

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: 221256 **APN: 042-223-16**
SITUS ADDRESS: 212 Lake Court, Aptos 95003

Time Extension request for Coastal Development Permit 181012.
Property is located on Lake Ct., in Aptos (212 Lake Ct.,).

OWNER: Gary Gold
APPLICANT: Terry J. Martin
SUPERVISORIAL DISTRICT: 2
PLANNER: Randall Adams – (831) 454-3218
EMAIL: Randall.Adams@santacruzcounty.us

Public comments must be received by 5:00 p.m. November 9, 2022.

A decision will be made on or shortly after November 10, 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.

[illegible]

AREA CALCULATIONS (IN SQUARE FEET)							
CATEGORY	(E) CALC	TOTAL (E)	MINUS	(N) CALC	PLUS (N)	TOTAL (N)	
Main Level	--	684	--	--	116	800	
Covered Porch/Patio	138	0	--	302	0	0	
- Area Within 3' of Wall	-69			-161			
	69			141			
/2	35			71			
- Covered Porch/Patio Credit (Up to 140 sf)	-35			-71			
	0			0			
Area Under Building Projection	381	223	-223	63	0	0	
- Area Within 3' of Wall	-158			-63			
	223			0			
Garage	--	--	--	242	17	17	
- Garage/Enclsd Carport Credit (Up to 225 sf)	--			-225			
				17			
TOTAL MAIN LEVEL	--	907				817	
Upper Level	--	658	--	--	159	817	
TOTAL	--	1565				1634	

<u>OWNER</u> GARY GOLD 105 OLD ADOBE RD LOS GATOS CA 95032 (408) 378-7887	<u>ARCHITECT</u> TERRY J. MARTIN ASSOCIATES, A.I.A. TERRY J. MARTIN, AIA 61 E MAIN STREET, SUITE D LOS GATOS, CA 95030 (408) 395-8016
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Build It Green
Smart Solutions From The Ground Up
Terry J. Martin Associates, A.I.A.
A Certified Build It Green Rater

GENERAL CONTRACTOR IS REQUIRED TO SCHEDULE & COORDINATE THE FOLLOWING MANDATORY CONSTRUCTION OBSERVATION SITE VISITS WITH ARCHITECT PRESENT. PROVIDE NOTICE TO ARCHITECT AT LEAST 48 HOURS PRIOR TO SUCH VISITS. PRIOR TO BEGINNING WORK, PROVIDE ARCHITECT & OWNER WITH A CRITICAL PATH SCHEDULE SHOWING THE FOLLOWING CONSTRUCTION MILESTONES:

INITIALS	REQD	SITE VISIT MILESTONE
_____	☒	PRE CONSTRUCTION SITE MEETING
_____	☒	AFTER FINISH REMOVAL, PRIOR TO STRUCTURAL DEMOLITION
_____	☒	ROUGH FRAMING
_____	☒	WINDOW SELECTION, PRIOR TO ORDERING WINDOWS
_____	☒	ROUGH ELECTRICAL, MOUNTED BOXES PRIOR TO PULLING WIRE
_____	☒	FRAMING & INSULATION, PRIOR TO COVERING FRAMING W/ FINISHES

ADDITIONALLY, CONTRACTOR SHALL SCHEDULE A MANDATORY WALKTHRU WITH ARCHITECT & OWNER PRESENT AT SUBSTANTIAL COMPLETION.

_____	☒	SUBSTANTIAL COMPLETION PRIOR TO GRANTING OCCUPANCY
-------	-------------------------------------	--

ARCHITECT'S INITIALS ARE REQUIRED TO THE LEFT OF EACH SITE VISIT LISTED PRIOR TO PROCEEDING WITH SUBSEQUENT WORK & INDICATE ONLY THAT ARCHITECT WAS PRESENT & PROVIDED WITH THE OPPORTUNITY TO OBSERVE CONSTRUCTION AT THAT PHASE.

FOR TAX PURPOSES ONLY

FOR APOTOS RANCHO
8.1/2 SEC. 18, T16E, 51R E, M 1A & 1B
COUNTY OF SUTTER, CALIFORNIA

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED BY THE COUNTY OF SUTTER OR ANY OF ITS EMPLOYEES FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY RELIANCE ON THIS MAP.

Tax Area Code: 99-073

Aptos Beach Country Club
Sub No. 2 Zoned RS22
Sub No. 3 Zoned RS22
Sub No. 4 Zoned RS22
Sub No. 5 Zoned RS22

Note - Assessor's Parcel # Block Number Shown in Circle

Assessor's Map No. 42-22
County of Sutter Cir. 1st
January, 1999

PROJECT ADDRESS: 212 Lake Court Apts CA 95003

OWNER: GARY GOLD

APN: 042-223-16

ZONING: R-1-4

LOT AREA: 3,270 Sq Ft (0.075 Acres ±)

BUILDING AREA: See Area Calculations on this sheet

STORIES: (E) 2 Story Residence w/ (N) Attached Covered Carport

CONSTRUCTION TYPE: Type VB

FIRE SPRINKLERS: None

OCCUPANCY: Group R-3 Single Family Residence

APPLICABLE CODES: Santa Cruz County Municipal Code
2016 CA RESIDENTIAL BUILDING CODE
2016 CA Bldg Code, 2016 CA Res Bldg Code, 2016 CA Elec Code
2016 CA Mech Code, 2016 CA Plmbg Code, 2016 CA Energy Code
2016 CA Fire Code, 2016 CalGreen Code, 2016 CA Ref Stds Code
All as amended by The State Of California and Local Jurisdiction(s).

[illegible]

SEE CONSTRUCTION OBSERVATION NOTE ON THIS SHEET. PROVIDE ARCHITECT WITH MINIMUM 48 HOUR NOTICE OF MILESTONE REQUIRING CONSTRUCTION OBSERVATION. COPY ARCHITECT ON ALL CORRESPONDENCE WITH ALL PROJECT CONSULTANTS.

COORDINATE WITH ARCHITECT & INSTALLER

TITLE 24 ENERGY CODE INSTALLATION REQUIREMENTS

ARCHITECT, GENERAL CONTRACTOR, & INSTALLERS MUST BE PRESENT FOR SITE MEETING PRIOR TO COMPLETION & SIGNING OF ENERGY CODE COMPLIANCE FORMS & INSTALLATION CERTIFICATION BY THE INSTALLERS. PROVIDE ARCHITECT WITH MINIMUM 48 HOUR PRIOR NOTICE. REQUIRED FORMS ARE LISTED IN THE TITLE 24 ENERGY REPORT.

COORDINATE WITH STRUCTURAL ENGINEER

A-1	COVER SHEET & PROJECT INFO
A-2	TOPOGRAPHIC SURVEY (For Reference Only)
A-3	SCHEMATIC SITE PLAN & SUN STUDIES
A-3.1	EXISTING & DEMOLITION FLOOR PLANS
A-3.2	PROPOSED FLOOR PLANS
A-4	ROOF PLAN
A-5.1	EXISTING & DEMOLITION EXTERIOR ELEVATIONS
A-5.2	PROPOSED EXTERIOR ELEVATIONS
A-6	CROSS SECTIONS A-A, B-B

Existing Two-Story Residence to Remain. Demolish (E) Detached Shed.
Remodel (E) Living Rm, Kitchen, Master Bedroom, & Bedroom #3.
Add (N) Downstairs Closet, Unconditioned Storage Room, & Enclosed Carport.
Extend (E) Upper Lvl Balcony (Cantilevered @ Rear, See Plans).
Reroof w/ Flat Roofs.

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RESIDENTIAL & COMMERCIAL ARCHITECTURE

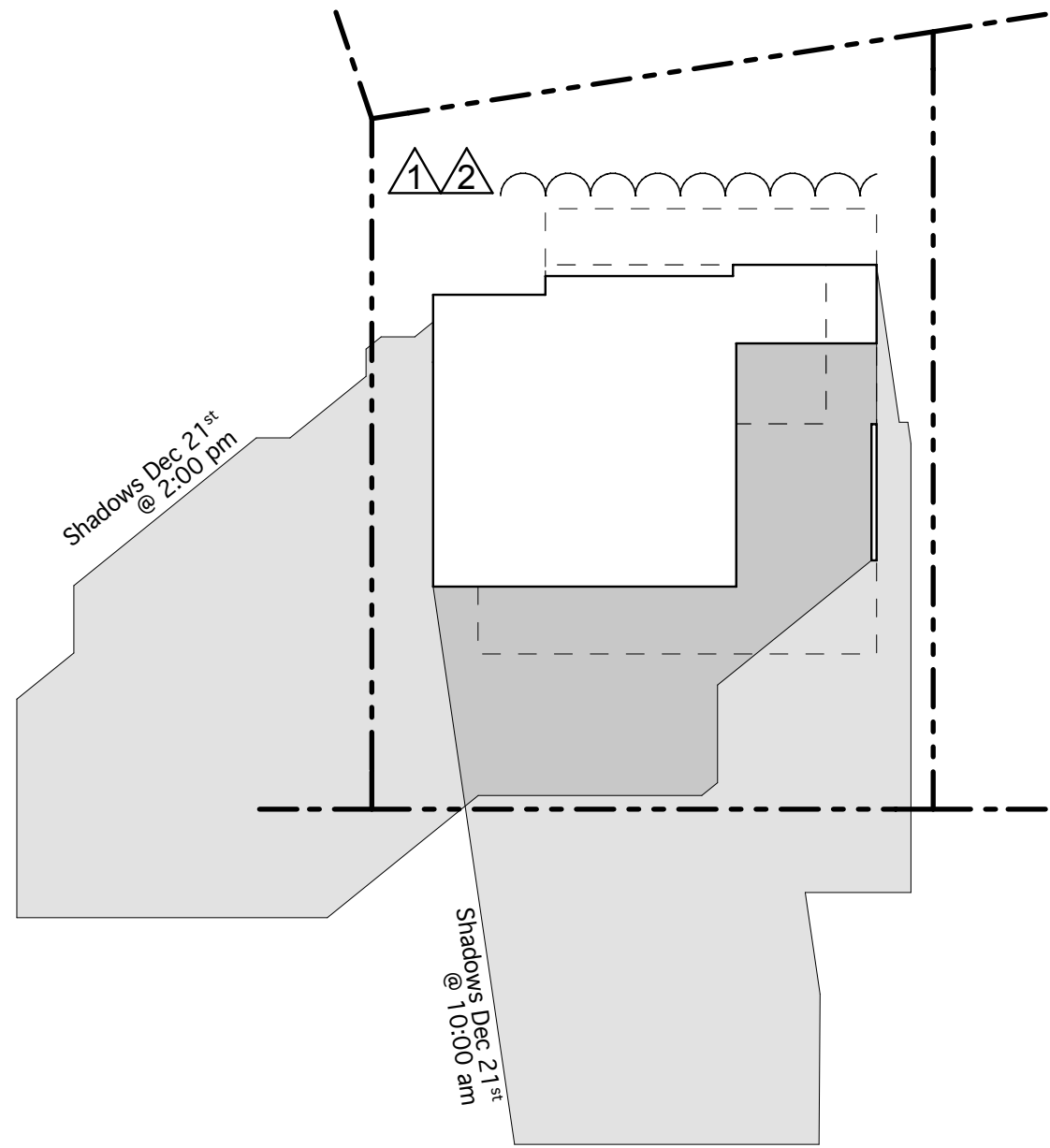
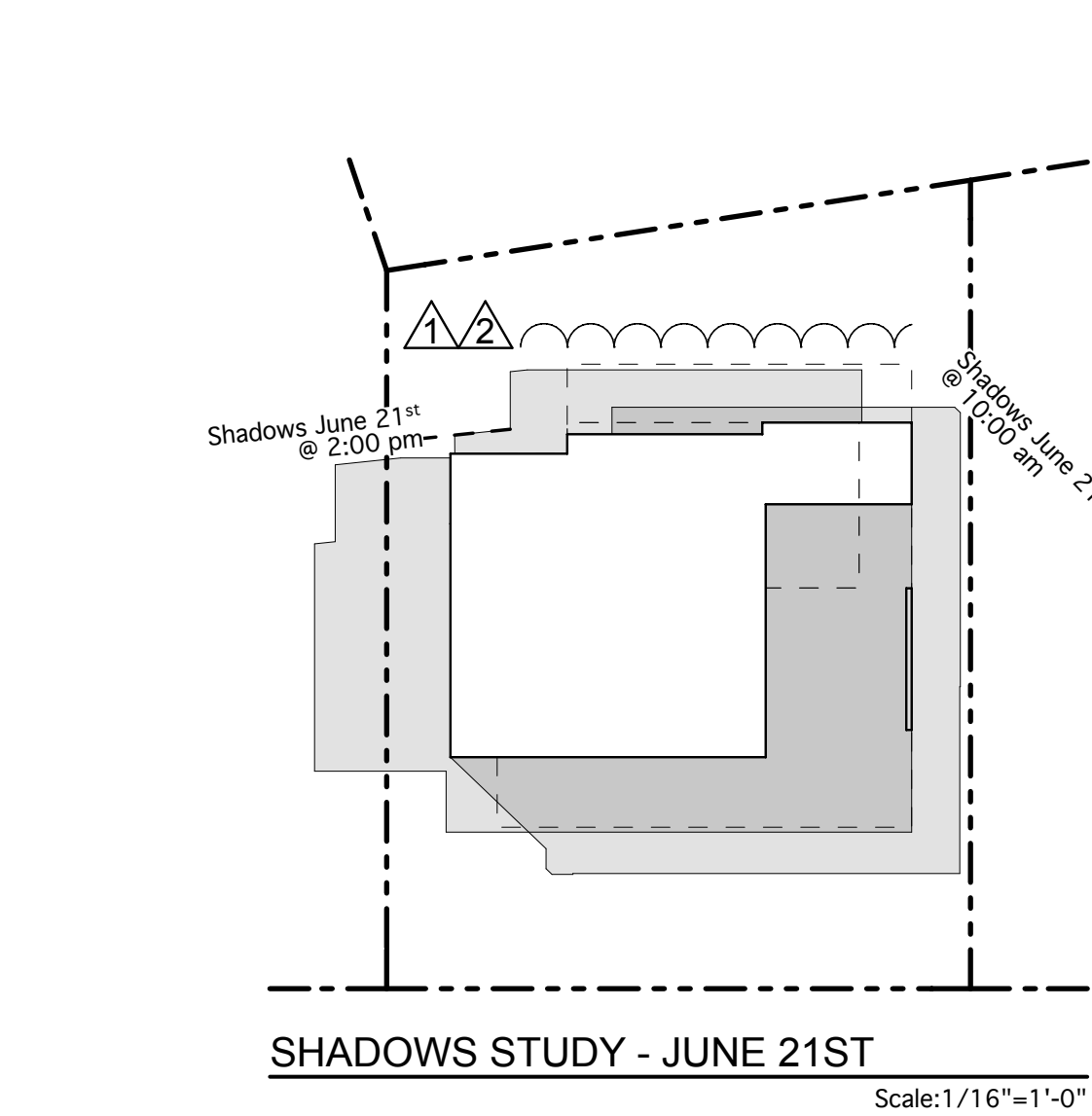
Dates & Revisions		
2	Development Permit Resubmittal #2	04/19/2019
1	Development Permit Resubmittal #1	08/28/2018
	Development Permit Application	01/18/2018
Rev.	Description	Date:

GOLD BEACH HOUSE
Custom Home Addition & Remodel
212 Lake Court
Aptos, CA 95003
(APN 042-223-16)

Print Date:	4/19/19
Project:	#15055
Scale:	N/A
Drawn by:	TJ, RTP

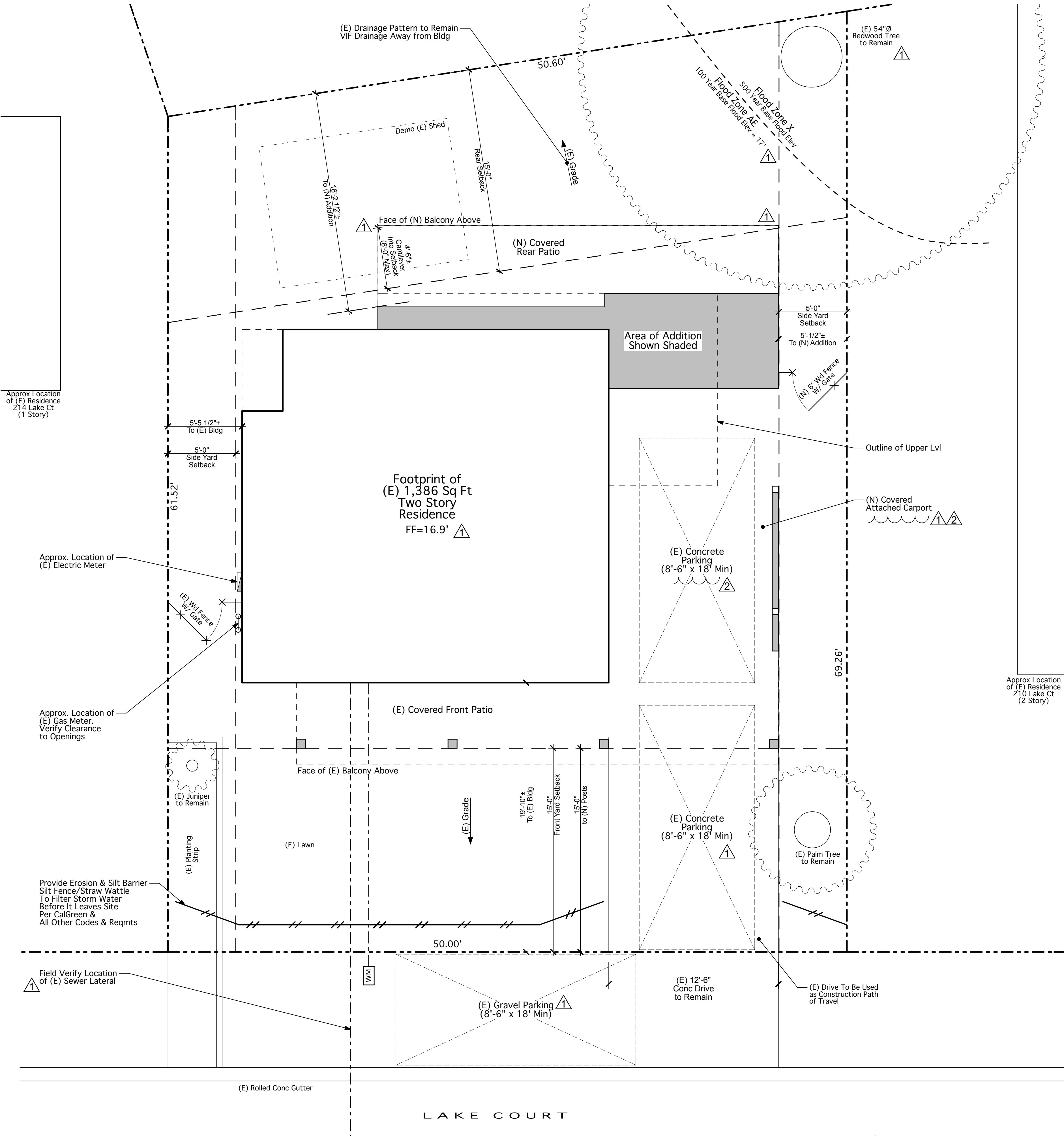
COVER SHEET & PROJECT INFO

A-1



SHADOW STUDY - DECEMBER 21ST
Scale: 1/16"=1'-0"

SUMMARY TABLE	
SITE APN:	042-223-16
LOT SIZE:	3,270 Sq Ft
ZONING:	R-1-4
EXISTING SF:	
2 STORY RESIDENCE	1,386 Sq Ft
DETACHED SHED (TO BE REMOVED)	(147 Sq Ft)
PROPOSED ADDITION:	248 Sq Ft
TOTAL GROSS BUILDING AREA:	1,634 Sq Ft
(See Sheet A-3 for Details)	
ALLOWABLE FLOOR AREA:	1,635 Sq Ft
ALLOWABLE FLOOR AREA RATIO:	0.5:1 (50%)
PROPOSED FLOOR AREA RATIO:	49.97%
ALLOWABLE LOT COVERAGE:	1,308 Sq Ft @ 40%
PROPOSED LOT COVERAGE:	1,061 Sq Ft (32.4%)
IMPERVIOUS AREA:	
(E) DRIVEWAY	272 Sq Ft
(E) FRONT PATIO	162 Sq Ft
(N) FRONT PATIO	70 Sq Ft
TOTAL:	504 Sq Ft
OFF-STREET PARKING SPACES:	3 (8'-6" x 18' Min)
WATER DISTRICT:	SOQUEL CREEK WATER DISTRICT
SEWER DISTRICT:	SANTA CRUZ COUNTY SANITATION DISTRICT (SCCSD)



SCHEMATIC SITE PLAN
PREP SITE FOR NEW CONSTRUCTION. VERIFY ALL DIMENSIONS & SITE CONDITIONS IN FIELD.
NOTIFY ARCHITECT OF DISCREPANCIES IMMEDIATELY IN WRITING.

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Phone: 408-395-8016
terry@tjma-arch.com

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License # 423221

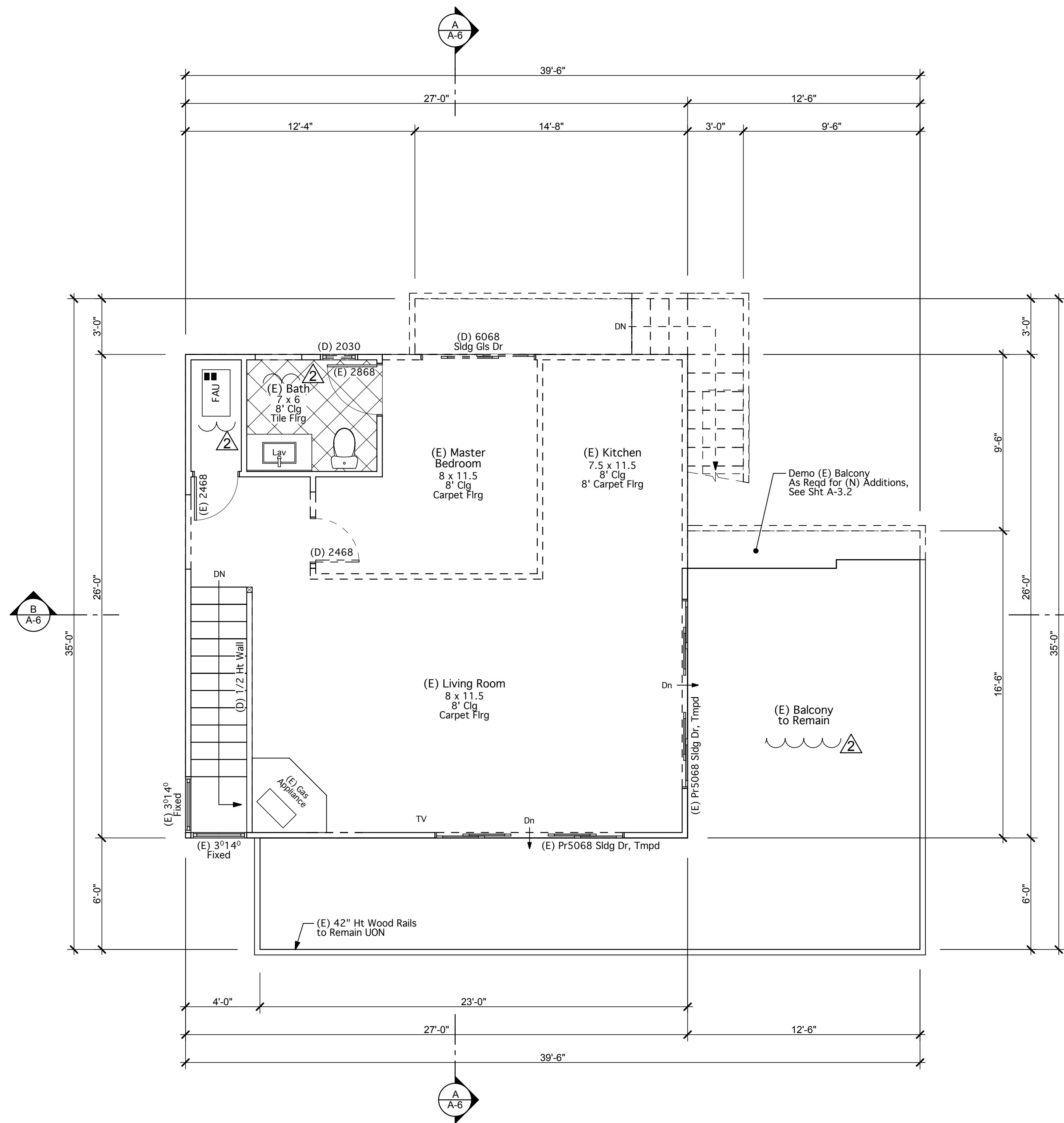
Dates & Revisions				
Rev	Description	Date	Rev	Description
1	Development Permit Resubmittal #2	04/19/2019	1	Development Permit Resubmittal #2
2	Development Permit Resubmittal #1	08/28/2018	2	Development Permit Resubmittal #1
3	Development Permit Application	01/18/2018	3	Development Permit Application

GOLD BEACH HOUSE
Custom Home Addition & Remodel
212 Lake Court
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(APN 042-223-16)

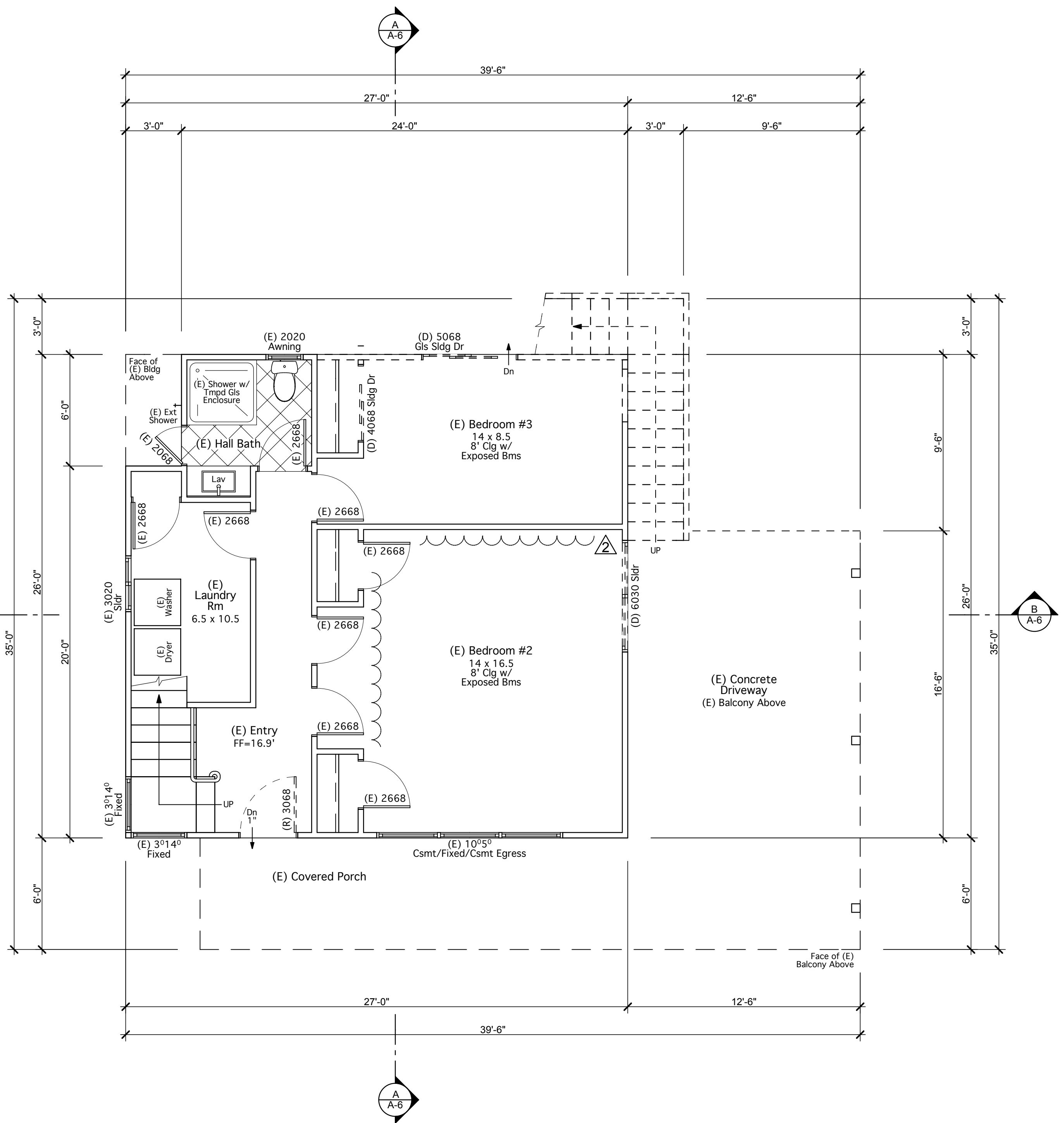
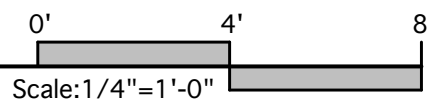
Print Date:	4/19/19
Project:	#15055
Scale:	As Noted
Drawn by:	TJ, RTP

Sheet Title:

SCHEMATIC
SITE PLAN
&
SUN STUDIES

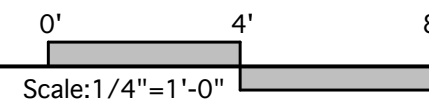


EXISTING & DEMOLITION UPPER LEVEL FLOOR PLAN



EXISTING & DEMOLITION MAIN LEVEL FLOOR PLAN

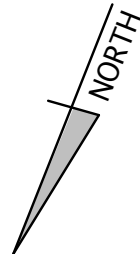
NOTE: 100 Year Flood Plain Elevation = 17', See Sheet C1



AREA CALCULATIONS (IN SQUARE FEET)

CATEGORY	(E) CALC	TOTAL (E)
Main Level	--	684
Covered Porch/Patio	138	0
- Area Within 3' of Wall	-69	
/2	69	
- Covered Porch/Patio Credit (Up to 140 sf)	35	
	-35	
	0	
Area Under Building Projection	381	223
- Area Within 3' of Wall	-158	
	223	
Garage	--	--
- Garage/Enclsd Carport Credit (Up to 225 sf)		
TOTAL MAIN LEVEL	--	907
Upper Level	--	658
TOTAL	--	1565

WALL LEGEND	
	(E) Wall to be Removed
	Existing Wall to Remain



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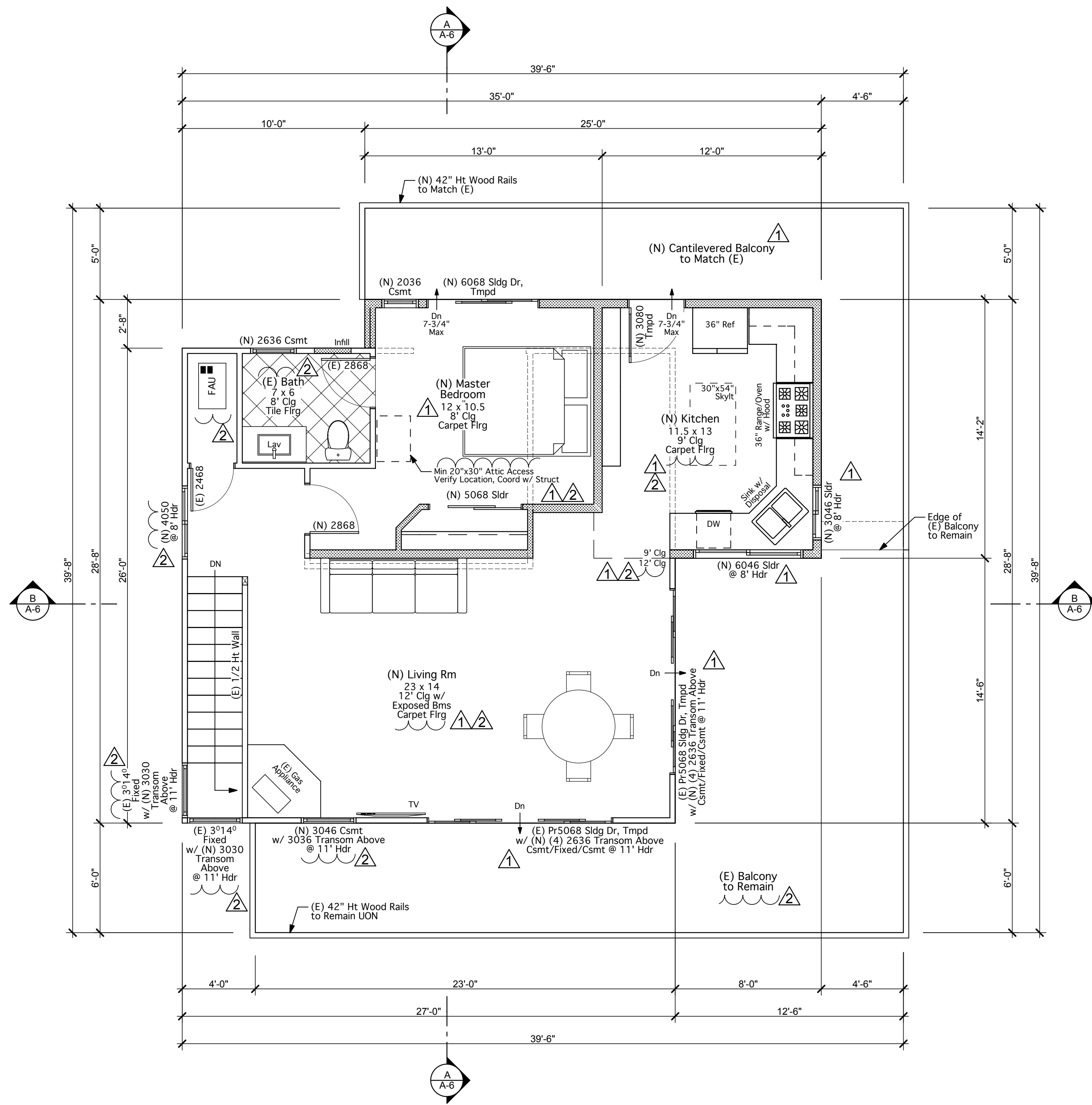
Dates & Revisions			
Rev	Description	Date	
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GOLD BEACH HOUSE
Custom Home Addition & Remodel
212 Lake Court
Aptos, CA 95003
(APN 042-223-16)

Print Date: 4/19/19
Project: #15055
Scale: 1/4" = 1'
Drawn by: TJ, RTP

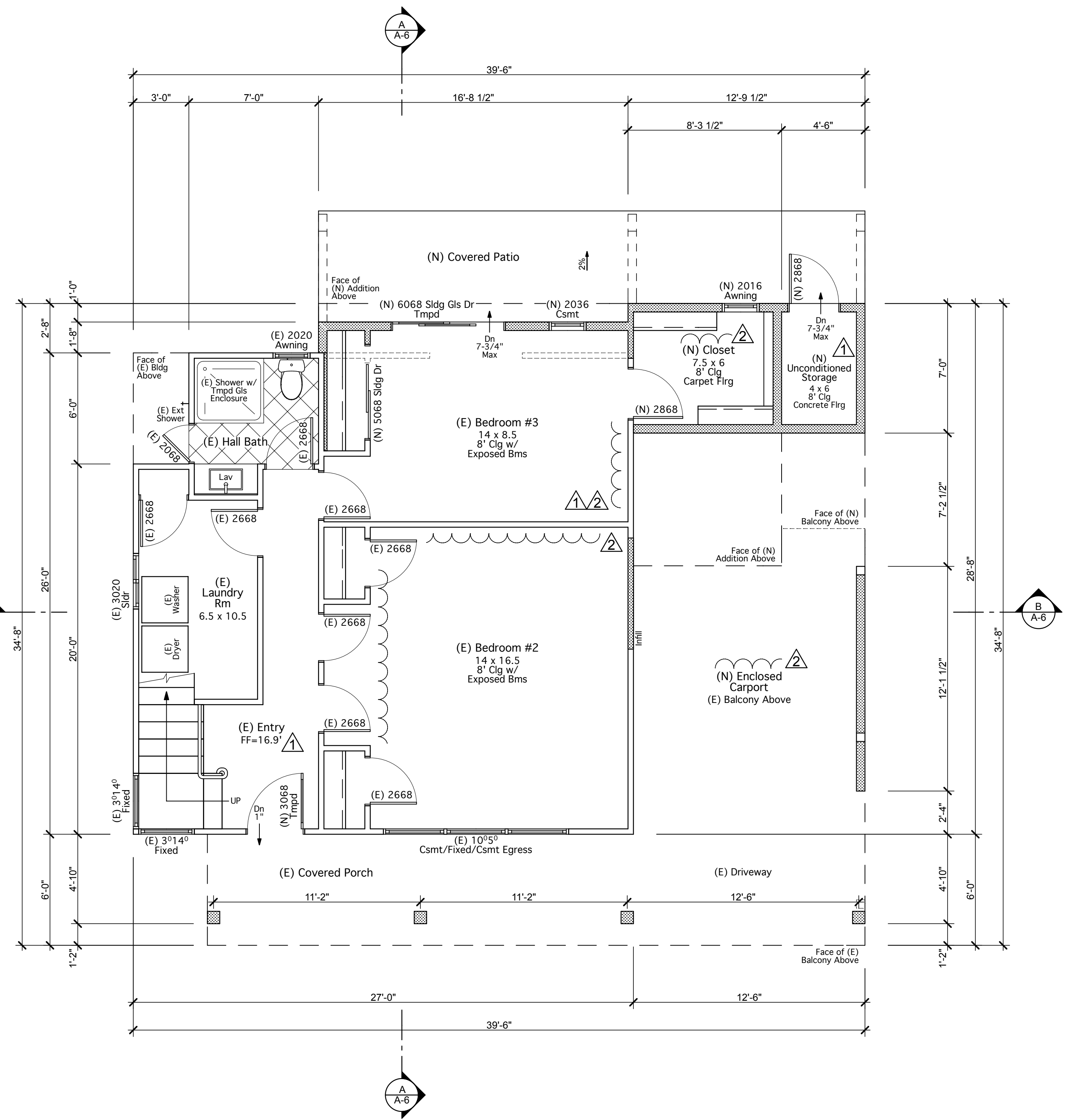
Sheet Title:
EXISTING & DEMOLITION FLOOR PLANS

A-3.1



PROPOSED UPPER LEVEL FLOOR PLAN

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



PROPOSED MAIN LEVEL FLOOR PLAN

NOTE: 100 Year Flood Plain Elevation = 17', See Sheet C1

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

AREA CALCULATIONS (IN SQUARE FEET)						
CATEGORY	(E) CALC	TOTAL (E)	MINUS	(N) CALC	PLUS (N)	TOTAL (N)
Main Level	--	684	--	--	116	800
Covered Porch/Patio	138	0	--	302	0	0
	-69			-161		
	69			141		
	35			71		
	-35			-71		
/2	0			0		
- Covered Porch/Patio Credit (Up to 140 sf)						
Area Under Building Projection	381	223	-223	63	0	0
- Area Within 3' of Wall	-158			-63		
	223			0		
Garage	--	--	--	242	17	17
- Garage/Enclsd Carport Credit (Up to 225 sf)				-225		
				17		
TOTAL MAIN LEVEL	--	907				817
Upper Level	--	658	--	--	159	817
TOTAL	--	1565				1634

WALL LEGEND	
	(N) Wood Stud Wall Min 2x4 @ 16"OC Max
	(E) Wall to be Removed
	Existing Wall to Remain

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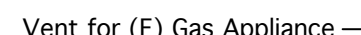
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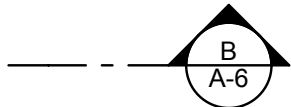
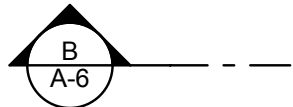
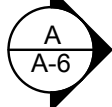
Sheet Title:

PROPOSED FLOOR PLANS

A-3.2



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



Print Date:	4/19/19
Project:	#15055
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Drawn by:	TJ, RTP

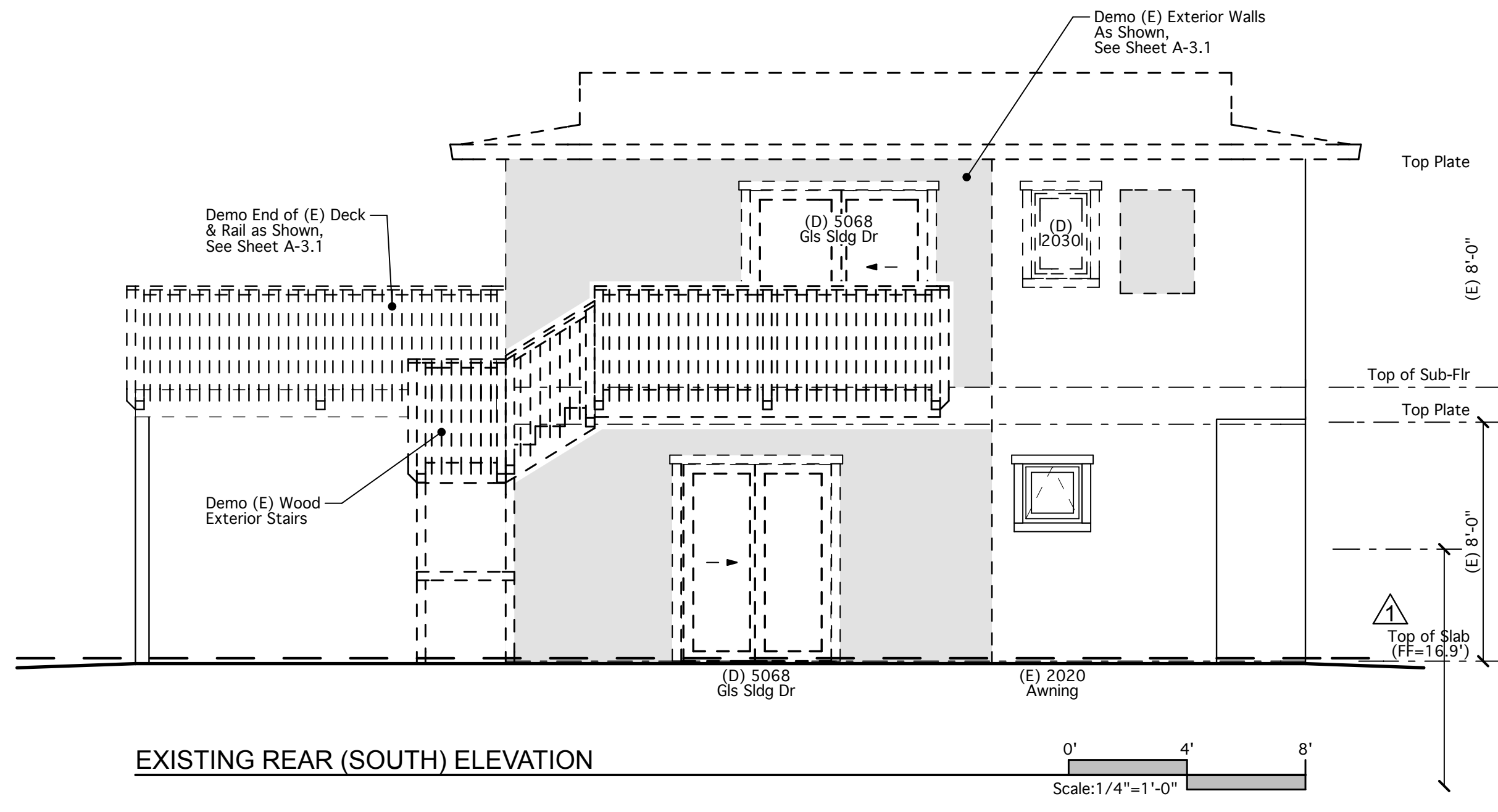
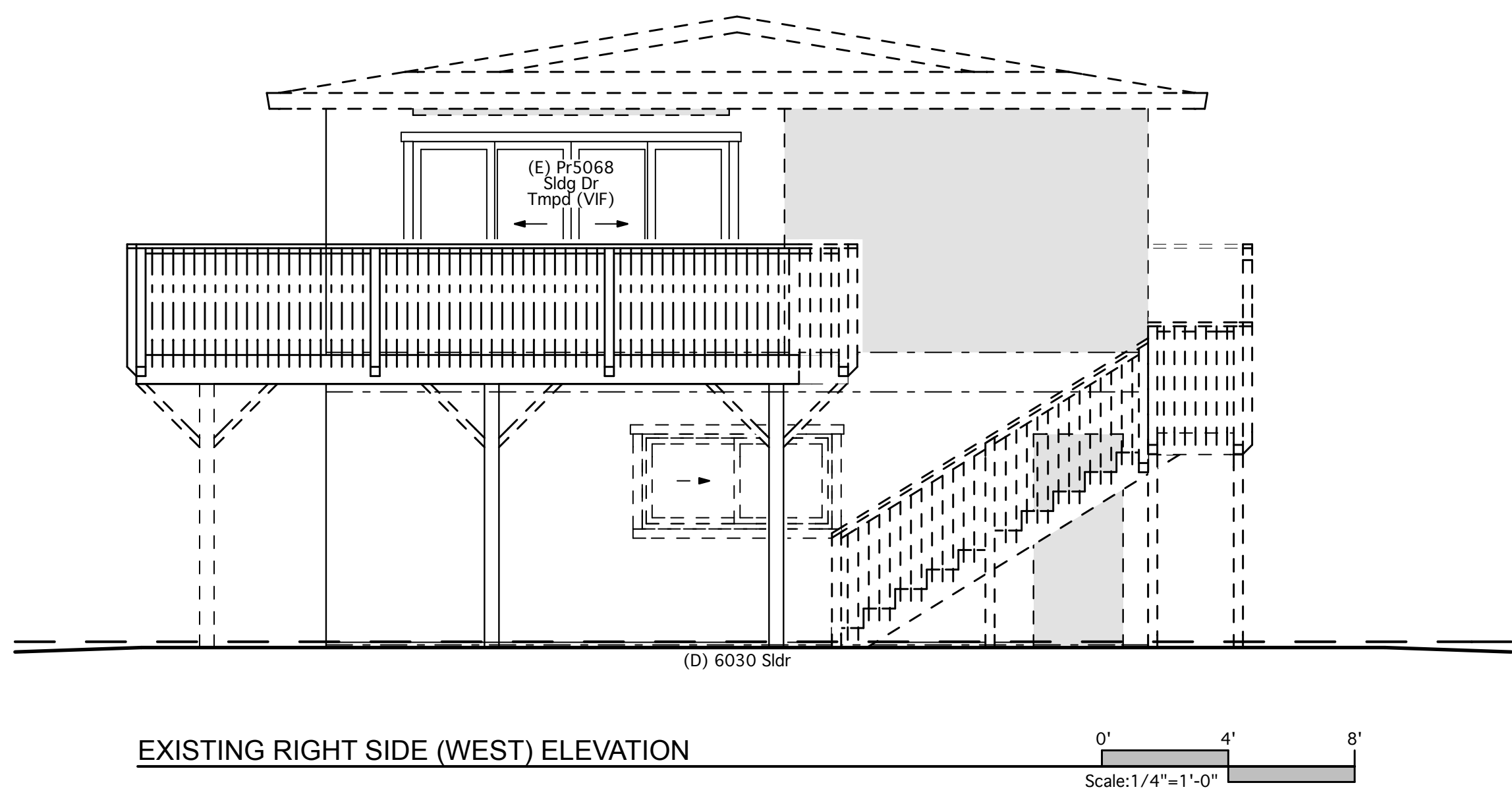
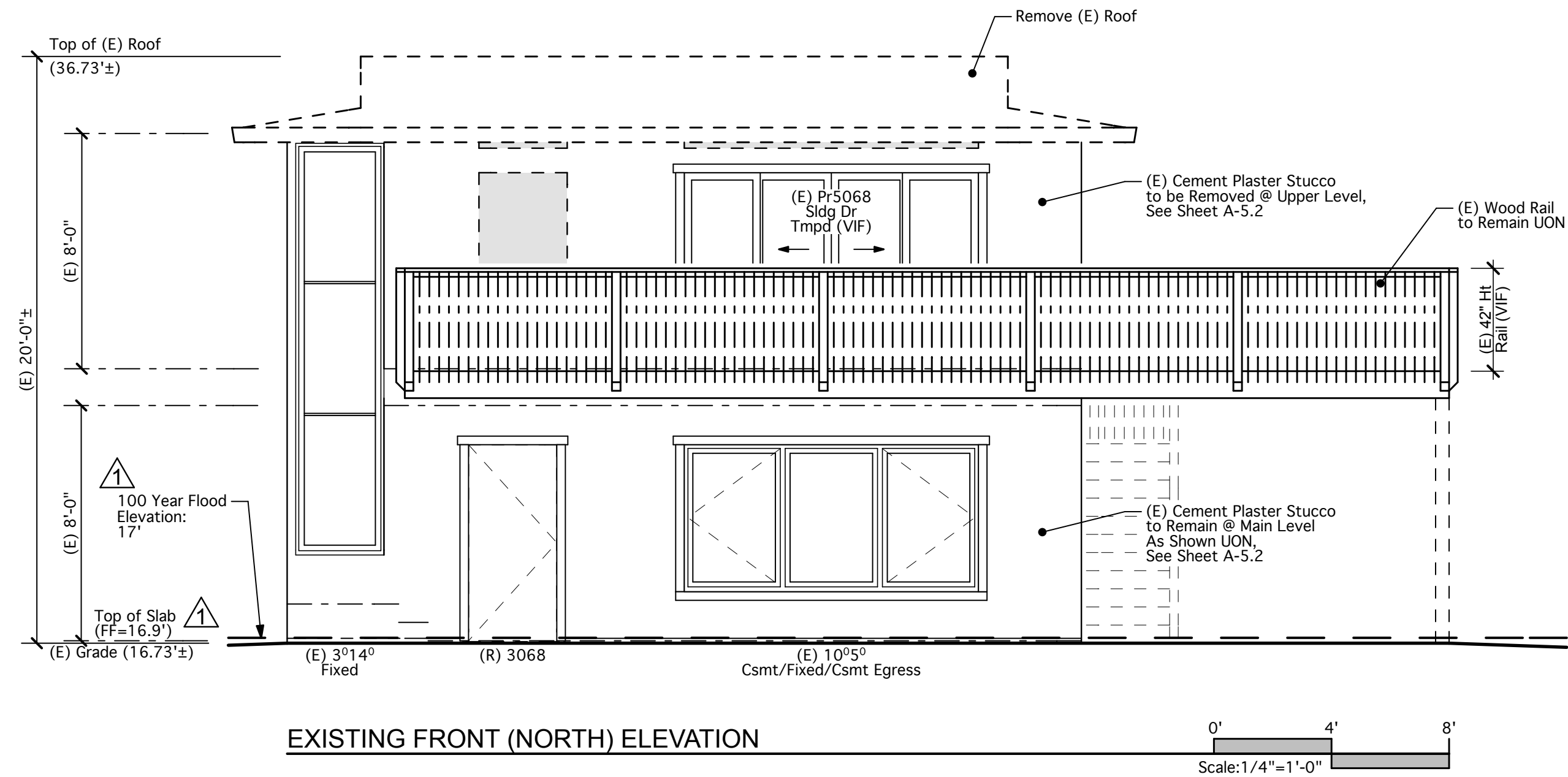
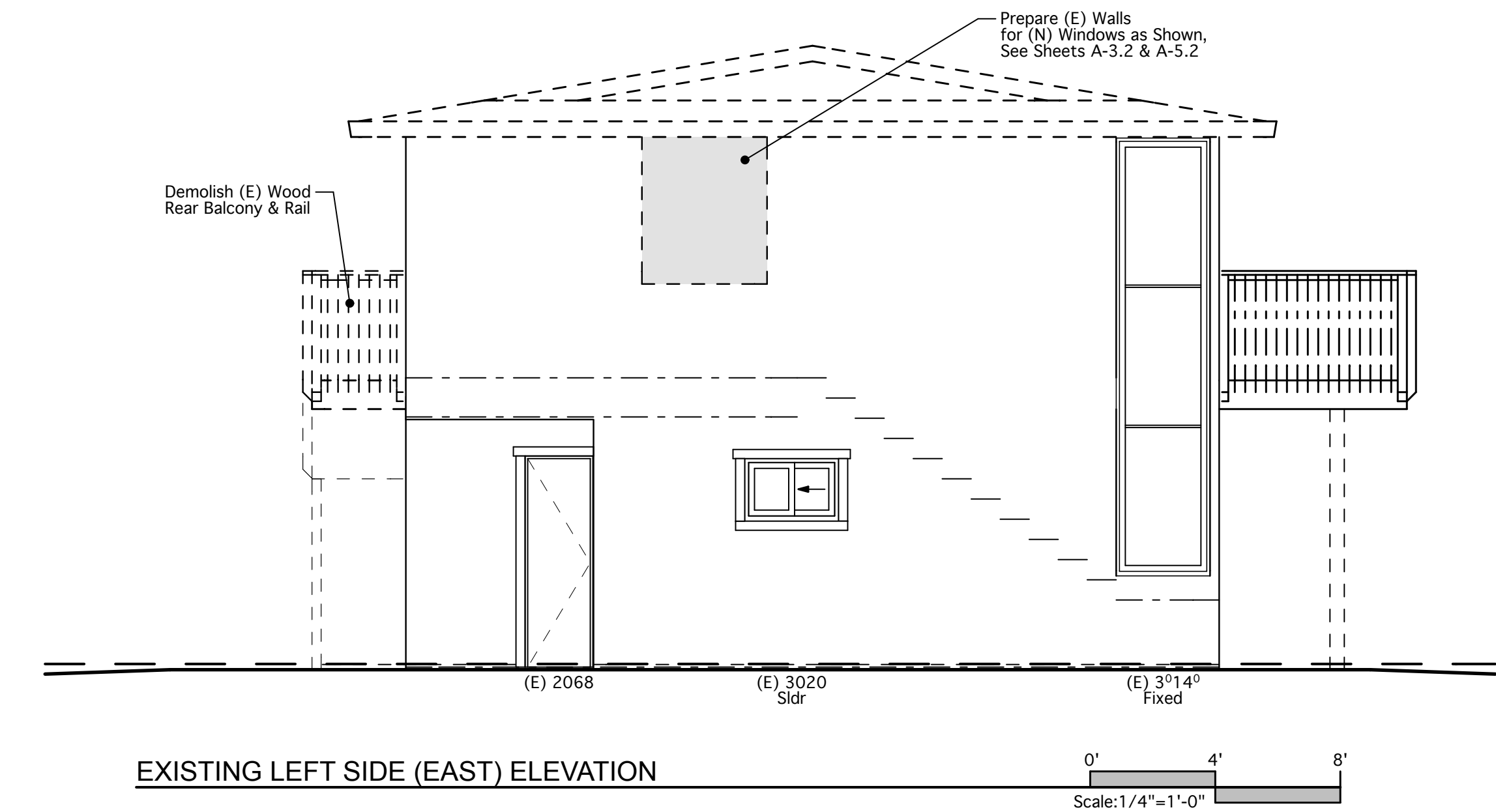
Sheet Title:

ROOF PLAN

A-4

Dates & Revisions	
2	Development Permit Resubmittal #2 04/19/2019
1	Development Permit Resubmittal #1 08/28/2018
	Development Permit Application 01/18/2018
Rev	Date:
	Description


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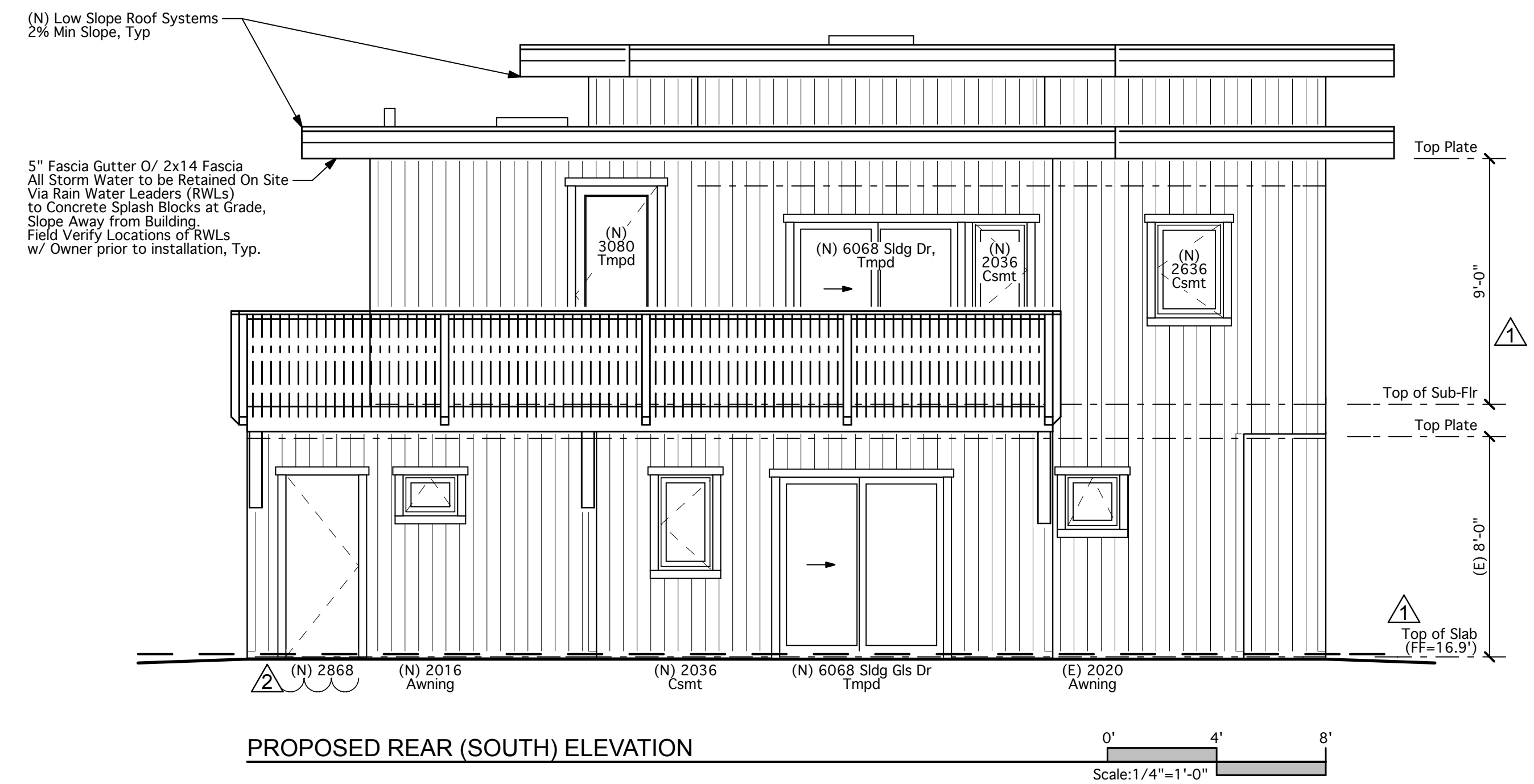
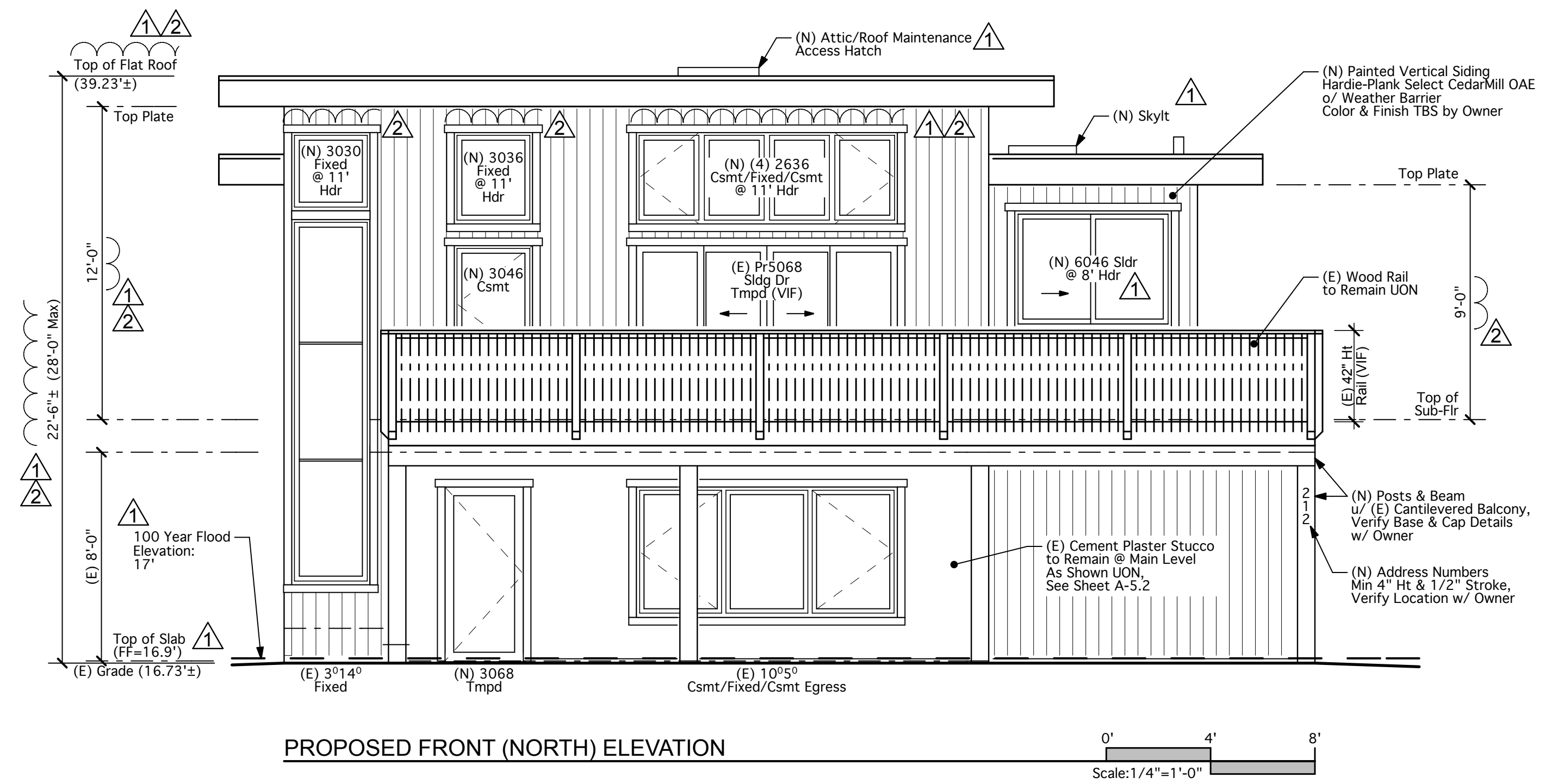
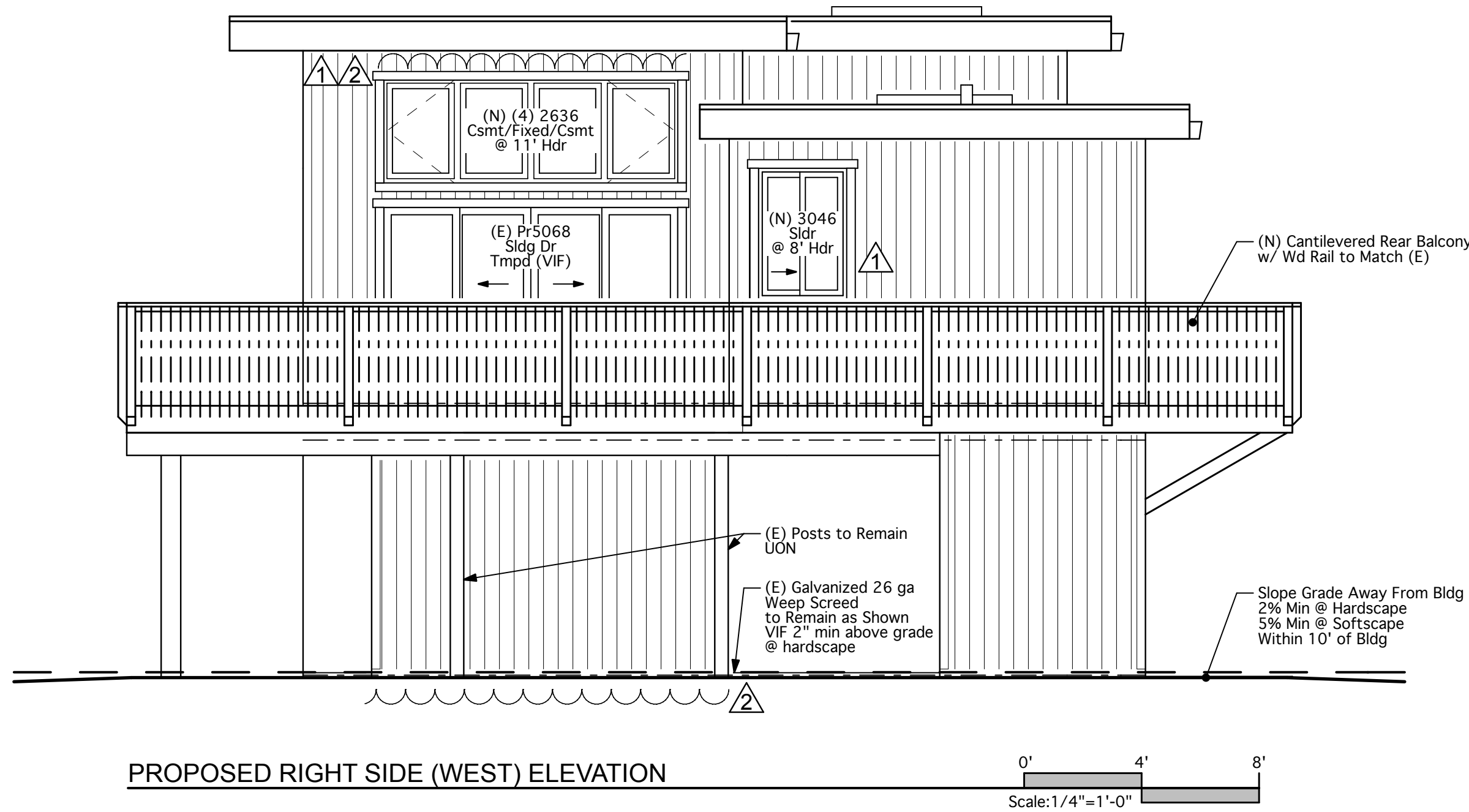
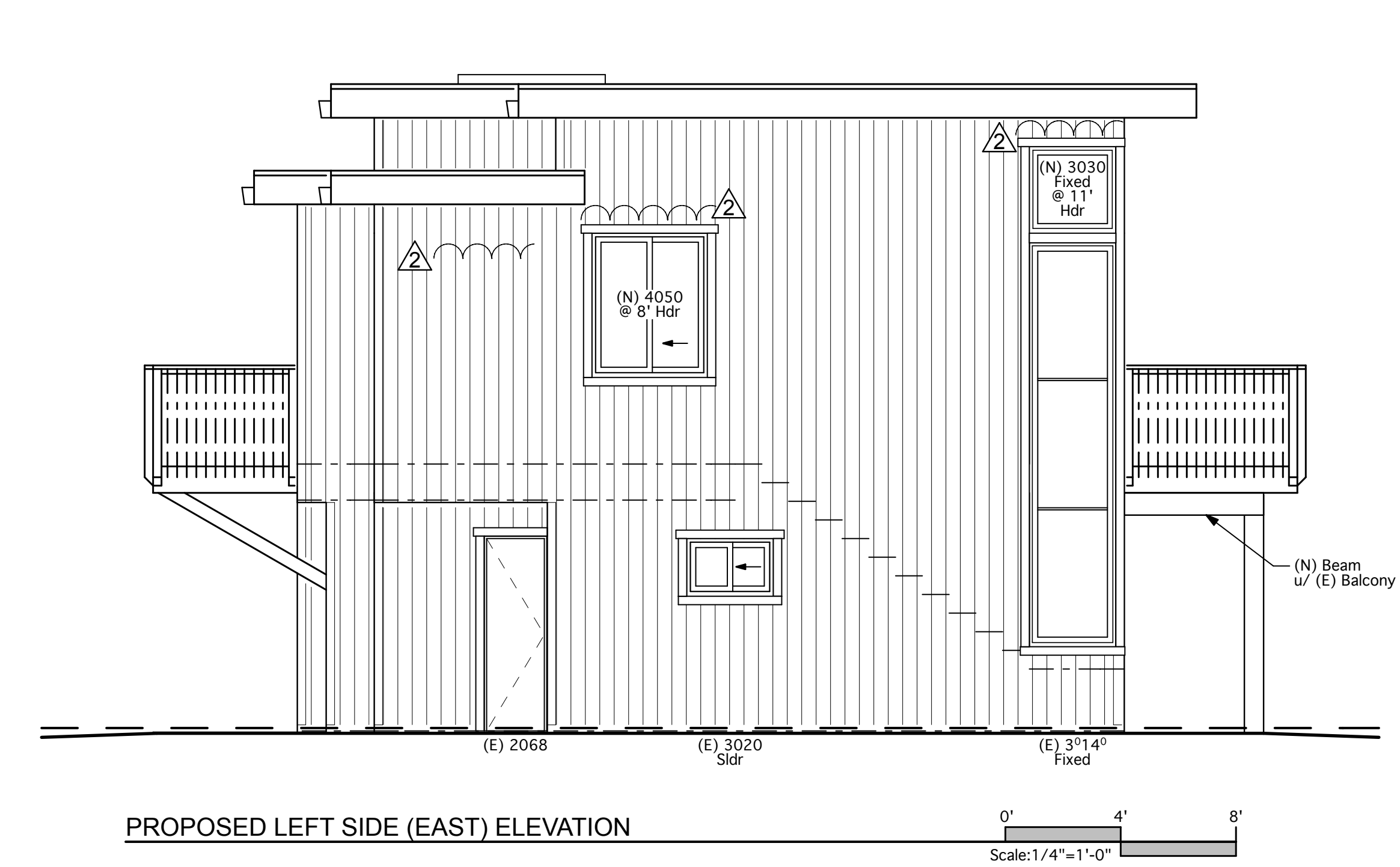
Dates & Revisions			
Rev	Description	Date	
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3	Development Permit Application	01/18/2018	

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Aptos, CA 95003
(APN 042-223-16)

Print Date: 4/19/19
Project: #15055
Scale: 1/4" = 1'
Drawn by: TJ, RTP

Sheet Title:
EXISTING & DEMOLITION EXTERIOR ELEVATIONS

A-5.1



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Dates & Revisions			
Rev	Description	Date:	
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	Development Permit Application	01/18/2018	

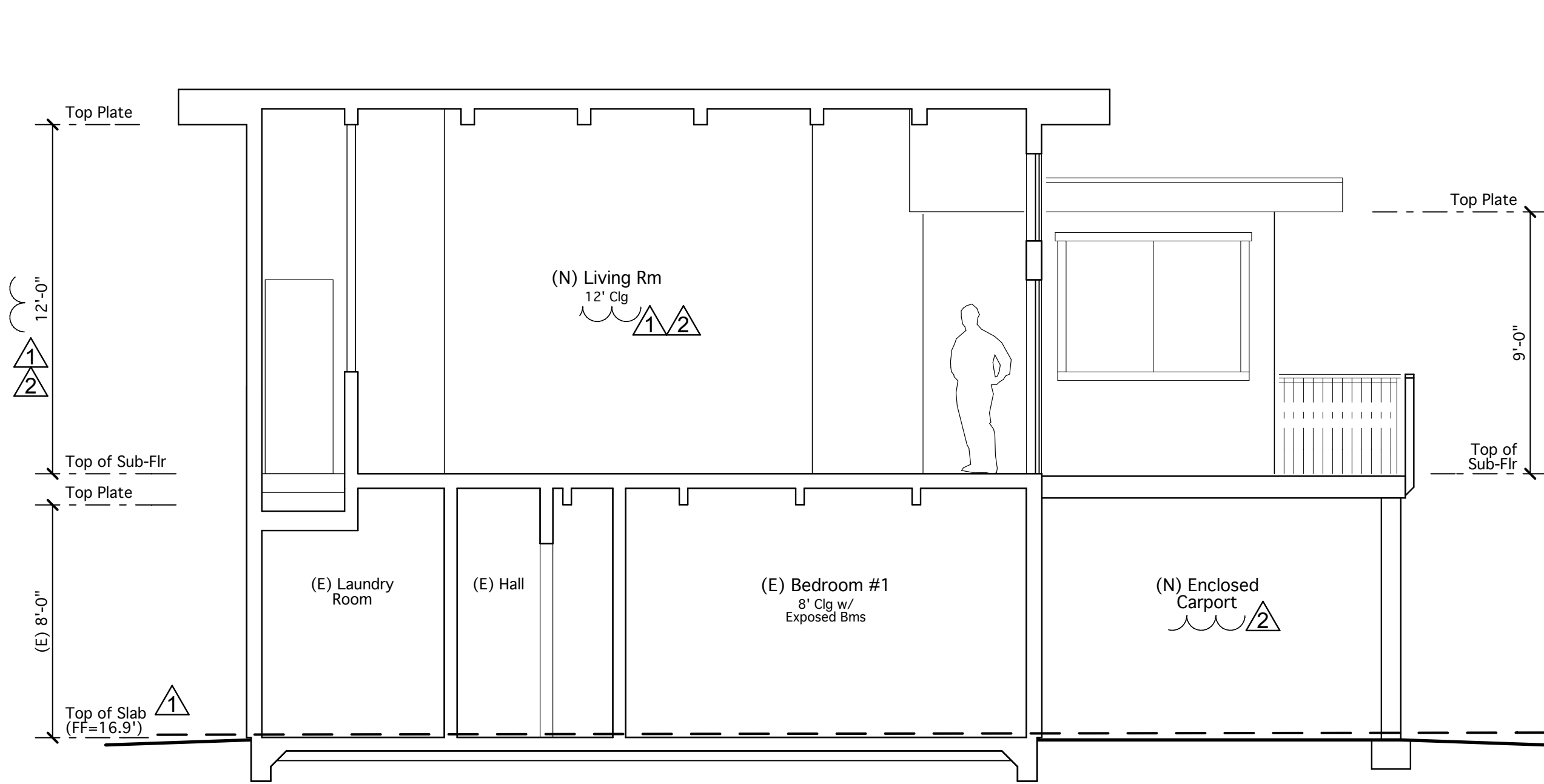
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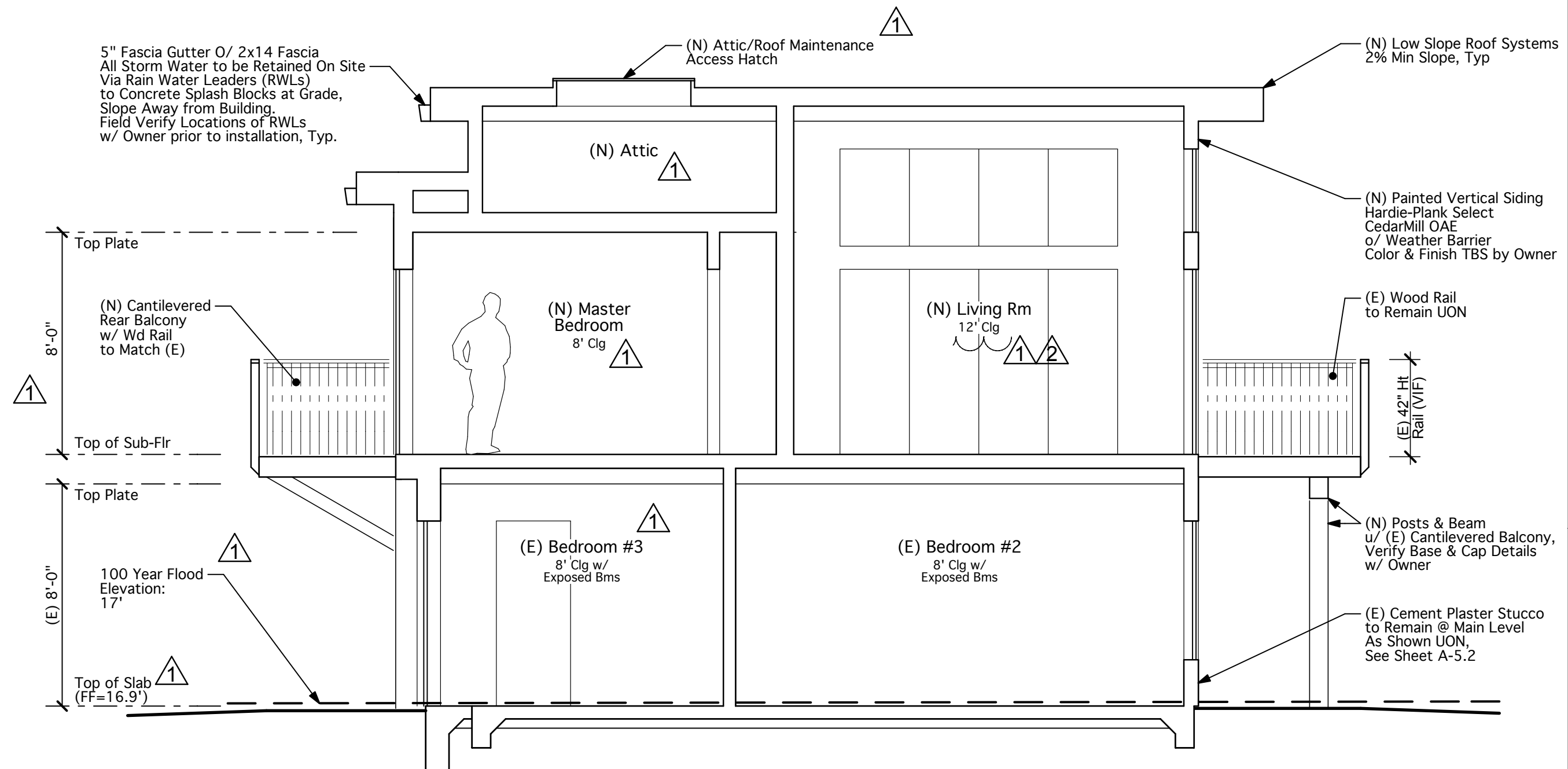
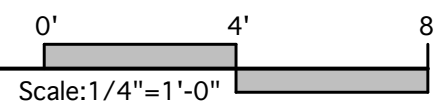
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**PROPOSED
EXTERIOR
ELEVATIONS**

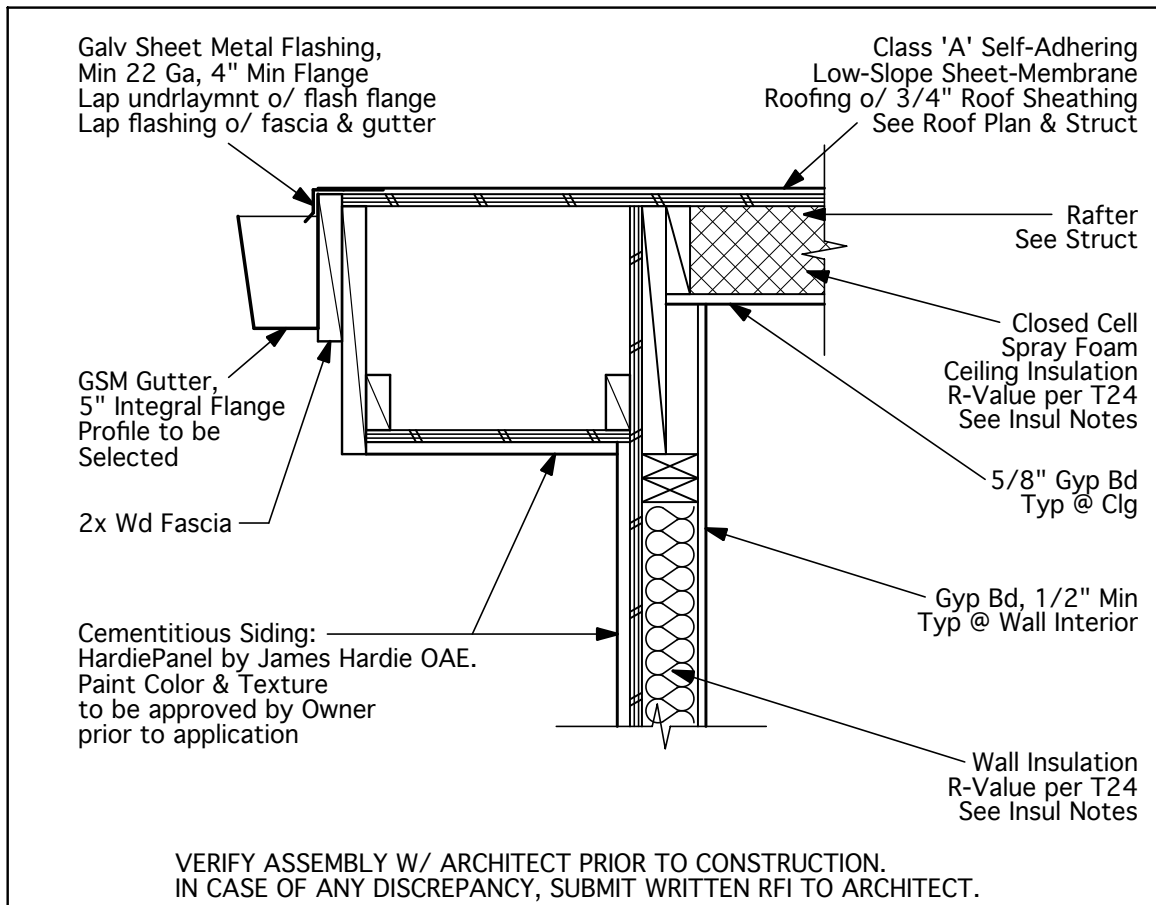
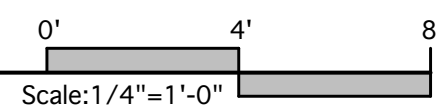
A-5.2



CROSS SECTION B-B



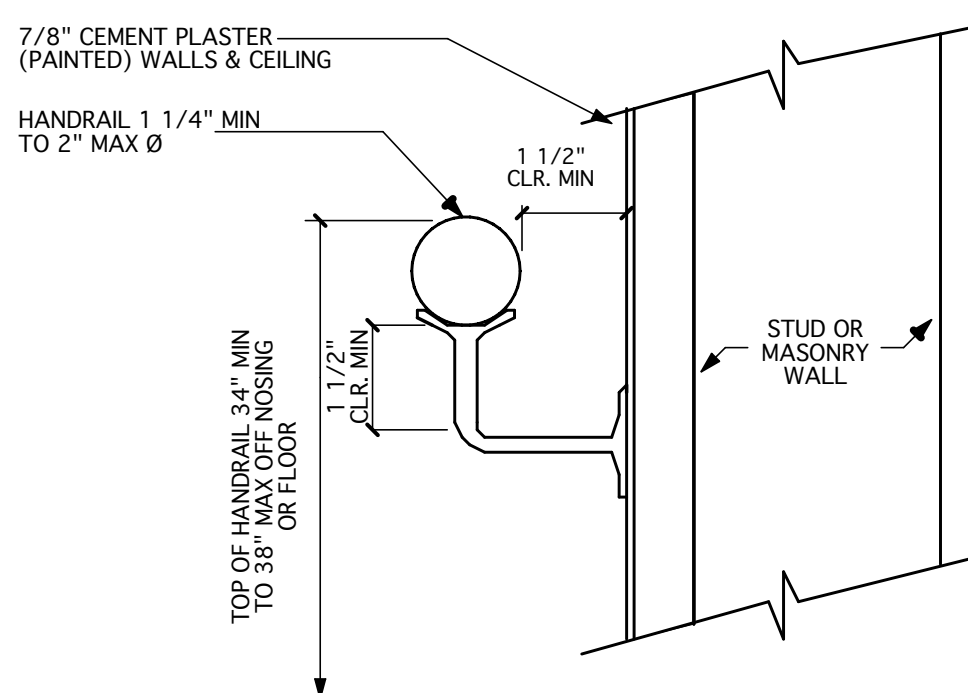
CROSS SECTION A-A



VERIFY ASSEMBLY W/ ARCHITECT PRIOR TO CONSTRUCTION.
IN CASE OF ANY DISCREPANCY, SUBMIT WRITTEN RFI TO ARCHITECT.

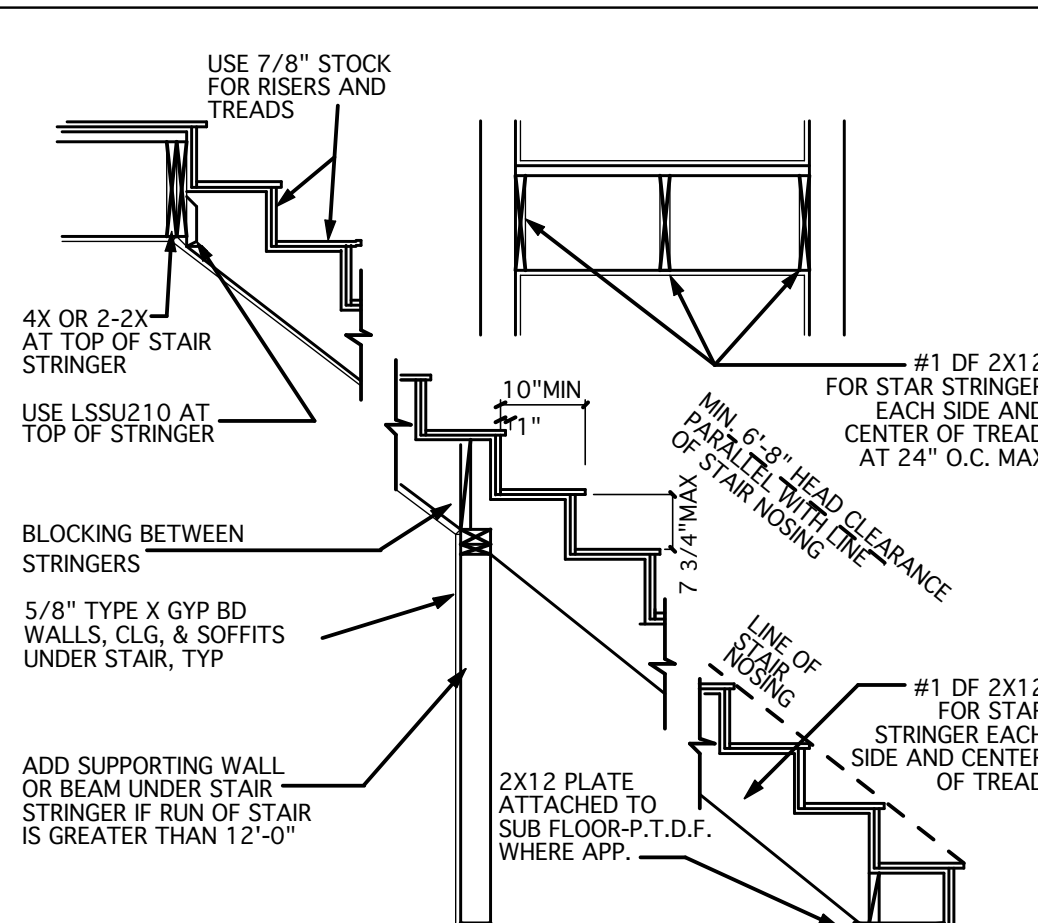
4 EAVE OVERHANG (TYP)

NTS



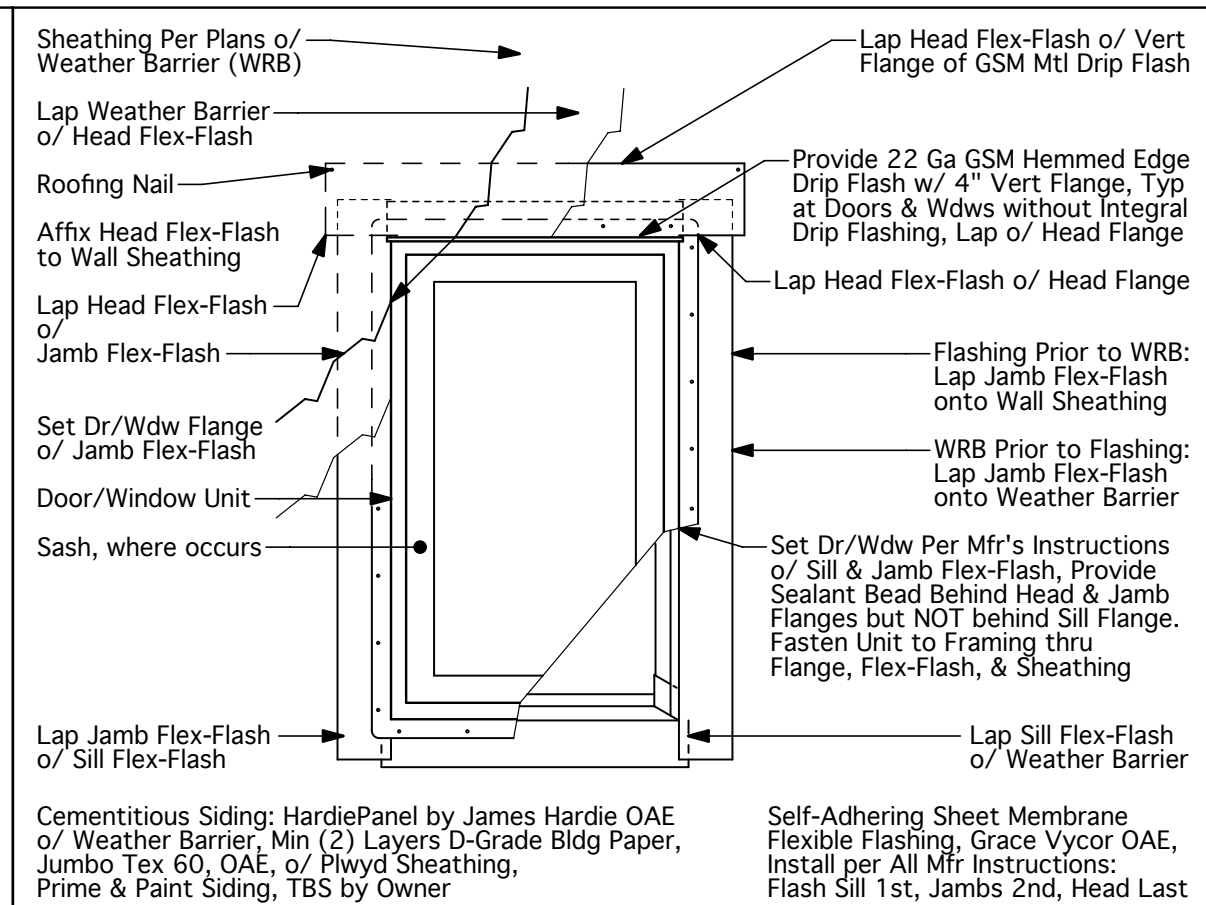
3 GRASPABLE HANDRAIL (TYP)

NTS



2 STAIR SECTION (TYP)

NTS



1 WINDOW & DOOR FLASHING (TYP)

FOR MOST CURRENT INSTALLATION METHOD, SEE GRACE VYCOR WEBSITE
PROVIDE FLANGED WINDOWS

NTS

Dates & Revisions			
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Scale:	1/4" = 1'
Drawn by:	TJ, RTP

Sheet Title:

CROSS SECTIONS A-A, B-B

A-6

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