

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.

APPLICATION NUMBER: 181543

APN: 098-321-03

SITUS: No Situs Address

Proposal to construct a 2,492 square foot two-story single-family dwelling above a garage. Requires a Level IV Residential Development Permit to allow a building height of 36.6 feet by increasing the setback five feet for every foot of height greater than 28 feet, on a parcel greater than 2.5 acres, and a Geologic Report Review (REV171107), located in the SU (Special Use) zone district. Property located on the north side of Adams Road approximately 340 feet west of Adams Ridge between Heron Lane and Adams Ridge (no situs).

OWNER: Jeffrey Bernard

APPLICANT: Julianne Chisholm

SUPERVISORIAL DISTRICT: 1

PLANNER: Elizabeth Cramblet, (831) 454-3027

EMAIL: Elizabeth.Cramblet@santacruzcounty.us

Public comments must be received by 5:00 p.m. November 18, 2020. A decision will be made on or shortly after November 19, 2020.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.

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

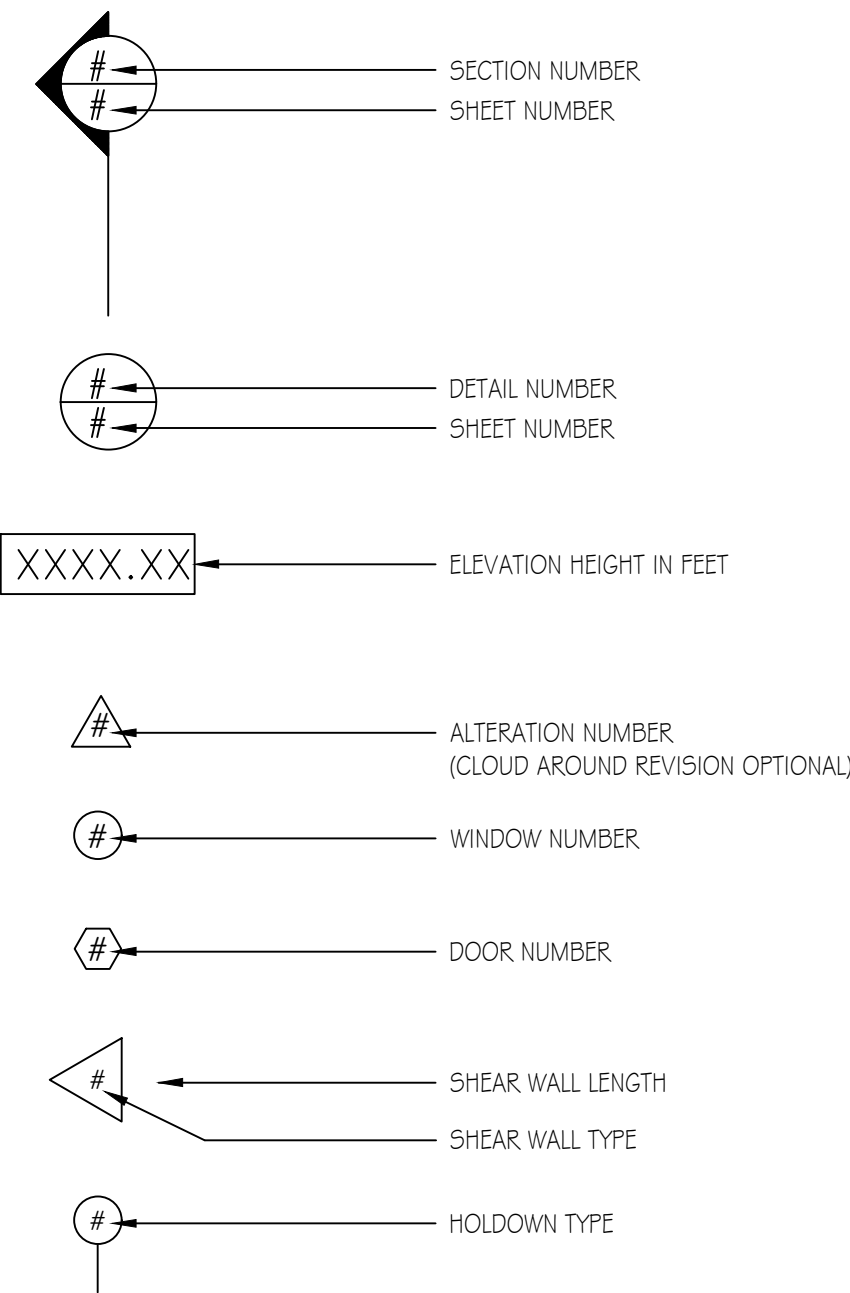
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ABBREVIATIONS

@	At	H.C.	Hollow Core
C	Center Line	HDWD	Hardwood
Ø	Diameter	HDWE	Hardware
#	Pound or Number	H.M.	Hollow Metal
(E)	Existing	HORIZ.	Horizontal
(N)	New	HGT.	Height
A.B.	Anchor Bolt	I.D.	Inside Diameter (Dim.)
ACOUS.	Acoustical	INSUL	Insulation
A.D.	Area Drain	INT.	Interior
ADJ.	Adjustable	J.H.	Joist Hanger
AGGR.	Aggregate	KIT.	Kitchen
AL.	Aluminum	LAB.	Laboratory
APPROX.	Approximate	LAM.	Laminate
ARCH.	Architectural	LAV.	Lavatory
ASPH.	Asphalt	LKR.	Locker
BD.	Board	LT.	Light
BLDG.	Building	MAX.	Maximum
BLK.	Block	MB.	Machine Bolt
BLKG.	Blocking	MECH.	Mechanical
BM.	Beam	MEMB.	Membrane
BN.	Boundry Nailing	MET.	Metal
BOT.	Bottom	MFR.	Manufacturer
CAB.	Cabinet	MH.	Manhole
CBLT.	Carnage Bolt	MIN.	Minimum
C.B.	Catch Basin	MISC.	Miscellaneous
CEM.	Cement	M.O.	Masonry Opening
CER.	Ceramic	MUL.	Mullion
C.I.	Cast Iron	N.I.C.	Not In Contract
C.G.	Corner Guard	NO. or #	Number
C.I.G.	Ceiling	NOM.	Nominal
CLKG.	Caulking	N.T.S.	Not to Scale
CLO.	Closet	OB5.	Obscure
CLR.	Clear	O.C.	On Center
COL.	Column	O.D.	Outside Diameter
CONC.	Concrete	OFF.	Office
CONN.	Connection	OPNG.	Opening
CONSTR.	Construction	OPP.	Opposite
CONT.	Continuous	PRCST.	Precast
CORR.	Corridor	PL.	Plate
CNTR.	Counter	P.LAM.	Plastic Laminate
CTR.	Center	PLAS.	Plaster
DBL.	Double	PLYWD.	Plywood
DEPT.	Department	PR.	Fair
D.F.	Drinking Fountain	FTN.	Partition
DET.	Detail	R.	Radius
DIA.	Diameter	R.D.	Roof Drain
DIM.	Dimension	REF.	Reference
DISP.	Dispenser	REFR.	Refrigerator
DN.	Down	RGTR.	Register
DR.	Door	REINF.	Reinforced
DWR.	Drawer	REQ.	Required
DS.	Downspout	RESIL.	Resilient
DWG.	Drawing	RM.	Room
EA	Each	R.O.	Rough Opening
E.E.	Each End	RWD.	Redwood
E.J.	Expansion Joint	R.W.L.	Rain Water Leader
EL.	Elevation	S.C.	Solid Core
ELEC.	Electrical	S.C.D.	Seat Cover Dispenser
ELEV.	Elevator	SCHED.	Schedule
EMER.	Emergency	SECT.	Section
EN.	Edge Nailing	SH.	Shelf
ENCL.	Enclosure	SHR.	Shower
EQ.	Equal	SHT.	Sheet
EQPT.	Equipment	SIM.	Similar
ES.	Each Side	SPEC.	Specification
EXST.	Existing	SQ.	Square
EXPO.	Exposed	STD.	Standard
EXP.	Expansion	STL.	Steel
EXT.	Exterior	STOR.	Storage
F.D.	Floor Drain	STRUL.	Structural
FDN.	Foundation	SYM.	Symmetncal
F.E.	Fire Extinguisher	T.C.	Top of Curb
F.E.C.	Fire Extinguisher Cabinet	TEL.	Telephone
F.H.C.	Fire Hose Cabinet	T&G	Tongue and Groove
FIN.	Finish	THK	Thick
FL.	Floor	T.J.	Tooled Joint
FLASH.	Flashing	T.P.	Top of Pavement
FLOUR	Flourescent	T.W.	Top of Wall
F.O.C.	Face of Concrete	TYP.	Typical
F.O.F.	Face of Finish	UNF.	Unfinished
F.O.S.	Face of Studs	U.N.O.	Unless Noted Otherwise
FT.	Feet or Foot	VERT.	Vertical
FTG.	Footing	WJ	With
FURR.	Furring	W.C.	Water Closet
GA.	Gauge	WD.	Wood
GALV.	Galvanized	W/O	Without
G.B.	Grab Bar	WP.	Waterproof
GL.	Glass	WSCT.	Wainscot
GND.	Ground	WWM.	Welded Wire Mesh
GRD.	Grade		
GYP.	Gypsum		

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SYMBOLS



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CODE REFERENCE

APPLICABLE CODES

2016	CALIFORNIA RESIDENTIAL CODE
2016	CALIFORNIA PLUMBING CODE
2016	CALIFORNIA MECHANICAL CODE
2016	CALIFORNIA ELECTRICAL CODE
2016	CALGREEN MANDATORY CHECKLIST
2016	CALIFORNIA ENERGY CODE
2016	SCMC TITLE 18

CODE DATA

ZONING DESIGNATION: SU - SPECIAL USE
OCCUPANCY TYPE R-3
CONSTRUCTION TYPE 5-B NON SPRINKLERED
SRA = HIGH

ALL WORK INDICATED ON PLANS SHALL COMPLY WITH THE FOLLOWING CODES: 2016 CBC, CRC, CMC, CPC, CA ELECT CODE, CAL GREEN, CA ENERGY CODE AND SCMC TITLE 18

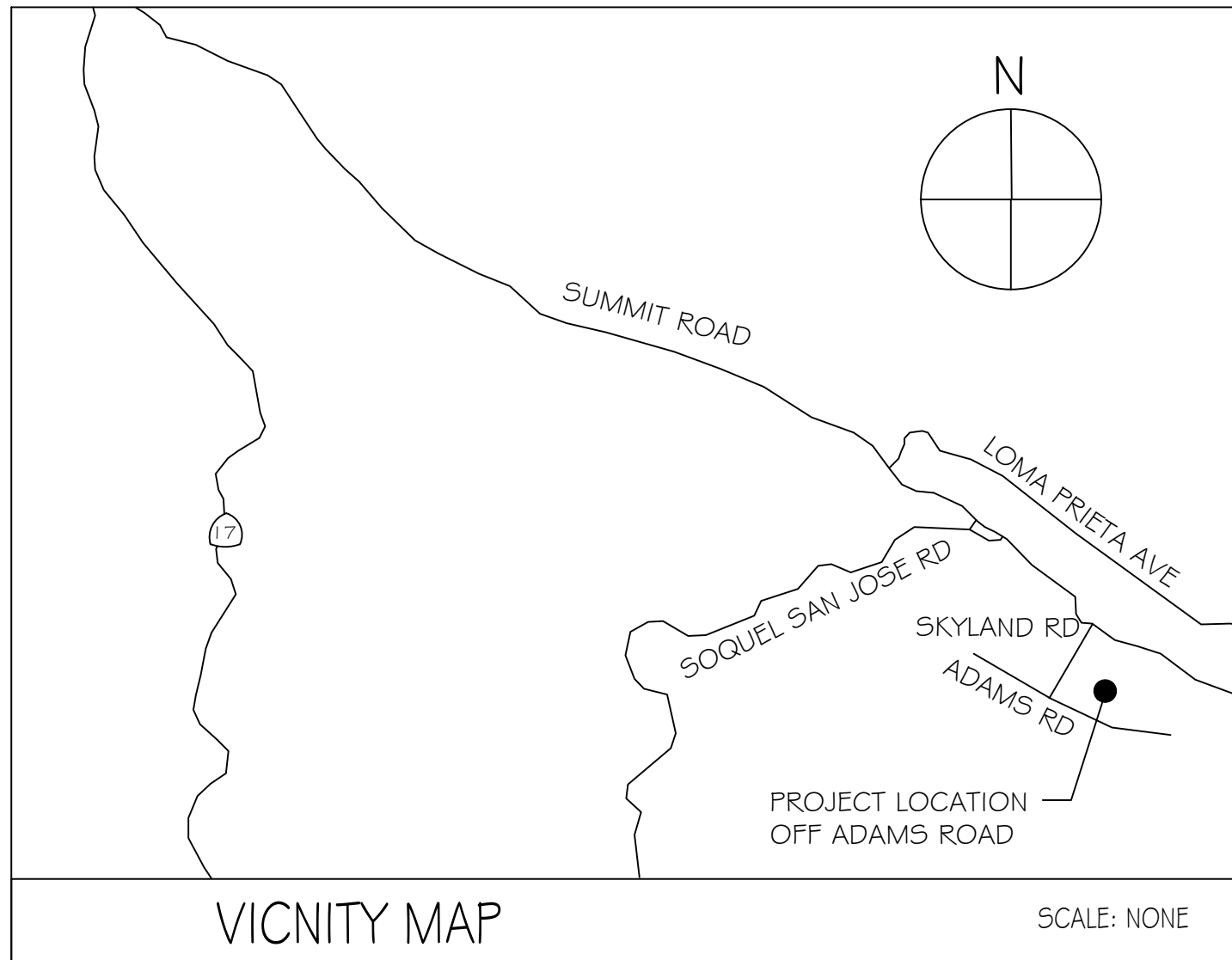
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CAL-GREEN REQUIREMENTS

- ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.502.2.1).
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
- MINIMUM OF 80% OF FLOOR AREA RECEIVING RISLIENT FLOORING SHALL COMPLY WITH SECTION (4.504.4).
- PARTICLEBOARD, MEDIUM DENISTY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTES SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).

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VICINITY MAP



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DRAWING NOTES

- DO NOT SCALE DRAWINGS, FIELD VERIFY ALL DIMENSIONS.
- DIMENSIONS ARE GIVEN FROM FACE OF STUD / CONCRETE WALL OR FROM CENTERLINE OF STUD / CONCRETE WALL.
- SHEET NOTES AND WALL LEGENDS APPLY ONLY TO THE SPECIFIC SHEET ON WHICH THEY OCCUR, UNLESS OTHERWISE NOTED.
- CONFLICTS BETWEEN ONE PART OF THESE DOCUMENTS AND ANOTHER OR BETWEEN THESE DOCUMENTS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER, CONTRACTOR AND/OR APPLICABLE ENGINEER FOR CLARIFICATION.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENTLY USED EDITIONS OF THE C.B.C., C.M.C., C.P.C., C.F.C., C.E.C., STATE OF CALIFORNIA TITLE 24 REQUIREMENTS AND ALL LOCAL CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE PROVISION OF THE MORE STRINGENT SHALL GOVERN. IT IS THE RESPONSIBILITY OF ALL SUBCONTRACTORS TO VERIFY ALL THE INFORMATION IN THESE DOCUMENTS AND TO RESOLVE DISCREPANCIES WITH THE DESIGNER PRIOR TO COMMENCING WORK.
- INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, AND APPLIANCES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURERS AND THE APPLICAFABLE CODES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER / BUILDER.
- THESE DOCUMENTS ARE AN AID IN CONSTRUCTION FOR THIS RESIDENCE, AND ARE NOT INTENDED TO BE ALL-INCLUSIVE AND COMPLETE. CONTRACTORS AND SUB-CONTRACTORS ARE REQUIRED TO WORK CLOSELY WITH THE DESIGNER, ENGINEERS AND OTHER PROFESSIONAL SUPPLIERS TO BE SURE THE STRUCTURE MEETS ALL CODE COMPLIANCES AND IS OTHERWISE STRUCTURALLY SOUND AND BUILT TO GOOD COMMON PRACTICE.
- THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.
- SIGNAGE SHALL BE REQUIRED ON THE SUBJECT PROPERTY THAT NOTIFIES THE PUBLIC OF THE DEVELOPMENT PERMIT APPLICATION.

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PROPERTY DATA

LOT AREA	=	204,905 SQ. FT. (ACREAGE 4.704)
(P) RESIDENCE	=	2,492 SQ. FT.
(P) LOT COVERAGE	=	1,843.2 SQ. FT.
ZONING	=	SU
WATER DISTRICT	=	SOQUEL
REFUSE AREA	=	WASTE MANAGEMENT

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SHEET INDEX

	PROJECT INFORMATION
	SITE MAP
	PROPOSED FLOOR PLANS
	WEST AND SOUTH ELEVATIONS
	EAST AND NORTH ELEVATIONS
	BUILDING HEIGHT REQUIREMENTS AND SECTION A
	ELECTRICAL LAYOUT
	CIVIL ENGINEERING - TITLE SHEET
	GRADING & DRAINAGE PLAN
	GRADING & DRAINAGE PLAN
	GRADING & DRAINAGE PLAN

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PROJECT DESCRIPTION

LEVEL 4 DISCRETIONARY APPLICATION - OVER HEIGHT BUILDING.

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PROJECT DATA

OWNERS:	JEFF BERNARD & JULIANNE CHISHOLM
PROJECT MAILING ADDRESS:	JEFF BERNARD & JULIANNE CHISHOLM 1 5750 ADAMS RIDGE LOS GATOS, CA 95033
A.P.N.:	098-321-03
DESIGNER:	GREEN GATE DESIGNS JOHN P. PAIN 2460 PAUL MINNIE AVENUE SANTA CRUZ, CA 95062 831.462.9391 john@greengatedesigns.com
CIVIL ENGINEER:	R.I ENGINEERING, INC. 303 PORTRERO ST., SUITE 42-202 SANTA CRUZ, CA 95060 831.425.3901 www.nengineering.com
STRUCTURAL ENGINEER:	LEONARD WILLIS, P.E. REDWOOD ENGINEERING 1 535 SEABRIGHT AVENUE, SUITE 200 SANTA CRUZ, CA 95062 (831) 426-8444 leonard@redwoodengineering.net
ARCHAEOLOGICAL CONSULTING:	PATRICIA PARAMOURE, A.S., B.A., M.A., R.P.A. PRINCIPAL AND CONSULTING ARCHAEOLOGIST 5439 SOQUEL DRIVE SOQUEL, CA 95073 (408) 891-9678 patparamourearcheconsult@gmail.com
GEOLOGIST:	JEFFREY M. NOLAN, PRINCIPAL GEOLIGIST NOLAN ASSOCIATES 1 510 VINE HILL ROAD SANTA CRUZ, CA 95060 (831) 423-7006 jeff@nolangology.com
GEOTECHNICAL ENGINEER:	ADRIAN GARNER CMAG ENGINEERING 62 HANGAR WAY, SUITE A WATSONVILLE, CA 95076 (831) 755-1411 adrian@cmagengineering.com
DRAFTING:	MARY POTEETE PACIFIC JET SERVICES 427 AVALON STREET SANTA CRUZ, CA 95060 (831) 325-3880 mhpoteete@gmail.com

SHEET INDEX (CONT.)

	GRADING & DRAINAGE PLAN
	GRADING & DRAINAGE PLAN
	DRIVEWAY PROFILE
	DETAILS
	STORMWATER POLLUTION CONTROL PLAN
	STRUCTURAL NOTES
	FOUNDATION & MAIN FLOOR FRAMING PLANS
	LOFT FRAMING & ROOF FRAMING PLANS
	STRUCTURAL DETAILS
	STRUCTURAL DETAILS
	STRUCTURAL DETAILS

SHEET

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GREEN GATE DESIGNS

2460 PAUL MINNIE AVENUE
SANTA CRUZ, CA 95062
ph and fax 831.462.9391

DATE: 09.25.20

DATE: 07.27.20

SCALE: SHOWN

JOHN PAIN OR EMPLOYEES ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS, OR FOR THE FUNCTIONALITY & INTEGRITY OF THE STRUCTURE BUILT FROM THEM. PACIFIC JET SERVICES WILL ENDEAVOR TO COMPLETE THESE DRAWINGS WITHIN THE RULES & GUIDELINES OF YOUR MUNICIPALITY, BUT DO NOT GUARANTEE THEY WILL ULTIMATELY BE PERMITTED.

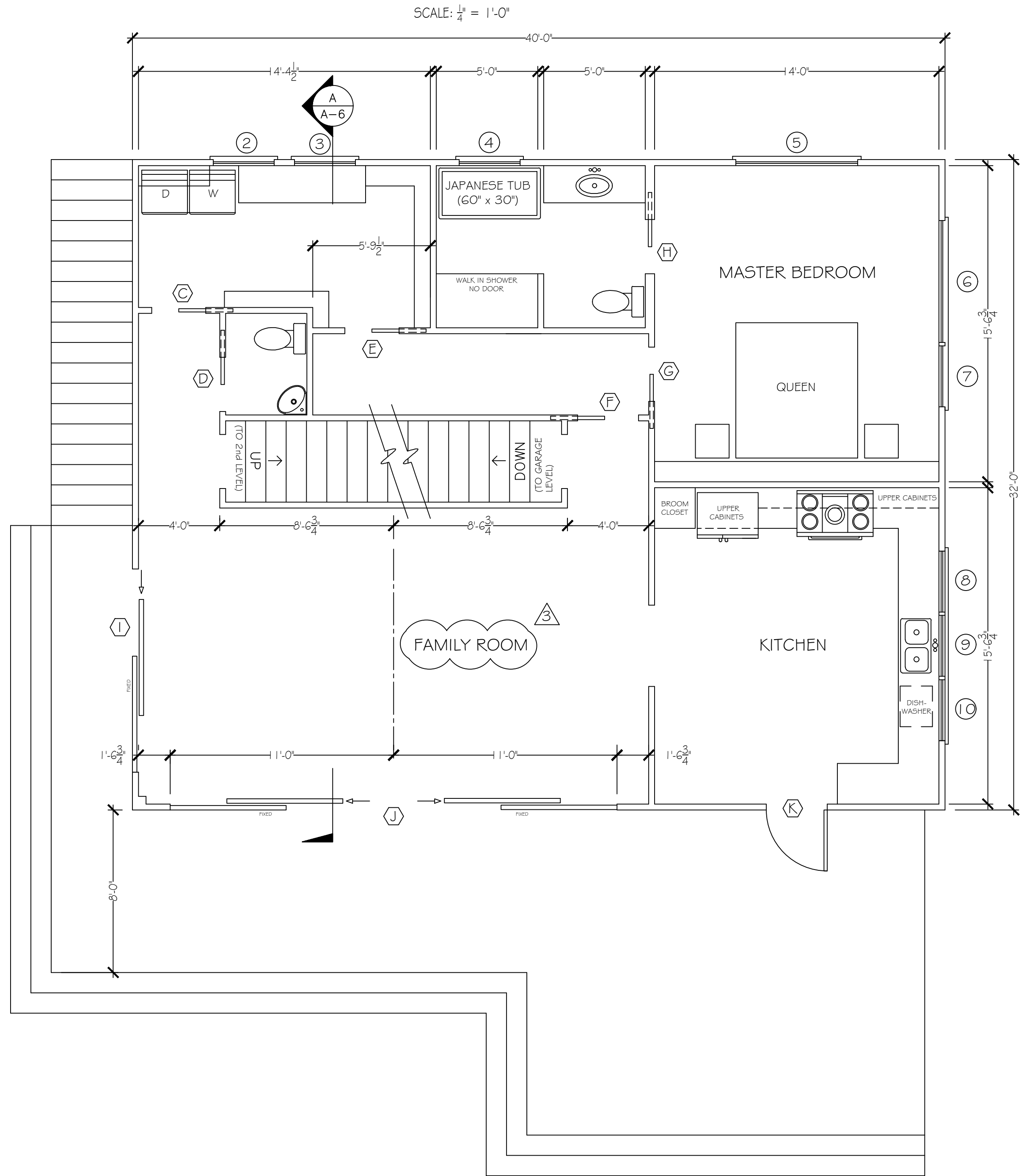
PROJECT INFORMATION

CHISHOLM / BENARD RESIDENCE

A.P.N. NO 098-321-03

ADAMS ROAD

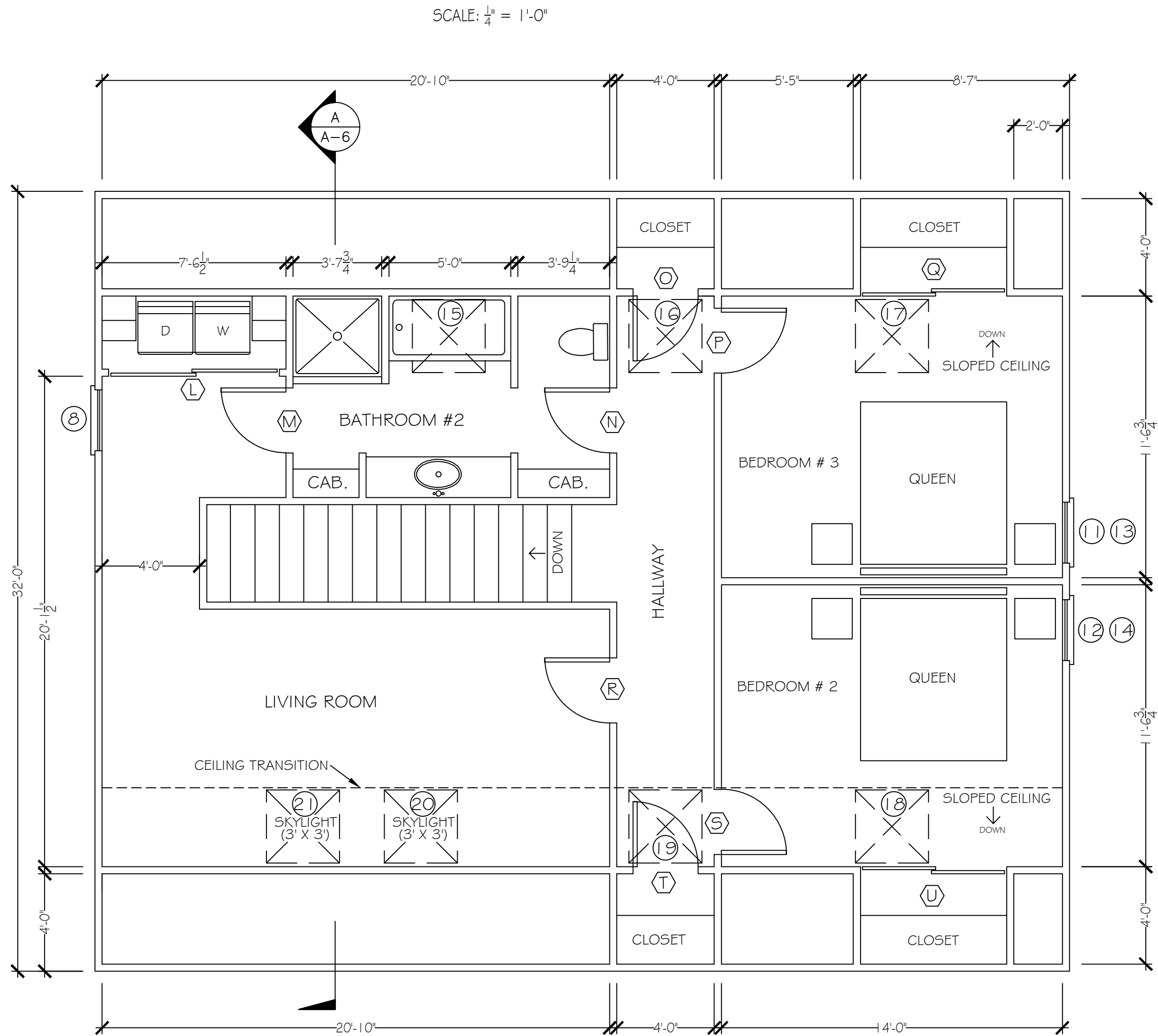
PROPOSED MAIN LEVEL FLOOR PLAN



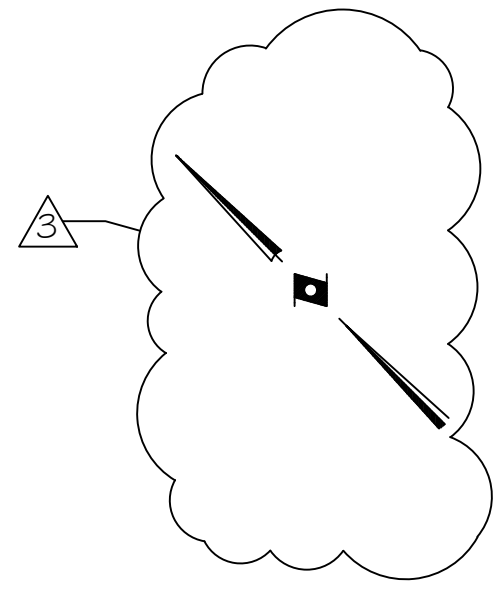
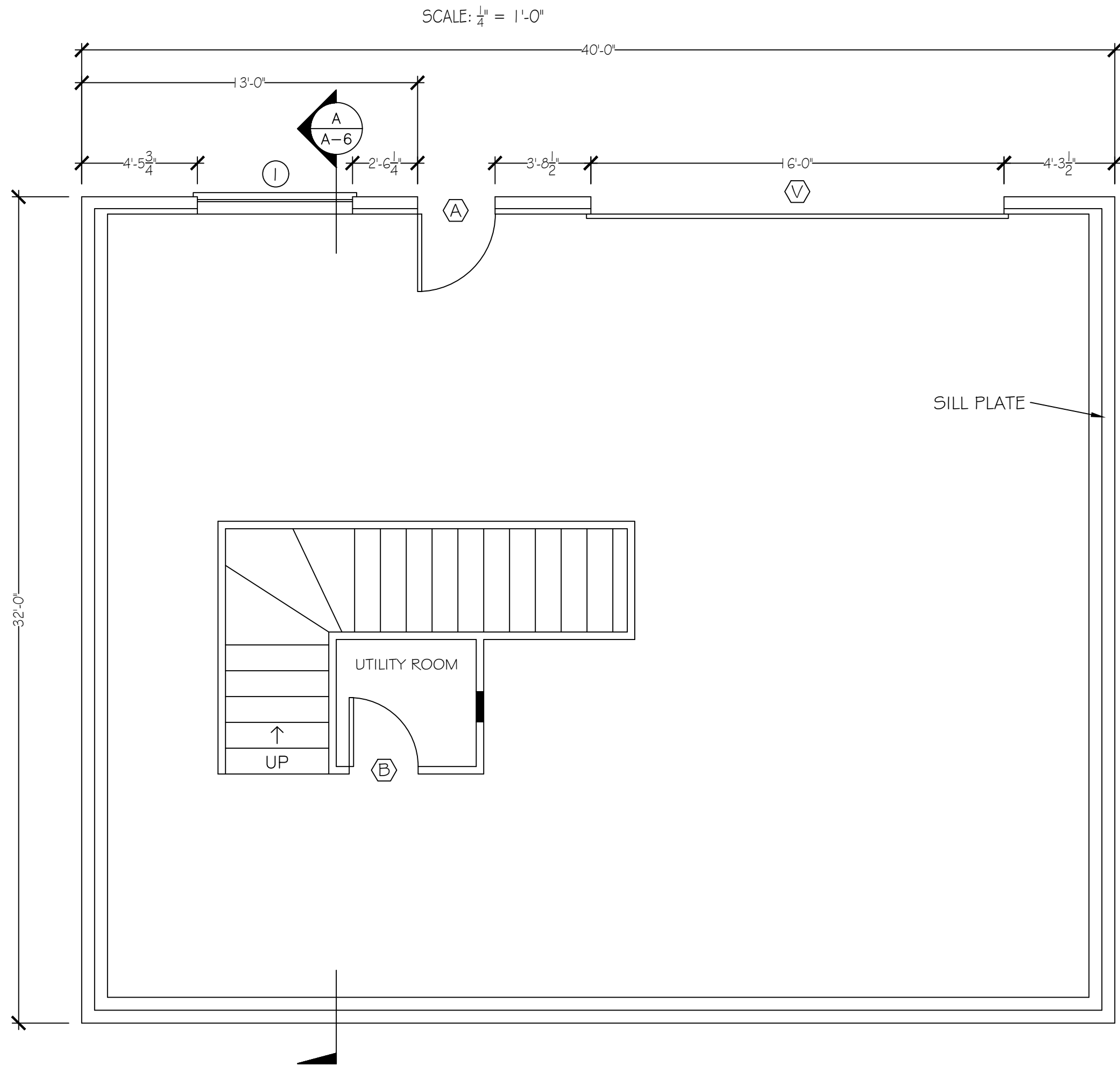
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SQUARE FOOTAGES	
GARAGE LEVEL:	1280 SQ.FT.
MAIN LEVEL:	1280 SQ.FT.
UPPER LEVEL:	1280 SQ.FT.
TOTAL:	3840 SQ.FT.

PROPOSED UPPER LEVEL FLOOR PLAN



PROPOSED GARAGE LEVEL FLOOR PLAN

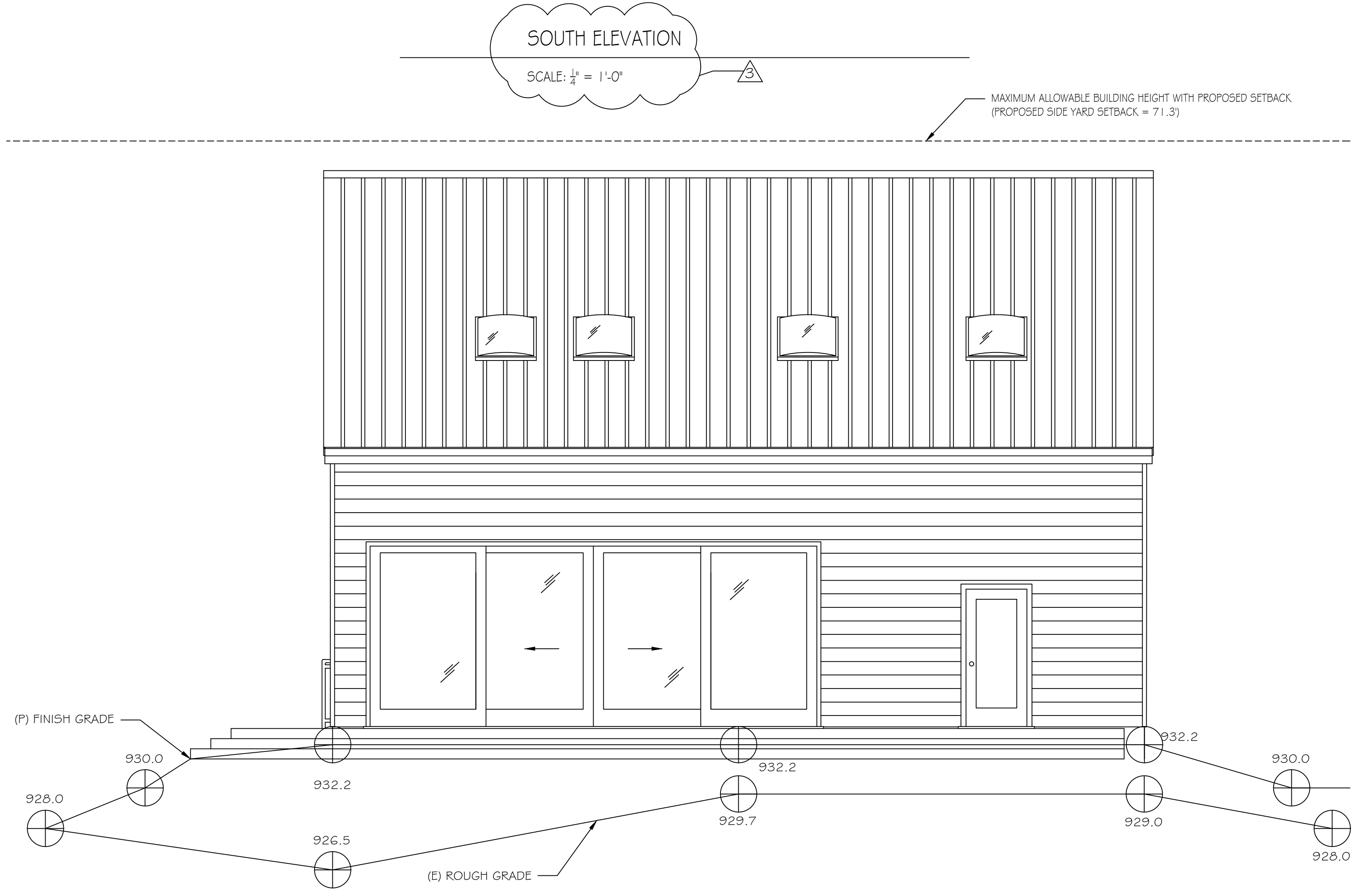
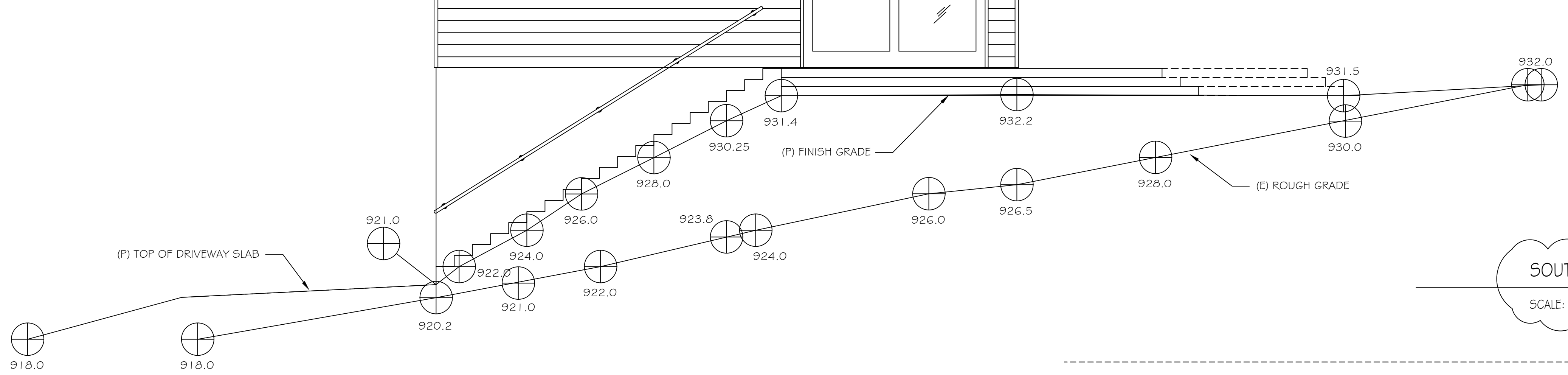
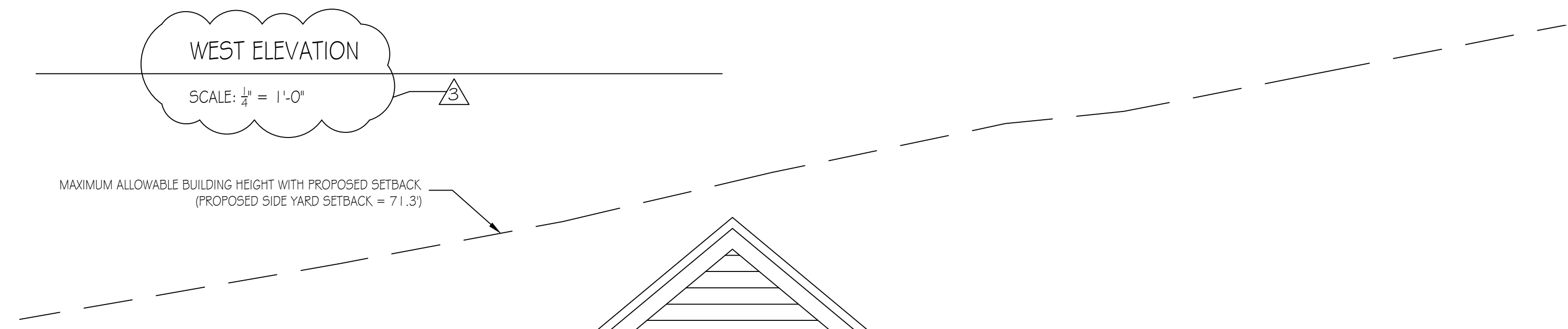


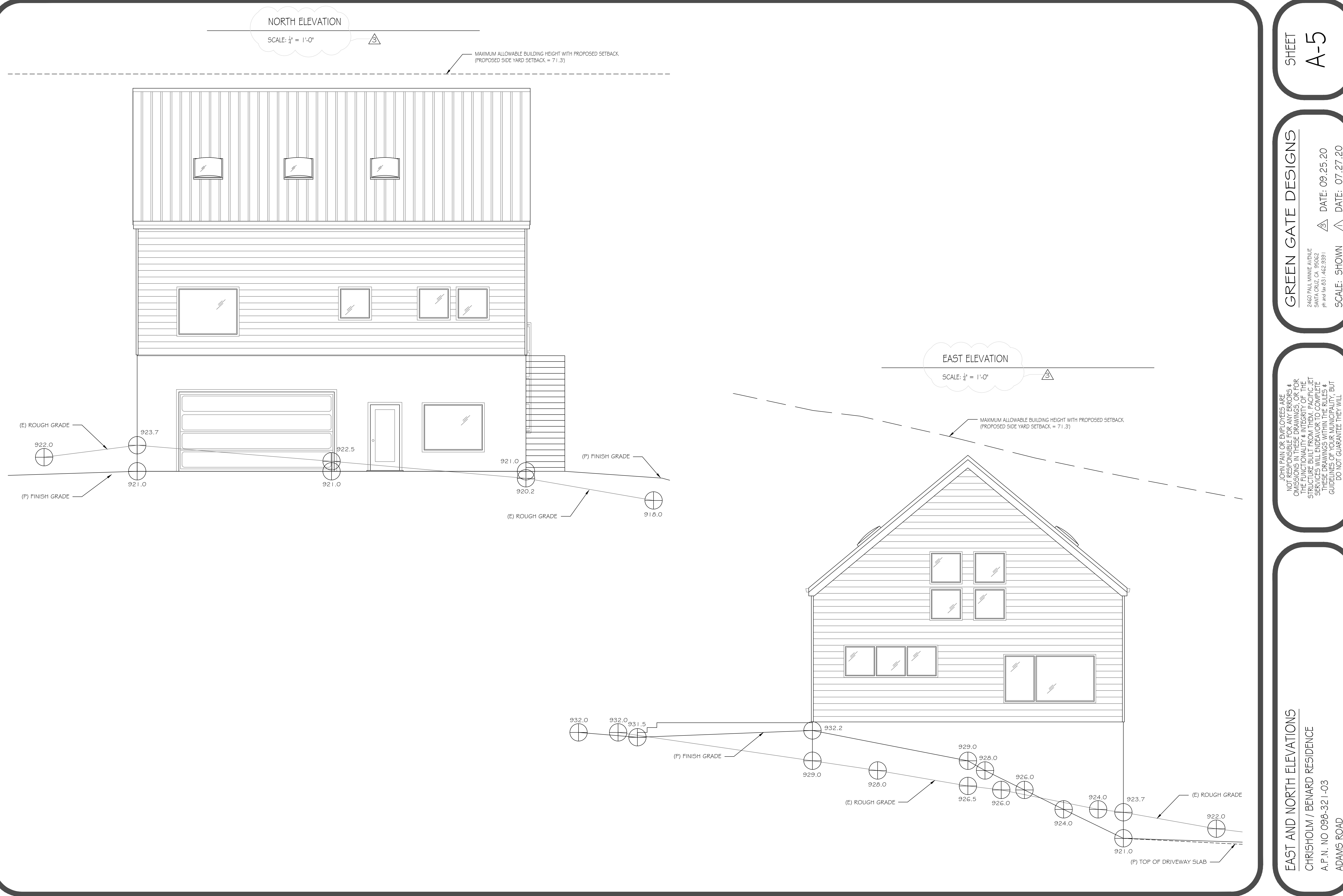
DOOR SCHEDULE

- (A) (P) 3'-0" x 6'-8" EXT. ENTRY
(B) (P) 2'-6" x 6'-8" SOLID CORE
(C) (P) 2'-6" x 6'-8" INT. POCKET
(D) (P) 2'-6" x 6'-8" INT. POCKET (PRIVACY)
(E) (P) 2'-6" x 6'-8" INT. POCKET
(F) (P) 3'-0" x 6'-8" INT. POCKET
(G) (P) 2'-6" x 6'-8" INT. POCKET (PRIVACY)
(H) (P) 2'-6" x 6'-8" INT. POCKET (PRIVACY)
(I) (P) 1'-0" x 9'-0" EXT. SLIDER
(J) (P) 2'-2" x 9'-0" EXT. SLIDER
(K) (P) 3'-0" x 6'-8" EXT. ENTRY
(L) (P) 7'-0" x 6'-8" INT. BI-PASS
(M) (P) 2'-6" x 6'-8" INT. (PRIVACY)
(N) (P) 2'-6" x 6'-8" INT. (PRIVACY)
(O) (P) 2'-6" x 6'-8" INT. CLOSET
(P) (P) 2'-6" x 6'-8" INT. (PRIVACY)
(Q) (P) 6'-0" x 6'-8" INT. BI-PASS
(R) (P) 2'-6" x 6'-8" INT.
(S) (P) 2'-6" x 6'-8" INT. (PRIVACY)
(T) (P) 3'-0" x 6'-8" INT. CLOSET
(U) (P) 6'-0" x 6'-8" INT. BI-PASS
(V) (P) 1'-6" x 9'-0" SECTIONAL OVERHEAD

WINDOW SCHEDULE

- (1) (P) 6'-0" x 4'-8" FIXED
(2) (P) 3'-0" x 3'-0" AWNING
(3) (P) 3'-0" x 3'-0" AWNING
(4) (P) 3'-0" x 3'-0" AWNING
(5) (P) 6'-0" x 4'-8" SLIDER
(6) (P) 9'-0" x 3'-10" SLIDER
(7) (P) 3'-0" x 4'-8" CSMT
(8) (P) 3'-0" x 3'-0" AWNING
(9) (P) 3'-0" x 3'-0" AWNING
(10) (P) 3'-0" x 3'-0" AWNING
(11) (P) 3'-0" x 3'-0" FIXED
(12) (P) 3'-0" x 3'-0" FIXED
(13) (P) 3'-0" x 3'-0" CSMT
(14) (P) 3'-0" x 3'-0" CSMT
(15) (P) 2'-10" x 1'-0" SKYLIGHT, OPERABLE
(16) (P) 2'-10" x 1'-0" SKYLIGHT, OPERABLE
(17) (P) 2'-10" x 1'-0" SKYLIGHT, OPERABLE
(18) (P) 2'-10" x 1'-0" SKYLIGHT, OPERABLE
(19) (P) 2'-10" x 1'-0" SKYLIGHT, OPERABLE
(20) (P) 2'-10" x 1'-0" SKYLIGHT, OPERABLE
(21) (P) 2'-10" x 1'-0" SKYLIGHT, OPERABLE





BUILDING HEIGHT EXHIBIT

BUILDING HEIGHT EXHIBIT 2.2
OVERHEIGHT ROOF REQUIREMENTS AND CALCULATIONS

Date: 09/25/20

RE: ORDINANCE 13.10.323(E)(5)(a)

For every foot over 28' in height you are required to have 5' additional feet added top the setback 5/1 ratio of building height over 28' to setback.

Minimum side yard setback - 20'

Calculations:

Basis - Proposed roof height (highest point, ridge) - 960.42

Basis - Existing grade (lowest point, exterior grade) - 920.2

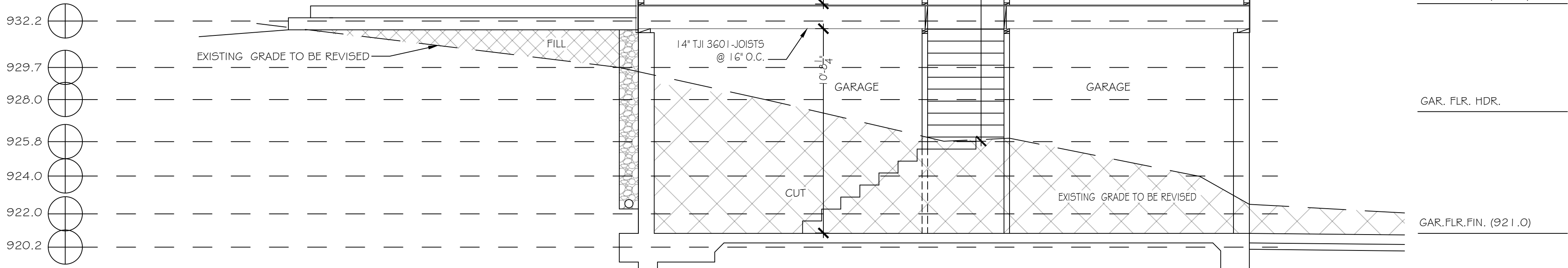
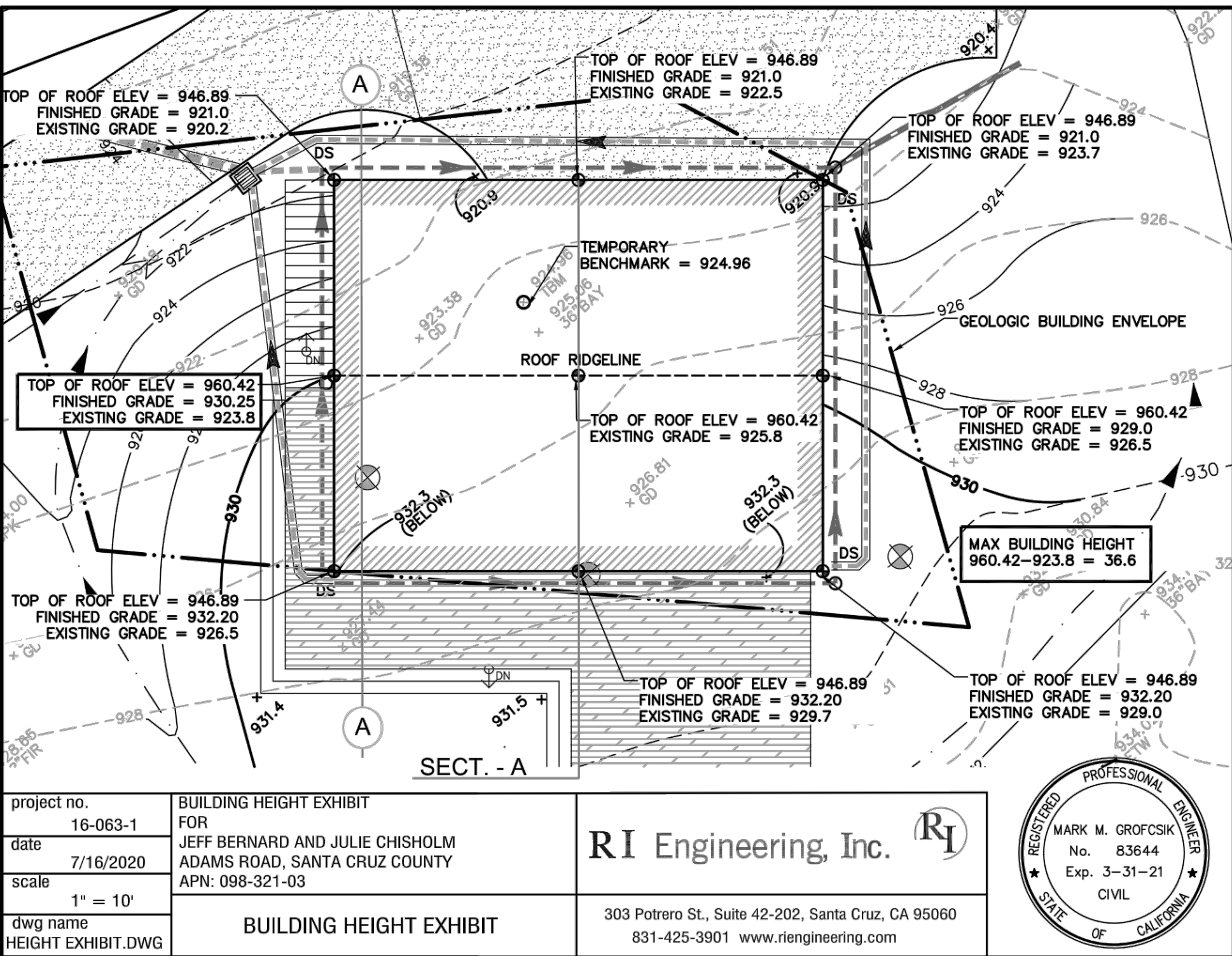
Differential - 960.42 less 920.2 = 8.044

$8.044' \times 5' = 40.22'$

$40.22' + 20' = 60.22'$

Adjusted minimum side yard set back for this site: 60.22'

Proposed side yard set back: 71.3'



SHEET
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GREEN GATE DESIGNS

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SANTA CRUZ, CA 95062
ph and fax 831.462.9391

DATE: 09.25.20
SCALE: SHOWN

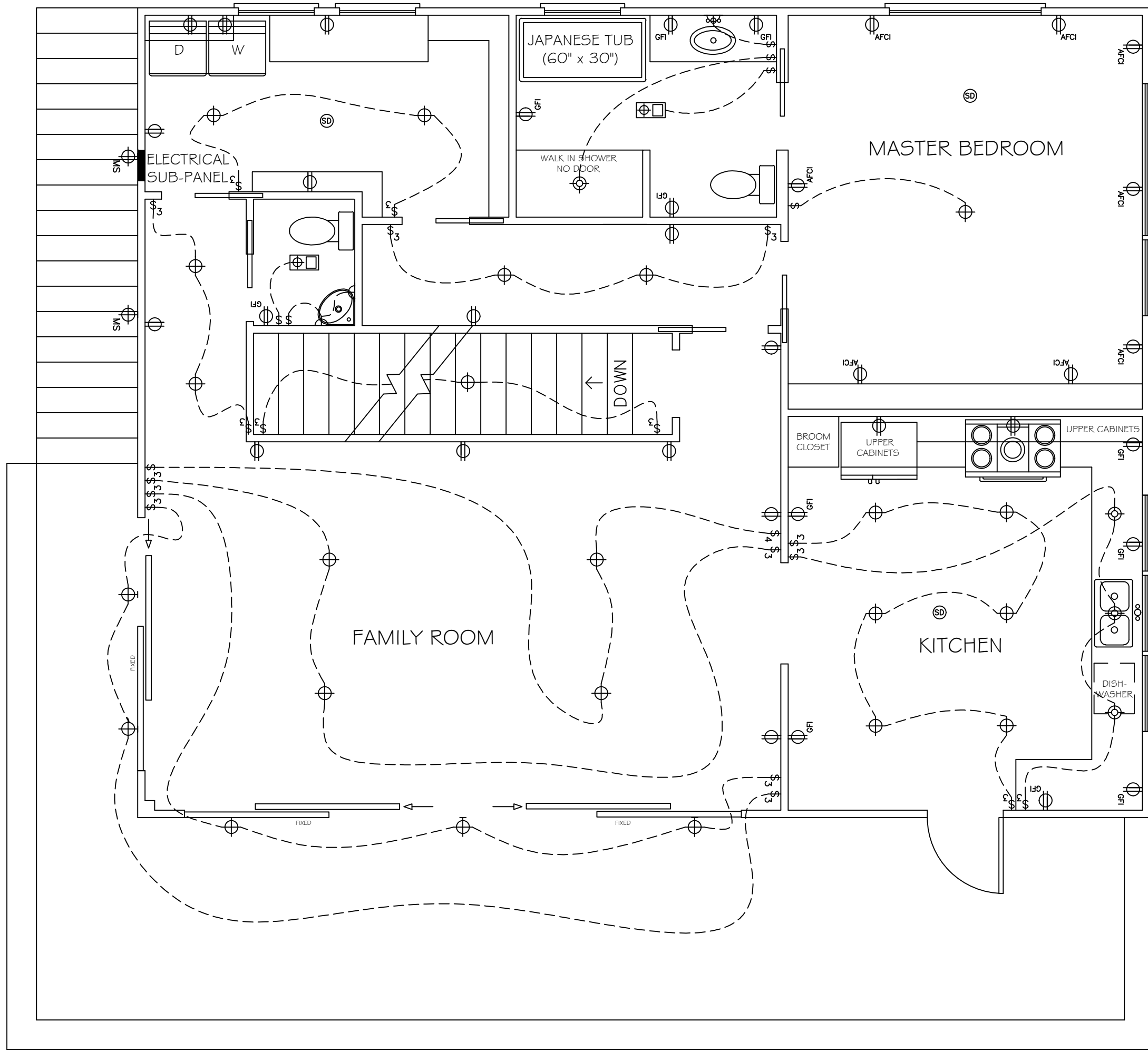
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BUILDING HEIGHT REQUIREMENTS AND SECTION A

CHRISHOLM / BENARD RESIDENCE
A.P.N. NO 098-321-03
ADAMS ROAD

PROPOSED MAIN LEVEL FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



ELECTRICAL LEGEND

- \$ = SINGLE POLE SWITCH
- \$3 = 3 - WAY SWITCH
- \$HS = HINGE SWITCH
- ⊕ = RECESSED LIGHT
- ⊕ = WALL LIGHT
- ⊕ = EXTERIOR WALL LIGHT
- ⊕MS = EXT. WALL LIGHT w/ MOTION SENSOR
- ⊕ = 6" LED DIMMED RECESSED LIGHT
- ⊕ = OVERHEAD CEILING MOUNT
- ⊕ = FOCUS LIGHT (FOR FIREPLACE)
- ⊕ = FAN w/ LIGHT
- ⊕ = 110V RECEPTACLE
- ⊕ = EXTERIOR 110V GFI RECEPTACLE
- ⊕ = 110V RECEPTACLE / GROUND FAULT INTERRUPT
- = SMOKE / CARBON MONOXIDE DETECTOR

2016 RESIDENTIAL LIGHTING STANDARDS

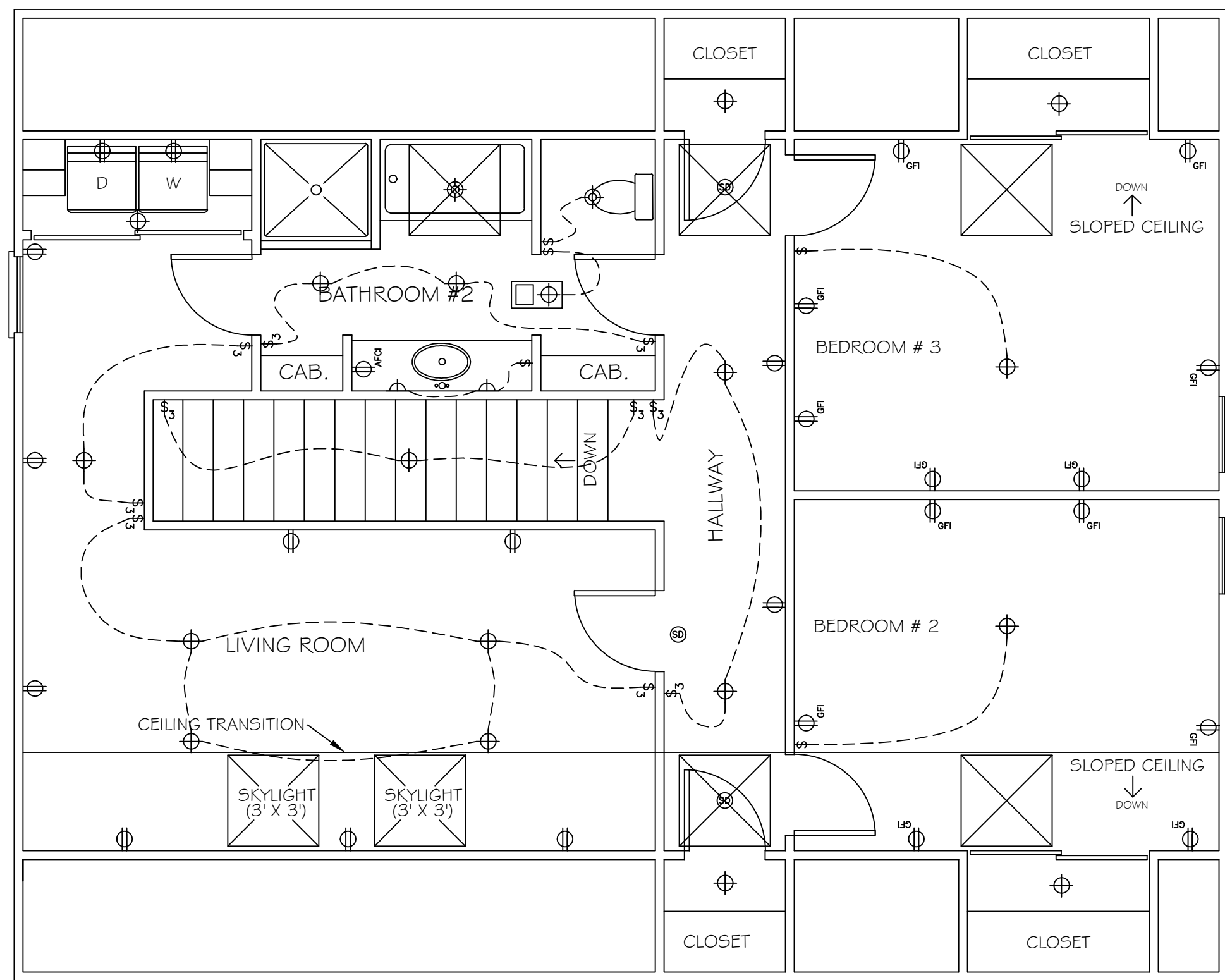
THE RESIDENTIAL LIGHTING STANDARDS APPLY ONLY TO PERMANENTLY INSTALLED LUMINAIRES, I.E., LUMINAIRES THAT ARE ATTACHED TO THE HOUSE, AS OPPOSED TO PORTABLE LUMINAIRES SUCH AS TORCHIERES OR TABLE LAMPS THAT ARE PROVIDED BY THE OCCUPANT. PERMANENTLY INSTALLED LUMINAIRES INCLUDE CEILING LUMINAIRES, CHANDELIERS, VANITY LAMPS, WALL SCONCES, UNDER CABINET LUMINAIRES, AND ANY OTHER TYPE OF LUMINAIRE THAT IS ATTACHED TO THE HOUSE. PERMANENTLY INSTALLED LUMINAIRES MAY INCLUDE HARD WIRED OR PLUG-IN LUMINAIRES.

EACH PERMANENTLY INSTALLED LUMINAIRE IS AFFECTED BY THE STANDARDS AND MUST BE CLASSIFIED AS EITHER HIGH EFFICACY OR LOW EFFICACY.

ALL BATHROOM LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VACANCY SENSOR.

PROPOSED UPPER LEVEL FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



PROPOSED GARAGE LEVEL FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$

