



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

Agenda Date: December 13, 2023

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: Appeal of Zoning Administrator's approval of Application 211129, a Coastal Development Permit to remodel an existing single-family dwelling and construct an approximately 960 square foot first and second story addition located at 181 Seacliff Drive.

Members of the Commission:

On May 3, 2021, Application 211129, a Coastal Development Permit to remodel an existing single story single-family dwelling and construct an approximately 960 square foot first and second story addition was filed with the County of Santa Cruz.

On September 1, 2023, the Zoning Administrator first heard application 211129. The project was continued to October 6, 2023, along with a request for additional visual simulations necessary to evaluate potential visual impacts of the project as seen from Seacliff State Beach. Following submittal of the requested visual simulations (Exhibit 1D of 2B), the Zoning Administrator reviewed the materials and approved Application 211129 on October 6, 2023, with findings and conditions (Exhibit 2B).

On October 18, 2023, a letter of appeal was submitted by Wittwer Parkin on behalf of "Protect Seacliff", an unincorporated association of residents (Exhibit 2A). Assertions made by the Appellant include: the project is not consistent with the Local Coastal Program (LCP) with respect to scenic resource protection and the project is not exempt from further environmental review under the California Environmental Quality Act (CEQA).

Local Coastal Program (LCP) Consistency

The proposed project entails construction of a 960 square foot addition (306 square foot first floor and 653 square feet second floor) to the existing 1,931 square foot one-story single-family dwelling with attached garage. The project site is located within a mapped scenic resource area and situated on the edge of a coastal bluff. Due to the location, the project requires a Coastal Development Permit and a determination that the project is consistent with the County Design Review ordinance to ensure the project would not result in adverse impacts to scenic resources.

As indicated in the attached Staff Report to the Zoning Administrator, findings for approval of the Coastal Development Permit and consistency with the requirements of the County Design Review Ordinance were made. As proposed, the project will incorporate site and architectural

design features such as variation in roof pitch, increased setbacks on the seaward side of the proposed second story of the dwelling (40 feet from the bluff edge), reduced height of the second story addition (approximately seven feet above the existing roofline), and use of similar finish colors and materials to dwellings in the vicinity and retention of existing mature vegetation on the landward side of the home in order to reduce the potential visual impact of the proposed development on surrounding land uses and the natural landscape.

The applicant has considered several designs which achieve the goal of constructing a modest addition to the existing dwelling, which includes a new Accessory Dwelling Unit (ADU) on the first story, while complying with the County Geologic Hazards Ordinance which imposes the following three notable restrictions on existing and future development of bluff top properties:

1. No more than 65% of the major structural components shall be modified in a consecutive five-year period,
2. No more than a 50% or 500 square foot increase, whichever is greater, of the existing structure in a consecutive five-year period,
3. No additions to the existing home shall extend in a seaward direction and additions shall comply with the established geologic setback or 25 feet from the edge of the bluff, whichever is more restrictive.

Projects that do not comply with all of the above criteria shall be sited in conformance with the established geologic setback which is noted as being 40 feet from the edge of the coastal bluff. As proposed, the project would comply with all site and development standards for the R-1-6 zone district as well as the 40-foot geologic setback and policies set forth in the County Geologic Hazards Ordinance.

Compliance with CEQA

The project would result in an addition of approximately 960 square foot addition (306 square foot first floor and 653 square feet second floor) to the existing 1,931 square foot one-story single-family with attached garage.

The Notice of Exemption states that the project is exempt pursuant to Guidelines section 15301 (Class 1) exemption, which exempts “Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less”. If a project conforms with the criteria outlined in a categorical exemption, additional environmental evaluation is not required. This exemption specifically allows an addition of this size and is not subject to the exceptions in 15300.2(a).

Guidelines section 15303 (Class 3) also exempts “construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The Appellant argues that the project is not categorically exempt from the requirements of CEQA because the following exceptions to exemption apply:

- A. 15300.2(a): the project “may impact [an] environmental resource of hazardous or

critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state or local agencies.”

- B. 15300.2(b): the project will result in cumulative impacts from successive projects of the same type in the same place over time.
- C. 15300.2(c): there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

CEQA Guidelines 15300.2(a): This exception does not apply to this project in that the only environmentally sensitive resource is the site’s scenic resource designation, which will not be impacted by the project. The mere fact that the project is located in a mapped scenic resource designation does not necessarily equate to an impact on an environmentally sensitive resource. Hundreds of parcels throughout the County are located in mapped scenic resource areas; however, the majority of the projects in these mapped areas do not rise to the level of an impact to an environmentally sensitive scenic resource. Each project is evaluated through visual simulations and other means to determine whether or not the visual impact of the development rises to the level of an impact to an environmentally sensitive resource.

The proposed project meets the development standards as outline in Santa Cruz County Code Chapters 13 and 16 and has been evaluated for consistency with the surrounding pattern of development with respect to density, size, massing, and design. Though the project is located in a mapped scenic area, so too are the existing homes in the vicinity; as demonstrated by the visual simulations provided by the applicant, the project as designed will result in negligible impacts to impact scenic resources.

Additionally, CEQA Exception 15300.2(a) Location: does not apply to the Class 1 Exemption. Since the project is also exempt under the Class 1 exemption for additions to existing structures, the exception to the exemption does not make the project subject to CEQA review.

CEQA Guidelines 15300.2(b): Cumulative impacts: The requirement to consider cumulative impacts applies to the impact of “successive projects of the same type in the same place, over time.” Since this is not a successive project, there is no significant cumulative impact. It is speculative as to what any future development in the area might look like. Further, this proposal does not result in a change in regulations or policy. Future development projects would be required to comply with applicable land use/ zoning regulations which already allow two story development.

CEQA Guidelines 15300.2(c): Section 15300.2 also states “A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” “Unusual circumstances” requires a showing that the project has some specific feature that distinguishes it from others in the exempt class, such as its size or location, and is not satisfied by a mere reasonable possibility that an activity will have a significant effect on the environment. Even though the project is located in a mapped scenic area, the project is surrounded by development of similar bulk and massing, and also located within the mapped scenic area. The project, as designed is consistent with the surrounding pattern of development with respect to density, size, massing, and design. The fact that the project is located in a mapped scenic resource area does not constitute an unusual circumstance. A large portion of the coastal zone is mapped as scenic. The purpose of this mapping is to ensure formal analysis of any potential view impacts occurs prior to issuing findings of approval for a given project. It is not intended to be construed outright as an environmentally sensitive resource or unusual circumstance.

Staff Recommendation

Based on the review of the issues being appealed, the staff recommendation is that the Commission uphold the Zoning Administrator's determination that the project is exempt from further environmental review under the California Environmental Quality Act and uphold the Zoning Administrator approval of application 211129 based on the attached findings and conditions of approval (Exhibit 2B).

Sincerely,

Nathan MacBeth

Nathan MacBeth
Project Planner
Development Review

Exhibits:

- 2A. Appeal letters prepared by Wittwer Parkin, dated October 18, 2023
- 2B. Staff report from the 10/6/23 Zoning Administrator Hearing

October 18, 2023

VIA HAND DELIVERY

Santa Cruz County Planning Commission
c/o Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Re: Appeal of Coastal Development Permit (Application #211129)
181 Seacliff Drive, Aptos
Zoning Administrator Agendas for October 6, 2023; Agenda Item #1

Dear Members of the Commission:

This law firm represents Protect Seacliff, an unincorporated association of residents. On behalf of our client, we hereby file the following appeal of the decision of the Zoning Administrator regarding the above referenced project, and enclose herewith the required appeal fee. Notably, the Zoning Administrator's decision to exempt the project from environmental review under the California Environmental Quality Act (CEQA), and findings of consistency with the Local Coastal Program (LCP), were erroneous. The project would result in a two-story home on a coastal bluff above Seacliff State Beach and to the west of Seacliff Drive where the other homes on this side of Seacliff Drive are all single-story homes.

A. Because the Project Impacts Views from Seacliff Beach, the Zoning Administrator Erroneously Concluded that the Project Complies with the LCP

The Zoning Administrator concluded that the proposed project is in conformance with the LCP and compatible with the existing single family homes surrounding the project site. However, the project would be the only two-story, single-family home on the bluff top. The two immediately adjacent homes and the other three blufftop homes on the other side of the public parking/viewing area along the ocean side of Seacliff Drive are all single-story. The only two-story homes in this neighborhood are not directly on the bluff top. Unlike the project, the two-story homes are set farther back from the bluff on the opposite side of Seacliff Drive.

The project is inconsistent with the LCP's visual resource protections. The proposed project would substantially increase the visibility of the home from the beach, which raises LCP consistency issues including with respect to LUP Policies 5.10.2 "Development within Visual Resource Areas", 5.10.4 "Preserving Natural Buffers", and 5.10.7 "Open Beaches and Blufftops." LUP Policy 5.10.2 acknowledges the importance of visual resources and requires that projects be evaluated against their unique environment (i.e., the surrounding projects and natural context), and LUP Policy 5.10.7 prohibits the placement of new permanent structures that would be visible from the public beach except where allowed on existing parcels of record and

WITTWER PARKIN / 335 SPRECKELS DR., STE. H / APTOS, CA / 95003 / 831.429.4055

WWW.WITTWERPARKIN.COM / LAWOFFICE@WITTWERPARKIN.COM

“where compatible with the pattern of existing development.” These visual resource provisions are further codified in the required coastal permit findings (see, County Code section 13.20.110(E)). The proposed project would increase the visibility of the home on the project site and would not be compatible with surrounding residential development and would represent a significant intrusion into the public viewshed. The existing home has a low profile from the beach itself.

The applicant provided simulations to the Zoning Administrator attempting to show that the home will not be visible from Seacliff State Beach. However, the simulations and photo were taken near the picnic areas along Seacliff Beach, which are nearer to the bluff. Clearly, the project will result in increased visibility from the beach itself and will be higher than adjacent homes on the bluff. Moreover, once there is a two-story home on the bluff, findings for future projects will state that other two-story homes proposed on the bluff are consistent with surrounding homes. This will result in a cumulative visual impact, which must be analyzed in the required environmental review and cannot be ignored.

B. The Project is Subject to CEQA

CEQA mandates that “the long term protection of the environment... shall be the guiding criterion in public decisions.” Pub. Resources Code § 21001(d). The foremost principle under CEQA is that it is to be “interpreted in such a manner as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.” (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564; *Friends of Mammoth v. Board of Supervisors* (1972) 8 Cal. 3d 247; *Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 112.) An agency’s action violates CEQA if it “thwarts the statutory goals” of “informed decisionmaking” and “informed public participation.” (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 712.) While certain classes of projects that do not result in significant effects on the environment are categorically exempt from CEQA, “[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.” (*Id.* at 125.) As such, “a categorical exemption should be interpreted narrowly to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.” (*Los Angeles Dept. of Water & Power v. County of Inyo* (2021) 67 Cal.App.5th 1018, 1040.)

The burden is on the County to demonstrate that the exemption applies.

“[A categorical] exemption can be relied on only if a factual evaluation of the agency’s proposed activity reveals that it applies.” (*Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372, 386....) “[T]he agency invoking the [categorical] exemption has the burden of demonstrating” that substantial evidence supports its factual finding that the project fell within the exemption. (*Ibid.*)

(*Save Our Big Trees v. City of Santa Cruz* (2015) 241 Cal.App.4th 694, 710-712.)

To achieve its objectives of environmental protection, CEQA has a three-tiered structure. (14 Cal. Code Regs. §15002(k); *Committee to Save Hollywoodland v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1185 86; *San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.* (2006) 139 Cal. App. 4th 1356, 1372-1374 (*San Lorenzo Valley*).) First, if a project falls into an exempt category, no further agency evaluation is required. (*Id.*) Second, if there is a possibility a project will have a significant effect on the environment, the agency must perform a threshold initial study. (*Id.*; 14 Cal. Code Regs. § 15063(a).) If the initial study indicates that there is no substantial evidence that a project may cause a significant effect on the environment, then the agency may issue a negative declaration. (*Id.*; 14 Cal. Code Regs. §§ 15063(b)(2), 15070.) However, if a project may have a significant effect on the environment, an environmental impact report is required. (14 Cal. Code Regs. § 15063(b); *San Lorenzo Valley, supra*, 139 Cal. App. 4th at 1373-1374.) Thus, the analysis begins with whether the claimed exemptions apply.

Categorical exemptions are found in the CEQA Guidelines and include certain classes of projects which are exempt from CEQA based on the California Resources Agency's determination that such projects do not have a significant impact on the environment. (Pub. Resources Code § 21084; 14 Cal. Code Regs. §§ 15300 - 15354.) However, "[t]he [Resources Agency's] authority to identify classes of projects exempt from environmental review is not unfettered ... '[W]here there is any reasonable possibility that a project or activity may have a significant effect on the environment, an exemption would be improper.'" (*Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster Azusa* (1997) 52 Cal.App.4th 1165, 1191 (quoting *Wildlife Alive v. Chickering* (1976) 18 Cal.3d 190, 205-206).) Indeed, "a categorical exemption should be construed in light of the statutory authorization limiting such exemptions to projects with no significant environmental effect." (Remy, et al., *Guide to CEQA* (11th ed. 2006) p. 136.)

Here, the Notice of Exemption for the project claims that the project is exempt under the Class 1 exemption for existing facilities (14 Cal. Code Regs. Section 15301) and Class 3 exemption for new construction or conversion of small structures (14 Cal. Code Regs. section 15303). CEQA provides for several exceptions to categorical exemptions and, if an exception applies, the exemption cannot be used, and the agency must instead prepare an initial study and perform environmental review. (*McQueen v. Bd. of Dirs.* (1988) 202 Cal.App.3d 1136, 1149; *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles, supra*, 161 Cal. App. 4th at 1187.) CEQA Guidelines §15300.2 implements the exceptions to the categorical exemptions. The Notice of Exemption erroneously claims that none of the conditions in 14 Cal. Code Regs. Section 15300.2 apply. However, pursuant to section 15300.2(a), the Class 3 exemption does not apply "where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted

pursuant to law by federal, state, or local agencies.” Coastal bluffs are precisely the type of resource so designated. The Staff Report to the Zoning Administrator for her September 1, 2023 meeting even admitted “that the project site is considered a ‘sensitive site’ as defined un SCCC 13.11.030 (Definitions) as it is located in a mapped scenic area and located on a coastal bluff.” (Staff Report, p. 2.) “[W]here there is any reasonable possibility that a project or activity may have a significant effect on the environment, an exemption would be improper.” (*Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster Azusa* (1997) 52 Cal.App.4th 1165, 1191 (quoting *Wildlife Alive v. Chickering* (1976) 18 Cal.3d 190, 205-206).) The Class 3 exemption here is improper. The Staff Report for the October 6, 2023 hearing of the Zoning Administrator baldly states that “Though the project site is located within an area mapped as a scenic resource in the County General Plan, the use of these exemptions is appropriate.” (Staff Report, p. 2.) The Staff Report’s conclusions that there are “one and two story singly family (sic) construction and the proposed project is consistent with the range of architectural styles found in the vicinity” ignores the fact that the proposed project is on a coastal bluff and not consistent with other bluff top homes that are within the mapped scenic area.

It is also noteworthy that the project is not within the scope of the claimed Class 1 exemption. “Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.” (14 Cal. Code Regs. § 15301.) The project results in an expansion of the existing use and the addition of a second story. Therefore, aside from the fact that an exception to an exemption applies, the proposed project is not within the scope of the Class 1 exemption because the exemption must be interpreted narrowly.

Importantly, this project is located above Seacliff Beach State Park. The project will be highly visible from the State Park and should remain a single-story structure to avoid impacts to views the public experiences from Seacliff Beach.

For the foregoing reasons, the project is not exempt from environmental review. The failure of the County to address environmental concerns is a violation of CEQA and thwarts the very purpose of the statute.


The EIR is also intended “to demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action.” [Citation]. Because the EIR must be certified or rejected by public officials, it is a document of accountability. If CEQA is scrupulously followed, the public will know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees. [Citation]. ***The EIR process protects not only the environment but also informed self-government.***

Planning Commission
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Laurel Heights Improvement Assn. v. Regents of the University of California (1988) 47 Cal.3d 376, 392, emphasis added; see also *Citizens of Goleta Valley v. Board of Supervisors*, *supra*, 52 Cal.3d at 554; 14 Cal. Code Regs. § 15003. The County has not met its burden to demonstrate that any of the exemptions apply. Its failure to address environmental concerns is a violation of CEQA and thwarts the very purpose of the statute to “protect[] not only the environment but also informed self-government. *Laurel Heights Improvement Assn. v. Regents of the University of California* (1988) 47 Cal.3d 376, 392

For the foregoing reasons, we request that you grant the appeal and overturn the Zoning Administrator’s approval of the project. Thank you for your consideration.

Very truly yours,
WITTWER PARKIN



William P. Parkin

cc: Client



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

October 6, 2023

Zoning Administrator
County of Santa Cruz
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Subject: Application #: **211129**; Assessor's Parcel #: **042-081-06**
Owner: **Kennedy**

Dear Zoning Administrator:

On September 1, 2023, application 211129, a Coastal Development Permit to remodel an existing single story single-family dwelling and construct an approximately 960 square foot first and second story addition was heard by the Zoning Administrator and continued to the October 6, 2023 agenda.

The primary reason for the continuance was to allow the applicant an opportunity to provide additional visual simulations in response to concerns regarding potential visual impacts of the project as seen from Seacliff State Beach. This project was continued to a date certain and no additional public notice of the October 6, 2023 hearing is required however, the Zoning Administrator directed staff to repost the Notice of Public Hearing at the project site and ensure the notice is visible to pedestrians to the extent feasible.

The Notice of Public Hearing was reposted at the project site on 9/24/23. Included in the packet as Exhibit 1D, are enhanced visual simulations depicting the proposed development as seen from the primary vantage points along Seacliff State Beach. As indicated in the original Staff Report to the Zoning Administrator, the project site is currently visible from the public beach and will continue to be visible as a result of the project. The proposed design minimizes potential visual impacts to the surrounding area in that the second floor addition will be setback approximately 40 feet from the edge of the coastal bluff.

In consideration of the additional visual simulations, the project remains consistent with all applicable codes and policies pertaining to protection of visual resources. Though the project includes a new second story addition, the proposed project has been designed in conformance with the Coastal Design Criteria and Design Review Ordinance.

As indicated at the September 1, 2023 hearing, several changes to the Conditions of Approval were proposed. Changes to the conditions contained in the staff report to the Zoning Administrator (Exhibit C of Exhibit 1E) have been incorporated into the attached clean copy of the Recommended Conditions of Approval (Exhibit 1C).

CEQA Determination

As proposed and conditioned, the project qualifies as a Class one and Class three Exemption pursuant to the California Environmental Quality Act. The project proposes to construct an approximately 960 square foot first and second story addition to an existing single family dwelling. Though the project site is located within an area mapped as a scenic resource in the County General Plan, the use of these exemptions is appropriate. The surrounding area contains one and two story single family construction and the proposed project is consistent with the range of architectural styles found in the vicinity. As indicated in the attached Findings (Exhibit 1B), the project has been designed consistent with the Desing Review ordinance and Coastal Desing criteria.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Therefore, staff recommends a Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act and **APPROVAL** of Application Number **211129**, based on the attached findings and conditions.

Should you have further questions concerning this application, please contact me at:
(831) 454-3118 or e-mail: nathan.macbeth@santacruzcountyca.gov

Sincerely,

Nathan MacBeth

Nathan MacBeth
Project Planner
Development Review

Exhibits:

- 1A. CEQA Determination
- 1B. Findings for Approval
- 1C. Revised Conditions of Approval
- 1D. Visual Simulations
- 1E. Staff Report to the Zoning Administrator 9/1/23
- 1F. Comments and Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 211129
Assessor Parcel Number: 042-081-06
Project Location: 181 Seacliff Drive, Aptos

Project Description: Construction of a first and second story addition and remodel of an existing single family residence.

Person or Agency Proposing Project: Dennis Norton

Contact Phone Number: (831) 818-0335

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. X **Categorical Exemption**

Specify type: Class 1 – Existing facilities (Section 15301); Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an addition and remodel of an existing single family dwelling and accessory dwelling unit in an area designated for residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Nathan MacBeth
Nathan MacBeth, Project Planner

Date: 10/06/23

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-4 (Single Family Residential (4,000 square foot minimum parcel)), a designation which allows residential uses. The proposed modifications and resulting single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Residential Density) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Seacliff State Beach located approximately 500 feet north of the project site.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single Family Residential (4,000 square foot minimum parcel)) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

Application #: 211129
APN: 042-081-06
Owner: Bill Kennedy

This finding can be made, in that the project site is located between the shoreline and the first public road however, the structure is located at the top of a steep coastal bluff across which there is no public pedestrian access. The nearest public beach access is available at Seacliff State Beach located approximately 500 feet north of the project site. Consequently, the addition and remodel will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. A Geotechnical and Geologic Report prepared by CMAG Engineering dated April 8, 2019, amended January 5, 2021 was reviewed and accepted by county staff under application REV191149. Upon completion of the project, final letters from the project geotechnical engineer and engineering geologist are required to ensure the project has been constructed in compliance with all recommendations provided in the geotechnical and geologic reports.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the addition and remodel and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single Family Residential (4,000 square foot minimum parcel)) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district with exception of the front and side yard setbacks which will remain non-conforming.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UM (Urban Medium Residential Density) land use designation in the County General Plan.

The proposed addition and remodel will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the addition and remodel will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed addition and remodel will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed addition and remodel will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed project, the construction of first and second story additions and the remodel of an existing single family dwelling, would be constructed on an existing developed lot. The project is not anticipated to result in an increase in level of traffic and the site is currently served by utilities. Consequently, the project will not result in adverse impacts existing roads or intersections in the surrounding area or overload utilities.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition and remodel is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed addition and remodel will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed project, the construction of first and second story additions and the remodel of an existing single family dwelling, would be constructed on an existing developed lot. The project is not anticipated to result in an increase in level of traffic and the site is currently served by utilities. Consequently, the project will not result in adverse impacts existing roads or intersections in the surrounding area or overload utilities.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition and remodel is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed addition and remodel will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Revised Conditions of Approval

Exhibit D: Project plans, prepared by Kerman Morris Architects, dated 4/18/23.

- I. This permit authorizes the construction of a(n) addition and remodel to an existing single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. Grading, drainage, and erosion control plans.

4. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The final building plans shall adhere to the County Design Criteria (CDC). Existing drainage patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
- C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
1. Project shall satisfy all Department of Public Works County of Santa Cruz Design Criteria and Santa Cruz County Sanitation District (SCCSD) requirements.
 2. Prior to building permit issuance, the following conditions shall be completed to satisfy the Department of Public Works Sanitation requirements: a.
 - a. Project shall provide a final plumbing/floor plan and design details that are consistent with the current County of Santa Cruz Sanitation District code and County Design Criteria (SCCSD) Part 4, Sanitary Sewer Design. A sewer profile shall be submitted showing the existing lateral layout and any new connections up to the main within the right-of-way for this parcel.
 - b. Project shall comply with Private Sewer Maintenance requirements as defined in Title 7, Chapter 7.04, Section 7.04.325 of the SCCSD code.
 - c. A sewer lateral inspection video, completed by a licensed plumber, shall be submitted prior to OR in concurrence with the building permit application for review by DPW Sanitation staff. If defects or other issues are identified, a no-cost Sanitation permit, will be required to complete the necessary repairs to the private lateral prior to building permit issuance. Work will be inspected by DPW Sanitation staff.
 - d. SCCSD sewer service, connection and fixture fees shall be administered. Reference Title 5, Chapter 5.04, Section 5.04.080 "New Facilities" and Section 5.04.160 "Sewer Service Charges" of the SCCSD code.

- E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Submit three copies of plan review letters prepared and stamped by the project Geotechnical Engineer which references the current architectural plan set dated April 18, 2023 and civil plan set dated 4/14/2023.
 - H. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings, excluding ADUs.
 - I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single family dwellings, excluding ADUs.
 - J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
 - K. Provide required off-street parking for four (4) cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the

Application #: 211129
APN: 042-081-06
Owner: Bill Kennedy

owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date:	<u>10/06/23</u>
Effective Date:	<u>10/20/23</u>
Expiration Date:	<u>10/20/26</u>



Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.



181 SEACLIFF
(SUBJECT PROPERTY)

179 SEACLIFF
(EAST NEIGHBOR)

BEACH PICNIC SHELTER

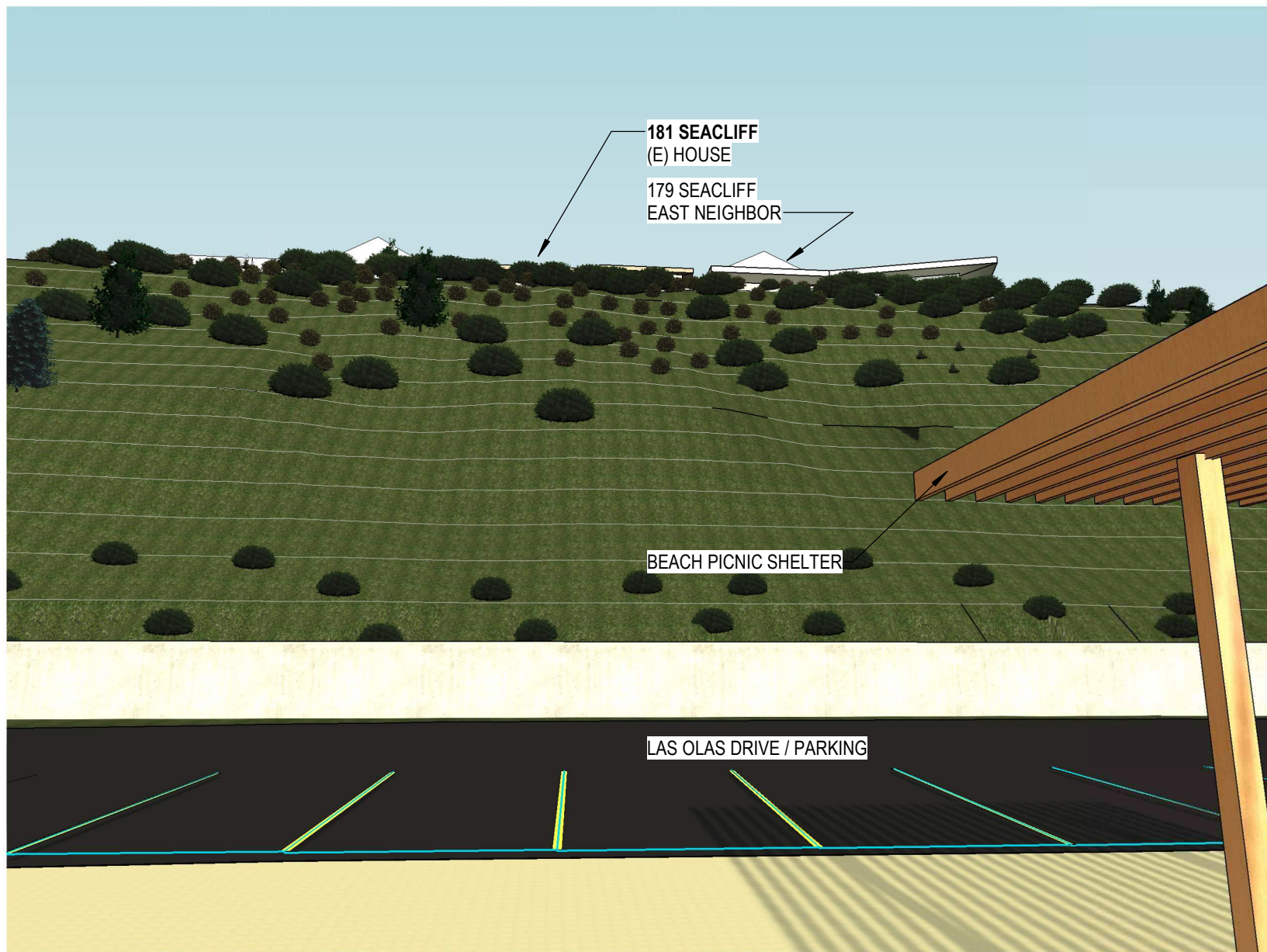
181 SEACLIFF DRIVE

PHOTO OF EXISTING HOUSE FROM BEACH

sheet name | scale | sheet number

01





181 SEACLIFF DRIVE

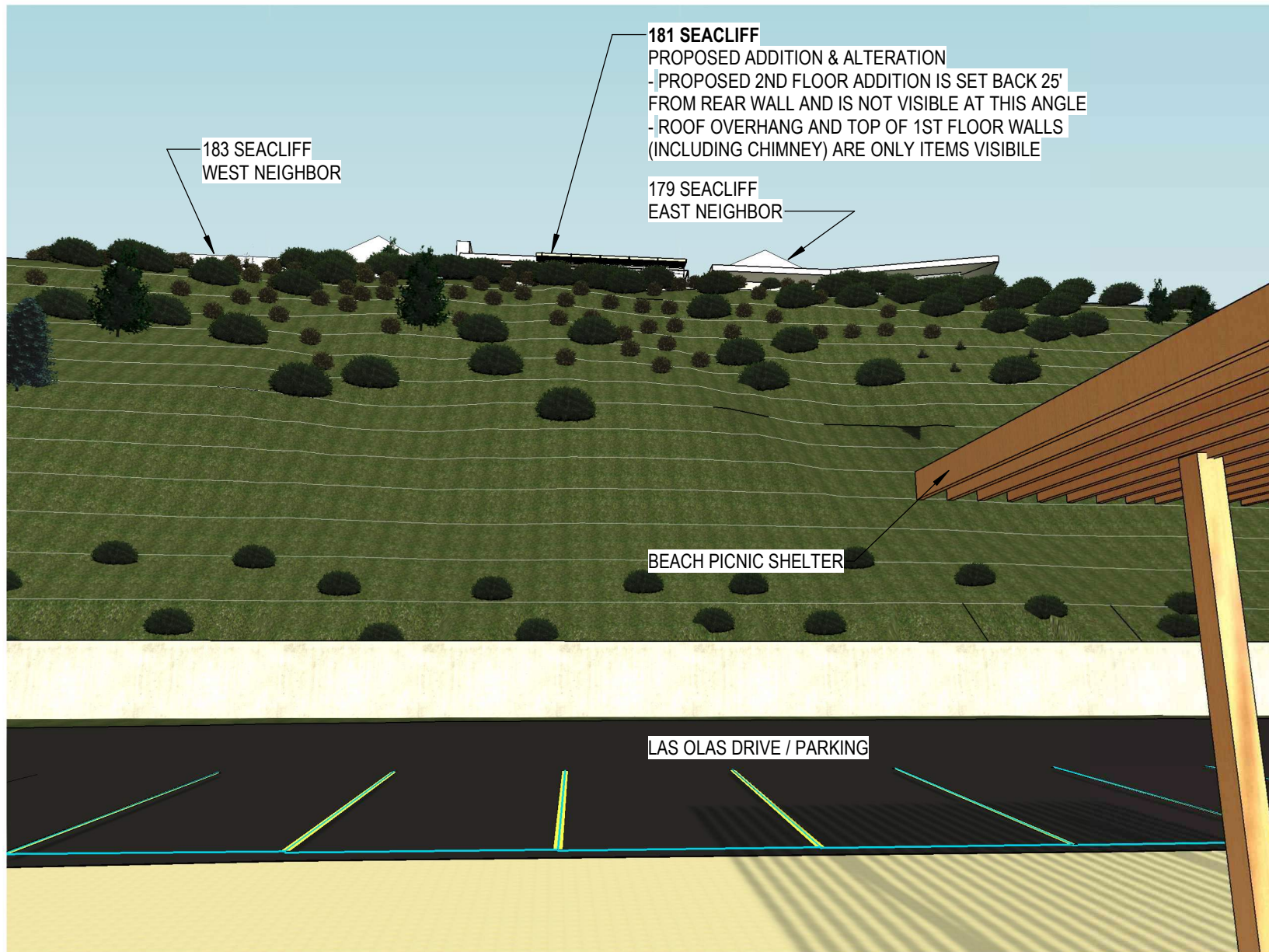
VIEW OF EXISTING HOUSE FROM BEACH SHELTER

sheet name | scale

sheet number

02





181 SEACLIFF DRIVE VIEW OF PROPOSED HOUSE FROM BEACH SHELTER

sheet name | scale

sheet number

03

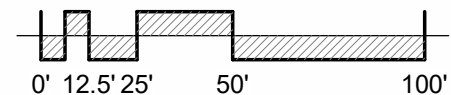
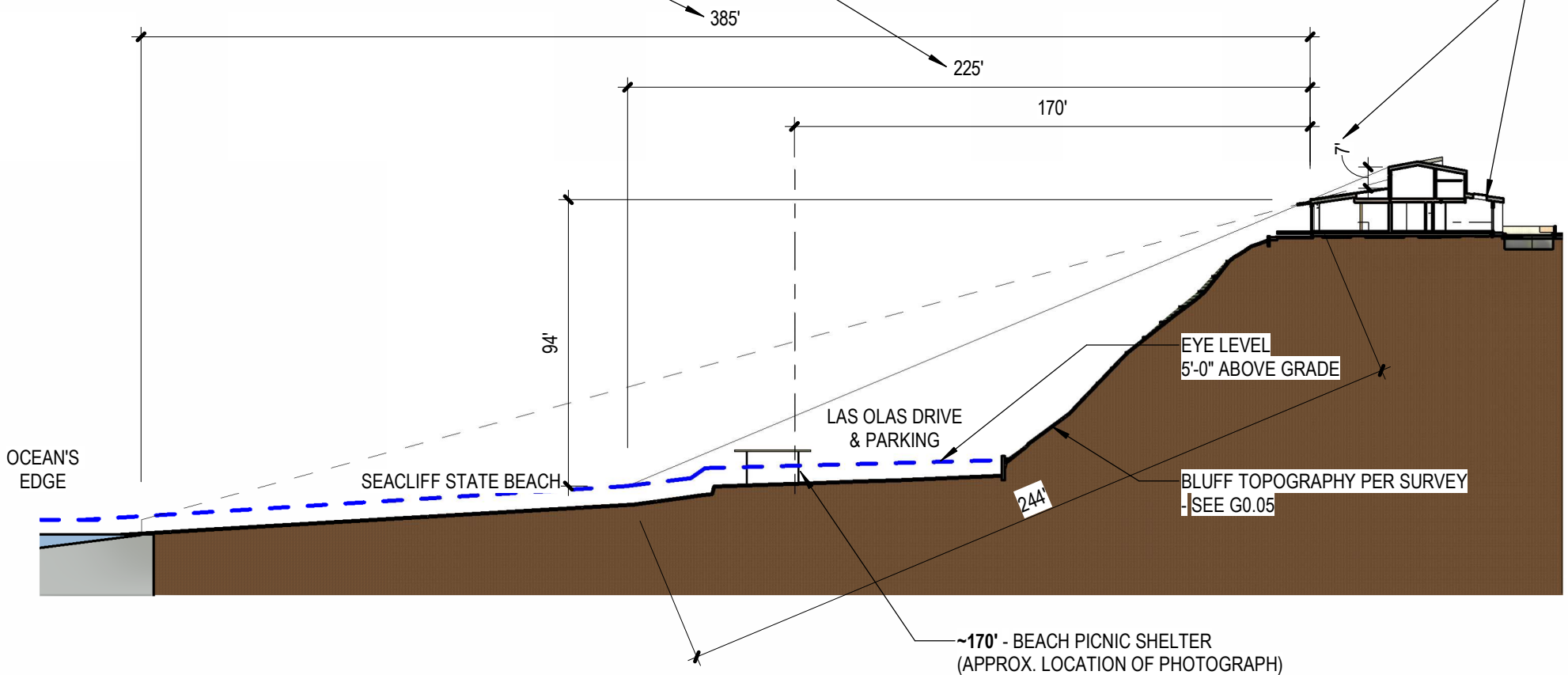


225' - ESTIMATED MIN. DISTANCE AWAY FROM HOUSE BEFORE PEDESTRIAN ON BEACH CAN SEE ANY PORTION OF 2ND FLOOR

385' - ESTIMATED DISTANCE FROM EDGE OF OCEAN TO REAR OF HOUSE
- < TOP ~4' OF 2ND FLOOR VISIBLE FROM HERE

181 SEACLIFF
PROPOSED SECTION W/ ADDITION
- MINIMAL 2ND FLOOR SETBACK 25' FROM REAR WALL

~7' - HEIGHT OF 2ND FLOOR ABOVE 1ST FLOOR ROOF AT BACK OF 2ND FLOOR

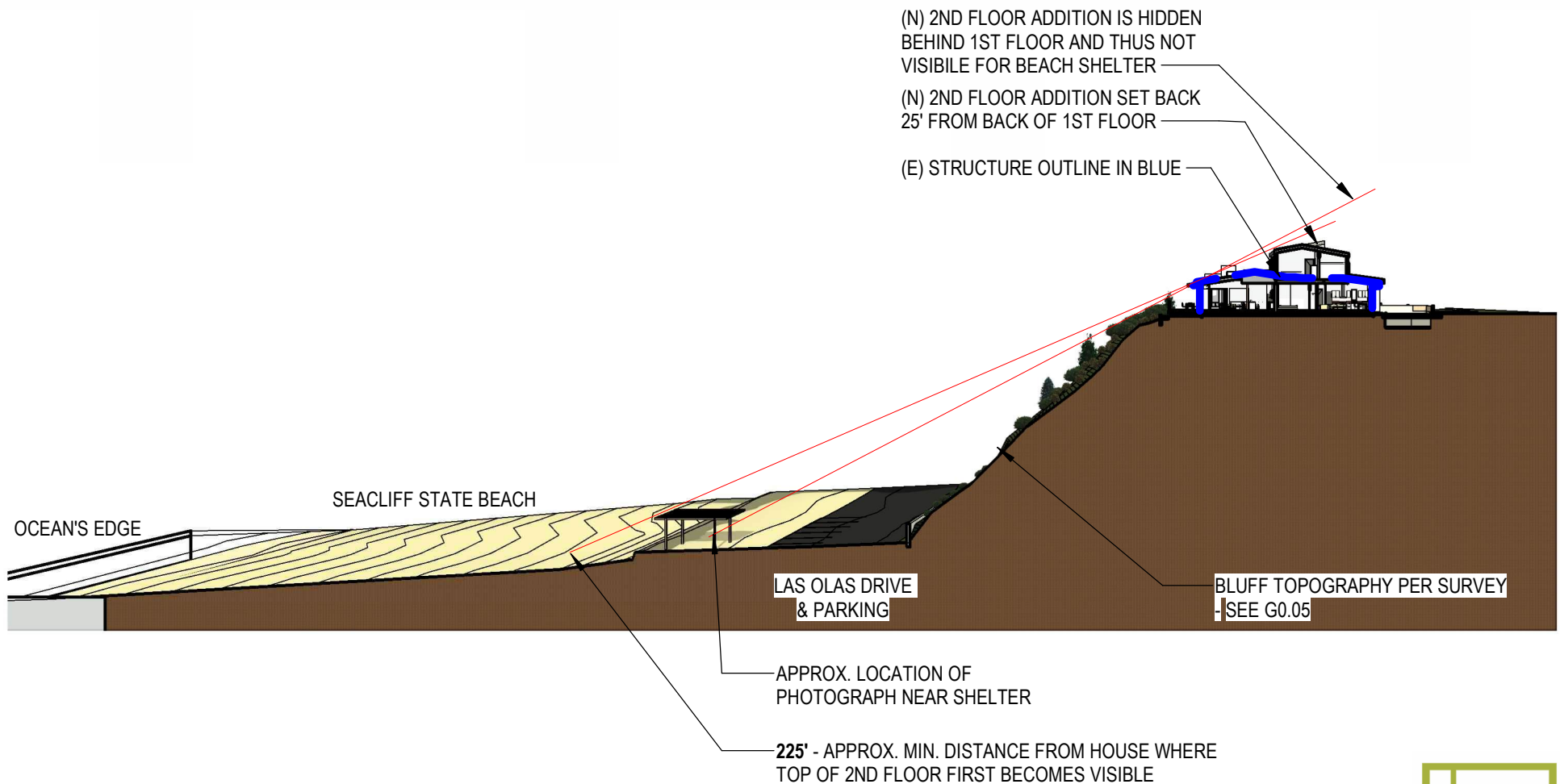


181 SEACLIFF DRIVE

SITE SECTION FROM OCEAN TO ROAD

04





181 SEACLIFF DRIVE

SECTION PERSPECTIVE FROM OCEAN TO ROAD

sheet name | scale

sheet number

05





Staff Report to the Zoning Administrator

Application Number: **211129**

Applicant: Dennis Norton

Owner: Bill Kennedy

APN: 042-081-06

Site Address: 181 Seacliff Drive, Aptos

Agenda Date: September 1, 2023

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to remodel an existing single-family dwelling and construct an approximately 970 square foot first and second story addition.

Location: Property located at the northwest end of Seacliff Drive approximately 200 feet west of the intersection with San Benito Avenue (181 Seacliff Drive).

Permits Required: Coastal Development Permit

Supervisory District: Second District (District Supervisor: Zach Friend)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211129, based on the attached findings and conditions.

Project Description & Setting

The project is located at the south end of Seacliff State Beach Park, situated between two bluff top parcels, both of which are developed with single family dwellings with attached garages. The topography of the site and surrounding area is relatively flat with the exception of the steep downward slope of the coastal bluff situated at the rear (west side) of the subject parcel.

Existing development on the project site consists of an existing single-story single-family dwelling which is non-conforming to the required 20 foot front yard setback (19'8") and the required five foot side yard (south side) setback (4'6"). Development on the project site complies with all other current zone district site and development standards.

The project proposal entails retention of the existing dwelling to the extent feasible (modifying less than 65% of the major structural components), construction of an approximately 300 square foot first story addition, and remodel of the first floor plan to accommodate a new approximately 550 square foot Accessory Dwelling Unit (ADU). The project also includes construction of an approximately 650 square foot second story addition containing two additional bedrooms.

As proposed and conditioned, the project would fall below the thresholds to be considered “Development” pursuant to SCCC 16.10. The project requires a Coastal Development Permit due to the location of the project site being within the Coastal Appeals Jurisdiction, as mapped, and the proposed scope of work does not qualify for an exemption pursuant to SCCC 13.20. Further, the project site is a mapped scenic resource in the County General Plan/Local Coastal Program (LCP).

A Geotechnical and Geologic report prepared by CMAG Engineering has been submitted for review and accepted by the County Geologist. As indicated in the report and depicted on the project plans (Exhibit D) the 100-year geologic setback has been established to ensure that the proposed additions comply with the Certified LCP and Geologic Hazards ordinance. Modifications to portions of the existing home located within the established geologic setback would not exceed 65% of the major structural components. Further, the proposed additions to the home would not exceed 50% of the square footage of the existing residence.

Zoning & General Plan/Local Coastal Program Consistency

The subject property is approximately 5,500 square foot in size, located in the R-1-4 (Single Family Residential (4,000 square foot minimum parcel)) zone district, a designation which allows residential uses. The proposed continuation of the residential use on site is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Residential Density) General Plan designation.

The proposed project is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road and situated at the top of a coastal bluff overlooking Seacliff State Park. The project site is not identified as a priority acquisition site in the County's Local Coastal Program and existing public access Seacliff State Beach is available approximately 500 feet north of the project site.

Design Review

The proposed development is subject to Design Review in that the project site is considered a “sensitive site” as defined in SCCC 13.11.030 (Definitions) as it is located in a mapped scenic area and located on a coastal bluff. As proposed, the project complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as variation in roof pitch, increased second story setbacks on the seaward side of the proposed home, use of similar finish colors and materials to homes in the vicinity to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete

listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **211129**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: Nathan MacBeth
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3118
E-mail: nathan.macbeth@santacruzcounty.us

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Report review letters
- H. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 211129
Assessor Parcel Number: 042-081-06
Project Location: 181 Seacliff Drive, Aptos

Project Description: Construction of a first and second story addition and remodel of an existing single family residence.

Person or Agency Proposing Project: Dennis Norton

Contact Phone Number: (831) 818-0335

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. ☒ **Categorical Exemption**

Specify type: Class 1 – Existing facilities (Section 15301); Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an addition and remodel of an existing single family dwelling and accessory dwelling unit in an area designated for residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Nathan MacBeth, Project Planner

Date: _____

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-4 (Single Family Residential (4,000 square foot minimum parcel)), a designation which allows residential uses. The proposed modifications and resulting single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Residential Density) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Seacliff State Beach located approximately 500 feet north of the project site.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single Family Residential (4,000 square foot minimum parcel)) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is located between the shoreline and the first

Application #: 211129
APN: 042-081-06
Owner: Bill Kennedy

public road. Consequently, the addition and remodel will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. A Geotechnical and Geologic Report prepared by CMAG Engineering dated April 8, 2019, amended January 5, 2021 was reviewed and accepted by county staff under application REV191149. Upon completion of the project, final letters from the project geotechnical engineer and engineering geologist are required to ensure the project has been constructed in compliance with all recommendations provided in the geotechnical and geologic reports.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the addition and remodel and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single Family Residential (4,000 square foot minimum parcel)) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district with exception of the front and side yard setbacks which will remain non-conforming.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UM (Urban Medium Residential Density) land use designation in the County General Plan.

The proposed addition and remodel will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the addition and remodel will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed addition and remodel will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed addition and remodel will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed project, the construction of first and second story additions and the remodel of an existing single family dwelling, would be constructed on an existing developed lot. The project is not anticipated to result in an increase in level of traffic and the site is currently served by utilities. Consequently, the project will not result in adverse impacts existing roads or intersections in the surrounding area or overload utilities.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition and remodel is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed addition and remodel will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

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Exhibit D: Project plans, prepared by Kerman Morris Architects, dated 4/18/23.

- I. This permit authorizes the construction of a(n) addition and remodel to an existing single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
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- D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
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 - G. Submit three copies of plan review letters prepared and stamped by the project Geotechnical Engineer which references the current architectural plan set dated April 18, 2023 and civil plan set dated 4/14/2023.
 - H. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings, **excluding ADUs. Revised by ZA 09/01/23**
 - I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single family dwellings, **excluding ADUs. Revised by ZA 09/01/23.**
 - ~~J. **Pay the current fees for Roadside and Transportation improvements for three additional bedrooms. Please contact the Department of Public Works for a current list of applicable fees.** Omitted by ZA 09/01/23~~
 - K. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
 - ~~L. **Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.** Omitted by ZA 09/01/23~~
 - M. Provide required off-street parking for four (4) cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - N. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.

- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.

D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

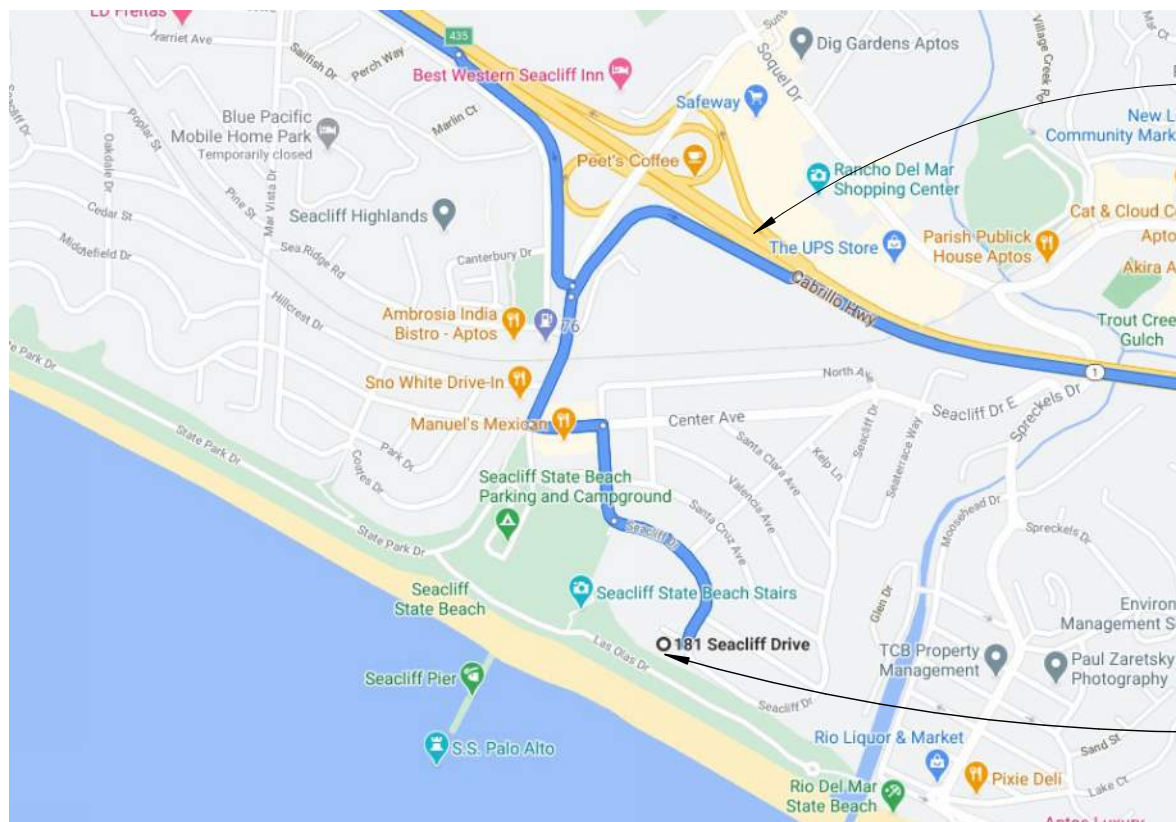
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

181 SEACLIFF DRIVE

ADDITION AND ALTERATION TO SINGLE-FAMILY RESIDENCE AND
ADDITION OF ACCESSORY DWELLING UNIT (ADU)



LOCATION MAP



SUBJECT PROPERTY:
181 SEACLIFF DRIVE

DESCRIPTION OF WORK

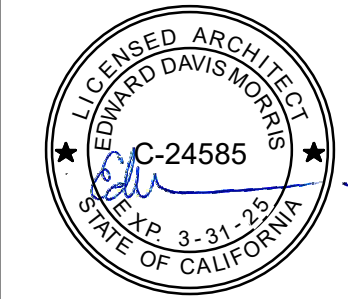
INTERIOR RENOVATIONS INCLUDING:
• REMODELING AND ALTERATIONS TO ALL INTERIOR SPACE
• (N) RESIDENTIAL ELEVATOR

ADDITIONS INCLUDING:
• (N) EXPANSION IN THE SOUTHEAST
• (N) PARTIAL SECOND FLOOR ON THE TOP OF (E) STRUCTURE

ACCESSORY DWELLING UNIT (ADU)
• WITHIN SOUTHEAST EXPANSION
• PARTIALLY WITHIN (E) BUILDING FLOOR PLAN

OTHER EXTERIOR WORK INCLUDING:
• (N) LANDSCAPING INCLUDING FENCES, EXTERIOR DECKS & PATIOS
• WINDOW REPLACEMENT
• (N) EXTERIOR SIDING/FINISH
• (N) DRIVEWAY.

APPROVALS



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE
APTOS, CA 95003
BLOCK 01 / LOT 04 APN:
042-081-06

SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALCIA KENNEDY

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COVER SHEET

DATE 04/18/2023

SCALE 1 : 12000

DRAWN BY YZ

CHECKED BY JM

JOB NO. 2002

G0.01

PROJECT CONSULTANTS:

DESIGN AND PROCESSING:
DENNIS NORTON DESIGN
712#C CAPITOLA AVE, CAPITOLA, CA 95010
831-818-0335
DENNIS@DENNISNORTONDESIGN.COM

ARCHITECT:
KERMAN MORRIS ARCHITECTS
139 NOE ST, SAN FRANCISCO, CA 94114
415-749-0302
EDWARD TOBY MORRIS: TOBY@KERMANMORRIS.COM

CIVIL ENGINEER:
C2G/CIVIL CONSULTANTS
4444 SCOTTS VALLEY DR, SUITE 6, SCOTTS VALLEY, CA 95066
831-438-4420
JAMIE BUSHONG: JAMIE@C2GENGRS.COM

GEOTECHNICAL ENGINEER:
CMAG Engineering
PO Box 640, Aptos, CA 95001
831-475-1411
ADRIAN L. GARNER: ADRIAN@CMAGENGINEERING.COM

LANDSCAPE ARCHITECT:
SSA LANDSCAPE ARCHITECTS
LANDSCAPE ARCHITECTURE
303 POTRERO ST, SUITE 40-C, SANTA CRUZ, CA 95060
831-459-0455
ALISON HOBBS: FELIX_AL@HOTMAIL.COM

GROSS BUILDING AREA BREAKDOWN

BY FLOOR (ENCLOSED AREA)*			
LEVEL	EXISTING	ADDITIONAL	TOTAL
FIRST FLOOR	2393 SF	306 SF	2699 SF
SECOND FLOOR	0 SF	653 SF	653 SF
	2393 SF	959 SF	3352 SF

* INCLUDES GARAGE & EVERYTHING WITHIN BUILDING FOOTPRINT, REFER TO CHART BELOW FOR FLOOR AREA RATIO, LOT COVERAGE, AND HABITABLE SPACE AREA BREAKDOWN

PREVAILING CODES & REGULATIONS

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 GREEN BUILDING CODE

Area Schedule (Gross Building per Planning)

Name	Area**	Area Type	FLOOR AREA RATIO (FAR)		LOT COVERAGE (LC)		HABITABLE SPACE AREA (HSA)	
			Counts in FAR	FAR Allowed Deduction	Counts in Lot Coverage	LC Allowed Deduction	Counts in HSA	HSA Qualifying Area
FIRST FLOOR								
1ST FLOOR - MAIN HOUSE	1691 SF	Gross Building Area	Yes	0 SF	1691 SF	Yes	0 SF	1691 SF
ADU	546 SF	Gross Building Area	Yes	800 SF	0 SF	Yes	800 SF	0 SF
CHIMNEY	14 SF	Gross Building Area	No	0 SF	0 SF	Yes	0 SF	14 SF
GARAGE / UNCONDITIONED AREA	481 SF	Gross Building Area	Yes	225 SF	247 SF	Yes	0 SF	481 SF
ADU UNCOVERED PATIO	237 SF	Exterior Area	No	0 SF	0 SF	No	0 SF	0 SF
COVERED EAVE	56 SF	Exterior Area	Yes	140 SF	0 SF	No	0 SF	0 SF
DECK (UNCOVERED) > 18" ABOVE GRADE	195 SF	Exterior Area	No	0 SF	0 SF	Yes	0 SF	195 SF
8	3219 SF				1938 SF		2380 SF	2237 SF
SECOND FLOOR								
2ND FLOOR AREA	653 SF	Gross Building Area	Yes	0 SF	653 SF	No	0 SF	0 SF
DOUBLE-HEIGHT >=16'	70 SF	Gross Building Area	Yes	0 SF	70 SF	No	0 SF	0 SF
2ND FLOOR UNCOVERED DECK	372 SF	Exterior Area	No	0 SF	0 SF	No	0 SF	0 SF
5	1095 SF				723 SF		0 SF	653 SF
GRAND TOTAL: 13	4314 SF				2660 SF		2380 SF	2890 SF
FLOOR AREA RATIO MAX AREA: [52% OR 2,955.7 SF MAX.]				LOT COVERAGE: [42% OR 2,387.3 SF MAX.]				HABITABLE SPACE AREA: [50% INCREASE OR 2,896.5 SF MAX.]

** SEE G1.01 FOR AREA PLANS AND ADDITIONAL INFORMATION

PROJECT INFORMATION

OWNER: BILL AND ALCIA KENNEDY
162 SEACLIFF DRIVE
APTOS, CA 95003
T: (831) 661-0564

PROJECT ADDRESS: 181 SEACLIFF DRIVE
APTOS, CA 95003

PARCEL: 01/04

SFDBI BPA #: 211129

ZONING DISTRICT: R-14

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: V-B / NO SPRINKLERS PROPOSED

ARCHITECT: KERMAN MORRIS ARCHITECTS
139 NOE STREET
SAN FRANCISCO, CA 94114
T: (415) 749-0302

LOT SIZE

Area	Area (Acres)
5,684 SF	0.130 acres

DISCRETIONARY REVIEW SET R5

04/18/2023

SFDBI BPA#: 211129

Autodesk Docs (111) Seaciff Drive 2023, 111 Seaciff, 1023.rvt 4/18/2023 2:52:27 PM 43



(E) FRONT ELEVATION OF 179 SEACIFF (EAST NEIGHBOR)



(E) FRONT ELEVATION OF SUBJECT PROJECT



(E) FRONT ELEVATION OF SUBJECT PROJECT & 183 SEACIFF



(E) FRONT ELEVATION OF 183 SEACIFF (WEST NEIGHBOR)



(E) SEACIFF DRIVE



(E) FRONT YARD



AERIAL VIEW FROM NORTH

km

kerman
morris
architects llp

139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT
LAWRENCE DAVIS MORRIS
C-24585
EXP. 3-31-25
STATE OF CALIFORNIA

181 SEACIFF DRIVE
181 SEACIFF DRIVE
APTOS, CA 95003
BLOCK 01 / LOT 04 APN:
042-081-06
SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALCIA KENNEDY

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SITE PHOTOS

DATE

04/18/2023

SCALE

DRAWN BY

Author

CHECKED BY

Checker

JOB NO.

2002

G0.03

43

Autodesk Docs (11) 181 Seaciff Drive 2023 2 181 Seaciff 1021.rvt 4/18/2023 2:52:28 PM



ADJACENT PROPERTY: 179 SEACLIFF DR



ADJACENT PROPERTY: 183 SEACLIFF DR & BEACH VIEW



ADJACENT PROPERTY: 183 SEACLIFF DR



AERIAL VIEW FROM SOUTHEAST

km

kerman
morris
architects llp

139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT
LEONARD DAVIS MORRIS
C-24585
STATE OF CALIFORNIA
3-31-15

181 SEACLIFF DRIVE

181 SEACLIFF DRIVE
APTOS, CA 95003
BLOCK 01 / LOT 04 APN:
042-081-06
SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
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DATE

04/18/2023

SCALE

DRAWN BY

Author

CHECKED BY

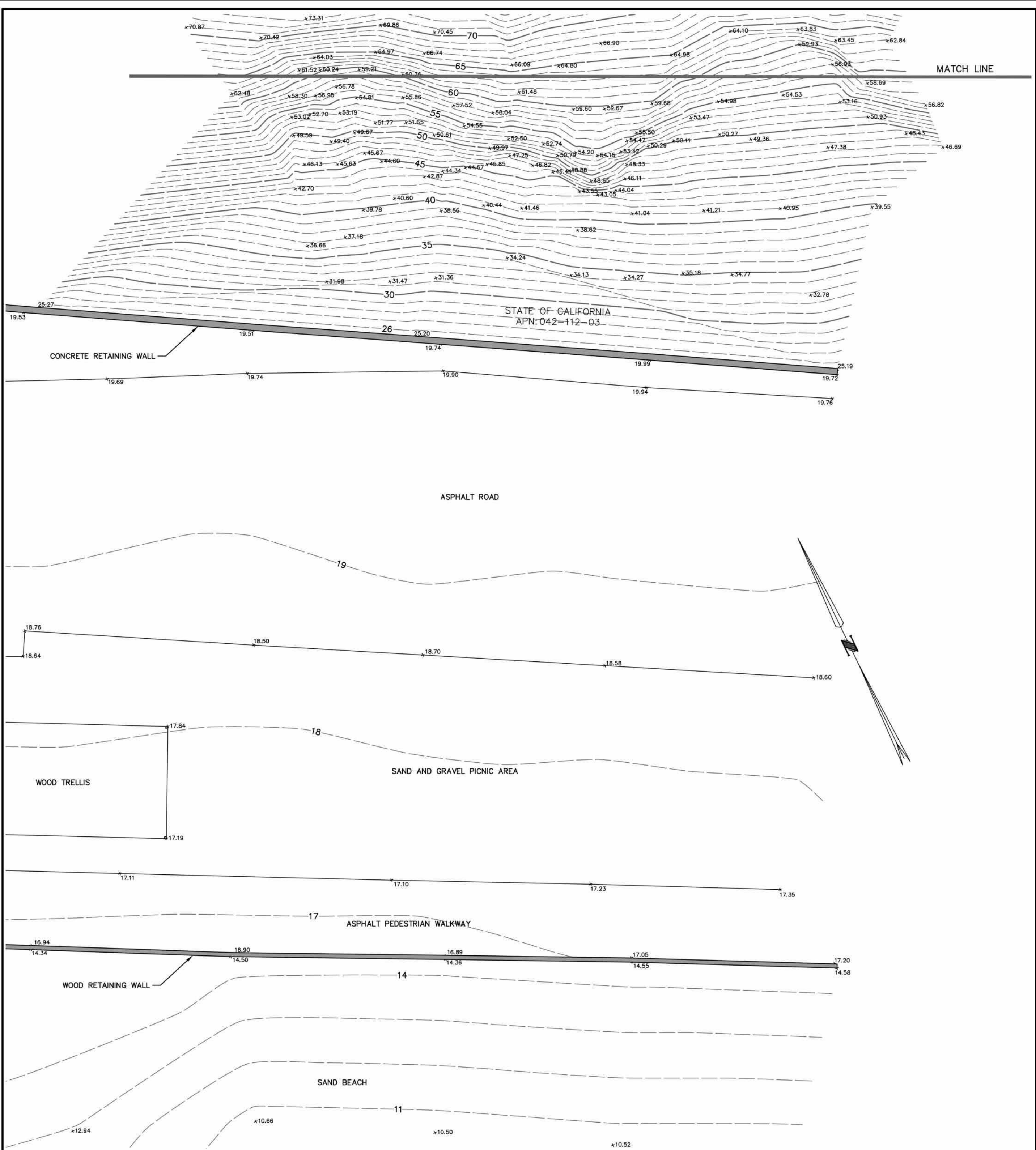
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JOB NO.

2002

G0.04

44



ALPHA LAND SURVEYS, INC.			
4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438-4453		P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	
1" = 10'		DATE: 3/6/2019	
		JOB#: 2018-147	
TOPOGRAPHIC MAP 181 SEACLIFF DRIVE, APTOS COUNTY OF SANTA CRUZ STATE OF CALIFORNIA			SHEET 1 OF ONE

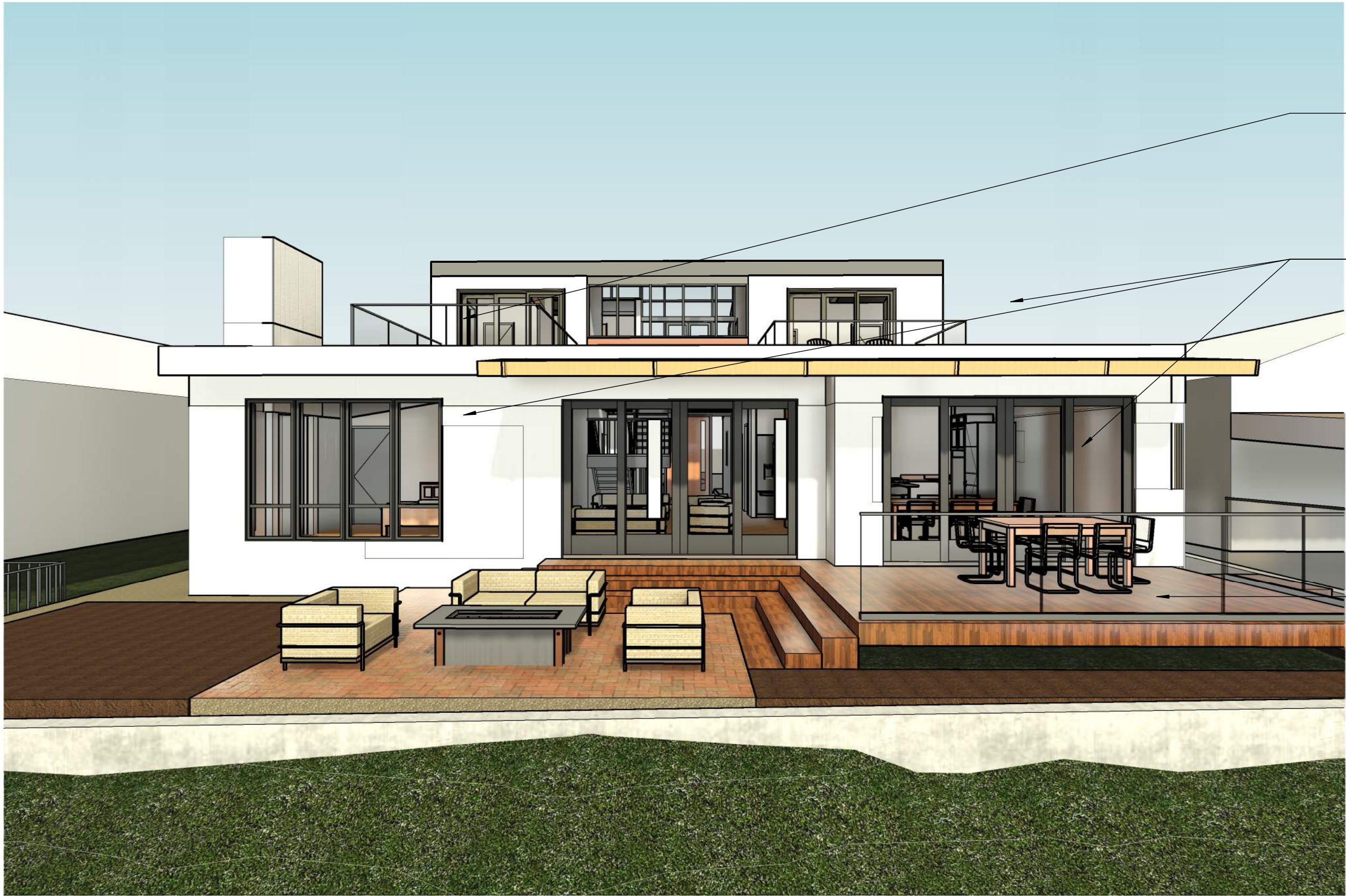
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G0.05



1. OPTION A: VERTICAL SIDING
- PAINTED WHITE
 - CEDAR WOOD SIDING OR FIBER CEMENT
- OPTION B: STUCCO PAINTED WHITE
(ACCENT COLOR MAY BE USED IN SOME LOCATIONS)
5. (N) 3'-0" HIGH WOOD FENCE

2 PROPOSED PERSPECTIVE - View of Front facade from Street



3. (N) 42" HIGH GLASS RAILINGS
4. (N) ALUMINUM THERMALLY-BROKEN WINDOWS AND SLIDING DOORS
- Windows to be horizontal sliding or fixed type to match existing
 - Narrow sightlines (2" wide frames or less)
 - Thermally-broken frames w/ high-performing insulated glass (Cardinal 366 or equal with Argon)
2. (N) DECK
- 7/8" x 5 5/8" Kebony Clear® RAP decking: kebony.com

1 PROPOSED PERSPECTIVE - View of Rear Facade from Top of Bluff

1. WALL CLADDING

- CLADDING TYPE 1: VERTICAL "V" GROOVE SIDING
- CEDAR WOOD SIDING, STAINED WHITE -OR-
 - FIBER CEMENT SIDING, PAINTED WHITE



- CLADDING TYPE 2: STUCCO
- PAINTED WHITE
(ACCENT COLOR, T.B.D., IN LOCATIONS AS SHOWN IN 3D VIEWS)



2. (N) DECK

- 7/8" x 5 5/8" Kebony Clear® RAP decking: kebony.com

* Durable, low-maintenance wood material that can be used in marine environment.
Produced from FSC certified Monterey Pine, "which has been treated with a bio-based liquid" that "alters the wood cell structure to give a unique wood product with outstanding durability and no maintenance needs beyond normal cleaning." (Product datasheet)
"The Kebony technology gives the wood a deep rich brown color. After exposure to sun and rain the wood will develop a natural silver gray patina." (Product datasheet)



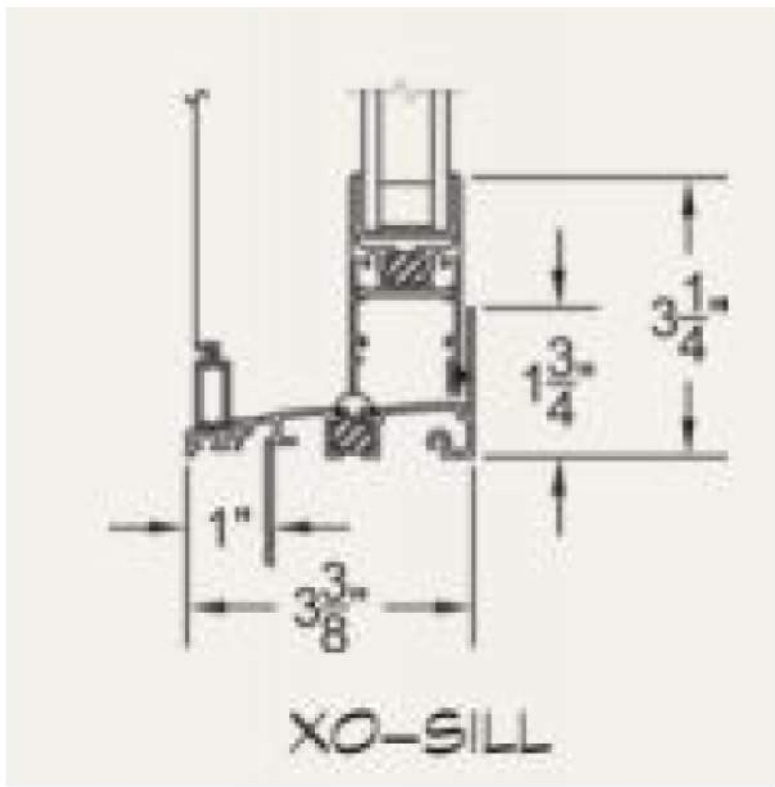
3. (N) 42" HIGH GLASS RAILINGS

- AGS STAINLESS, INC. GLACIER PANEL RAILING SYSTEMS OR APPROVED EQUAL:
<https://agsstainless.com/glacier-glass-panel-railing/>

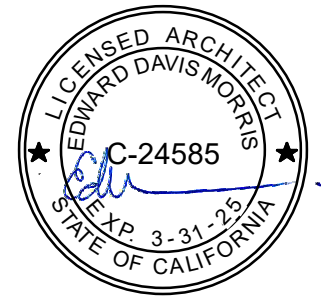


4. (N) ALUMINUM THERMALLY-BROKEN WINDOWS AND SLIDING DOORS

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- Narrow sightlines (2" wide frames or less)
- Thermally-broken frames w/ high-performing insulated glass (Cardinal 366 or equal with Argon)



Revisions



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE
APTOS, CA 95003
BLOCK 01 / LOT 04 APN:
042-081-06
SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
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BILL AND ALCIA KENNEDY

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PROPOSED
EXTERIOR
MATERIALS

DATE 04/18/2023

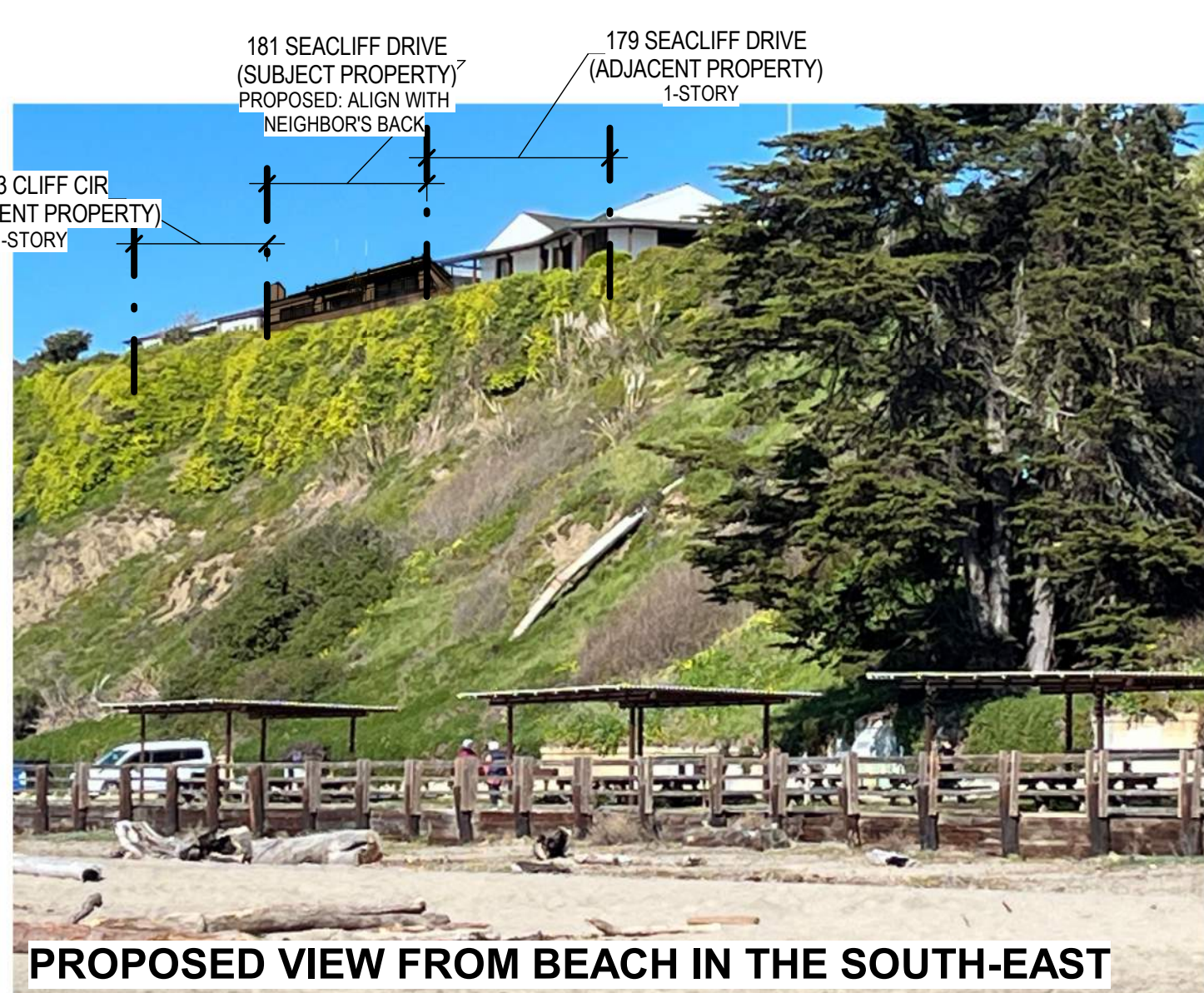
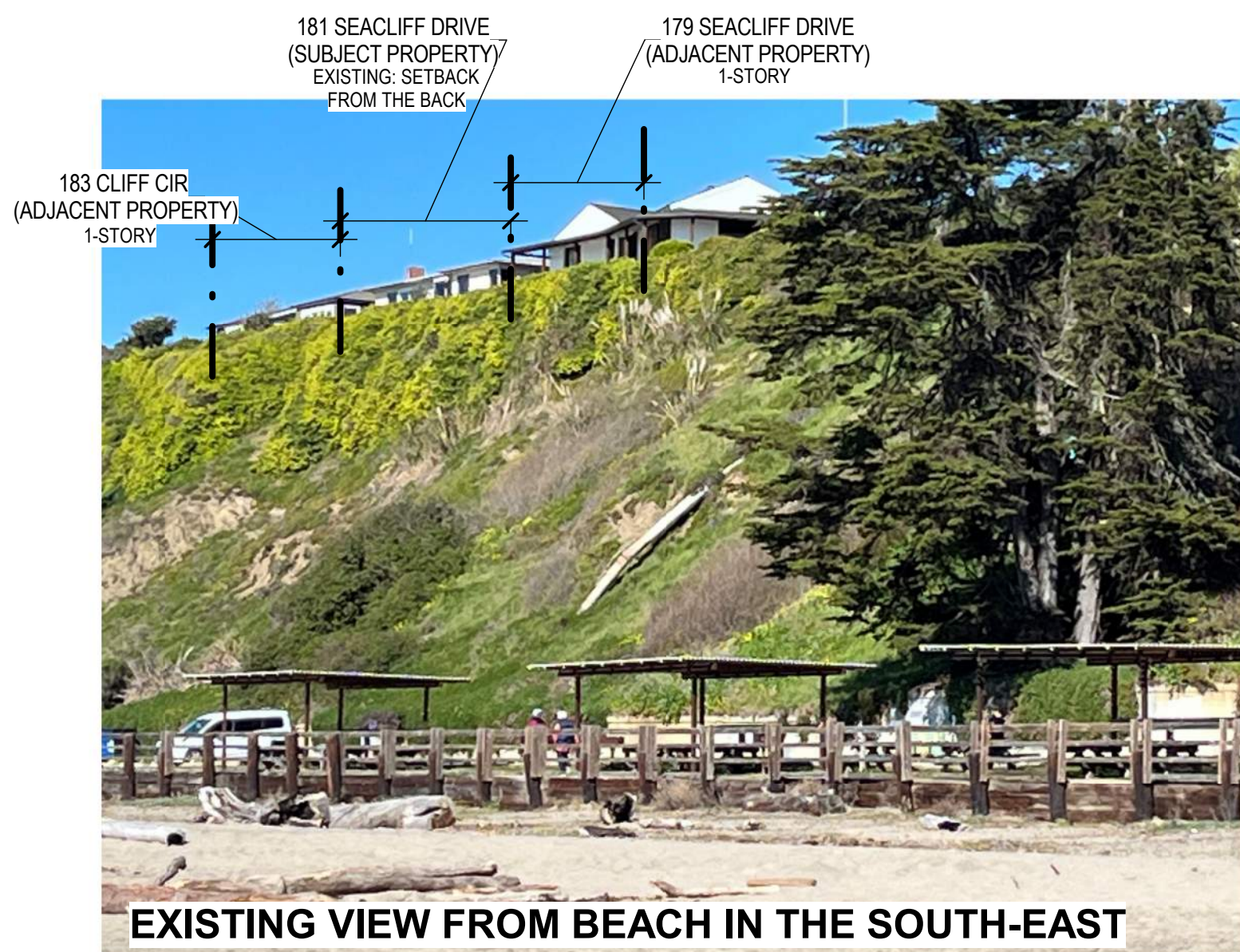
SCALE

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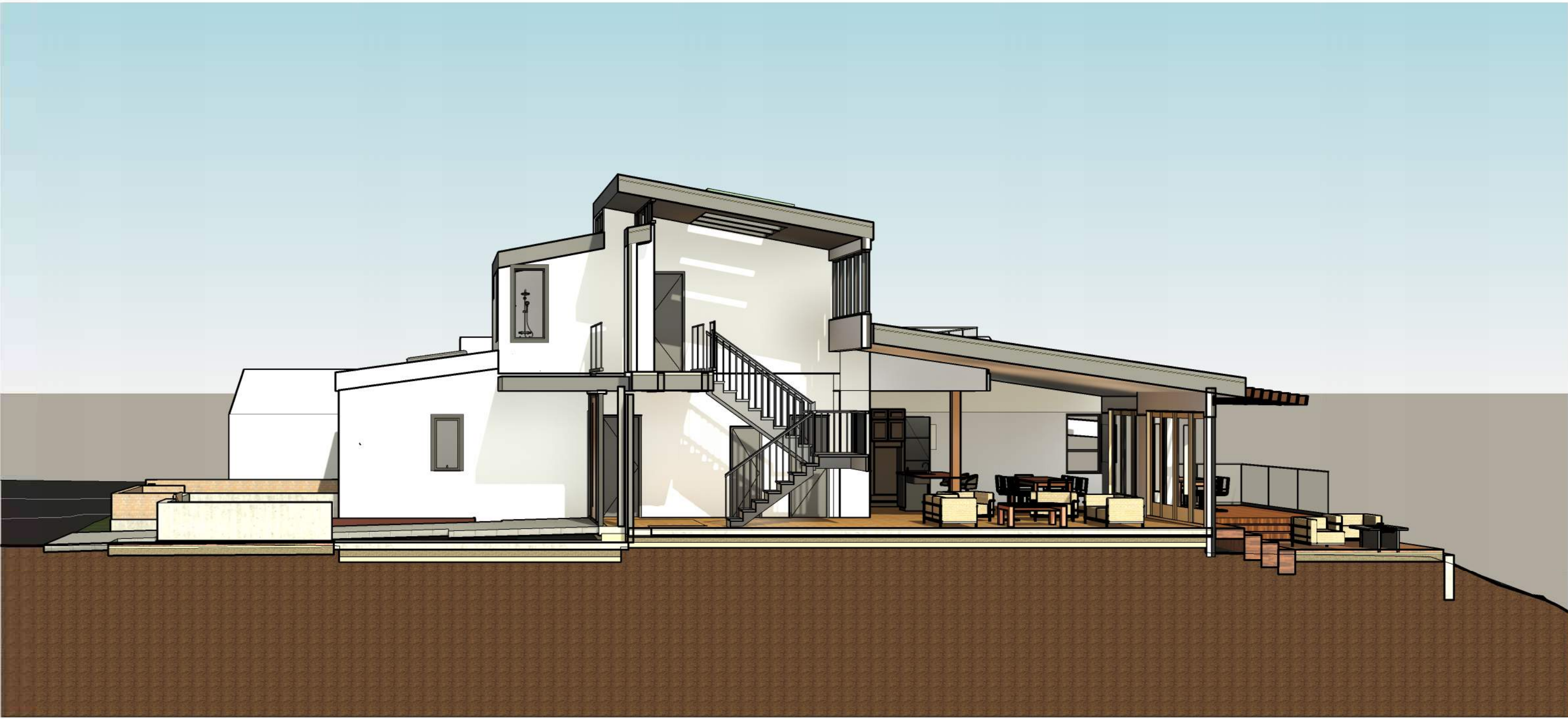
G0.11



2 PROPOSED PERSPECTIVE - Bird's Eye of Front of House from NE1



1 PROPOSED PERSPECTIVE - Birds Eye of Back of House from SE1



3 PROPOSED PERSPECTIVE - SECTION PERSPECTIVE



2 PROPOSED PERSPECTIVE - PLAN PERSPECTIVE



1 PROPOSED PERSPECTIVE - View of Living Room from Bridge

km
kerman
morris
architects llp

139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

NO.	DESCRIPTION	DATE



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE
APTOS, CA 95003
BLOCK 01 / LOT 04 APN:
042-081-06
SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALCIA KENNEDY

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3D VIEWS - INTERIOR

DATE 04/18/2023

SCALE

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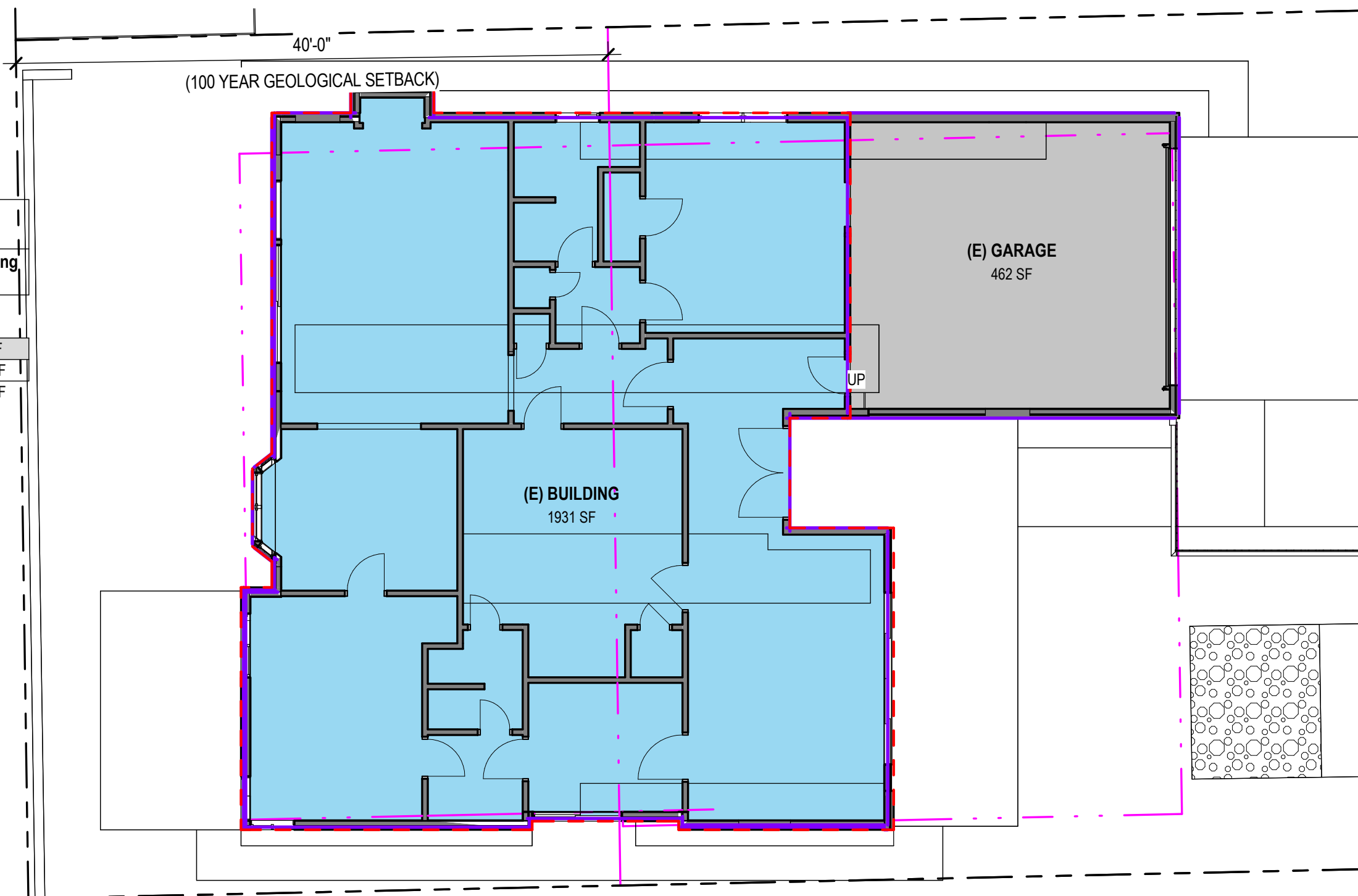
CHECKED BY Checker

JOB NO. 2002

G0.22

Area Schedule (Gross Building - Existing)

Category	Area	Counts in FAR and Lot Coverage	Allowed Deduction	Area Type	Qualifying Area
FIRST FLOOR					
GARAGE	462 SF	Yes	225 SF	Gross Building Area	237 SF
INTERIOR AREA	1931 SF	Yes	0 SF	Gross Building Area	1931 SF
	2393 SF				2168 SF



3 AREA PLAN - EXISTING FIRST FLOOR
1/8" = 1'-0"

HABITABLE SPACE AREA BREAKDOWN

BY FLOOR (ENCLOSED AREA, EXCLUDING GARAGES, SHAFTS, ETC.)			
LEVEL	EXISTING	ADDITIONAL	TOTAL
FIRST FLOOR	1931 SF	306 SF	2237 SF
SECOND FLOOR	0 SF	653 SF	653 SF
	1931 SF	959 SF	2890 SF

959 SF / 1,931 SF = 49.66%
HABITABLE SPACE AREA INCREASE

GROSS BUILDING AREA BREAKDOWN

BY FLOOR (ENCLOSED AREA)*			
LEVEL	EXISTING	ADDITIONAL	TOTAL
FIRST FLOOR	2393 SF	306 SF	2699 SF
SECOND FLOOR	0 SF	653 SF	653 SF
	2393 SF	959 SF	3352 SF

959 SF / 2,393 SF = 40.08%
GROSS AREA INCREASE

Area Schedule (Gross Building per Planning)

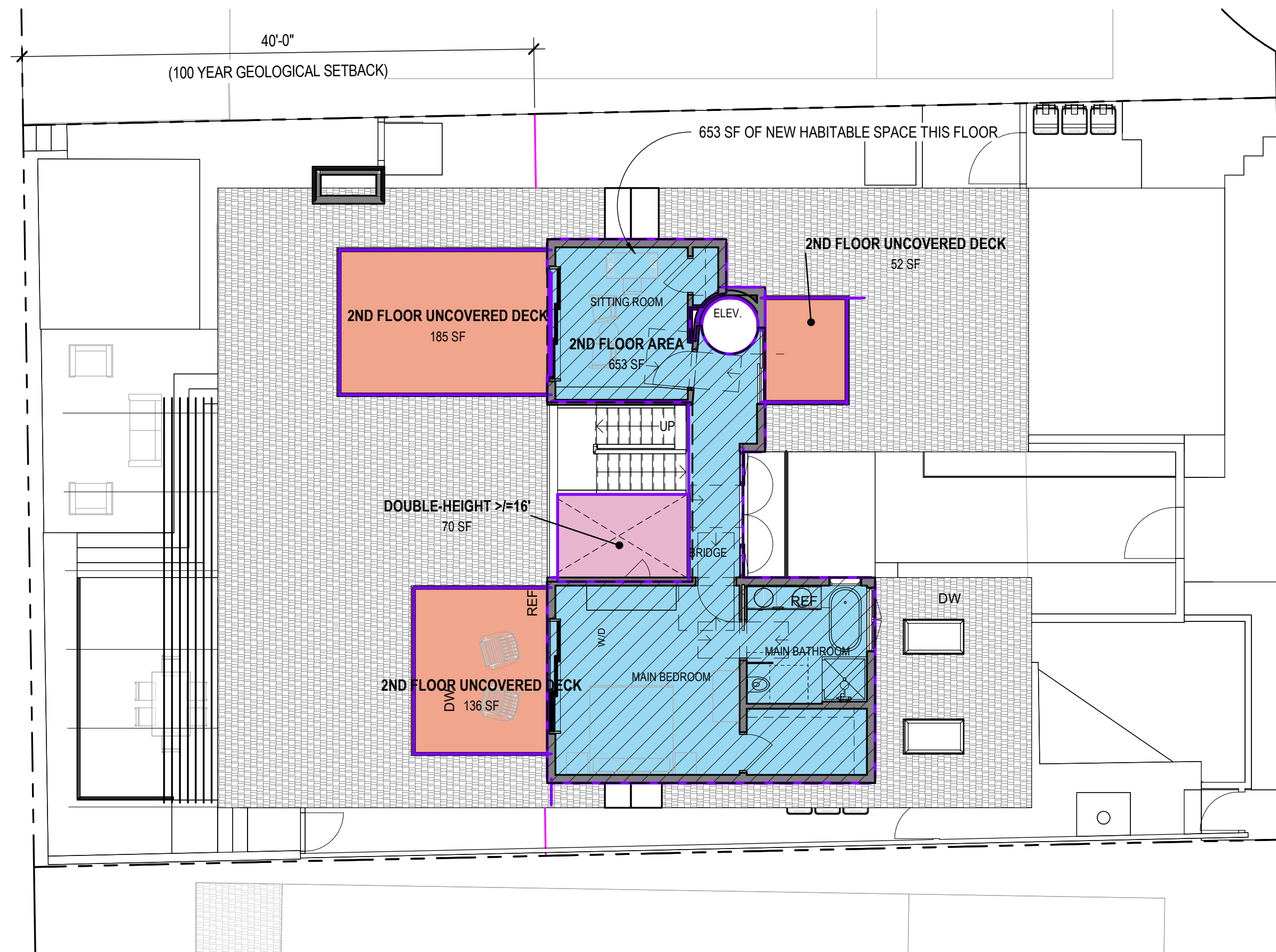
Name	Area**	Area Type	FLOOR AREA RATIO (FAR)			LOT COVERAGE (LC)			HABITABLE SPACE AREA (HSA)	
			Counts in FAR	FAR Allowed Deduction	FAR Qualifying Area	Counts in Lot Coverage	LC Allowed Deduction	LC Qualifying Area	Counts in HSA	HSA Qualifying Area
FIRST FLOOR										
1ST FLOOR - MAIN HOUSE	1691 SF	Gross Building Area	Yes	0 SF	1691 SF	Yes	0 SF	1691 SF	Yes	1691 SF
ADU	546 SF	Gross Building Area	Yes	800 SF	0 SF	Yes	800 SF	0 SF	Yes	546 SF
CHIMNEY	14 SF	Gross Building Area	No	0 SF	0 SF	Yes	0 SF	14 SF	No	0 SF
GARAGE / UNCONDITIONED AREA	461 SF	Gross Building Area	Yes	225 SF	247 SF	Yes	0 SF	461 SF	No	0 SF
ADU UNCOVERED PATIO	237 SF	Exterior Area	No	0 SF	0 SF	No	0 SF	0 SF	No	0 SF
COVERED EAVE	56 SF	Exterior Area	Yes	140 SF	0 SF	No	0 SF	0 SF	No	0 SF
DECK (UNCOVERED) > 18" ABOVE GRADE	195 SF	Exterior Area	No	0 SF	0 SF	Yes	0 SF	195 SF	No	0 SF
8	3219 SF				1938 SF			2380 SF		2237 SF

PLANNING CODE ANALYSIS

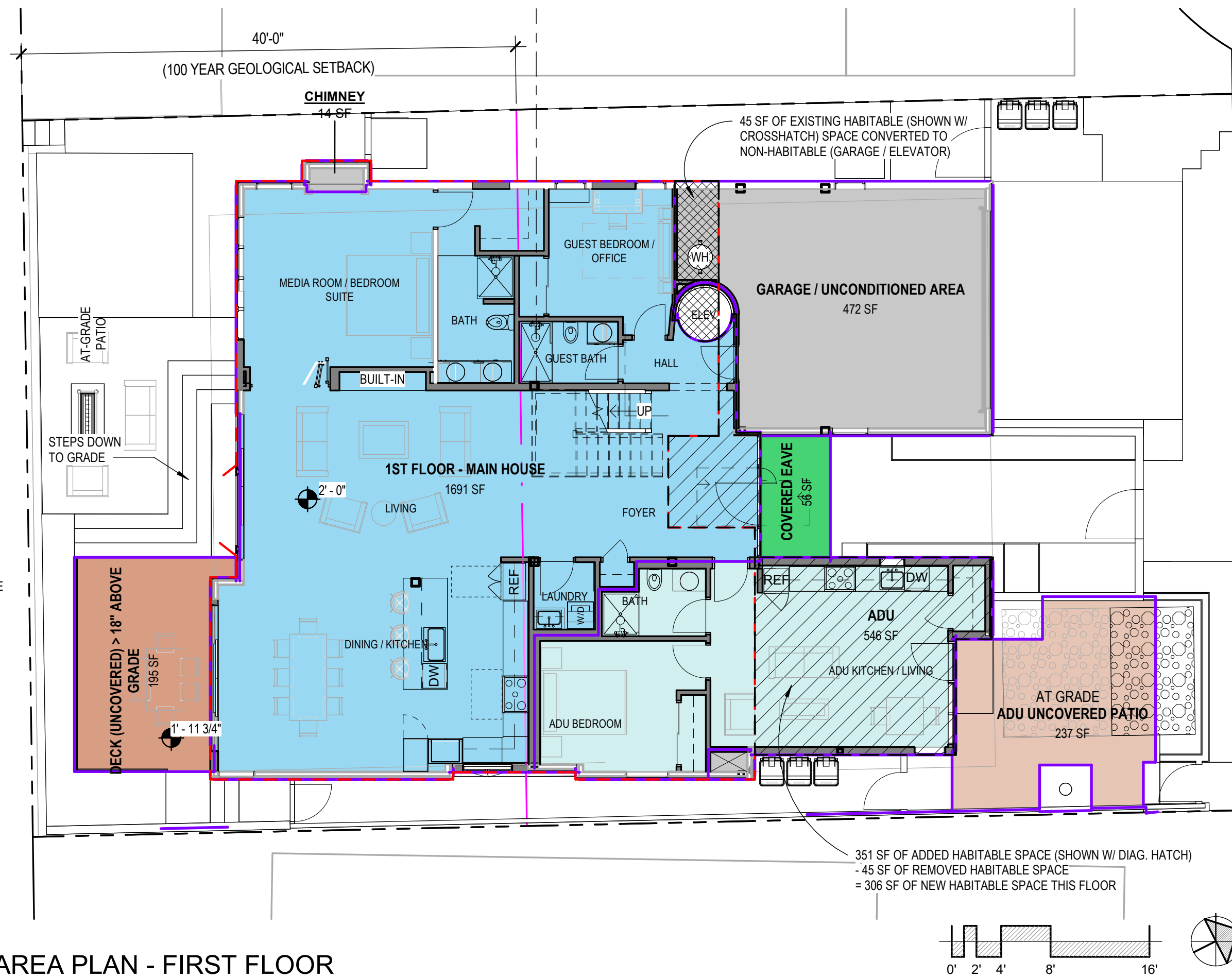
ADDRESS : 181 SEACLIFF DRIVE, APTOS, CA 95003			ORIGINAL FILING :	
APN : 04208106			HISTORIC STANDING : "B" – Unknown / Age Eligible	
Topic	Code Section	Required / Allowed	Existing	Proposed
ZONE/MAP	MAP 042	SU (SPECIAL USE)		
ZONING / GENERAL PLAN DESIGNATION	MAP 042	R-UL (URBAN LOW-DENSITY RESIDENTIAL)	RESIDENTIAL	RESIDENTIAL
ASSESSOR'S USE / CLASS		020-SINGLE RESIDENCE AND ADU ALLOWED	SINGLE-FAMILY RESIDENCE	SINGLE-FAMILY RESIDENCE AND ADU
COASTAL ZONE	MAP 042	YES		
FLOOD ZONE	N/A	N/A		
IMPROVEMENTS TO EXISTING SINGLE-FAMILY RESIDENCES EXEMPTION	SCCO 13.20.061	REMODELS, ALTERATIONS, AND ADDITIONS		ADDITION AND ALTERATION TO SINGLE-FAMILY AND ADDITION OF ACCESSORY DWELLING UNIT (ADU) RESIDENCE
WILDLAND URBAN FIRE HAZARD AREA	MAP 042	N/A - NOT IN WILDLAND URBAN INTERFACE AREA	N/A	N/A
F.A.R.	Table SCCO 13.10.323(B)	52% MAX (50% PER SCCO 13.10.323 PLUS 2% ADU BONUS)	2,168 GSF / 5,684 SF LOT SIZE = 38.1% OR 0.386 F.A.R.	2,660 GSF / 5,684 SF LOT SIZE = 46.8% OR 0.468 F.A.R.
PARCEL COVERAGE	Table SCCO 13.10.323(B)	42% MAX (40% PER SCCO 13.10.323 PLUS 2% ADU BONUS)	2,393 GSF / 5,684 SF LOT SIZE = 42.1% LOT COVERAGE (EXISTING, NON-CONFORMING)	2,380 SF 1ST FLOOR / 5,684 SF LOT = 41.8% LOT COVERAGE
HEIGHT / STORIES	Table SCCO 13.10.323(B)	R-1: 28; MAXIMUM HEIGHT / MAX 2-STORIES	14'-11", 1-STORY	24'-10", 2-STORIES
SETBACK - FRONT	Table SCCO 13.10.323(B)	20' MIN.	19'-4" AT (E) NON-CONFORMING SETBACK AT GARAGE	19'-4" AT EXISTING NON-COMPLYING GARAGE; MIN. 20' ELSEWHERE
SETBACK - SIDE 1	Table SCCO 13.10.323(B)	8' MIN.	5'-1" AT (E) NON-CONFORMING SETBACK AT WEST SIDE YARD	5'-1" AT WEST SIDE YARD (NO CHANGE) 1ST FLOOR; 8'-0" SETBACK AT NEW 2ND FLOOR
SETBACK - SIDE 2	Table SCCO 13.10.323(B)	5' MIN. (4' MIN. OKAY AT ADU PORTION)	4'-9 3/4" (E) NON-CONFORMING SETBACK AT EAST SIDE YARD	4'-9 3/4" AT (E) NON-CONFORMING SETBACK AT EAST SIDE YARD OF MAIN HOUSE; 4'-0" AT NEW ADU EAST SIDE YARD; 5'-0" MIN. AT NEW 2ND FLOOR OF MAIN HOUSE
SETBACK - REAR	Table SCCO 13.10.323(B)	15' MIN.	14'-3" (E) NON-CONFORMING SETBACK AT REAR/SOUTH FACADE	14'-3" AT (E) NON-CONFORMING SETBACK AT REAR / SOUTH YARD; 40' AT NEW 2ND FLOOR; EAVES MAY ENCR OACH UP TO 6" INTO REAR YARD PER 13.10.323(E)(1)
SETBACK - REAR (PER GEO-TECH/LOGICAL REPORT)	GEOTECH / GEOLOGICAL REPORT BY CMAG DATED 1/5/2021	40' MIN. (100 YEAR SETBACK) REQUIRED AT NEW CONSTRUCTION	14'-3" (E) NON-CONFORMING SETBACK AT REAR/SOUTH FACADE	14'-3" AT (E) NON-CONFORMING SETBACK AT REAR / SOUTH YARD; 40' AT NEW 2ND FLOOR
SETBACK - ALLOWED OBSTRUCTIONS	SCCO 13.10.323(E)	EAVES, CHIMNEYS, UNCOVERED, UNENCLOSED DECKS/PORCHES = 6' MIN AT REAR, 3' AT SIDE.; DECKS <18" + TO PROPERTY LINE; ADU ENCR OACHMENTS = 2' MIN.	(E) CHIMNEY AT WEST SIDE YARD	(E) CHIMNEY AT WEST SIDE YARD; EAVES AT REAR YARD <6'; ADU EAVES <2'; UNENCLOSED, UNCOVERED DECK < 18" HIGH AT REAR YARD
INCREASE IN HABITABLE SPACE LIMITATION	SCCO 16.10.040(19)	50% MAX. INCREASE IN HABITABLE SPACE TO NOT BE CONSIDERED A "DEVELOPMENT"	1,931 SF (E) HABITABLE SPACE	2,890 SF HABITABLE SPACE PROPOSED; 1,931 (E) SF x 150% = 2,896.5 SF MAX. ALLOWED

- ACCESSORY DWELLING UNIT (ADU)
- CHIMNEY
- GARAGE / UNCONDITIONED AREA
- INTERIOR AREA
- PROJECTING EAVE > 3'
- UNCOVERED DECK < 18" ABOVE GRADE
- UNCOVERED DECK > 18" ABOVE GRADE
- 2ND FLOOR UNCOVERED DECK
- DOUBLE-HEIGHT >= 16'
- INTERIOR AREA

2 AREA PLAN - SECOND FLOOR
1/8" = 1'-0"



1 AREA PLAN - FIRST FLOOR
1/8" = 1'-0"



Revisions



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE
APTOS, CA 95003
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042-081-06
SANTA CRUZ COUNTY
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ADDITION AND ALTERATION
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UNIT (ADU)

BILL AND ALCIA KENNEDY

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PLANNING ANALYSIS, AREA PLANS & SCHEDULES

DATE 04/18/2023

SCALE 1/8" = 1'-0"

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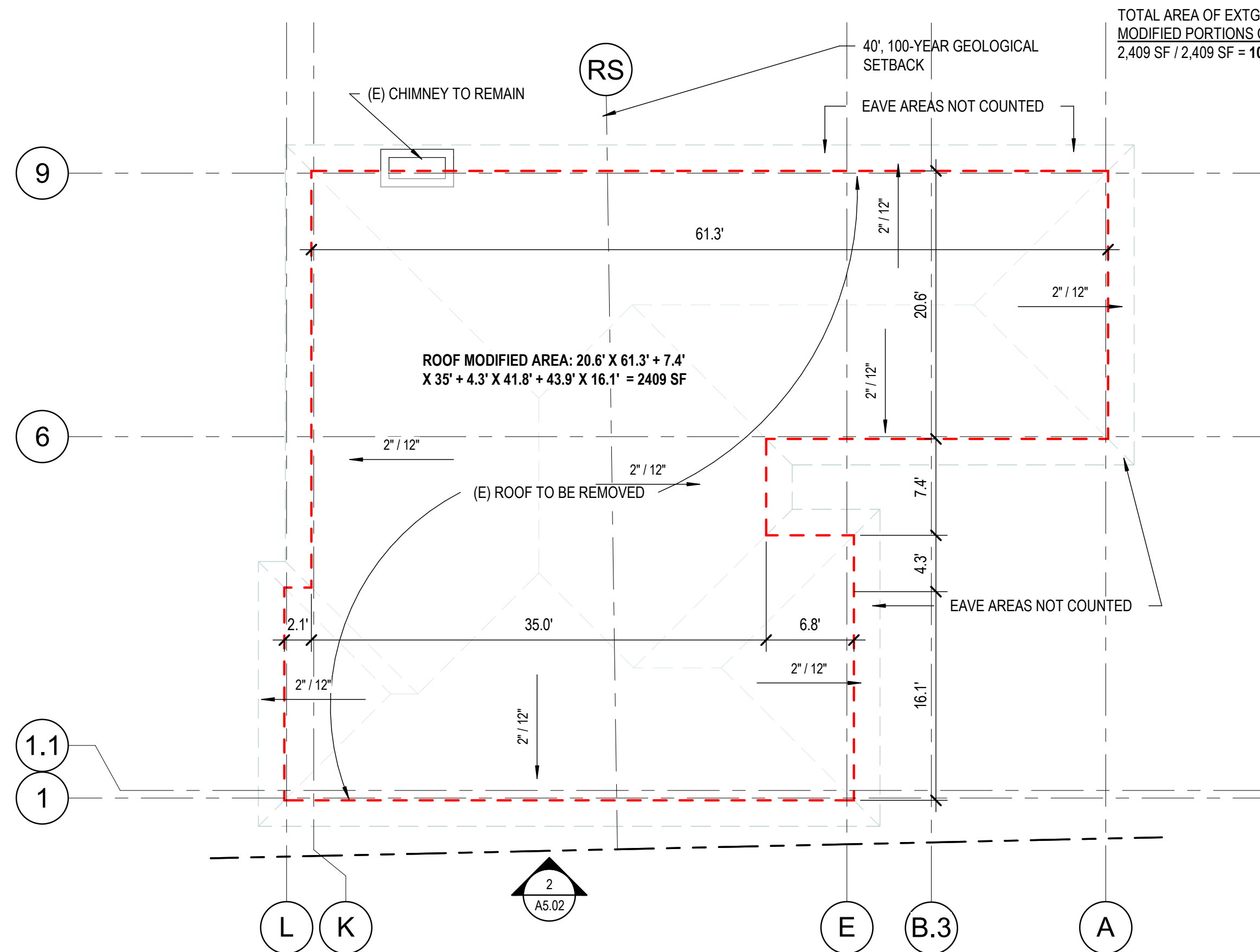
MODIFICATION PLANS LEGEND

- ELEMENT TO BE REMOVED / DEMOLISHED
MAJOR STRUCTURAL COMPONENT
- ELEMENT TO BE REMOVED / DEMOLISHED
NOT MAJOR STRUCTURAL COMPONENT
- WALL TO BE RETAINED
- FOUNDATION TO BE RETAINED
- FLOOR / ROOF TO BE RETAINED

MODIFICATION PLAN:

- EXISTING FOUNDATION - 23.2% MODIFICATION PROPOSED
 - MODIFICATIONS AS REQUIRED TO SUPPORT 2ND FLOOR
- EXISTING FLOORS - 12.8% MODIFICATION PROPOSED
 - AS REQUIRED TO POUR NEW INTERIOR FOOTINGS
- EXISTING EXTERIOR WALLS - ~40.9% MODIFICATION PROPOSED
 - EXTERIOR WALLS TO BE RETAINED OR MODIFIED AS INDICATED IN MODIFICATION PLAN THIS PAGE
 - EXISTING WINDOWS AND DOORS TO BE REPLACED
 - REPLACEMENT WINDOWS AND DOORS IN EXISTING OPENINGS DO NOT COUNT AS MODIFICATIONS
 - (E) HEADER MUST BE RETAINED
 - (E) SILL CAN BE REPLACED (E.G. LOWERED W/ NEW SILL)
- EXISTING ROOFS - 100% MODIFICATION PROPOSED

TOTAL AREA OF EXTG. ROOF: 2,409 SF
MODIFIED PORTIONS OF EXTERIOR ROOF: 2,409 SF
2,409 SF / 2,409 SF = 100% ROOF MODIFICATION

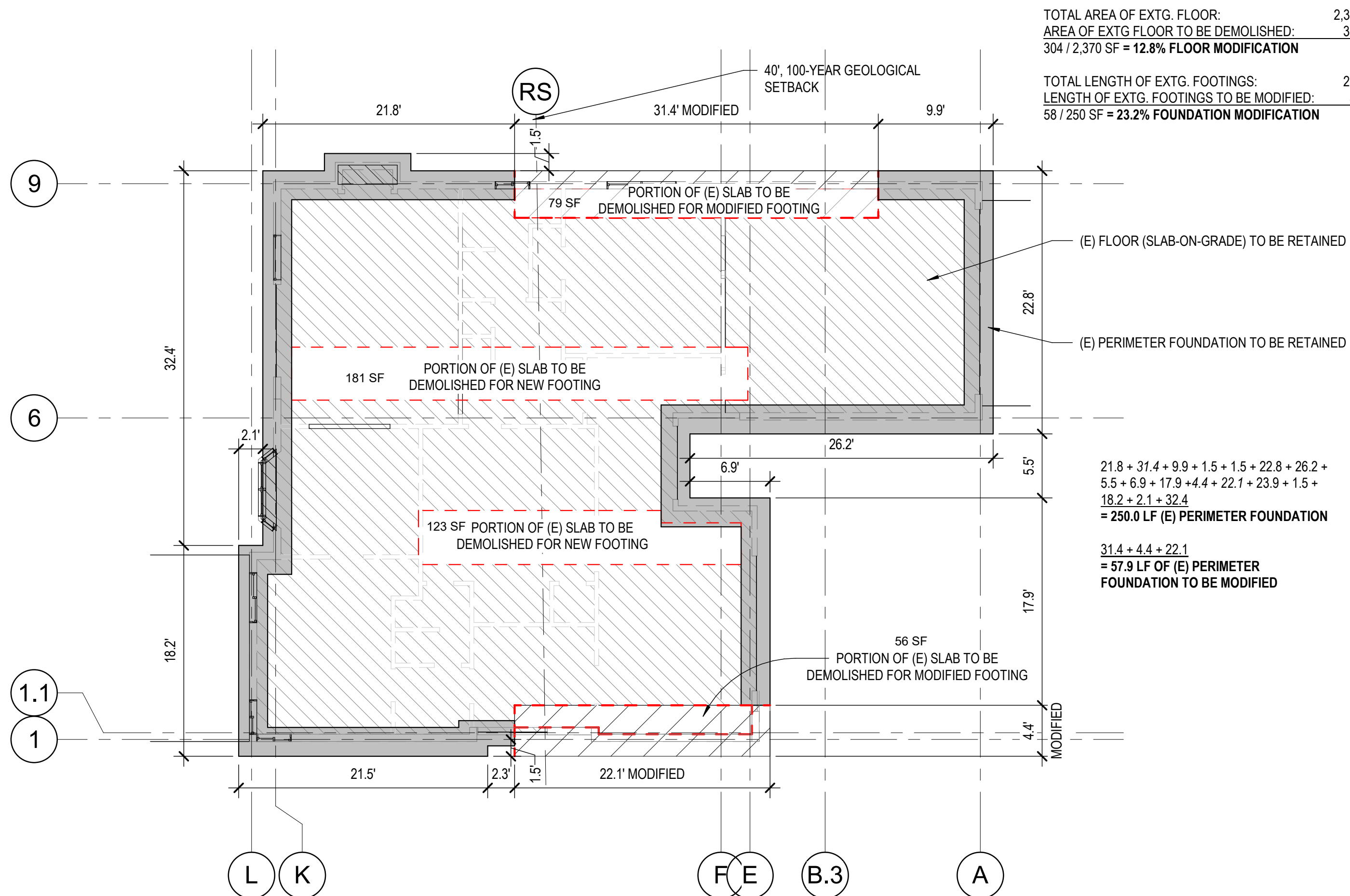


2 ROOF MODIFICATION PLAN - DEMO ROOF PLAN

1/8" = 1'-0"

TOTAL AREA OF EXTG. FLOOR: 2,370 SF
AREA OF EXTG. FLOOR TO BE DEMOLISHED: 304 SF
304 / 2,370 SF = 12.8% FLOOR MODIFICATION

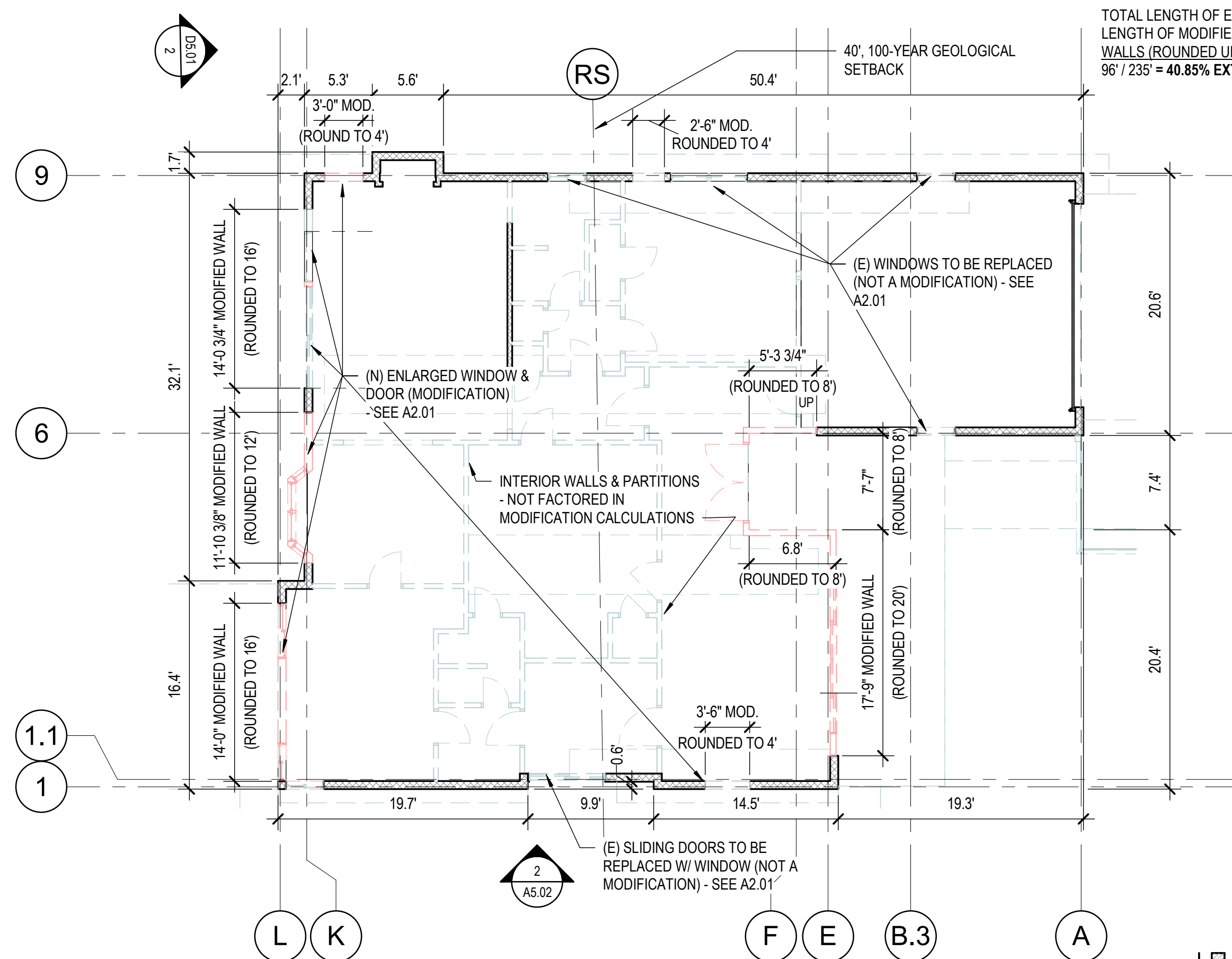
TOTAL LENGTH OF EXTG. FOOTINGS: 250 LF
LENGTH OF EXTG. FOOTINGS TO BE MODIFIED: 58 LF
58 / 250 SF = 23.2% FOUNDATION MODIFICATION



3 FLOOR & FOUNDATION MODIFICATION PLAN - DEMO FIRST FLOOR PLAN

1/8" = 1'-0"

TOTAL LENGTH OF EXTG. EXTERIOR WALLS: 235'
LENGTH OF MODIFIED PORTIONS OF EXTERIOR WALLS (ROUNDED UP TO 4' INCREMENTS): 96'
96' / 235' = 40.85% EXTERIOR WALL MODIFICATION



1 WALL MODIFICATION PLAN - DEMO FIRST FLOOR PLAN

1/8" = 1'-0"

km
kerman
morris
architects llp
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Revisions

NO.	DESCRIPTION	DATE



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MODIFICATION PLAN

DATE 04/18/2023

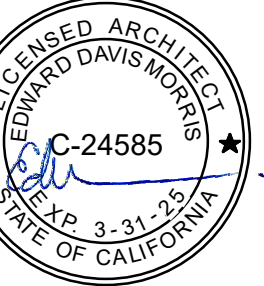
SCALE 1/8" = 1'-0"

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G1.11



**181 SEACLIFF
DRIVE**

ADDITION AND ALTERATION
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RESIDENCE AND ADDITION
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G1.12

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accommodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box at the bottom of the spreadsheet.

Roof

Calculation Tips

Roof Calculation Notes:

Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Exterior Walls Calculation Notes:

Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floor Calculation Notes:

The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Foundation Calculation Notes:

Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

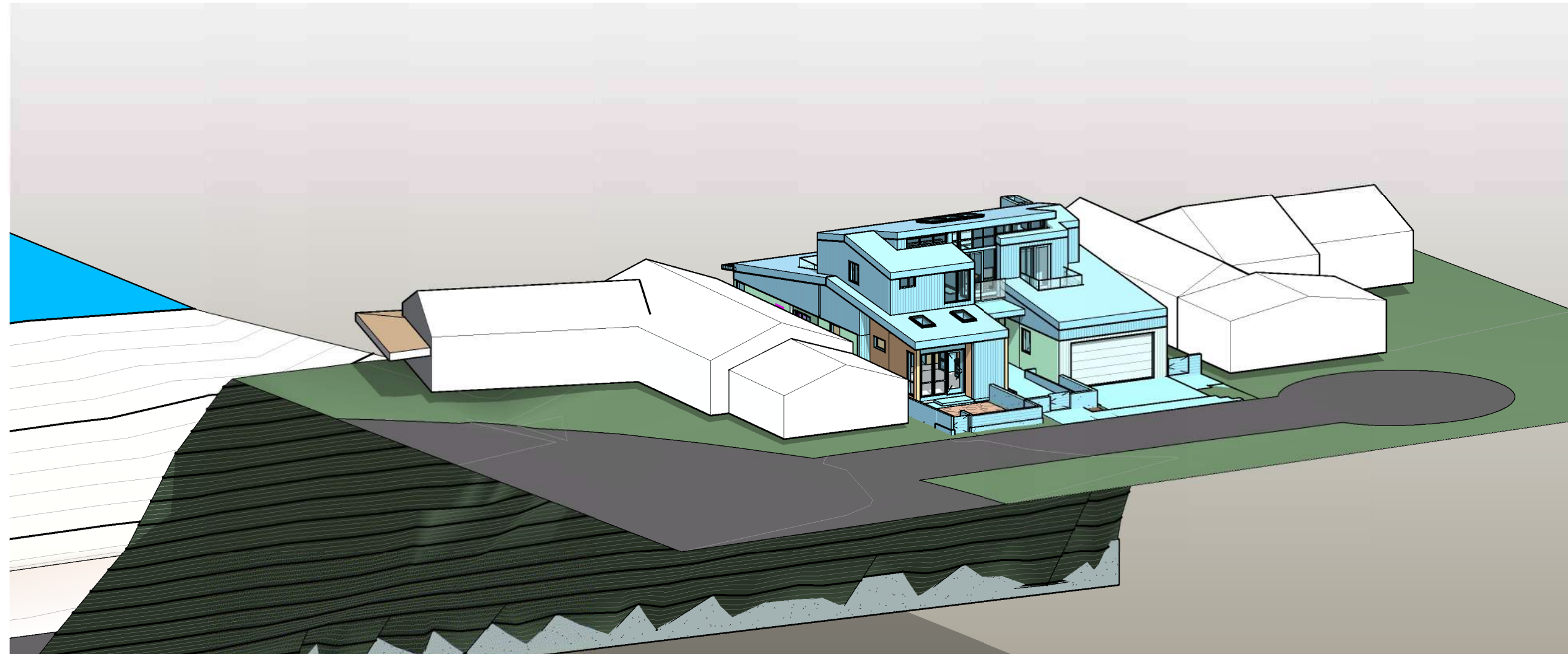
☐ 65% ☐ Other*

☐ 50% ☐ No Maximum*

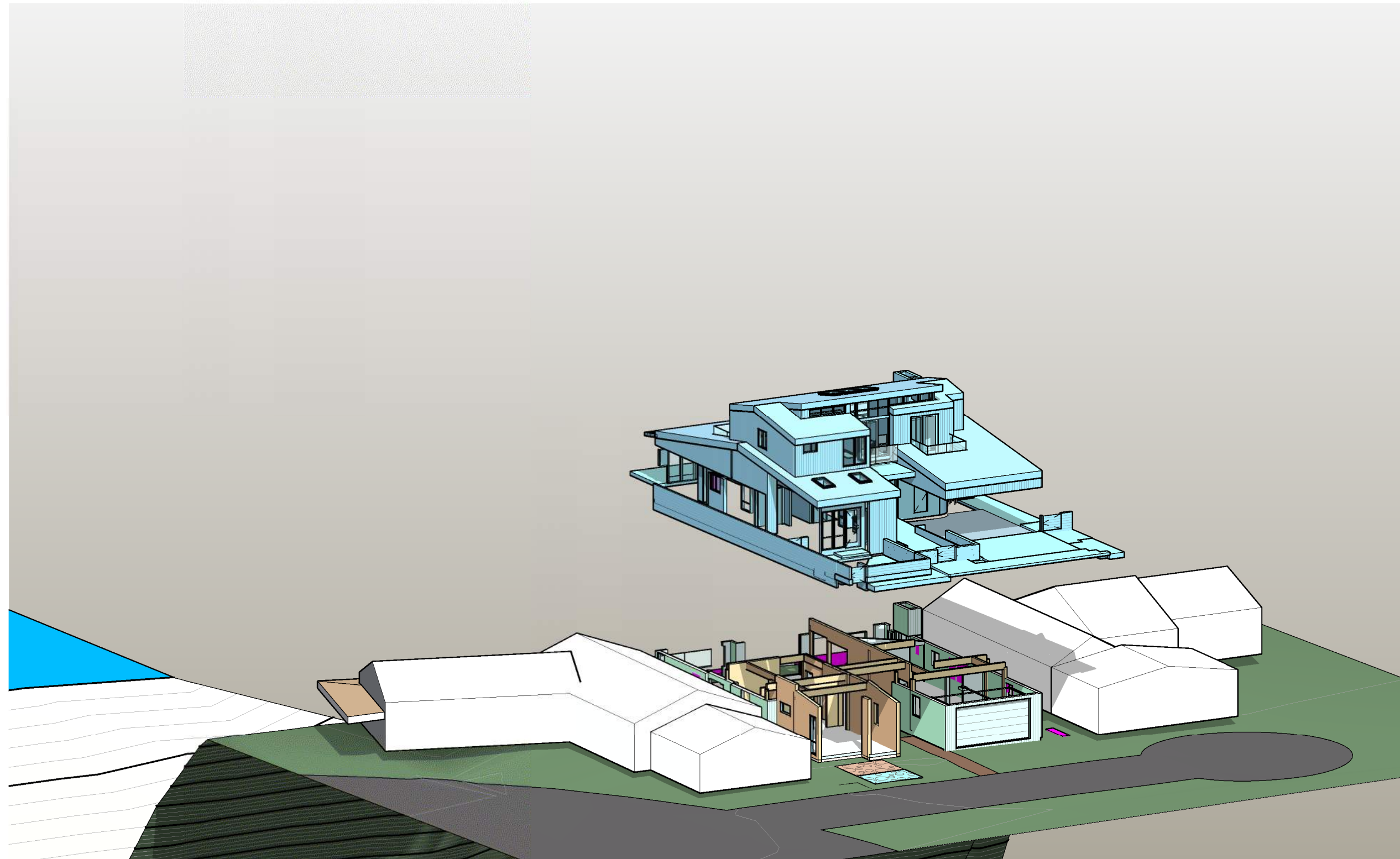
*Explain:

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold, additional permits, information, and fees may be required for my project.

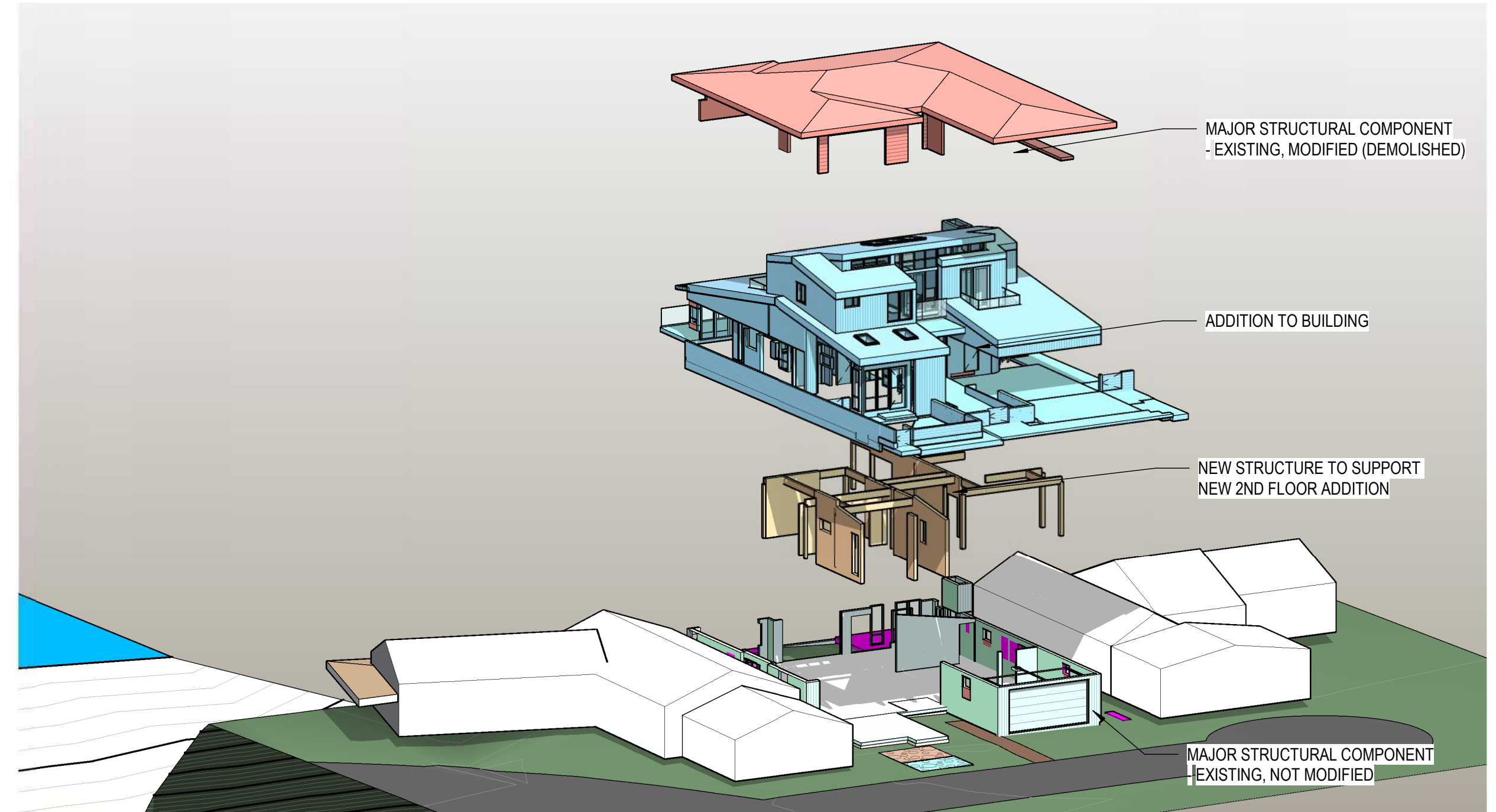
Signature _____ Edward "Toby" Morris
Print Name _____



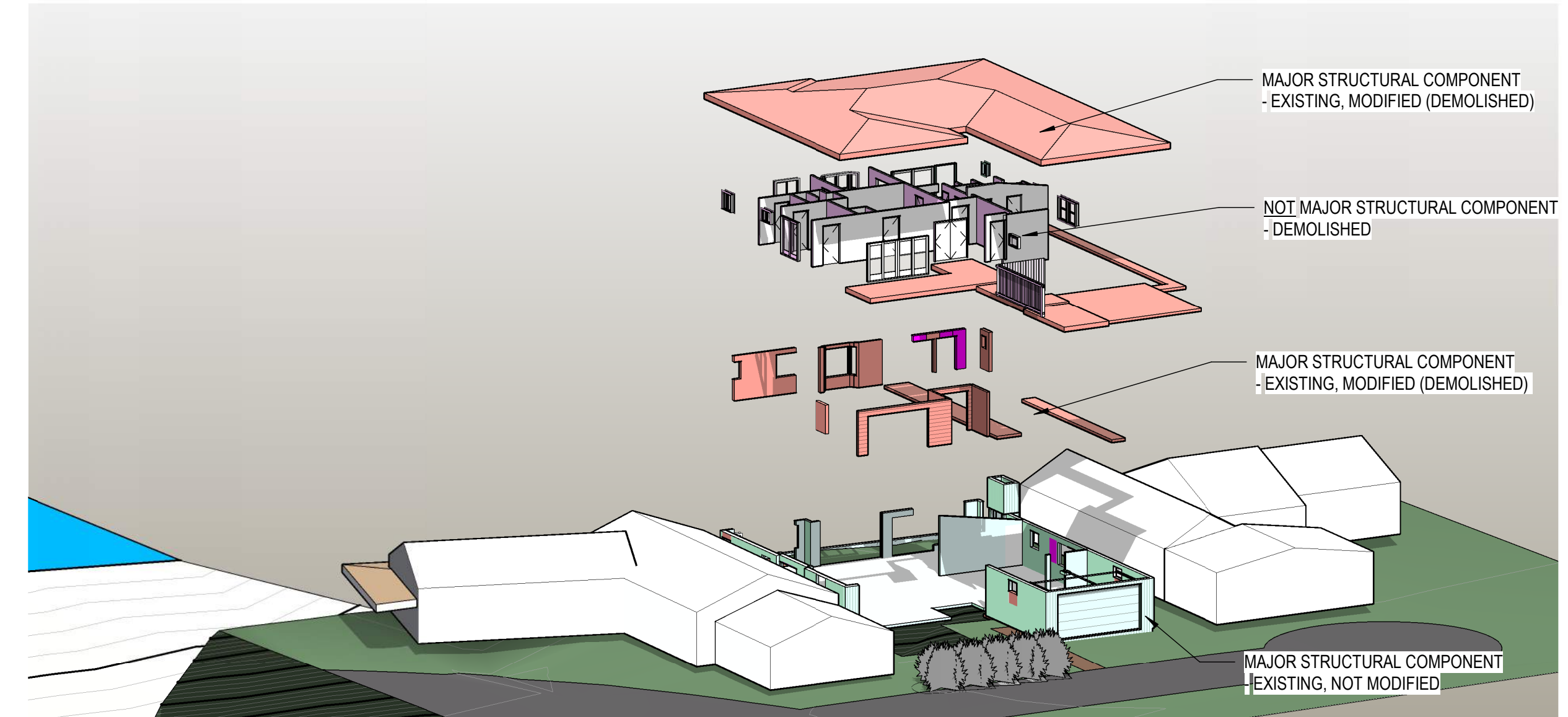
5 MODIFICATION AXONS - FINAL BUILDING



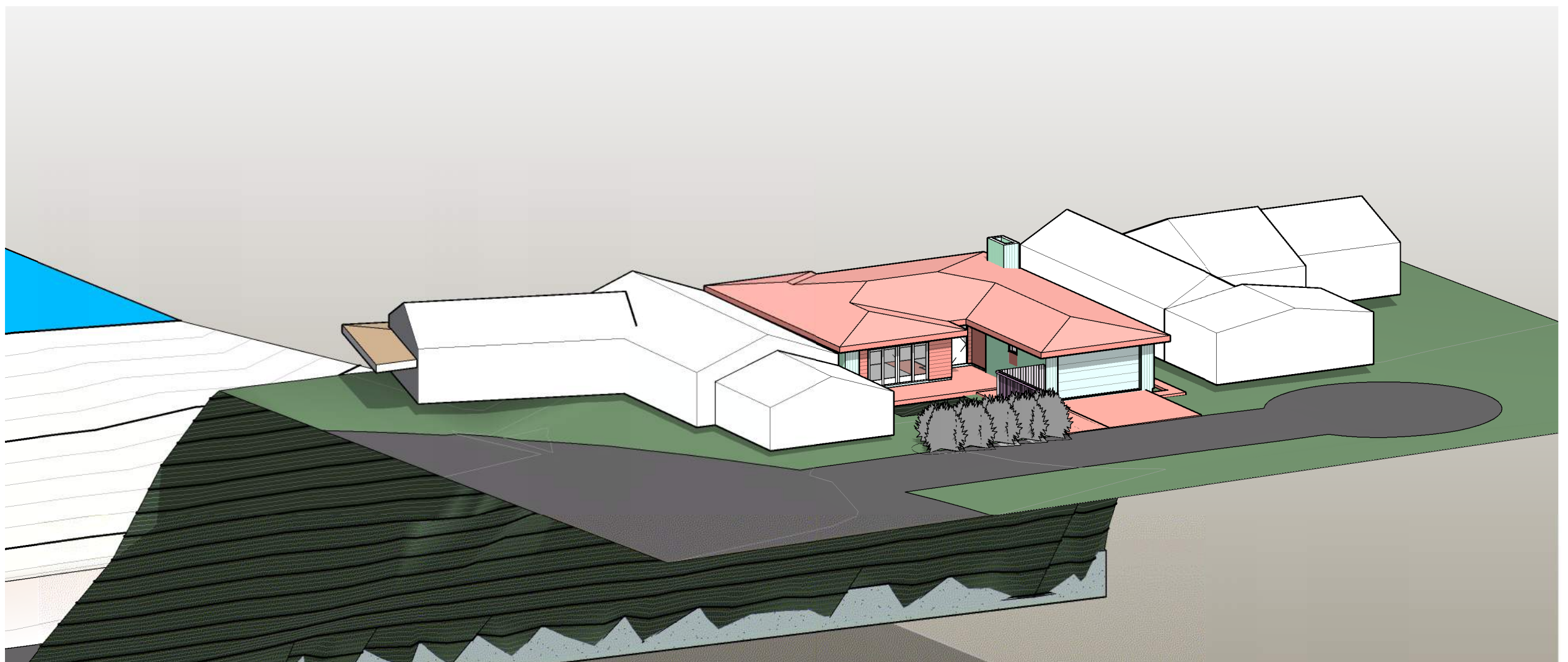
4 MODIFICATION AXONS - STEP 4



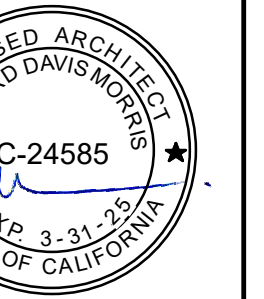
3 MODIFICATION AXONS - STEP 3 - NEW STRUCTURE, ADDITION, ETC.



2 MODIFICATION AXONS - STEP 2 - DEMOLITION



1 MODIFICATION AXONS - STEP 1 - EXISTING HOUSE



181 SEACLIFF DRIVE

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MODIFICATION
AXONS

DATE 04/18/2023

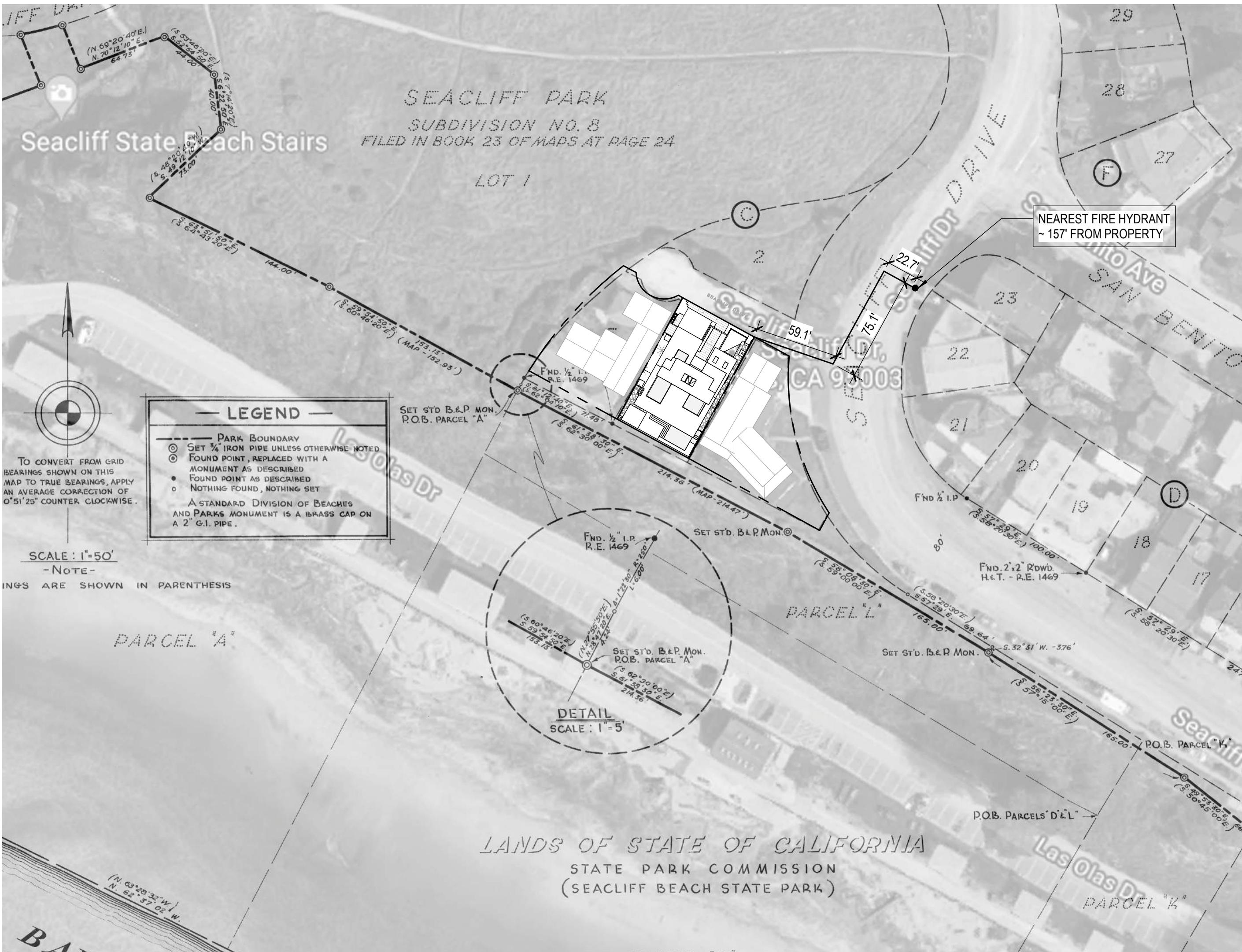
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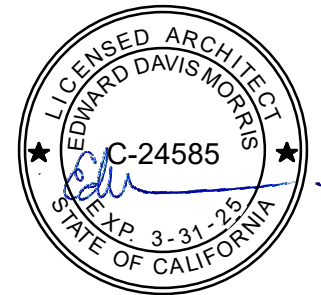
JOB NO. 2002

G1.13



1 VICINITY MAP W/ FIRE HYDRANT
1" = 60'-0"

Revisions



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BUILDING
DEPARTMENT
NOTES &
SCHEDULES

DATE 04/18/2023

SCALE 1" = 60'-0"

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JOB NO. 2002

G2.01

BUILDING CODE ANALYSIS*

* SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION					* SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION		
#	Description	Code Ref. (CBC, U.O.N.)	Allowable	Min/Max	Existing	Proposed	Comments
1 - GENERAL PROJECT INFORMATION							
1.1	TYPE OF CONSTRUCTION	602.1			TYPE V-B	TYPE V-B	Wood columns, shear walls, and wood floor framing, non sprinklered
1.2	OCCUPANCY CLASSIFICATION	310.5	R-3		R-3	R-3	1 Dwelling Unit + 1 Accessory Dwelling Unit or less allowed.

3 - HEIGHT AND AREA LIMITATIONS

3.1	BUILDING HEIGHT	Table 504.3	40'-0"	Max.	10'-0"	21'-6"	
3.2	BUILDING STORIES ABOVE GRADE	Table 504.4	3 STORIES	Max.	2 STORIES	2 STORIES	
3.3	BUILDING AREA AT LARGEST STORY*	Table 506.2	Unlimited (UL)	Max.	2,393 SF	2,699 SF	*Area for 1st Floor (largest story) shown
3.4	TOTAL BUILDING AREA		Unlimited (UL)	Max.	2,393 SF	3,352 SF	

6 - FIRE RESISTANCE RATING REQUIREMENTS

6.1	PRIMARY STRUCTURAL FRAME	Table 601	0 HR	Min.	0 HR	0 HR	
6.2	BEARING WALLS - EXTERIOR	Table 601	0 HR*	Min.	0 HR	0 HR*	*1 HR WHERE FSD <5'
6.3	BEARING WALLS - INTERIOR	Table 601	0 HR	Min.	0 HR	0 HR	
6.4	NON-BEARING WALLS - EXTERIOR	Table 601	Varies - See below		0 HR	Varies - See below	
6.41	WHERE FIRE SEPARATION DISTANCE (FSD) < 5'	Table 602 Exception 1	1 HR	Min.	0 HR	1 HR	
6.42	WHERE FSD >= 5'	Table 602	0 HR		0 HR	0 HR	
6.5	NON-BEARING WALLS - INTERIOR	Table 601	0 HR		0 HR	0 HR	
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601 and 510.4	0 HR	Min.	0 HR	0 HR	
6.7	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	0 HR	Min.	0 HR	0 HR	

7 - FIRE AND SMOKE PROTECTION FEATURES

7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED						
7.11	WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	Table 705.8	Not Permitted	Max.		N/A	
7.12	WHERE 3' <= FSD < 5'	Table 705.8, footnote 'd'	25% UNPROTECTED OR PROTECTED OPENINGS IN R-3 OCCUPANCY	Max.		<25% - See Elevations	
7.13	WHERE 5' <= FSD < 30'	Table 705.8, footnote 'f'	NO LIMIT FOR R-3 OCCUPANCY	Max.		See Elevations	
7.18	WHERE FSD >= 30'	Table 705.8	No Limit			See Elevations	
7.19	PARAPETS	705.11 Exception 5	NOT REQUIRED		NOT PROVIDED	NOT PROVIDED	Non-combustible roof deck and gypsum board required at underside of sheating for min. 4"

9 - FIRE PROTECTION SYSTEMS

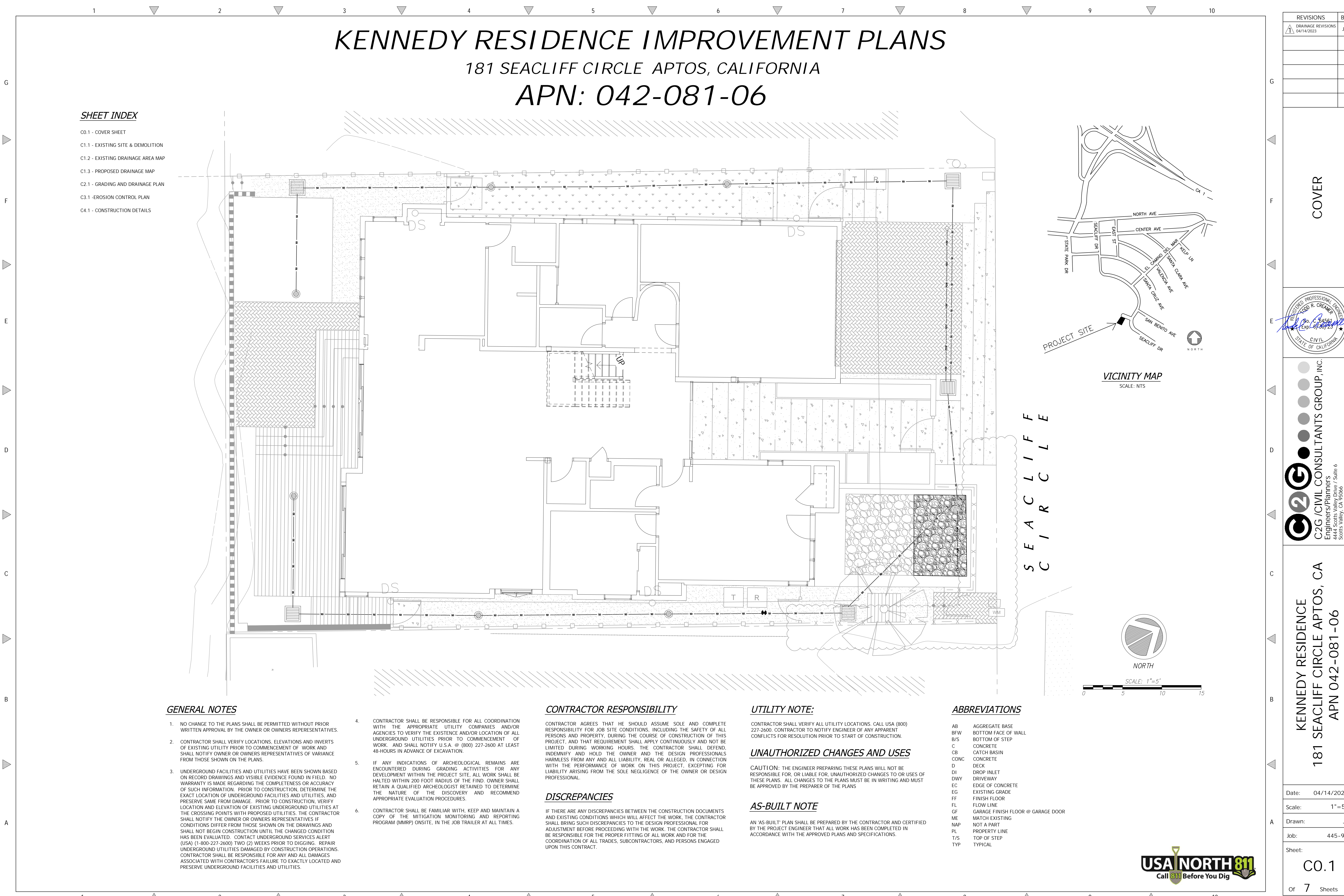
9.1	AUTOMATIC FIRE SPRINKLER	903.3.1.2, NFPA 13R	Not Required for Buildings 3 Stories or Less		None Existing	None Proposed	
9.4	FIRE ALARM AND DETECTION SYSTEM	907 and NFPA 72	Not Required for Existing Structure				Smoke Alarms are installed in each room and hallway outside bedrooms

10 - MEANS OF EGRESS & OCCUPANT LOAD

10.11	STAIRWAY WIDTH	1005.3.1 & 1011.2	36"	Min.		36" Stairs Provided	The greater of 0.3"/Occupant x 5 Occupants = 1.5" per 1005.3.1 and 36" per 1011.12 for less than 50 occupants
10.21	NUMBER OF EXITS	1006.2	1	Min.	1	1	Single exit permitted in R-3 occupancies per Section 1006.3.3
10.4	EMERGENCY ESCAPE AND RESCUE	1030.1	Required in Sleeping Rooms per Exception 1			Provided in Sleeping Rooms	

11A - HOUSING ACCESSIBILITY

11.1	BATHING AND TOILET FACILITIES	11A	Not Required	Min.		N/A	Not required in Single-Family Residence
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SHEET INDEX	
C0.1 - COVER SHEET	
C1.1 - EXISTING SITE & DEMOLITION	
C1.2 - EXISTING DRAINAGE AREA MAP	
C1.3 - PROPOSED DRAINAGE MAP	
C2.1 - GRADING AND DRAINAGE PLAN	
C3.1 - EROSION CONTROL PLAN	
C4.1 - CONSTRUCTION DETAILS	

GENERAL NOTES

- NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES.
- CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
- UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WEEKS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
- IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.
- CONTRACTOR SHALL BE FAMILIAR WITH, KEEP AND MAINTAIN A COPY OF THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) ONSITE, IN THE JOB TRAILER AT ALL TIMES.

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY NOTE:

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CALL USA (800) 227-2600. CONTRACTOR TO NOTIFY ENGINEER OF ANY APPARENT CONFLICTS FOR RESOLUTION PRIOR TO START OF CONSTRUCTION.

UNAUTHORIZED CHANGES AND USES

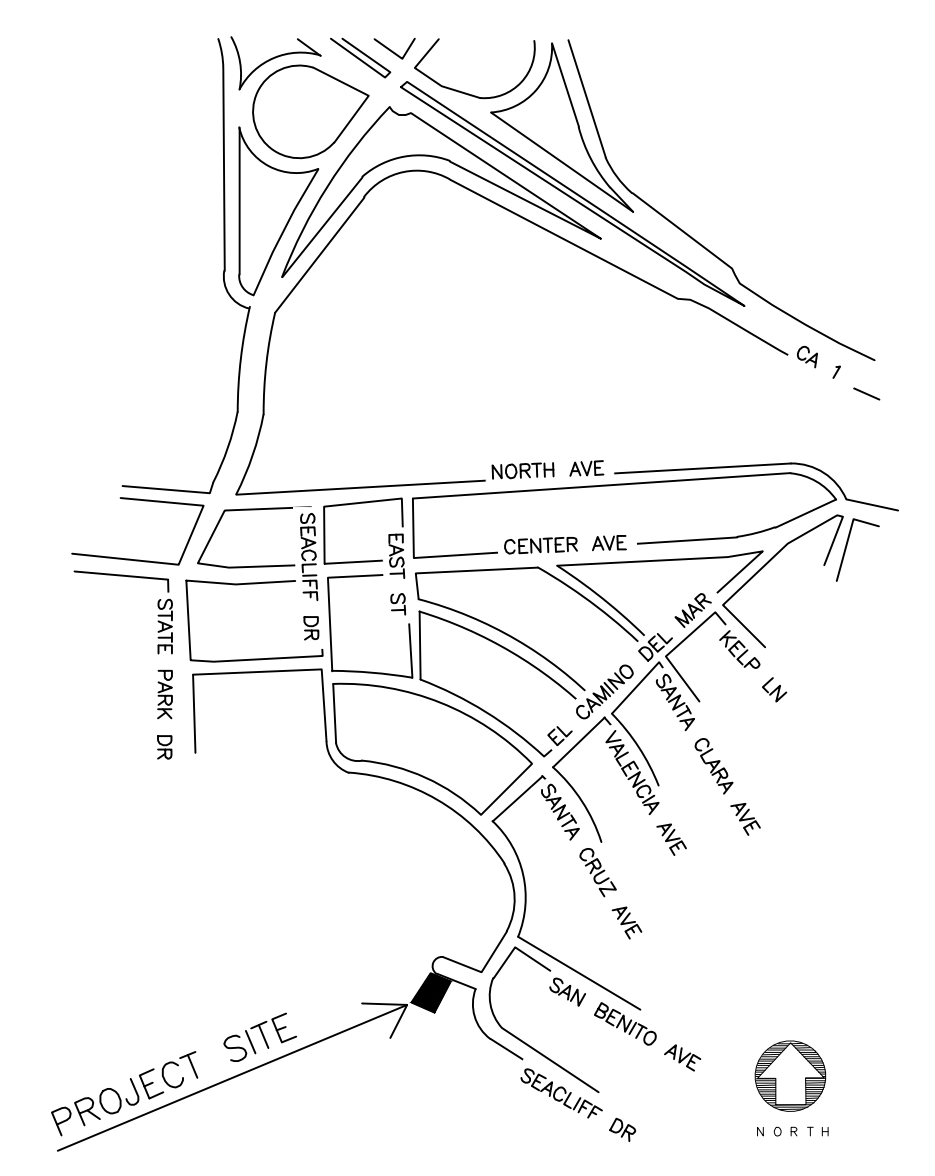
CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS

AS-BUILT NOTE

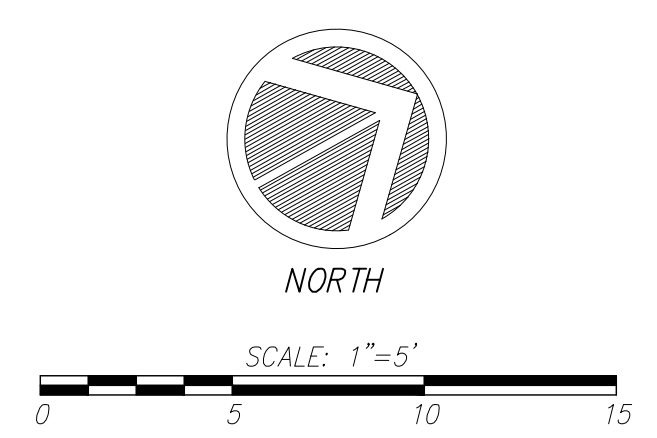
AN 'AS-BUILT' PLAN SHALL BE PREPARED BY THE CONTRACTOR AND CERTIFIED BY THE PROJECT ENGINEER THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

ABBREVIATIONS

AB	AGGREGATE BASE
BFW	BOTTOM FACE OF WALL
B/S	BOTTOM OF STEP
C	CONCRETE
CB	CATCH BASIN
CONC	CONCRETE
D	DECK
DI	DROP INLET
DWV	DRIVEWAY
EC	EDGE OF CONCRETE
EG	EXISTING GRADE
FF	FINISH FLOOR
FL	FLOW LINE
GF	GARAGE FINISH FLOOR @ GARAGE DOOR
ME	MATCH EXISTING
NAP	NOT A PART
PL	PROPERTY LINE
T/S	TOP OF STEP
TYP	TYPICAL



VICINITY MAP
SCALE: NTS



REVISIONS	BY
DRAINAGE REVISIONS 04/14/2023	JB

COVER

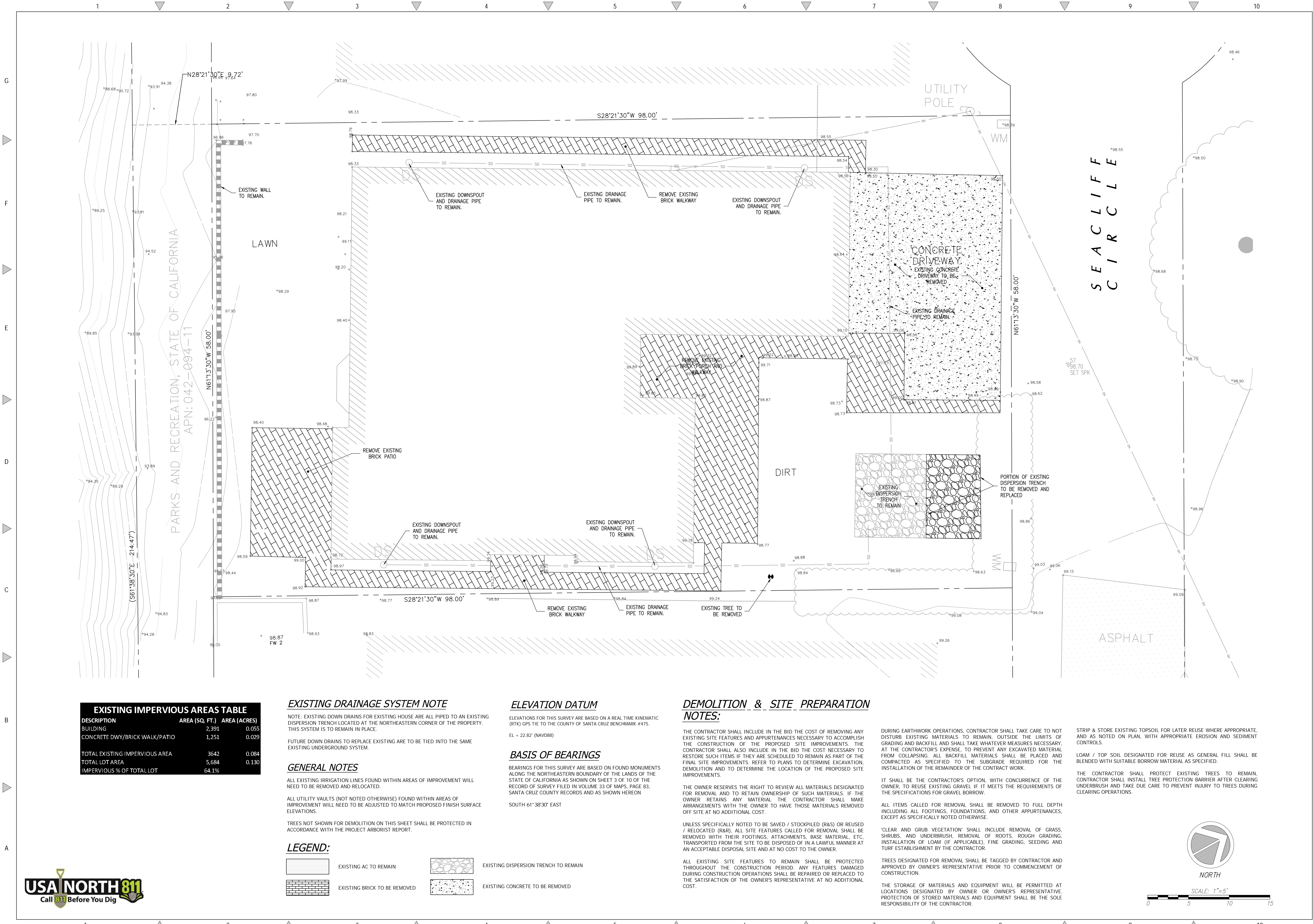
C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4400 Valley Blvd., Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420
By: JannaBunbury

KENNEDY RESIDENCE
181 SEACLIFF CIRCLE APTOS, CA
APN 042-081-06

Date: 04/14/2023
Scale: 1"=5'
Drawn: JB
Job: 445-98
Sheet: C0.1
Of 7 Sheets

USA NORTH 811
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54



EXISTING IMPERVIOUS AREAS TABLE		
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
BUILDING	2,391	0.055
CONCRETE DWV/BRICK WALK/PATIO	1,251	0.029
TOTAL EXISTING IMPERVIOUS AREA	3642	0.084
TOTAL LOT AREA	5,684	0.130
IMPERVIOUS % OF TOTAL LOT	64.1%	

EXISTING DRAINAGE SYSTEM NOTE

NOTE: EXISTING DOWN DRAINS FOR EXISTING HOUSE ARE ALL PIPED TO AN EXISTING DISPERSION TRENCH LOCATED AT THE NORTHEASTERN CORNER OF THE PROPERTY. THIS SYSTEM IS TO REMAIN IN PLACE.

FUTURE DOWN DRAINS TO REPLACE EXISTING ARE TO BE TIED INTO THE SAME EXISTING UNDERGROUND SYSTEM.

GENERAL NOTES

ALL EXISTING IRRIGATION LINES FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE REMOVED AND RELOCATED.

ALL UTILITY VAULTS (NOT NOTED OTHERWISE) FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE ADJUSTED TO MATCH PROPOSED FINISH SURFACE ELEVATIONS.

TREES NOT SHOWN FOR DEMOLITION ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE PROJECT ARBORIST REPORT.

LEGEND:

	EXISTING AC TO REMAIN		EXISTING DISPERSION TRENCH TO REMAIN
	EXISTING BRICK TO BE REMOVED		EXISTING CONCRETE TO BE REMOVED

ELEVATION DATUM

ELEVATIONS FOR THIS SURVEY ARE BASED ON A REAL TIME KINEMATIC (RTK) GPS TIE TO THE COUNTY OF SANTA CRUZ BENCHMARK #475.

EL = 22.82' (NAVD88)

BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON FOUND MONUMENTS ALONG THE NORTHEASTERN BOUNDARY OF THE LANDS OF THE STATE OF CALIFORNIA AS SHOWN ON SHEET 3 OF 10 OF THE RECORD OF SURVEY FILED IN VOLUME 33 OF MAPS, PAGE 83, SANTA CRUZ COUNTY RECORDS AND AS SHOWN HEREON

SOUTH 61° 38' 30" EAST

DEMOLITION & SITE PREPARATION NOTES:

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.

THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.

UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC, TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.

ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF GRADING AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.

ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH; REMOVAL OF ROOTS; ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE); FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.

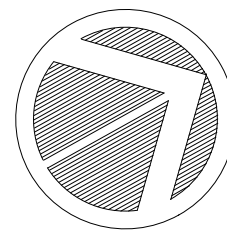
TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN. CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.



SCALE: 1"=5'



REVISIONS	BY
DRAINAGE REVISIONS	JB
04/14/2023	

EXISTING CONDITIONS AND DEMO PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREMER
No. C 64561
Exp. 07/31/23
CIVIL
STATE OF CALIFORNIA

C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
44000 Highway 101 / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

KENNEDY RESIDENCE
181 SEACLIFF CIRCLE APTOS, CA
APN 042-081-06

Date: 04/14/2023

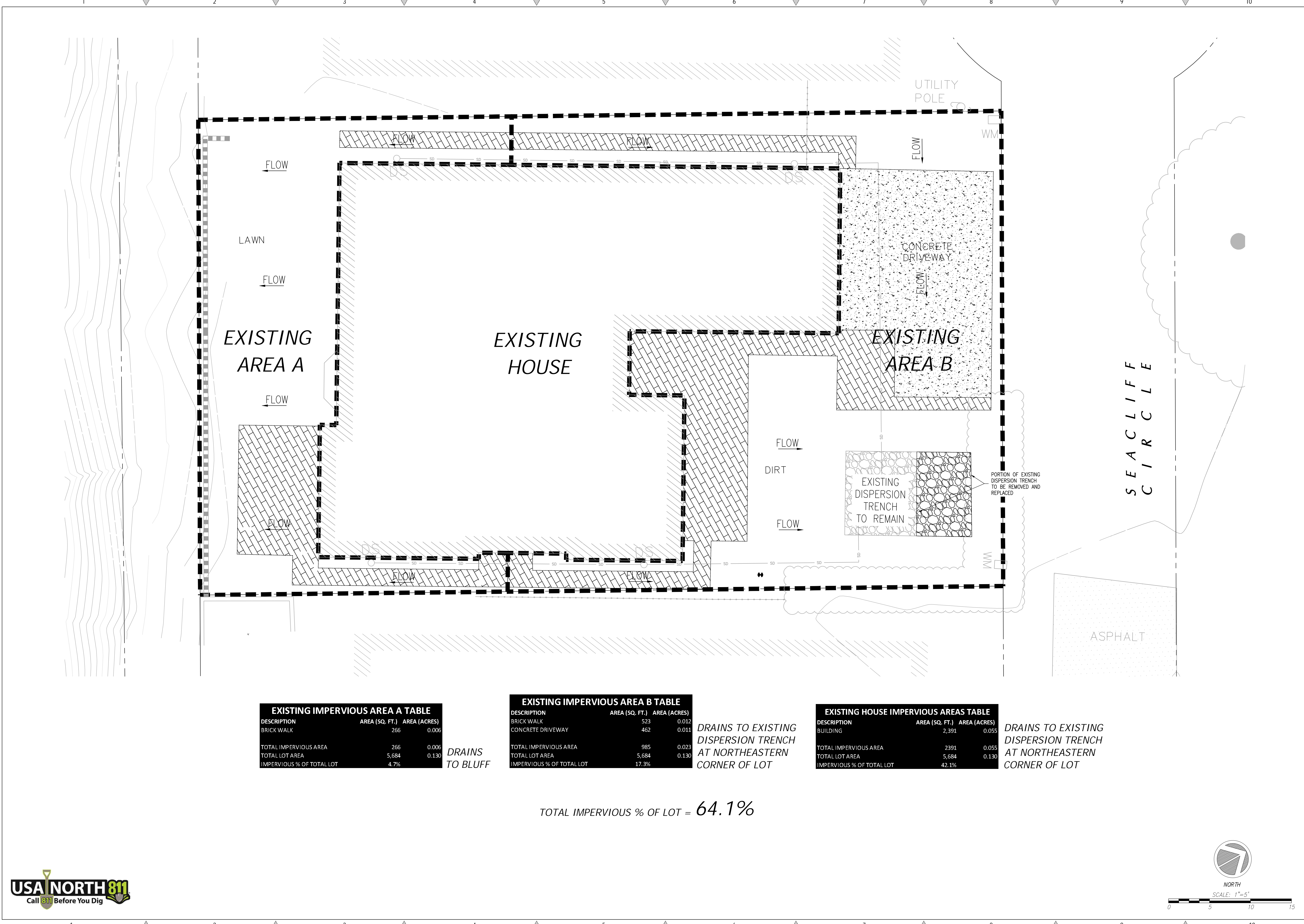
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Job: 445-98

Sheet: C1.1

Of 7 Sheets



EXISTING IMPERVIOUS AREA A TABLE		
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
BRICK WALK	266	0.006
TOTAL IMPERVIOUS AREA	266	0.006
TOTAL LOT AREA	5,684	0.130
IMPERVIOUS % OF TOTAL LOT	4.7%	

DRAINS TO BLUFF

EXISTING IMPERVIOUS AREA B TABLE		
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
BRICK WALK	523	0.012
CONCRETE DRIVEWAY	462	0.011
TOTAL IMPERVIOUS AREA	985	0.023
TOTAL LOT AREA	5,684	0.130
IMPERVIOUS % OF TOTAL LOT	17.3%	

DRAINS TO EXISTING DISPERSION TRENCH AT NORTHEASTERN CORNER OF LOT

EXISTING HOUSE IMPERVIOUS AREAS TABLE		
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
BUILDING	2,391	0.055
TOTAL IMPERVIOUS AREA	2,391	0.055
TOTAL LOT AREA	5,684	0.130
IMPERVIOUS % OF TOTAL LOT	42.1%	

DRAINS TO EXISTING DISPERSION TRENCH AT NORTHEASTERN CORNER OF LOT

TOTAL IMPERVIOUS % OF LOT = 64.1%

REVISIONS

BY

DRAINAGE REVISIONS

04/14/2023

JB

EXISTING DRAINAGE AREA MAP

REGISTERED PROFESSIONAL ENGINEER

TUD R. CREAGER

No. C 64561

Exp. 07/31/23

CIVIL

STATE OF CALIFORNIA

C2G CIVIL CONSULTANTS GROUP, INC.

Engineers/Planners

4440 Scotts Valley Road, Suite 6

Scotts Valley, CA 95066

T (831) 438-4420 F (831) 438-4420

By: James G. Wang

KENNEDY RESIDENCE

181 SEACLIFF CIRCLE APTOS, CA

APN 042-081-06

Date: 04/14/2023

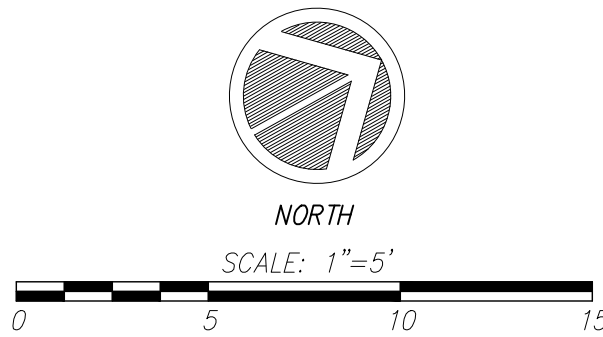
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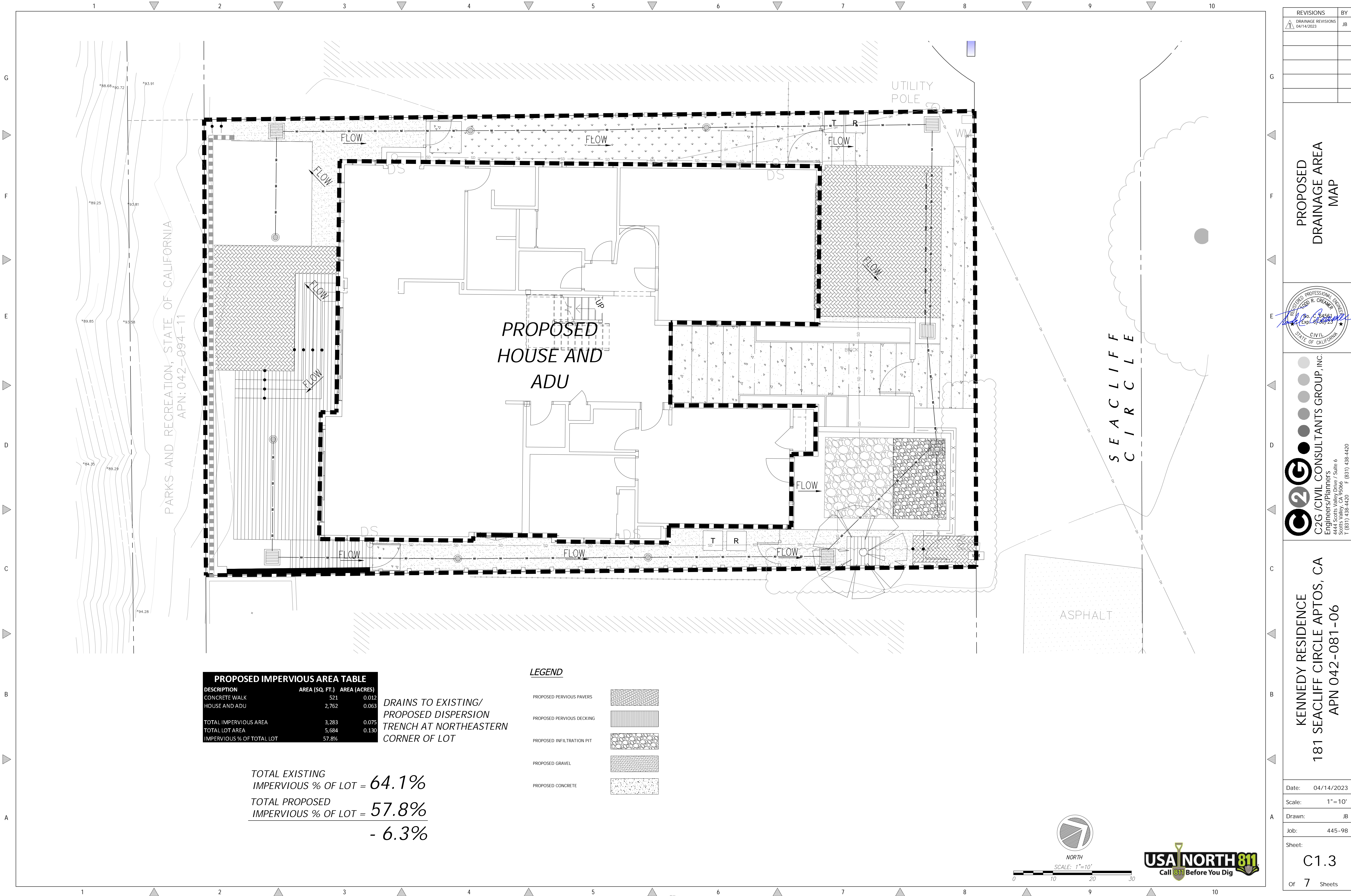
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Job: 445-98

Sheet: C1.2

Of 7 Sheets





PROPOSED IMPERVIOUS AREA TABLE		
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
CONCRETE WALK	521	0.012
HOUSE AND ADU	2,762	0.063
TOTAL IMPERVIOUS AREA	3,283	0.075
TOTAL LOT AREA	5,684	0.130
IMPERVIOUS % OF TOTAL LOT	57.8%	

TOTAL EXISTING
IMPERVIOUS % OF LOT = 64.1%

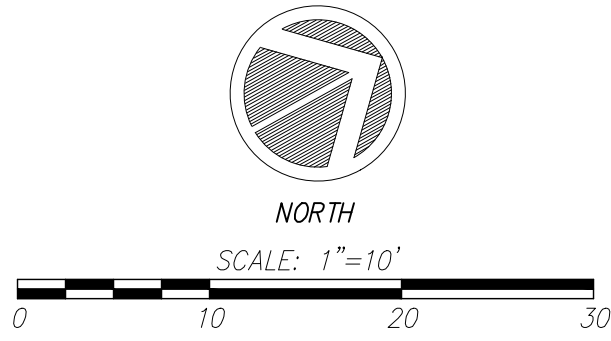
TOTAL PROPOSED
IMPERVIOUS % OF LOT = 57.8%

- 6.3%

LEGEND

- PROPOSED PERVIOUS PAVERS
- PROPOSED PERVIOUS DECKING
- PROPOSED INFILTRATION PIT
- PROPOSED GRAVEL
- PROPOSED CONCRETE

DRAINS TO EXISTING/
PROPOSED DISPERSION
TRENCH AT NORTHEASTERN
CORNER OF LOT



REVISIONS

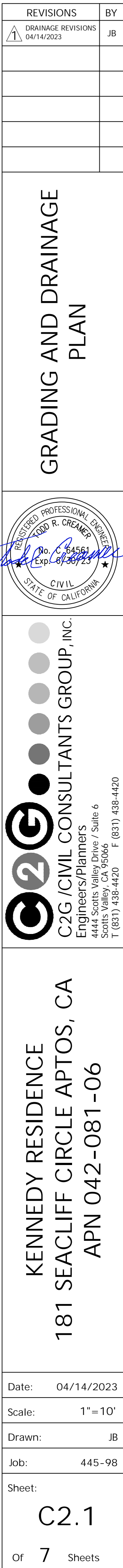
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1 DRAINAGE REVISIONS	JB
04/14/2023	

PROPOSED
DRAINAGE AREA
MAP

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Engineers/Planners
44400 Highway 1
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420
Leaf Printed: Fri Apr 14, 2023 10:00am By: jamm@ushug

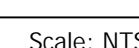
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APN 042-081-06

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C1.3
Of 7 Sheets





2 FIBER ROLLS



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HYDRA

DESCRIPTION: Paver **TEXTURE:** Smooth

PALLET OVERVIEW



- LEED® Projects.

- Reduces stormwater runoff to municipal sewers.
- Eliminates the need for retention basins and optimizes the use of land.

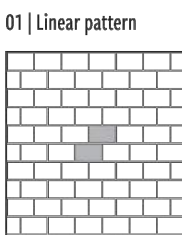
CHARACTERISTICS

- 6000 to 8000 sq. ft can be installed per day with mechanical installation and a team of 5 persons

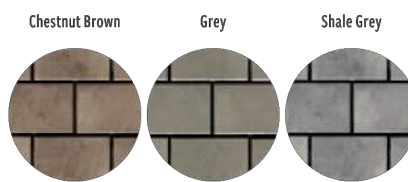
NOTES

See page 33 and 101 for more technical information.
See page 30 for more information about applications.

JOINT WIDTH: 1/2" (13 mm)
% OF SURFACE OPENING: 8.3
INFILTRATION RATE: 605 in./hr
 (15 345 mm/hr)



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



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TREX DECKING



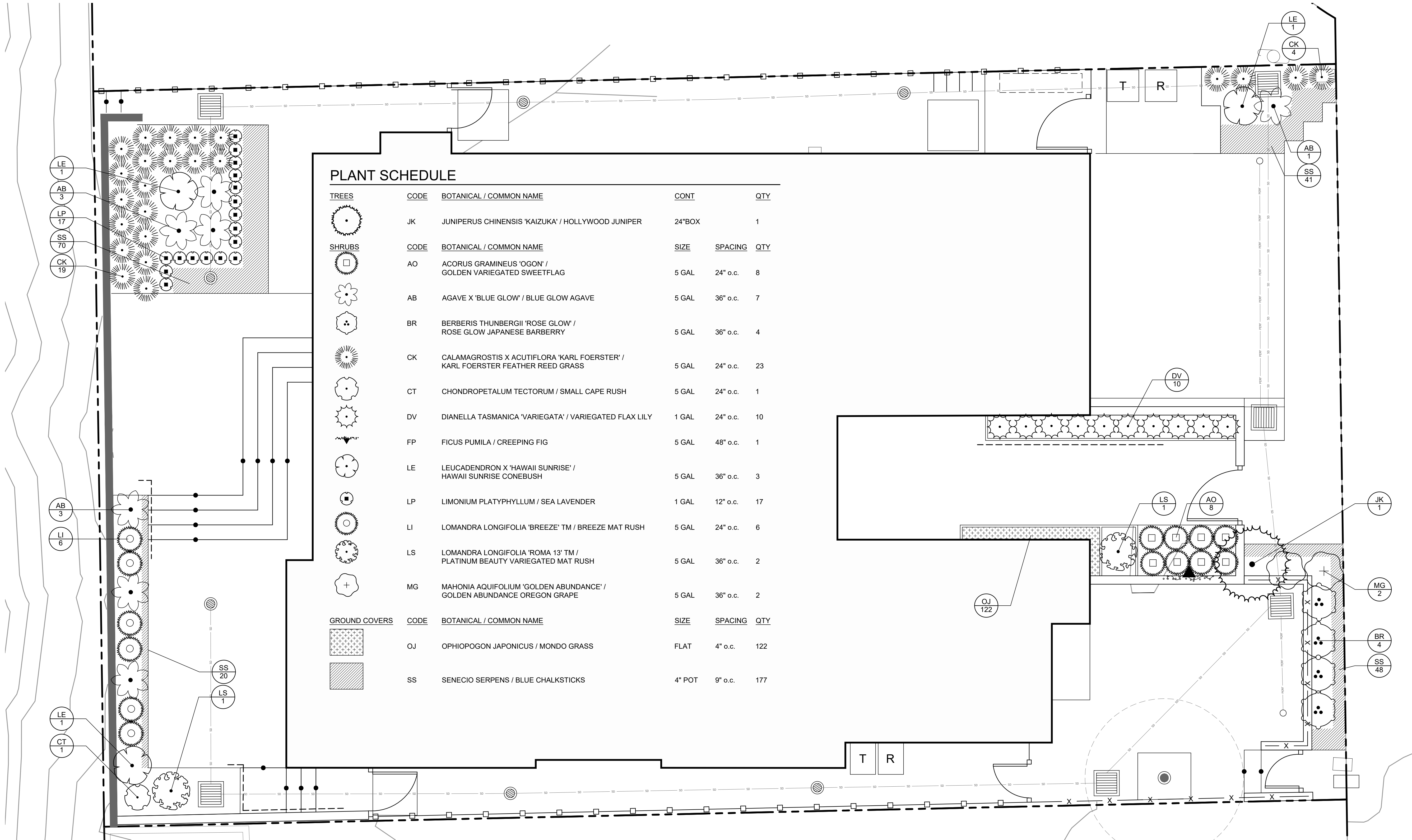
KENNEDY RESIDENCE
181 SEACLIFF DRIVE

REVISIONS		
NO.	DATE	PURPOSE


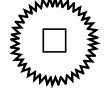
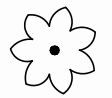


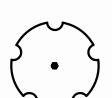
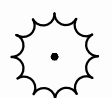


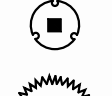




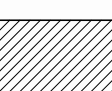
JOB • 210034.00

SHEET

L-1.1



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	JK	JUNIPERUS CHINENSIS 'KAIZUKA' / HOLLYWOOD JUNIPER	24"BOX	1	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	AO	ACORUS GRAMINEUS 'OGON' / GOLDEN VARIEGATED SWEETFLAG	5 GAL	24" o.c.	8
	AB	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL	36" o.c.	7
	BR	BERBERIS THUNBERGII 'ROSE GLOW' / ROSE GLOW JAPANESE BARBERRY	5 GAL	36" o.c.	4
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL	24" o.c.	23
	CT	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	5 GAL	24" o.c.	1
	DV	DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY	1 GAL	24" o.c.	10
	FP	FICUS PUMILA / CREEPING FIG	5 GAL	48" o.c.	1
	LE	LEUCADENDRON X 'HAWAII SUNRISE' / HAWAII SUNRISE CONEBUSH	5 GAL	36" o.c.	3
	LP	LIMONIUM PLATYPHYLLUM / SEA LAVENDER	1 GAL	12" o.c.	17
	LI	LOMANDRA LONGIFOLIA 'BREEZE' TM / BREEZE MAT RUSH	5 GAL	24" o.c.	6
	LS	LOMANDRA LONGIFOLIA 'ROMA 13' TM / PLATINUM BEAUTY VARIEGATED MAT RUSH	5 GAL	36" o.c.	2
	MG	MAHONIA AQUIFOLIUM 'GOLDEN ABUNDANCE' / GOLDEN ABUNDANCE OREGON GRAPE	5 GAL	36" o.c.	2
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	OJ	OPHIOPOGON JAPONICUS / MONDO GRASS	FLAT	4" o.c.	122
	SS	SENECIO SERPENS / BLUE CHALKSTICKS	4" POT	9" o.c.	177

PLANTING NOTES

- PLANT COUNTS SHOWN ARE FOR BIDDING REFERENCE ONLY. CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULFILL DESIGN INTENT AS SHOWN. ADDITIONALLY, IF A GROUNDCOVER SYMBOL OR PATTERN IS SHOWN STOPPING AT THE EDGE OF A TREE OR SHRUB CANOPY SYMBOL, THE INTENT IS THAT THE GROUNDCOVER CONTINUE UNDERNEATH THE CANOPY SYMBOL(S) TO PROVIDE AN EVENLY COVERED GROUND PLANE.
- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM THE TIME OF DELIVERY TO THE TIME OF PROJECT ACCEPTANCE. THE OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT, OR SEVERE WEATHER.
- CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN IS NOT ALTERED SIGNIFICANTLY. CONTRACTOR SHALL SET OUT PLANT MATERIAL IN THEIR CONTAINERS AS SHOWN AND RECEIVE ACCEPTANCE FROM PROJECT MANAGER WITH RESPECT TO PLANT HEALTH/APPEARANCE AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE A MINIMUM OF 2 WORKING DAY NOTICE FOR INSPECTION/OBSERVATION AND SHALL HAVE ALL MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME.
- ALL NON-TURF PLANTING AREAS SHALL RECEIVE A PRE-EMERGENT HERBICIDE TREATMENT AND A 3" LAYER OF MAHOGANY COLOR PRO CHIP MULCH TOP DRESS (1-3" PIECES-SUBMIT SAMPLES)
- ALL PLANTING AREAS SHALL BE MAINTAINED IN A WEED FREE CONDITION UNTIL PROJECT ACCEPTANCE.
- PLANTS CAN BE INSPECTED AND REJECTED UPON DELIVERY.

WELO NOTES

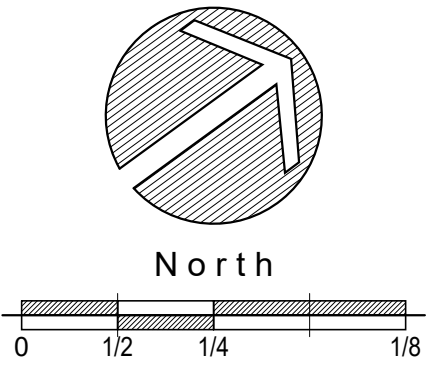
- A HORTICULTURAL SOIL ANALYST TEST SHALL BE CONDUCTED AT A MINIMUM OF (3) LOCATIONS THROUGHOUT THE PROJECT SITE, IN ADDITION TO AN ANALYSIS OF ANY TOP SOIL IMPORTED TO PROJECT PLANTING AREAS. CONTRACTOR TO FOLLOW AMENDMENT RECOMMENDATIONS FROM A QUALIFIED SOILS LABORATORY BASED ON TEST RESULTS.
- SOIL AMENDMENT AND COMPOST TO BE ADDED TO PLANTING AREAS AT A RATE OF 4 CUBIC YARDS PER 1,000 SF. INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- A MINIMUM (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS. REFER TO PLANTING PLAN FOR MULCH SPECIFICATION.
- A LANDSCAPE IRRIGATION AUDIT SHALL BE CONDUCTED BY EITHER A LOCAL AGENCY LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY LANDSCAPE IRRIGATION AUDITOR.
- LANDSCAPE CONTRACT TO INSTALL THIS IRRIGATION SYSTEM PER PLAN AND PER ALL REQUIREMENTS OF THE CITY OF WATSONVILLE WATER EFFICIENT LANDSCAPE ORDINANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

X _____

PLANT ALTERNATIVES

- CUPHEA MICROPETALA
- JUNIPERUS NANA COMMUNIS
- CORDYLINE SPP.
- DRACAENA TRIFASCIATA
- SEDUM SPP.
- FESTUCA 'ELIJAH BLUE'
- STIPA ARUNDINACEA
- HELIOTRICHON SEMPERVIRENS



SSA

LANDSCAPE ARCHITECTS

303 potrero street, suite 40-c
santa cruz, ca 95060
p: 831.459.0455
f: 831-459-0484

www.ssala.com
crla no. 2805

LICENSED LANDSCAPE ARCHITECT

STEVEN ROBERT SUTHERLAND

No. 2805

Exp. 1-31-24

STATE OF CALIFORNIA

PLANTING PLAN

KENNEDY RESIDENCE
181 SEACLIFF DRIVE
APTOS, CA

AGENCY APPROVAL

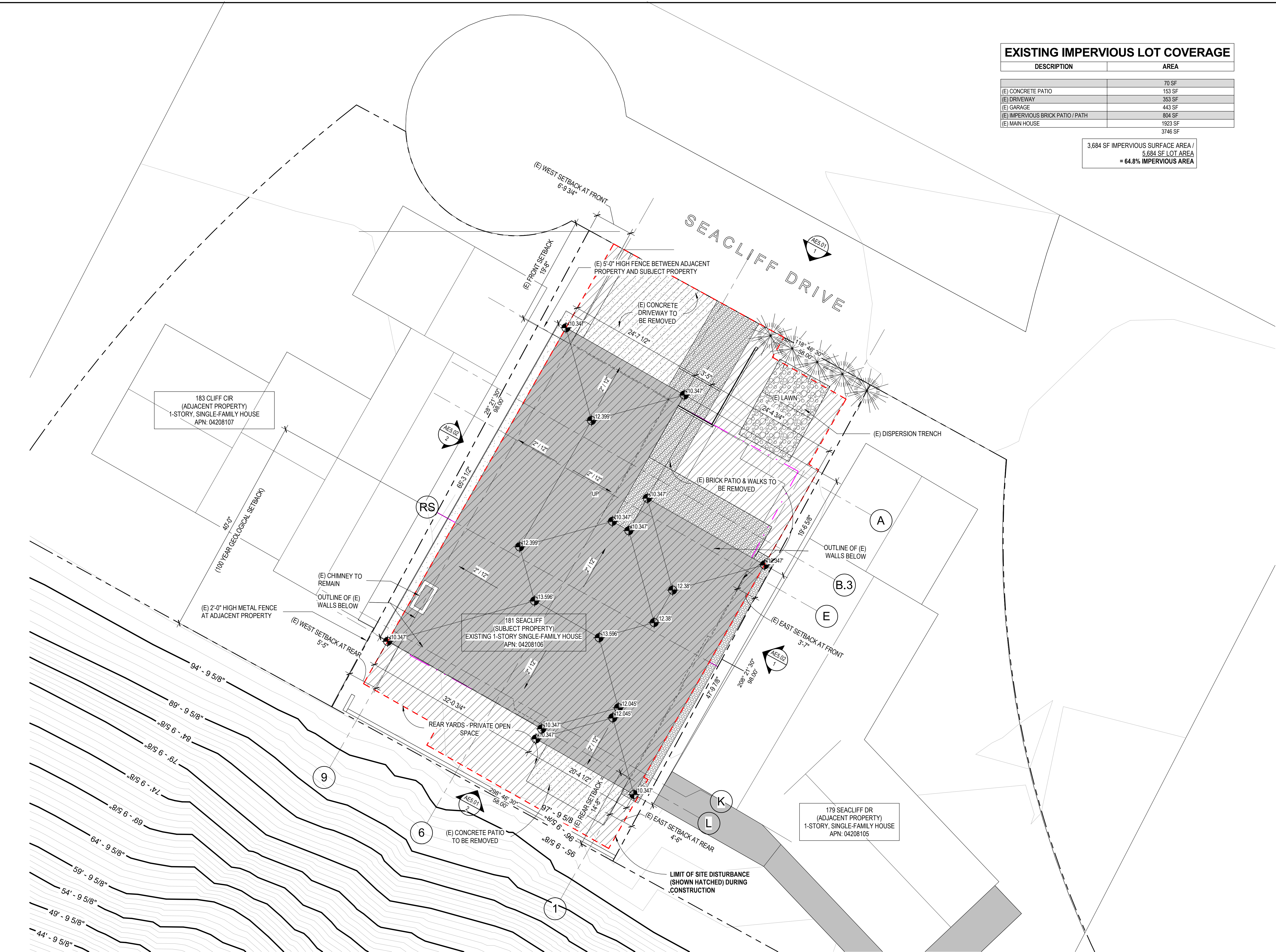
REVISIONS
NO. DATE PURPOSE

DRAWN BY * RT
CHECKED * AH
SCALE * 1/4" = 1'-0"
DATE * 02.25.22
JOB * 210034.00

PLANTING PLAN

SHEET

L-2.0



EXISTING IMPERVIOUS LOT COVERAGE	
DESCRIPTION	AREA
(E) CONCRETE PATIO	70 SF
(E) DRIVEWAY	153 SF
(E) GARAGE	353 SF
(E) IMPERVIOUS BRICK PATIO / PATH	443 SF
(E) MAIN HOUSE	804 SF
	1923 SF
	3746 SF

3,684 SF IMPERVIOUS SURFACE AREA /

5,684 SF LOT AREA

= 64.8% IMPERVIOUS AREA

km

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LICENSED ARCHITECT
LEONARD DAVIS MORRIS
C-24585
EXP. 3-31-25
STATE OF CALIFORNIA

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APTOS, CA 95003
BLOCK 01 / LOT 04 APN:
042-081-06
SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALCIA KENNEDY

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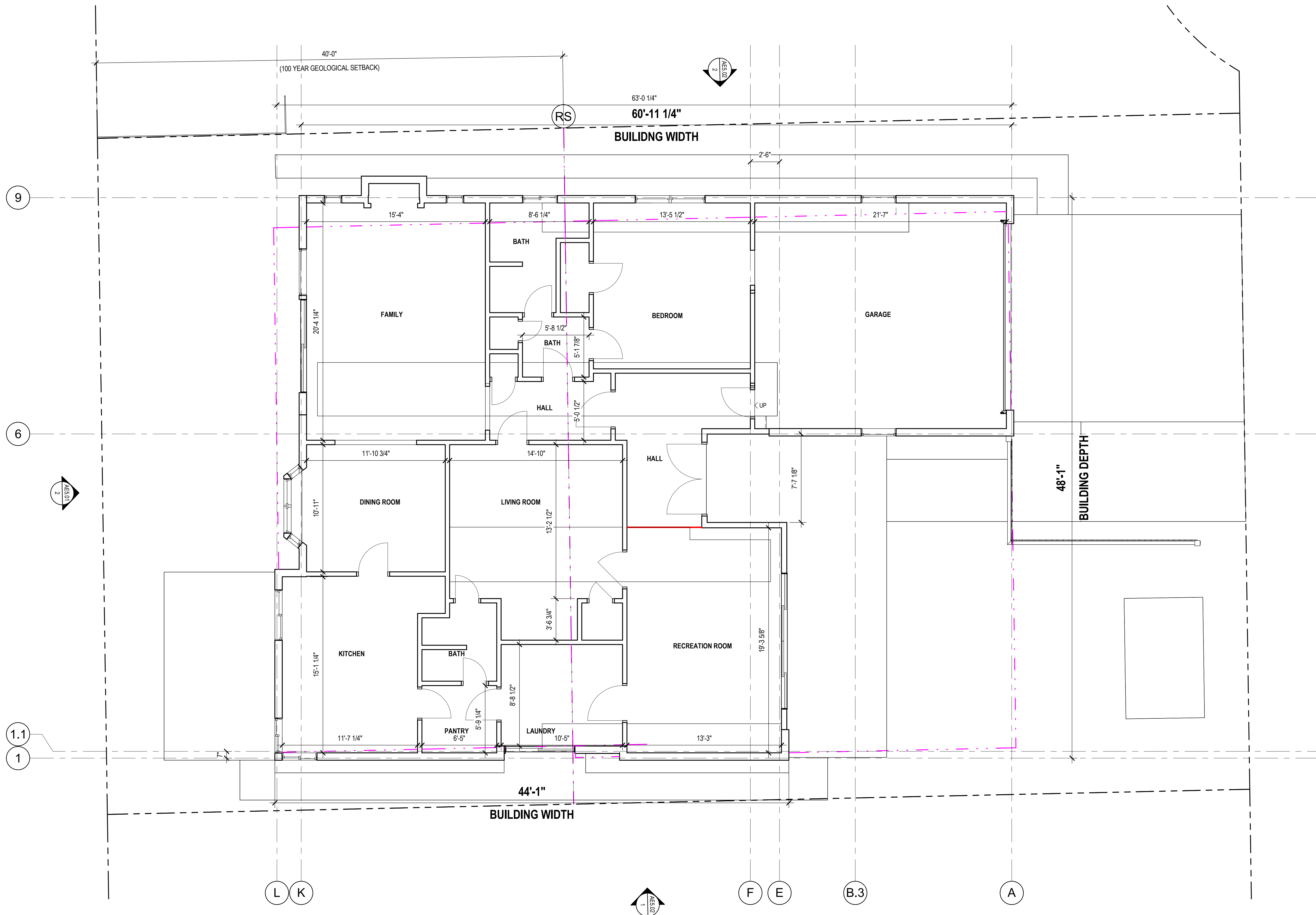
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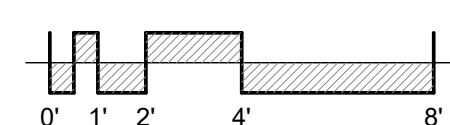
EXISTING SITE PLAN

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SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	2002

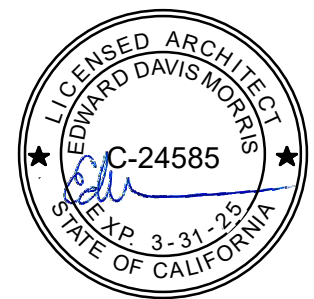
AE1.01



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



Revisions	



181 SEACLIFF DRIVE
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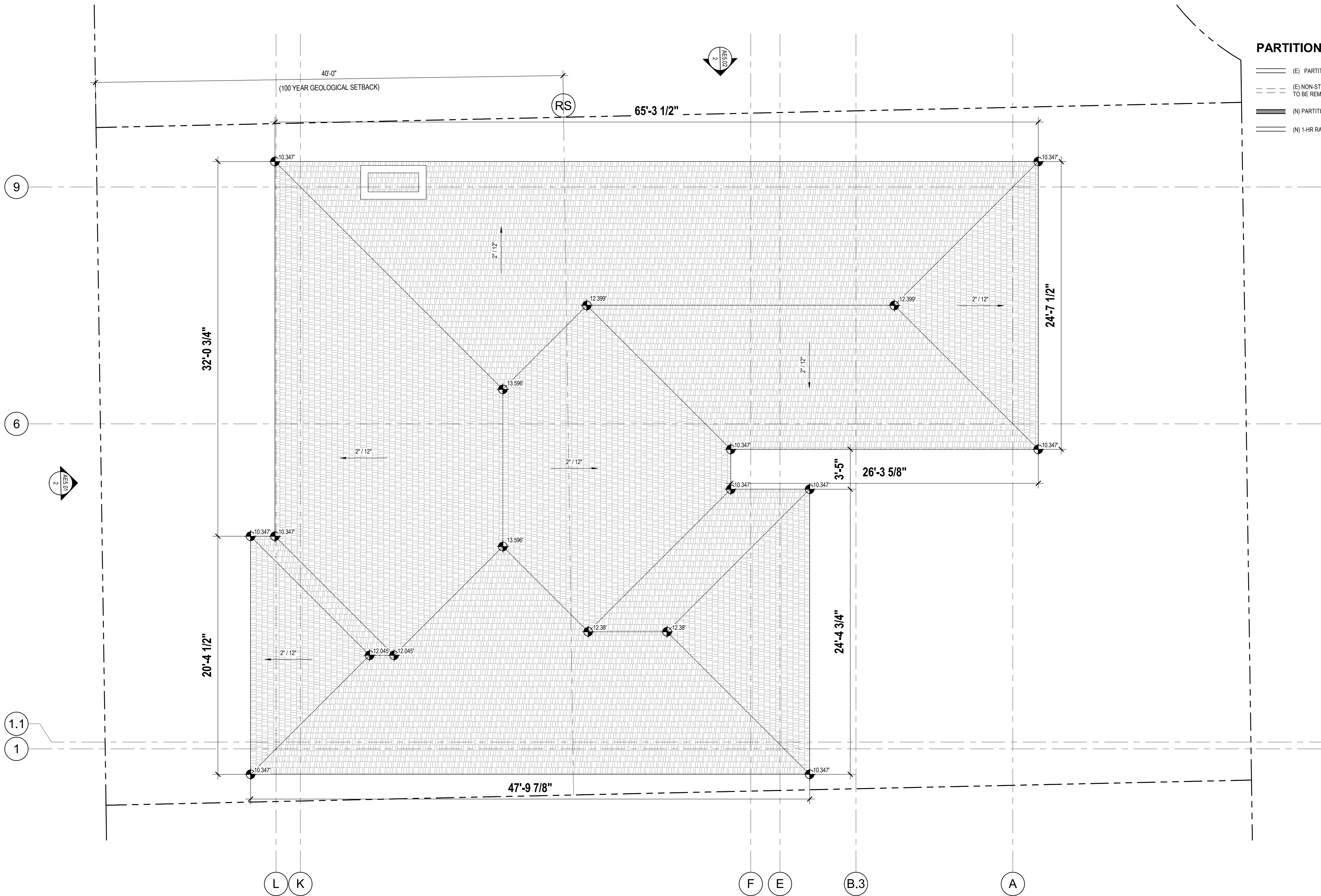
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EXISTING FLOOR PLANS

DATE	04/18/2023
SCALE	1/4" = 1'-0"
DRAWN BY	Author
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JOB NO.	2002



GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

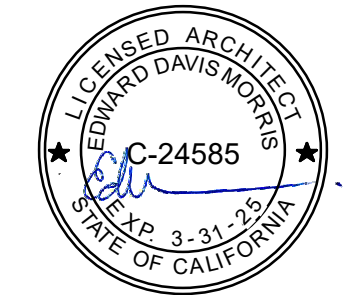
PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A7.00)
- (N) 1-HR RATED PARTITION (SEE SHEET A7.00)



Revisions

NO.	DESCRIPTION	DATE



181 SEACLIFF DRIVE

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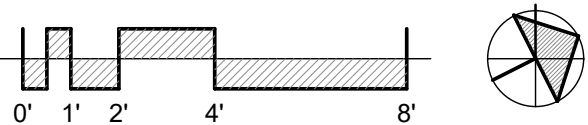
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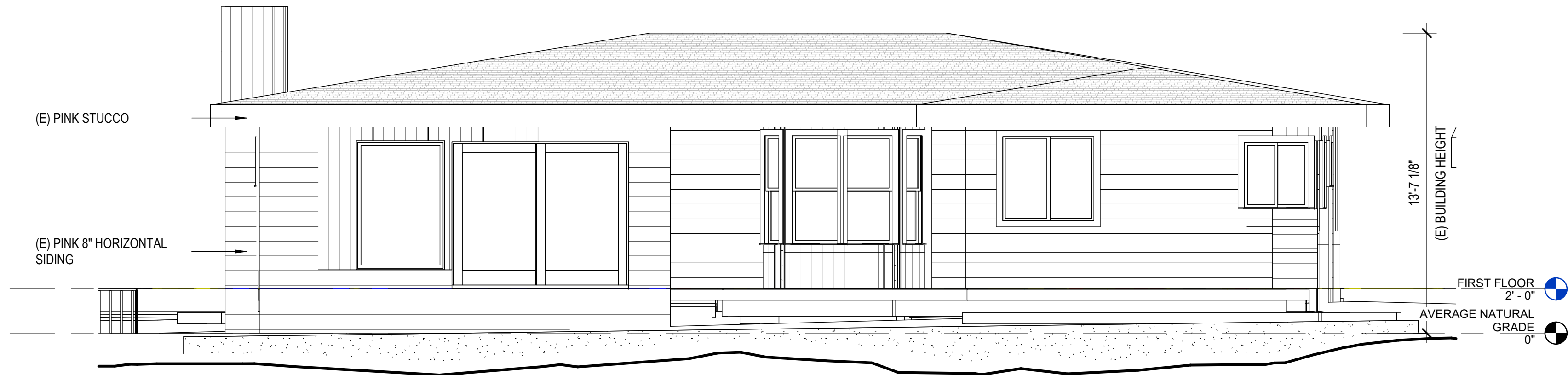
All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EXISTING ROOF PLAN

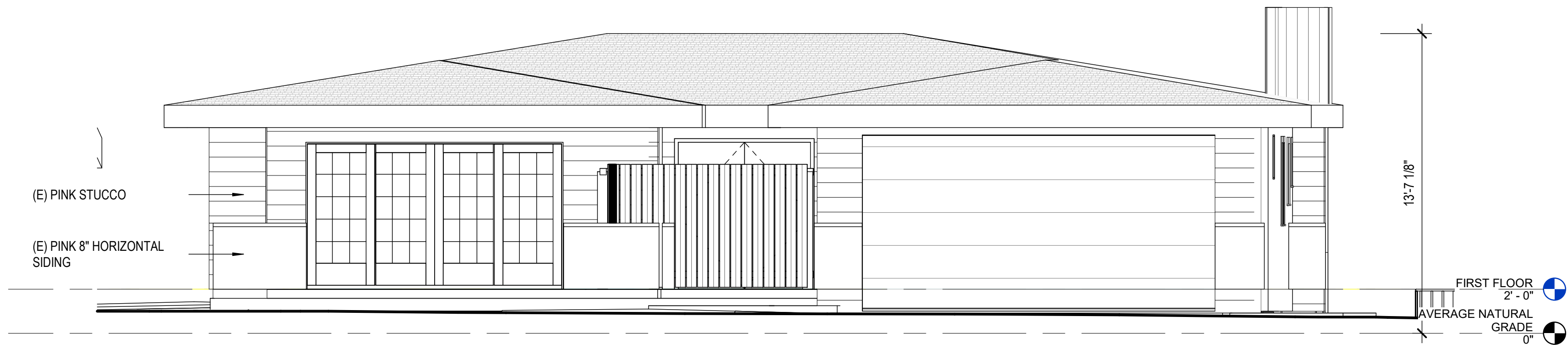
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DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	2002

AE2.02

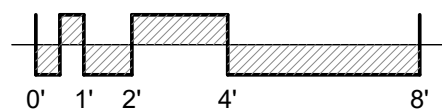




2 EXISTING ELEVATION - REAR / SOUTH WEST
1/4" = 1'-0"



1 EXISTING ELEVATION - FRONT / NORTH EAST
1/4" = 1'-0"



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181 SEACLIFF DRIVE

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EXISTING EXTERIOR ELEVATIONS

DATE 04/18/2023

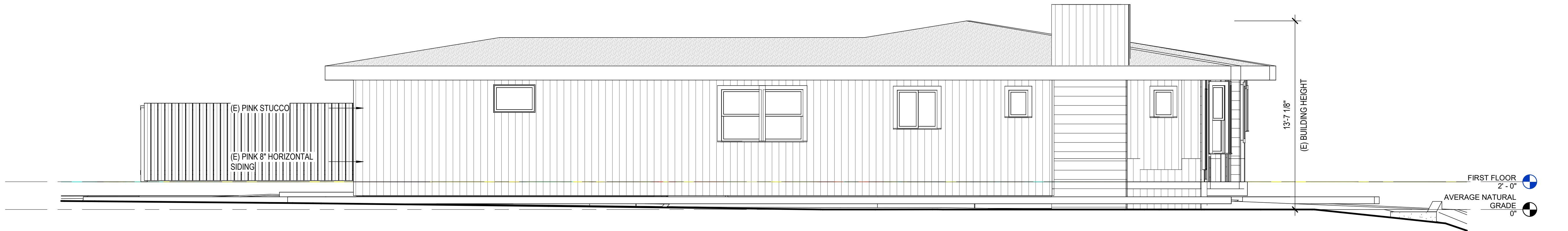
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DRAWN BY Author

CHECKED BY Checker

JOB NO. 2002

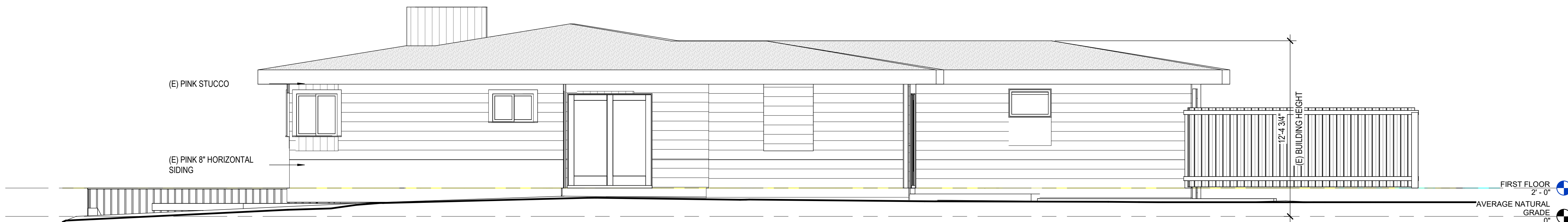
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2

EXISTING ELEVATION - NORTH WEST

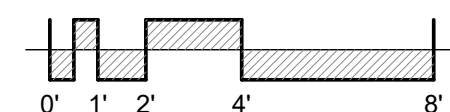
1/4" = 1'-0"



1

EXISTING ELEVATION - SOUTH EAST

1/4" = 1'-0"

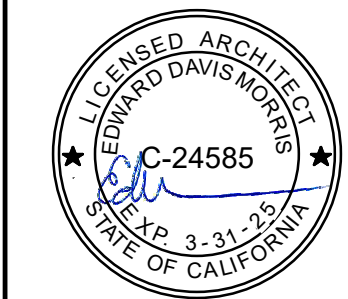


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ELEVATIONS

DATE 04/18/2023

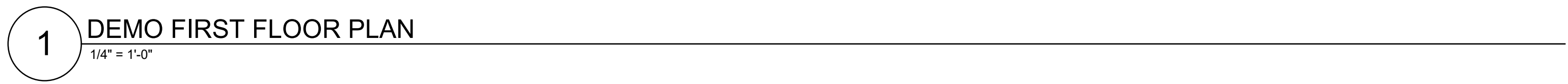
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DRAWN BY Author

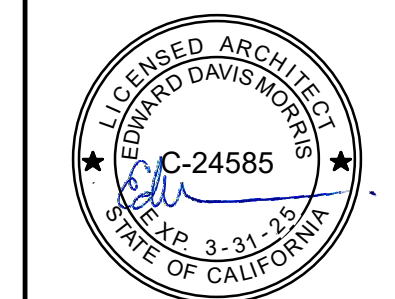
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JOB NO. 2002

AE5.02



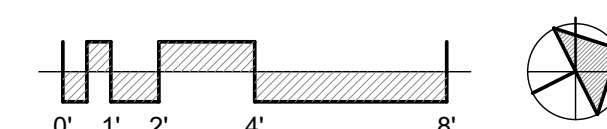
km
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morris
architects LLP
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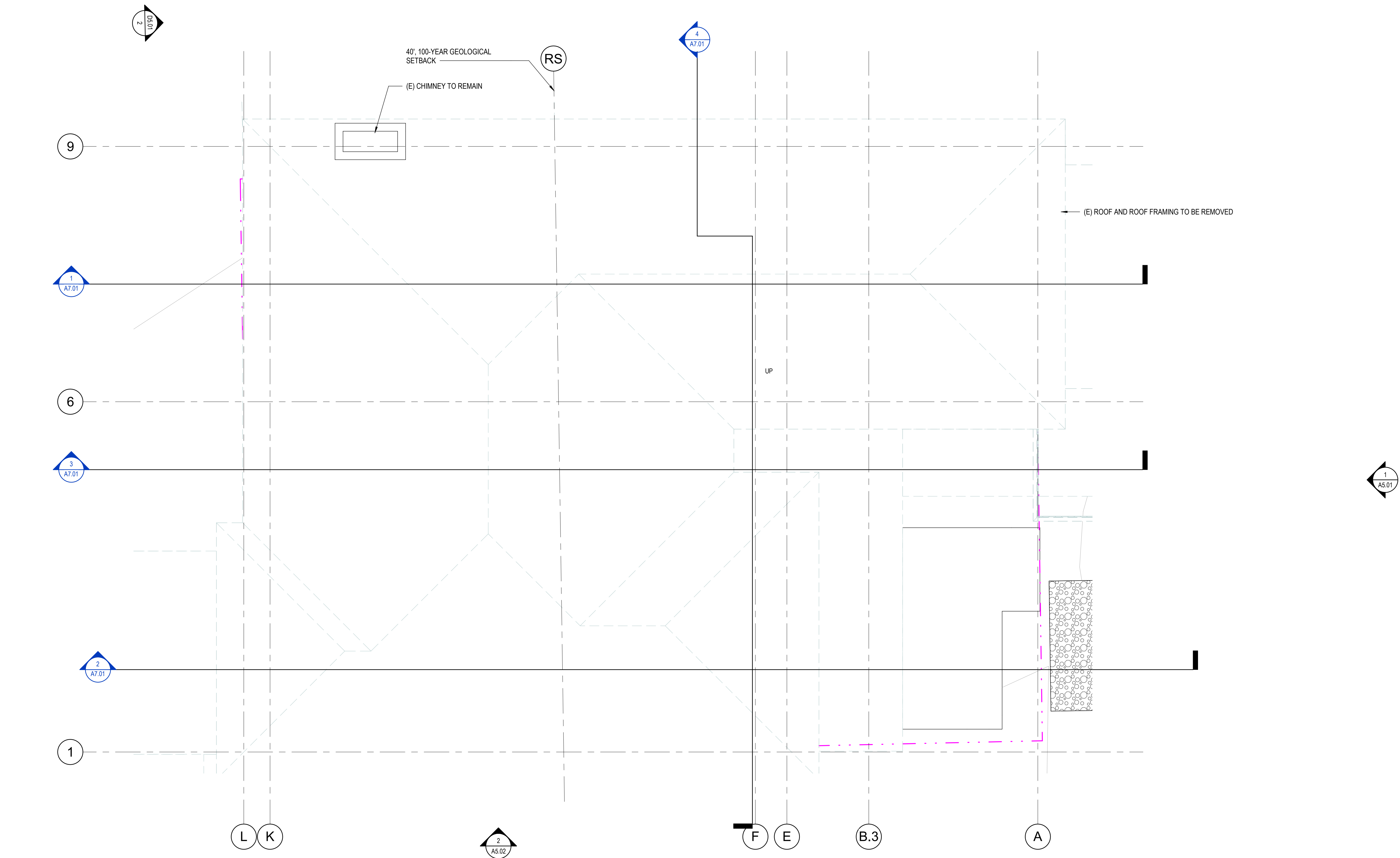
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DEMO FLOOR PLANS

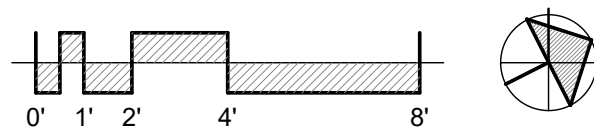
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SCALE	As indicated
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D2.01





1 DEMO ROOF PLAN
1/4" = 1'-0"



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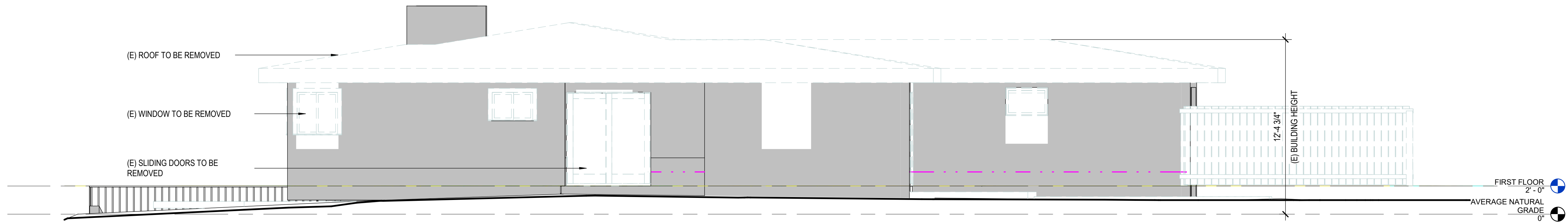
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DEMO ROOF PLANS

DATE	04/18/2023
SCALE	1/4" = 1'-0"
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D2.02

Autodesk Docs (11) Seaciff Drive 2023, 1/1 Seaciff, D5.01



4 DEMO ELEVATION - SOUTH EAST
1/4" = 1'-0"

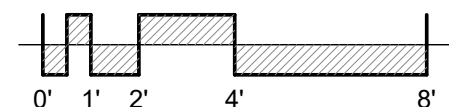


3 DEMO ELEVATION - NORTH WEST
1/4" = 1'-0"



2 DEMO ELEVATION - REAR / SOUTH WEST
1/4" = 1'-0"

1 DEMO ELEVATION - FRONT / NORTH EAST
1/4" = 1'-0"



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DEMO
EXTERIOR
ELEVATIONS

DATE 04/18/2023

SCALE 1/4" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. 2002

D5.01

4/18/2023 2:55:05 PM

GENERAL NOTES

A. GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.

B. DEFINITIONS:

1. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
2. "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
3. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED
4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

C. DIMENSIONS:

1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:

A. STRUCTURAL DRAWINGS

B. LARGE SCALE DETAILS

C. SMALL SCALE DETAILS

D. ENLARGED VIEWS

E. FLOOR PLANS AND ELEVATIONS
3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.
4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS NOTED ABOVE FINISH FLOOR -"AFF".
6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.
7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE. CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.

D. DRAWING SET ORGANIZATION:

1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET.

SHEET NUMBER EXAMPLE: A201

"A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING

"2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET

"01" INDICATES THE SHEET NUMBER
2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET.

EXAMPLE: EL201A

"EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING

"A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.
3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.
4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:

G GENERAL INFORMATION

C CIVIL

L LANDSCAPE

S STRUCTURAL

A ARCHITECTURAL

I INTERIORS

Q EQUIPMENT

F FIRE PROTECTION

P PLUMBING

M MECHANICAL

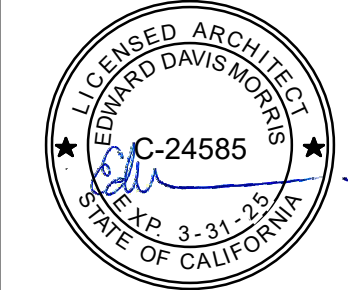
E ELECTRICAL

T TELECOMMUNICATIONS
5. DRAWING CATEGORY IDENTIFICATION. REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:



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ADDITION AND ALTERATION
TO SINGLE-FAMILY
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OF ACCESSORY DWELLING
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BILL AND ALCIA KENNEDY

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GENERAL NOTES

DATE 04/18/2023

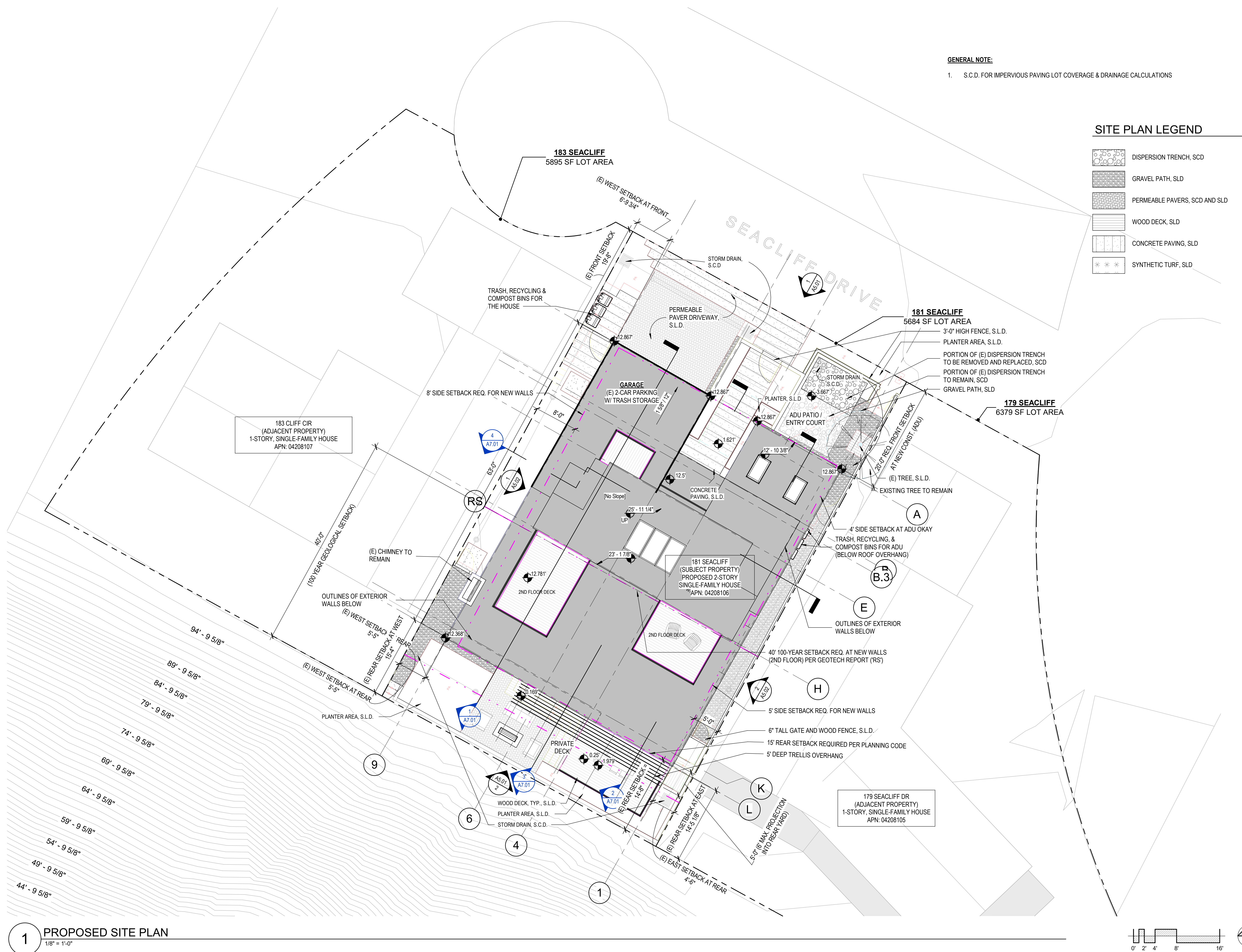
SCALE 1" = 1'-0"

DRAWN BY DRN

CHECKED BY CHK

JOB NO. 2002

A0.01



km

kerman
morris
architects llp

139 Hove Street
San Francisco, CA
94114
415.749.0302

Revisions

LICENSED ARCHITECT
LEONARD DAVIS MORRIS
C-24585
EXP. 3-31-25
STATE OF CALIFORNIA

181 SEACLYFF DRIVE
181 SEACLYFF DRIVE
APTOS, CA 95003
BLOCK 01 / LOT 04 APN:
042-081-06
SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
RESIDENCE AND ADDITION
OF ACCESSORY DWELLING
UNIT (ADU)

BILL AND ALCIA KENNEDY

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SITE PLAN

DATE 04/18/2023

SCALE 1/8" = 1'-0"

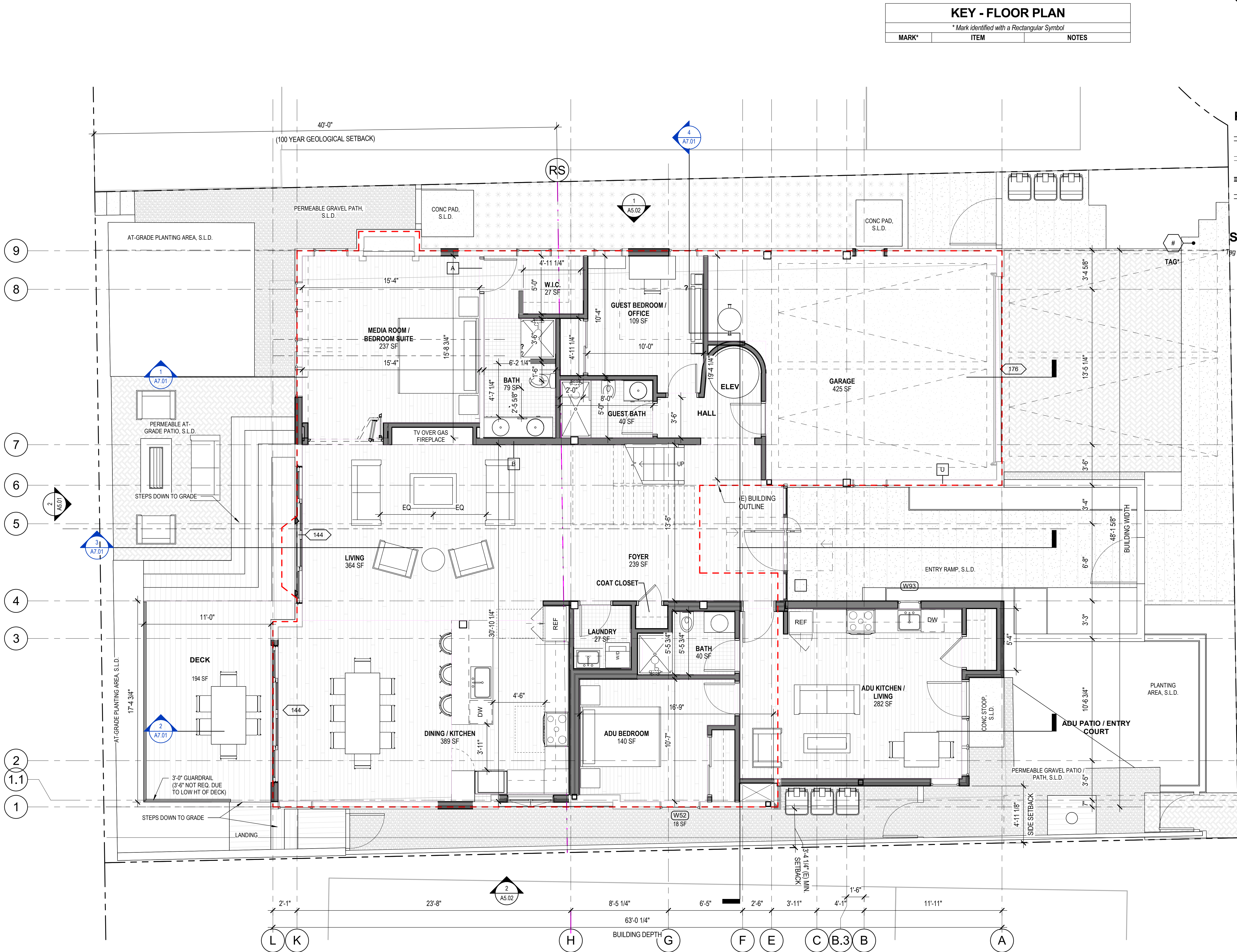
DRAWN BY Author

CHECKED BY Checker

JOB NO. 2002

A1.01

73



1 FIRST FLOOR PLAN
1/4" = 1'-0"

KEY - FLOOR PLAN		
* Mark identified with a Rectangular Symbol		
MARK*	ITEM	NOTES

- GENERAL NOTES**
1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
 2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
 3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

- PARTITION LEGEND**
- (E) PARTITION TO REMAIN
 - (E) NON-STRUCTURAL PARTITION TO BE REMOVED
 - (N) PARTITION (SEE SHEET A7.00)
 - (N) 1-HR RATED PARTITION (SEE SHEET A7.00)

- SHEET NOTES**
- Tag identified with Hexagonal Symbol
- NOTE

km

kerman
morris
architects llp

139 Nae Street
San Francisco, CA
94114
415 749 0302

Revisions

LICENSED ARCHITECT
JENNIFER DAVIS MORRIS
C-24585
EXP. 3-31-25
STATE OF CALIFORNIA

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**FLOOR PLANS
- FIRST FLOOR**

DATE 04/18/2023

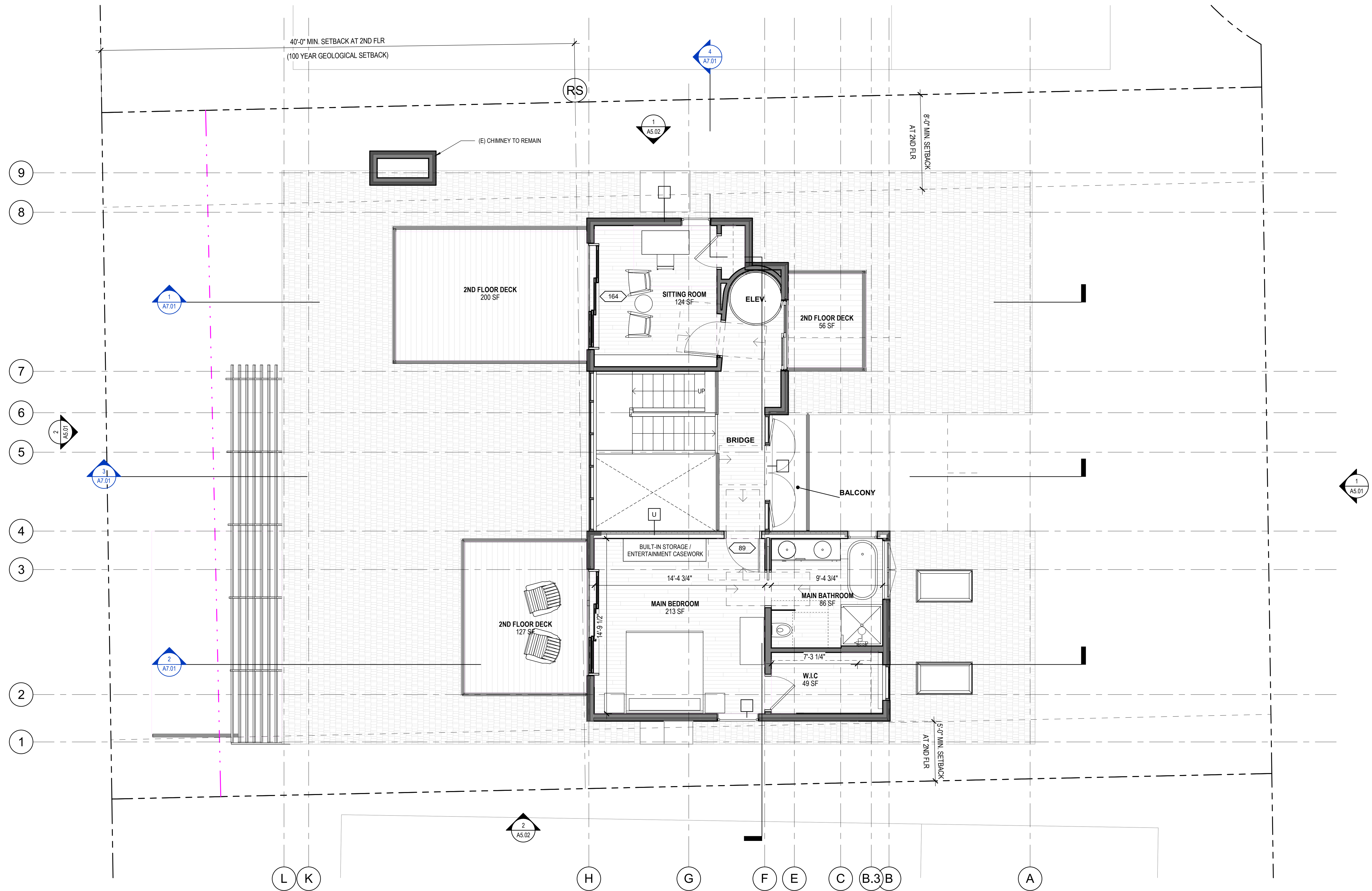
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DRAWN BY Author

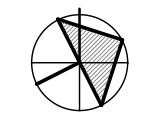
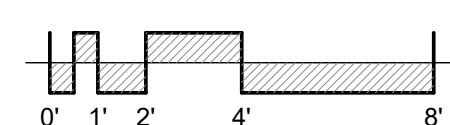
CHECKED BY Checker

JOB NO. 2002

A2.01



1 SECOND FLOOR PLAN
1/4" = 1'-0"



Revisions	



181 SEACLIFF DRIVE
181 SEACLIFF DRIVE
APTOS, CA 95003
BLOCK 01 / LOT 04 APN:
042-081-06
SANTA CRUZ COUNTY
PERMIT: 211129

ADDITION AND ALTERATION
TO SINGLE-FAMILY
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UNIT (ADU)

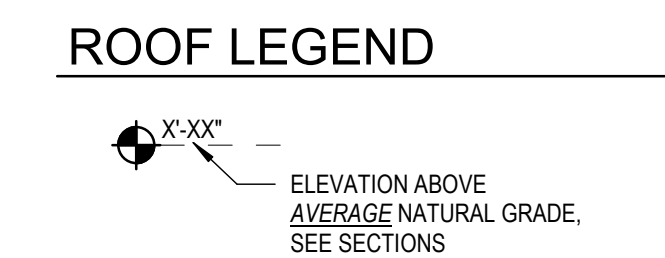
BILL AND ALCIA KENNEDY

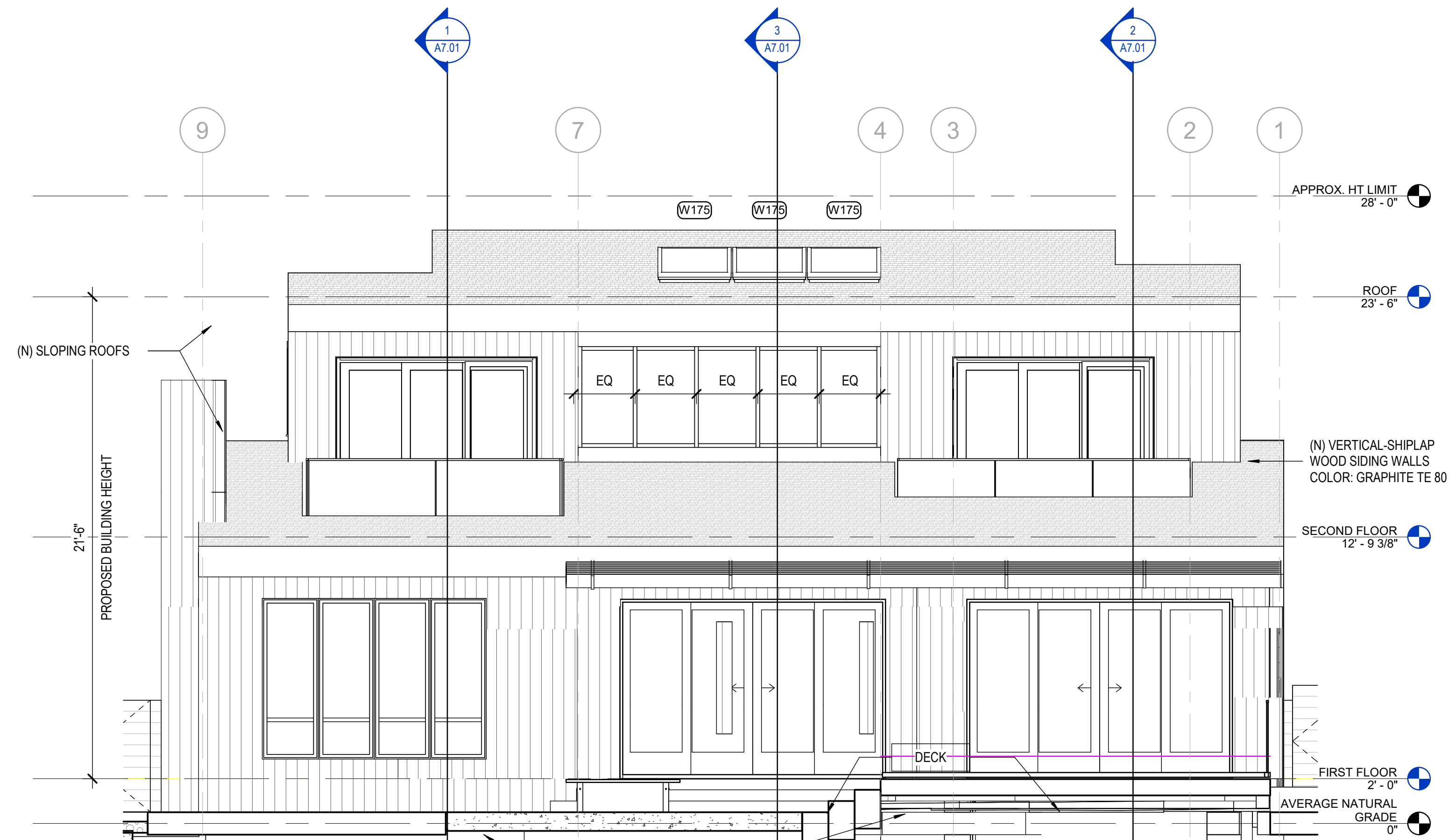
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**FLOOR PLANS
- SECOND
FLOOR**

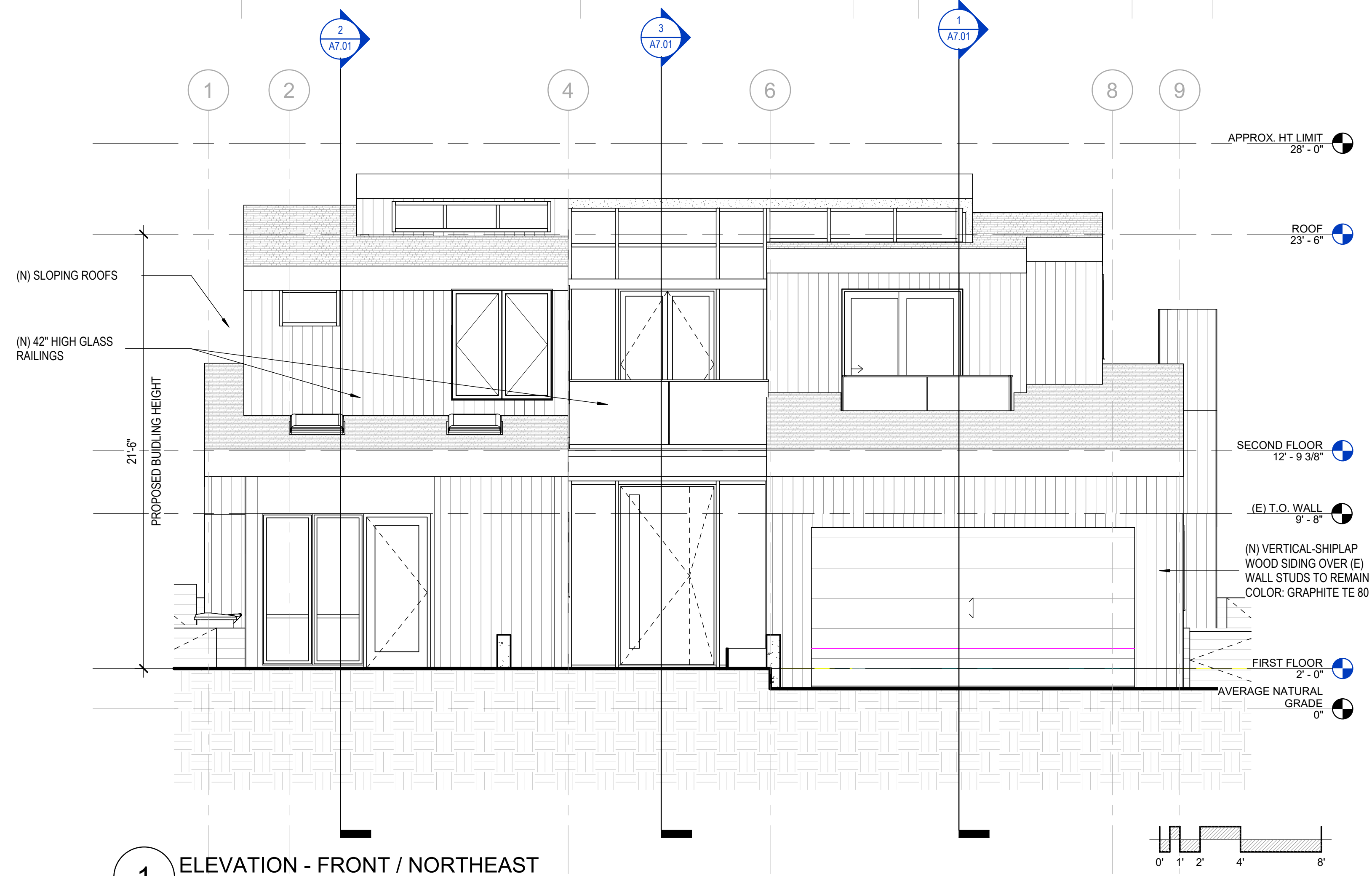
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SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	2002

A2.02

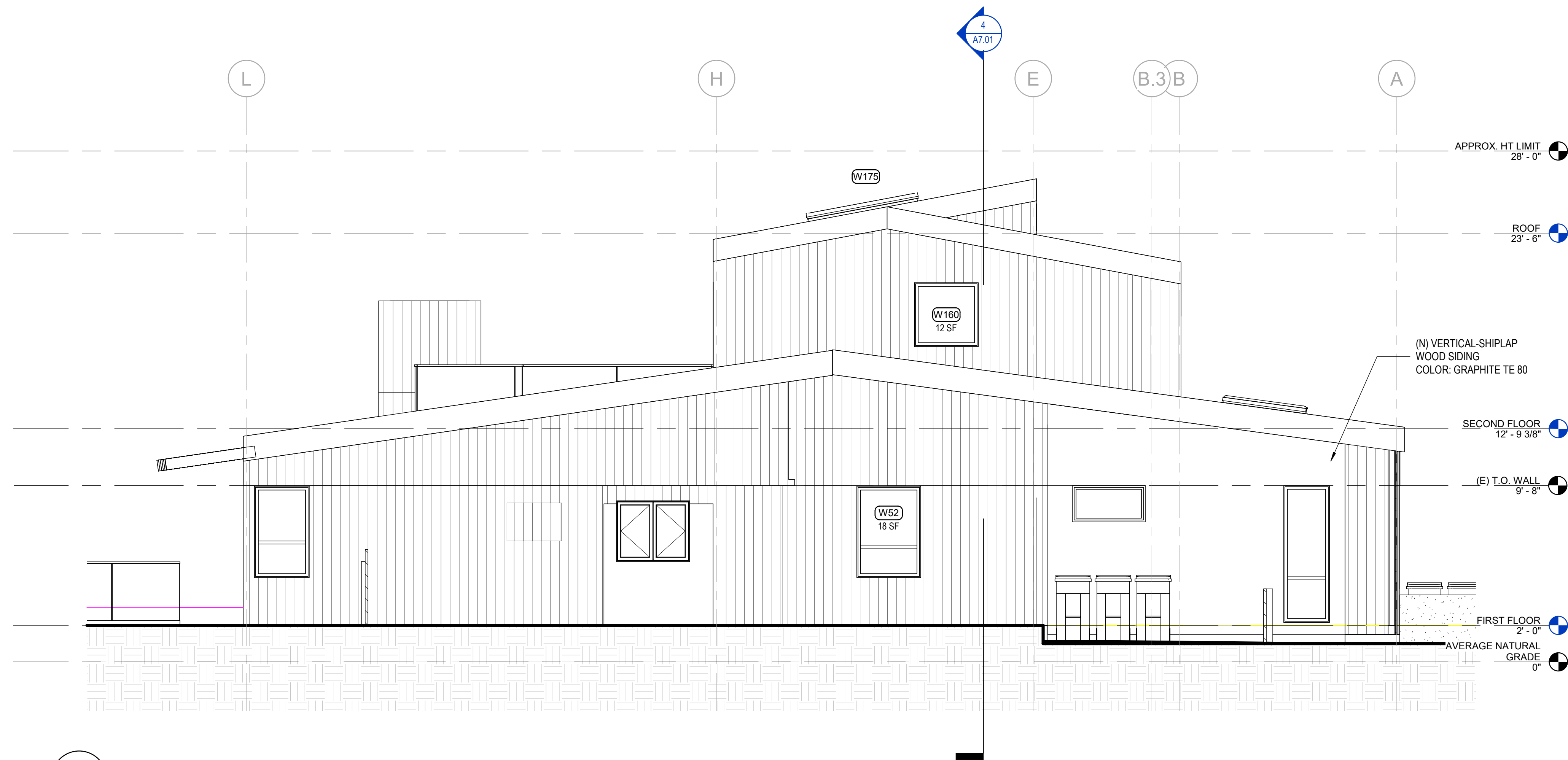




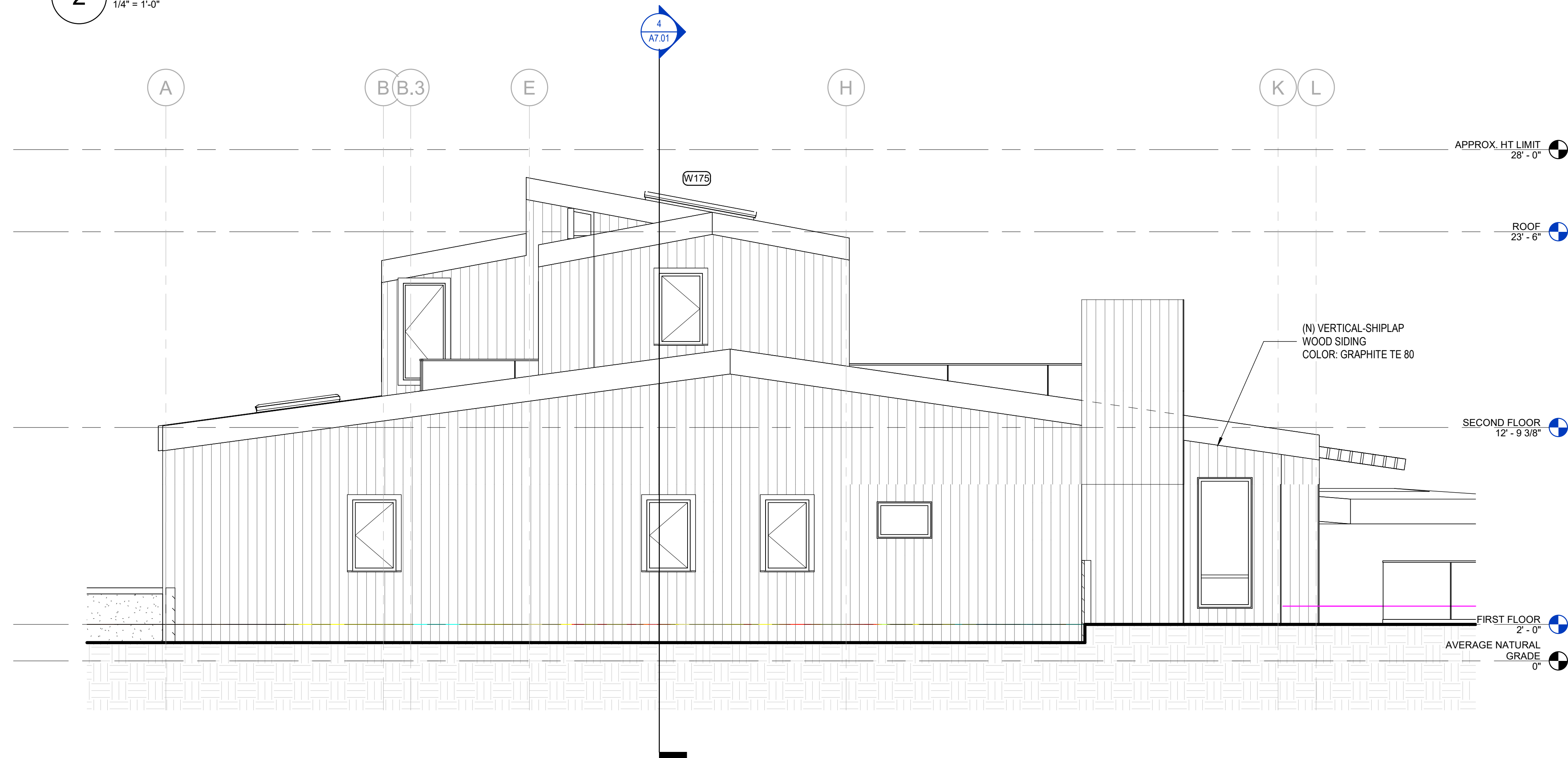
2 ELEVATION - REAR / SOUTHWEST
1/4" = 1'-0"



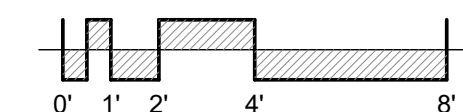
1 ELEVATION - FRONT / NORTHEAST
1/4" = 1'-0"



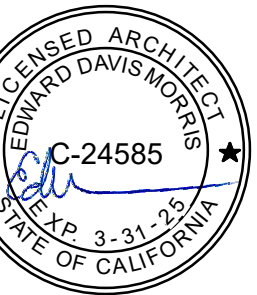
2 ELEVATION - SOUTHEAST
1/4" = 1'-0"



1 ELEVATION - NORTHWEST
1/4" = 1'-0"



Revisions



181 SEACLIFF DRIVE

181 SEACLIFF DRIVE
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EXTERIOR ELEVATIONS

DATE 04/18/2023

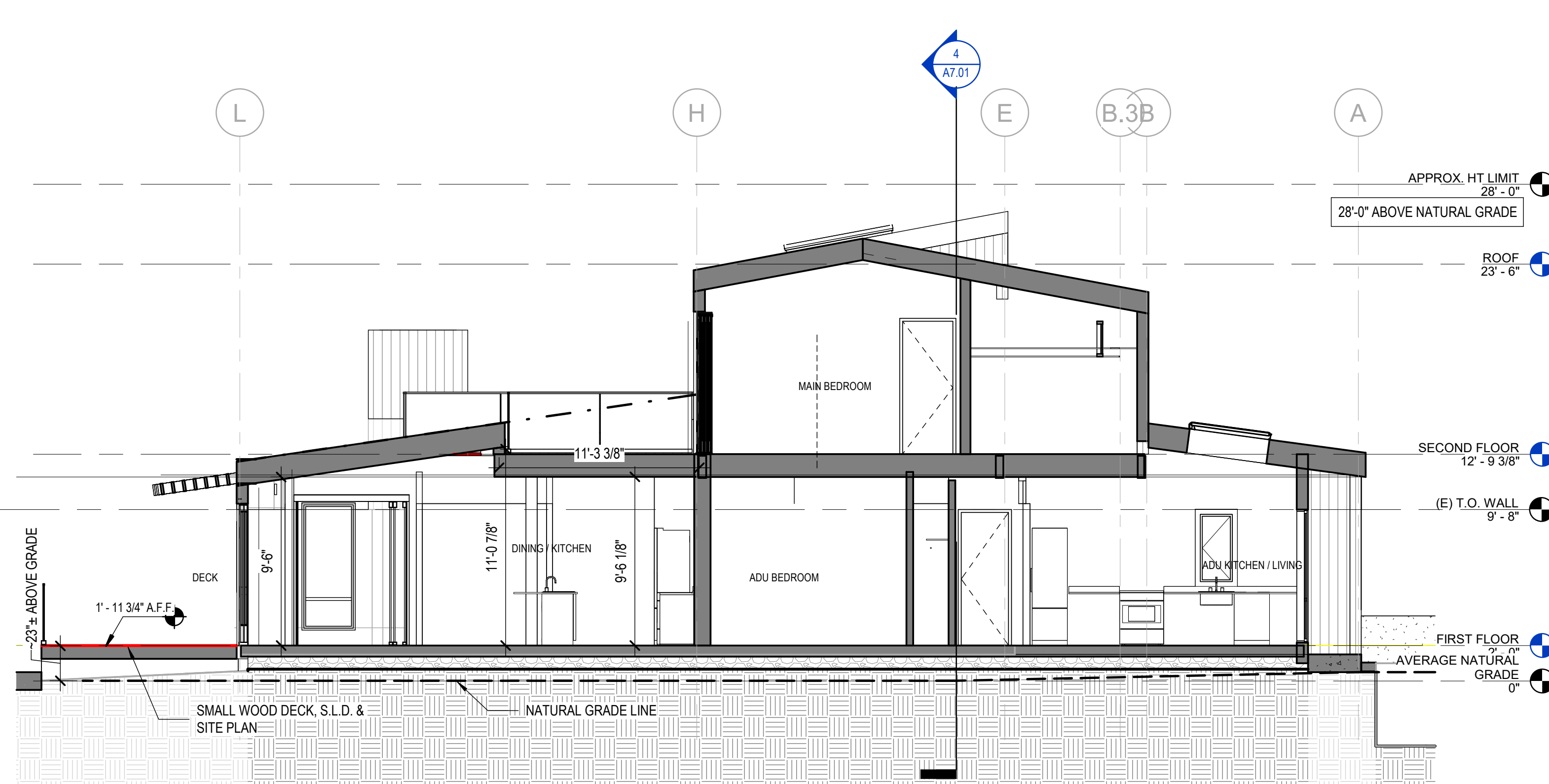
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DRAWN BY Author

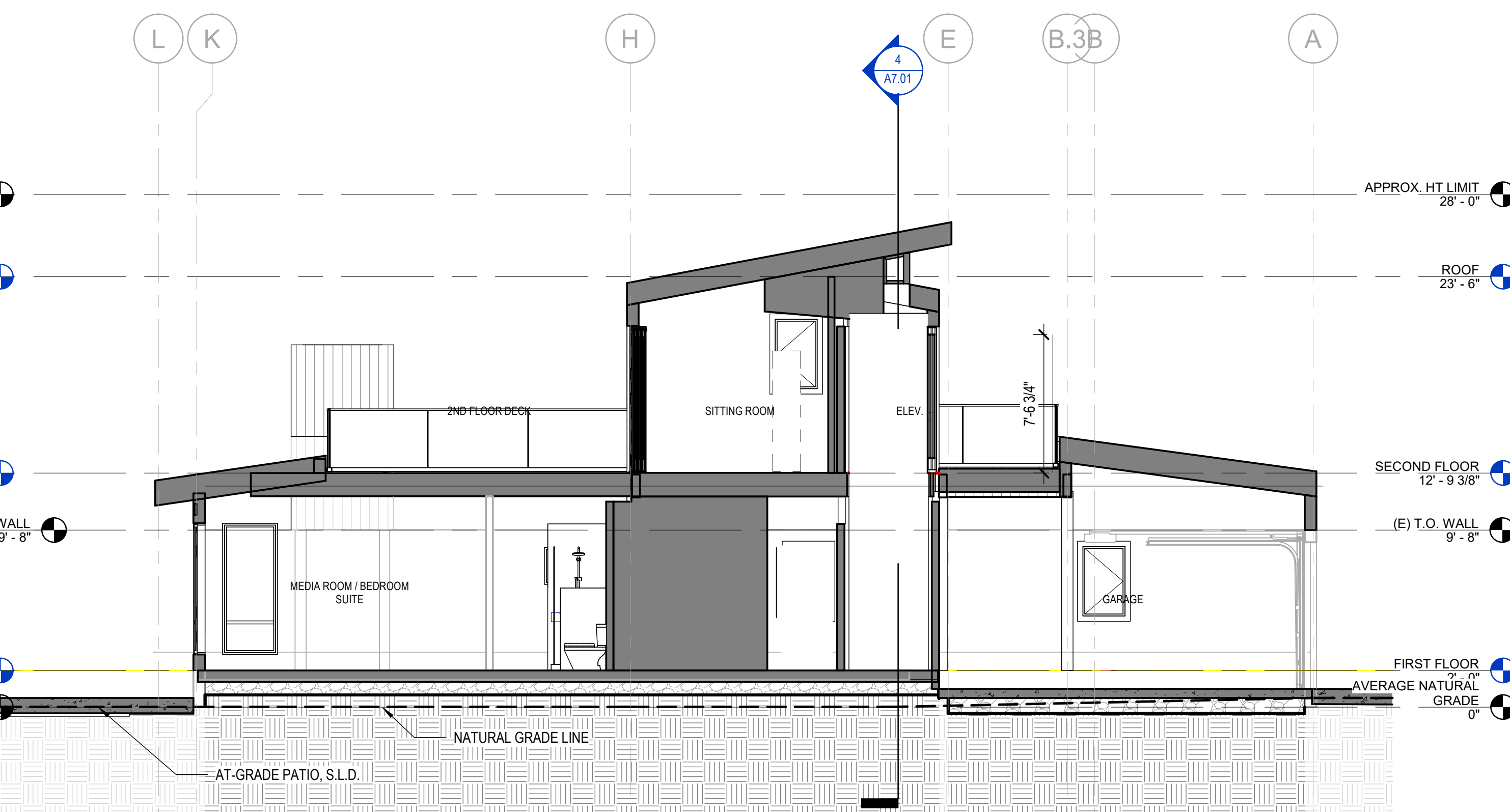
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JOB NO. 2002

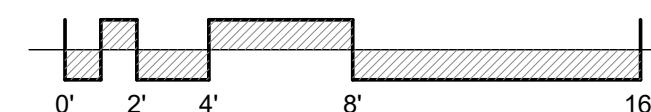
A5.02



2 A - LONGITUDINAL SECTION THROUGH ADU - 1/4
3/16" = 1'-0"



1 A - LONGITUDINAL SECTION THROUGH GARAGE - 1/4
3/16" = 1'-0"

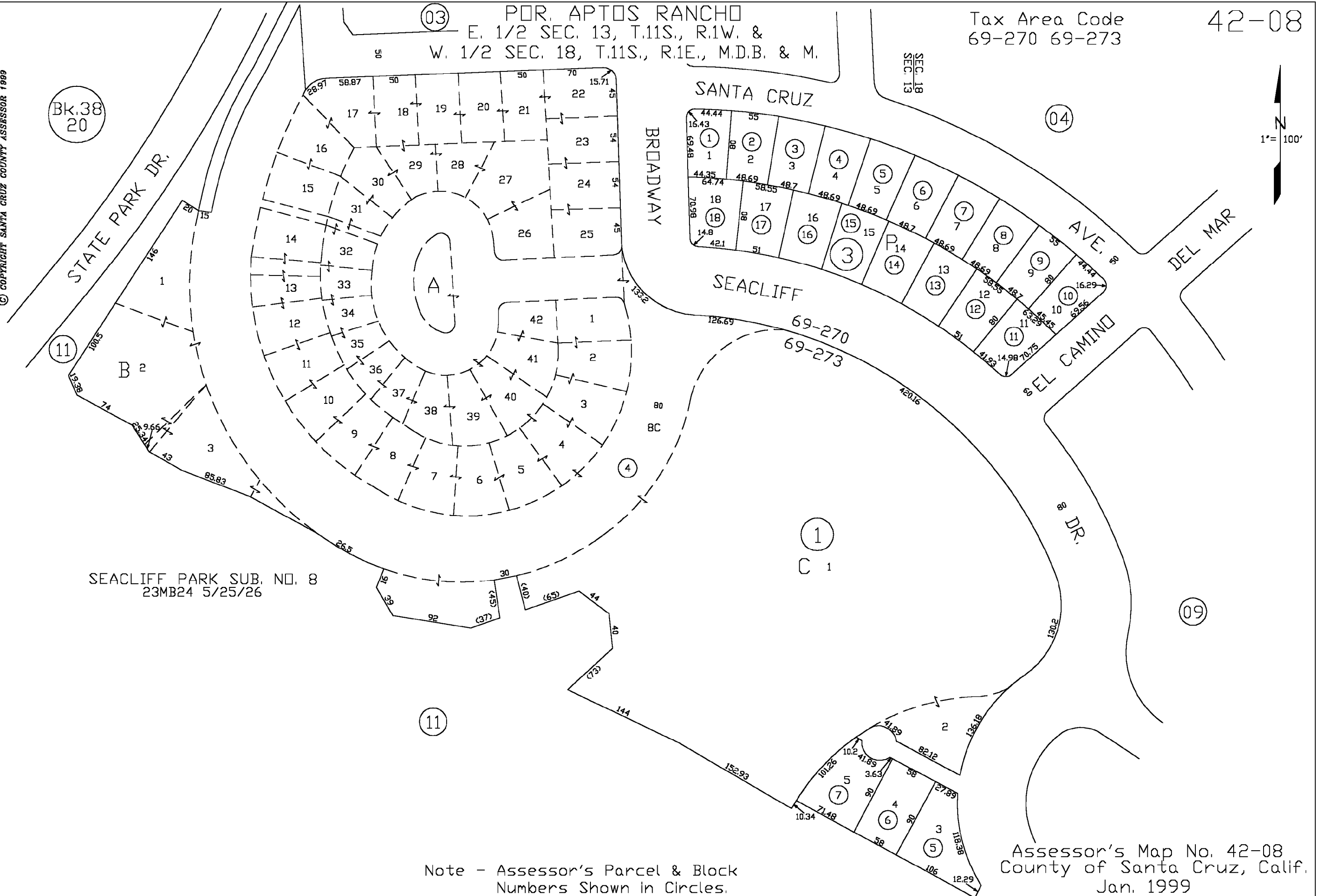


FOR TAX PURPOSES ONLY

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Electronically Redrawn 1/22/99 r.w.
Rev 5/24/99 CB (Tax Consolidation)
Rev 5/17/01 nvm (changed page refs.)

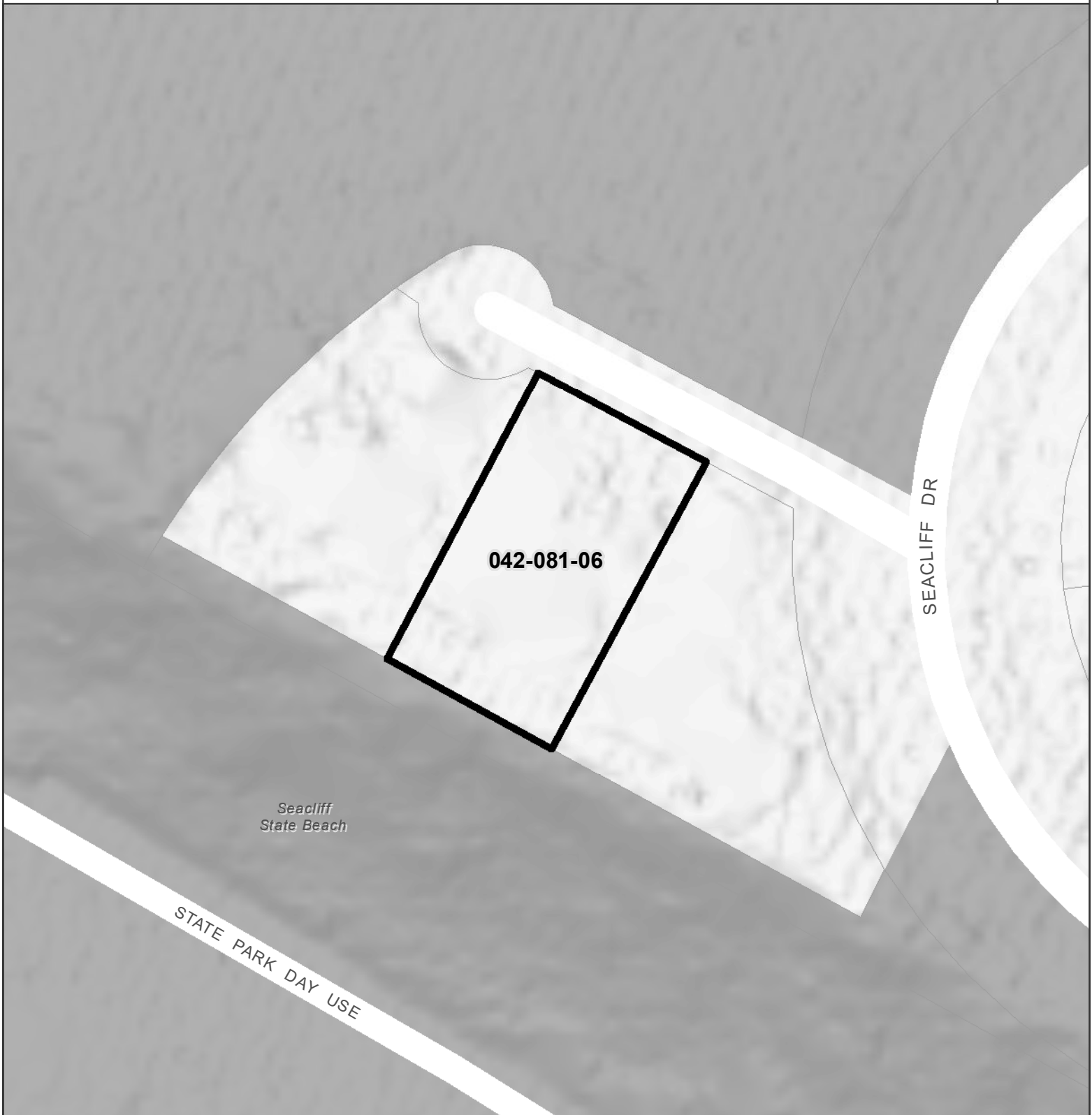


Note - Assessor's Parcel & Block
Numbers Shown in Circles.




Assessor's Map No. 42-08
County of Santa Cruz, Calif.
Jan. 1999



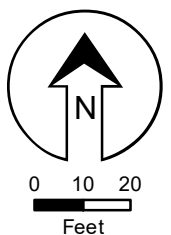
Parcel Location Map



Parcel: 04208106

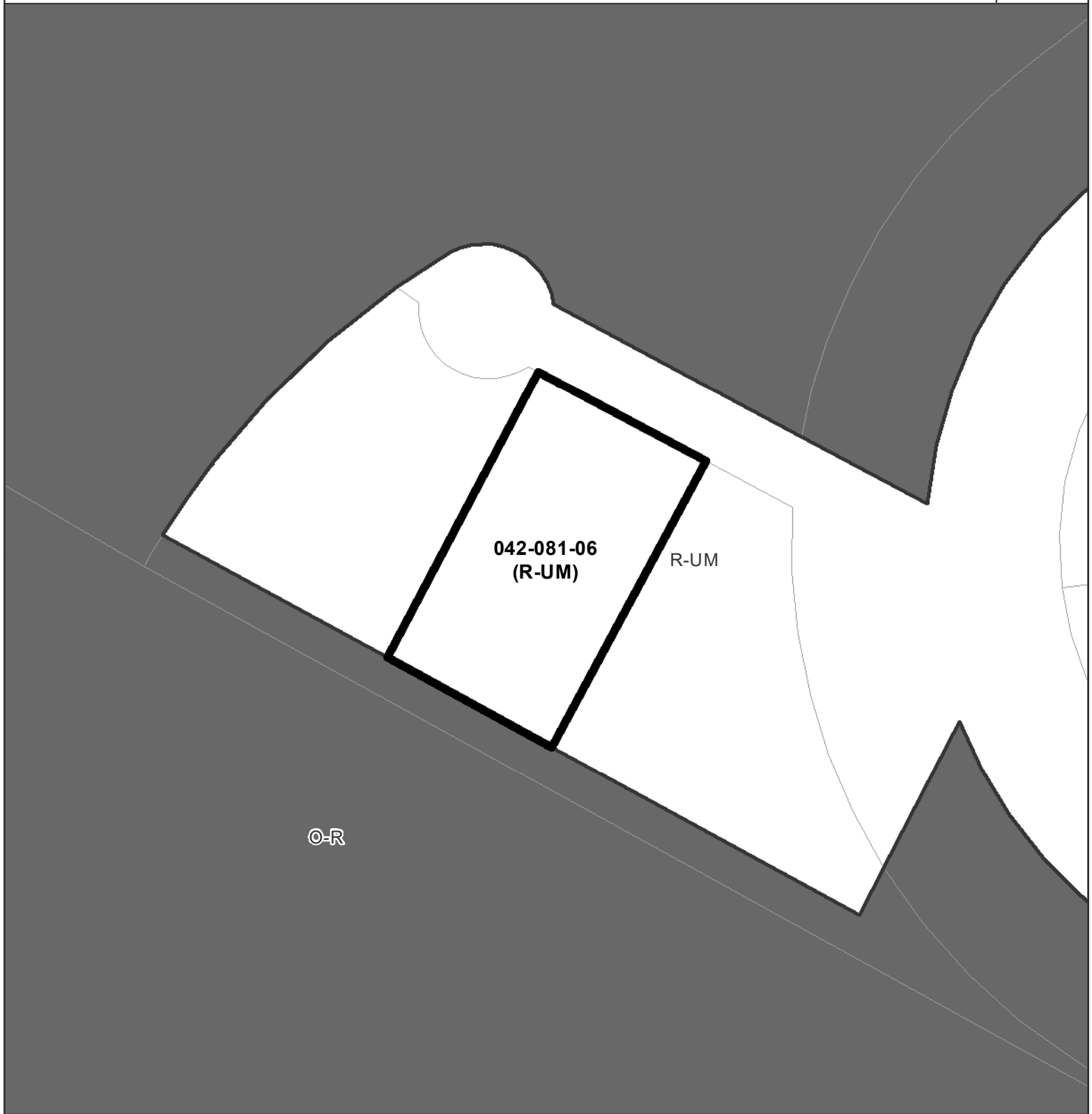
-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park



Map printed: 8 Aug. 2023

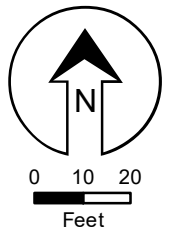




Parcel General Plan Map

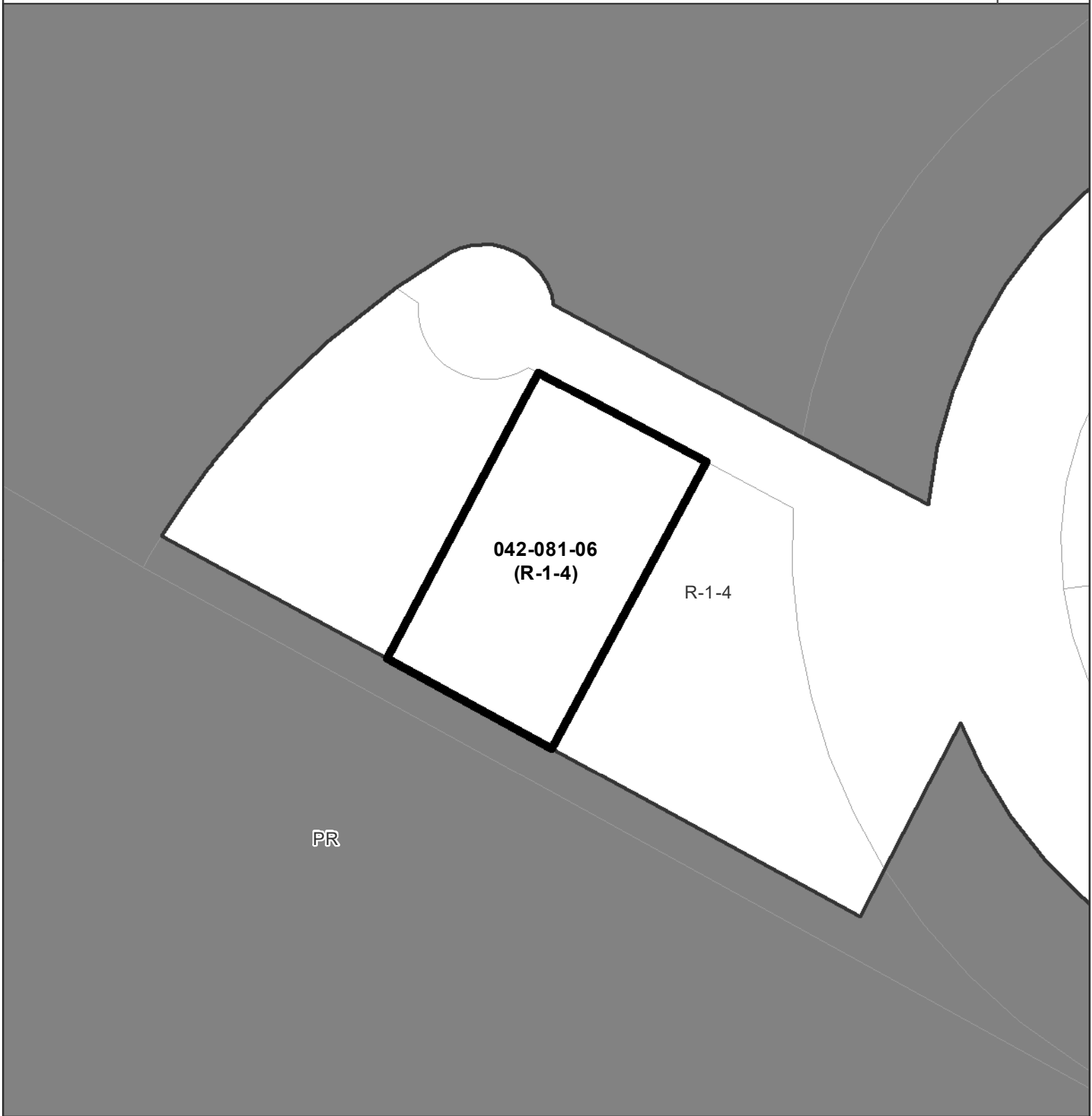




-  O-R *Parks, Recreation & Open Space*
-  R-UM *Res. Urban Medium Density*

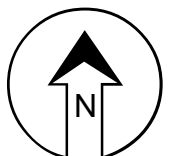




Parcel Zoning Map



-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*



0 10 20
Feet

Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: County of Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Flood Control District 6

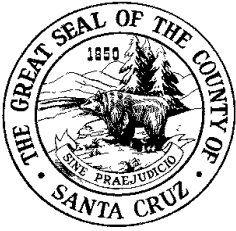
Parcel Information

Parcel Size: 5,500 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential and Parks, Recreation, Open Space
Project Access: Seacliff Drive
Planning Area: Aptos
Land Use Designation: R-UM (Urban Medium Residential Density)
Zone District: R-1-4 (Single Family Residential (4,000 square foot minimum parcel))
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Technical Reviews: Soils and Geology Report Review (REV191149)

Environmental Information

Geologic Hazards: Coastal bluff/erosion
Fire Hazard: Not a mapped constraint
Slopes: Flat site
Env. Sen. Habitat: Not mapped
Grading: Foundation and driveway only
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource
Archeology: Not mapped



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

13 July 2021

Dennis Norton
712 Capitola Ave. Ste. C
Capitola, CA 95010

Subject: Review of Geotechnical and Geologic Investigation, 181 Seacliff Drive, Aptos, California for Bill and Alycia Kennedy dated 8 April 2019 by CMAG Engineering, Inc.- Project No. 18-148-SC;

Review of Geotechnical Investigation, 181 Seacliff Drive, Aptos, Santa Cruz County, California dated 12 March 2020 by CMAG Engineering, Inc.
Project No. 18-148-SC; and

Review of Addendum to Geotechnical and Geologic Report, Proposed Remodel and Accessory Dwelling Unit, 181 Seacliff Drive, Aptos, Santa Cruz County, California, Santa Cruz County APN 042-081-06 dated 5 January 2021 by CMAG Engineering, Inc. - Project No. 18-148-SC

Project Site: 181 Seacliff Drive
APN 042-081-06
Application No. REV191149
Owners: William and Alycia Kennedy

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports for the proposed alteration of the existing residence and the addition of an accessory dwelling unit. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the reports.
2. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
3. An engineered drainage plan is required for the proposed project. The drainage plan shall be reviewed and approved by both the project geologist and geotechnical engineer.
4. After plans are prepared that are acceptable to all reviewing agencies, please request both your project geologist and geotechnical engineer submit a completed Consultant Plan Review Form (PLG300) to Environmental Planning. The authors of the geology and geotechnical reports shall sign and stamp their completed forms. Please note that the plan review forms must reference the final plan set by last revision date.

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the soils report and/or geology report.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and "Assistance & Forms".

After building permit issuance the soils engineer and engineering geologist *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the reports is limited to their technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please contact Rick Parks at (831) 454-3168/email: Rick.Parks@santacruzcounty.us or Jeff Nolan at (831) 454-3175/Jeffrey.Nolan@santacruzcounty.us if we can be of any further assistance.

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning
County of Santa Cruz Planning Department



Jeffrey Nolan, CEG 2247
County Geologist– Environmental Planning
County of Santa Cruz Planning Department

Cc: CMAG Engineering, Inc., Attn: Jim Olson, CEG
CMAG Engineering, Inc., Attn: Adrian Garner, GE
Environmental Planning, Attn: Jessica deGrassi
Owners: William and Alycia Kennedy
181 Seacliff Drive, Aptos, California 95003-4461

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN SOILS AND GEOLOGY REPORTS HAVE BEEN
PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction.

1. **At the completion of construction,** a *Soils (Geotechnical) Engineer Final Inspection Form* and a *Geologist Final Inspection Form* are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils and geology reports.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer and/or geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer and/or geologist then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.

Late Comments & Correspondence

Application Number 21129

EXHIBIT H

August 31, 2023

VIA EMAIL

Zoning Administrator
c/o Nathan MacBeth
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
nathan.macbeth@santacruzcounty.us

Re: Coastal Development Permit (Application #211129)
181 Seacliff Drive, Aptos
Zoning Administrator Agenda for September 1, 2023; Agenda Item #2

Dear Zoning Administrator:

This law firm has been retained by Protect Seacliff, a group of residents opposed to the above referenced project and we submit this letter opposing this project on behalf of our client. The project does not comply with the Local Coastal Program (LCP) and the California Environmental Quality Act (CEQA), and notice of the hearing was defective. Therefore, the project should be denied.

A. The Staff Report Erroneously Concludes that the Project Complies with the LCP Because the Project Impacts View from Seacliff Beach

The Staff Report concludes that the proposed project is in conformance with the Local Coastal Program and compatible with the existing single family homes surrounding the project site. However, it would be the only two-story, single-family home on the bluff top. The two immediately adjacent homes and the other three blufftop homes on the other side of the public parking/viewing area along the ocean side of Seacliff Drive are all single-story.

The Project is inconsistent with the LCP's visual resource protections. The proposed project would substantially increase the visibility of the home from the beach, which raises LCP consistency issues including with respect to LUP Policies 5.10.2 "Development within Visual Resource Areas", 5.10.4 "Preserving Natural Buffers", and 5.10.7 "Open Beaches and Blufftops." LUP Policy 5.10.2 acknowledges the importance of visual resources and requires that projects be evaluated against their unique environment (i.e., the surrounding projects and natural context), and LUP Policy 5.10.7 prohibits the placement of new permanent structures that would be visible from the public beach except where allowed on existing parcels of record and "where compatible with the pattern of existing development." These visual resource provisions are further codified in the requisite coastal permit findings (see, County Code section 13.20.110(E)). The proposed project would increase the visibility of the home on the project site

WITTWER PARKIN / 335 SPRECKELS DR., STE. H / APTOS, CA / 95003 / 831.429.4055

WWW.WITTWERPARKIN.COM / LAWOFFICE@WITTWERPARKIN.COM

and would not be compatible with surrounding residential development and would represent a significant intrusion into the public viewshed. In fact, the Staff Report provides no analysis of views from Seacliff State Beach. Nonetheless, the existing home is currently not visible from the picnic areas at Seacliff Beach (see Exhibit A), and has a low profile even from the beach itself (see Exhibit B). It is clear that the Staff Report's conclusions regarding the visual impacts and compliance with the LCP are erroneous.

B. The Project is Subject to CEQA

CEQA mandates that “the long term protection of the environment... shall be the guiding criterion in public decisions.” Pub. Resources Code § 21001(d). The foremost principle under CEQA is that it is to be “interpreted in such a manner as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.” (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564; *Friends of Mammoth v. Board of Supervisors* (1972) 8 Cal. 3d 247; *Mountain Lion Foundation v. Fish & Game Com.* (1997) 16 Cal.4th 105, 112.) An agency's action violates CEQA if it “thwarts the statutory goals” of “informed decisionmaking” and “informed public participation.” (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 712.) While certain classes of projects that do not result in significant effects on the environment are categorically exempt from CEQA, “[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.” (*Id.* at 125.) As such, “a categorical exemption should be interpreted narrowly to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.” (*Los Angeles Dept. of Water & Power v. County of Inyo* (2021) 67 Cal.App.5th 1018, 1040.)

The burden is on the County to demonstrate that the exemption applies.

“[A categorical] exemption can be relied on only if a factual evaluation of the agency's proposed activity reveals that it applies.” (*Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372, 386....) “[T]he agency invoking the [categorical] exemption has the burden of demonstrating” that substantial evidence supports its factual finding that the project fell within the exemption. (*Ibid.*)

(*Save Our Big Trees v. City of Santa Cruz* (2015) 241 Cal.App.4th 694, 710-712.)

To achieve its objectives of environmental protection, CEQA has a three-tiered structure. (14 Cal. Code Regs. §15002(k); *Committee to Save Hollywoodland v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1185 86; *San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist.* (2006) 139 Cal. App. 4th 1356, 1372-1374 (*San Lorenzo Valley*).) First, if a project falls into an exempt category, no further agency evaluation is required. (*Id.*) Second, if there is a possibility a project will have a significant

effect on the environment, the agency must perform a threshold initial study. (*Id.*; 14 Cal. Code Regs. § 15063(a).) If the initial study indicates that there is no substantial evidence that a project may cause a significant effect on the environment, then the agency may issue a negative declaration. (*Id.*; 14 Cal. Code Regs. §§ 15063(b)(2), 15070.) However, if a project may have a significant effect on the environment, an environmental impact report is required. (14 Cal. Code Regs. § 15063(b); *San Lorenzo Valley, supra*, 139 Cal. App. 4th at 1373-1374.) Thus, the analysis begins with whether the claimed exemptions apply.

Categorical exemptions are found in the CEQA Guidelines and include certain classes of projects which are exempt from CEQA based on the California Resources Agency's determination that such projects do not have a significant impact on the environment. (Pub. Resources Code § 21084; 14 Cal. Code Regs. §§ 15300 - 15354.) However, "[t]he [Resources Agency's] authority to identify classes of projects exempt from environmental review is not unfettered ... '[W]here there is any reasonable possibility that a project or activity may have a significant effect on the environment, an exemption would be improper.'" (*Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster Azusa* (1997) 52 Cal.App.4th 1165, 1191 (quoting *Wildlife Alive v. Chickering* (1976) 18 Cal.3d 190, 205-206).) Indeed, "a categorical exemption should be construed in light of the statutory authorization limiting such exemptions to projects with no significant environmental effect." (Remy, et al., *Guide to CEQA* (11th ed. 2006) p. 136.)

Here, the Notice of Exemption attached to the Staff Report claims that the project is exempt under the Class 1 exemption for existing facilities (14 Cal. Code Regs. Section 15301) and Class 3 exemption for new construction or conversion of small structures (14 Cal. Code Regs. section 15303). CEQA provides for several exceptions to categorical exemptions and, if an exception applies, the exemption cannot be used, and the agency must instead prepare an initial study and perform environmental review. (*McQueen v. Bd. of Dirs.* (1988) 202 Cal.App.3d 1136, 1149; *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles, supra*, 161 Cal. App. 4th at 1187.) CEQA Guidelines §15300.2 implements the exceptions to the categorical exemptions. The Notice of Exemption erroneously claims that none of the conditions in 14 Cal. Code Regs. Section 15300.2 apply. However, pursuant to section 15300.2(a), the Class 3 exemption does not apply "where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies." Coastal bluffs are precisely the type of resource so designated. The Staff Report even admits "that the project site is considered a 'sensitive site' as defined un SCCC 13.11.030 (Definitions) as it is located in a mapped scenic area and located on a coastal bluff." (Staff Report, p. 2.)

It is also noteworthy that the project is not within the scope of the claimed Class 1 exemption. "Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former

use.” (14 Cal. Code Regs. § 15301.) The project results in an expansion of the existing use and the addition of a second story. Therefore, aside from the fact that an exception to an exemption applies, the proposed project is not within the scope of the Class 1 exemption because the exemption must be interpreted narrowly.

Importantly, this project is located above Seacliff Beach State Park. The project will be highly visible from the State Park and should remain a single-story structure to avoid impacts to views the public experiences from Seacliff Beach.

For the foregoing reasons, the project is not exempt from environmental review. The failure of the County to address environmental concerns is a violation of CEQA and thwarts the very purpose of the statute.

The EIR is also intended “to demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action.” [Citation]. Because the EIR must be certified or rejected by public officials, it is a document of accountability. If CEQA is scrupulously followed, the public will know the basis on which its responsible officials either approve or reject environmentally significant action, and the public, being duly informed, can respond accordingly to action with which it disagrees. [Citation]. ***The EIR process protects not only the environment but also informed self-government.***

Laurel Heights Improvement Assn. v. Regents of the University of California (1988) 47 Cal.3d 376, 392, emphasis added; see also *Citizens of Goleta Valley v. Board of Supervisors*, *supra*, 52 Cal.3d at 554; 14 Cal. Code Regs. § 15003.

C. Notice Was Not Properly Posted

In accordance with County Code section 18.10.223(A)(2), notice of the public hearing for this project shall be “Posted on the property in a ***conspicuous place*** at least 10 calendar days prior to the hearing.” (Emphasis added.) The notice for this project was not posted in a “conspicuous place.” The home shares what appears to be a driveway with two other homes and the project site has a home between it and the home directly on Seacliff Drive. However, the notice was not posted at the driveway entrance, but was instead posted on the specific project site. The driveway leading to the home appears to be a private driveway, and members of the public would not know or would feel discouraged from going down the driveway. Moreover, members of the public do not travel on the driveway. In fact, the sign related to the notice of development itself faced directly across the driveway in a manner that anyone on Seacliff Drive would not be able to read the sign (see Exhibit C). The notice of this public hearing was posted on the driveway door, which was completely obscured from Seacliff Drive and required someone to actually enter the applicant’s property to read the text the notice. (See Exhibit D.) Therefore,

Zoning Administrator
Re: 181 Seacliff Drive (Application #211129)
August 31, 2023
Page 5

members of the public are not aware of this hearing because the posting is not visible from a public area, and the notice could not be read without trespassing. This not only violates the literal requirements of section 18.10.223(A)(2), but it violates the spirit of this notice provision which is to ensure that members of the public are aware of these proceedings. Therefore, the project should be denied and if the project is reconsidered, the notice must be properly posted so that members of the public are aware of these proceedings. It is noteworthy that the driveway entrance is adjacent to an area of Seacliff Drive where members of the public park their cars and congregate to view the ocean.

Finally, Pursuant to Public Resources Code § 21167(f), I am requesting that the County forward a Notice of Exemption to this office if the Project is approved. That section provides:

If a person has made a written request to the public agency for a copy of the notice specified in Section 21108 or 21152 prior to the date on which the agency approves or determines to carry out the project, then not later than five days from the date of the agency's action, the public agency shall deposit a written copy of the notice addressed to that person in the United States mail, first class postage prepaid.

For the foregoing reasons, we request that you deny approval of the Project. Thank you for your consideration.

Very truly yours,
WITTWER PARKIN



William P. Parkin

cc: Client

Encls

EXHIBIT A



EXHIBIT B



EXHIBIT C



EXHIBIT D





Comments & Correspondence

Application Number 211129

EXHIBIT 1F

Sept. 28, 2023

Nathan MacBeth,
Planning Dept,
701 Ocean St, 4th Fl,
SC 95060 831-454-3118

Applicant is Dennis Norton 712 C Capitola Rd, Capitola, 95010 831-818-0335

Dear Nathan,

I understand from the posting that a second story ADU is planned at 181 Seacliff Drive, parcel 042-081-06 in Seacliff, Aptos, with the application #211129.

People enjoy the public space offered by the field on the bluff which is State Park Property. The proposed construction will dramatically change the view for visitors to Seacliff State Park.

All the houses along the bluff are single story. The only 2-story houses are on Seacliff Drive and those are not in the viewscape of the Monterey Bay for those enjoying the State Park. Building a second story will alter the nature of the bluff for all those who enjoy walking along the State Park field.

Is there some reason the owners cant's consider expanding on the same level instead of building up? A second story is going to be an eye sore for everyone who now enjoys the ocean view.

Please clarify whether the bluff is protected by the Parks Commission or the Coastal Commission and what restrictions apply. Doesn't the Coastal Commission or zoning laws have height restrictions or reject second story add-ons along our bluff?

Surely I'm not the only person concerned about this. Please call or send a reply to Lilast@aol.com.

Thank you,



Lila Steiner
Aptos, CA
408-472-9435

Cc; Matt Machado, Dir. DPW
Lila Nazari, California Coastal Commission
Zach Friend, Supervisor
Dawn Addis, State Representative
SC Co. Zoning Administrator



October 4, 2023

VIA EMAIL

Zoning Administrator
c/o Nathan MacBeth
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
nathan.macbeth@santacruzcountyca.us

Re: Coastal Development Permit (Application #211129)
181 Seacliff Drive, Aptos
Zoning Administrator Agenda for October 6, 2023; Agenda Item #1

Dear Zoning Administrator:

This law firm has been retained by Protect Seacliff, a group of residents opposed to the above referenced Project and we submit this letter opposing this Project on behalf of our client. As stated in our previous letter for the September 1, 2023 Zoning Administrator hearing, the Project does not comply with the Local Coastal Program (LCP) and the California Environmental Quality Act (CEQA). Therefore, the Project should be denied.

A. The Project Fails to Comply with the LCP Because the Project is Visible From Seacliff Beach and the Photos and Renderings Produced in the Staff Report Were Improperly Taken From a Strategic Viewpoint

The simulations attached to the Staff report are not reliable proof of the Project's lack of visibility from Seacliff Beach. The simulations and photo were taken near the picnic areas along Seacliff Beach, which are nearer to the bluff. In our previous letter, we also acknowledged that 181 Seacliff Drive is not currently visible from this viewpoint, and that from the beach itself it has a low profile. But the photo and simulations are only relevant from the picnic area closest to the bluff. Clearly, the project will result in increased visibility from the beach and will be higher than adjacent homes on the bluff. Moreover, once there is a two-story home on the bluff, future findings will state that other two-story homes proposed on the bluff are consistent with surrounding homes. This will result in a cumulative visual impact, which must be analyzed in the required environmental review and cannot be ignored.

As a result, the proposed Project is inconsistent with the LCP, including with respect to LUP Policies 5.10.2 "Development within Visual Resource Areas", 5.10.4 "Preserving Natural Buffers", and 5.10.7 "Open Beaches and Blufftops." LUP Policy 5.10.2 acknowledges the importance of visual resources and requires that projects be evaluated against their unique environment (i.e., the surrounding projects and natural context), and LUP Policy 5.10.7 prohibits

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the placement of new permanent structures that would be visible from the public beach except where allowed on existing parcels of record and “where compatible with the pattern of existing development.” These visual resource provisions are further codified in the requisite coastal permit findings (see, County Code section 13.20.110(E)). The proposed Project would increase the visibility of the home on the Project Site and would represent a significant intrusion into the public viewshed. It is clear that the Staff Report’s conclusions regarding the visual impacts and compliance with the LCP are erroneous.

B. The Project is Not Consistent with the Surrounding Residential Development Because it Would Create the Only Two-Story House on the Bluff Top

The Staff Report erroneously concludes that the proposed Project is in conformance with the LCP and compatible with the existing single-family homes surrounding the Project Site. The Project would be the only two-story, single-family home on the bluff top. The two immediately adjacent homes and the other three bluff top homes on the other side of the public parking/viewing area along the ocean side of Seacliff Drive are all single-story. The only two-story homes in this neighborhood are not directly on the bluff top. Unlike the Project, the two-story homes are set farther back from the bluff on the opposite side of Seacliff Drive. Therefore, Staff cannot conclude that the Project conforms with the LCP.

C. The Project is Subject to CEQA

None of the CEQA exemptions apply to the Project. As stated in our previous letter, “[e]xemption categories are not to be expanded beyond the reasonable scope of their statutory language.” (*Id.* at 125.) As such, “a categorical exemption should be interpreted narrowly to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.” (*Los Angeles Dept. of Water & Power v. County of Inyo* (2021) 67 Cal.App.5th 1018, 1040.)

The Staff Report reiterates its previous stance that the Project is exempt under the Class 1 exemption for existing facilities (14 Cal. Code Regs. Section 15301) and Class 3 exemption for new construction or conversion of small structures (14 Cal. Code Regs. section 15303). CEQA provides for several exceptions to categorical exemptions and, if an exception applies, the exemption cannot be used, and the agency must instead prepare an initial study and perform environmental review. (*McQueen v. Bd. of Dirs.* (1988) 202 Cal.App.3d 1136, 1149; *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles, supra*, 161 Cal. App. 4th at 1187.) CEQA Guidelines §15300.2 implements the exceptions to the categorical exemptions.

Because the Project impacts an environmental resource of critical concern, the Project cannot qualify for a Class 3 categorical exemption. Though the Notice of Exemption erroneously claims that none of the conditions in 14 Cal. Code Regs. Section 15300.2 apply, section 15300.2(a) dictates that the Class 3 exemption does not apply “where the project *may*

impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.” (Emphasis added.) Coastal bluffs are precisely the type of resource so designated. The Staff Report for the September 1, 2023 hearing admits “that the project site is considered a ‘sensitive site’ as defined un SCCC 13.11.030 (Definitions) as it is located in a mapped scenic area and located on a coastal bluff.” (Staff Report, September 1, 2023, p. 2.) “[W]here there is any reasonable possibility that a project or activity may have a significant effect on the environment, an exemption would be improper.” (*Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster Azusa* (1997) 52 Cal.App.4th 1165, 1191 (quoting *Wildlife Alive v. Chickering* (1976) 18 Cal.3d 190, 205-206).) The Class 3 exemption here is improper. The Staff Report for the October 6, 2023 hearing baldly states that “Though the project site is located within an area mapped as a scenic resource in the County General Plan, the use of these exemptions is appropriate.” (Staff Report, p. 2.) The Staff Report’s conclusions that there are “one and two story singly family (sic) construction and the proposed project is consistent with the range of architectural styles found in the vicinity” ignores the fact that the proposed project is on a coastal bluff and not consistent with other bluff top homes that are within the mapped scenic area.

Additionally, the Project is not within the scope of the claimed Class 1 exemption. “Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or **no expansion** of existing or former use.” (14 Cal. Code Regs. § 15301, emphasis added.) The Project results in an expansion of the existing use through the addition of a second story. Therefore, aside from the fact that an exception to an exemption applies, the proposed Project is not within the scope of the Class 1 exemption because the exemption must be interpreted narrowly.

For the foregoing reasons, the Project is not exempt from environmental review. Importantly, this Project is located above Seacliff Beach State Park. As stated above, the Project will be highly visible from the State Park and should remain a single-story structure to avoid impacts to views the public experiences from Seacliff Beach. The County has not met its burden to demonstrate that any of the exemptions apply. Its failure to address environmental concerns is a violation of CEQA and thwarts the very purpose of the statute to “protect[] not only the environment but also informed self-government. *Laurel Heights Improvement Assn. v. Regents of the University of California* (1988) 47 Cal.3d 376, 392.

For the foregoing reasons, we request that you deny approval of the Project. Thank you for your consideration.

Zoning Administrator
Re: 181 Seacliff Drive (Application #211.129)
October 4, 2023
Page 4

Very truly yours,
WITTWER PARKIN

/s/

William P. Parkin

cc: Client

Nathan MacBeth

From: Dennis Norton <dennis@dennisonortondesign.com>
Sent: Wednesday, October 4, 2023 11:32 AM
To: Nathan MacBeth
Subject: Fwd: 181 Seacliff
Attachments: image003.jpg

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Nathan

There is no view from park to ocean at houses now.

There will be no change in viewshed unless you are on a 30 foot ladder.

See pictures attached from Park

Thank You

Denis Norton

----- Forwarded message -----

From: Justin Mikecz <justin@kermanmorris.com>

Date: Wed, Oct 4, 2023 at 11:17 AM

Subject: RE: 181 Seacliff

To: Dennis Norton <dennis@dennisonortondesign.com>

Sure, give that a try and see if that is good enough for him.

Justin Mikecz

AIA, NCARB, LEED AP BD+C

kerman morris architects LLP

139 Noe Street

San Francisco,

CA 94114

T: 415.749.0302 Ext. 3

C: 415.722.6147

kermanmorris.com

