

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.

APPLICATON NUMBER: 251145 APN: 043-111-11
SITUS: 106 Baldwin Drive, Aptos, CA 95003

Proposal to remodel and construct a 611 square foot addition to an existing 1,302 square foot single family dwelling with a 420 square foot attached garage, to result in a 1,913 square foot 3-bedroom 2-bath single family dwelling with an attached 420 square foot garage.

Requires a Minor exception to increase the nonconforming dimensions of the dwelling and reduce the side yard setback from 8 feet to about 7 feet 2 inches.

OWNER: David & Amy Palaniuk
APPLICANT: Robert Alaga
SUPERVISORIAL DISTRICT: 2
PLANNER: Rebecca Rockom, (831) 454 -3121
EMAIL: Rebecca.Rockom@santacruzcountycalifornia.gov

Public comments must be received by 5:00 p.m. 07/25/2025. A decision will be made on or shortly after 07/28/2025.

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.

GENERAL NOTES

- The code editions to be followed: Santa Cruz County Amendments
California Plumbing Code 2022 Edition California Building Code 2022 Edition
California Electrical Code 2022 Edition California Mechanical Code 2022 Edition
California Energy Standards 2022 Edition California Green Building Standards Code 2022 Edition
California Residential Code 2022 Edition California Fire Code 2022 Edition
- Hold down devices must be secured in place prior to foundation inspection.
- Fasteners in preservative-treated wood (anchor bolts, nails, screws, etc.) shall be of an approved silicon bronze or copper, stainless steel or hot-dipped zinc coated steel.
- Foundation sills shall be a naturally durable wood or a preservative-treated wood.
- Anchor bolts shall be a minimum of 1/2 inch diameter in SDC D and 5/8 inch minimum diameter in SDC E.
- Anchor bolts shall be embedded a minimum of 7 inches into foundation.
- Anchor bolts shall not be spaced more than 6 feet apart in SDC D and no more than 4 feet apart in SDC E.
- There shall be a minimum of 2 bolts per sill piece with one bolt not located more than 12 inches or not less than 4 inches of each end of the sill piece.
- Washers for anchor bolts shall be a minimum of 3 inches by 3 inches by 0.229 inch thick. Steel plate washers may be slotted.
- Minimum compression strength of concrete shall be 2,500 psi.
- Reinforcing Steel to be a minimum of ASTM A615 Grade 60.
- Framing lumber shall be Douglas Fir #2 (unless noted otherwise).
- Wall framing shall comply with CBC Table 2308.5.1.
- Nailing shall be in compliance with CBC Table 2304.10.1.
- Foundation vents to be 6"x14" @ 8'-0" o.c. max.
- Block or double joist under all walls. Blocking at 8'-0" o.c. max (not applicable with TJs).
- Attic and foundation venting shall be a minimum of 1/150 of the area to be vented.
- Smoke detectors and carbon monoxide alarms in new structures shall receive their primary power from the house primary wiring and shall have a battery backup.
- Egress requirements for sleeping rooms:
a. Min. net clear operable dimension of 24" in height. b. Min. net clear operable dimension of 20" in width.
c. Min. net clear operable dimension of 5.7 square feet d. Maximum distance to floor is 44"
- Joints and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.
- The first 5' of hot and cold water pipes from the storage tank from non-recirculating systems shall be thermally insulated with a minimum of 1" (.75") thick insulation for hot (cold) water pipes with a diameter of less than or equal to 2" or 1.5" (1") for hot (cold) water pipes with a diameter of greater than 2" and conform to Cal Energy Code 150.0.(2)
- The builder/contractor shall provide the owner and County Building Department a copy of the CF-2R Installation Certificate at the time of inspection.
- Air ducts installed under a floor in a crawl space shall be installed as to maintain a vertical clearance of 18" for all portions of the duct that would obstruct access to any part of the crawl space.
- Showers compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, non-absorbent surface to a height of not less than 72" above finish floor. Ceramic tile is to be installed over fiber-cement or cementitious backer board.
- The maximum hot water temperature discharging from the bathtub, shower and whirlpool bathtub filler shall be limited to 120 degrees Fahrenheit. The water heater thermostat shall not be considered a control for the meeting of this provision.
- Plumbing fixtures are required to meet the following maximum flow rates: shower heads 1.8 gpm @ 80 psi, kitchen faucet 1.8 gpm @ 60 psi, lavatory faucet 1.2 gpm @ 60 psi and water closets 1.28 gpm per flush.
- The shower valve shall be a pressure balance type, thermostatic mixing type or a combination pressure balance/thermostatic mixing type.
- Fiber-cement, fiber-mat reinforced cementitious backer units, glass mat gypsum backers of fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325, C 1178 or C 1278 respectively and installed in accordance with manufacturer's recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas [CRC R702.4.2]
- Ceramic tile surfaces shall be installed in accordance with ANSI A108.1, A108.4 through A108.6, A108.11, A118.1, A118.3, A136.1, and A157.1. [CRC R702.4.1]
- The waste outlet and tailpiece for the shower shall be a minimum 2" in diameter.

FIRE DEPARTMENT NOTES - (NON-SPRINKLED)

- These plans are in compliance with the 2022 California Fire and Building Codes and with applicable Santa Cruz County Fire Protection Association and district amendments.
- This building is R-3, Type V-B/U, and Non-Sprinkled.
- A public fire hydrant is within 600 feet of any portion of the building meeting the minimum required fire flow.
- The required available fire flow on this property is 1,000 gallons per minute for 120 minutes.
- All underground piping systems shall comply with the County Standard FPO-006 and shall require plan submittal and permit approval prior to installation. The standard is available at the Santa Cruz Fire Marshall's Office.
- Before construction begins, temporary or permanent address numbers shall be posted. Permanent numbers must be posted prior to final inspection. Address numbers shall be posted on property so as to be clearly visible from the road. Address numbers must be in "Arabic" (1,2,3, etc.), not "Roman" (I,II,etc.) or written out in words. Address numbers shall be a minimum of 4" tall, with wide stroke, and posted on a contrasting background.
- Roof construction shall be Class A (min.) as defined by Uniform Building Code Standard 15-2.
- There shall be a minimum of a 30 foot clearance maintained with non-combustible vegetation around all structures. Exception: Single specimens of trees, ornamental shrubbery, or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.
- All requirements of the Single Family Dwelling Guide must be met.
- Smoke detectors are required in all sleeping rooms and in hallways outside of sleeping rooms within 10 feet of sleeping room doors.

DESIGNER:

ROBIN ALAGA
250 Evening Hill Lane
Watsonville, CA 95076
831.724.4994

STRUCTURAL ENGINEER:

TIM WANN
P.O. Box 3581
Freedom, CA 95019
831.479.1515

GEOTECHNICAL ENGINEER:

ALL EARTH GEOTECHNICAL ENGINEERING INC.
303 Potrero Street Suite 45.202
Santa Cruz, CA 95060
831.345.9869 Project No.: 25-109-20
APRIL 9, 2025

ENERGY CONSULTANT:

A PLUS GREEN ENERGY SERVICE
41C Hanger Way
Watsonville, CA 95076
831.728.7717

OWNER:

David & Amy Palaniuk
106 Baldwin Drive
Aptos, CA 95003

PROJECT DATA:

A.P.N. 043-111-11
Zoning R-1-6
Occupancy Group R-3
Construction Type VB Non-Sprinkled
Parcel Size 6,055 sq. ft. (Assessor)
Lot Coverage 2,381 sq. ft. (39.3%)
F.A.R. 2,208 sq. ft. (36.5%)
Existing Residence 1,302 sq. ft.
Proposed Addition 611 sq. ft.
Total Heated Area 1,913 sq. ft.
Existing Garage 420 sq. ft.
Existing Porch (demolish) 48 sq. ft.
Proposed Porch 48 sq. ft.
Area of Remodel 1,302 sq. ft.

SCOPE OF WORK:

Construct a 611 sq. ft. addition on a 1,302 sq. ft. 3 bedroom, 2 bath SFD. Addition & remodel to reconfigure floor plan resulting in a 3 bedroom, 2 bath SFD. Area of remodel 1,302 sq. ft.

SHEET INDEX:

Sheet 1: Site Plan, Vicinity Map and Notes
Sheet 1.A: Survey
Sheet 2: Existing & Proposed Floor Plans
Sheet 3: Foundation Plan & Details
Sheet 4: Roof Framing Plan & Details
Sheet 5: Sections & Details
Sheet 6: Sections & Details
Sheet 7: Electrical Plan & electrical Notes
Sheet 8: Elevations
Sheet D.1: Engineering Notes & Details
Sheet D.2: Engineering Details & Shear Wall Schedule
Sheet EN.1: Title 24 Energy Calculations
Sheet EN.N: Title 24 Energy Calculations
Sheet GB.1: Green Building Measures

HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

- All loose stockpiled construction materials that are not actively being used (i.e. soil, spoils, aggregate, fly-ash, stucco, hydrated lime, etc.
- All chemicals shall be stored in watertight containers (with appropriate secondary containment to prevent any spillage or leakage) or in a storage shed (completely enclosed).
- Exposure of construction materials to precipitation shall be minimized. This does not include materials or equipment that are designed to be outdoors, and exposed to environmental conditions (i.e. poles, equipment pads, cabinets, conductors, insulators, bricks, etc.)
- Best Management Practices to prevent the off-site tracking of loose construction and landscape materials shall be implemented.

WASTE MANAGEMENT

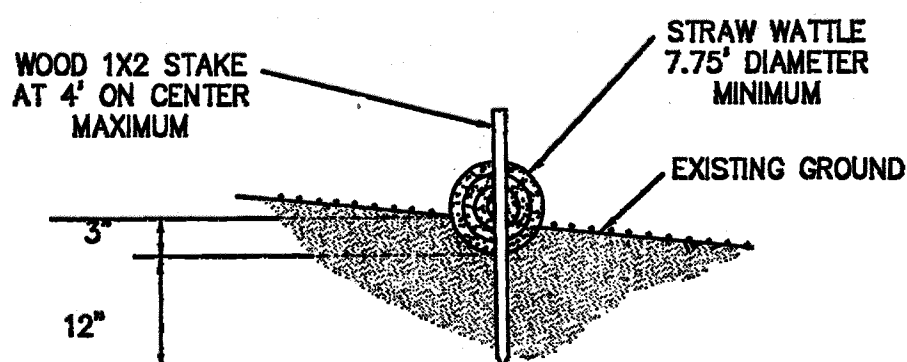
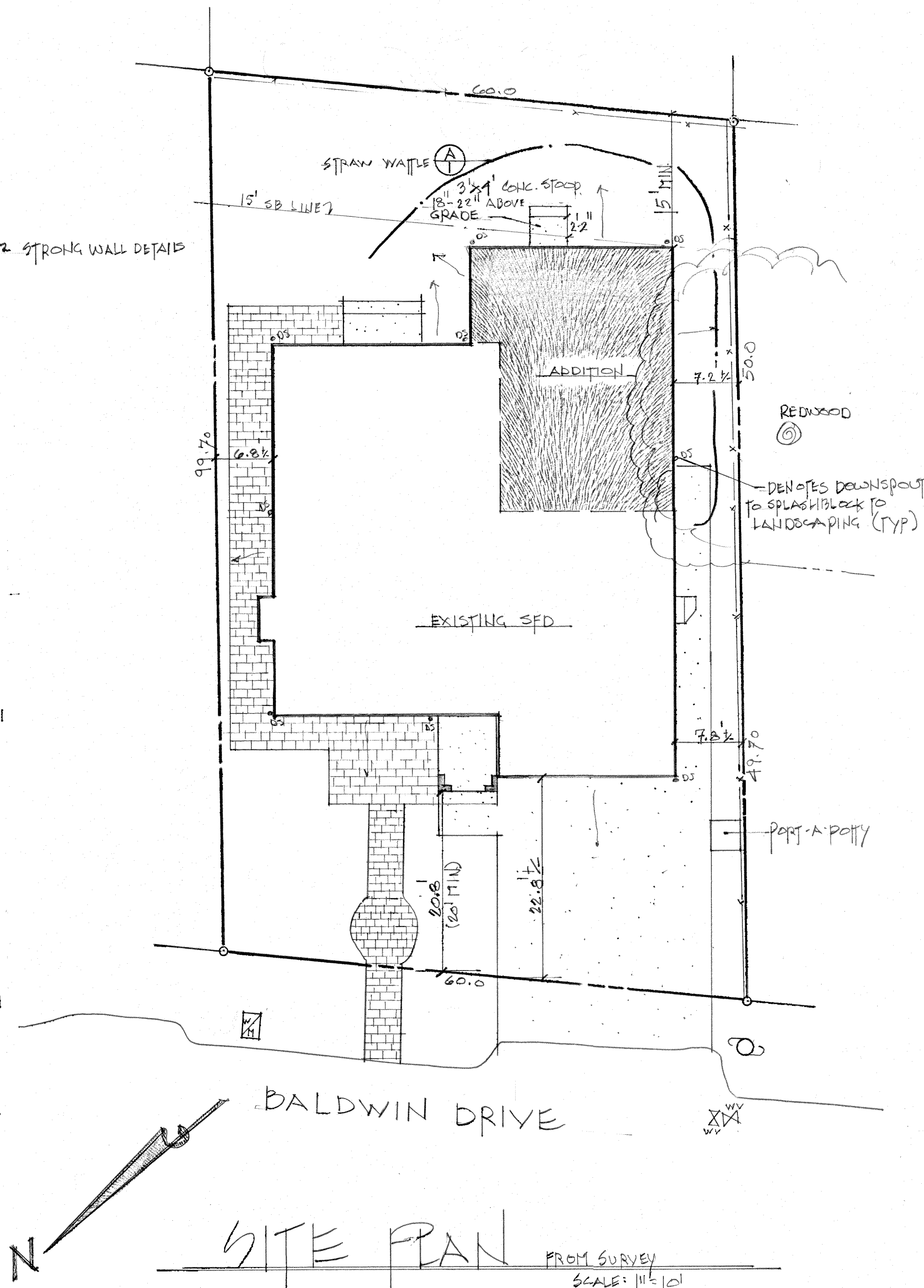
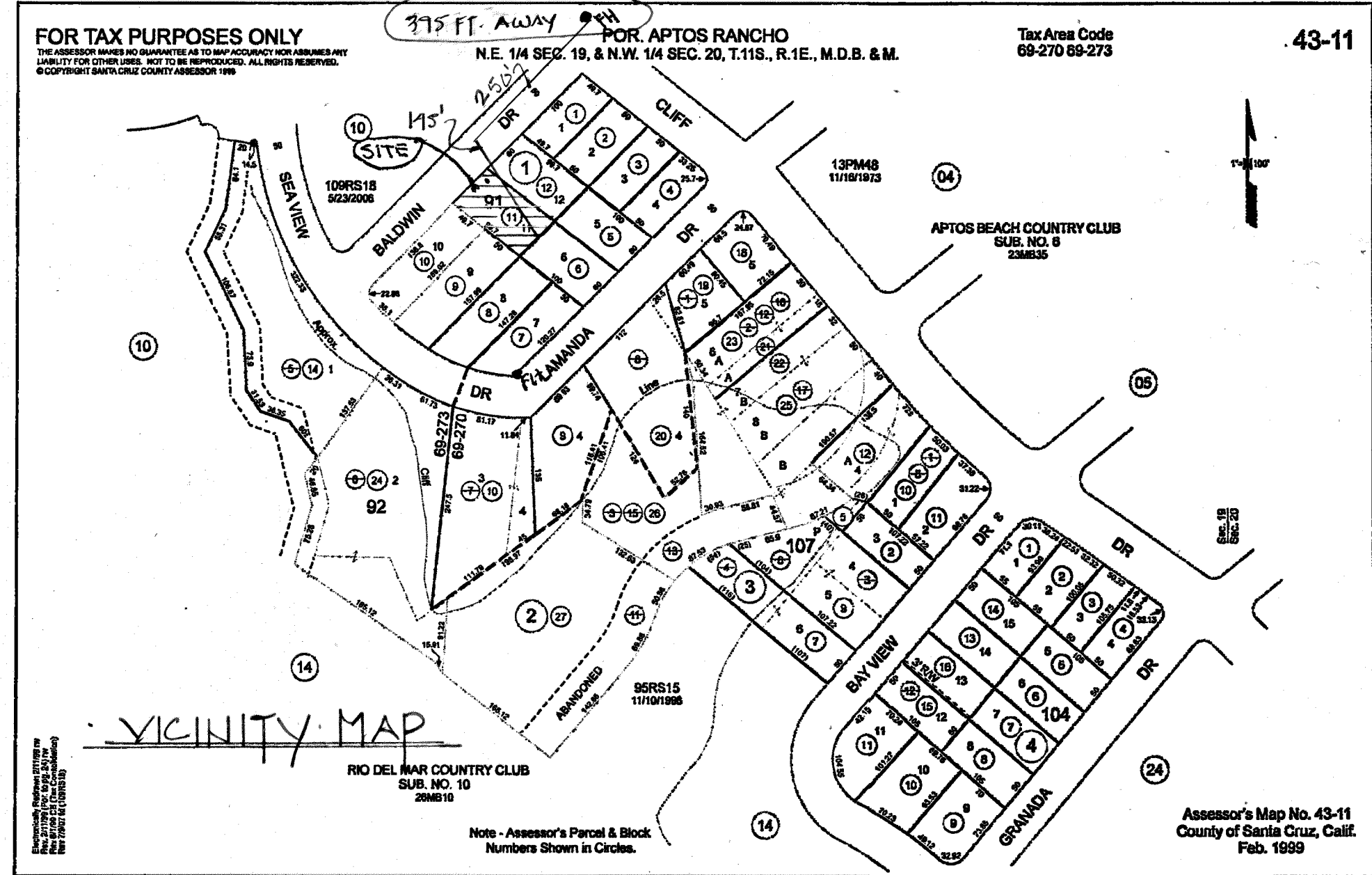
- Disposal of any rinse or wash waters or materials on impervious or pervious site surfaces or into the storm drain system shall be prevented.
- Sanitation facilities shall be contained (e.g. portable toilets) to prevent discharges pollutants to storm water drainage systems or receiving water, and shall be located a minimum of 20 feet away from an inlet, street or driveway, stream, riparian area or other drainage facility.
- Sanitation facilities shall be inspected regularly for leaks and spills and cleaned or replaced as necessary.
- Cover waste disposal containers at the end of every business day and during a rain event.
- Discharges from waste disposal containers to the storm water drainage system or receiving water shall be prevented.
- Stockpiled waste material shall be contained and securely protected from wind and rain at all times unless actively being used.
- Procedures that effectively address hazardous and non-hazardous spills shall be implemented.
- Equipment and materials for cleanup of spills shall be available on site and that spills and leaks shall be cleaned up immediately and disposed of properly; and
- Concrete washout areas and other washout areas that may contain additional pollutants shall be contained so there is no discharge into the underlying soils and onto the surrounding areas.

VEHICLE STORAGE AND MAINTAINANCE

- Measures shall be taken to prevent oil, grease, or fuel to leak into the ground, storm drains or surface waters.
- All equipment or vehicles which are to be fueled, maintained and stored onsite shall be in a designated area fitted with appropriate BMPs.
- Leaks shall be immediately cleaned and leaked materials shall be disposed of properly.

LANDSCAPE MATERIALS

- Contain stockpiled materials such as mulches and topsoil when they are not actively being used.
- Contain fertilizers and other landscape material when they are not actively being used.
- Discontinue the applications of any erodible landscape materials within 2 days before a forecasted rain event or during periods of precipitation.
- Apply erodible landscape material at quantities and application rates according to manufacture recommendation or based on written specifications by knowledgeable and experienced field personnel.
- Stack erodible landscape material on pallets and covering or storing such materials when not being used or applied.



SECTION
STRAW WATTLE DETAIL
NO SCALE

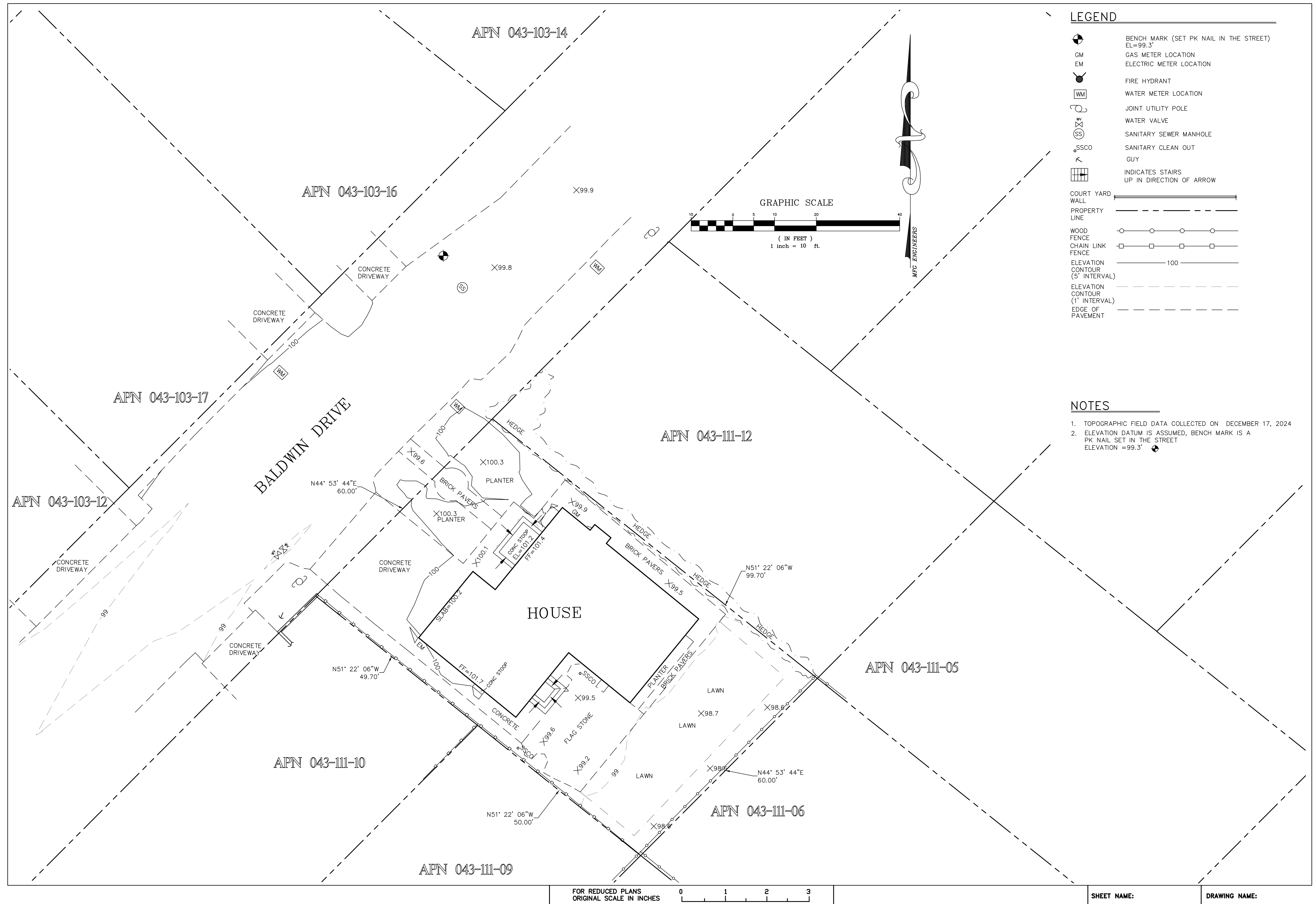
REVISIONS	BY

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106 Baldwin Drive Aptos, CA 95003
A.P.N. 043-111-11

Robin Alaga

DRAWN ROBIN
CHECKED
DATE 18-MAY-2025
SCALE NOTED
JOB NO. 25-23
SHEET 1
OF SHEETS



1	OF	1	SHEET	JOB NO.	SCALE: 1"=10'	DATE: 12/24	CHECKED: MFG	DRAWN: MFG	106 BALDWIN DRIVE, APTOS, CA TOPOGRAPHIC MAP APN 043-111-11	PROJECT ENGINEER MFG Engineers, Inc P.O. BOX 1914 APTOS, CA. 95001 (831) 763-1661 CEL (831) 601-9519	 	BY	REVISION	DATE

NOTE

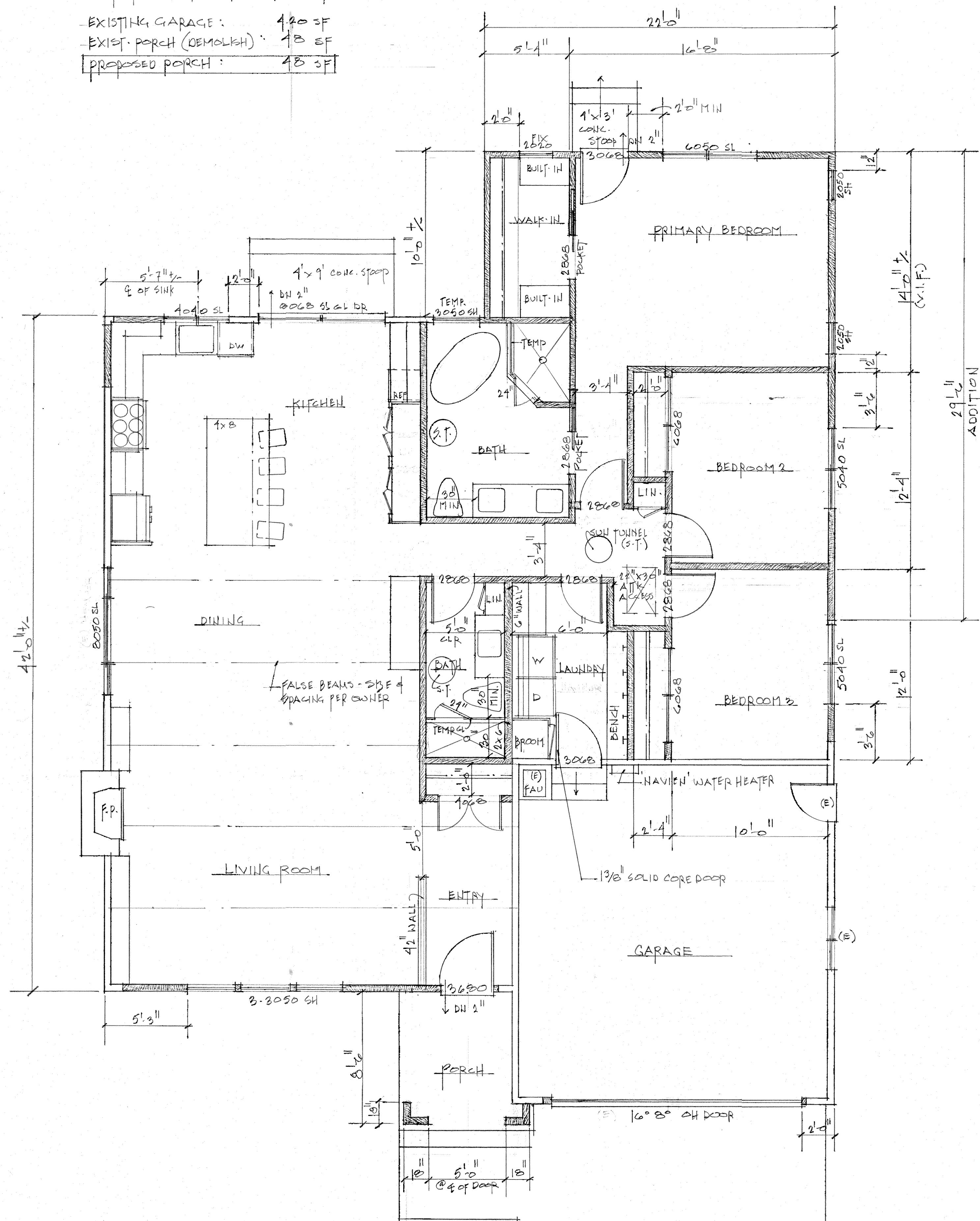
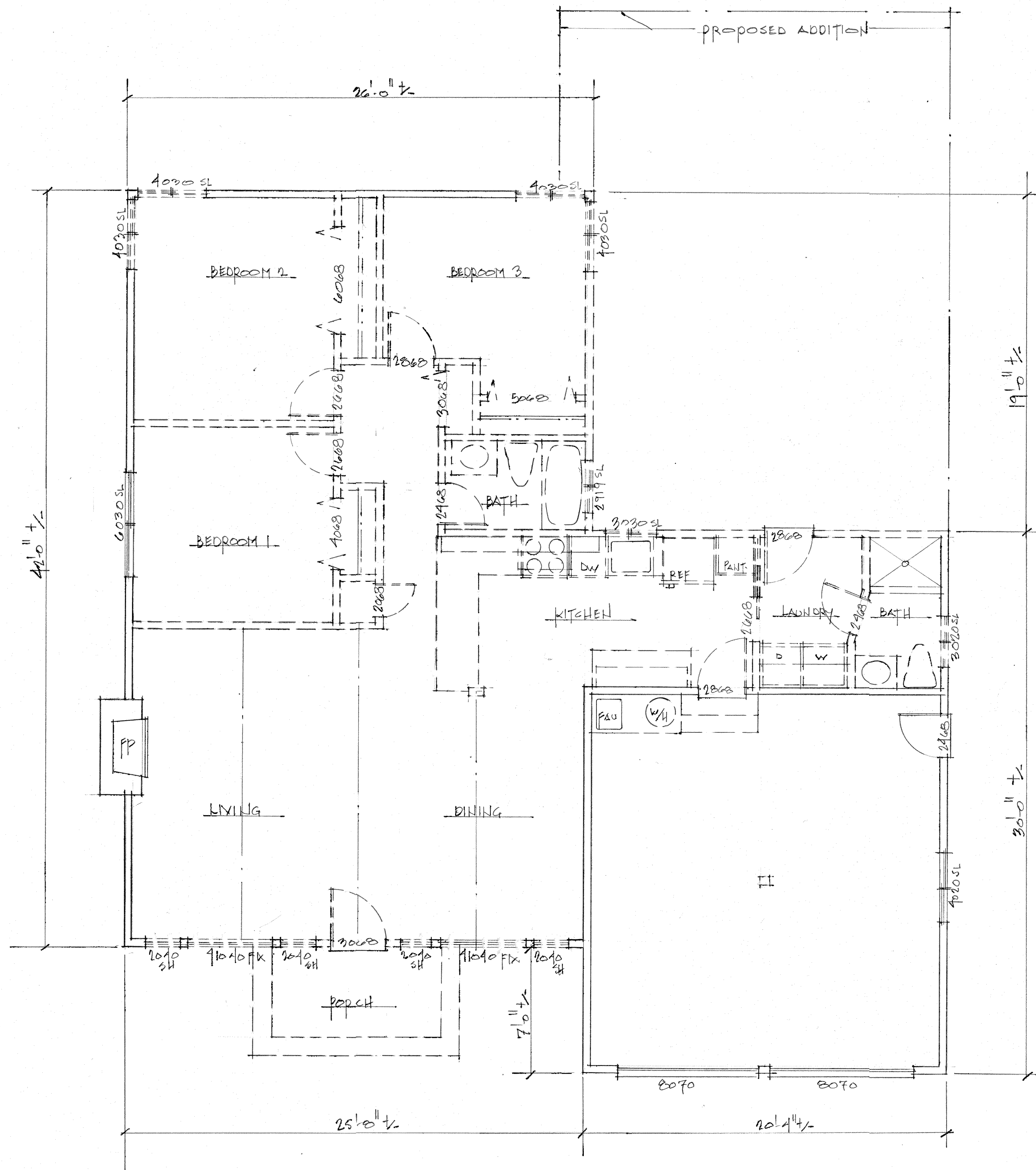
- Doors and Windows shall be:
 - Tested and labeled to comply with AAMA standards per CRC, Sec. 612.3
 - Safety Glazing tested and labeling per CRC, Sections. 308.1 & 308.4
 - Energy testing and certification per CEN, Sec. 110.6
 - Dual Paned, Low-E, Vinyl U=0.30 max.
- Showers and tub-showers shall be provided with individual control valves of the pressure balance thermostatic, mixing valve type that provide scald and thermal shock protection.
- All new appliances shall be 'Energy Star' rated.
- Plumbing fixtures are required to meet the following maximum flow rates: shower heads 1.8 gpm @ 80 psi, kitchen faucet 1.8 gpm @ 60 psi, lav faucets 1.2 gpm @ 60 psi and water closets 1.28 gallons per flush.

LEGEND

- PROPOSED WALL
- EXISTING WALL
- WALL/FIXTURE TO BE REMOVED
- (N) NEW
- (E) EXISTING
- (V.I.F.) VERIFY IN FIELD

SQUARE FOOTAGE

- EXISTING RESIDENCE : 1302 SF
- PROPOSED ADDITION : 611 SF
- TOTAL HEATED AREA : 1,913 SF
- EXISTING GARAGE : 1420 SF
- EXIST. PORCH (DEMOLISH) : 18 SF
- PROPOSED PORCH : 48 SF



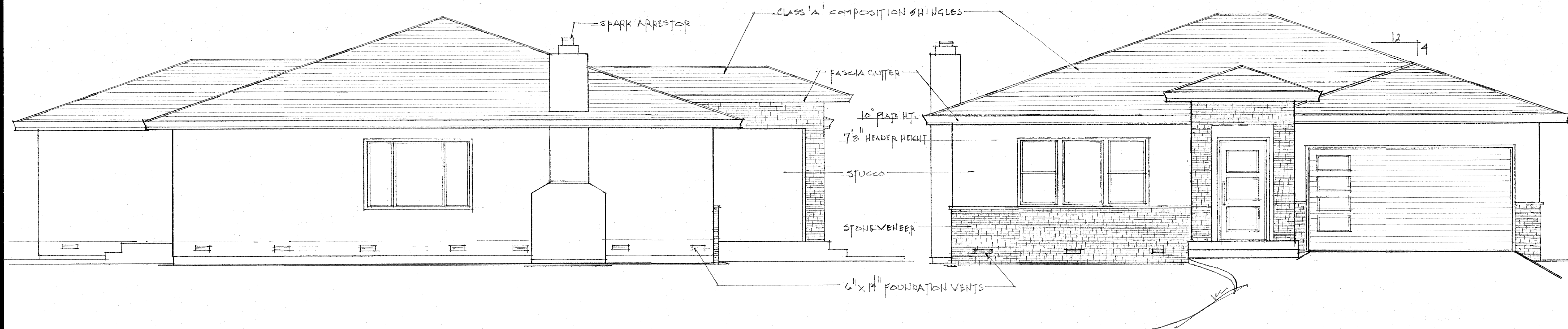
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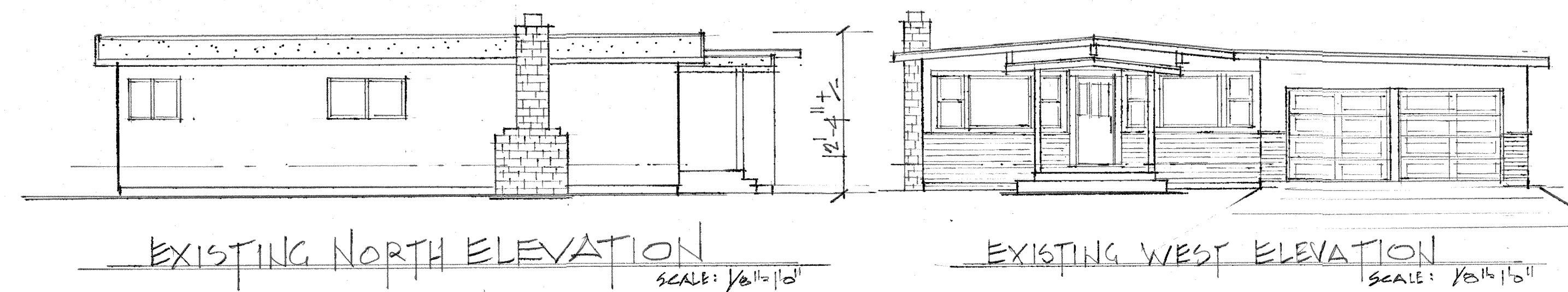
Robin Alaga

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JOB NO.	15.03
SHEET	2



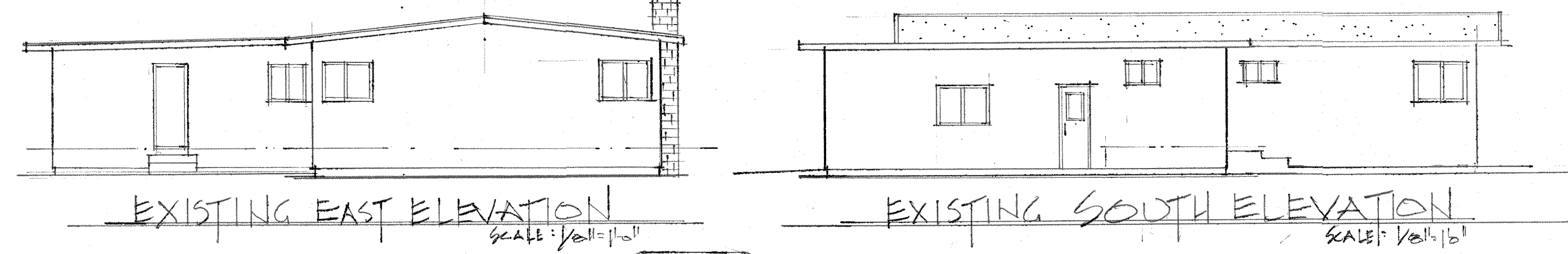
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

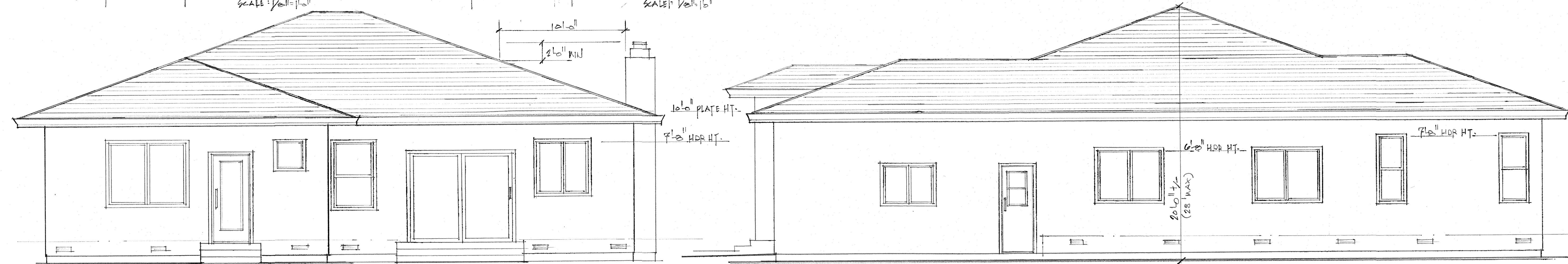
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

VENTILATION REQUIREMENTS

FOUNDATION	ATTIC
1913 SF	2,333 SF
$1913 \div 150 = 12.75$	$2333 \div 150 = 15.5$ SF
13.2 SF	17 SF
23- 6" x 14" VENTS = (22 VENTS MIN)	152- 2" x 4" RAFTER VENTS = 5.8 SF
	10- low profile ATTIC VENTS = 1.5 SF
	120 LF of RIDGE VENT = 6.7 SF

MATERIALS

STUCCO SIDING / STONE VENEER AS SHOWN
COMPOSITION SHINGLE ROOF - CLASS 'A'
METAL FASCIA GUTTER W/ DEBRIS GUARD
TRIM: STUCCO MOLDING



EAST ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWN	ROBIN
CHECKED	
DATE	18 MAY '16
SCALE	1/4" = 1'-0"
JOB NO.	25-03
SHEET	7
OF	SHEETS