

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT  
701 Ocean Street, 4<sup>th</sup> 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: 191245**

**APN: 028-121-03**

Proposal to reconstruct a nonconforming single-family dwelling with a conforming second-story addition.

Requires an Administrative Site Development Permit.

Property located on the west side of 13th Avenue about 180 feet south of Prospect Street (251 13th Avenue).

**OWNER: Cynthia Luedtke**

**APPLICANT: Steve Arkley**

**SUPERVISORIAL DISTRICT: 1**

**PLANNER: Annette Olson, (831) 454-3134**

**EMAIL: Annette.Olson@santacruzcounty.us**

**Public comments must be received by 5:00 p.m. October 28, 2019.**

**A decision will be made on or shortly after October 29, 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.**

## SHEET INDEX

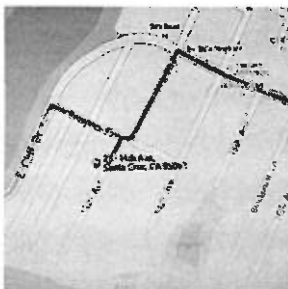
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## SHEET INDEX - 8.5" X 11" SHEETS

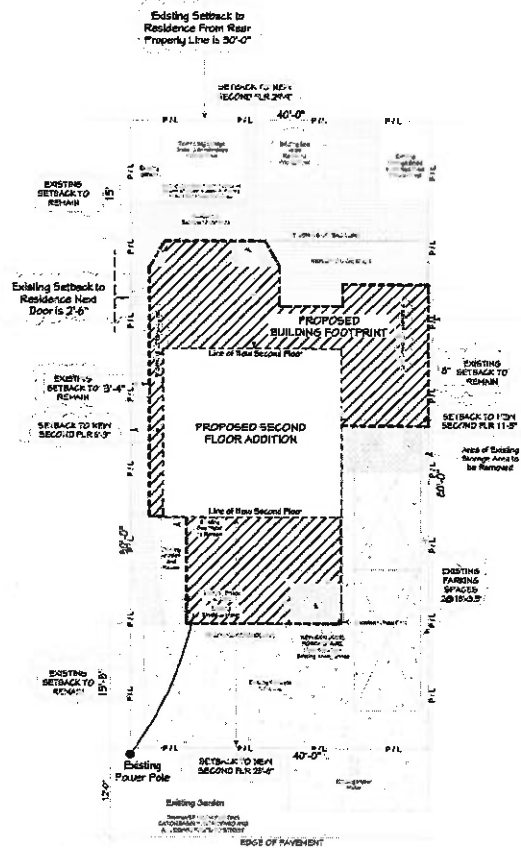
A) STRUCTURAL CALC.	ATTACHED
B) TRUSS CALC.	ATTACHED
C) TRUSS LAYOUT	ATTACHED
D) T24	ATTACHED
E) TRUSS REVIEW LETTER	ATTACHED
F) MODIFICATION WORKSHEET	ATTACHED
G) CORRECTION LETTER REVIEW	ATTACHED
H) RESPONSE TO STRUCTURAL COMMENTS	ATTACHED
I) TRUSS REVIEW	ATTACHED
J) ONE HOUR TESTING	ATTACHED
K) HARDIE FIRE RATED WALL ASSEMBLY	ATTACHED
L) SIGNED SPECIAL INSPECTIONS FORMS	ATTACHED
M) MULTI ROLL RIDGE VENT	ATTACHED
N) REDGAURD MEMBRANE	ATTACHED
O) LUXE DECK DRAIN INSTALLATION	ATTACHED
P) LUXE DECK DRAIN SPEC SHEET	ATTACHED
Q) FIRE RATED SURFACE SPRAY TECH DATA	ATTACHED
R) REFRIGERATOR SPECS (2ND FLOOR)	ATTACHED
S) OVEN/RANGE SPECS (2ND FLOOR)	ATTACHED
T) MICROWAVE SPECS (2ND FLOOR)	ATTACHED
U) FULL DOWN ATTIC LADDER SPECIFICATIONS	ATTACHED

## CONSULTANTS

<b>BUILDING DESIGNER &amp; AUTHORIZED AGENT</b> STEVEN ARLEY 270 CARBONIA CIRCLE APTOS, CA 95003 831-234-4825	<b>TRUSS ENG. MP6</b> PACIFIC CONTINENTAL TRUSS 8 HANGER WAY SUITE A WATSONVILLE, CA 95076 831-726-8113
<b>DESIGN CONSULTANT</b> JOHN TURMAN BUILDING RESIDENTIAL, INC. 14 LEAMWOOD STREET APTOS, CA 95003 541-521-3365	<b>HYDRONIC HEATING SYSTEM</b> MATT TAYLOR PACIFIC ENERGY SALES 2866-B SOQUEL AVE. SANTA CRUZ, CA 95062 831-475-3099
<b>STRUCTURAL ENGINEER</b> Adam Rendon, P.E. AR2 STRUCTURAL ENG. 6660 KIM ANN LANE PRINEDALE, CA 95071 adam@ar2structural.com 831-261-1416	<b>TITLE 24</b> CALGREEN ENERGY COMPLIANCE A PLUS GREEN ENERGY 41 C HANGER WAY WATSONVILLE, CA 95076 831-726-7717



VICINITY MAP  
No Scale



13TH AVENUE

SITE PLAN  
Scale: 1/8"=1'-0"

SEE ALL DRAINAGE, GUTTERS,  
DOWNSPOUTS, ETC ON A.7



## FLOOR AREA RATIO

F.A.R. AREAS

(See A-2 for CAD generated Areas in Each Room)

<b>FIRST FLOOR</b>	
Family	222
Kitchen/Dining	264
Laundry	24
Master Bath	19
Master Bed	173
Master Cl	68+33
Guest Bath	41
Guest Bed	101
Entry	10
Living Room	111
Storage	45
Pantry	18
<b>SECOND FLOOR</b>	
Bath	61
Hall	22
Closet	34
Living Room	125
Food Prep	51
Laundry	23
<b>HABITABLE SPACE 1ST FLR.</b>	1215 SF
<b>HABITABLE SPACE 2ND FLR.</b>	562 SF
<b>TOTAL HABITABLE SPACE</b>	1567 SF
<b>LOT SIZE</b>	3200 SF

FLOOR AREA RATIO (MAX ALLOWED 50%)  
1567/3200=48.96%

## LOT COVERAGE

LOT COVERAGE AREAS

Family	222
Kitchen/Dining	264
Laundry	24
Master Bath	19
Master Bed	173
Master Cl	68+33
Guest Bath	41
Guest Bed	101
Entry	10
Living Room	111
Storage	45
Pantry	18
Front Porch	42
Covered Portion of Rear Deck	24

TOTAL LOT COVERAGE 1281 SF  
LOT SIZE 3200 SF

LOT COVERAGE (MAX 40% ALLOWED)  
1281/3200=40%

Note: Lot Coverage and F.A.R. areas determined by CAD program using "Standard Area" setting defined as: "Rooms, Standard Area is measured from the center of interior walls to the outside surface of exterior walls."

## PROJECT INFORMATION

**PROJECT DESCRIPTION**  
ONE STORY EXISTING, TWO STORIES PROPOSED.  
Proposed Remodel/Addition to the existing one story single family dwelling and addition of a second story Master Bedroom Suite/Bath with limited food prep area. Convert one existing bedroom into Master Bath and Walkin' Closet. 2 bedrooms/2 Bathrooms Existing, 2 Bedrooms/2 Bathrooms Proposed.

**OCCUPANCY R-3U**  
TYPE SB CONSTRUCTION

FIRE SPRINKLERS DO NOT EXIST AND ARE NOT PROPOSED

**PROPERTY OWNER**  
Cynthia Luedtke

## ZONING INFORMATION

A.P.N. 038-121-93  
ZONING R-1.5 COASTAL ZONE (EXCEPTION)  
SINGLE FAMILY RESIDENTIAL

**OCCUPANCY R-3U**  
TYPE SB CONSTRUCTION

**LOT SIZE** 3200 SF

<b>FRONT YARD SETBACK</b>	15'	<b>EXISTING</b>	15'-0"
<b>SIDE YARD SETBACK</b>	5 & 5'		9'-4" & 6'
<b>REAR YARD SETBACK</b>	15'		15'
<b>MAX. BUILDING HEIGHT</b>	28'		22'-11" (PROPOSED)
<b>MIN. FRONTAGE</b>	35'		40'
<b>MIN. PARCEL WIDTH</b>	99'		40'
<b>MAX. PARCEL COVERAGE</b>	40%		34.26% (PROPOSED)
<b>MAX. FLOOR AREA RATIO</b>	50%		48.46% (PROPOSED)
<b>MAX. NUMBER OF STORIES</b>	2		2 (PROPOSED)

## APPLICABLE CODES

2013 California Build Code, 2013 California Fire Code, 2013 California Plumbing Code, 2013 California Mechanical Code, 2013 California Electric Code, 2013 California Energy Standards, 2013 California Green Building Code

The CalGreen Mandatory Requirements are located on sheet GB.1  
HERS TESTING IS REQUIRED

Sheet	A.1	of	24
Date	10-16-11	Revision	
Drawn By	SA	Check By	SA
Scale	1/8"=1'-0"	As Noted	
Date	10-11-11	By	SA
Approved By	SA	APN	038-121-93
APN	038-121-93	APN	038-121-93

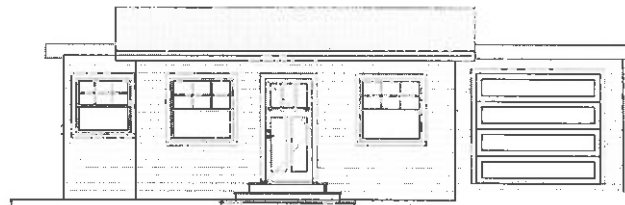
## THE LUEDTKE RESIDENCE TITLE SHEET & SITE PLAN

251 13TH AVE  
SANTA CRUZ, CA

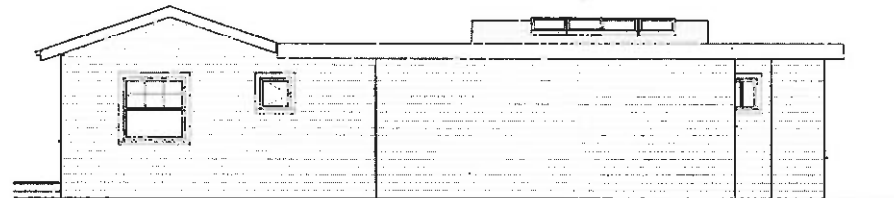
**OWNER/PROJECT ADDRESS**  
Cynthia M. Luedtke  
251 13TH AVE  
SANTA CRUZ, CA 95062  
650-704-1440 cmluedtke@gmail.com

**AUTHORIZED AGENT FOR OWNER**  
Steven Arley  
270 CARBONIA CIRCLE  
APTOS, CA 95003  
831-234-4825

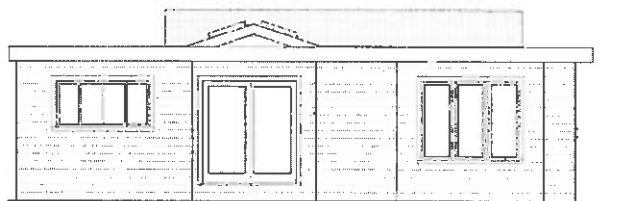
A.1



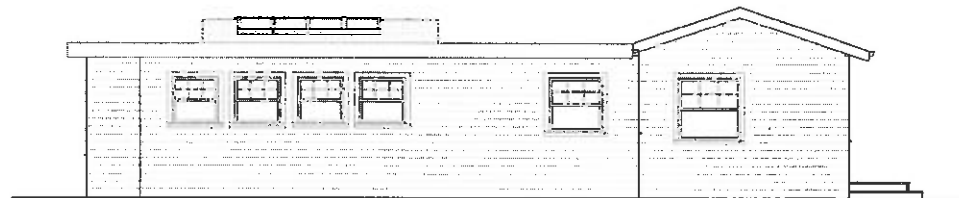
EAST ELEVATION  
Scale 1/4"=1'-0"



NORTH ELEVATION  
Scale 1/4"=1'-0"



WEST ELEVATION  
Scale 1/4"=1'-0"



SOUTH ELEVATION  
Scale 1/4"=1'-0"

AUTHORIZED AGENT  
FOR OWNER  
Steven Ardey  
270 Camino Verde  
Alhambra, CA 91803  
626-264-8020

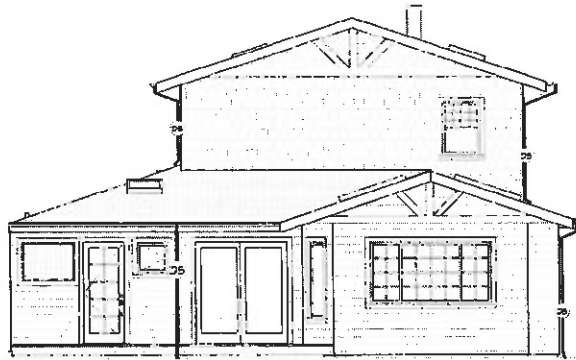
OWNER/PROJECT ADDRESS  
Cynthia M. Luedtke  
251 13TH AVE  
SANTA CRUZ, CA 95062  
650-704-1440 cml0505@gmail.com

251 13TH AVE.  
SANTA CRUZ, CA

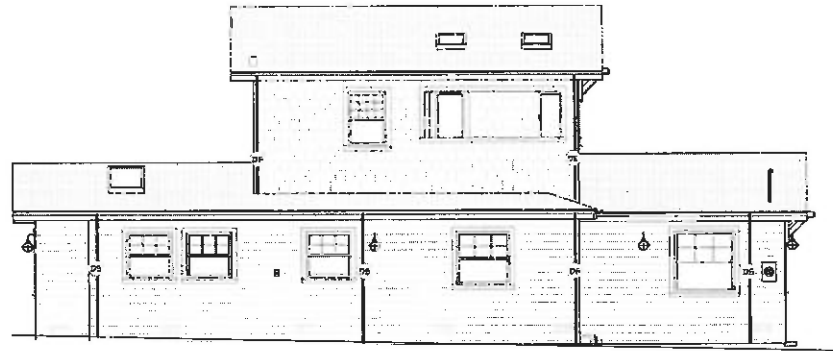
THE LUEDTKE RESIDENCE  
EXISTING ELEVATIONS

DRAWN BY	SCALE	DATE	APPROVED BY	DATE	REVISION	DATE	SECTION	SHEET
S. ARKLEY	AS NOTED	02/21/11		02/21/11	1	11/20/10		A.6
					2	02/21/11		of
					3	02/21/11		24

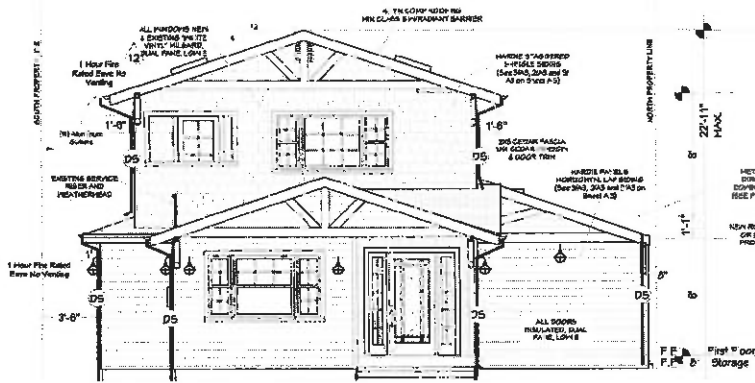
ALL ELEVATIONS UPDATED  
TO MATCH PLAN CHANGES



WEST ELEVATION  
Scale 1/4"=1'-0"



SOUTH ELEVATION  
Scale 1/4"=1'-0"



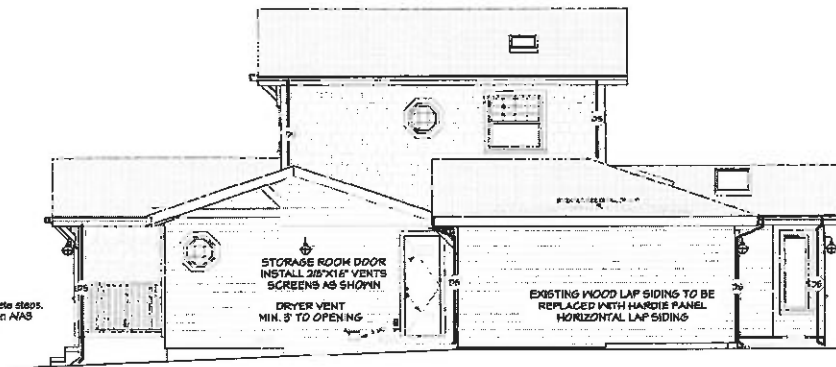
EAST ELEVATION  
Scale 1/4"=1'-0"

ALL OVERHANGS ARE 18" U.O.N.  
(Except at North and South walls as indicated on  
Roof Plan and elevations)

ALL MATERIALS TYPICAL FOR ALL ELEVATIONS

DS DOWN SPOUTS

Forch is slab with concrete steps.  
See sheet A.3, Section A/A3



NORTH ELEVATION  
Scale 1/4"=1'-0"

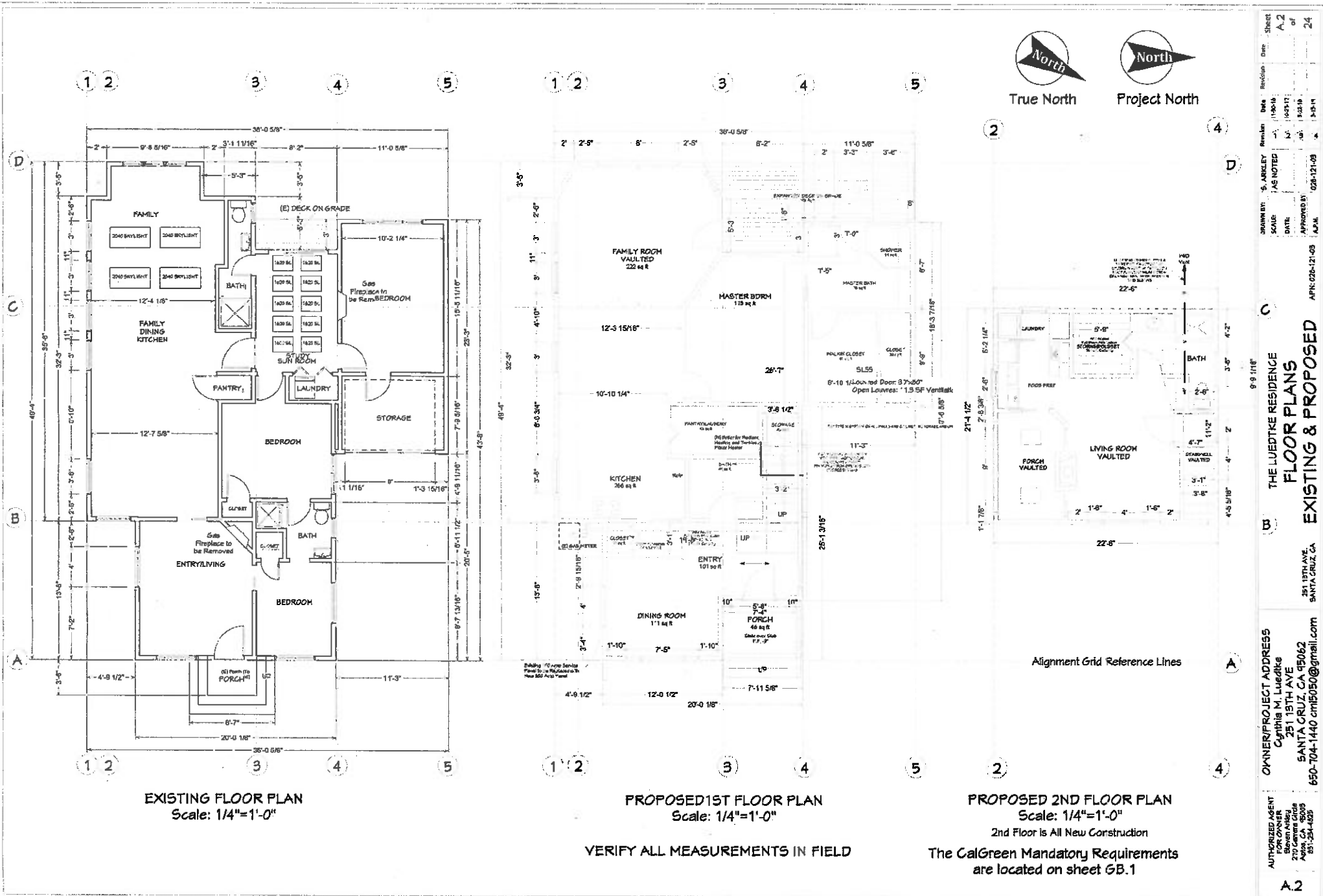
THE LUEDTKE RESIDENCE  
PROPOSED ELEVATIONS

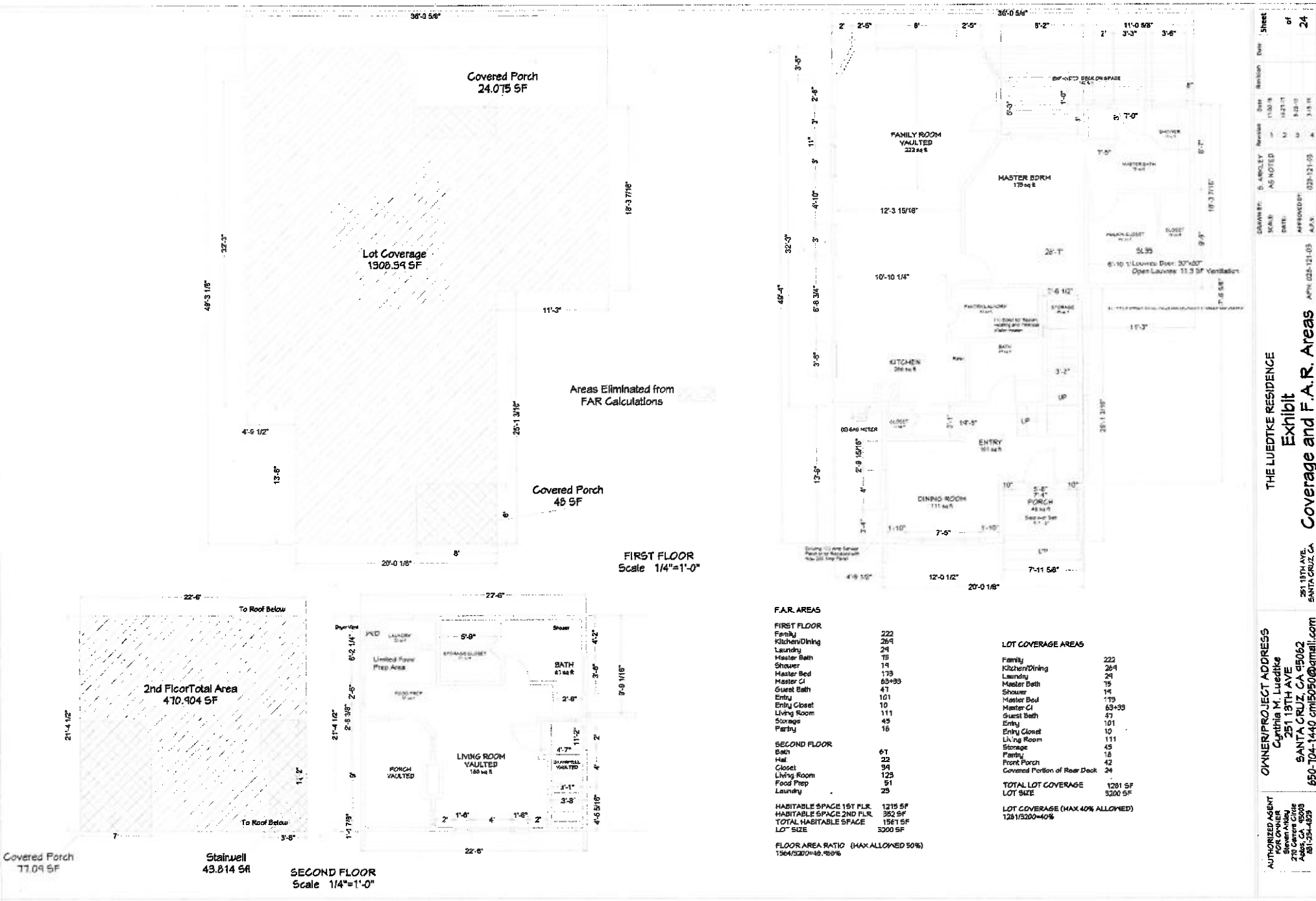
OWNER/PROJECT ADDRESS  
Cynthia M. Luedtke  
251 13TH AVE  
SANTA CRUZ, CA 95062  
650-704-1440 cmi5050@gmail.com

AUTHORIZED AGENT  
FOR OWNER  
Cynthia M. Luedtke  
270 Camino Del  
Arroyo, CA 95008  
851-254-4025

A.5

DESIGN BY	SCALE	DATE	APPROVED BY	A.P.N.	REVISION	DATE	SHEET
S. ARKLEY	AS NOTED	11/20/19	11/20/19	025-121-05	1	11/20/19	A.5
					2	11/20/19	24
					3	11/20/19	
					4	11/20/19	
					5	11/20/19	
					6	11/20/19	
					7	11/20/19	
					8	11/20/19	
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					21	11/20/19	
					22	11/20/19	
					23	11/20/19	
					24	11/20/19	





THE LUEDTKE RESIDENCE  
Exhibit  
Coverage and F.A.R. Areas

OWNER/PROJECT ADDRESS  
Cynthia M. Luedtke  
251 15TH AVE  
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650-704-1440 cml5050@gmail.com

AUTHORIZED AGENT  
Cynthia M. Luedtke  
270 Green Circle  
Aptos, CA 95020  
831-254-4625

Drawn By:	Scale:	Date:	Revision:	Sheet:
D. ARDLEY	AS NOTED	11/21/18	1	24
DATE:	DATE:	DATE:	DATE:	DATE:
11/21/18	11/21/18	11/21/18	11/21/18	11/21/18
APPROVED BY:	DATE:	DATE:	DATE:	DATE:
AJL	11/21/18	11/21/18	11/21/18	11/21/18