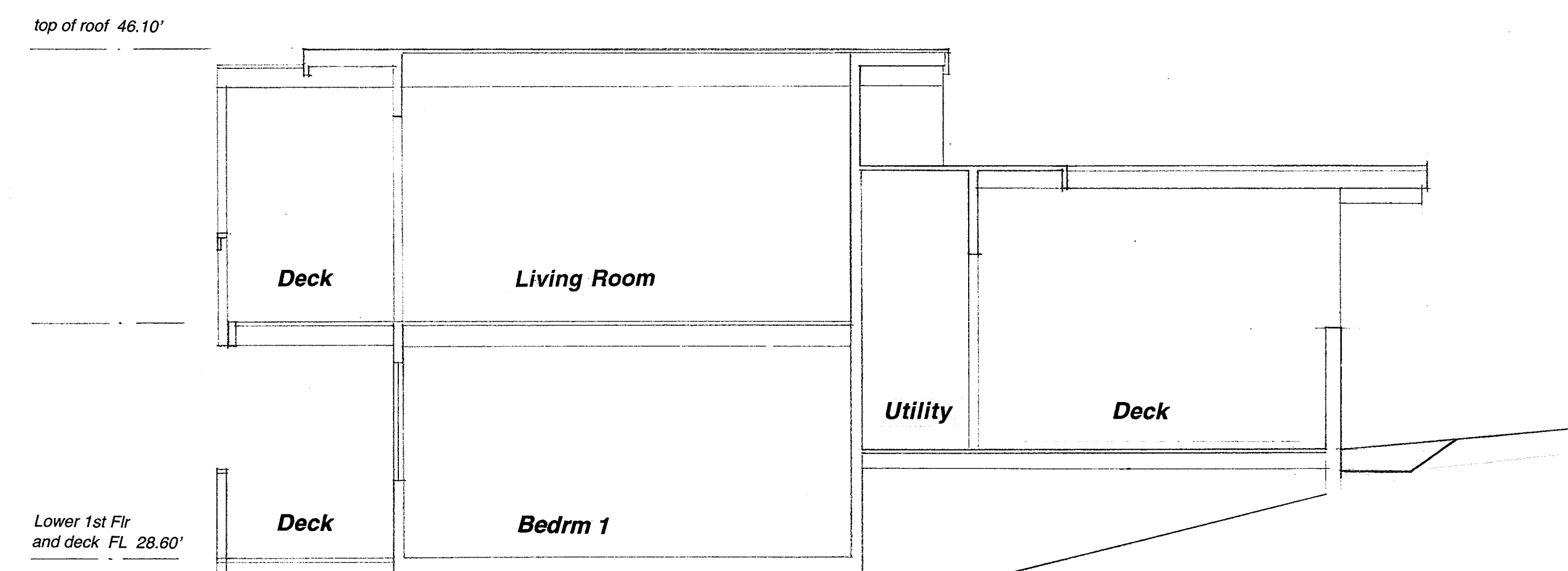
South Elevation



East Elevation



North Elevation



Section A

- Drawing Notes**
1. Shingle siding, typical
 2. Log stove chimney and stay wires
 3. Deck balusters omitted for clarity
 4. Wall around entry deck
 5. Electric meter and main disconnect
 6. Gate
 7. Single membrane flat roof [no gutters or downspouts]
 8. Crawlspace access door

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X.2

Existing Elevations & Section