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: 261291** **APN: 043-095-38**
SITUS ADDRESS: 329 Beach Drive, Aptos CA 95003
Proposal to alter approved exterior materials. Requires a Minor Variation to Coastal Development Permit 191222. Property is located on the northern side of Beach Drive approximately 1,500 feet from the intersection of Aptos Beach Drive and Beach Drive at 329 Beach Drive in Aptos.

OWNER: WINTER JOHN S & STACEY L H/W JT
APPLICANT: WINTER JOHN S & STACEY L H/W JT
SUPERVISORIAL DISTRICT: 2
PLANNER: John Hunter, (831) 454-3170
EMAIL: John.Hunter@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. December 4, 2026.
A decision will be made on or shortly after December 7, 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.

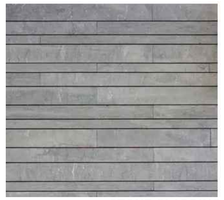
PAINTED WHITE STUCCO



WINDOW w/ EXTRUDED ALUMINUM EXTERIOR







STONE CLADDING
LINEAR RANGE RODA CAVERN RANDOM PLANK
(BETWEEN BREAKAWAY WALLS)



MINOR VARIATION TO PERMIT #191222 - REVISED EXTERIOR MATERIALS, REVISION TO DECK AND RAILING, WINDOW LOCATIONS. AS-BUILT PHOTOS AND MATERIAL SELECTIONS SHOWN, REPLACING ORIGINAL SUGGESTED ARTIST CONCEPTS AND RENDERINGS.



ULTRASHEILD ALL WEATHER SIDING (JAPANESE CEDAR) w/ WOOD CEILING BELOW



GLASS RAILING

CONTEXTUAL VIEW W/ COLOR AND MATERIALS - NORTHWEST SIDE ELEVATION 2



JAPANESE CEDAR

PAINTED WHITE STUCCO



ENTRY AND STOOP



STONE APPLICATION PATTERN



CAVERN STONE CLADDING



RODA STONE CLADDING
LINEAR RANGE RANDOM PLANK





ULTRASHEILD ALL WEATHER SIDING (JAPANESE CEDAR) w/ WOOD CEILING BELOW



STONE LIGHTING ADDRESS

EXTERIOR VIEW W/ COLOR AND MATERIALS - FRONT ELEVATION 1

ISSUE LOG

2	OWNER REVISION FEB. 22, 2024
3	OWNER REVISION JUN. 18, 2024
4	PLAN CHECK REVISION AUG. 13, 2024
5	SITE REVISION JAN. 08, 2025
6	WINDOW/DOOR CLAR. JAN. 30, 2025
7	MINOR VARIATION SEP. 29, 2026

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



LICENSED ARCHITECT STEVEN R. BORLIK C-22855 STATE OF CALIFORNIA

NEW RESIDENCE FOR:
SAM AND STACEY WINTER
329 BEACH DRIVE
APTOS, CA 95003

A.P.N. 043-09-538

CHECKED	DRAWN
SRB	CS, DT

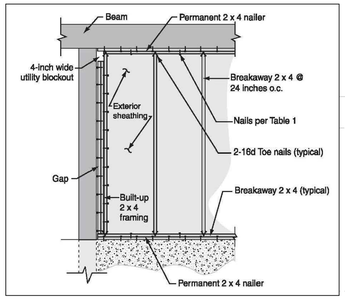
DATE
MAR. 06. 2019

JOB #
WINTER BEACH

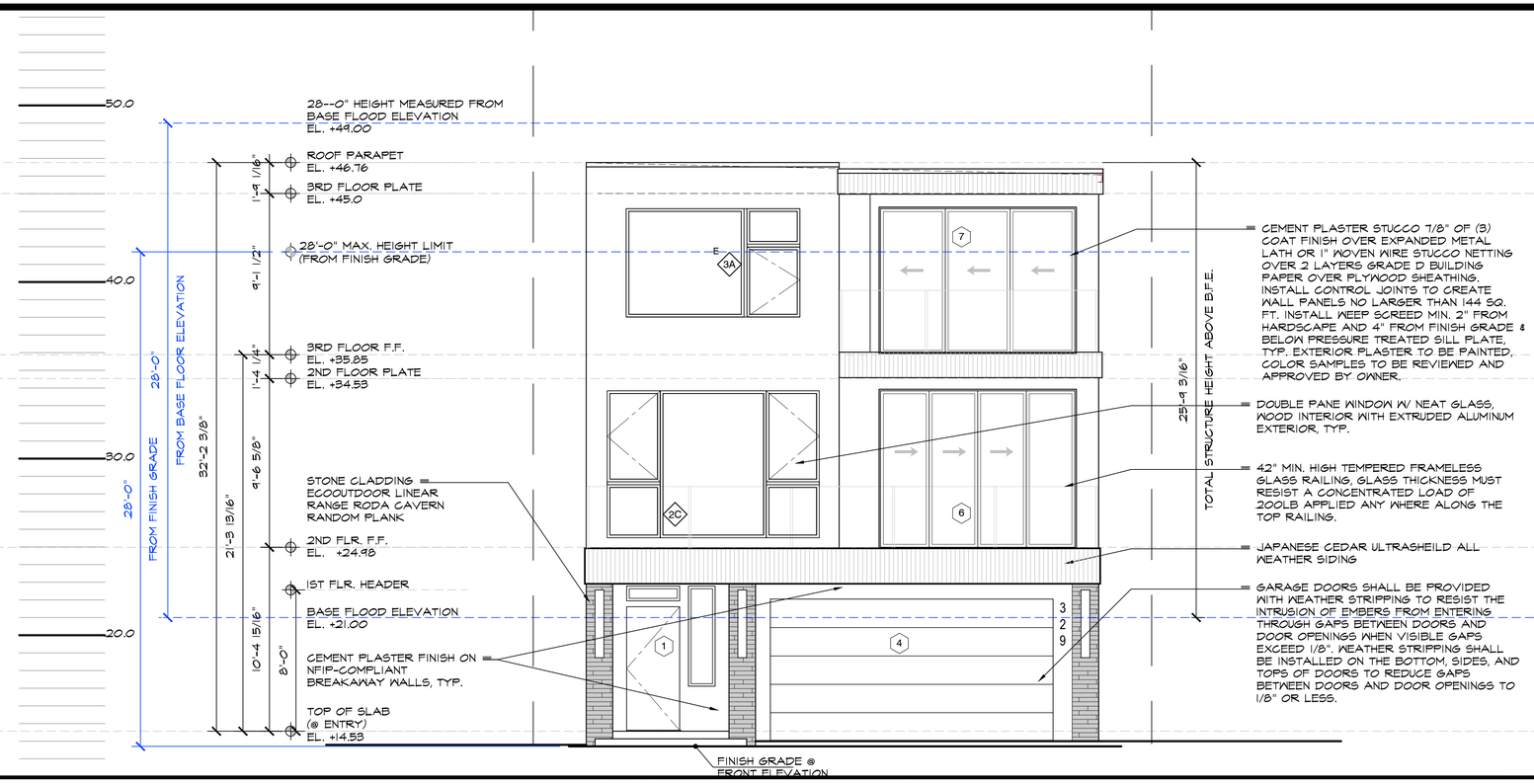
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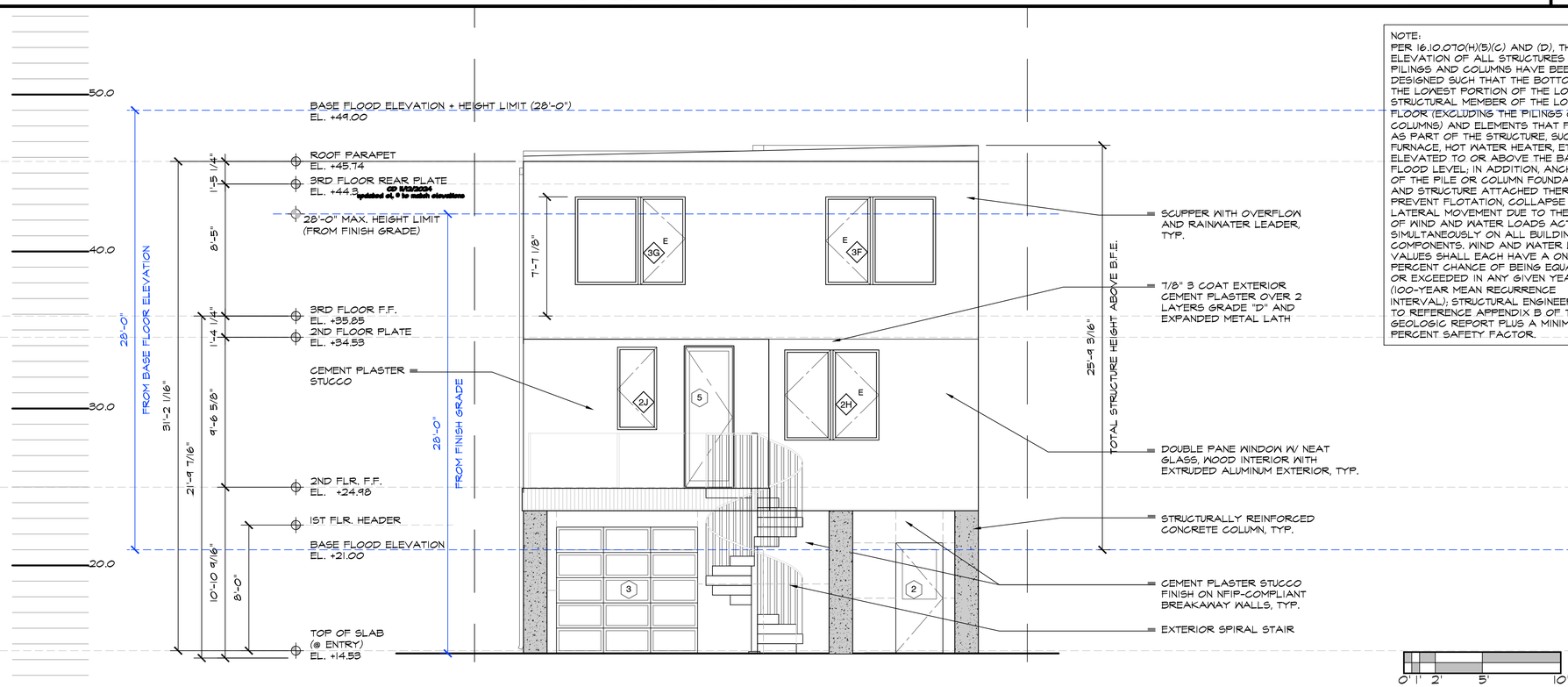


FEMA DESIGN AND CONSTRUCTION GUIDANCE FOR BREAKAWAY WALLS, AUGUST 2008 FIGURE 13



PROPOSED FRONT ELEVATION

1/4" = 1'-0" | 2



NOTE:
PER 16.10.070(H)(5)(C) AND (D), THE ELEVATION OF ALL STRUCTURES ON PILINGS AND COLUMNS HAVE BEEN DESIGNED SUCH THAT THE BOTTOM OF THE LOWEST PORTION OF THE LOWEST STRUCTURAL MEMBER OF THE LOWER FLOOR (EXCLUDING THE PILINGS OR COLUMNS) AND ELEMENTS THAT FUNCTION AS PART OF THE STRUCTURE, SUCH AS FURNACE, HOT WATER HEATER, ETC., ARE ELEVATED TO OR ABOVE THE BASE FLOOD LEVEL; IN ADDITION, ANCHORING OF THE PILE OR COLUMN FOUNDATION AND STRUCTURE ATTACHED THERETO TO PREVENT FLOTATION, COLLAPSE AND LATERAL MOVEMENT DUE TO THE EFFECT OF WIND AND WATER LOADS ACTING SIMULTANEOUSLY ON ALL BUILDING COMPONENTS. WIND AND WATER LOADING VALUES SHALL EACH HAVE A ONE PERCENT CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR (100-YEAR MEAN RECURRENCE INTERVAL); STRUCTURAL ENGINEERING IS TO REFERENCE APPENDIX B OF THE GEOLOGIC REPORT PLUS A MINIMUM TEN PERCENT SAFETY FACTOR.

PROPOSED REAR ELEVATION

1/4" = 1'-0" | 1

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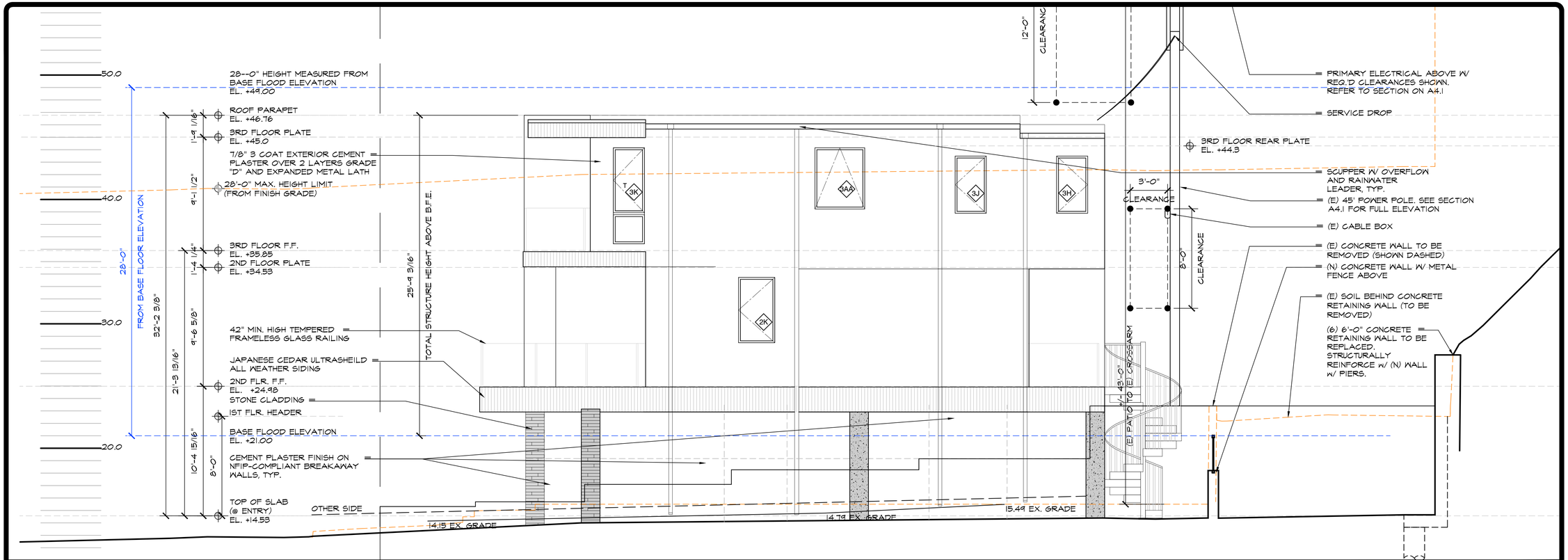
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DATE: MAR. 06. 2019

JOB #: WINTER BEACH

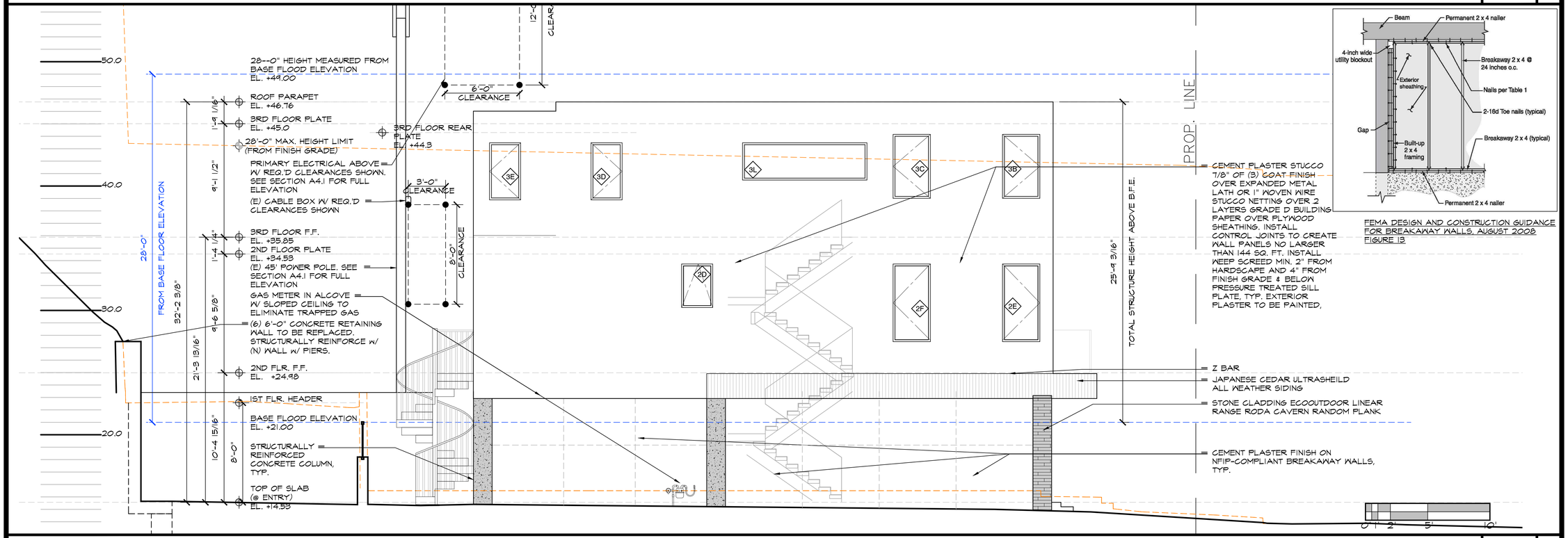
A3.1

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PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0" | 2



FEMA DESIGN AND CONSTRUCTION GUIDANCE FOR BREAKAWAY WALLS, AUGUST 2008 FIGURE 13

PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0" | 1

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DATE MAR. 05. 2019

JOB # WINTER BEACH

A3.2

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