

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: 261086* APN: 058-064-01
SITUS ADDRESS: 19 3rd Avenue

Proposal to remodel an existing 1,033 square-foot, two-bedroom single-family dwelling, including a 91 square-foot first-floor addition and the conversion of 382 square-feet of attic space into habitable area. Results in a 1,506 square-foot two-story single-family dwelling containing three bedrooms and three bathrooms. Requires a Coastal Development Permit.

The property is located on the northwestern side of 3rd Avenue (19 3rd Avenue), approximately 320 feet northeast of the intersection of 3rd Avenue and Cement Plant Road in Davenport.

OWNER: Alex & Feiming Pang

APPLICANT: Alex & Feiming Pang

SUPERVISORIAL DISTRICT: 3

PLANNER: Michael Lam, (831) 454-3371

EMAIL: Michael.Lam@santacruzcountycalifornia.gov

Public comments must be received by 5:00 p.m. October 13, 2026.

A decision will be made on or shortly after October 14, 2026.

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.

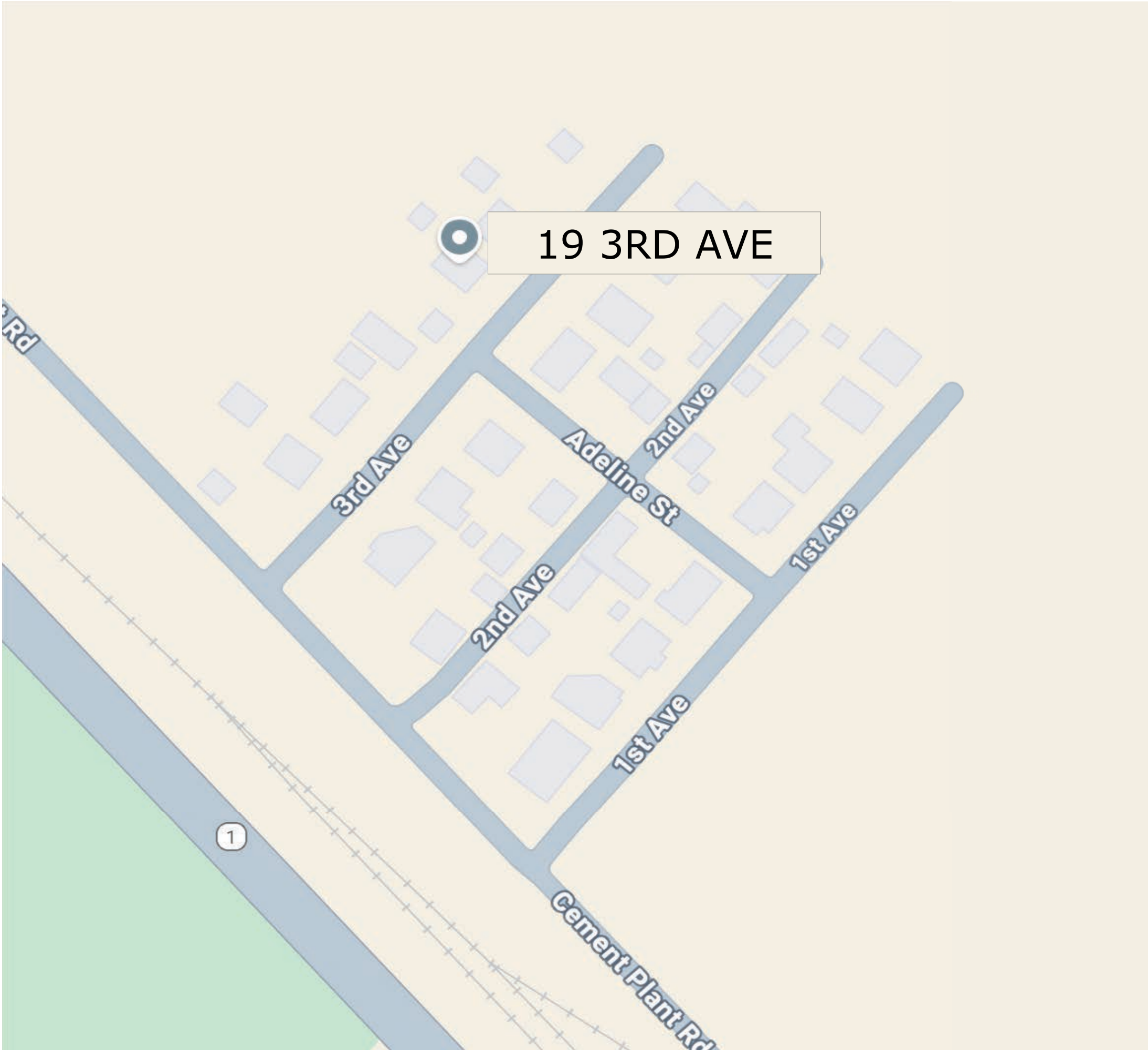
(*) This project requires a Coastal Zone Permit which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission; the appeal must be filed within 14 calendar days of action by the Zoning Administrator.

ABBREVIATIONS

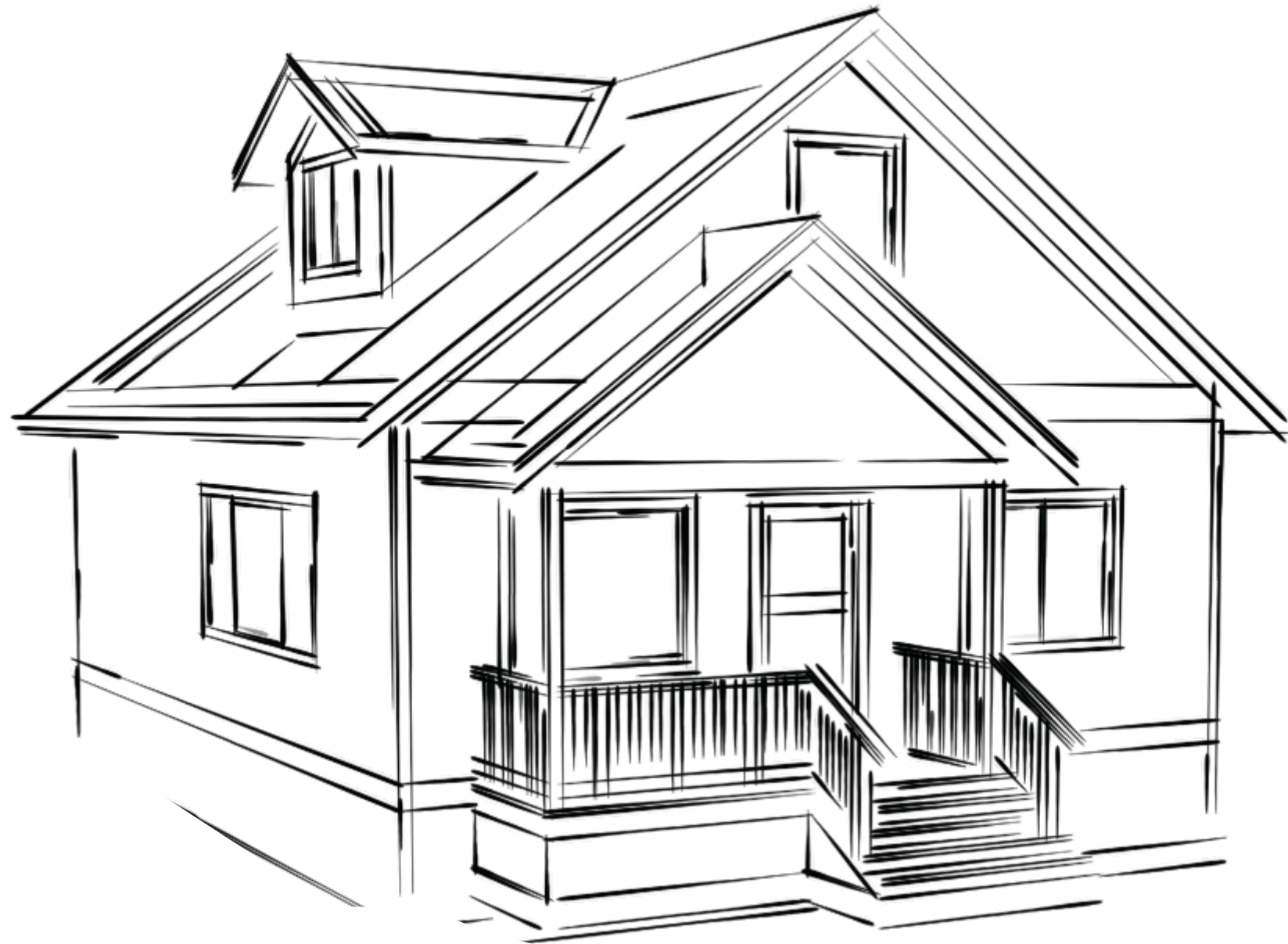
- A

ABV. - Above
A.B. - Anchor Bolt
A/C - Air Conditioner
A.C.T. - Above Counter Top
A.D. - Access Door
ADD. - Addition
ADJ. - Adjust
A.F.F. - Above Finished Floor
A.F.G. - Above Finished Grade
A.G. - Above Grade
ALT. - Alternate
APPD. - Approved
ARCH. - Architect, Architectural
ASPH. - Asphalt
B
B.C. - Bookcase
B.C.T. - Below Counter Top
BD. - Board
B.L. - Building Line
BLDG. - Building
BLK. - Block
BM. - Beam
B.N. - Boundary nailing
B.O. - Bottom of
B.O.F. - Bottom of footing
B.O.W. - Bottom of wall
BRG. - Bearing
B.U. - Built up
BTM. - Bottom
C
CSMNT. - Casement
CABT. - Cabinet
C.B. - Catch Basin
C.D. - Construction document
CEM. - Cement
C.F.M. - Cubic Feet per Minute
C.L. - Center Line
CH. - Channel
C.I. - Cast Iron
C.I.P. - Cast in Place
CL. - Closet
CLG. - Ceiling
C.O. - Clean Out
C.O. - Cased Opening
COL. - Column
CONT. - Continuous
CONTR. - Contractor
CONC. - Concrete
C.T. - Ceramic Tile
D
d - Penny
D.S. - Down spout
D/W - Dishwasher
DBL. - Double
DEMO. - Demolition
DIA. - Diameter
DIM. - Dimension
D.L. - Dead Load
DN. - Down
DR. - Door
E
EA. - Each
E.F. - Exhaust fan
E.J. - Expansion joint
E.N. - End nailing
ELEV. - Elevation
ELECT. - Electric, electrical
EQ. - Equal
EQUIP. - Equipment
EST. - Estimate
E.W. - Each way
EXH. - Exhaust
EXIST. - Existing
EXT. - Exterior
F
F.A. - Fire alarm
F.C.O. - Floor clean out
F.D. - Floor drain
F.E. - Fire extinguisher
F.N. - Field nailing
FAB. - Fabricate
FDN. - Foundation
FIN. - Finish
FLR. - Floor
FLG. - Flooring
FLUOR. - Fluorescent
FURN. - Furnace
G
GA. - Gauge
GALV. - Galvanized
GAR. - Garage
G.C. - General Contractor
G.F.C.I. - Ground Fault Circuit Interrupt
G.F.I. - Ground Fault Interrupt
GL. - Glass
G.M. - Grade mark
GR. - Grille
G.T. - Glazed tile
GYP. - Gypsum
H
H.B. - Hose bib
H.C. - Hollow core
HDBD. - Hardboard
HDW. - Hardware
HGT. - Height
HOR. - Horizontal
HR. - Hour
H.R. - Handrail
HTR. - Heater
H.V.A.C. - Heating, Venting and Air Conditioning
H.W. - Hot water
I
I.C.F. - Insulated Concrete Form
I.D. - Inside diameter
I.F. - Inside Face
INCL. - Inclusive, including
INV. - Invert
INSUL. - Insulation
INT. - Interior
J
J-Box - Junction box
JCT. - Junction
JST. - Joist
- K

K-D. - Knock Down
K.D. - Kiln dried
K.O. - Knock out
L
LFT. - Linear feet
LAM. - Laminate
LAT. - Lateral
LAV. - Lavatory
LD. - Lead
LIN. - Linear
LINO. - Linoleum
LT. - Light
LTG. - Lighting
L.V.L. - Laminated Veneer Lumber
M
M.B. - Machine bolt
M.O. - Masonry opening
MAR. - Marble
MAS. - Masonry
MTL. - Material
MAX. - Maximum
MECH. - Mechanical
MED. - Medium
MFG. - Manufacturing
MIN. - Minimum
MOD. - Modular
MTL. - Metal (steel)
MUL. - Mullion
N
N.T.S. - Not to scale
N.C.M. - Non-corrosive metal
N.F.C. - Not for construction
NLR. - Nailer
NO. - Number
NOM. - Nominal
O
O.C. - On center
O.D. - Outside diameter
O.R. - Outside radius
O.H. - Overhead
OPNG. - Opening
P
P. - Paint
PART. - Partition
PAV. - Pavement
P.C. - Pre-Cast Concrete
PERF. - Perforated
PL. - Plaster
PLT. - Plate
P.L. - Property line
PLAS. - Plastic
P.L.V. - Plastic laminate veneer
PLYWD. - Plywood
PORC. - Porcelain
P.S.F. - Pounds per square foot
P.S.I. - Pounds per square inch
P.T.D.F. -Pressure Treated Doug Fir
P.V.C. - Polyvinyl chloride
PWR. - Power
Q
Q.T. - Quarry tile
QTY. - Quantity
R
RAD. - Radius
R.D. - Roof drain
R.D.L. - Roof drain leader
R.O. - Rough Opening
R.O.W. - Right of way
REFG. - Refrigerator
REF. - Reference
REINF. - Reinforced
RET. - Return
REV. - Revision
RM. - Room
RMV. - Remove
S
SAN. - Sanitary
S.C. - Solid core
S.C. - Self-Closing
SCHED. - Schedule
S.D. - Smoke detector
SECT. - Section
SHT. - Sheet
SHTG. - Sheathing
SIM. - Similar
SPECS. - Specifications
SQ.FT. - Square feet
SQ. IN. - Square inches
STD. - Standard
STL. - Steel
S.Y. - Square yard
SYS. - System
T
T&G. - Tongue and groove
T.B. - Through bolt
T.O. - Top of
T.O.B. - Top of Beam
T.O.C. - Top of curb
T.O.F. - Top of footing
T.O.J. - Top of joist
T.O.M. - Top of masonry
T.O.W. - Top of wall
T.S. - Tube steel
TH. - Threshold
THR. - Threaded
TYP. - Typical
U
UNF. - Unfinished
U.N.O. -Unless Noted Otherwise
V
V.B. - Vapor barrier
V.I.F. - Verify in field
VA. - Voltage
VCT. - Vinyl composition tile
W
W.C. - Toilet (water closet)
WDW. - Window
WCT. - Wainscot
WP. - Weatherproof
WT. - Weight
WTR. HTR. - Water Heater
WD. - Wood
W.I. - Wrought Iron
W.I.C. - Walk In Closet
Y
YD. - Yard



VICINITY MAP



Project Data

PROJECT DESCRIPTION:

An addition/remodel to the existing residence. Convert the existing single 1033 sf single story, 2 bedroom 1 bath to a 1506 sf 2 Story (Habitable Attic), 3 bedroom 3 bath.

BUILDING AREA:	
(E) RESIDENCE	1033 SF
(E) DETACHED STORAGE	268 SF
(N) RESIDENCE	1506 SF

1ST FLOOR AREA	1112 SF
AREA UNDER STAIRS	16 SF
TOTAL 1ST FLOOR	1128 SF
2ND STORY	372 SF

BUILDING DATA:	
2 STORY	
MAX BUILDING HT. ABOVE GRADE	22'-7"

SITE COVERAGE:	
PARCEL AREA:	7667 SF
FLOOR AREA (EXISTING)	1301 SF
FLOOR AREA (PROPOSED)	1695 SF

FLOOR AREA RATIO (EXISTING)	16.97 %
FLOOR AREA RATIO (PROPOSED)	22.10%

BUILDING COVERAGE (PROPOSED):	
BUILDING FOOT PRINTS:	1380 SF
DECK AND PORCH FOOTPRINTS:	138 SF 1518 SF

TOTAL LOT COVERAGE:	19.70 %
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CONSTRUCTION SUMMARY:	
ZONING:	R-1: Single Family Residential-Low Density

CONSTRUCTION TYPE:	V-B,
OCCUPANCY GROUP:	R-3 (NON SPRINKLERED)

APPLICABLE CODES:
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
2025 CALIFORNIA ELECTRIC CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 T-24 CALIFORNIA ENERGY STANDARDS

2025 CALIFORNIA FIRE CODE

JURISDICTION:
COUNTY OF SANTA CRUZ BUILDING DEPARTMENT
701 Ocean St, Santa Cruz, CA 95060
(831) 454-2580

Design Team

OWNER:

Alex and Feiming Pang
19 3rd Ave
Davenport CA 95017
(408) 768-1477

DESIGNER:
BRAD WILSON
9987 EMPIRE GRADE
SANTA CRUZ, CALIFORNIA 95060

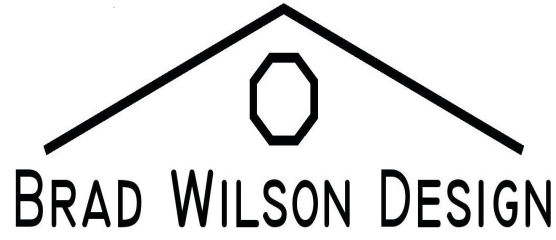
LAND SURVEYOR:
NOT APPLICABLE

STRUCTURAL ENGINEER:
NOT APPLICABLE

GEOTECHNICAL ENGINEER:
NOT APPLICABLE

Sheet Index

A0.0	Site Data
A1.1	
A1.3	Proposed Site Plan
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A3.1	Existing, Elevations.
A3.2	Proposed Elevations.
A3.3	Building Sections
A4.1	Details
A4.2	Manufacturer Details
A5.1	Modification Worksheet and Plan



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19 3rd Ave Remodel/Addition

Alex and Feiming Pang

19 3rd Ave
Davenport CA 95017

APN# 058-06-401

Document Date:
June 26, 2026

Document Phase:
Design Development

remark

Site Data

A0.0

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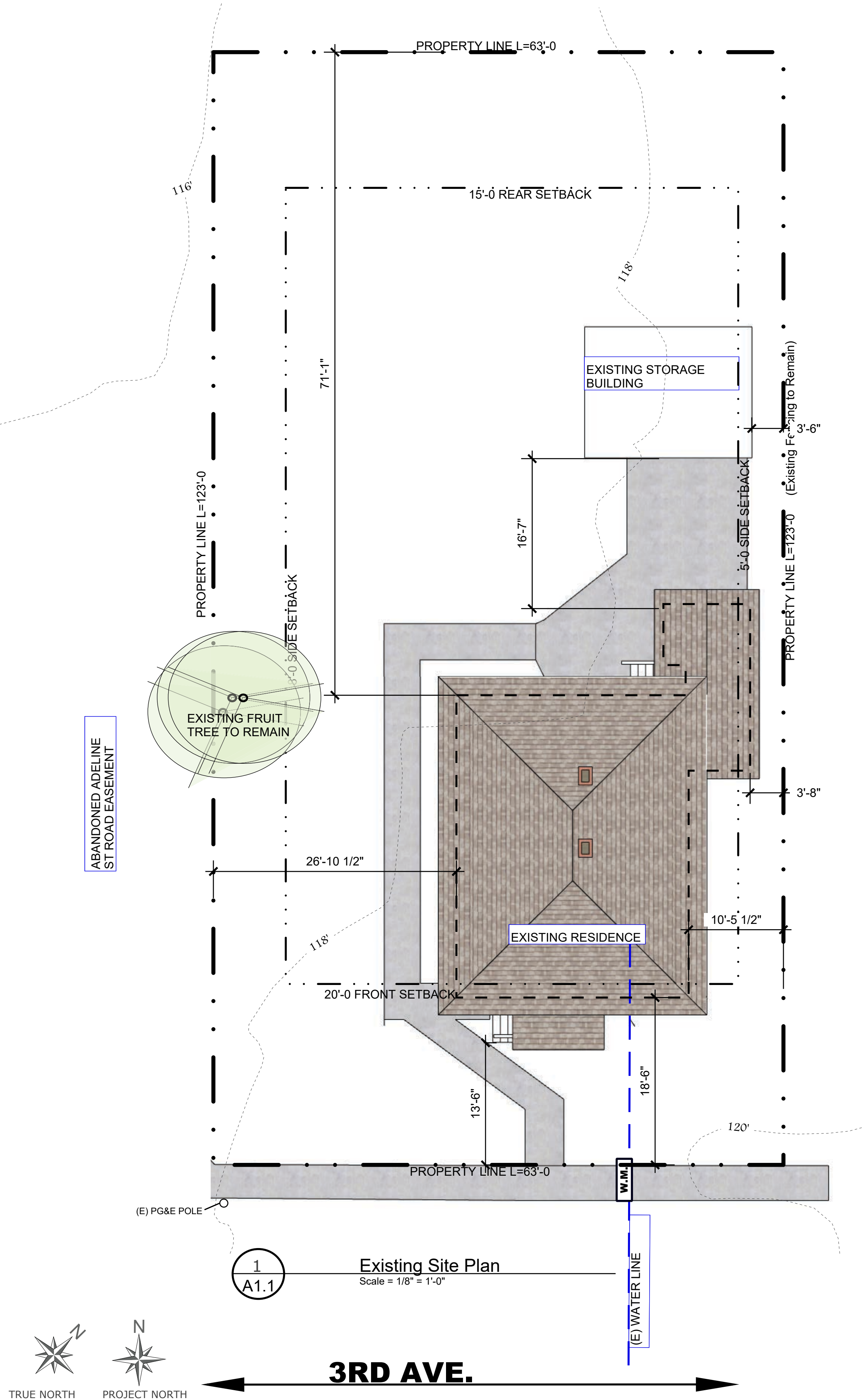
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Existing Site

Plan

A1.1



SETBACK & HEIGHT LIMITATIONS

MAXIMUM FRONT SETBACK	20 FEET
MAXIMUM SIDE SETBACK	5/8 FEET
MAXIMUM REAR SETBACK	15 FEET
MAXIMUM BUILDING HEIGHT	28 FEET



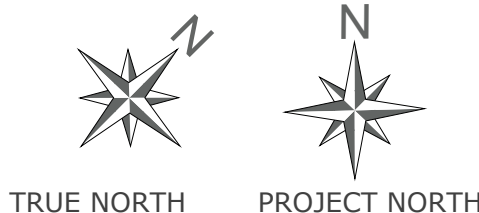
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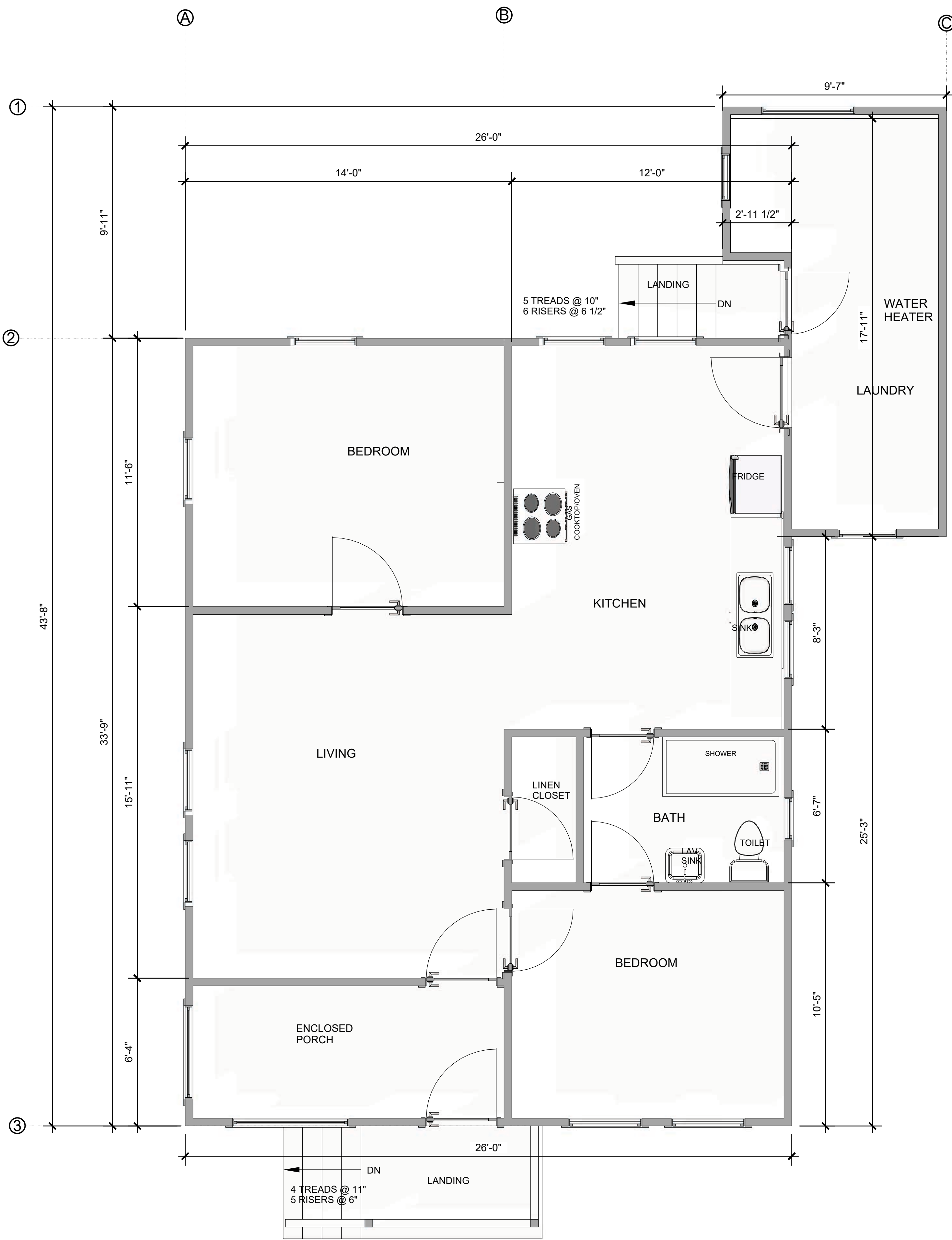
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Proposed Site Plan

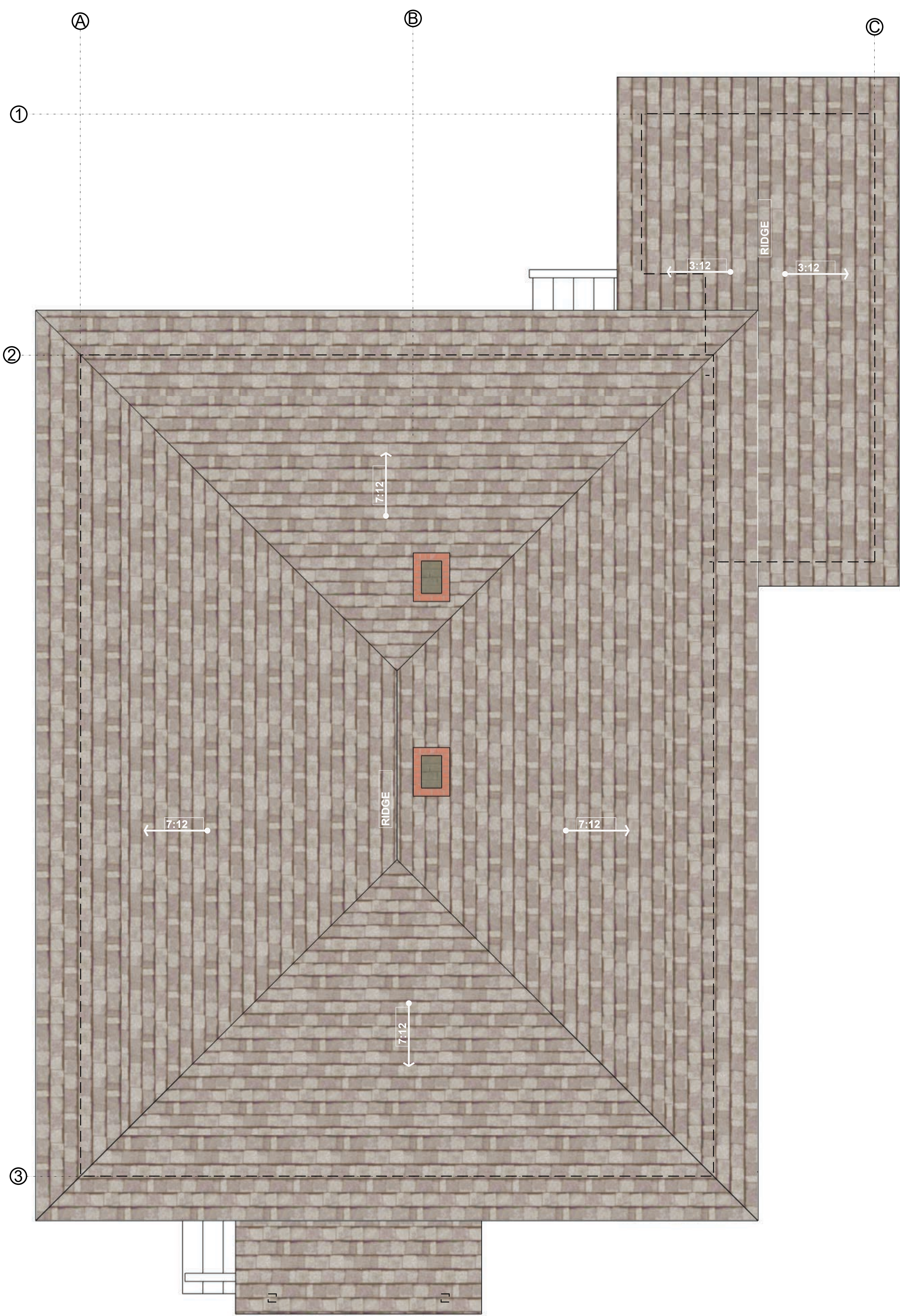
A1.2



3RD AVE.



1 1st Floor Existing
Scale = 3/8" = 1'-0"

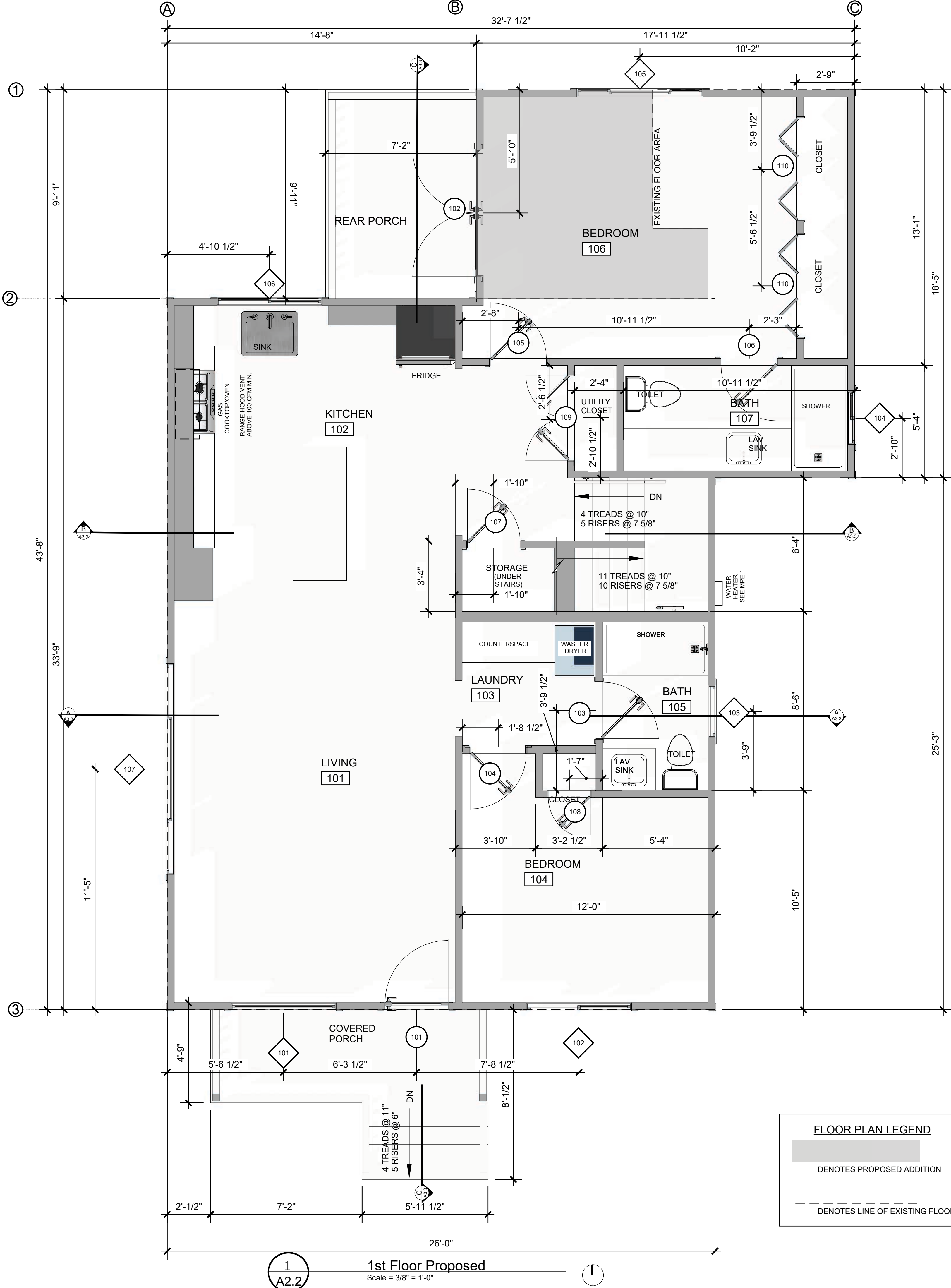


2 Roof Plan Existing
Scale = 3/8" = 1'-0"

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Existing Floor
and Roof Plan



FLOOR PLAN LEGEND

DENOTES PROPOSED ADDITION

DENOTES LINE OF EXISTING FLOOR AREA

Door Schedule

Hardware												Other	Note
Dr No.	Room	Size	Type	Qty	Door Mat.	Frame Mat.	Hinge	Handset	Lockset	Stop	Seal		
101	living	36x80x1.75	exterior door	1	wood	wood	orb	lever	entry	wall	weather		
102	bed	72x80x1.75	exterior double door	1	wood	wood	orb	lever	entry	wall	weather		
103	bath	32x80x1.375	interior door	1	wood	wood	orb	lever	privacy	wall	none		
104	bed	32x80x1.375	interior door	1	wood	wood	orb	lever	privacy	wall	none		
105	bed	32x80x1.375	interior door	1	wood	wood	orb	lever	privacy	wall	none		
106	bath	32x80x1.375	interior door	1	wood	wood	orb	lever	privacy	wall	none		
107	closet	30x80x1.375	interior door	1	wood	wood	orb	lever	privacy	wall	none		
108	closet	24x80x1.375	interior door	1	wood	wood	orb	lever	privacy	wall	none		
109	closet	48x80x1.375	dbl bi fold door	1	wood	wood	na	lever	none	wall	none		
110	closet	60x80x1.375	dbl bi fold door	2	wood	wood	na	lever	none	wall	none		
201	utility	32x80x1.75	exterior door	1	wood	wood	orb	lever	entry	wall	weather		
202	bed	32x80x1.375	interior door	1	wood	wood	slide	lever	privacy	wall	none		
203	bath	32x80x1.375	interior door	1	wood	wood	slide	lever	privacy	wall	none		

General notes:

- Door sizes are listed width x height x thickness in inches.
- Door sizes are unit sizes and NOT rough openings. Contractor shall determine exact RO required for door and frame.
- Where exterior doors are bound tight to floor and frame above, adjust vertical dimension accordingly to accommodate for floor finish thickness.
- See A4.2 for manufacturer info.

Window Schedule

Window No.	Room	Size	Quantity	Type	Tempered	Low E	Operation	Egress	Screen	Note
101	living	60x48	1	vinyl	no	yes	fixed	no	no	
102	bed	60x48	1	vinyl	no	yes	slider	yes	yes	
103	bath	30x36	1	vinyl	yes	yes	double hung	no	yes	
104	bath	30x18	1	vinyl	yes	yes	slider	no	yes	
105	bed	72x24	1	vinyl	no	yes	dual slider	no	yes	
106	kitchen	60x44	1	vinyl	no	yes	slider	no	yes	
107	living	120x48	1	vinyl	no	yes	dual slider	no	yes	
201	bed	36x36	1	vinyl	no	yes	casement	yes	yes	
202	bath	36x36	1	vinyl	yes	yes	slider	no	yes	
203	bed	48x36	1	vinyl	no	yes	slider	no	yes	
R01	stair	46 x 46	1	metal	yes	yes	fixed	no	no	velux skylight

General notes:

- Window sizes are listed width" x height" in inches. Where three numbers are shown, a sloped top window is indicated.
- Window sizes are approximate unit sizes and NOT rough openings. Manufacturer shall dictate required rough opening requirements after field measurement is verified.
- Where specific sill heights are listed for egress, or adjacent to stairs, adjust sill or mull height to be in compliance of 44" max for egress (to operable control) and 42" min. adjacent to stairs.
- NEW FENESTRATION MAX U-FACTOR 0.32 ;DO NOT REMOVE NFRC LABELS FROM WINDOW UNTIL FIELD VERIFICATION IS COMPLETE
- Egress window that meets current requirements for emergency escape and rescue openings of 5.7sf minimum CRC R310.2.1. They have 24" Minimum Clear Height, 20" Minimum Clear Width, and 5.7 S.F. minimum opened area
- Windows shall be Milgard v250 stylene series. WUI compliant.



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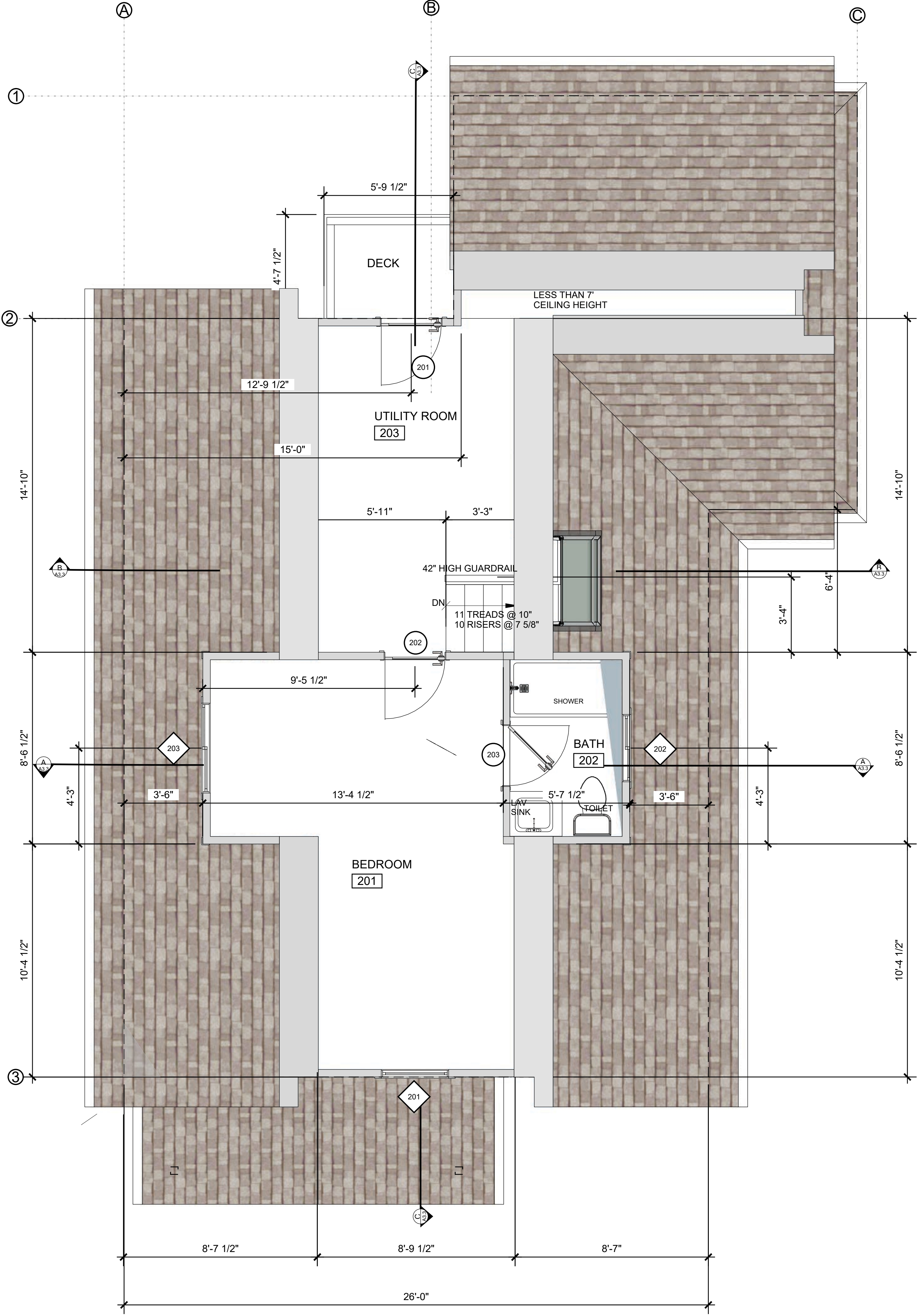
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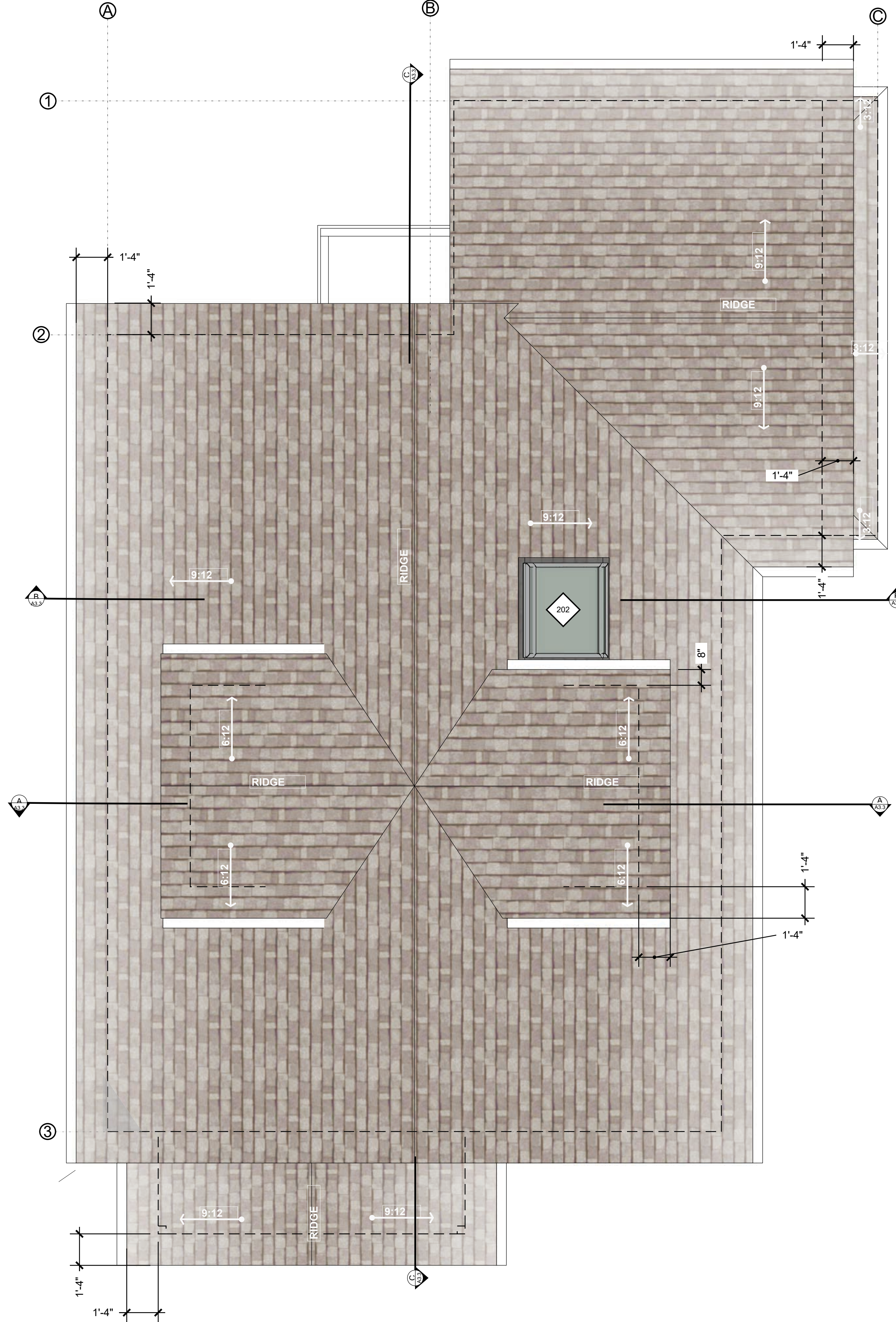
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Proposed First
Floor Plan

A2.2



1
A2.3
2nd Floor Proposed
Scale = 3/8" = 1'-0"



2
A2.3
Roof Plan Proposed
Scale = 3/8" = 1'-0"

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Proposed 2nd
Floor(Habitable
Attic) and Roof
Plans
A2.3

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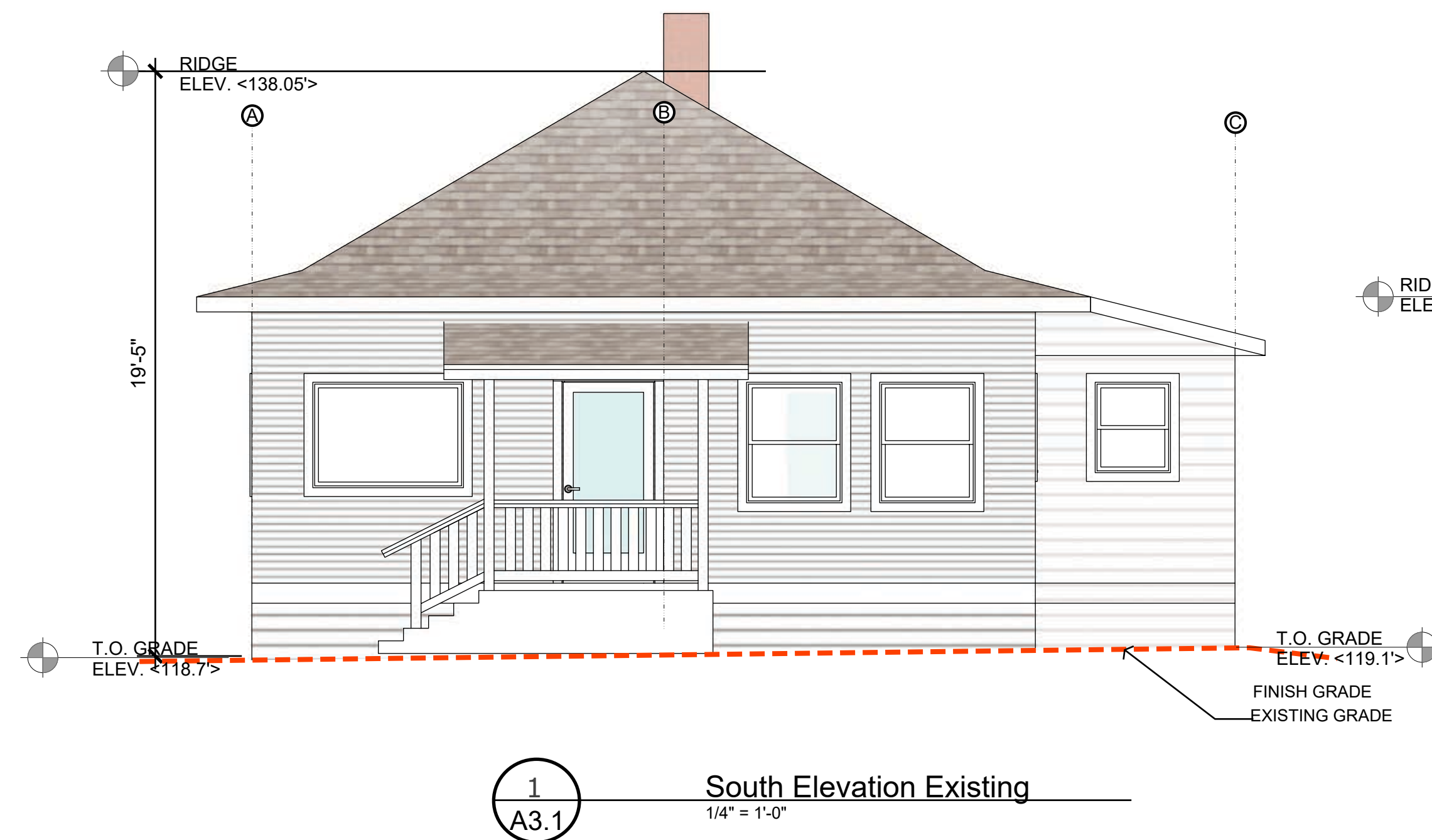
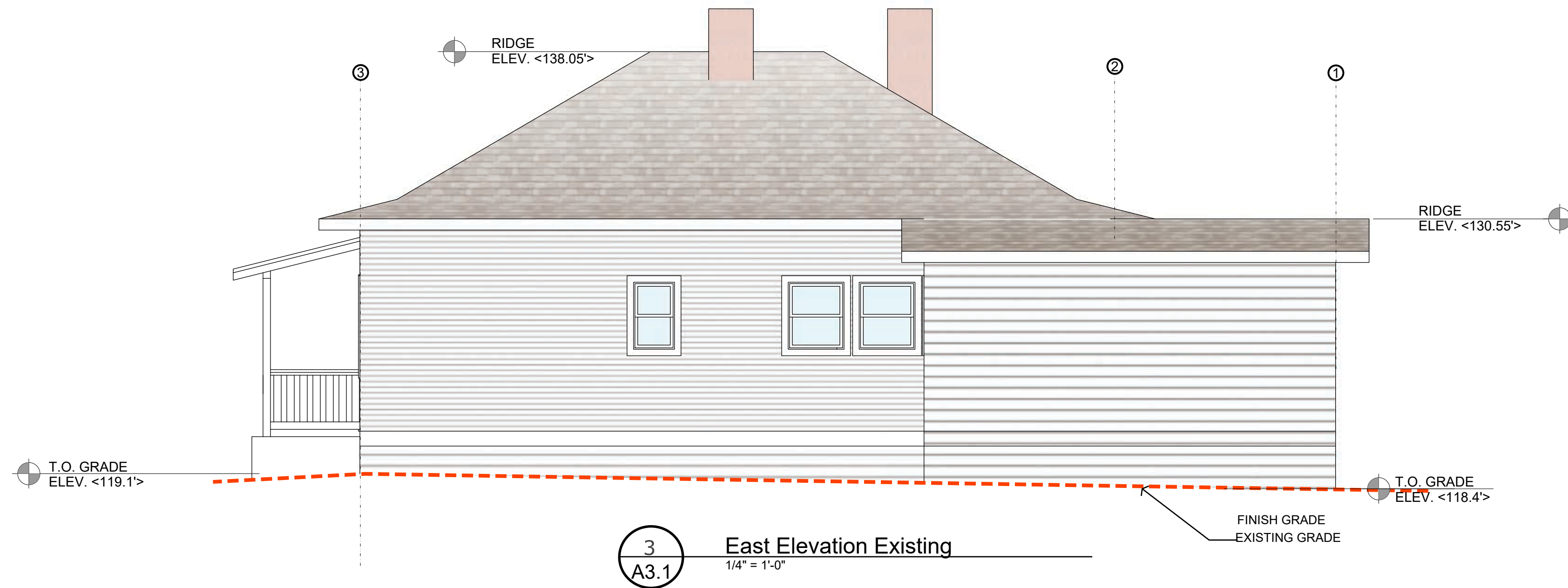
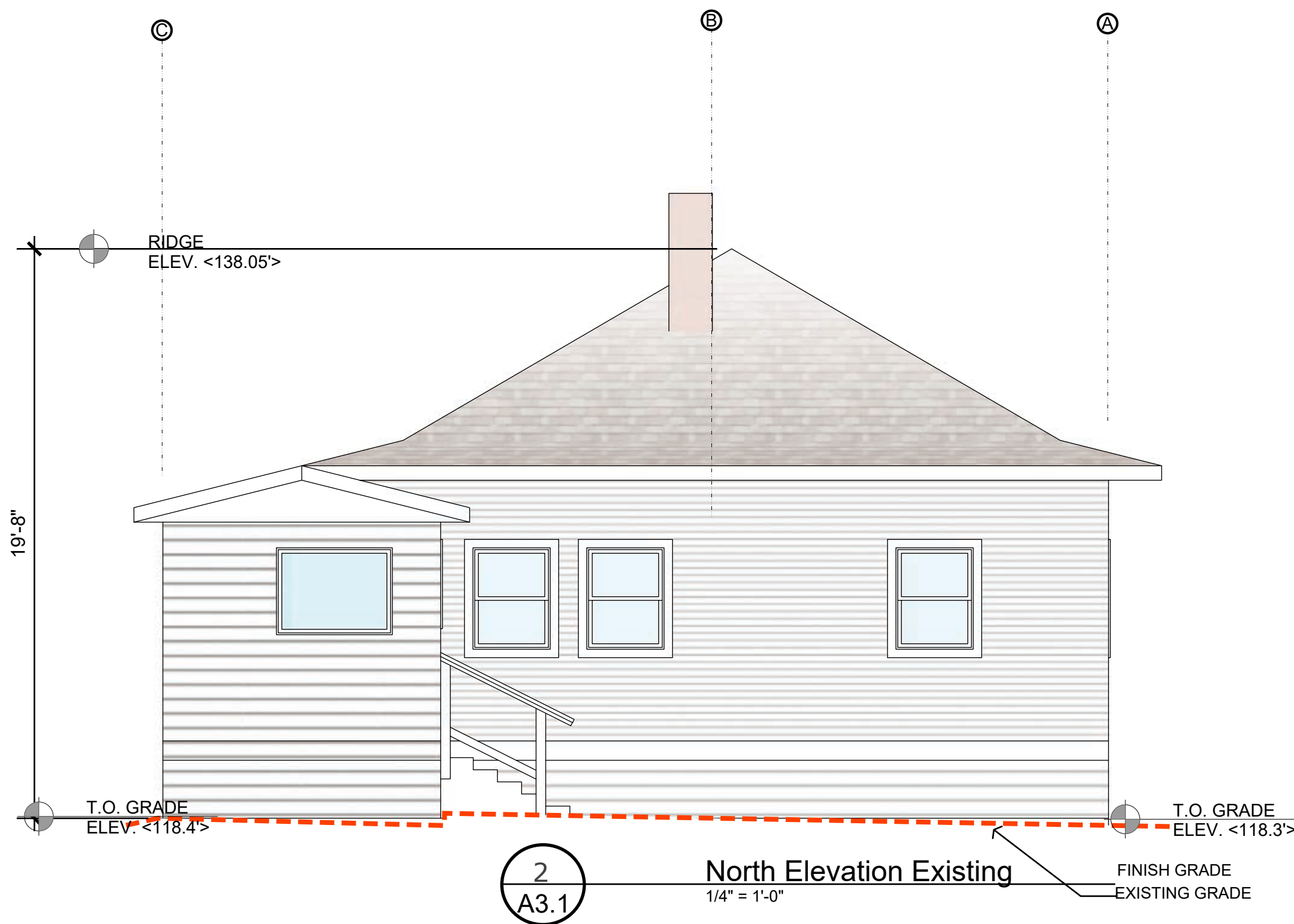
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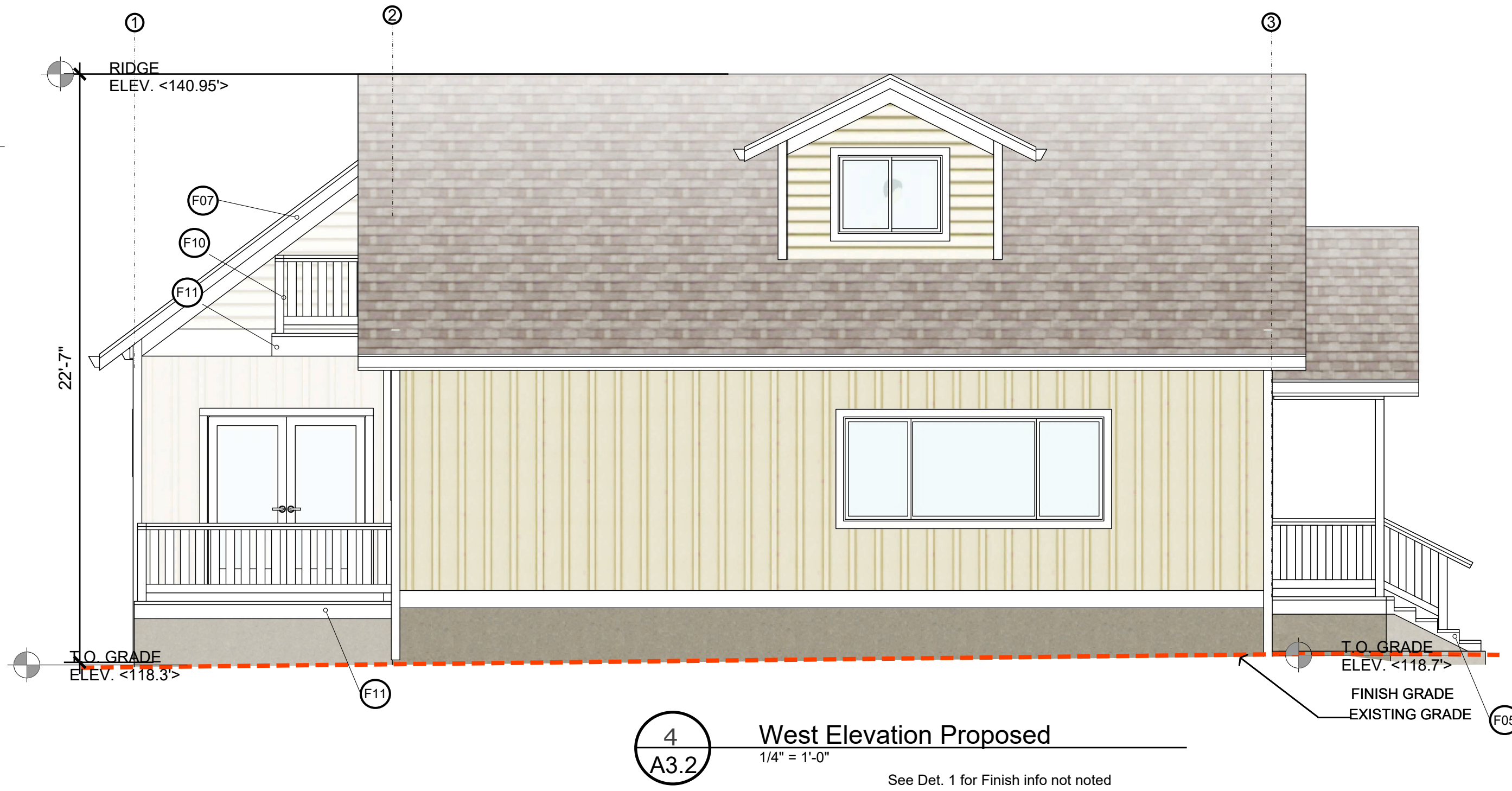
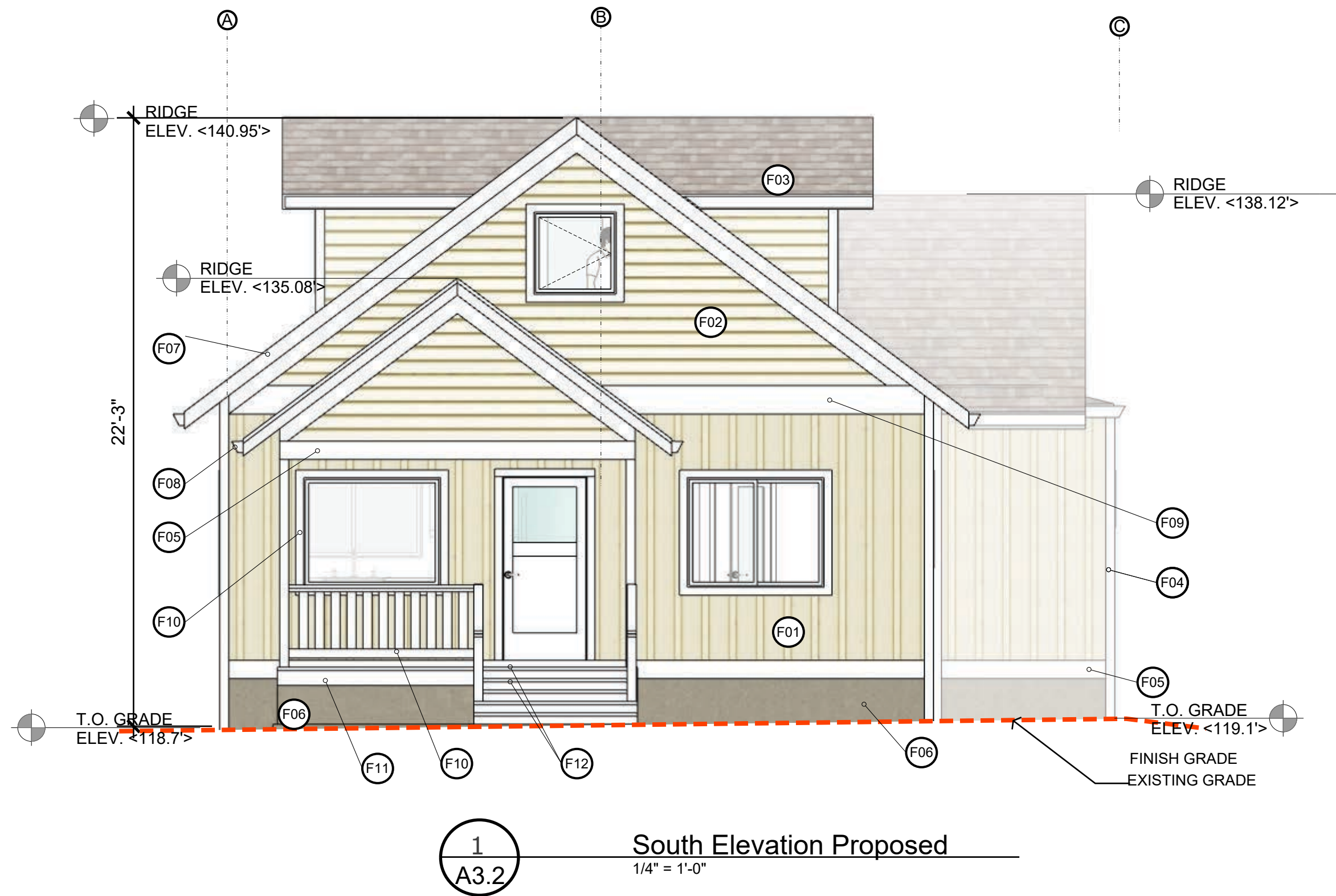
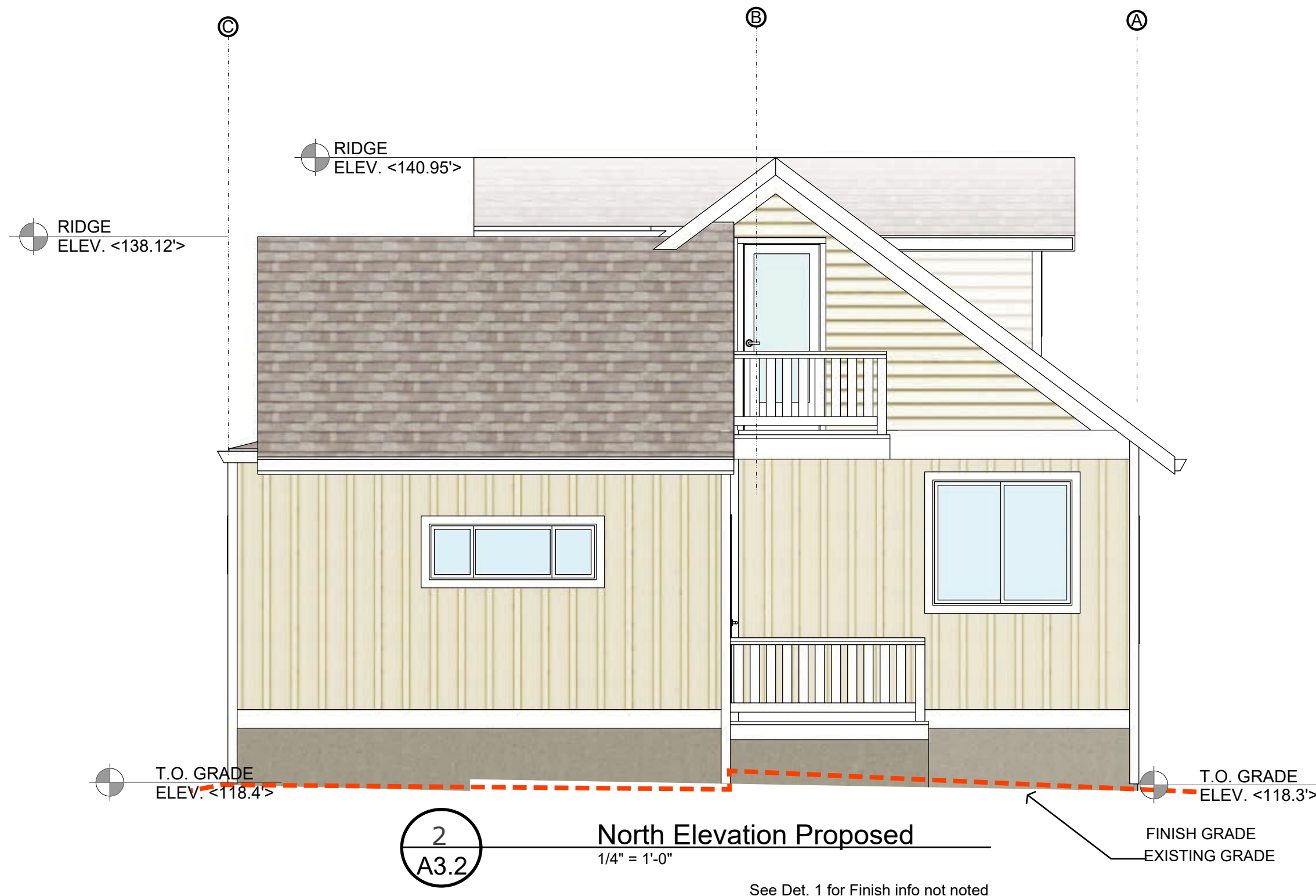
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Existing,
Elevations.

A3.1





Finish and Trim Schedule

No.	Component	Material	Manufacturer / Series	Color / Finish	Other	Note
F01	Primary Siding	Fiber Cement	James Hardie / Hardie Panel	Primary Color		
F02	Accent Siding	Fiber Cement	James Hardie / Hardie Lap	Primary Color		
F03	Roofing	Comp Shingle	Certaainteed / Presidential	Shadow Grey		
F04	Corner Trim	Primed Pine 1x4	n/a	Trim Color		
F05	Base Trim	Primed Pine 2x6	n/a	Trim Color		
F06	Foundation	Concrete	n/a	Brushed		
F07	Barge Board	Primed Pine 2x6	n/a	Trim Color	1x2 shingle molding	
F08	Gutter	5" F galvanized	n/a	Trim Color		
F09	Rim Trim	Primed Pine 2x8	n/a	Trim Color		
F10	Guardrail	Redwood 2x4	n/a	Trim Color		top bottom and pickets to match existing
F11	Deck Rim Trim	Fiber Cement Fascia	n/a	Trim Color		
F12	Deck Boards	2x6 Redwood	n/a	natural stain		

General notes:

- See Window and Door Schedule and A4.2 for manufacturer info.

PRIMARY COLOR

SW 7123

Yellow Beam

TRIM COLOR

SW 9542

Natural White

ROOFING



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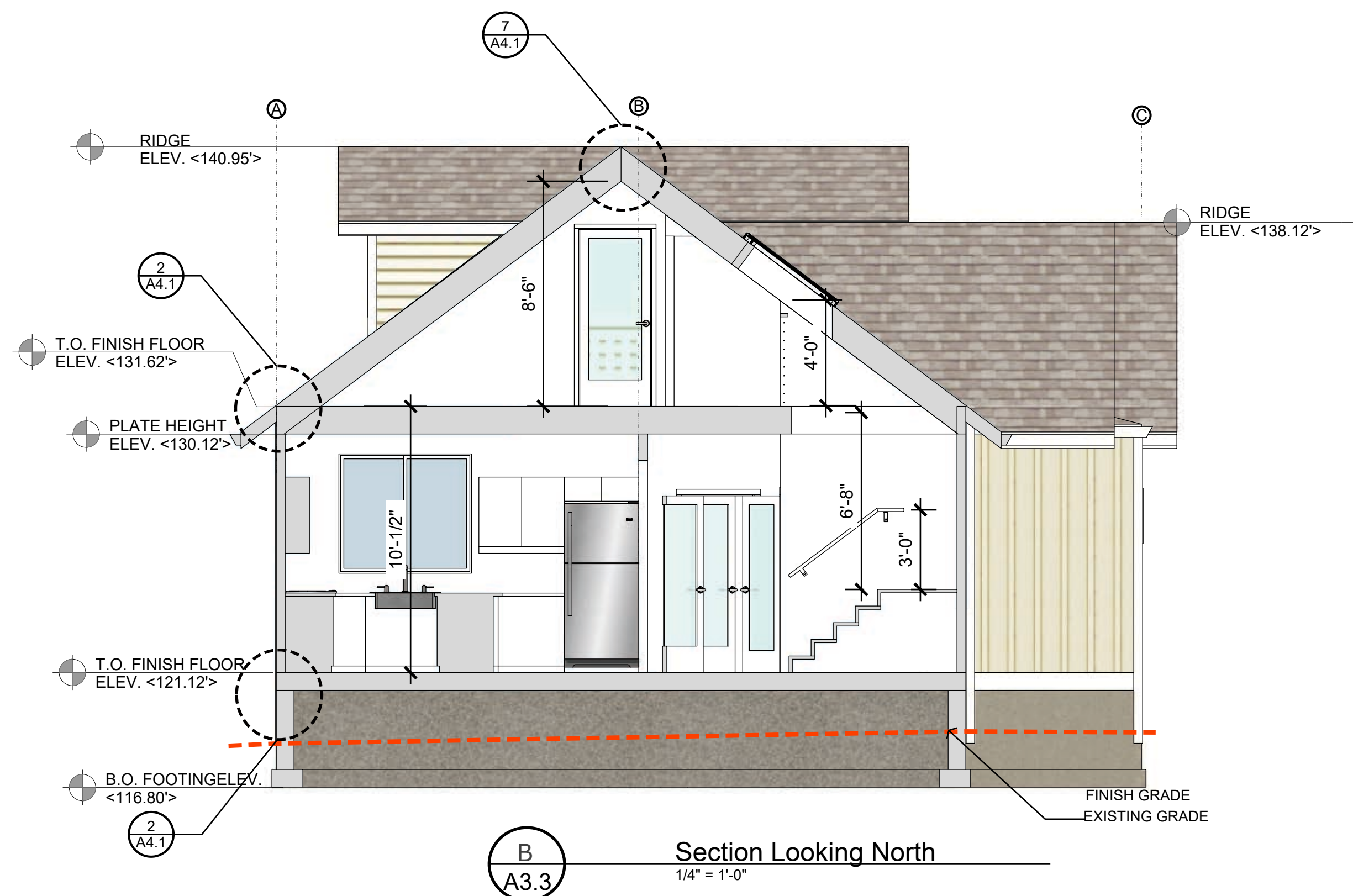
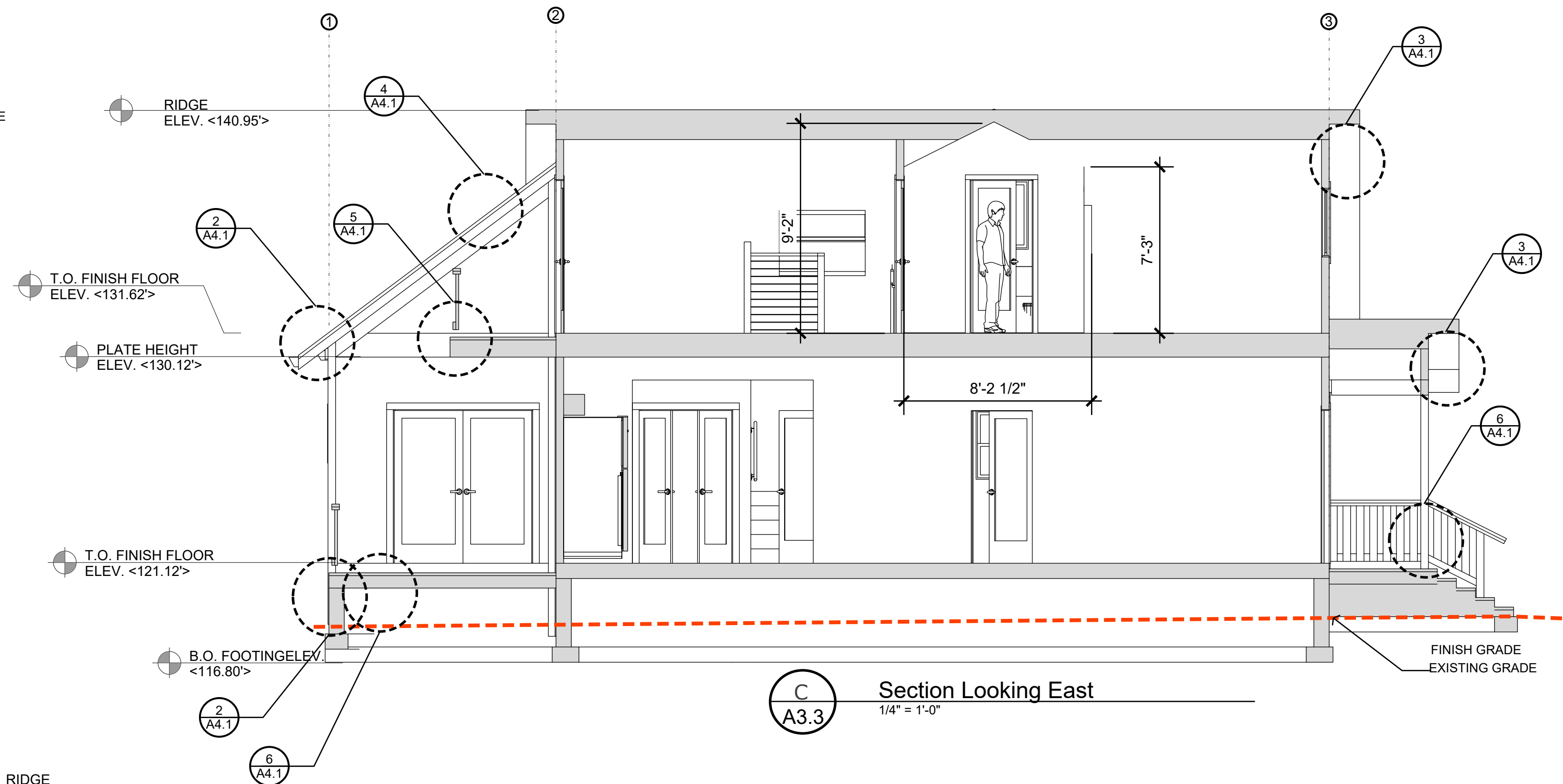
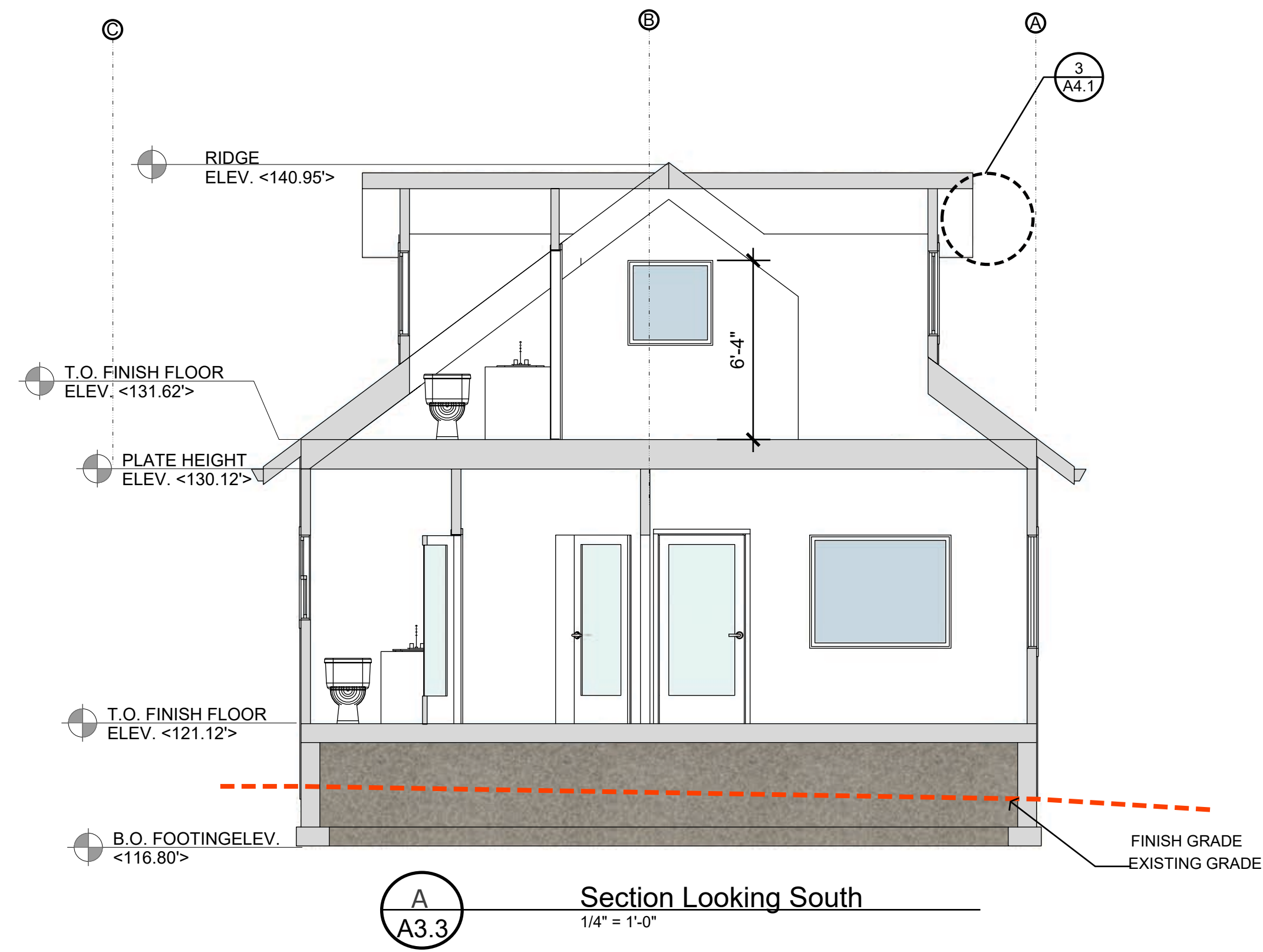
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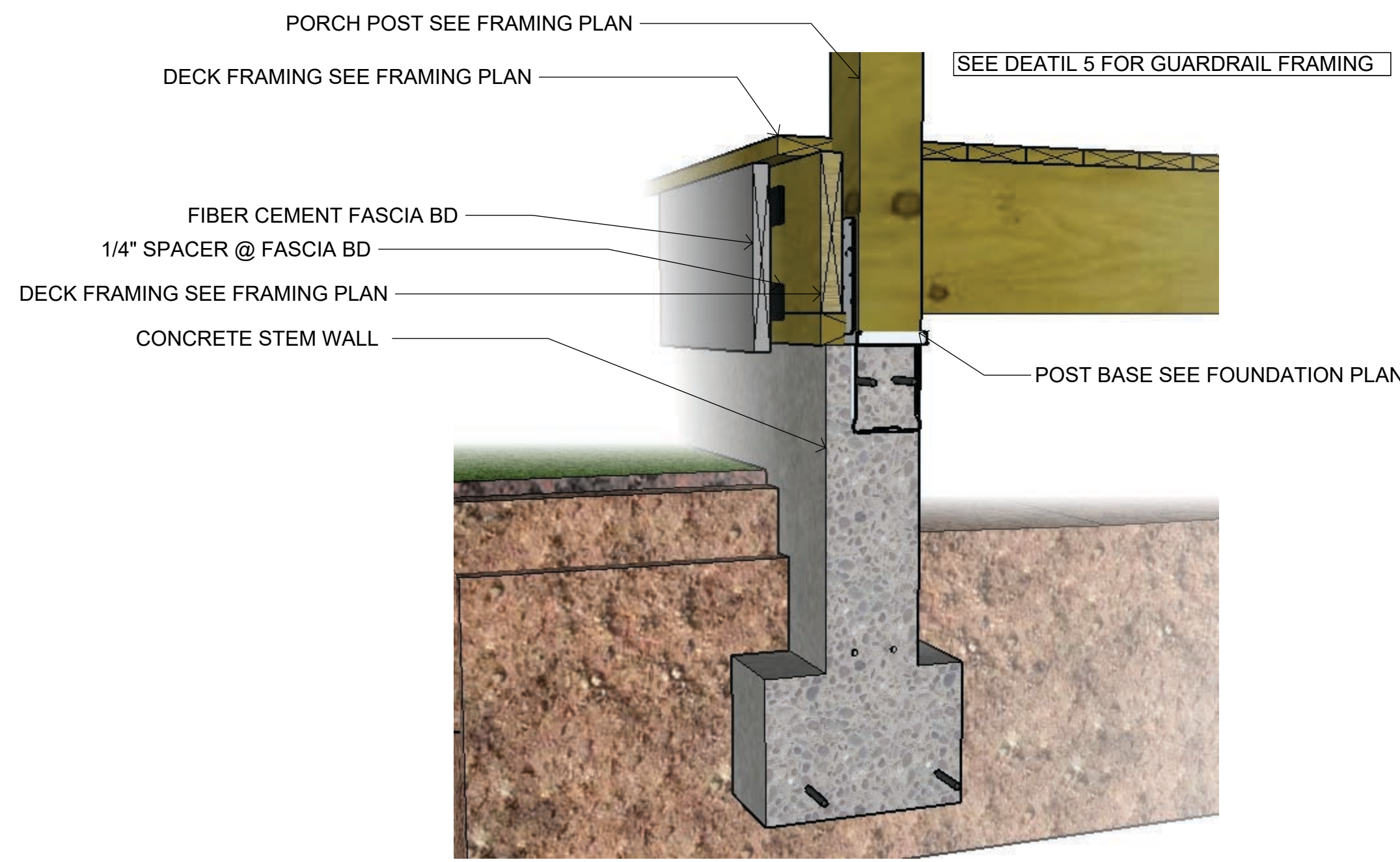
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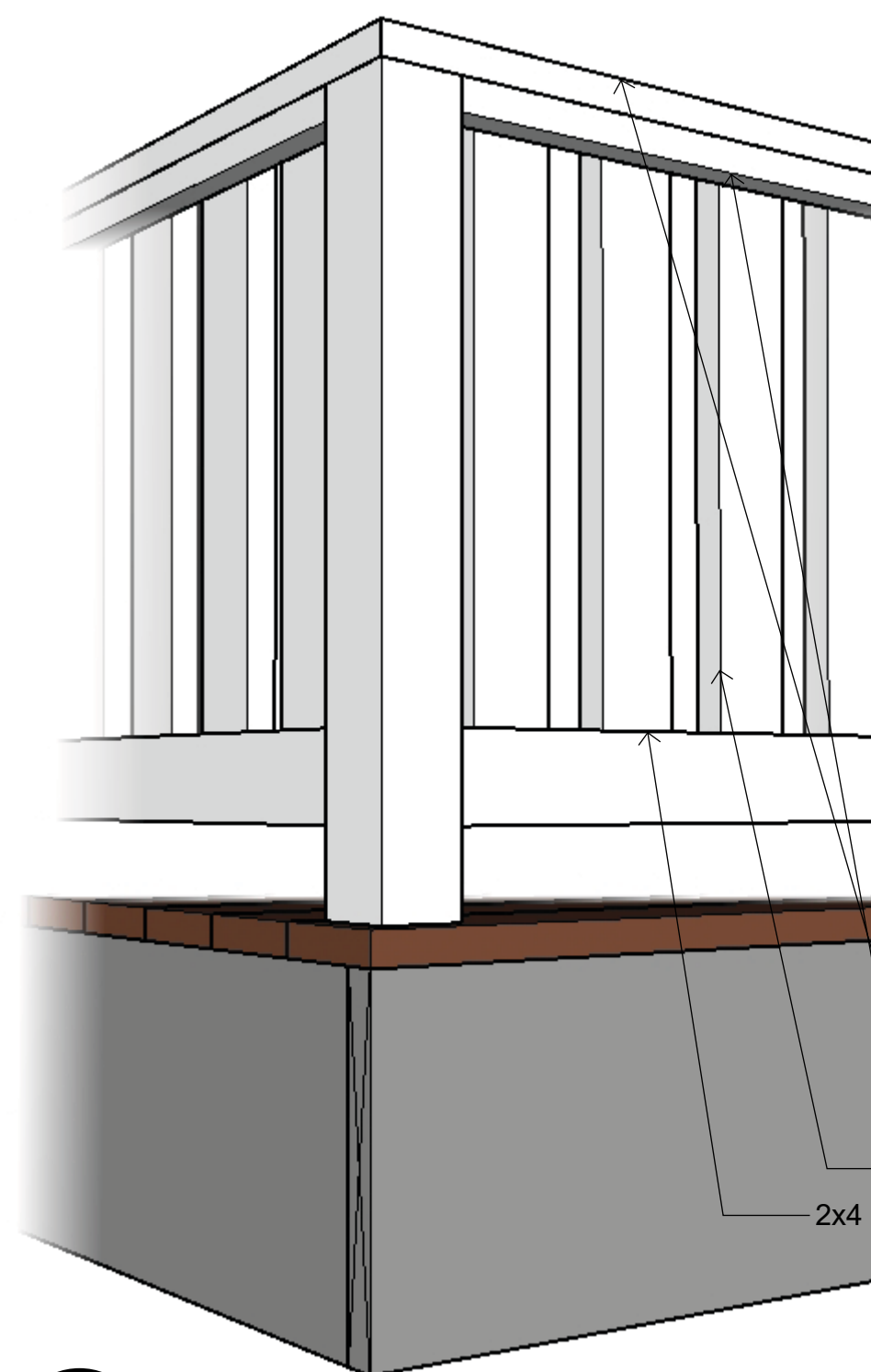
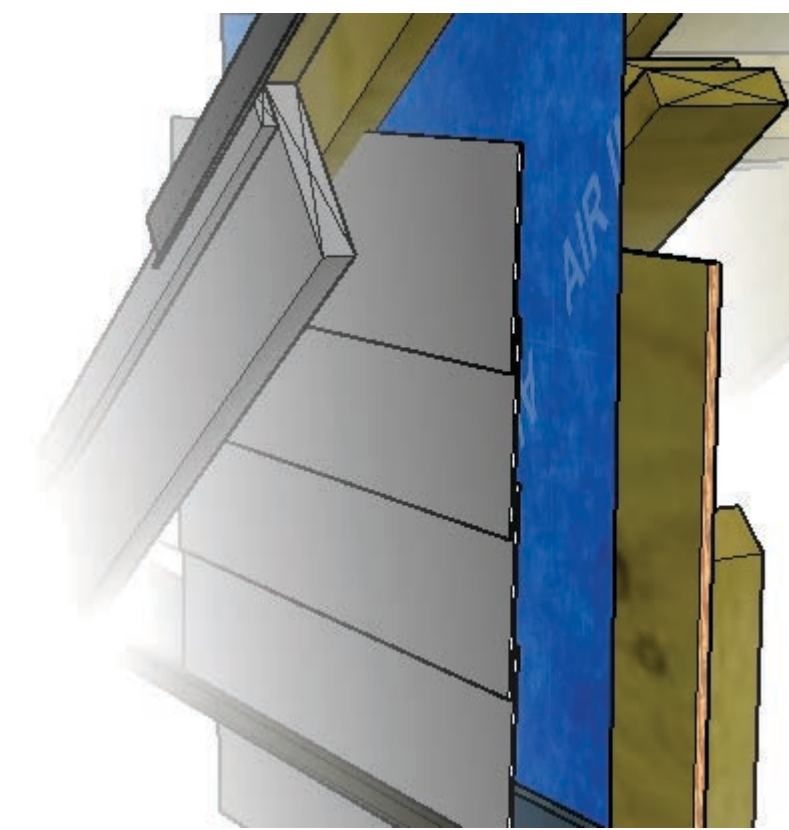
Building
Sections

A3.3

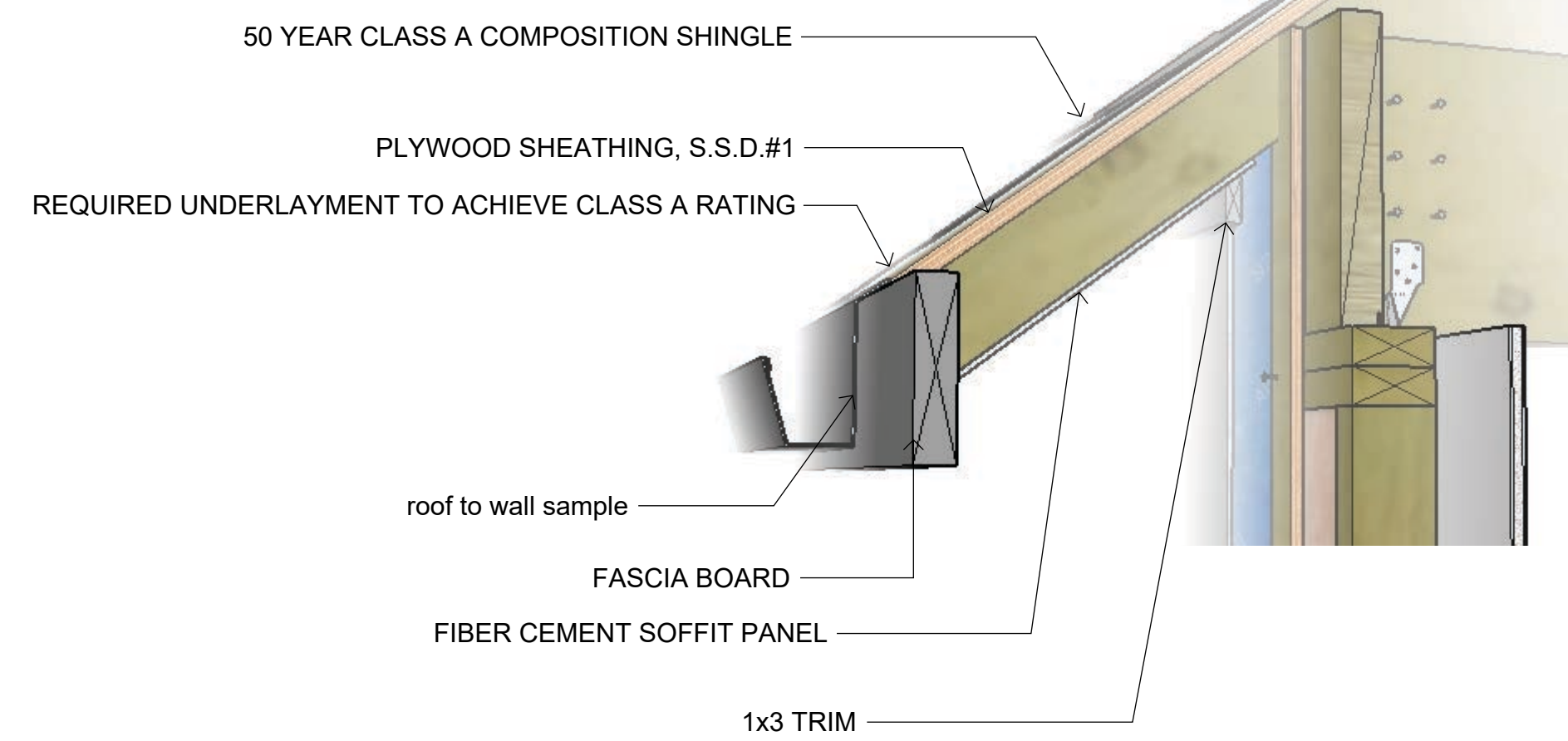




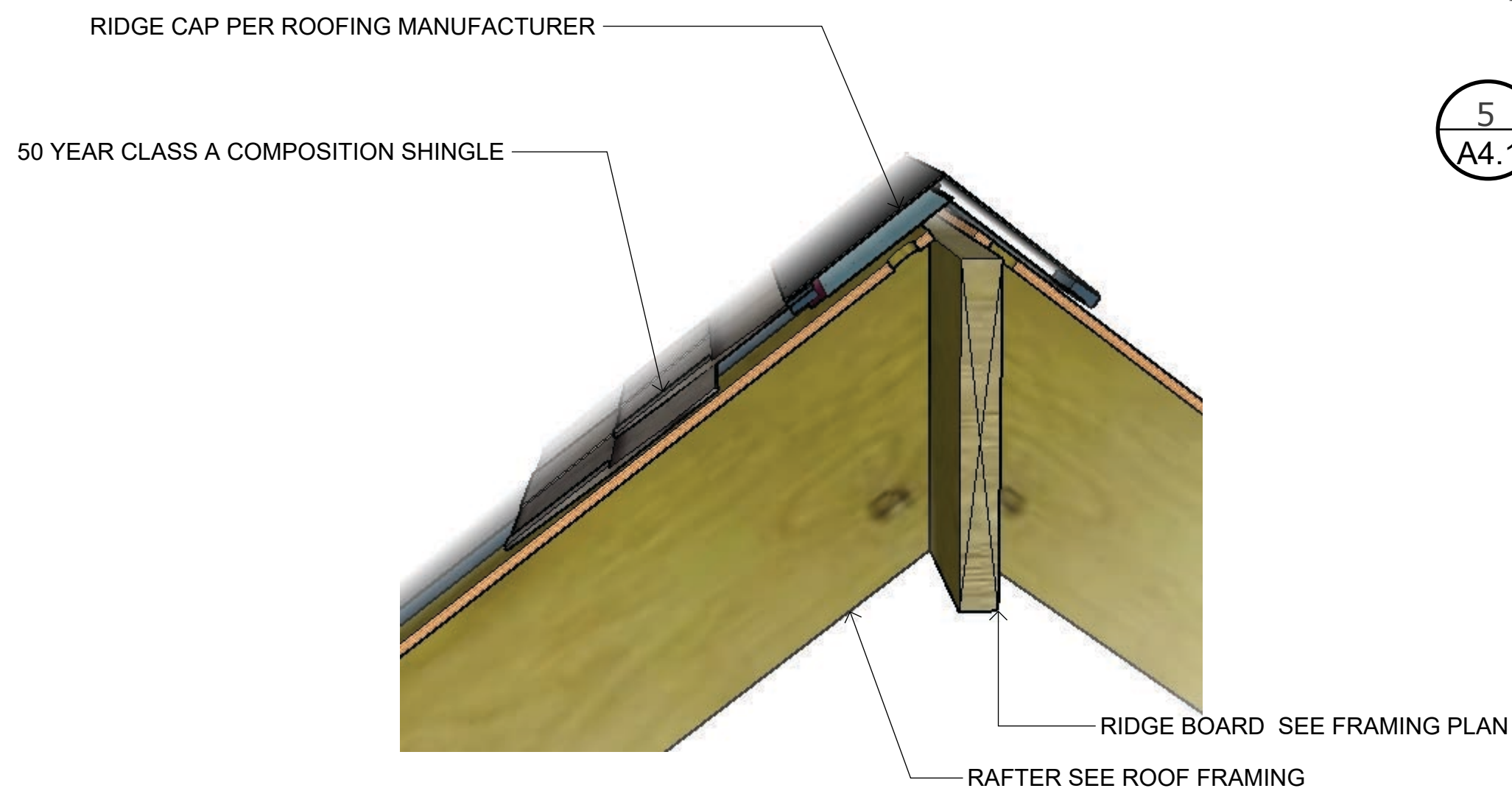
6
A4.1
Porch Perimeter
Perspective



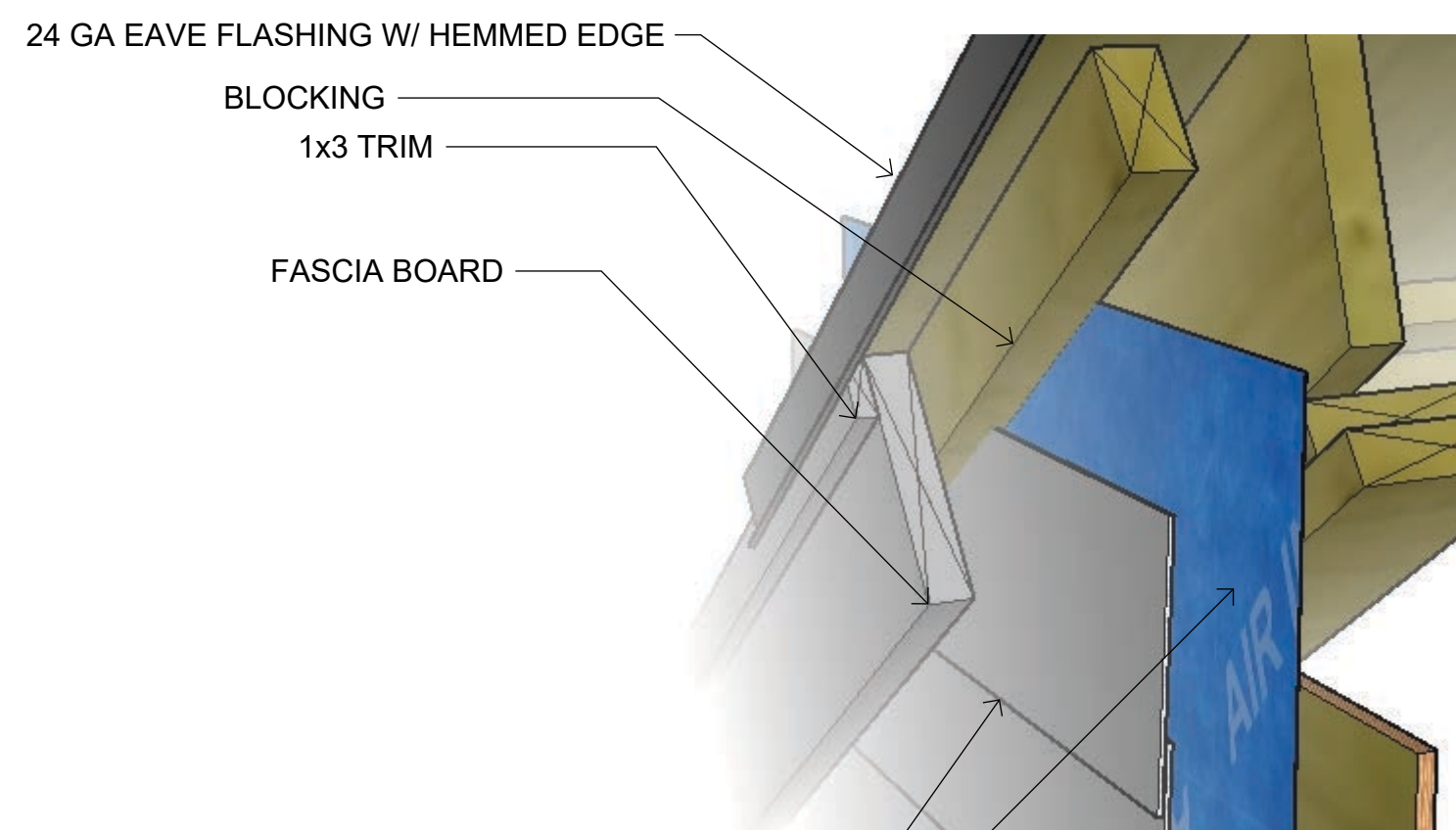
5
A4.1
Deck Railing
Perspective



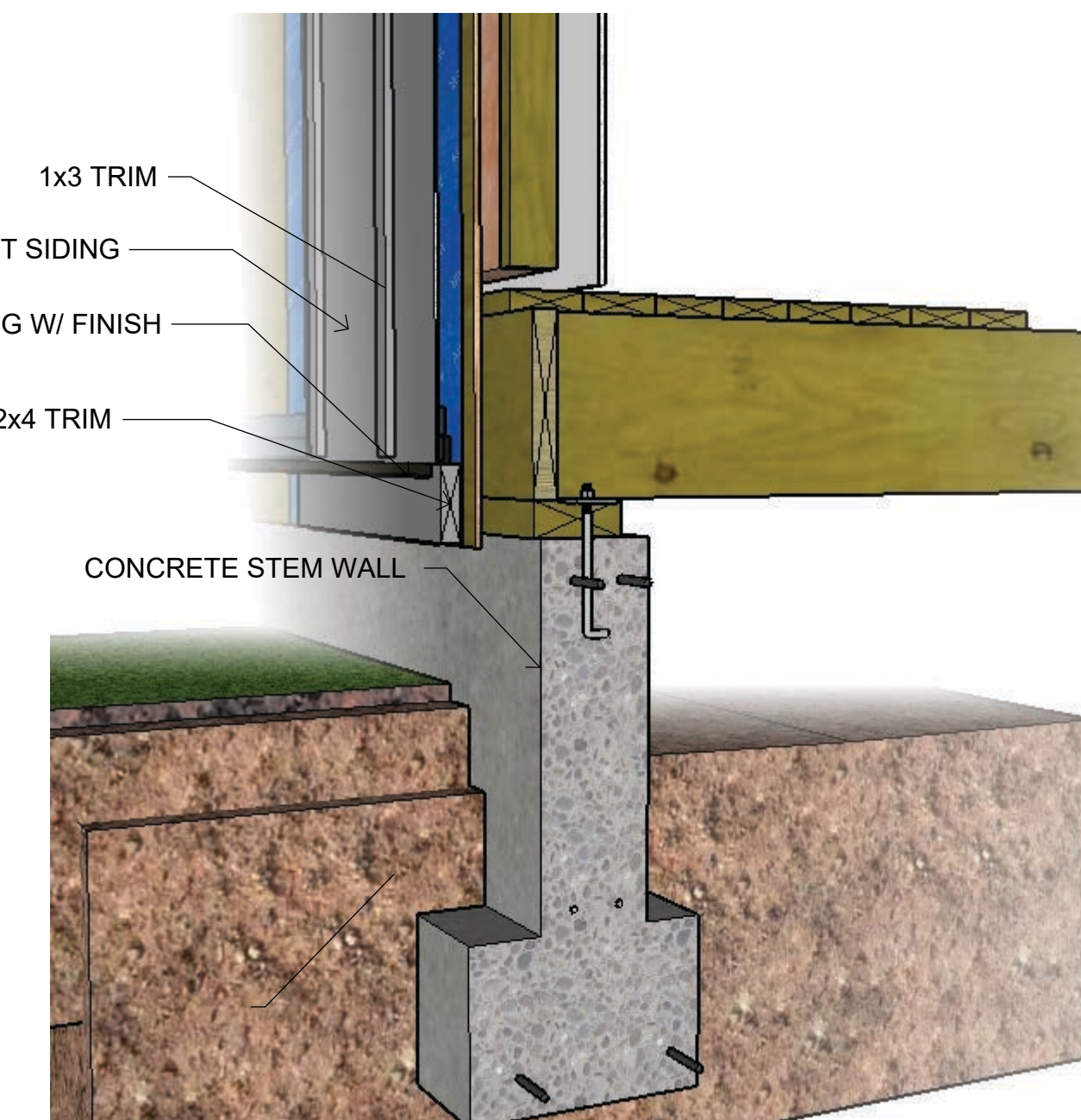
2
A4.1
Wall at Eave
Perspective



7
A4.1
Roof Ridge
Perspective



4
A4.1
Rake Wall at Deck
Perspective



1
A4.1
Foundation at Wall
Perspective



Close

EX-WP1L- White Primed
French Door Exterior 1-Lite
Full View w/ Low-E Clear Glass
(1-3/4")

Door ¹⁰² <https://www.etodoors.com/topa.html/>



TOPA FIBERGLASS FRENCH
DOOR EXTERIOR GRADE 1-
LITE FULL VIEW FLUSH
GLAZED (PAINTABLE)

Door ²⁰¹ <https://www.etodoors.com/topa.html/>



Ritz - Craftsman Mahogany
Exterior Door 1-Lite Low-E
Clear with 1 Panel Bottom (1-
3/4")

Door ¹⁰¹ <https://www.etodoors.com/ritz-1-lite-craftsman-door-mahogany.html/>



Milgard V250 windows throughout. Color White

V250 Style Line Series Windows



Velux Fixed Deck Mount Skylight.

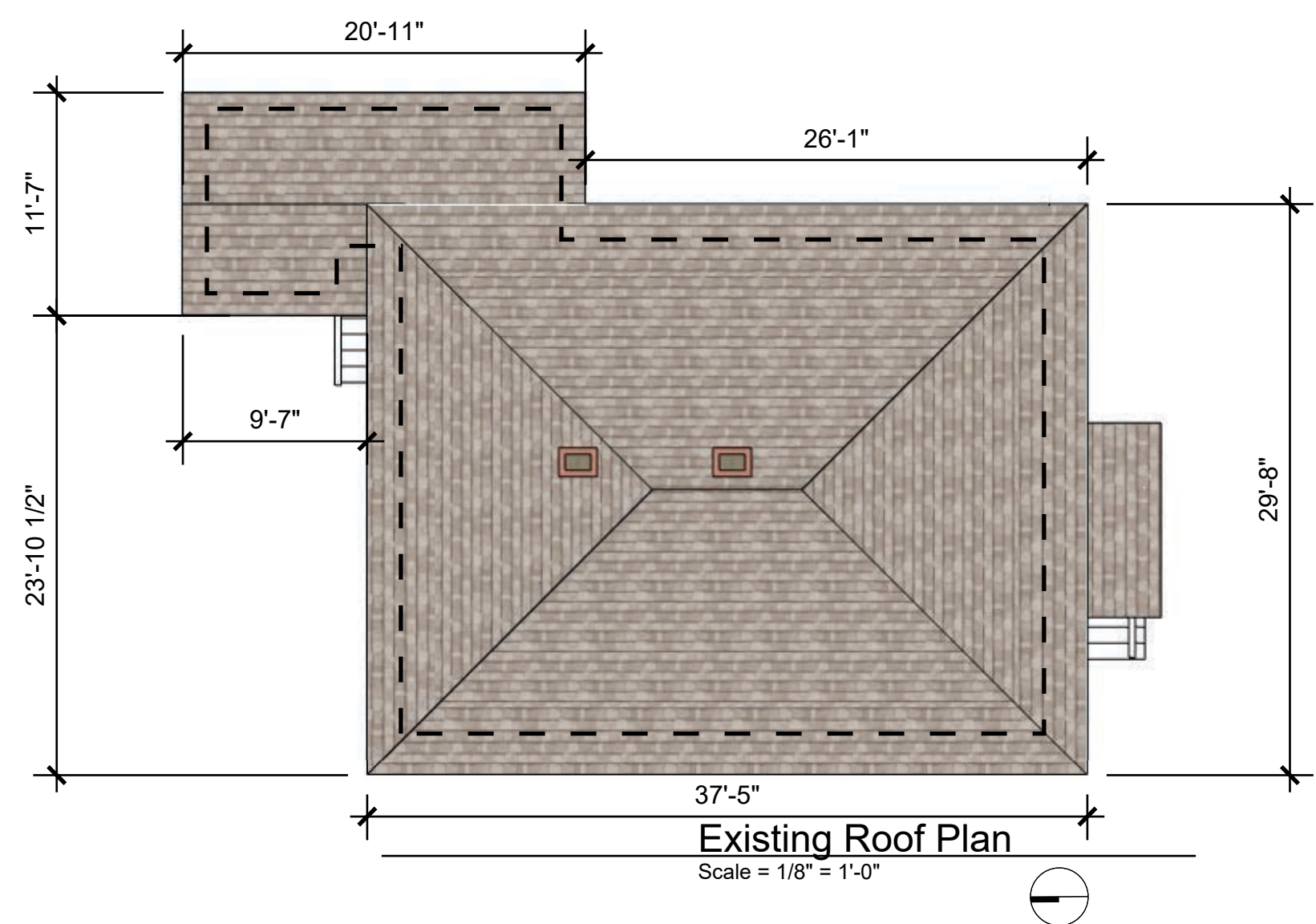
R01

Document Date:
June 26, 2026

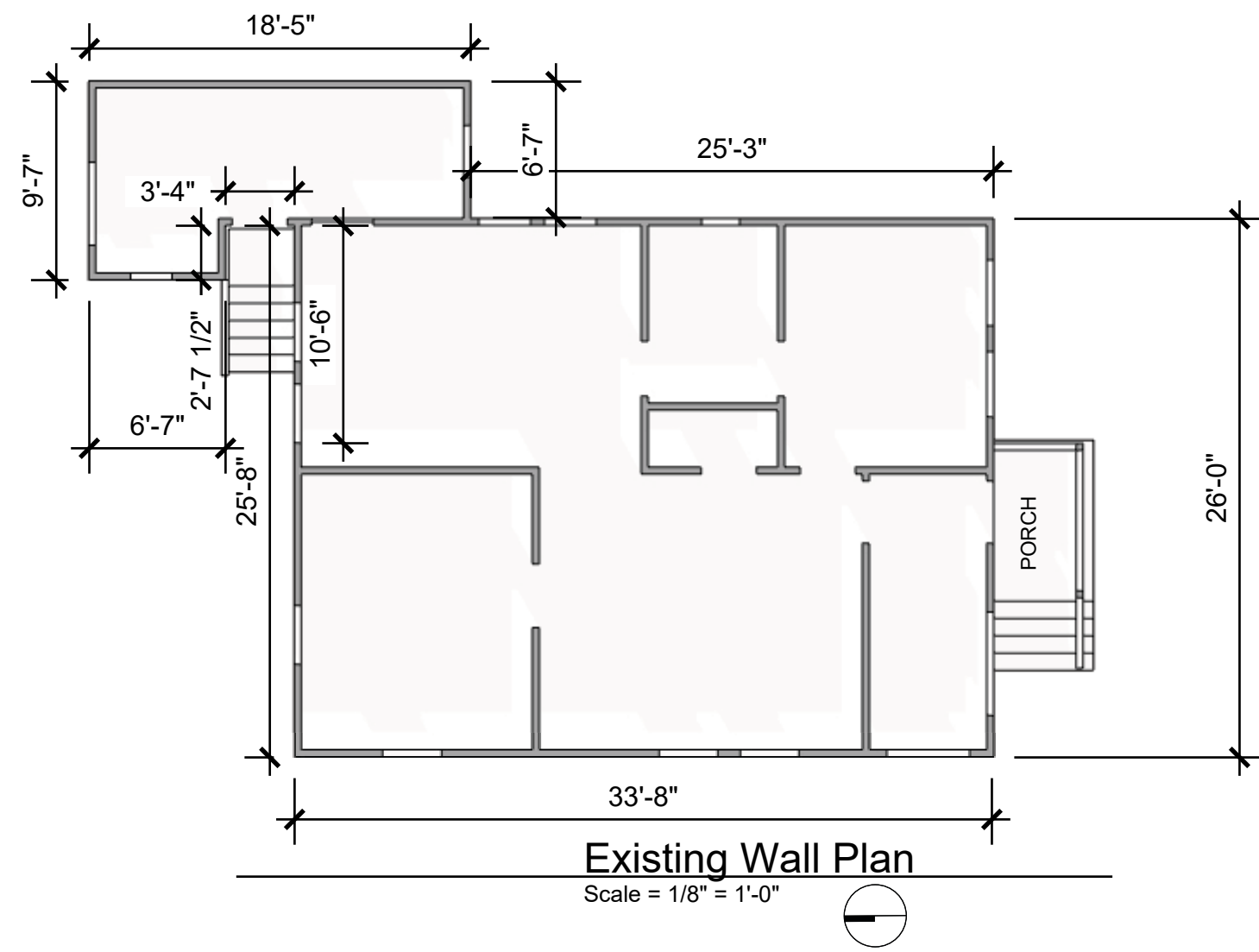
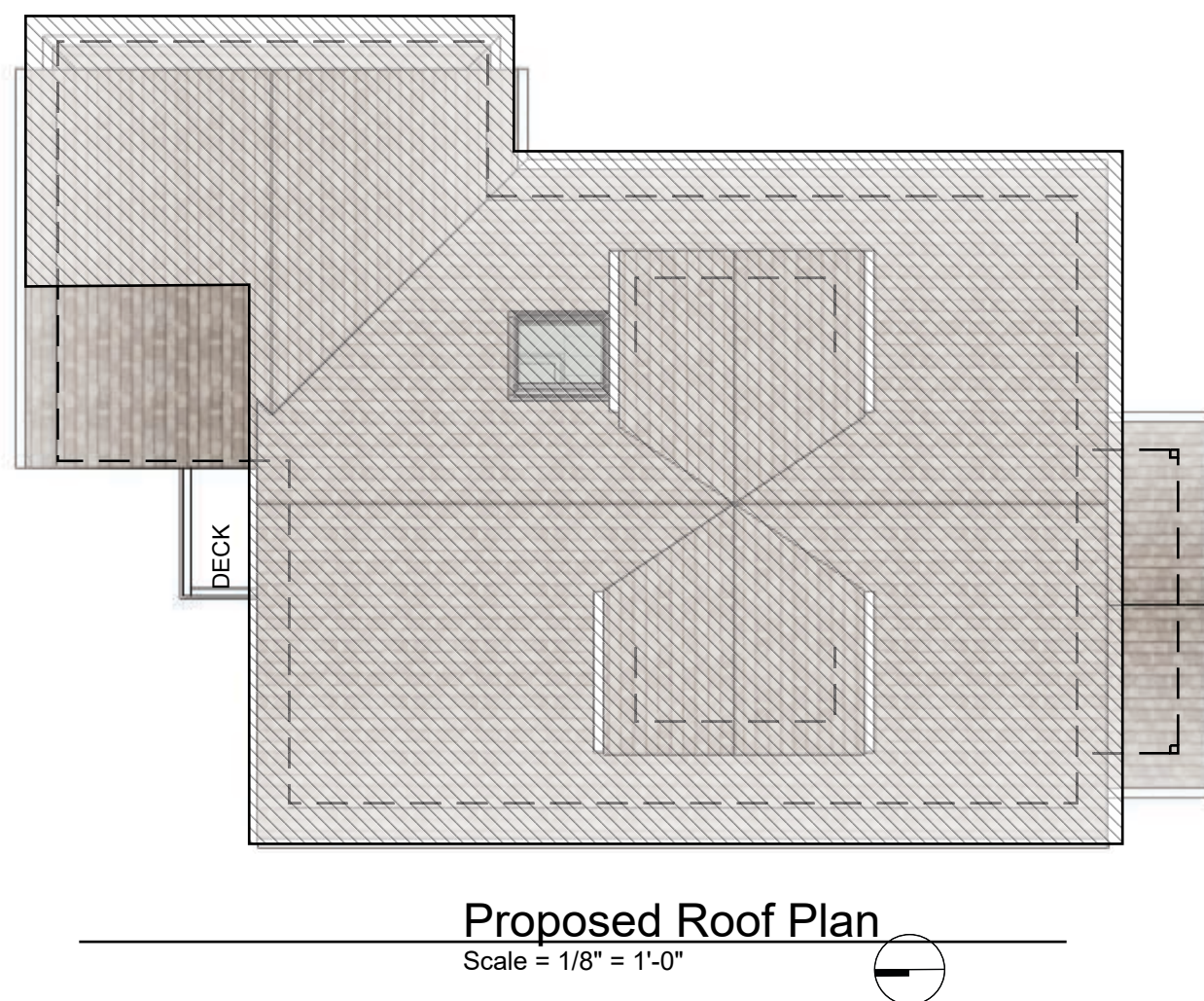
Document Phase:
Design Development

remark

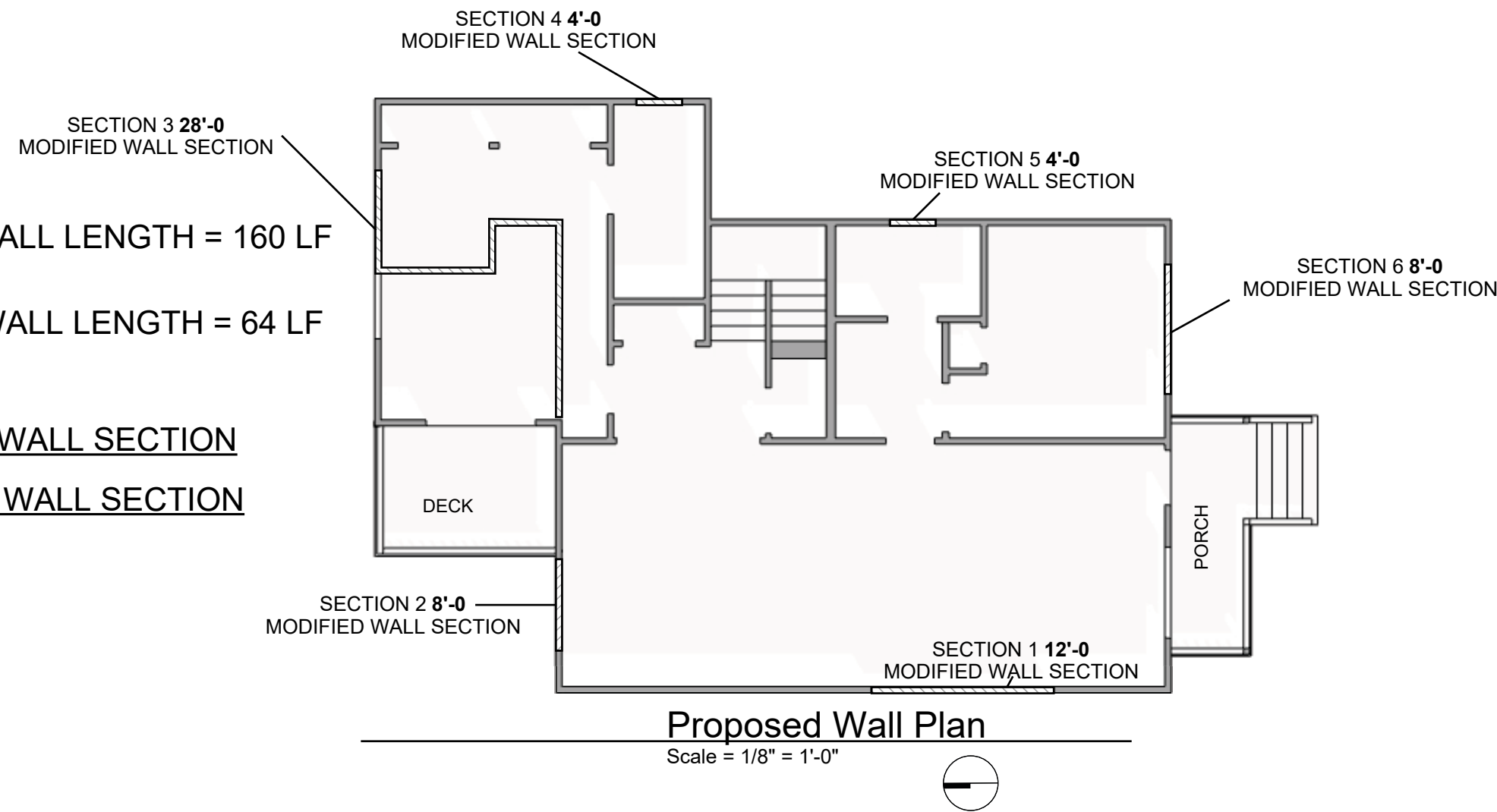
Manufacturer
Details



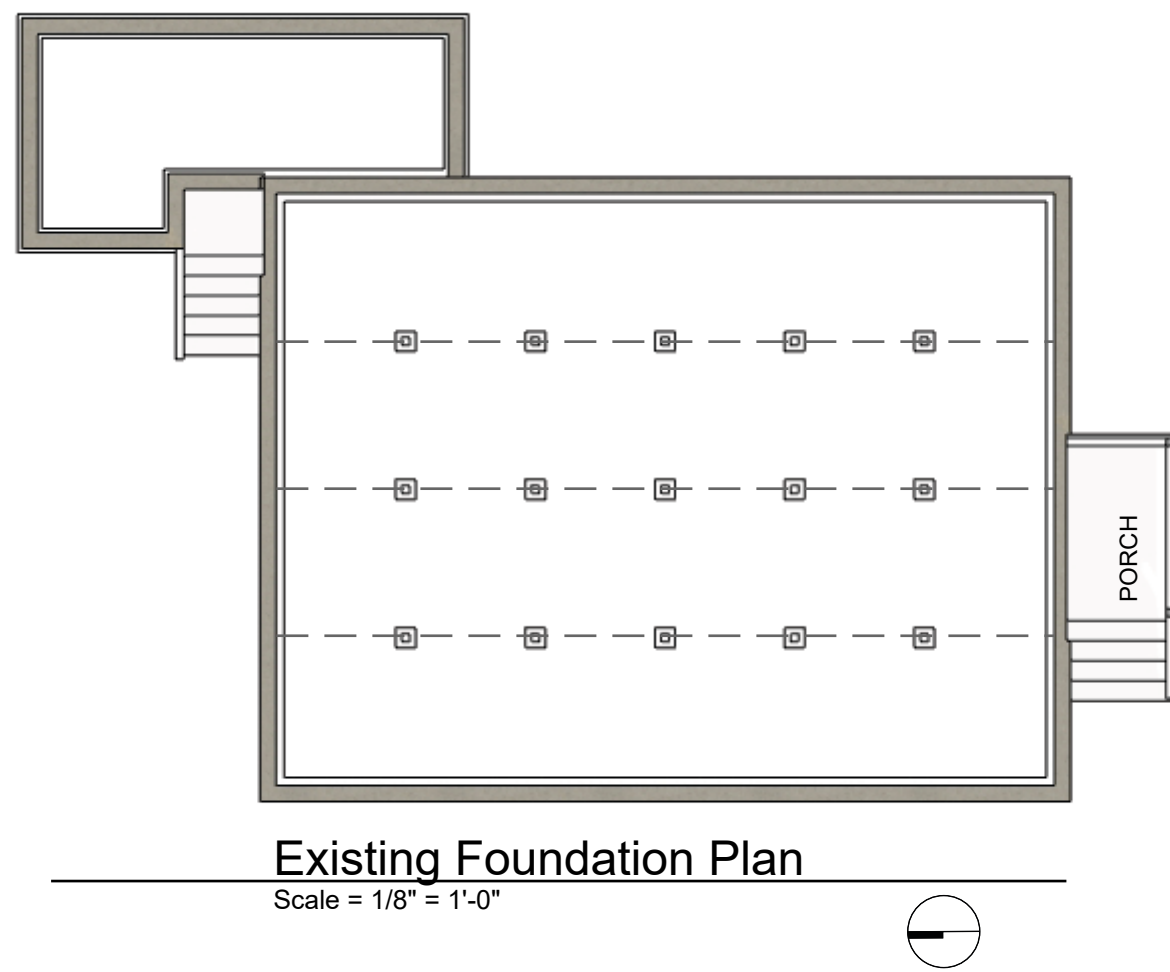
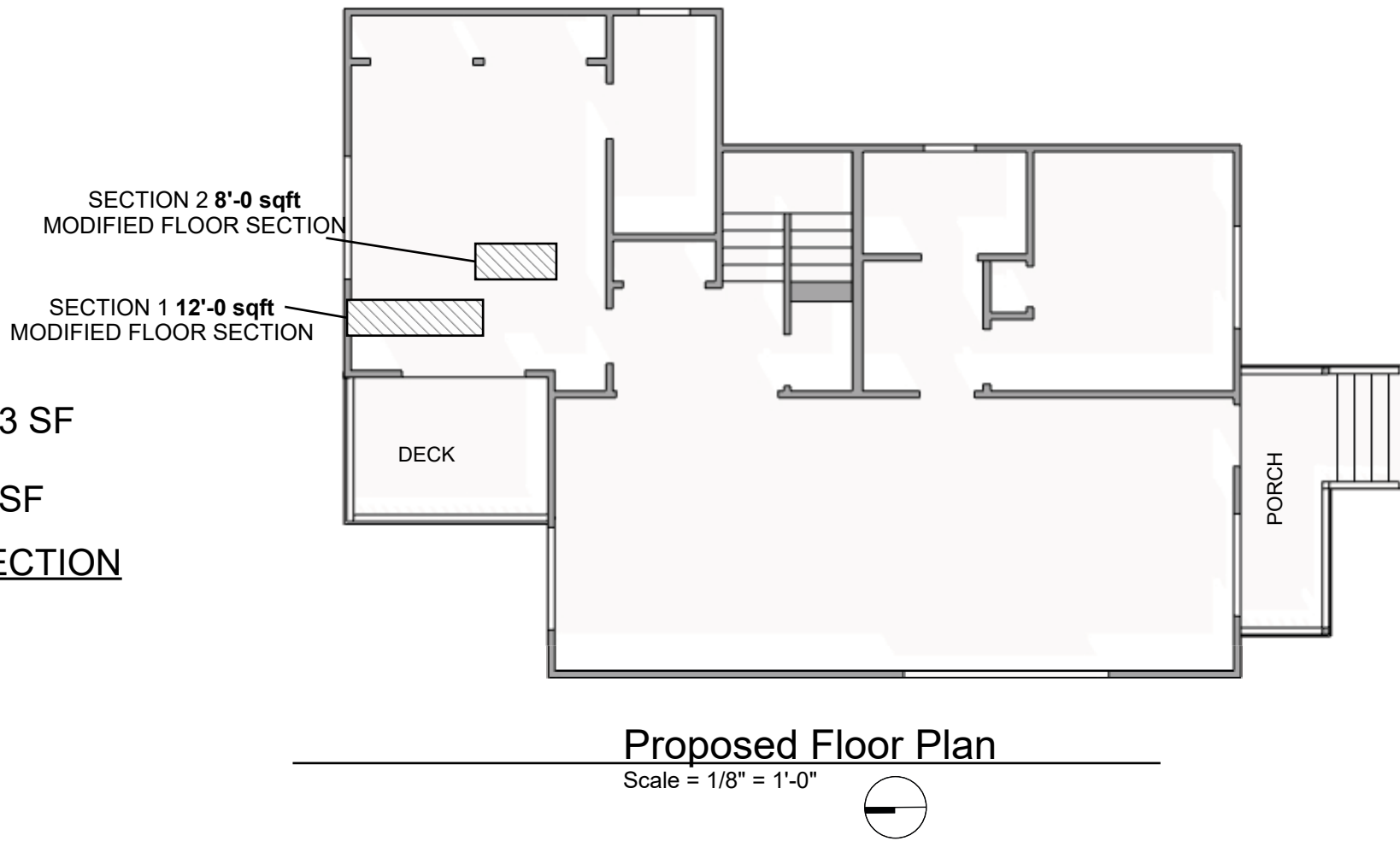
TOTAL (Existing) ROOF AREA = 1287 SF
TOTAL (Modified) ROOF AREA = 1287 SF
MODIFIED ROOF SECTION



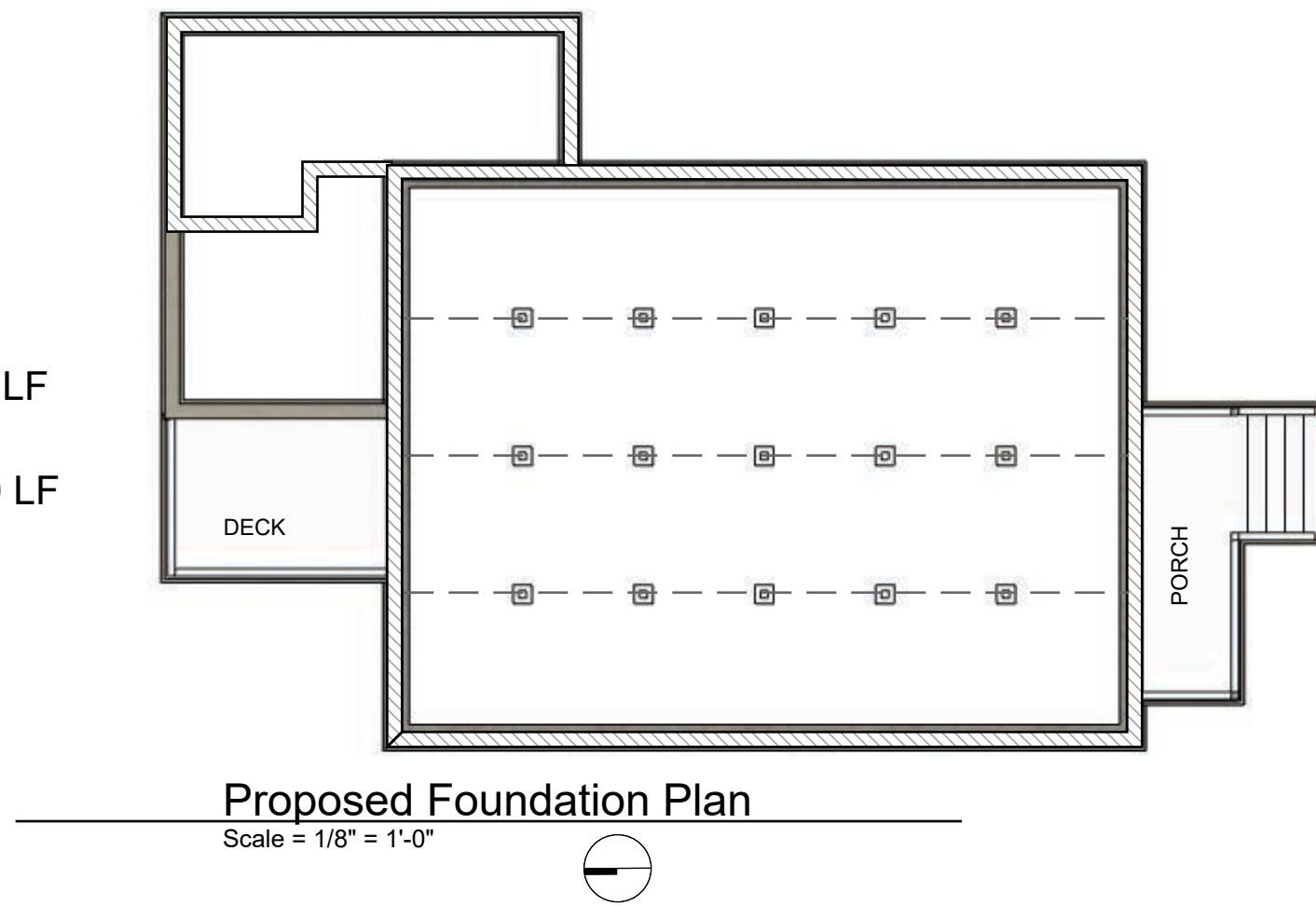
TOTAL (Existing) EXTERIOR WALL LENGTH = 160 LF
TOTAL (Modified) EXTERIOR WALL LENGTH = 64 LF
EXISTING WALL SECTION
MODIFIED WALL SECTION



TOTAL (Existing) FLOOR AREA = 1033 SF
TOTAL (Modified) FLOOR AREA = 20 SF
MODIFIED FLOOR SECTION



TOTAL (Existing) FOUNDATION WALL LENGTH = 160 LF
TOTAL (Modified) FOUNDATION WALL LENGTH = 160 LF
MODIFIED FOUNDATION SECTION



County of Santa Cruz
Community Development &
Infrastructure

Modification
Worksheet
Form
PLG-215
1 of 1
Rev 05/20/25

PLG-215 must be on a plan sheet with coordinated plan diagrams. (form 6" w x 21" h)

A. Modification Summary (factored part B)

The CDI website has explanations, instructions and examples. QR code below.

Roof (15%):	15.00
Exterior Wall (65%):	26.00
Floor (10%):	0.19
Foundation (10%):	10.00
Modification Total:	51.19



B. Modified Element Do NOT use commas [,]. (Acrobat users can hover gray text for help)

Floor (framed, slab)	
Modified (%):	1.94
Existing (SF):	1033
Segment #	Modified (SF)
1	12
2	8
Total:	
20	

Foundation	
Modified (%):	100.00
Existing (LF):	160
Linear (wall, grade beam)	
Existing (LF):	160
Floor (SF):	1033
Segment #	Modified (LF)
1	160
Subtotal:	
160	

Slab	
Existing (SF):	total area
Floor (SF):	1st supported story
Segment #	Modified (SF)
ID	area
Subtotal:	
0	

Roof	
Modified (%):	100.00
Existing (SF):	1287
Segment #	Modified (SF)
1	1287
Total:	
1,287	

Exterior Wall		
Modified (%):	40.00	
Existing (LF):	160	
Segment #	Modified (LF)	Round 4'
1	12	12
2	6	8
3	28	28
4	3	4
5	3	4
6	8	8

19 3rd Ave Remodel/Addition

Alex and Feiming Pang

19 3rd Ave
Davenport CA 95017
APN# 058-06-401

4/12

Document Date:
June 26, 2026

Document Phase:
Design Development

remark

Modification
Worksheet and
Plan

A5.1