

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: 231421** **APN: 038-151-34**  
**SITUS ADDRESS: 771 Seacliff Dr, Aptos, CA 95003**

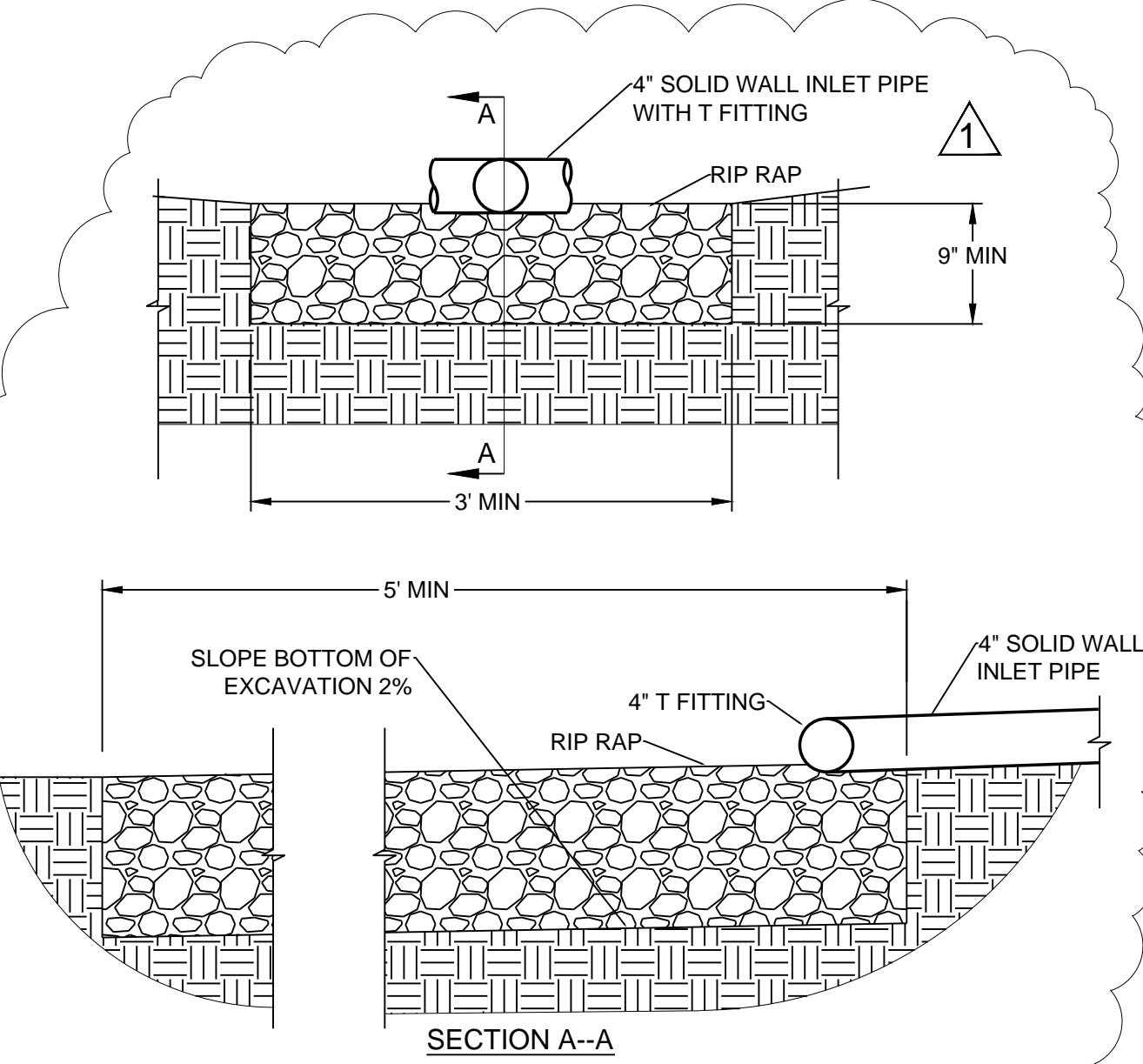
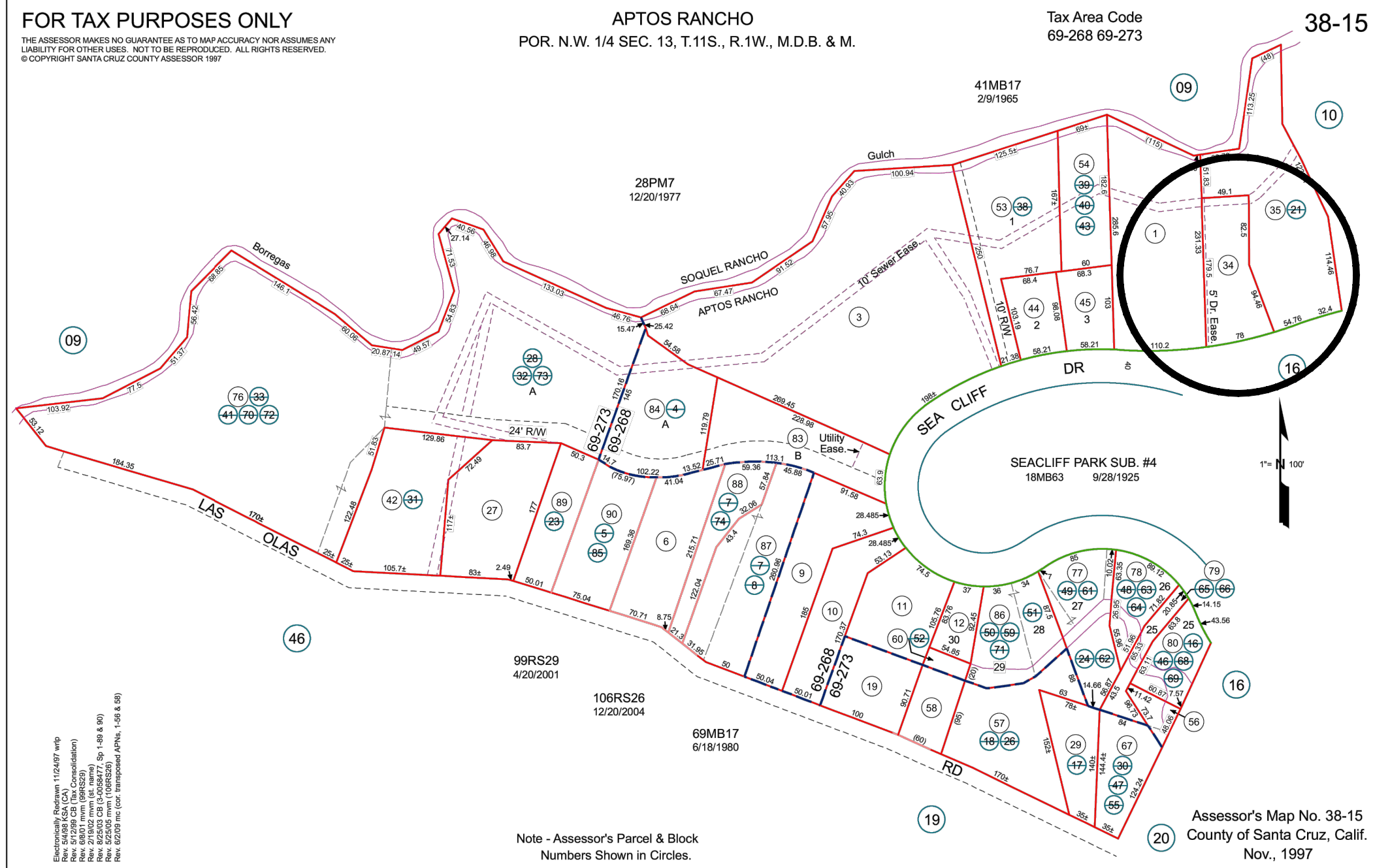
The proposed project would reconstruct an existing residence and add 545 square feet of floor area and a new deck measuring 462 square feet. The existing home contains about 1,104 square feet of conditioned floor area with two bedrooms and one bathroom. The project would result in a residence containing approximately 1,649 square feet of floor area, three bedrooms and two bathrooms. Requires a Coastal Development Permit.

The property is located on the north side of Seacliff Drive at its intersection with Middlefield Drive (771 Seacliff Drive).

**OWNER: Pestana Family Trust**  
**APPLICANT: Kim Carpenter**  
**SUPERVISORIAL DISTRICT: 2**  
**PLANNER: Jonathan DiSalvo, (831) 454-3157**  
**EMAIL: [Jonathan.DiSalvo@santacruzcountyca.gov](mailto:Jonathan.DiSalvo@santacruzcountyca.gov)**

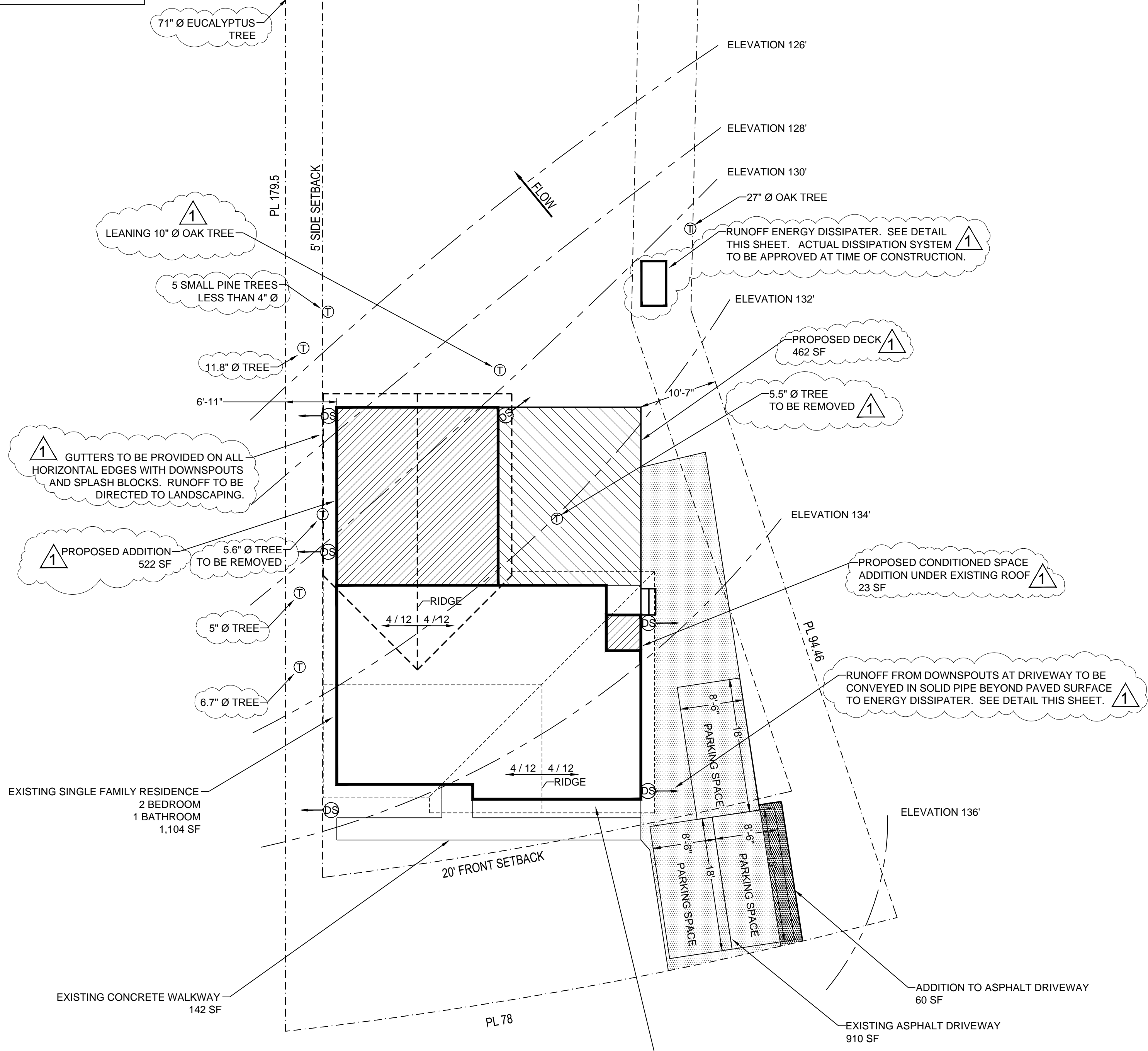
**Public comments must be received by 5:00 p.m. April 17, 2024.**  
**A decision will be made on or shortly after April 18, 2024.**

**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.**



**1** RUNOFF RIP RAP ENERGY DISSIPATER  
SCALE 1"=1'-0"

**1** FIRE HYDRANT #484  
STATIC PRESSURE: 44 PSI  
FLOW: 1,500 GPM  
RESIDUAL PRESSURE: 21 PSI  
TOTAL WATER AVAILABLE AT 20 PSI RESIDUAL: 1,560 GPM



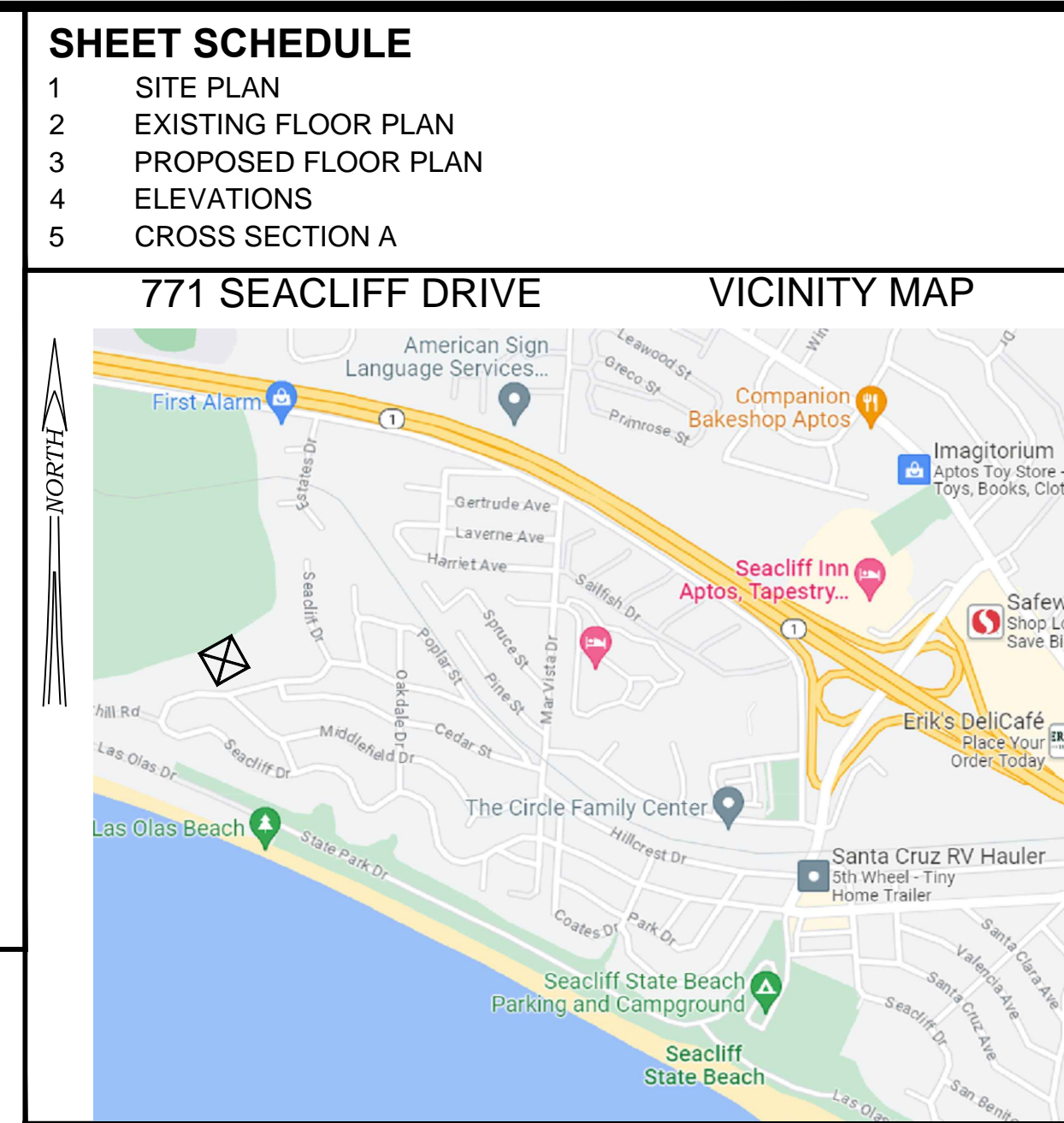
**PROJECT DIRECTORY**

**OWNER:**  
MICHAEL AND LEAH PESTANA  
25 LOS CERROS  
ORINDA, CA 94563  
925 321-1533

**DESIGNER:**  
KIM & BLAKE CARPENTER  
3300 HAAS DRIVE  
APTOS, CA 95003  
831 359 8080  
CARPENTERANDCARPENTER@GMAIL.COM

**STRUCTURAL ENGINEER:**  
BLAKE CARPENTER  
3300 HAAS DRIVE  
APTOS, CA 95003  
831 359 8080  
CARPENTERANDCARPENTER@GMAIL.COM

**CONTRACTOR:**  
SEACLIFF CONSTRUCTION AND DESIGN  
PO BOX 1793  
APTOS, CA  
831 761-0456  
INFO@SEACLIFFCONST.COM



**USE AND OCCUPANCY CLASSIFICATION**  
RESIDENTIAL GROUP R-3/U  
**TYPES OF CONSTRUCTION**  
V-B NON-SPRINKLERED

**SITE MAP**  
THE MAP SHOWN IS NOT A SURVEY. PROPERTY LINE DIMENSIONS WERE TAKEN FROM COUNTY MAPS. THE LOCATIONS OF NON-DIMENSIONED FEATURES ARE APPROXIMATE.

**SITE DATA AREAS IN SQUARE FEET**

	EXISTING		PROPOSED		TOTAL
		REMOVE	ADD		
PARCEL	10,802±			10,802±	
CONDITIONED SPACE	1,104		545	1,649	
DECK			462	462	
BEDROOMS	2		1	3	
BATHROOMS	1		1	2	
LOT COVERAGE	10.2%			19.5%	
DRIVEWAY WALKWAY	910		60	970	
	142			142	
IMPERVIOUS AREA	2,156*		605	2,761**	

1,104 + 910 + 142 = 2,156 \*  
1,104 + 910 + 142 + 545 + 60 = 2,761 \*\*

**PROJECT DESCRIPTION:**  
THE PROPOSED PROJECT PROVIDES FOR AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING. IN CONJUNCTION WITH THE ADDITION THE EXISTING RESIDENCE WILL RECONSTRUCTED. ALL WINDOWS, SIDING AND ROOF COVERING WILL BE REPLACED. THE BATHROOMS WILL HAVE NEW CABINETS, COUNTER TOPS AND FIXTURES. THE KITCHEN WILL HAVE NEW CABINETS, COUNTER TOPS, FIXTURES AND APPLIANCES. THE PLUMBING, ELECTRICAL AND HVAC SYSTEM WILL BE REPLACED.

**USE AND OCCUPANCY CLASSIFICATION**  
RESIDENTIAL GROUP R-3/U  
**TYPES OF CONSTRUCTION**  
V-B NONSPRINKLERED

**FIRE NOTES**  
THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022) AND CENTRAL FIRE DISTRICT AMENDMENTS. THE FIRE FLOW RATE REQUIREMENT FOR THE SUBJECT PROPERTY IS 1,000 GALLONS PER MINUTE FOR 120 MINUTES. THE AVAILABLE FIRE FLOW FOR THE SUBJECT PROPERTY IS 1,500 GALLONS PER MINUTE FOR 120 MINUTES. ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND. THE ROOF COVERINGS TO BE NO LESS THAN CLASS "B" RATED ROOF. A 30-FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES.

**REVISION**  
1  
12/11/23

**CARPENTER & CARPENTER**  
3300 HAAS DRIVE Aptos, 95003  
PHONE (831) 662-8080  
FAX (831) 662-8080  
CARPENTERANDCARPENTER@GMAIL.COM

**OWNER:**  
MICHAEL AND LEAH PESTANA  
771 SEACLIFF DRIVE  
APTOS, CA 950030

**PROJECT:**  
PESTANA ADDITION  
771 SEACLIFF DRIVE  
APTOS, CA 95003  
#23-315

**DATE:** MAY 2023  
**DRAWN BY:** RBC  
**APN:** 038 151 34

**SHEET**  
**1**

LEGEND	
	EXISTING WALL
	NEW 2X4
	NEW 2X6
	TO BE REMOVED
	TO BE ALTERED
	WINDOW IN NEW WALL
	NEW WINDOW IN EXISTING WALL
	POST
	EXISTING ROOF
	NEW ROOF

REVISION

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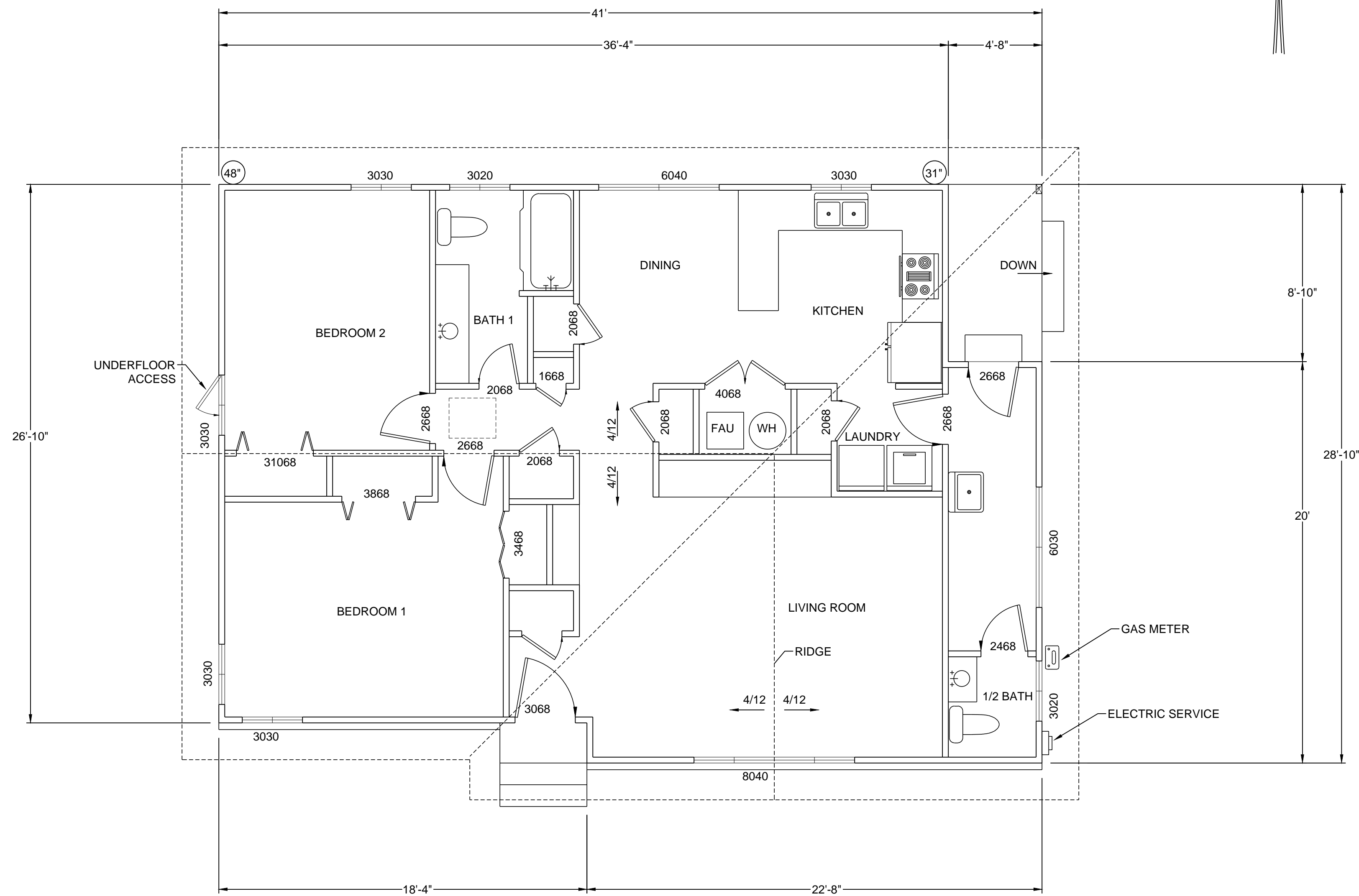
OWNER:  
 MICHAEL AND LEAH PESTANA  
 771 SEACLIFF DRIVE  
 APTOS, CA 950030

PROJECT:  
 PESTANA ADDITION  
 771 SEACLIFF DRIVE  
 APTOS, CA 95003  
 # 23-315

DATE: MAY 2023  
 DRAWN BY: RBC  
 APN: 038 151 34

SHEET

2



EXISTING CONDITIONED SPACE  
 1,104 SF

EXISTING FLOOR PLAN  
 SCALE 1/4"=1'

LEGEND	
	EXISTING WALL
	NEW 2X4
	NEW 2X6
	TO BE REMOVED
	TO BE ALTERED
	WINDOW IN NEW WALL
	NEW WINDOW IN EXISTING WALL
	POST
	EXISTING ROOF
	NEW ROOF

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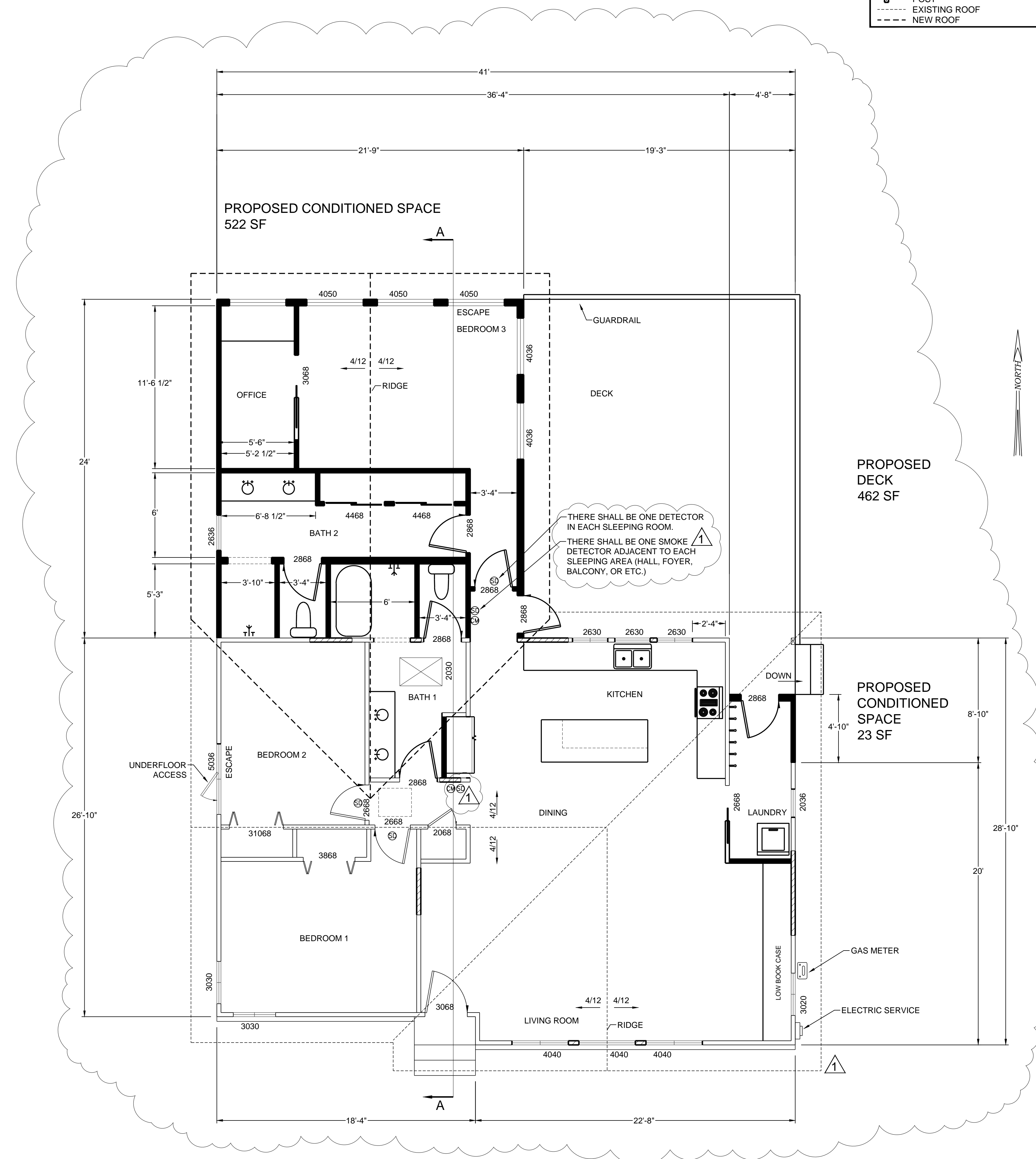
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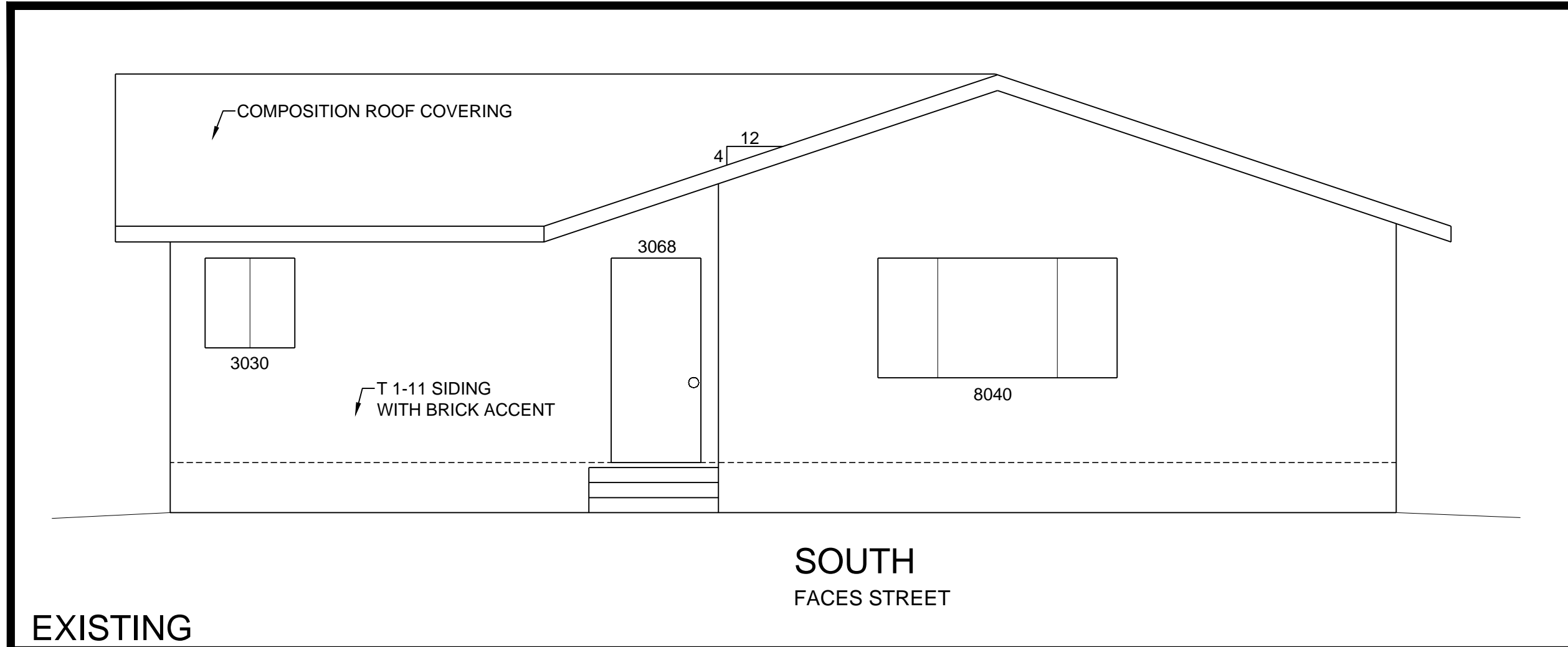
SHEET

3



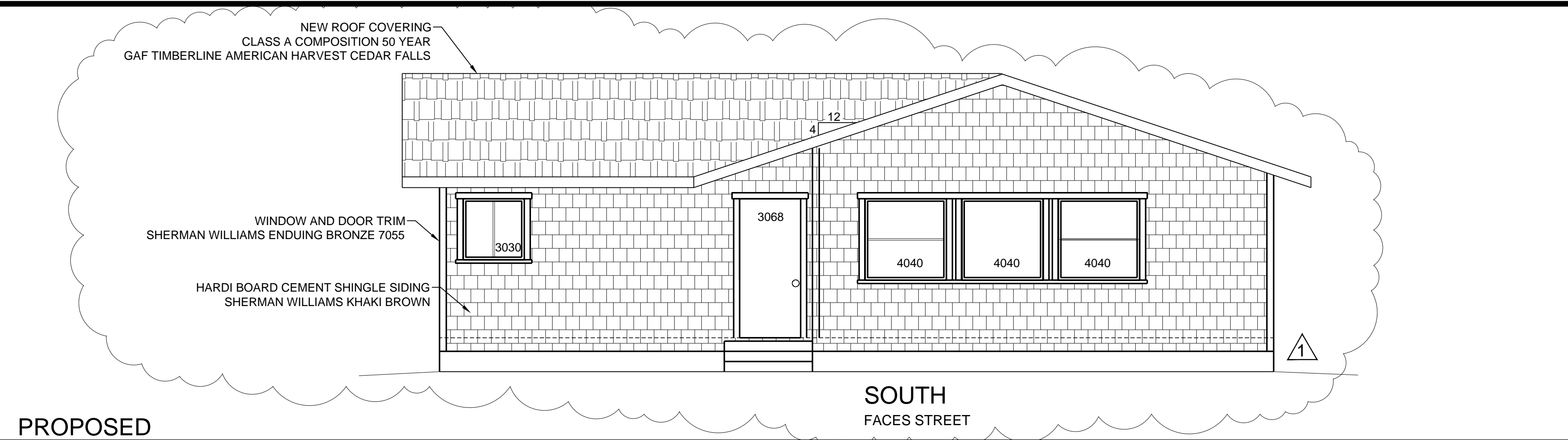
EXISTING CONDITIONED SPACE  
 1,104 SF

PROPOSED FLOOR PLAN  
 SCALE 1/4"=1'



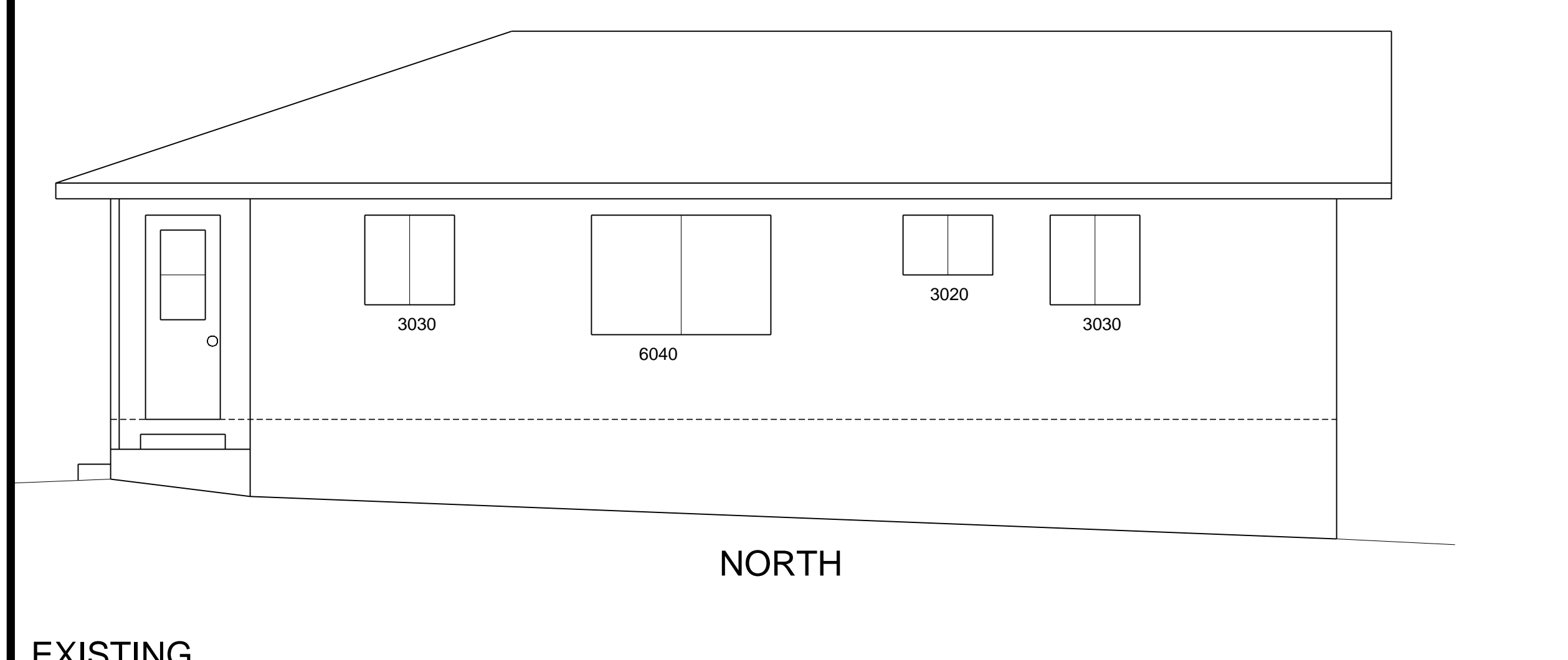
EXISTING

SOUTH  
FACES STREET



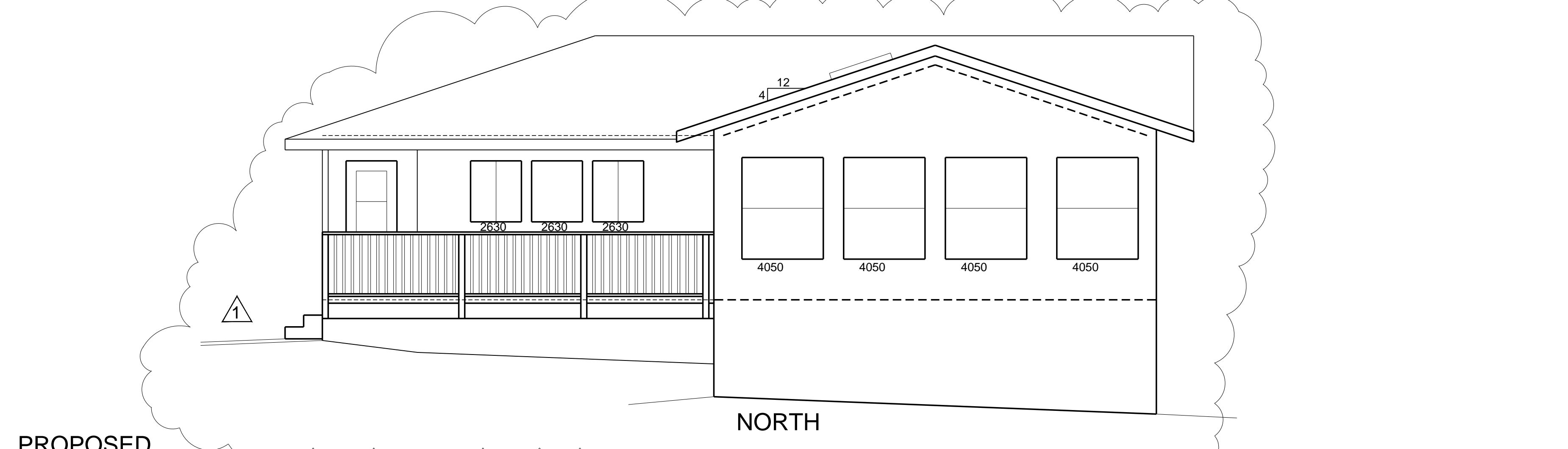
PROPOSED

SOUTH  
FACES STREET



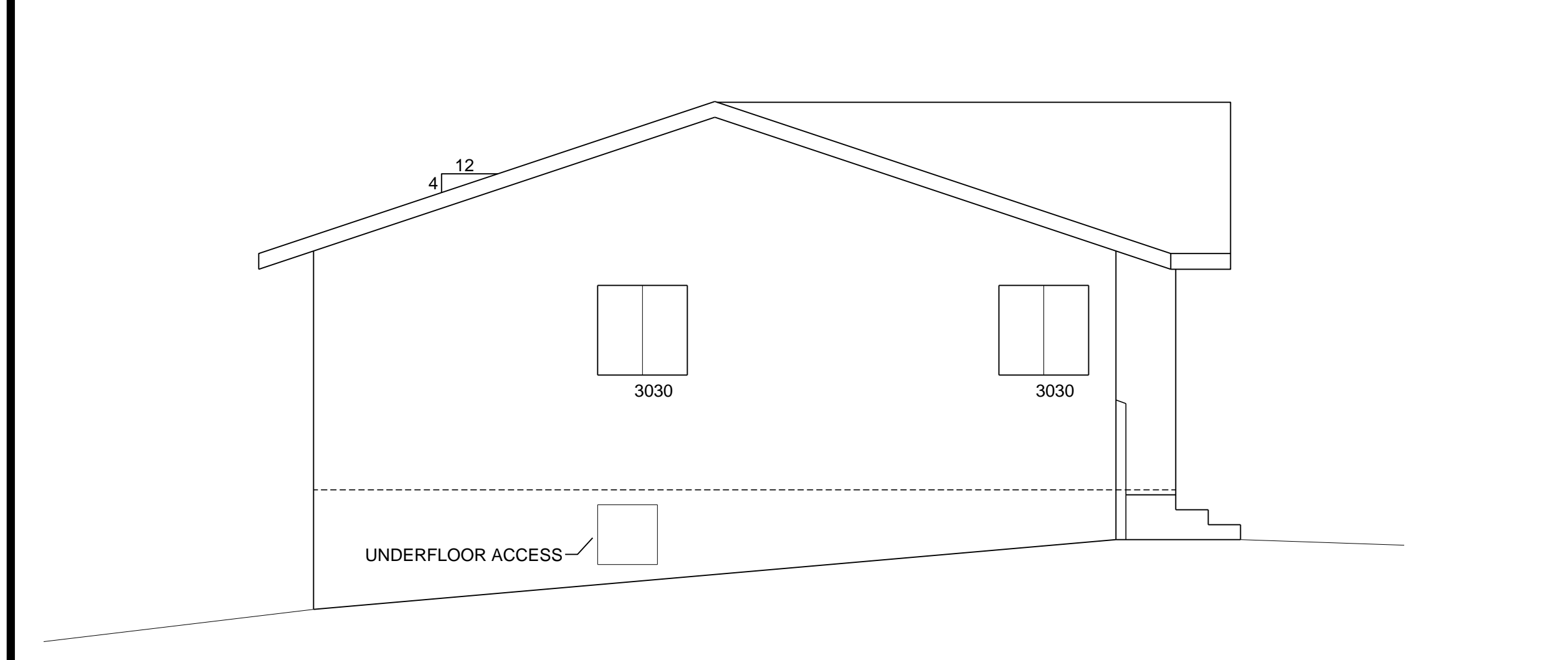
EXISTING

NORTH



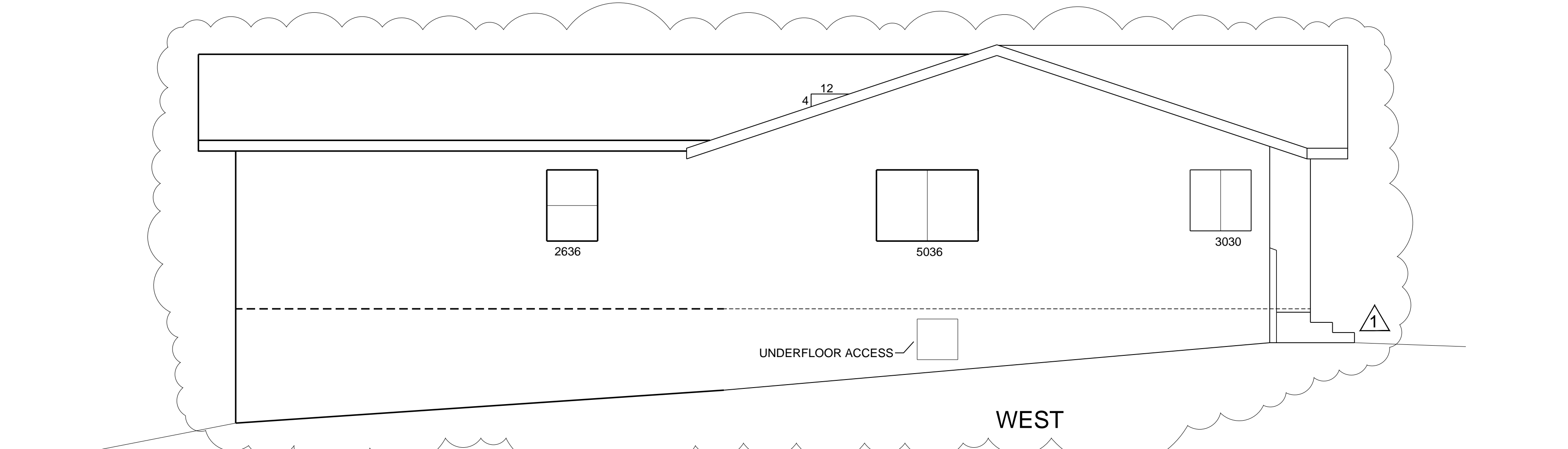
PROPOSED

NORTH



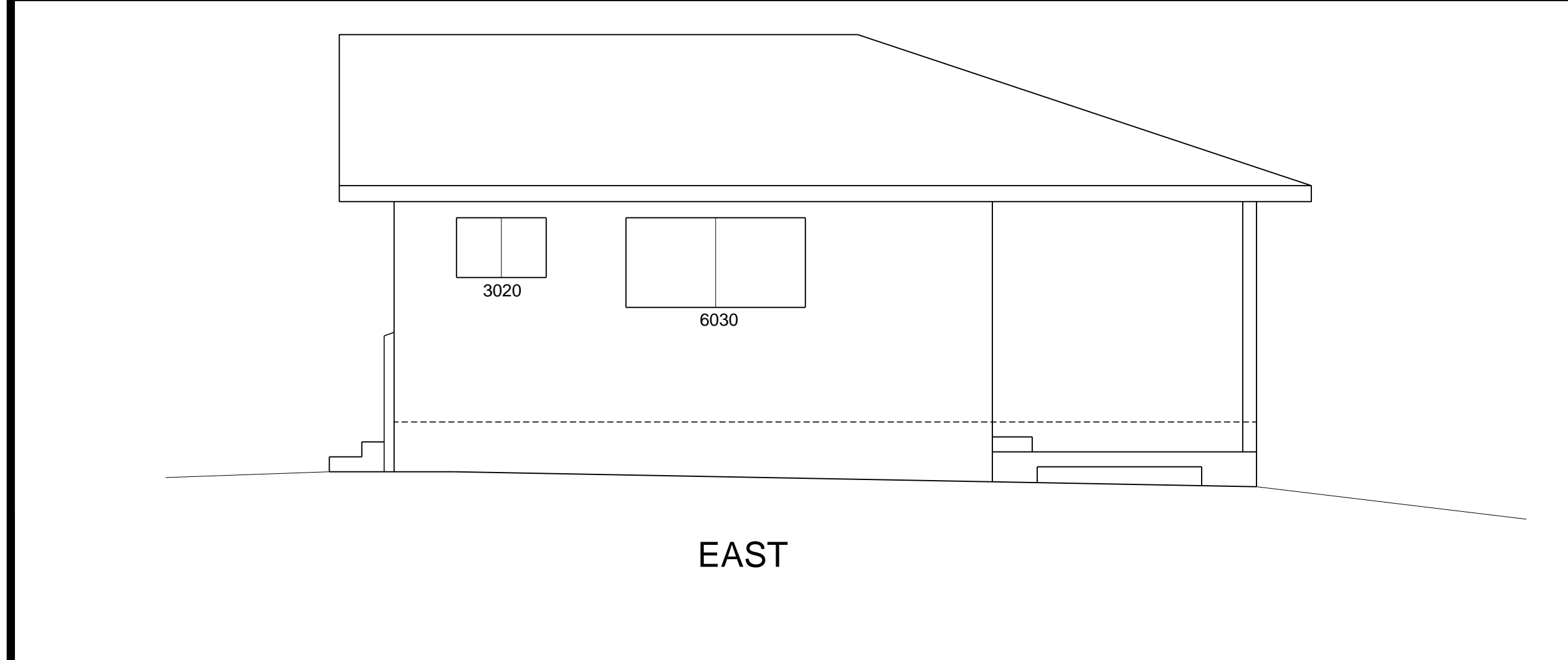
EXISTING

WEST



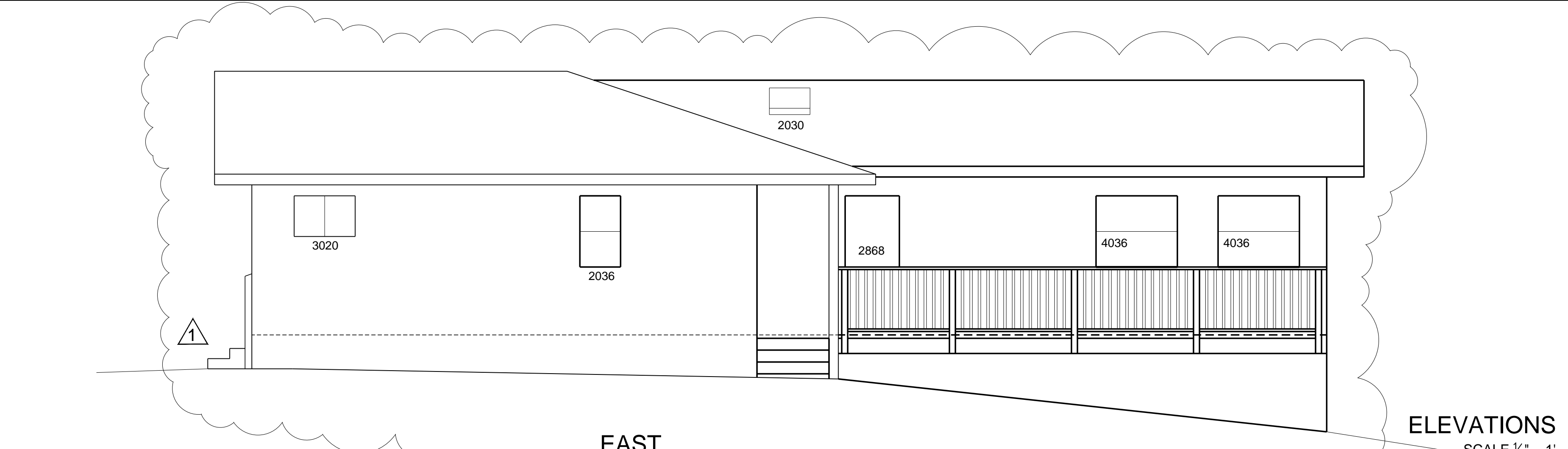
PROPOSED

WEST



EXISTING

EAST



PROPOSED

EAST

ELEVATIONS  
SCALE 1/4" = 1'

REVISION  
1  
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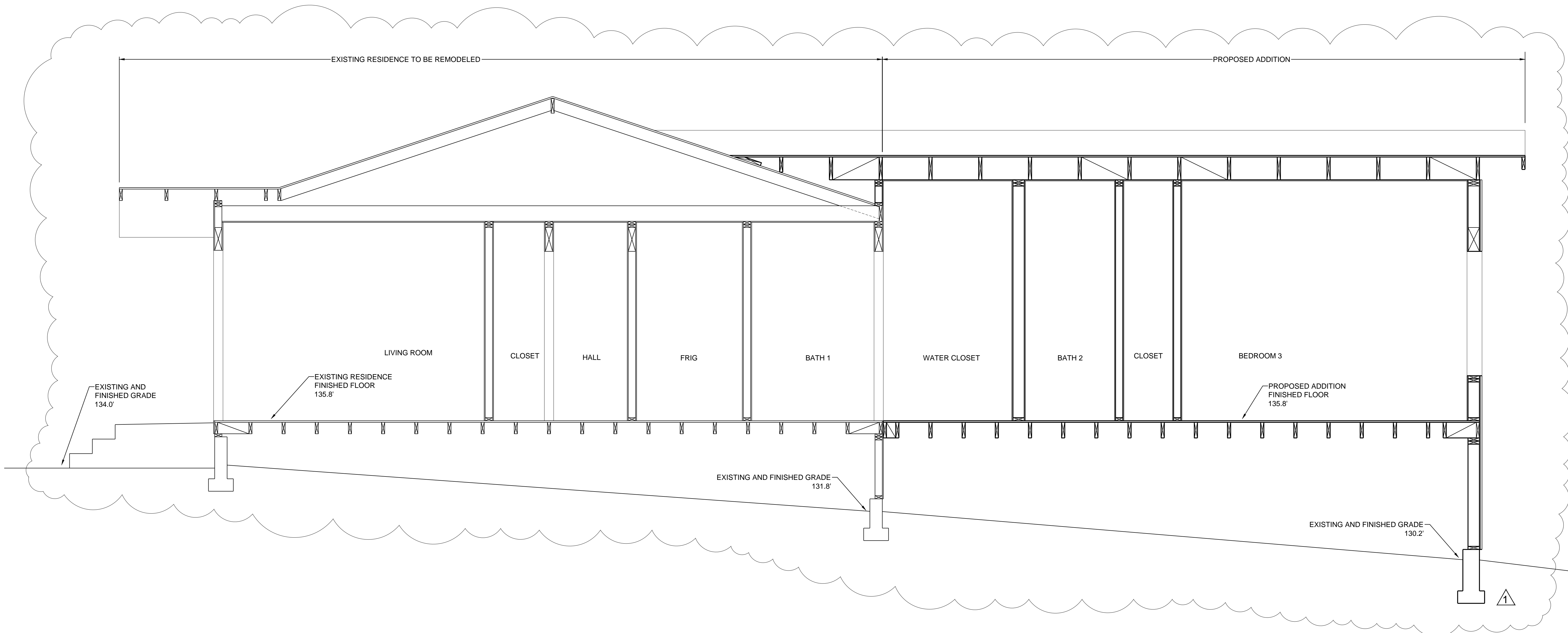
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SHEET

4



CROSS SECTION A  
SCALE 1/2"=1'