

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.

**APPLICATION NUMBER: 221008**

**APN: 028-263-16**

**SITUS ADDRESS: 460 Baker St., Santa Cruz 95062**

Proposal to remodel an existing one story, 2 bedroom, 2 bath, 1309 square foot single family dwelling with a 214 square foot attached garage, including 120 square foot first story addition, approximately 984 square foot second story addition, and replacement of existing decking. Project to result in a 2,413 square foot, 4 bedroom, 4 bath single family dwelling with an attached 214 square foot garage. Requires a Coastal Development Permit and a determination that the proposal is exempt from further review under the California Environmental Quality Act (CEQA). Property is located on Baker Street, approximately 50 feet southwest from Placer Street 460 Baker Street).

**OWNER: Susana Traber**

**APPLICANT: Dennis Anderson**

**SUPERVISORIAL DISTRICT: 1**

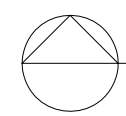
**PLANNER: Sheila McDaniel, (831) 454-2255**

**EMAIL: Sheila.McDaniel@santacruzcounty.us**

**Public comments must be received by 5:00 p.m. March 11, 2022.  
A decision will be made on or shortly after March 14, 2022.  
Appeals of the decision will be accepted until 5:00 p.m. two weeks  
after the decision date.**

If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice. Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

**For more information, contact the project planner identified above.**



## VICINITY MAP

Not to Scale

## GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH CALIFORNIA BUILDING & FIRE CODES AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS AND REGULATIONS APPLICABLE AS FOLLOWS:

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS  
2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA FIRE CODE

NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.

- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WITH COST ESTIMATE.

ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGIN. ERRORS, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.

- ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.
- ALL DIMENSIONS ARE FROM FACE OF STUD OR CENTERLINE OF COLUMN OR CENTERLINE OF DOOR OR OTHER SCHEDULED OPENING.
- COORDINATION:

THE CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON THE LANDSCAPE, STRUCTURAL, AND ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS, ELEVATIONS, DEPRESSIONS IN SLAB, OPENINGS IN WALLS AND ROOF, ROOF SLOPE, CRICKETS, AND ROOF DRAINS.

IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.

THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF LIGHTS, HVAC OUTLET AND INLET REGISTERS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.

- ON ALL CONTINUOUS SURFACES WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL, FINISH OR MATERIAL THICKNESS, ALIGN FACE OF FINISH U.N.O.
- THE CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION WHETHER SHOWN ON THE DRAWINGS OR NOT.
- VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, U.N.O.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.
- FIELD VERIFICATION IS REQUIRED FOR THE KITCHEN HOOD.

## PROJECT SITE

## PROJECT DATA

APN: 028-263-16  
ZONING: R-1-SPP  
CONSTRUCTION TYPE: VB  
OCCUPANCY CLASSIFICATION: R-3  
SPRINKLERED: NO

LOT AREA: 7,995 sq.ft.  
NET LOT AREA: 6,850 sq.ft.

**EXISTING BUILDING AREAS**  
CONDITIONED SPACE: 1,309 sq.ft.  
ATTACHED GARAGE: 214 sq.ft.  
DECK: 471 sq.ft.

EXISTING LOT COVERAGE: 1,994 sq.ft. (29%)  
EXISTING F.A.R.: 1,309 sq.ft. (19%)

**PROPOSED BUILDING AREAS**  
FIRST FLOOR CONDITIONED SPACE (+120 sq.ft.): 1,429 sq.ft.  
ATTACHED GARAGE (+5 sq.ft.): 219 sq.ft.  
NEW SECOND FLOOR: 984 sq.ft.  
DECK (-136 sq.ft.): 335 sq.ft.

PROPOSED LOT COVERAGE: 1,983 sq.ft. (29%)  
PROPOSED F.A.R.: 2,413 sq.ft. (35%)

## PROJECT DESCRIPTION

ADD 984 sq.ft. SECOND FLOOR TO AN EXISTING 2-BEDROOM, 2-BATHROOM SINGLE FAMILY DWELLING TO RESULT IN A 4-BEDROOM, 4-BATHROOM SINGLE FAMILY DWELLING. ADD 120 sq.ft. OF LOWER LEVEL CONDITIONED SPACE TO EXPAND KITCHEN

## SHEET INDEX

- A1 SITE PLAN, VICINITY MAP, PROJECT INFORMATION
- A2 EXISTING FLOOR PLANS & EXTERIOR ELEVATIONS
- A3 PROPOSED FLOOR PLANS
- A4 PROPOSED EXTERIOR ELEVATIONS
- A5 BUILDING SECTIONS

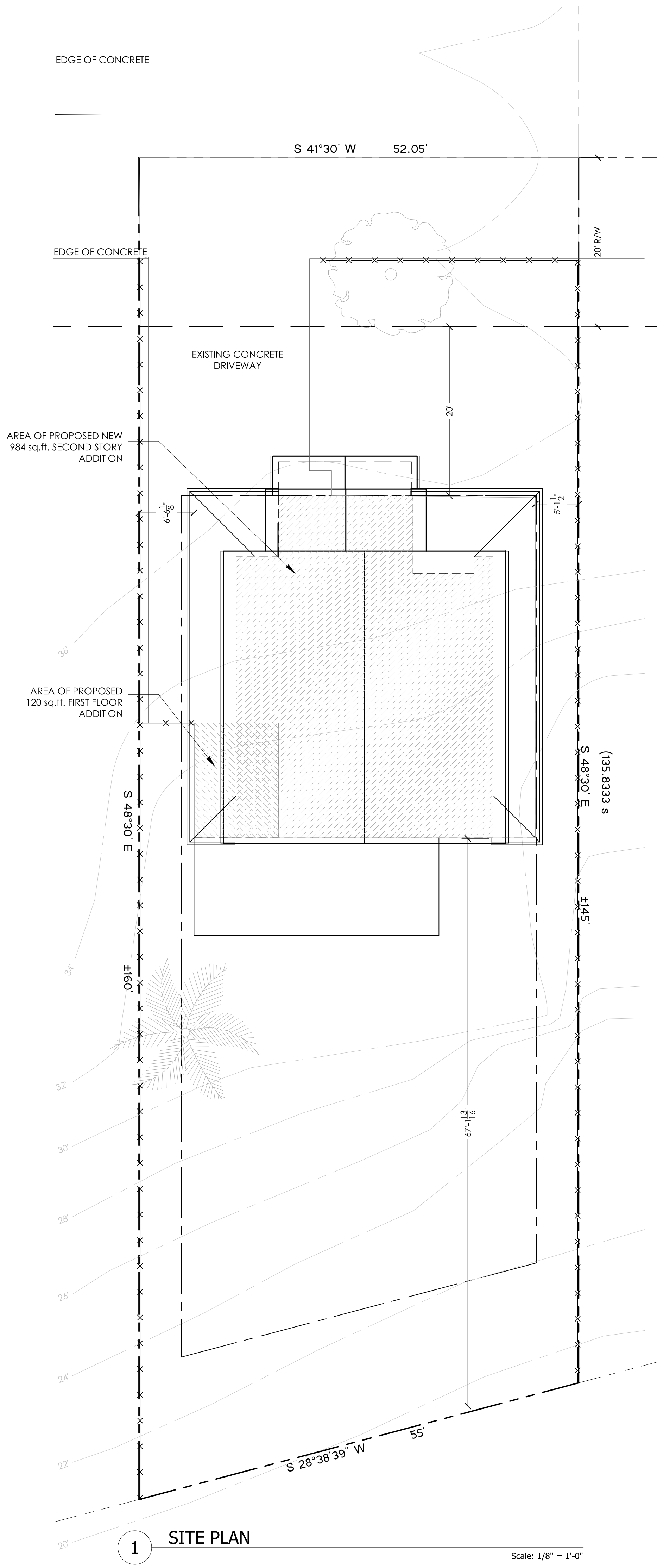
## CONTACTS

**OWNER**  
SUSANA TRABER  
440 BAKER STREET  
SANTA CRUZ, CA 95062  
(831) 325-4681  
sjtraber@gmail.com

**ARCHITECT**  
ANDERSON MCKELVEY ARCHITECTS  
536 SOQUEL AVENUE  
SANTA CRUZ, CA 95062  
(831) 457-8348  
dennis@andmck.com

**STRUCTURAL DESIGN**  
ANDREW RADOVAN C PE  
2815 MISSION STREET  
SANTA CRUZ, CA 95060  
(831) 459-7296  
andrew@radovan.us

**ENERGY CONSULTANT**  
A+ GREEN ENERGY SERVICES  
41 C HANGAR WAY  
WATSONVILLE, CA 95076  
(831) 728-5503  
www.apges.com



## 1 SITE PLAN

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



ANDERSON  
MCKELVEY

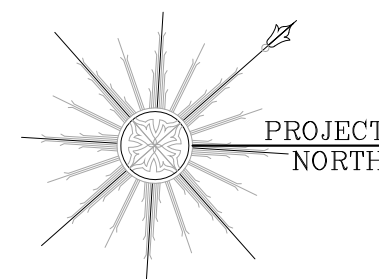
536 SOQUEL AVENUE  
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TEL 831. 457 . 8348  
FAX 831. 423 . 2724



## TRABER RESIDENCE

RESIDENTIAL REMODEL

440 BAKER STREET  
SANTA CRUZ, CA 95062  
APN: 028-263-16

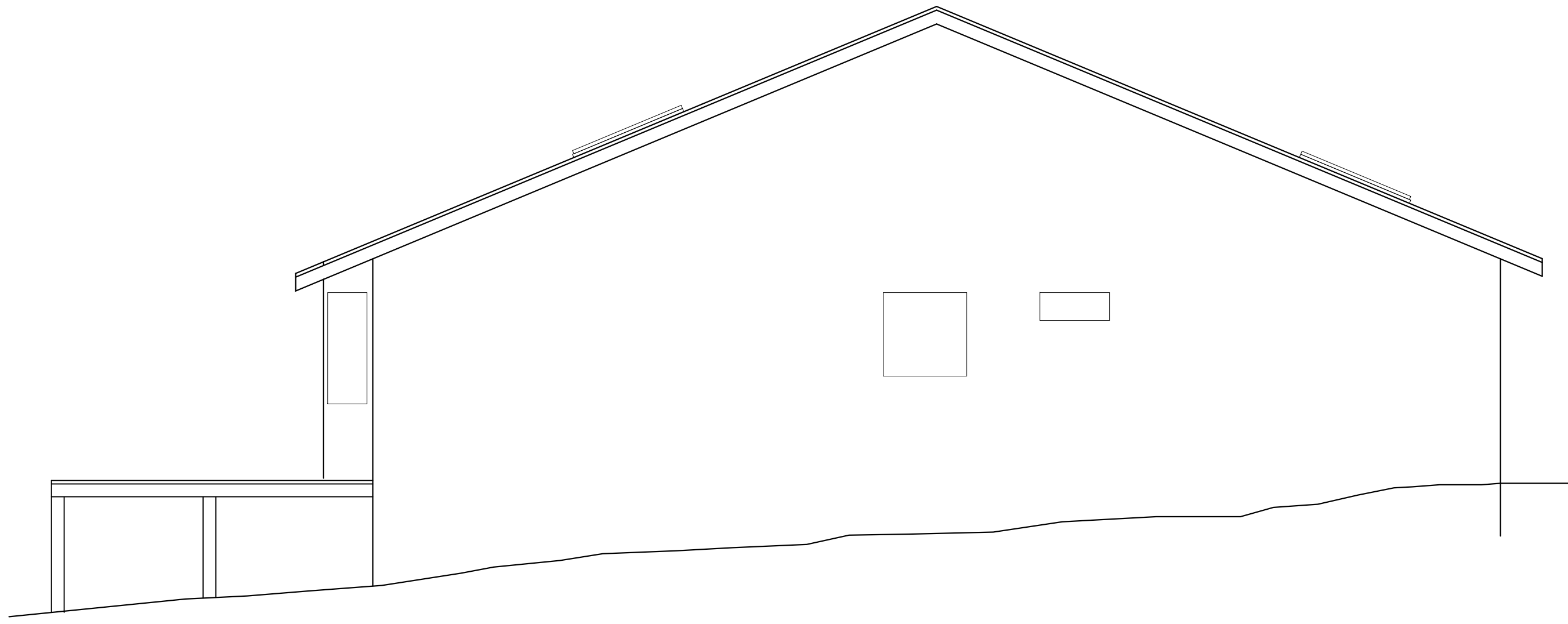


## SITE PLAN PROJECT INFO GENERAL NOTES

DRAWN RCR  
SCALE  
DATE 8 November 2021

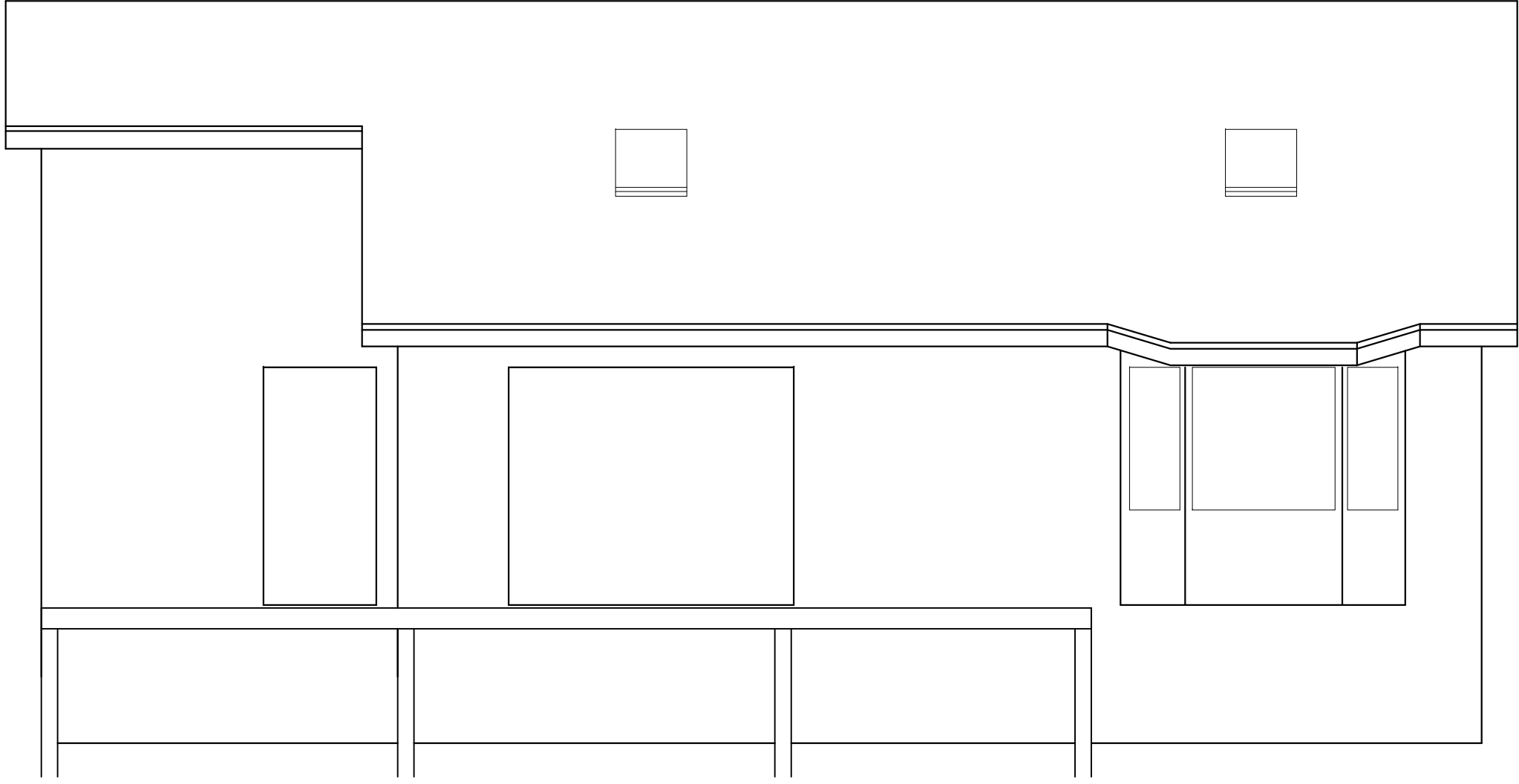
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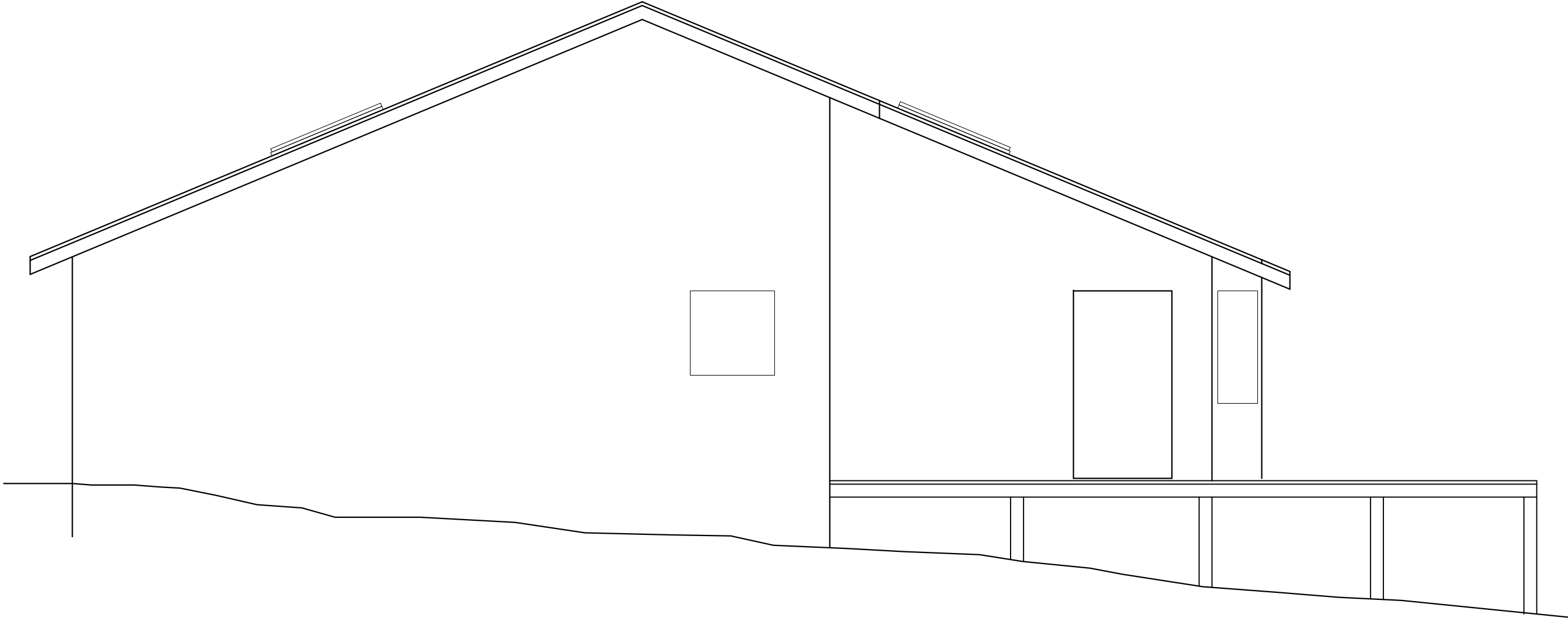
5 EXISTING NORTH ELEVATION

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



4 EXISTING EAST ELEVATION

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



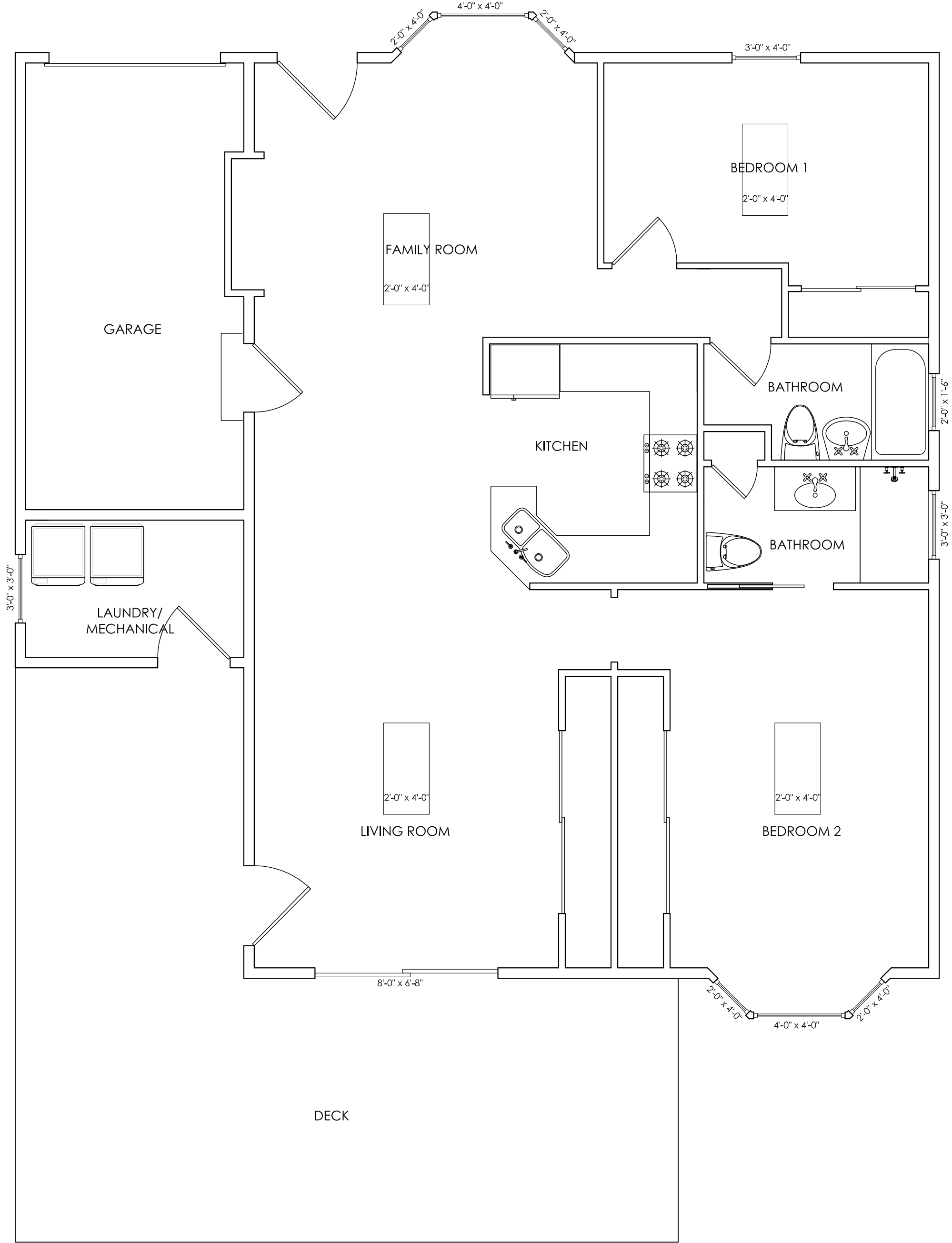
3 EXISTING SOUTH ELEVATION

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



2 EXISTING WEST (FRONT) ELEVATION

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



1 EXISTING FIRST FLOOR PLAN

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

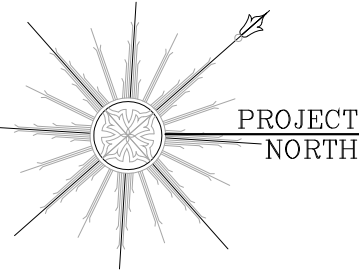


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RESIDENTIAL REMODEL  
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APN: 028-263-16



EXISTING  
FLOOR PLANS  
&  
EXTERIOR  
ELEVATIONS

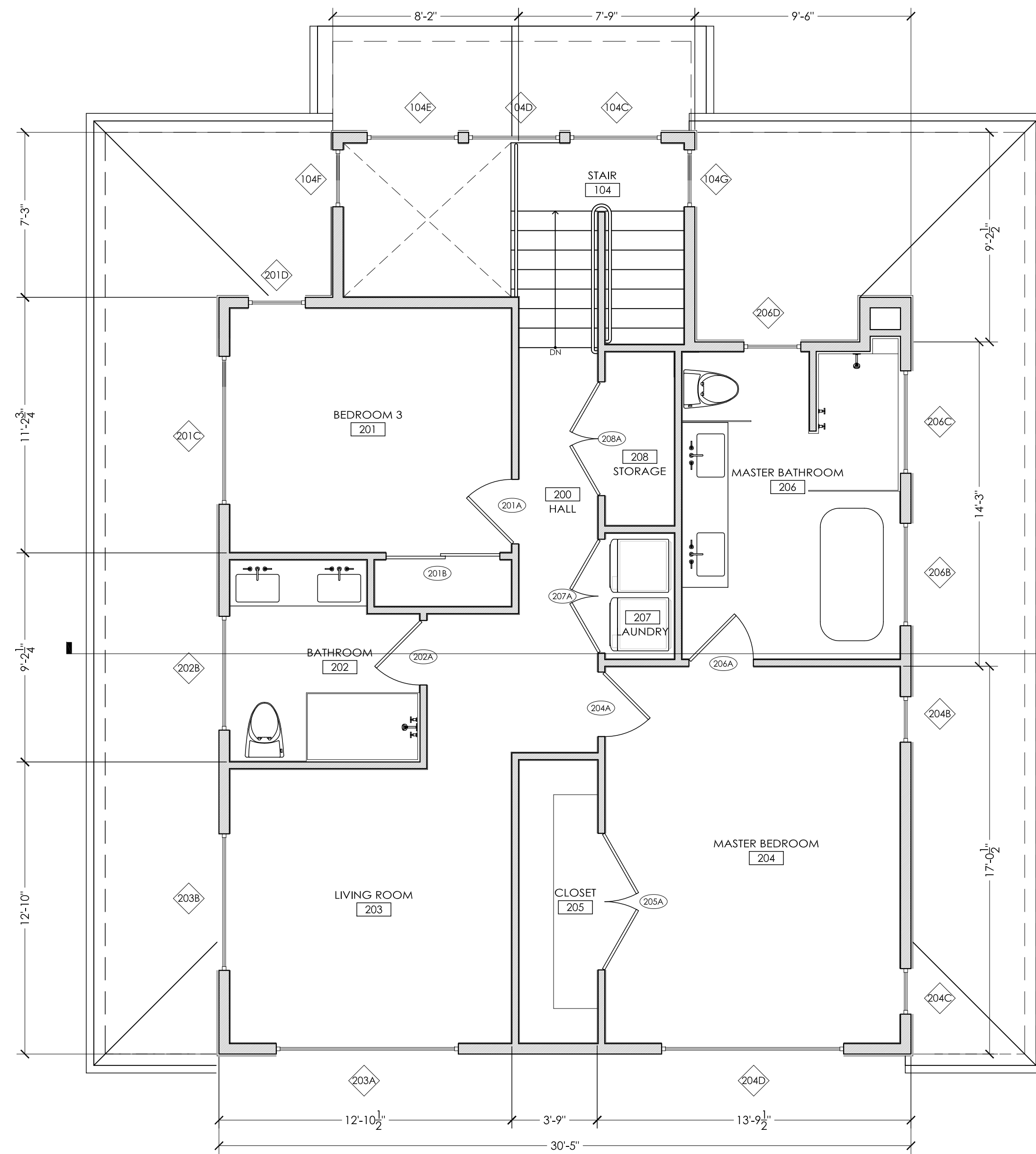
DRAWN RCR  
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WINDOW SCHEDULE					
LOCATION	#	SIZE	TYPE	MANUFACTURER/UNIT	HARDWARE/ NOTES
FOYER 101	101B	2'-0" x 6'-0"	FIXED	MARVIN ESSENTIAL FIBERGLASS, WHITE	TEMPERED
BATHROOM 103	103A	2'-6" x 3'-6"	CASEMENT		TEMPERED
STAIR 104	104C	4'-0" x 3'-6"	FIXED		
	104D	4'-0" x 3'-6"	FIXED		
	104E	4'-0" x 3'-6"	FIXED		
	104F	2'-6" x 3'-6"	FIXED		
	104G	2'-6" x 3'-6"	FIXED		
KITCHEN 106	106A	6'-0" x 3'-6"	SLIDING		TEMPERED
BEDROOM 1 108	108A	3'-0" x 4'-0"	CASEMENT		COUNTER AT EXTERIOR
BEDROOM 2 108	110A	6'-0" x 4'-0"	SLIDING		MEETS EGRESS
BEDROOM 3 201	201C	6'-6" x 4'-0"	SLIDING		MEETS EGRESS
	201D	2'-6" x 3'-0"	DOUBLE-HUNG		
	202B	5'-0" x 2'-0"	AWNING		
BATHROOM 202	202B	5'-0" x 2'-0"	AWNING		
LIVING ROOM 203	203A	6'-6" x 4'-0"	SLIDING		
	203B	8'-0" x 4'-6"	FIXED		
MASTER BEDROOM 204	204B	2'-0" x 3'-0"	DOUBLE-HUNG		
	204C	2'-0" x 3'-0"	DOUBLE-HUNG		
	204D	8'-0" x 4'-4"	SLIDING		
	206B	4'-6" x 2'-0"	AWNING		
MASTER BATH 206	206C	4'-6" x 2'-0"	AWNING		MEETS EGRESS
	206D	2'-6" x 3'-0"	DOUBLE-HUNG		OBSCURE, TEMPERED
					OBSCURE

INTERIOR DOOR SCHEDULE					
LOCATION	#	SIZE	TYPE	MANUFACTURER/UNIT	HARDWARE/ NOTES
COATS 102	102A	4'-0" x 6'-8"	HINGED PAIR		
PANTRY 107	107A	2'-8" x 6'-8"	HINGED		
STORAGE 109	109A	4'-0" x 6'-8"	HINGED PAIR		
BEDROOM 3 201	201A	2'-8" x 6'-8"	HINGED		
	201B	5'-0" x 6'-8"	BI-PASS PAIR		
BATHROOM 202	202A	2'-8" x 6'-8"	HINGED		
MASTER BEDROOM 204	204A	2'-8" x 6'-8"	HINGED		
CLOSET 205	205A	6'-0" x 6'-8"	HINGED PAIR		
MASTER BATH 206	206A	2'-8" x 6'-8"	HINGED		
LAUNDRY 207	207A	5'-0" x 6'-8"	HINGED PAIR		
STORAGE 208	208A	5'-0" x 6'-8"	HINGED PAIR		LOUVERED, 100 sq.in. min.

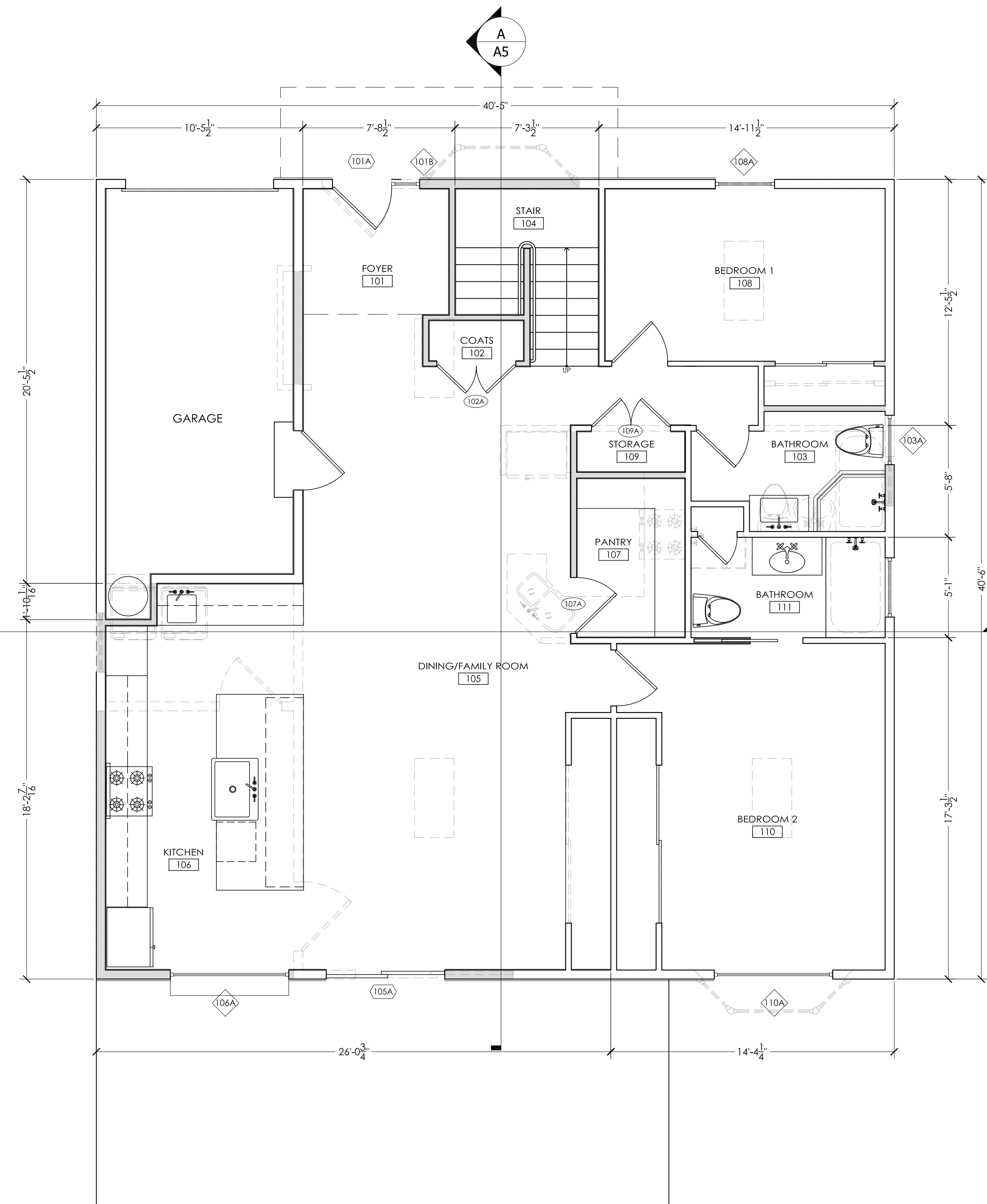
EXTERIOR DOOR SCHEDULE					
LOCATION	#	SIZE	TYPE	MANUFACTURER/UNIT	HARDWARE/ NOTES
FOYER 101	101A	3'-0" x 6'-8"	HINGED	FEATHER RIVER MODERN FIBERGLASS w/ 14" SIDELIGHT, TEAK WOODGRAIN	
DINING/FAMILY 105	105A	6'-0" x 6'-8"	SLIDING		

ALL GLAZING IN WINDOWS AND DOORS TO BE TEMPERED



2 PROPOSED SECOND FLOOR PLAN

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



1 PROPOSED FIRST FLOOR PLAN

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





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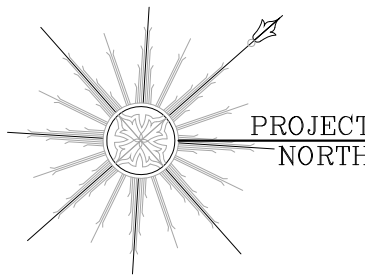
536 SOQUEL AVENUE  
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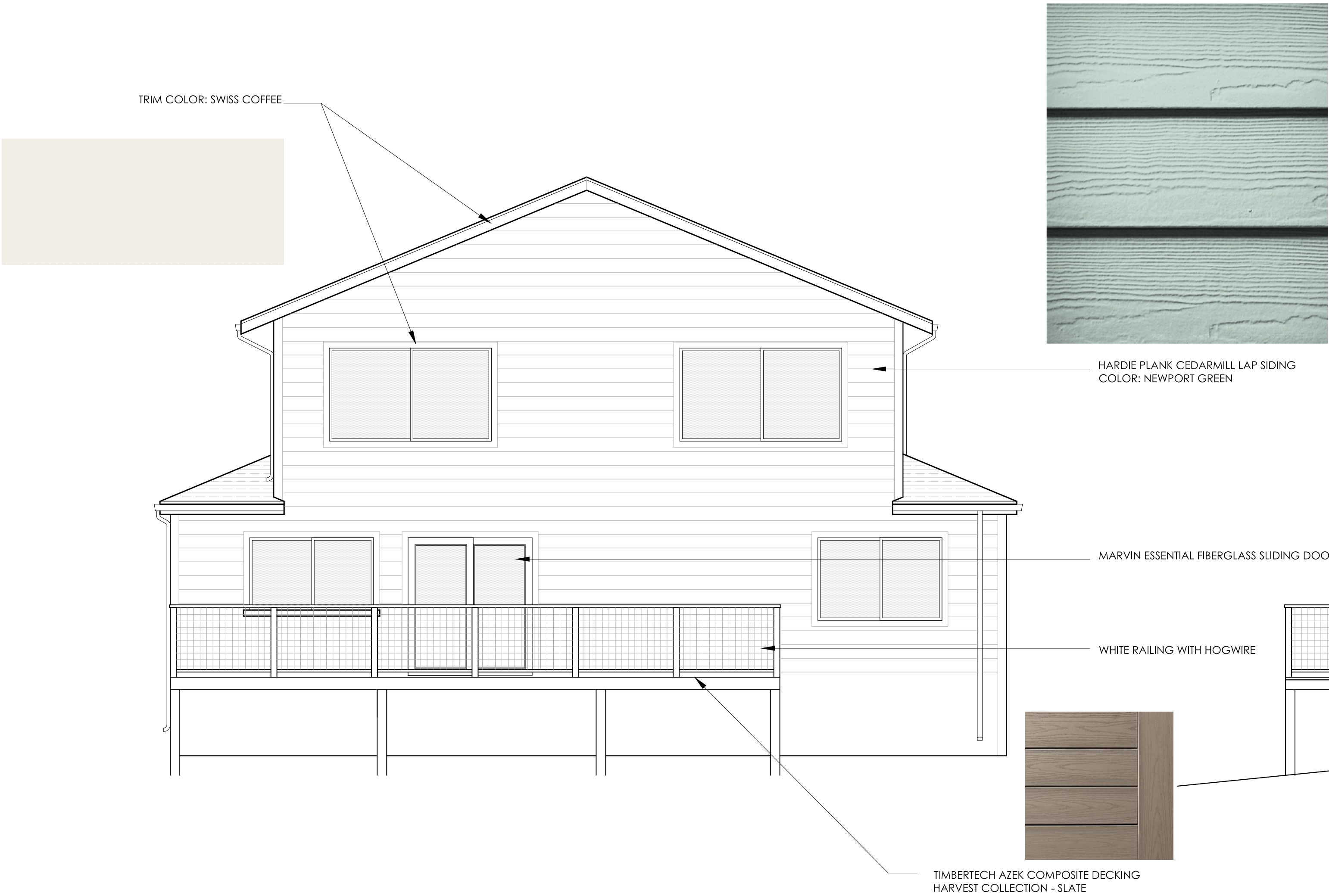
RESIDENTIAL REMODEL

440 BAKER STREET  
SANTA CRUZ, CA 95062  
APN: 028-263-16



PROPOSED  
EXTERIOR  
ELEVATIONS

DRAWN RCR  
SCALE  
DATE 8 November 2021



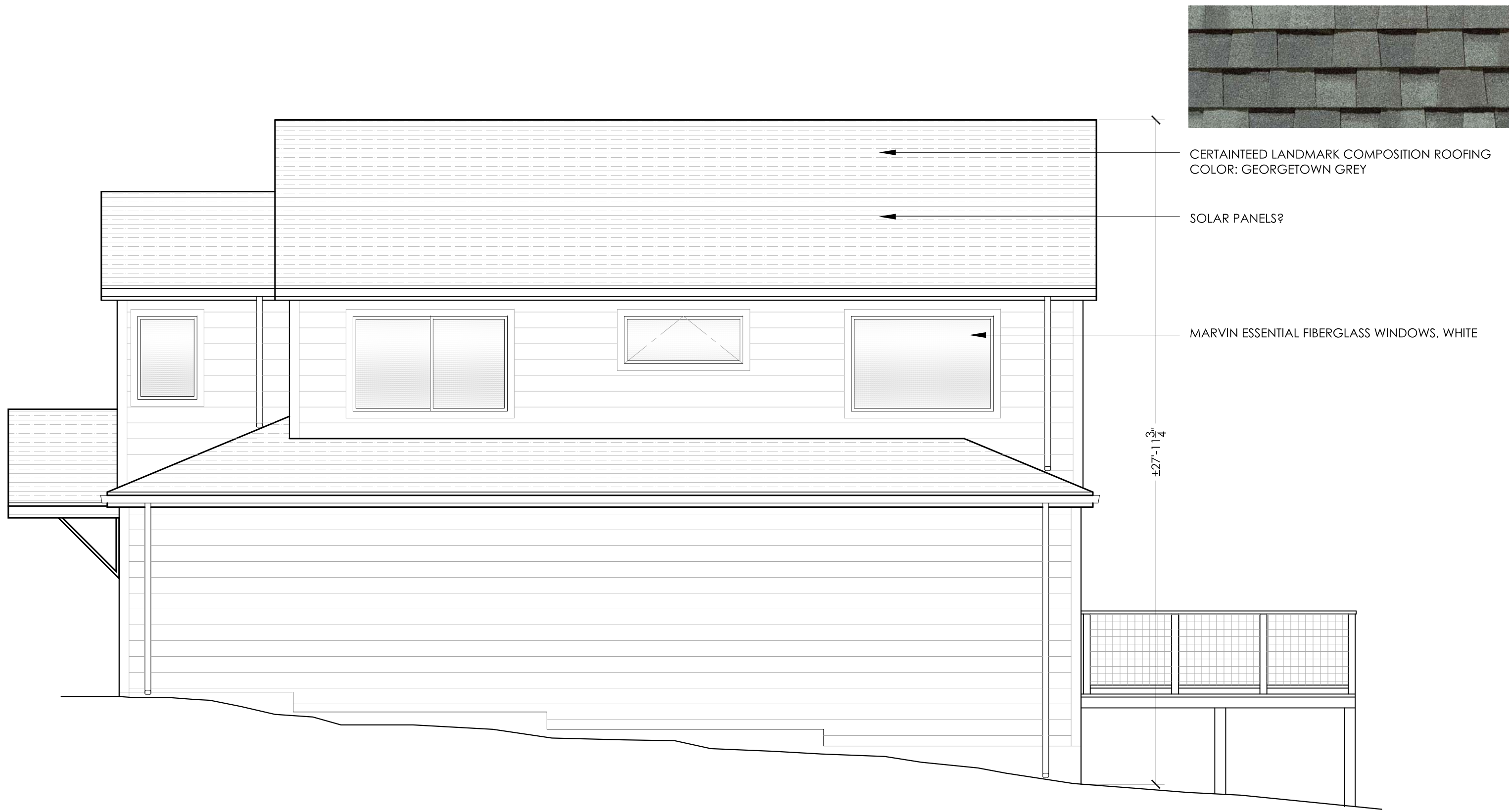
4 PROPOSED EAST ELEVATION

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



3 PROPOSED NORTH ELEVATION

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



2 PROPOSED SOUTH ELEVATION

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



1 PROPOSED WEST (FRONT) ELEVATION

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



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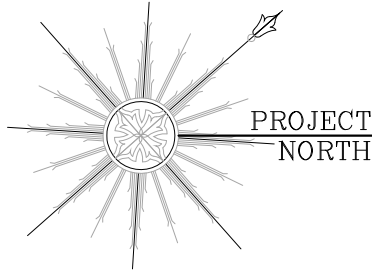
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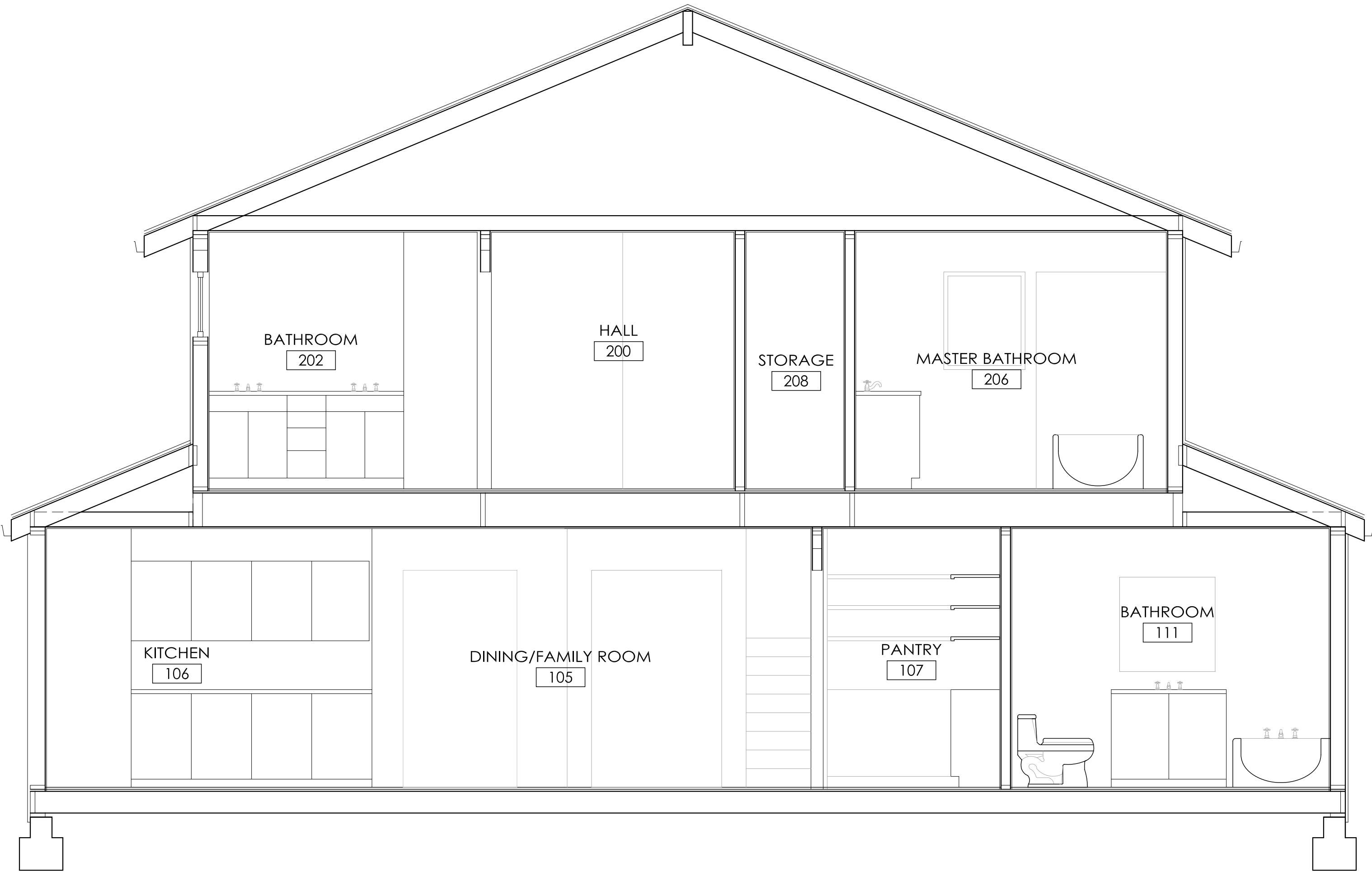
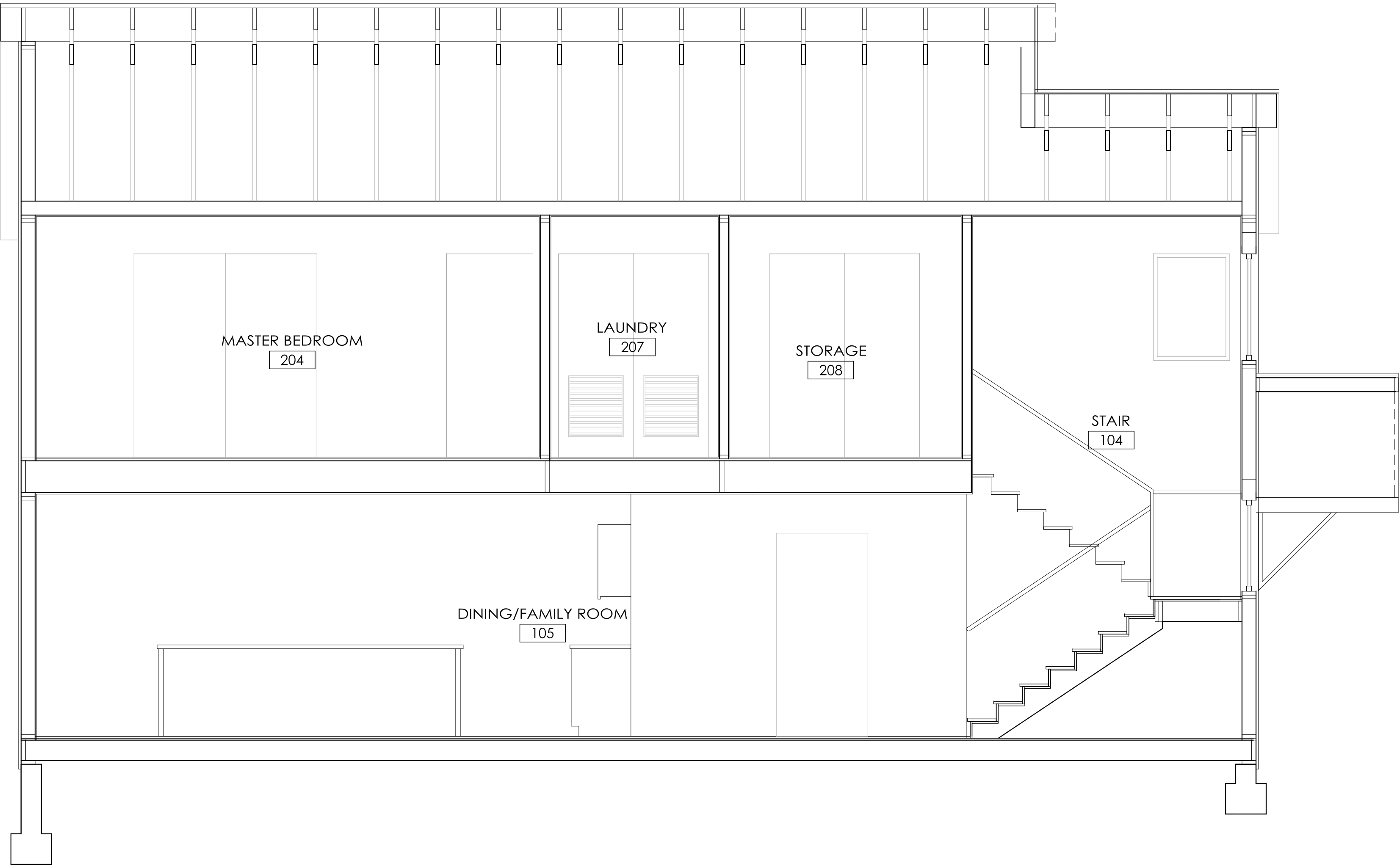
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PROPOSED  
EXTERIOR  
ELEVATIONS

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A5



A BUILDING SECTION

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

