

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: 261117**

APN: 046-291-08

SITUS ADDRESS: 510 Sea Horse Drive, La Selva Beach CA 95076

Proposal to construct a 36 square foot third story deck extension on the western side of the existing three-story single-family dwelling (including relocating support posts) and replace the existing second and third story decks (including the railings) and entry stairway at the front and western sides.

Requires a Coastal Development Permit.

Property is located on the northern side of Sea Horse Drive (510 Sea Horse Drive), approximately 250 feet west of the intersection with Sand Dollar Drive.

OWNER: CURULLA RICHARD & SHARON

APPLICANT: Robin Alaga

SUPERVISORIAL DISTRICT: 2

PLANNER: Alexandra Corvello, (831) 454-3209

EMAIL: Alexandra.Corvello@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. August 28, 2026.

A decision will be made on or shortly after August 31, 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.

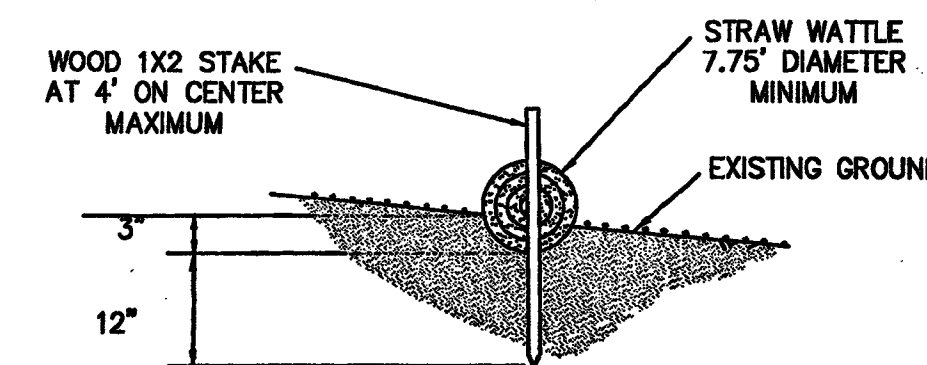
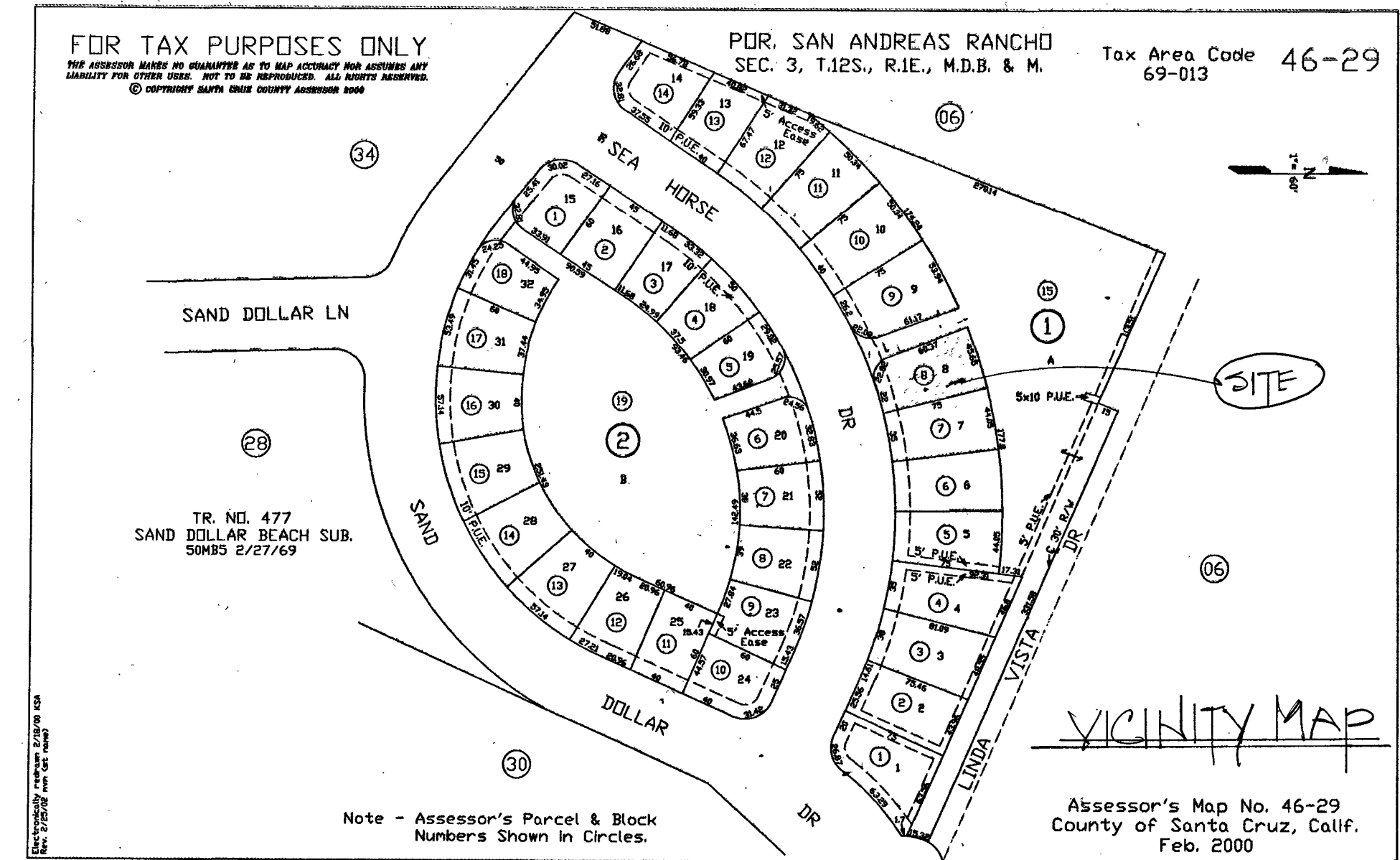
****** This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

1. The code editions to be followed:

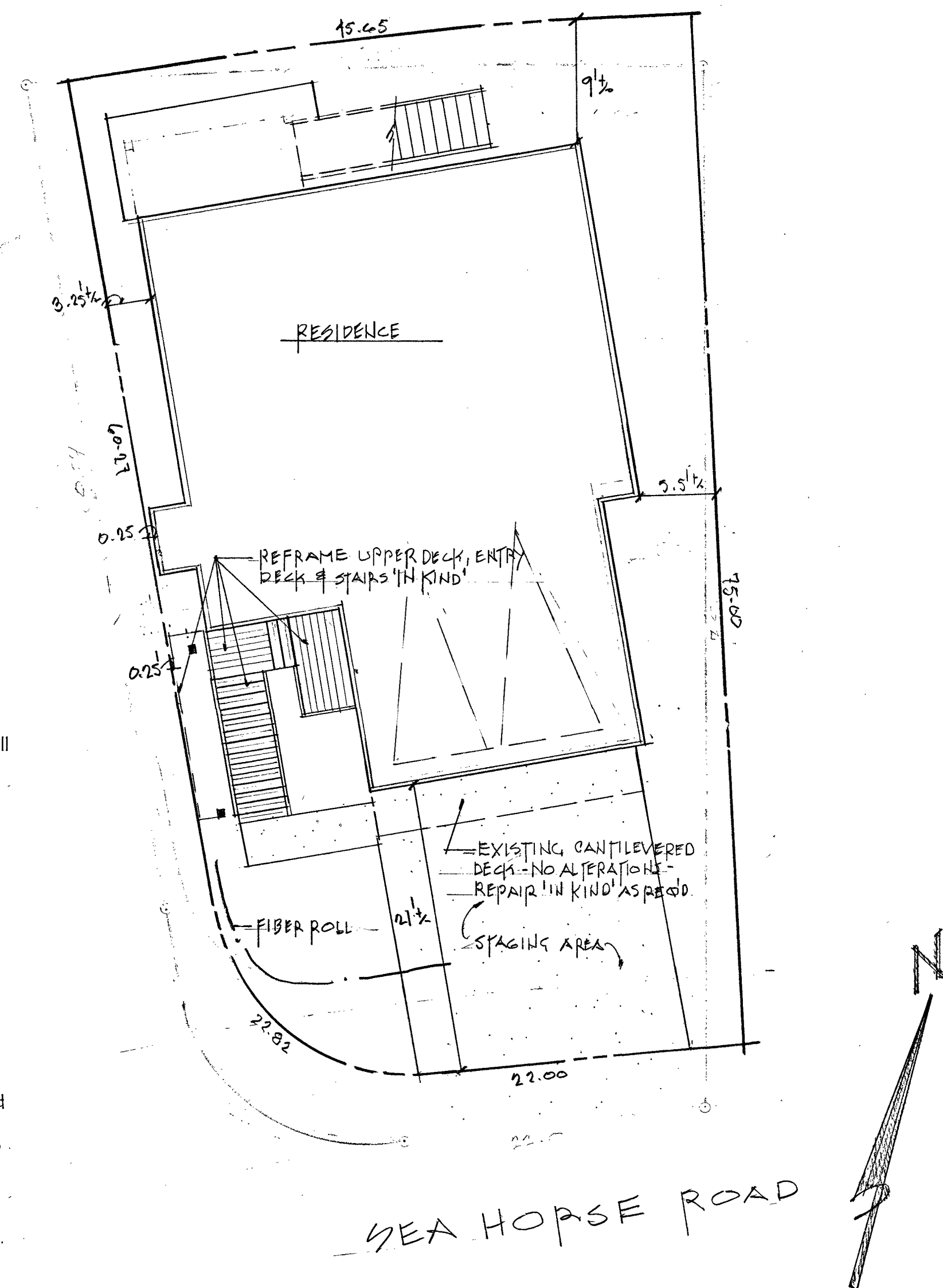
California Building Code	2022 Edition
California Electrical Code	2022 Edition
California Residential Code	2022 Edition
California Fire Code	2022 Edition
2. Hold down devices must be secured in place prior to foundation inspection.
3. Fasteners for preservative-treated wood (anchor bolts, nails, screws, etc.) shall be of an approved silicon bronze or copper, stainless steel or hot-dipped zinc coated steel.
4. Minimum compression strength of concrete shall be 2,500 PSI.
5. Reinforcing Steel to be a minimum of ASTM A615 Grade 60
6. Framing lumber shall be Douglas Fir #2 (unless noted otherwise).
7. Wall framing shall comply with CBC Table 2308.5.1
8. Nailing shall be in compliance with CBC Table 2308.4.10.1

A.P.N.	046-291-08
Zoning	RM-4
Occupancy Group	R-3
Construction Type	U Non-Sprinkled
Parcel Size	2,919 sq. ft. (Assessor)
Existing Residence	2,026 sq. ft.
Existing Garage	690 sq. ft.
Replacement Decks	217 sq. ft.
Deck to be resurfaced	80 sq. ft.

Replace upper deck and entry deck & stair "In Kind" (217 sq. ft.)
EXIST. CANTILEVERED DECK (80 SF) REPAIR "IN KIND" AS REQUIRED



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



SEA HORSE ROAD

SITE PLAN

[illegible]

ROBIN ALAGA
250 Evening Hill Lane Corralitos, CA 95076
Phone: (831)724-4994 Cell: (831)419-4919
e-mail: alagairc@gmail.com

CURULLA DECK REPLACEMENT

KICK CURULU
510 Sea Horse Drive La Selva Beach, CA 95076
A.P.N. 046-291-08

A.P.N. 046-291-08

DRAWN ROBIN
CHECKED
DATE DEC. 2015
SCALE NOTED
JOB NO. 25-45
SHEET



Scale: 1" = 5'

FOUND 3/4" IRON ROD
PER 50 M 5
(TYPICAL OF 3)

Distances are in feet and decimals thereof.

This mapping does NOT represent a complete boundary survey. Portions of the boundaries shown were compiled from the county records. However, a diligent search was performed for all property corner (curve point) markers. A complete boundary survey to set the missing corners (curve points) with county recording or filing is recommended.

Deck lines shown are (most imposing in airspace) handrail lines

Building lines shown are trim lines (foundation lines may be different)

Not all deck support posts are shown. Post (shown) supports the upper deck and is the closest post to the west property line.



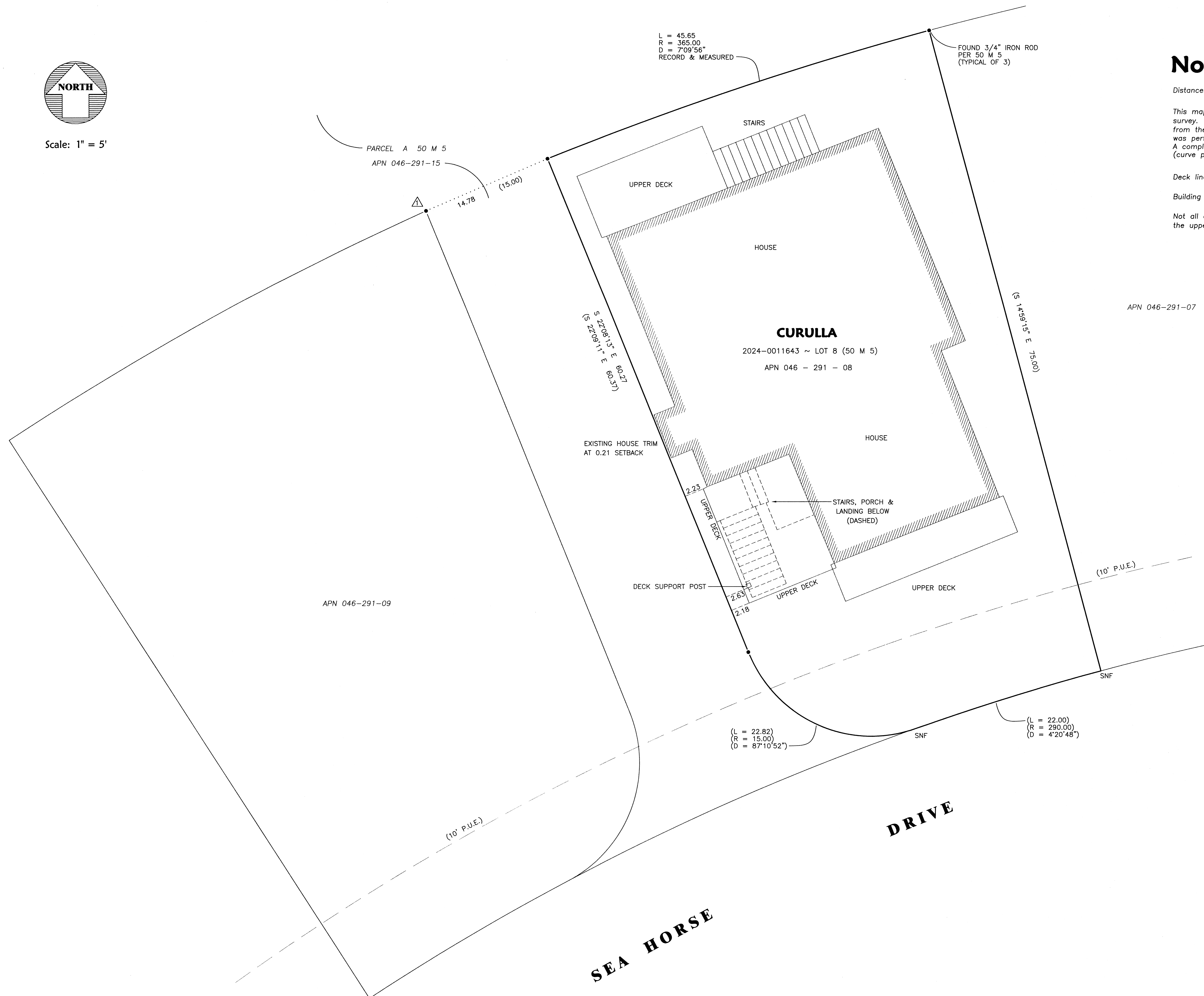
APN 046 - 291 - 08
SANTA CRUZ COUNTY CALIFORNIA

DATE: 6-24-26
SCALE: 1" = 5'
CONTOUR INTERVAL: N/A
REVISIONS: 1 6-29-26 (ADD MONUMENT)
REVISIONS: 1

Sheet

1

26 - 27



GENERAL

All construction shall met the requirements of the C.B.C. 2022 Edition and any anendments by the governing Building Department.

Conditions not specifically detailed shall be built to conform with similar construction noted in the working drawings.

The contractor shall verify all dimensions, elevations, materials and conditions prior to starting construction. Any discrepancies shall be reported to the architect prior to ordering materials and starting construction.

If a geotechnical report is available for the project, the geotech engineer shall observe and certify the foundation excavations prior to placement of reinforcing.

Prior to fabrication, the contractor shall submit to the architect for approval, shop drawings for all structural steel, reinforcing steel, glulam beams and prefabricated trusses.

No verbal change orders shall become legal or binding until approved in writing.

Contractor shall not store construction materials or operate construction equipment in such a manner so that the design live loads of the structure are exceeded. No construction materials shall be stored on overhanging framing.

Contractor shall be solely responsible for all bracing or shoring required during construction until all framing is complete.

All connectors used on pressure treated wood to be verified for compatability of connector with chemical used to treat lumber.

Special Inspection as required by section 1705

CONCRETE:

All concrete used in this work shall be regular weight concrete (150 P.C.F.) U.D.N.

Concrete shall develop a minimum compressive strength at an age of 28 days as follows:

FOOTINGS & WALLS 2500 psi

SLAB ON GRADE 2500 psi

CAISSONS 2500 psi

Concrete shall have special inspection if required by Section 1705 the California Building Code.

MATERIALS

Portland Cement shall be Type II and shall conform to A.S.T.M. C-150.

Concrete aggregate shall be hardrock and conform to A.S.T.M. C-33. Maximum size of aggregate shall be 3/4 inch.

Water used in mixing concrete shall be potable and free from deleterious substances.

Option: 25% Flyash with 6 sack mix may be used as a standard mix. Admixtures shall not be added to the concrete unless approved in writing by the Engineer.

WORKMANSHIP

For materials, curing and mix design, see specifications. Mix operations shall conform to A.S.T.M. C-94. During mixing, placing and curing concrete shall be kept at a minimum temperature of 40 degrees F. and maximum temperature of 90 degrees F. Concrete shall be kept in a moist condition for minimum of five days after placement.

Placement of concrete shall be in conformance with A.C.I. Specification 301. Concrete shall not be dropped through reinforcing steel so as to cause the segregation of aggregates. Use hoppers, chutes or trunks of varying lengths so that the free unfconfined fall of concrete shall not exceed five feet, using sufficient number to ensure the concrete being kept level at all times.

Debris: All debris shall be removed from forms prior to placing of concrete.

Doweling: All walls, columns, etc. shall be doweled into footings, walls, beams or slabs with bars of the same size and spacing as the wall bars with 48 bar diameter lap, except where specifically indicated otherwise.

Shoring: Contractor shall be solely responsible for design and construction, bracing, formwork, etc. Contractor shall design shoring to include any construction loads and loads from shoring above where applicable. Shoring shall not be removed until concrete has reached design strength or if shoring is needed to support shoring above.

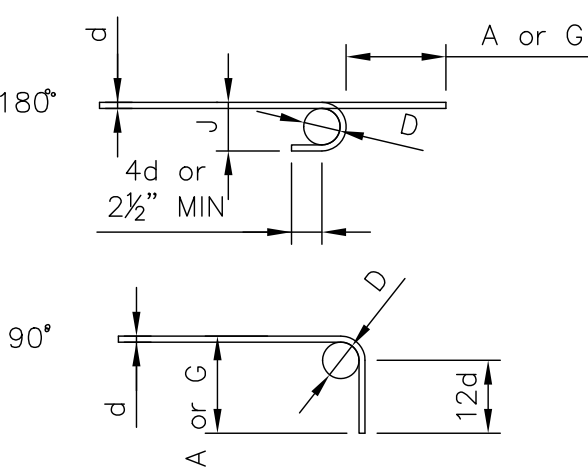
Construction joints shall have the entire surface removed to expose clean aggregate solidly embedded. The contractor shall obtain the engineer's written approval for all construction joints not detailed on the plans.

Inserts to be cased in concrete such as reinforcing, dowels, bolts, anchors, pipes, sleeves, etc. shall be securely tied in the forms before placing the concrete to prevent their movement.

Pipes, sleeves or chases other than electrical conduits less than 1- 1/4" diameter shall not be embedded in the concrete except where specifically approved in writing by the engineer or shown on the plans. No conduit placed in a concrete slab shall have an outside diameter greater than one-third the thickness of the slab or be placed in a slab less than four inches thick. Minimum clear distance between conduits shall be six inches.

Coring shall not be permitted in any concrete unless approved in writing by the engineer.

Architectural Items: Contractor shall refer to the Architectural drawings for molds, grooves, ornaments, clips or grounds required to be cast into the concrete and for the extent of depressions, curbs, ramps, etc.



STD. HOOKS AND BENDS

BAR SIZE	END HOOKS			
	D	180 DEGREE HOOKS	90 DEGREE HOOKS	
		A or G	J	A or G
#3	2 1/2"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3 1/2"	7"	5"	10"
#6	4 1/2"	8"	6"	12"
#7	5 1/2"	10"	7"	14"
#8	6"	11"	8"	16"
#9	9"	15"	11 1/2"	19"

NOTE:

- DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE

HOOKS AND BENDS

REINFORCING

All reinforcing steel shall conform to A.S.T.M. A-615 Grade 60 except for reinforcing #5 or less in size or as noted on the plans. Deformations shall be in accordance with A.S.T.M. A-305.

Splices: Reinforcing shall lapped as indicated. Per ACI 318 Latest Edition Where laps or splices in continuous reinforcement as used in walls, grade beams, etc. are not indicated, bar shall have a lap of 48 diameters but not less than 12 inches and the splices in adjacent bars shall not be less than five feet apart. Splice bars in walls, beams, grade beams, etc. as follows: Top bars at centerline of support, bottom bars at the support. All reinforcing steel shall be securely wired and adequately supported above ground and away from the forms. Vertical reinforcing shall be secured top and bottom and at intervals not to exceed 160 bar diameters.

Bends: All reinforcing bar bends are to be made cold. Field bending of bars greater than #5 shall not be allowed. All bars are to be bent in accordance to A.C.I. and C.R.S.I. Standards.

Welding: No welding of reinforcing bars is permitted unless authorized in writing of the engineer.

Reinforcing shall be free from any dirt, concrete, grease, rust or other foreign substance that may prevent proper bonding.

All dimensions called out as clear (CLR) shall mean clear and hold.

Rebar Cover: All dimensions showing the location of reinforcing steel not noted as clear, are to center of steel. All dimensions indicated as clear shall be held at the dimension. Minimum coverage shall be as follows:

- Where case against and permanently exposed to earth, except slab on grade 3 in.
- Where cast in forms but exposed to earth and weather No. 6 thru No. 18 Bars 2 in. No. 5 Bar, W31 or D31 Wire, and Smaller 1-1/2 in.
- For slabs, walls and joists not exposed to earth and weather 3/4 in.
- For beams, columns, ties, stirrups and spirals not exposed to earth and weather 1-1/2 in.
- For slabs on grade 3 in.

Welded wire fabric shall conform to A.S.T.M. A-185 and be of the gauge and mesh size as indicated on the plans. WWF shall be lapped one mesh at all splices, six inches minimum. Fabric shall be raised to the center of the slab with hooks as the progresses and shall be visible at the depth at the free edge of the pour.

Minimum anchor bolt diameter is 5/8" @ 10" @ 48" o.c. with a minimum of two bolts per sill piece, within 12" of each end. Anchor bolts less than 1 1/2" from sill edge shall be replaced with an expansion bolt.

Plate washers to be a minimum of 3"x3"x1/4" for each bolt and extend to within 1/2" of side(s) of sheathing edge nailing.

Expansion anchor bolts and power driven nails shall not be installed until concrete has reached design strength.

Reinforce all foundation straps and hold down anchor bolts per Simpson Stong-Tie installation instructions.

SPECIAL INSPECTION (CBC 1705)

- SPECIAL INSPECTOR: SHALL BE EMPLOYED BY THE OWNER TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED BELOW. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE FOR THE INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. (CBC 1704.1)
- REPORTS: SHALL BE PREPARED BY THE INSPECTOR AND SIGNED BY A CALIFORNIA CIVIL ENGINEER. SUBMITTED TO THE BUILDING OFFICIAL AND TO THE ENGINEER RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION; THEN, IF NOT CORRECTED, TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD. (CBC 1704.1.2)
- CERTIFICATION: INSPECTOR MUST BE CERTIFIED BY THE BUILDING OFFICIAL TO PERFORM THE TYPES OF INSPECTIONS SPECIFIED.
- SPECIAL INSPECTION IS REQUIRED OF THE ITEMS LISTED BELOW:

ITEM	INSPECTION TASK	PERIODIC OR CONTINUOUS
CONCRETE FOUNDATIONS	CONCRETE FOOTINGS ARE CONTINUOUS AND/OR INTEGRAL WITH THE SLAB. SUPPORT WALLS OF A BUILDING LESS THAN 3 STORIES IN HEIGHT, AND ARE DESIGNED BASED ON A COMPRESSIVE STRENGTH OF 2500 PSI AND THEREFORE DO NOT REQUIRE SPECIAL INSPECTION BASED ON THE EXCEPTION UNDER CBC	-

WATERPROOFING NOTE:

NOTE, ALL REFERENCE TO WATERPROOFING DETAILS ON THESE PLANS IS FOR GENERAL REFERENCE ONLY AND DOES NOT REPRESENT A COMPLETE WATERPROOFING SYSTEM. THE OWNER SHALL EMPLOY A WATERPROOFING CONSULTANT WHO IS FAMILIAR WITH AND EXPERIENCED WITH THIS TYPE OF WORK TO DEVELOP WATERPROOFING DETAILS AND SPECIFICATIONS. PARTICULAR CONCERN IS WATERPROOFING OF THE CONCRETE SLAB UNDER LIVING SPACES BELOW. BY SUBMISSION OF THESE PLANS FOR APPROVAL CLIENT AGREES TO INDEMNIFY TIM WANN STRUCTURAL DESIGN INC. AND ITS EMPLOYEES FROM ALL CLAIMS RESULTING FROM OR IN PART OF WATER INTRUSION INTO THE STRUCTURE.

ABBREVIATIONS

AB	Anchor Bolt	(E)	Existing	PLY	Plywood
ABV	Above	EA	Each	PSF	Pounds per Square Foot
ACI	American Concrete Institute	EN	Edge Nailing	PSI	Pounds per Square Inch
		ENCR	Engineer	PTDF	Preservative Treated Douglas Fir
ALT	Alternate	EXT	Exterior		Redwood
APA	American Plywood Association	FLR	Floor	RDWD	Reinforcement
		FND	Foundation	REINF	Required
ARCH	Architect	FOC	Face of Concrete	REQD	Roof
ATR	All Thread Rod	FOS	Face of Stud	RF	Room
BD	Board	FRMG	Framing	RM	Retaining Wall
BLK(G)	Block(ing)	FT	Foot or Feet	RTW	See Architectural Drawings
BLW	Below	FTG	Footing	SAD	Solid Blocking
BM	Beam	GALV	Galvanized	SB	Square Foot
BN	Boundary Nailing	GL	Glued Laminated	SF	Similar
BP	Base Plate	GYP	Gypsum	SIM	Specifications
BRG	Bearing	HD	Holdown	SPEC	Square
CL	Center Line	HDR	Header	SQ	Stainless Steel
CLG	Ceiling	HORIZ	Horizontal	SS	Standard
CLR	Clear, Clearance	HT	Height	STD	Steel
COL	Column	INT	Interior	STL	Skylight
CONC	Concrete	JST(S)	Joist(s)	SKYLT	Top and Bottom
CONN	Connection	MB	Machine Bolt	T&B	Tongue and Groove
CONT	Continuous	MI	Malleable Iron	T&G	Top of Concrete
CNTR	Center	MIN	Minimum	TOC	Top of Wall
DBL	Double	(N)	New	TOW	Threaded Rod
DF	Douglas Fir	OC	On Center	TR	Typical
DIA	Diameter	OH	Opposite Hand	TYP	Uniform Building Code
DTL	Detail	OPNG	Opening	UBC	Unless Noted Otherwise
DWG	Drawing	PAF	Powder Actuated Fastener	UNO	Diameter
		PL	Plate or Property Line	ø	

TIMBER:

Materials

Grading: All lumber shall conform to the grading rules of WWPFA and the following table unless otherwise noted on the plans and details. Maximum moisture content of the lumber shall be 19 percent.

ITEMS	SPECIES	SURFACE	GRADE
Joist&Rafters	D.F.	S4S	No. 2 or better U.N.D.
Beams & Posts	D.F.	S4S	No. 2 or better U.N.D.
Studs	D.F.	S4S	No. 2 or better U.N.D.
Mud Sill	D.F.	S4S	Pressure Treated No. 2
Decking	Redwood		See Architectural

Use DF#1 for all beams and posts 6x and larger unless noted otherwise on plans.

Note: All lumber exposed to the weather shall be pressure treated.

Plywood: shall be Douglas Fir conforming to U.S. Product Standard PS 1 with exterior glue, grade stamped stamped A.P.A. See Framing plans and manufacturers specification for additional requirements. Option: OSB Ply may be substituted.

M. Framing Hardware shall be by Simpson Company or approved equal. All hardware exposed to the weather shall be galvanized or protected, from corrosion by an alternate approved method. All connectors used on pressure treated wood to be verified for compatability of conector with chemical used to treat lumber.

WORKMANSHIP

Wood sills shall be set on a smooth, level foundation or on a continuous bed of cement grout minimum inch thick. See foundation plan and shear wall schedule for spacing of anchor bolts. Minimum two bolts per plate.

No Structural member shall be cut or notched unless specifically shown or noted on the plans or approved in writing by the engineer. Where there is a chance of splitting, holes shall be subdrilled. All split lumber shall be replaced.

Bolt holes in wood shall be 1/16" inch oversize. Standard steel cut washers shall be used at all bearings of heads and nuts of bolts and lag screws. Bolts, nuts and washers exposed to the weather shall be galvanized. All nuts shall be tightened when placed and retightened at completion of project or immediately before finishing of construction or immediately before finishing of construction which will make them inaccessible.

Typical top plate splice: Minimum lap shall be four feet long nailed with 16d 8 inches on center staggered to avoid splitting. All cuts in plates shall occur over a stud.

Provide double joist under parallel walls U.N.D.

For shear wall nailing, anchor bolts, and shear transfer nailing, see shearwall schedule.

All roof plywood shall be a minimum of APA RATED 15/32" (32/16) nailed with 8d at 6" o.c. edge; 12" o.c. field. PROVIDE 1/2" SPACING GAP AT JOINTS TYP

All floor plywood shall be a minimum of APA RATED 23/32" (48/24) T&G glued and nailed with 10d at 6" o.c. edge; 10" o.c. field. U.N.D. Provide 1/2" spacing gap at joints typ.



REVISIONS

TIM WANN STRUCTURAL DESIGN INC.

P.O. BOX 3581

FREEDOM, CA. 95018 (831) 479-1513

C.E. 62913

DECK FRM'G CONCRETE & REINFORCING

DATE:

SCALE:

DRAWN:TW

JOB NO.:

SHEET

D-1

OF SHEETS