

Exhibit 1C

**Staff Report, Application 241334
Exhibits A & C-G**

May 27, 2025

HUBER RESIDENCE
APN# 043-152-54

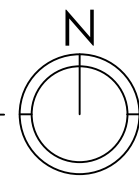
ABBREVIATIONS

&	AND	H.B.	HOSE BIB
L, A	ANGLE	HDR.	HEADER
@	AT	HDWR.	HARDWARE
'	DEGREE	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	HT., H.	HEIGHT
(A)	ABOVE	I.D.	INSIDE DIAMETER
A.C.I.	AMERICAN CONCRETE INSTITUTE	IN.	INCH(ES)
		INSUL.	INSULATION
		INT.	INTERIOR
ADJ.	ADJACENT	JT.	JOINT
A.F.F.	ABOVE FINISH FLOOR	K.P.	KING POST
		L.	LENGTH
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	LIN.	LINEAR
		MAX.	MAXIMUM
ALT.	ALTERNATE	M.B.	MACHINE BOLT
ALUM.	ALUMINUM	MEMB.	MEMBRANE
APPROX.	APPROXIMATELY	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	MISC.	MISCELLANEOUS
		MTL.	METAL
(B)	BELOW	MW.	MICROWAVE
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	(N)	NEW
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM.	BEAM	O/	OVER
B.N.	BOUNDARY NAILING	O.C.	ON CENTER
B.O.	BOTTOM OF	O.D.	OUTSIDE DIAMETER
BOT.,	BOTTOM	O.H.	OPPOSITE HAND
BOTT.		OV.	OVEN
BTWN.	BETWEEN	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	PL.	PLATE
C.B.	CEILING BEAM	PLYWD.	PLYWOOD
C.J.	CEILING JOIST	PKG.	PARKING
CLG.	CEILING	P.S.F.	POUNDS PER SQUARE FOOT
CLR.	CLEAR		
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	QTY.	QUANTITY
CONT.	CONTINUOUS	RAD.	RADIUS
CTR.	CENTER	R.B.	ROOF BEAM
CL	CENTERLINE	RCP.	REFLECTED CEILING PLAN
Db	BAR DIAMETER	RE:	REFERENCE
DBL.	DOUBLE	REF.	REFRIGERATOR
DEG.	DEGREE	REINF.	REINFORCED
DEMO.	DEMOLISH	REQ'D.	REQUIRED
DET., DTL.	DETAIL	RM.	ROOM
D.W.	DISHWASHER	R.O.	ROUGH OPENING
DWG.	DRAWING	R.R.	ROOF RAFTER
DWN.,	DOWN	SCHED.	SCHEDULE
DN.		SF.,	SQUARE FOOT
(E)	EXISTING	SQ. FT.	
EA.	EACH	SHTG.	SHEATHING
E.N.	EDGE NAILING	SHT.	SHEET
EL.,	ELEVATION	SIM.	SIMILAR
ELEV.		SL.	SLOPED
ELEV.	ELEVATOR	SPKL.	SPRINKLER
ENG.	ENGINEER	SQ.	SQUARE
EQ.	EQUAL	STAGG.	STAGGER
EXT.	EXTERIOR	STD.	STANDARD
E.W.	EACH WAY	STL.	STEEL
F.B.	FLOOR BEAM	STR.,	STRUCTURAL
F.F.	FINISHED FLOOR FINISH(ED)	STRUCT.	
FIN.		T&B	TOP & BOTTOM
F.J.	FLOOR JOIST	T&G	TONGUE & GROOVE
FL.	FLUSH	THK.	THICK
FLR.	FLOOR	T.O.	TOP OF
F.N.	FIELD NAILING	T.P.	TOILET PAPER
FND.	FOUNDATION	TYP.	TYPICAL
F.O.	FACE OF	U.B.C.	UNIFORM BUILDING CODE
FP.	FIREPLACE		
F.R.	FIRE RATED	VERT.	VERTICAL
FT.	FOOT OR FEET	W.	WIDTH
FTG.	FOOTING	WD.	WOOD
FZR.	FREEZER	WH.	WATER HEATER
GA.	GAUGE		
GALV.	GALVANIZED		
G.B.	GRADE BEAM		
GLB.	GLU-LAM BEAM		
GYP. BD.,	GYPSON WALL BOARD		
G.W.B.			

HUBER
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN 043-152-54



VICINITY MAP



DEFERRED SUBMITTALS

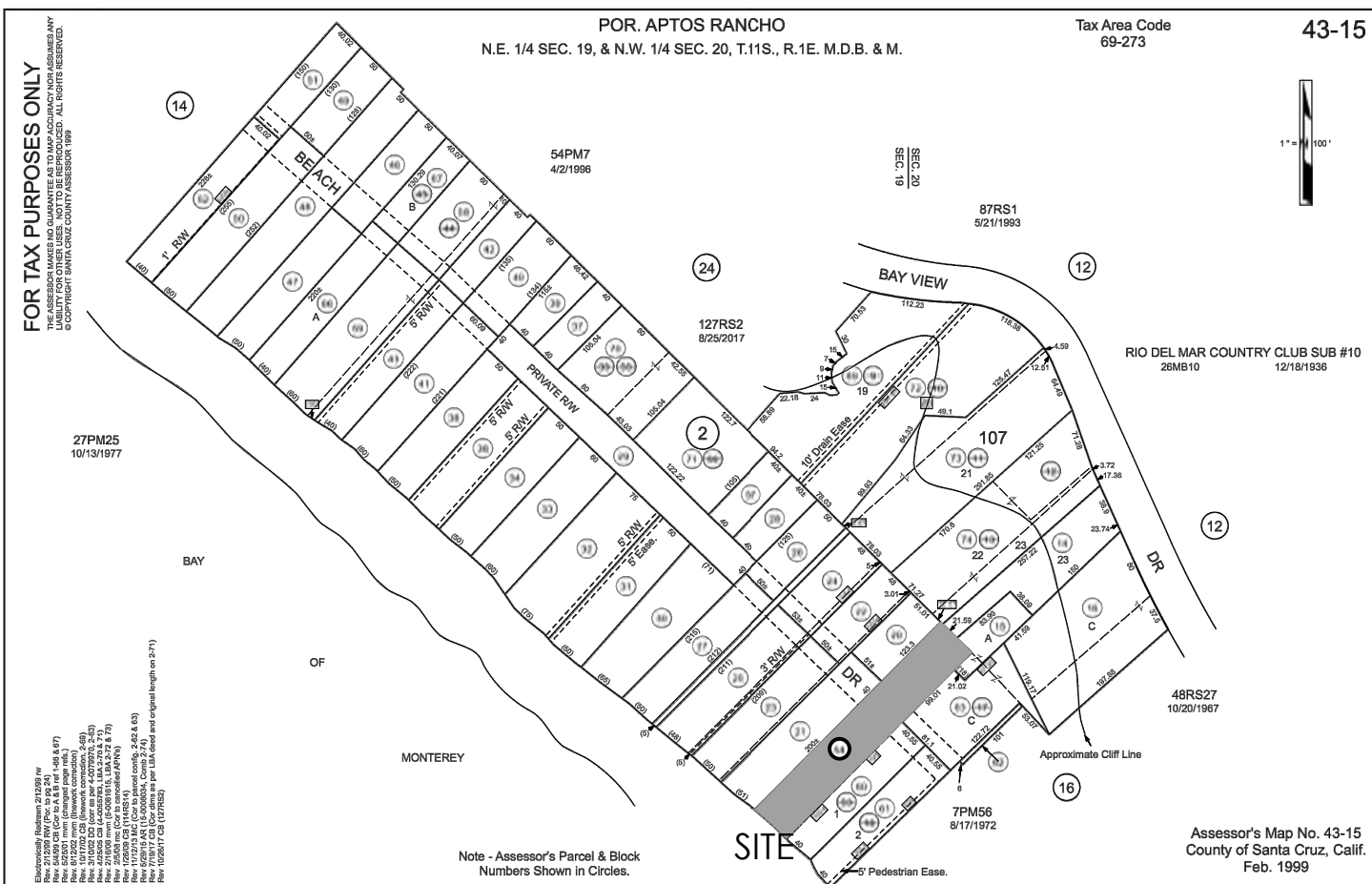
- CONCRETE STAIRS, RAILS, GUARDS, FABRICATION DETAILS, ETC. WILL BE SUBMITTED SEPARATELY AS A DEFERRED SUBMITTAL.
- SOLAR PV SYSTEM WILL BE APPLIED FOR UNDER A SEPARATE PERMIT.
- RADIANT HEATING WILL BE SUBMITTED AS A DEFERRED ITEM.
- WINDOWS AND EXTERIOR DOORS ARE DEFERRED CUSTOM MANUFACTURED AND WILL COMPLY WITH AAMA STANDARDS PER CRC 609.3. SAFETY GLAZING TESTING AND LABELING PER CRC 308.1 & 308.4, AND ENERGY TESTING & CERTIFICATION PER Cenc 110.6 (AND ENERGY SHEETS EN1 & EN2)

HERS REQUIRED

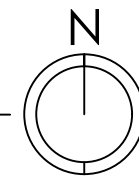
NOTE: HERS CERTIFICATION IS REQUIRED FOR IAQ AND QII FOR RESIDENCE. PIPE INSULATION AND ALL LINES. HERS CERTIFICATION IS ALSO REQUIRED FOR THE KITCHEN RANGE HOOD.

FIRE NOTES

- THESE PLANS SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
- OCCUPANCY R-3 & U, TYPE V-B, FULLY SPRINKLED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
- THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE CENTRAL FIRE PROTECTION DISTRICT.
- ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
- THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
- PUBLIC FIRE HYDRANT REQUIRED WITHIN 600 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 200' FROM BUILDING.
- ONE HUNDRED (100) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.



PARCEL MAP



SHEET INDEX

ARCHITECTURAL DRAWINGS

- | | |
|------|--|
| A0.1 | TITLE SHEET |
| A0.2 | GENERAL NOTES |
| A0.3 | CALGREEN MANDATORY RESIDENTIAL CHECKLIST |
| A0.4 | CALGREEN RESIDENTIAL VOC LIMIT TABLES |
| A1.0 | SITE PLAN |
| A2.1 | PARKING LEVEL PLAN |
| A2.2 | MAIN LEVEL FLOOR PLAN |
| A2.3 | ROOF PLAN |
| A3.1 | BUILDING ELEVATIONS |
| A3.2 | BUILDING ELEVATIONS |
| A4.1 | BUILDING SECTIONS A & B |
| A4.2 | BUILDING SECTIONS C, D & E |
| A5.1 | DOOR SCHEDULE |
| A5.2 | WINDOW SCHEDULE |
| A6.1 | ARCHITECTURAL DETAILS |
| A6.2 | ARCHITECTURAL DETAILS |
| A6.3 | MANUFACTURER DETAILS WESTCOAT |
| E2.1 | PARKING LEVEL PLAN ELECTRICAL PLANS |
| E2.2 | MAIN LEVEL FLOOR ELECTRICAL PLANS |
| E2.3 | ROOF ELECTRICAL PLANS |
| M1.1 | MECHANICAL - APPLIANCE NOTES & GAS PIPE LAYOUT |

STRUCTURAL DRAWINGS

- | | |
|-----|---------------------------------------|
| S1 | GENERAL NOTES |
| S2 | FOUNDATION & LOWER LEVEL FRAMING PLAN |
| S3 | FIRST FLOOR FRAMING PLAN |
| S4 | ROOF FRAMING PLAN |
| S5 | FOUNDATION DETAILS |
| S6 | FOUNDATION DETAILS (CONT) |
| S7 | FRAMING DETAILS |
| S8 | PAN DECK DETAILS |
| S9 | STEEL FRAMING DETAILS |
| S10 | ROOF FRAMING DETAILS |
| S11 | MOMENT FRAME ELEVATIONS |
| S12 | MOMENT FRAME DETAILS |

CIVIL DRAWINGS

- | | |
|----|-----------------------------------|
| C1 | GRADING & DRAINAGE PLAN |
| C2 | DETAILS |
| C3 | SECTIONS AND GENERAL NOTES |
| C4 | STORMWATER POLLUTION CONTROL PLAN |

SURVEY

- | | |
|---|---------------------------|
| 1 | NOTES & LEGAL DESCRIPTION |
| 2 | SURVEY PLAN |

ENERGY COMPLIANCE

- | | |
|-----|---|
| EN1 | ENERGY COMPLIANCE TITLE 24 CALCULATIONS |
| EN2 | ENERGY COMPLIANCE TITLE 24 CALCULATIONS |

PROJECT INFORMATION

OWNER:	SANDY AND KEVIN HUBER 625 BEACH DRIVE APTOS, CA 95003
A. P. N.:	043-152-54
ZONING:	RB
OCCUPANCY GROUP:	R-3 & U (PER 2022 CRC)
CONSTRUCTION TYPE:	VB (SPRINKLERED)

PROJECT DESCRIPTION:
AN EXISTING 2,568 SF RESIDENCE TO REMAIN WITH A PROPOSED 2,153 SF SECOND RESIDENCE ADDED TO BEACH SIDE OF PROPERTY, A 364 SF ADU AND A 269 SF GARAGE/PARKING PORT BELOW.

THIS PROJECT CONSISTS OF THE FOLLOWING:
A NEW RESIDENCE WITH A MAIN LIVING LEVEL ACCESSING A SEPARATE DECK OFF THE LIVING ROOM, A MASTER BEDROOM SUITE AND AN ATTACHED ADU BOTH ACCESSING AN OPEN CENTRAL COURTYARD OVER A LOWER UNDER-FLOOR STORAGE (LESS THAN 7'-6" IN HEIGHT), AND PARKING LEVEL (GARAGE, STORAGE AND PARKING PORTS 7'-6" MIN IN HEIGHT) WITH ACCESS TO THE MAIN FLOOR LEVEL VIA STAIRS AND AN ELEVATOR. AN OPEN ROOFTOP DECK IS ACCESSED BY STAIRS FROM THE OPEN COURTYARD .

CONSULTANTS

ARCHITECTS: MATSON BRITTON ARCHITECTS 728 N. BRANCIFORTE SANTA CRUZ, CA 95062 PHONE: 831-425-0544 FAX: 831-425-4795	SURVEYING: KIER & WRIGHT 3350 SCOTT BLVD, BLDG 2 SANTA CLARA, CA 95054 PHONE: 408-727-6665 FAX: 408-727-5641
ENGINEERING: R.I. ENGINEERING, INC. 303 POTRERO STREET, STE. 42-202 SANTA CRUZ, CA 95060 PHONE: 831-425-3901 FAX: 831-425-1522	GEOLOGICAL: PACIFIC CREST ENGINEERING, INC 444 AIRPORT BLVD WATSONVILLE, CA 95076 PHONE: 831-722-9446 ERIC ZINN
GEOTECHNICAL: PACIFIC CREST ENGINEERING, INC 444 AIRPORT BLVD WATSONVILLE, CA 95076 PHONE: 831-722-9446 FAX: 831-722-9158	NOTE: PROJECT SHALL CONFORM TO GEOTECHNICAL SOILS REPORT RECOMMENDATIONS

CODE COMPLIANCE

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE FOLLOWING CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE (Cenc)
- SANTA CRUZ COUNTY AMENDMENTS

PROJECT CALCULATIONS

TOTAL LOT SIZE:	22,357 SQ. FT. (0.51 ACRE) NET
RIGHT OF WAY (ROW):	1,900 SQ. FT.
NET SITE AREA:	(22,357 S.F. - 1900 S.F. OF R.O.W.) = 20,457 SQ. FT.
MAX LOT COVERAGE (TO REMAIN UNDER SB9):	1,623 SQ. FT.
PROPOSED RESIDENCE:	3,187.5 S.F.
NEW TOTAL PROPOSED FOOTPRINT:	1,276.2 S.F.
MAXIMUM LOT COVERAGE ALLOWED (20,457 S.F. x 40%):	8,182.8 S.F.
PROPOSED LOT COVERAGE: (1,623 + 3,187.5):	4,810.5 S.F.
(4,810.5 S.F. / 20,457 S.F.) =	23.5%
FAR	
EXISTING RESIDENCE:	2,568 S.F.
PROPOSED RESIDENCE (2,517 - 364 ADU):	2,153 S.F.
PROPOSED GARAGE (269 - 225 CREDIT):	44 S.F.

TOTAL PROPOSED FAR (2,568 + 2,153 + 44) 4,696 S.F.
4,765 S.F. / 20,457 S.F. = 23.29%

ONE (1) PARKING COVERED; THREE (3) UNCOVERED

EXHIBIT A

DIVISION 9 FINISHES: 9.1 DRYWALL NAILING SHALL BE ACCORDING TO APPLICABLE BUILDING CODE REQUIREMENTS FOR THE TYPES AND THICKNESSES BEING USED (SEE DIVISION 7). 9.2 ALL DRYWALL APPLICATIONS TO BE INSPECTED AND APPROVED PRIOR TO TAPING. 9.3 NOT ISSUED. 9.4 DRYWALL TO BE "U.S. GYPSUM" SHEETROCK OR EQUAL. 9.5 ALL DRYWALL TO BE INSTALLED IN ACCORDANCE TO MANUFACTURERS' RECOMMENDATIONS. 9.6 ONE-HOUR FIRE WALLS TO HAVE 5/8" SHEETROCK TYPE X (SEE DIVISION 7). 9.7 ALL TILE MUST BE SET BY A FIRST-CLASS TILE SETTER. 9.8 ALL TILE SHALL BE FRM1J SECURED IN PLACE WITH FILLED JOINTS AT LEAST 1/8" WIDE. 9.9 LINES SHALL BE KEPT STRAIGHT AND TRUE AND ALL FINISH SURFACES BROUGHT TO LEVEL PLANS. 9.10 TILE WORK SHALL BE "CERAMIC TILE" (AS SELECTED BY ARCHITECT) AND CEMENT MORTAR PER SPECIFICATIONS OF "CERAMIC TILE INSTITUTE." 9.11 SEE CABINET DETAILS FOR LOCATION OF TILE COUNTER TOPS AND SEE FLOOR PLANS FOR TUB AND SHOWERS. 9.12 ALL PAINT SHALL BE DUNN EDWARDS OR EQUAL, READY MIXED PAINT. 9.13 PAINTING CONTRACT SHALL PROVIDE CONDITION OF PLASTER AND ANY SURFACES PAINTED AND TO SEAL ALL SURFACES. 9.14 ALL COLORS SHALL BE SELECTED BY ARCHITECT. 9.15 PROTECT ALL ADJACENT SURFACES AGAINST PAINT SPATTERING. 9.16 PAINT-GRADE DOORS SHALL RECEIVE 2-COATS ENAMEL (SEMI-GLOSS). 9.17 INTERIOR WOODWORK TO RECEIVE 2-COATS ENAMEL (SEMI-GLOSS), IF NOT STAINED. 9.18 ALL BUILT-IN CABINETS SHALL RECEIVE 2-COATS ENAMEL IF NOT STAINED. 9.19 EXTERIOR WOODWORK SHALL RECEIVE 3-COATS EXTERIOR PAINT EXCEPT FOT NATURAL FINISH. U.N.O. 9.20 EXTERIOR TRIM SHALL RECEIVE 2-COATS OLYMPIC SEMI-TRANSPARENT STAIN, U.N.O. 9.21 NOT ISSUED. 9.22 ALUMINUM SASH SHALL NOT BE PAINTED. 9.23 PUTTY ALL NAIL HOLES AFTER FIRST COAT. 9.24 EXTERIOR STUCCO OR PLASTER SHALL HAVE A COLOR COAT FINISH AS SELECTED BY ARCHITECT. U.N.O. 9.25 REMOVE ALL PAINT SPOTS AND LEAVE IN A CLEAN AND ACCEPTABLE MANNER, READY FOR OCCUPANCY. 9.26 PAINTER TO SUBMIT A COLOR SAMPLE OF AREA TO BE PAINTED FOR OWNER'S APPROVAL. 9.27 PAINTER TO RETURN AFTER ALL TRADES HAVE COMPLETED WORK AND TOUCH UP ALL PAINTED AREAS AS REQUIRED. DIVISION 13 MECHANICAL: 15.1 FRESH AIR COMBUSTION IN GAS-BURNING APPLIANCES SHALL BE MINIMUM 100 SQUARE INCHES FOR EACH APPLIANCE WITH A RATING NOT EXCEEDING 100,000 BTU INPUT, PLUS AN ADDITIONAL ONE SQUARE INCH FOR EACH 1,000 BTU IN EXCESS OF 100,000. 15.2 EQUIPMENT SHALL BEAR A PERMANENT AND LEGIBLE NAME PLATE ON WHICH SHALL APPEAR THE MANUFACTURER'S NAME AND RATING OF THE APPLIANCE; A MODEL DESIGNATION; INSTRUCTIONS FOR THE OPERATION OF THE APPLIANCE; AND A SEAL OF APPROVAL OF THE APPLIANCE BY AN APPROVED TESTING LABORATORY. 15.3 EACH UNIT SHALL BEAR A METAL NAME PLATE SECURELY FIED TO THE APPLIANCE AND READILY ACCESSIBLE FOR INSPECTION, IDENTIFYING THE NAME AND ADDRESS OF THE INSTALLER, IF OTHER THAN OWNER. 15.4 ALL HEATING APPLIANCES SHALL BE CONNECTED TO A VENT COMPLYING WITH CHAPTERS 8 AND 9 OF THE C.M.C. 2022 EDITION. WHEN COMBUSTION AIR IS SUPPLIED FROM THE ATTIC SPACE, THE ATTIC SPACE SHALL BE VENTILATED BY FRESH AIR OPENINGS ON A VERTICAL WALL ON AT LEAST TWO DIFFERENT ELEVATIONS. 15.5 VENTS AND DUCTS PENETRATING THE ROOF SHALL EXTEND A MINIMUM OF 8" ABOVE ROOF SURFACE. 15.6 CHECK FRAMING FOR ALL DUCTS, ETC., INTERFERING WITH STRUCTURAL MEMBERS. 15.7 INSTALL, CONNECT, AND INSPECT FORCED AIR UNIT WITH DUCTS AND VENTS (AND CONDENSER UNIT ON A PLATFORM OPTION) PER MANUFACTURERS' SPECIFICATIONS. 15.8 THE AIR CIRCULATION SYSTEM SHALL INCORPORATE AN AIR FILTRATION SYSTEM. 15.9 ALL HEATING AND COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE ALL JOINTS AND SEAMS SEALED, BE INSULATED WITH A MINIMUM OF 1" THICK (0.6 POUNDS PER CUBIC FT.) FIBERGLASS INSULATION. 15.10 HEATING AND AIR CONDITIONING CONTRACTOR TO INSTALL THERMOSTAT FOR HVAC SYSTEM USING THERMOSTAT WIRE PRE-INSTALLED BY ELECTRICIAN. 15.11 NO PIPES, CONDUIT OR DUCTS SHALL BE EMBEDDED INTO STRUCTURAL MEMBERS OR FOOTINGS UNLESS SO SHOWN ON PLANS OR APPROVED BY ENGINEER. 15.12 ALL PLUMBING VENTS SHALL GO THROUGH ROOF A MINIMUM OF 10'-0" FROM ANY PROPERTY LINE. 15.13 MINERAL FIBER INSULATION WILL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING OR WHERE SUCH A UNIT PASSES THROUGH A PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCTS. 15.15 NO TUB ACCESS PANELS SHALL BE REQUIRED. PROVIDE RIGID JOINT CONNECTIONS. 15.16 PROVIDE AN OUTSIDE SHUT-OFF, CONSPICUOUSLY MARKED. 15.17 ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATION DOMESTIC OR BEARING HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION. 15.18 ALL GAS APPLIANCES, EXCEPT WATER HEATERS AND RANGE TOP BURNERS, SHALL BE EQUIPPED WITH INTERMITTENT IGNITION DEVICES. 15.19 PROVIDE BACK DRAFT DAMPERS ON ALL EXHAUST FIRE SYSTEMS. 15.20 NOT ISSUED. 15.21 ALL SPECIFICATIONS TO BE CHECKED AND VERIFIED WITH GENERAL CONTRACTOR. 15.22 PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES AT TUB/SHOWER (120 F MAXIMUM), VERIFY AT ROUGH PLUMBING INSPECTION. 15.23 MECHANICAL EXHAUST FOR BATHROOM WILL EXIT A MINIMUM OF 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. 15.24 ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-ACTING VALVES (WASHING MACHINES, DISHWASHERS, ETC.) ARE INSTALLED SHALL BE INSTALLED TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. 15.25 PROVIDE 1" GAS LINE FROM METER TO F.A.U./ WATER HEATER LOCATION 15.26 PROVIDE 1" WATER LINE FROM METER TO HEATER LOCATION 15.27 COMBUSTION AIR REQUIREMENTS FOR F.A.U./ WATER HEATER REQUIRE DUCT OPENINGS, EACH HAVING 1 SQ. IN. PER 5,000 BTU/H INPUT. 15.28 GAS APPLIANCES ARE TO BE RAISED 18" ABOVE GARAGE FLOOR. 15.29 GAS PIPE SYSTEMS SHALL BE BONDED AT THE HOUSE SIDE OF THE GAS METER. PER CEC 250.10(8)	7.11 ENERGY INSULATION REQUIREMENTS: A. ALL EXTERIOR WALLS SHALL BE INSULATED WITH BLANKET-TYPE MINERAL FIBER OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A THERMAL RESISTANCE (R) OF NOT LESS THAN 13. B. ALL ROOF-CEILING ASSEMBLIES SHALL BE INSULATED WITH EITHER: 1. BLANKET-TYPE MINERAL FIBER OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E OR 2. BROWN OR POURED MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-1030A WITH THERMAL RESISTANCE (R) OF NOT LESS THAN 30. C. ALL FLOOR ASSEMBLIES OVER UNINSULATED SPACES SHALL BE INSULATED WITH BLANKET-TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A THERMAL RESISTANCE OF NOT LESS THAN 19. D. ALL HEATING OR COOLING DUCTS LOCATED OUTSIDE THE BUILDING ENERGY ENVELOPE SHALL HAVE JOINTS AND SEAMS SEALED AND SHALL BE INSULATED WITH A MINIMUM OF 1" THICK FIBERGLASS INSULATION. E. SEE DIVISION 8 AND DIVISION 15 FOR ADDITIONAL ENERGY REQUIREMENTS. F. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING OR PIPE DUCT PENETRATES A FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. G. NOT USED 7.12 ENERGY REQUIREMENTS: A. DUAL GLAZING AT ALL WINDOWS, GLASS DOORS, AND SKYLIGHTS (AS SHOWN ON WINDOW SCHEDULE), SHADING DEVICES AS REQUIRED BY ENERGY CALCULATIONS. 7.13 WALL/CEILING FINISHES: A. ALL INTERIOR WALLS SHALL BE 5/8" GYPSUM BOARD EACH SIDE, SCREWED WITH 1 5/8" PHILIPS BUGLE-HEAD SCREWS AT 6" o.c. UNLESS NOTED ON PLANS. UNLOCKED. B. PROVIDE ONE-HOUR FIRE SEPARATION BETWEEN GARAGE AND RESIDENCE AND UNDER ENCLOSED STAIRWAYS WITH 5/8" GYPSUM BOARD EACH SIDE OF WALLS AND ON CEILINGS. PROVIDE 5/8" GYPSUM BOARD THROUGHOUT GARAGE AND FINISH RFR. FINISH SCHEDULE. USE TYPE "X" GYPSUM BOARD. C. INSPECTION IS REQUIRED PRIOR TO TAPING AND FINISHING (ALL JOINTS) WALLBOARDS. INSPECTION IS REQUIRED PRIOR FOR ALL INTERIOR AND EXTERIOR IN-PLACE LATH AND WALLBOARD BEFORE ANY PLASTERING IS APPLIED. D. PROVIDE 26 GAUGE GALVANIZED IRON FOUNDATION WEEP SCREEN ON ALL STUCCO WALLS AT INTERSECTION OF MUDDIUM AND CONCRETE. E. STUCCO USE 7/8" PORTLAND CEMENT PLASTER WITH WOVEN OR WELDED WIRE LATH WITH NO. 11 GAUGE 1/2" LONGS WITH 7/8" DIAMETER HEAD NAIL OR 16 GAUGE STAPLES X 1/2" LONG LESS AT 16" o.c. ATTACHED TO TOP PLATE AND SILL. PROVIDE 3-4 METAL LATH AND BACKING AT ALL SOFFIT EL 831.724-26125. 7.14 BATHROOM FLOOR SHALL HAVE NON-ABSORBENT FLOOR COVERING BONDED TO SUBFLOOR. 7.15 ROOFING-BUILT-UP: A. THREE LAYERS OF 15# FELT (1 BASE PLY, 2 FELTS) BONDED TOGETHER WITH NOT LESS THAN 50 POUNDS OF BITUMINOUS BONDING AGENT AND NOT LESS THAN 300 POUNDS PER 100 SQ. FT. OF SLAG OR NOT LESS THAN 400 POUNDS PER 100 SQ. FT. OF GRAVEL (WATERIAL NOT TO EXCEED 1/2" EMBEDDED INTO NOT LESS THAN 40 POUNDS/100 SQ. FT. OF HOT SURFACING ASPHALT (BITUMINOUS BONDING AGENT), THE LAYERS OF FELT SHALL BE SECURED TO THE ROOF STRUCTURE AS SPECIFIED FOR UNDERLAY. ALL NAIL HEADS SHALL BE COVERED BY ONE LAYER OF FELT. PROVIDE OVERFLOW DRAINS OR SCUPPERS, OR SPEC. 2" MAXIMUM HEIGHT FROM ROOF TO TOP OF EXTERIOR WALL (i.e. 2" HIGH PARAPET MAX). 7.16 ALL METAL TRIM PENCILS SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS AS "FRRY-REGLET BRAND SERIES. 7.17 NOT ISSUED. 7.18 SLOPING ROOF COVERINGS (CLASS A OR B; i.e., TREATED WOOD SHAKES OR SHINGLES, ASPHALT OR FIBERGLASS TILES, METAL ROOFING, OR CONCRETE TILES) TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS OVER #15 WATERPROOF FELT AND 3/4" PLYWOOD SHEATHING. U.N.O. 7.19 DUCT CONNECTIONS TO BE WRAPPED WITH LISTED UL 181 TAPE IN ACCORDANCE WITH THE FOLLOWING: A. ATTACH THE INNER CORE TO THE COLLAR WITH AT LEAST TWO WRAPS OF APPROVED DUCT TAPE AND SECURE WITH AN APPROVED CLAMP. B. PULL JACKET AND INSULATION BACK OVER THE CORE AND USE TWO WRAPS OF APPROVED TAPE OR AN APPROVED CLAMP. 7.20 CONTRACTOR TO PROVIDE AND POST ON THE STRUCTURE AT FINAL INSPECTION A COMPLETED INSULATION CERTIFICATE AND INSTALLATION CERTIFICATE. DIVISION 8 DOOR & WINDOWS: 8.1 ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING FOR IMPACT. 8.2 ALL GLASS LESS THAN 18" ABOVE ADJACENT WALKING SURFACE SHALL BE TEMPERED. 8.3 TITLE 24 REQUIREMENTS: (REF: PART 6 OF TITLE 24 FOR THE 2022 CALIFORNIA ENERGY CODE) A. UNVINT EDITION. B. PROVIDE AIR INFILTRATION REDUCTION SYSTEM. C. WEATHERSTRIP ATTIC AND FURNACE CABINET DOOR. D. PROVIDE WATER-LOU RESTRICTION ON ALL FAUCETS. E. USE A/C CONDENSER WITH RATING OF 8.5 FOR GLAZING LESS THAN 18%; OTHERWISE USE 10; OR BETTER. USE 72% EFFICIENCY GAS-FIRED FURNACE. F. THE BUILDING DESIGN MEETS THE RELEVANT CHAPTERS OF TITLE 24, PART 2. G. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATED MATERIAL. H. MANUFACTURED DOORS AND WINDOWS SHALL ALLOW OVERLAP. I. PROVIDE MINIMUM R-3 INSULATION OR WATER HEATER INLET/OUTLET PIPES FIRST 5 FEET INTO UNCONDITIONED SPACE. J. CAULK ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO FINISHING ENVELOPE. K. CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES AND BETWEEN WALL SOLE PLATES AND FLOOR BETWEEN EXTERIOR WALL PANELS. L. MASONRY AND FACTORY-BUILT FIREPLACES SHALL HAVE: 1) TIGHT-FITTING METAL OR GLASS DOORS COVERING ENTIRE OPENING OF FIREBOX; 2) A COMBUSTION AIR INTAKE TO DRAW AIR FROM OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX WHICH IS AT LEAST 1 SQUARE INCHES IN AREA, AND IS EQUIPPED WITH A REMILY ACCESSIBLE, OPERABLE AND TIGHT-FITTING DAMPER; 3) TIGHT-FITTING FLUE DAMPER WITH READILY ACCESSIBLE CONTROLS; 4) CONTINUOUSLY BURNING PILOT LIGHTS ARE PROHIBITED. M. DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED ACCORDING TO CHAPTER 6 OF THE 2022 C.M.C. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE. N. STORAGE-TYPE WATER HEATERS AND SOLAR-HEATED WATER TANKS SHALL BE EXTERNALLY WRAPPED WITH INSULATION R-12 OR GREATER, IF NOT SO INTERNALLY WRAPPED (IF APPLICABLE). O. INSULATE RE-CIRCULATING HOT WATER PIPING IN UNHEATED SPACES. P. GAS-RED HEATING AND COOLING APPLIANCES, SHOWER HEADS, AND FAUCETS TO COMPLY WITH EFFICIENCY STANDARDS. Q. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE EFFICACY OF 25 LUMENS/WATTS. R. THERMOSTATS SHALL BE PROVIDED WITH A CLOCK MECHANISM WHICH CAN BE MANUALLY PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 4 PERIODS IN 24 HOURS. S. ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK DRAFT DAMPERS. 8.4 ENERGY INSULATION STANDARDS: A. SWINGING DOORS OR WINDOWS TO THE EXTERIOR OR IN UNCONDITIONED SPACES SUCH AS GARAGES SHALL BE FULLY WEATHERSTRIPPED, GASKETED OR OTHERWISE TREATED TO PREVENT AIR FILTRATION. B. ALL SLIDING GLASS DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TO SHOW CONFORMANCE WITH AIR FILTRATION STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE WHEN TESTED IN ACCORDANCE WITH ASTM 2835 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQ. FT. C. REQUIRED TINTED GLAZING SHALL BE PERMANENTLY TINTED OR PERMANENTLY SURFACE COATED BY THE MANUFACTURER OF THE GLAZING MATERIAL AND SHALL PROVIDE A MAXIMUM TINTING COEFFICIENT OF 0.75. 8.5 SECURITY NOTES: A. SWINGING DOORS: 1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB. 2. ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MINIMUM 1/2" DIAMETER STEEL JAMB STUD WITH 1/2" MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED. 3. DEADBOLTS OR LOCKS AND LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN THE WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH. 4. DEADBOLTS SHALL CONTAIN HARDENED INSERTS. 5. STRAIT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 3/8". 6. A HOOK-SHAPED OR EXPANDING LOCK DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". 7. WOOD FLUSH TYPE DOORS SHALL BE 1 1/2" THICK MINIMUM WITH SOLID CORE WOOD CONSTRUCTION. 8. FOLLOW CORE DOORS OR DOORS LESS THAN 1 1/2" IN THICKNESS SHALL BE COVERED ON THE INSIDE FACE WITH 26 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6" o.c. AROUND THE PERIMETER OR EQUIVALENT. 9. GLASS DOORS SHALL BE FULLY TEMPERED GLASS. C. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHEREVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO CLIPPING TOOLS. NOT ISSUED. D. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL OF THE CLOSED OR PARTIALLY OPEN POSITION. E. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. F. OTHER OPERABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. G. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8' OF A UTILITY POLE OR SIMILAR STRUCTURE. H. GLAZED OPENING WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLAR RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS WITH OPENINGS HAVING A MAXIMUM OPENING OF 2". THIS SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. I. LOCKS SHALL OPEN FROM INTERIOR WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT. J. GARAGE DOORS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES, SUCH AS GLIDE BARS, BOLTS, CROSS BARS, AND/OR PADLOCKS WITH MINIMUM 1/2" HARDENED STEEL SHACKLES, AND BOLTED, HARDENED STEEL HASPS. K. PROVIDE APPROVED GARAGE DOOR SPRINGS AND ANCHORAGE. GARAGE DOOR SPRINGS AND CONTAINMENT DEVICES SHALL BE LABELED. 8.6 NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL INSULATION.	CONNECTION CONT'D: 20. 1" (25 mm) BRACE TO EACH STUD AND PLATE. FACE NAIL. 2-8d 21. 1"x8" (25 mm x 208 mm) SHEATHING OR LESS TO EACH BEARING. FACE NAIL. 2-8d 22. WIDER THAN 1"x8" (25 mmx203 mm) SHEATHING TO EACH BEARING. FACE NAIL. 3-8d 23. BUILT-UP GIRDER STUDS 20d AT 24" (610 mm) o. c. 24. BUILT-UP GIRDER AND BEAMS 16d AT 32" (813 mm) o.c. AT TOP AND BOTTOM AND STAGGERED 2 30d AT ENDS & AT EACH SPICE 25. 2" (51 mm) PLANKS 26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD:(2) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): (1) INCH-25.4 mm 1/2" AND LESS 1-3/4" 8d (4) OR 6d (3) 10d (4) OR 8d (3) COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): (1) INCH-25.4 mm 3/4" AND LESS 6d (8) 8d (8) 10d (4) OR 8d (8) 27. PANEL SIDING (TO FRAMING): 3/4" (19 mm) OR LESS 6d (4) 8d (4) 28. FIBERBOARD SHEATHING: (1) 3/4" (19 mm) No. 11 ga. (8) 6d (4) No. 16 ga. (8) No. 11 ga. (8) 8d (4) No. 16 ga. (8) 29. INTERIOR PANELENG 3/4" (6.4 mm) 4d (80) 3/4" (905 mm) 4d (11) (1) COMMON OR BOX NAILS MAY BE USED, EXCEPT WHERE OTHERWISE STATED. (2) NAILS SPACED AT 6 INCHES (152 MM) ON CENTER AT EDGES, 12 INCHES (305 MM) AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES (1219 MM) OR MORE. (3) FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEER WALLS, REFER TO SECTION 2314.3. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX, OR CASING. (4) COMMON OR DEFORMED SHANK. (5) CORROSION-RESISTENT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1. (6) FASTENERS SPACED 3 INCHES (76 MM) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152 MM) ON CENTER AT INTERMEDIATE SUPPORTS. (7) CORROSION-RESISTENT ROOFING NAILS WITH 7/16-INCH DIAMETER (11 MM) HEAD AND 1 1/2-INCH (38 MM) LENGTH FOR 1/2-INCH (13 mm) SHEATHING AND 1 1/2-INCH (38 MM) LENGTH FOR 25/32-INCH (20 mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1. (8) CORROSION-RESISTENT STAPLES WITH NOMINAL 7/16-INCH (11 MM) CROWN AND 1 1/8-INCH (29 mm) LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH (38 mm) LENGTH FOR 25/32-INCH (20 mm) SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1. (9) PANEL SUPPORTS AT 16 INCHES (406 MM) [20 INCHES (508 MM) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED], CASING OR FINISH NAILS SPACED 6 INCHES (152 MM) ON PANEL EDGES, 12 INCHES (305 MM) AT INTERMEDIATE SUPPORTS. (10) PANEL SUPPORTS AT 24 INCHES (610 MM), CASING OR FINISH NAILS SPACED 6 INCHES (152 MM) ON PANEL EDGES, 12 INCHES (305 MM) AT INTERMEDIATE SUPPORTS. 6.4 PLYWOOD NAIL SPACING: FLOOR AND ROOF: 4" o.c. AT BOUNDARY, 6" o.c. AT EDGES, 10" o.c. AT INTERMEDIATE SUPPORTS, EXCEPT 6" o.c. AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. WALL SHEATHING OR SIDING: 6" o.c. EDGES, 12" o.c. INTERMEDIATE, UNLESS OTHERWISE NOTED. 6.5 THE STRUCTURAL DRAWINGS ONLY SHOW THE BASIC STRUCTURAL FRAME. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS. DURING CONSTRUCTION OF THE STRUCTURAL FRAME, DIMENSIONS OF THE OPENING ARE FOR REFERENCE ONLY-VERIFY WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. 6.6 THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING THE FRAMING PHASE UNTIL PERMANENT LATERAL BRACING IS COMPLETED. 6.7 NO PIPES OR DUCTS SHALL BE EMBEDDED INTO STRUCTURAL MEMBERS UNLESS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER. 6.8 NAILING OF FLOOR, ROOF, AND WALL SHEATHING SHALL BE INSPECTED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO COVERING. (SEE DIVISION 7 FOR ROOFING NOTES). 6.9 NOT ISSUED. 6.10 ALL PLYWOOD SHALL BE 26-G MATERIAL GLUED AND NAILED WITH SCREW TYPE NAILS OF THE SIZES DESCRIBED ABOVE. NO BLOCKING REQUIRED FOR FLOORS AND ROOFS (BLOCK ONLY AS CALLED FOR ON CONSTRUCTION DOCUMENTS AT SHEAR WALL SCHEDULE OR AT JOINTS 2X14 OR DEEPER). PROVIDE (2) JOISTS OR DOUBLE BLOCKING UNDER BEARING WALLS AND AT HANDRAILS AS REQUIRED. PLYWOOD SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR PRIOR TO COVERING WITH FLOOR OR ROOF MATERIAL. 6.11 WALL FRAMING SHALL BE 2x4 STUDS AT 16" o.c.. PROVIDE DOUBLE 2x4 PLATE WITH MINIMUM 48" LAP SPICE, UNLESS OTHERWISE NOTED. 6.12 NOT USED 6.13 ALL EXPOSED NAILS SHALL BE CORROSION RESISTANT. 6.14 PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS WITH 6'-0" WIDE OR GREATER. 6.15 PROVIDE FIRESTOPPING IN STUD SPACES WITH 2x WOOD BLOCKS IN THE CENTER OF ALL STUD SPACES OVER 10' APART. 6.16 ALL POST TO BEAM CONNECTIONS SHALL BE "SIMPSON STRONG TIE," UNLESS OTHERWISE NOTED. 6.17 ALL EXTERIOR FINISHING MATERIAL SHALL BE SHALL BE APPLIED OVER ON LAYER 15# ASPHALT SATURATED FELT. 6.18 METAL CONNECTORS SHOWN ON STRUCTURAL DRAWINGS TO BE "SIMPSON STRONG TIE," UNLESS OTHERWISE NOTED. 6.19 BEARING WALLS SUPPORTING LOADS FROM 2 STORIES ABOVE OR OVER 14'-0" IN HEIGHT SHALL BE 3x4 OR 2x6 AT 16" o.c.. 6.20 ALL STUDS ARE 2x4 AT 16" o.c.. UNLESS OTHERWISE NOTED. 6.21 THE CONSTRUCTION OF SCAFFOLDINGS OR FALSEWORK MORE THAN THREE STORIES OR 36'-0" IN HEIGHT REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY. 6.22 CUTTING AND NOTCHING: (PRE-DRILL PRIOR TO NOTCHING) A. EXTERIOR AND BEARING PARTITIONS: ANY WOOD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% THE WIDTH OF THE STUD. B. NON-BEARING PARTITIONS: ANY WOOD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 45% OF THE WIDTH OF THE STUD. 6.23 BORED HOLES: A HOLE NOT GREATER THAN 40% OF THE STUD MAY BE BORED IN ANY WOOD STUD, A HOLE NOT GREATER THAN 60% OF THE WIDTH OF THE STUD IS PERMITTED IN NON-BEARING PARTITIONS OR IN ANY WALL WHERE EACH STUD IS DOUBLED. PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE BORED HOLES ARE SO BORED. IN NO CASE SHALL BE BORED: THAN 3/8" TO THE EDGE OF STUDS NOT LOCATED AT THE SAME SECTION OF STUD AS CUT OR NOTCH. 6.24 CUTTING AND NOTCHING: A. ANY WOOD JOIST BEAM OR GIRDER MAY BE CUT OR NOTCHED ON THE TOP EDGE, PROVIDED THE CUT DOES NOT EXCEED EITHER 1/3" OF THE DEPTH OF THE MEMBER OF 2" AND DOES NOT EXTEND INTO THE CENTER HALF OF THE LENGTH OF THE MEMBER. B. HOLE SPACES AT LEAST 6" APART AND NOT LARGER THAN 2" IN DIAMETER MAY BE BORED, IF THE HOLES ARE NOT NEARER THAN 1" TO THE EDGE OF THE JOIST. C. HOLE SPACES AT LEAST 6" APART AND NOT LARGER THAN 1" IN DIAMETER MAY BE BORED THROUGH ANY WOOD BEAM, JOIST OR GIRDER IF THE EDGE OF THE HOLE IS NOT NEARER THAN 1" TO THE EDGE OF THE MEMBER. 6.25 ALL BREAKS FOR VENTS, DUCTS, PLUMBING SHALL BE STRAPPED WITH 1 1/2"x3/8" STEEL STRAPS WITH 4-16d NAILS AT EACH SIDE. 6.26 GLUED LAMINATED MEMBERS: A. MANUFACTURE IN ACCORDANCE WITH US COMMERCIAL STD C5-253, LATEST EDITION. B. DOUGLAS FIR, COAST REGION LUMBER. C. COMBINATION 24" STEEL GRADE, (lb=2400 psi) (lb=2000 VET). D. ARCHITECTURAL APPEARANCE GRADE. E. WATERPROOF GLUE: PHENOL RESORCINOL GLUE, MIL-A-3978. F. MOISTURE CONTENT, 12% MAXIMUM /4% MAXIMUM VARIATION IN BEAM. G. INSPECTION: AITC CERTIFICATE. DIVISION 7 THERMAL AND MOISTURE PROTECTION: 7.1 ALL SHEET METAL TO BE 26 GAUGE GALVANIZED IRON, UNLESS OTHERWISE NOTED. 7.2 FLASH AND COUNTERFLASH AT ALL ROOF TO WALL CONDITIONS. 7.3 GL FLASH AND CAULK WOOD BEAMS, OUTLOOKER PROJECTING FROM EXTERIOR WALL, OR ROOF SURFACES. 7.4 FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOF BUILDING PAPER TO EXTEND TO 3" UNDER THE BUILDING PAPER BEHIND THE WALL COVERING. 7.5 SHOWER WALLS SHALL BE APPROVED NON-ABSORBENT WATERPROOF MATERIAL TO A HEIGHT OF 6' ABOVE THE FLOOR MINIMUM. 7.6 ALL RANGE VENTS TO BE 48" SQ. THROUGH CEILING AND 36" SQ. THROUGH ROOF OR WALL. 7.7 ALL VENTS AND DUCTS PENETRATING THE ROOF SHALL EXTEND TO A MINIMUM OF 8" ABOVE THE ROOF SURFACE. 7.8 PROVIDE FLASHING AT THE TOP OF ALL PARAPETS AND WALLS. 7.9 PROVIDE GUTTERS, DOWNSPOUTS, AND SCUPPERS AS SET FORTH ON ROOF PLANS. 7.10 PROVIDE EXHAUST DUCTS AS REQUIRED FOR WATER HEATER(S), RANGE HOOD AND VENTILATION FANS.	DIVISION 4 MASONRY: 4.1 MASONRY TO BE CONFORMED TO DIVISION 24, CALIFORNIA BUILDING CODE FOR REINFORCED GROUTED MASONRY. 4.2 CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C-90 GRADE N, 1500 PSI UNLESS NOTED OTHERWISE. CONTINUOUS INSPECTION REQUIRED. (CONTRACTOR TO USE STANDARD 8"x8"x16" (NOMINAL) BLOCK (SREY PRECISION) WITH CONCAVE JOINTS, UNLESS NOTED OTHERWISE ON PLANS.) 4.3 MORTAR OR GROUT TO BE TYPE "S" MORTAR, 1 PART CEMENT, 1/4 MAXIMUM HYDRATED LIME OR PLASTIC CEMENT, 4 PARTS SAND, 1500 PSI. 4.4 GROUT: 1:3 WITH 2 PARTS REA GRAVEL. 4.5 MORTAR AND GROUT SHALL HAVE A 28-DAY COMPREHENSIVE STRENGTH EQUAL TO 2000 PSI MINIMUM. 4.6 DRYPACK SHALL BE A 1:2 MIX PLUS ENOUGH WATER FOR A STIFF MIX. 4.7 CONSTRUCTION: 1. BED JOISTS TO BE FULLY BEDDED IN MORTAR, HEAD JOISTS TO BE SOLIDLY FILLED AT LEAST 1 1/2" FROM EACH FACE. 2. GROUT POUR SHALL BE LIMITED TO 4'-0" AT WORK STOPPAGES. HORIZONTAL CONTRACTION JOISTS SHALL BE FORMED BY STOPPING GROUT 1 1/2" BELOW TOP OF MASONRY. 3. GROUT SHALL BE TAMPED TO ASSURE FILING OF ALL VOIDS. 4. PROVIDE TWO #5 FOR CONCRETE BLOCK, TWO #4 FOR BRICK. REINFORCING AT ENDS OF ALL WALLS AND AROUND ALL OPENINGS WITH 24" LAP. 4.8 SOLID GROUT AT ALL CELLS. 4.9 BLOCK UNITS SHALL BE SUFFICIENTLY MOIST AT TIME OF LAYING TO PREVENT DEHYDRATION OF MORTAR AND GROUT. 4.10 BLOCK UNITS SHALL BE FREE OF ALL SUBSTANCES WHICH MIGHT IMPAIR THE BOND OF THE BLOCK TO MORTAR AND GROUT. 4.11 CONCRETE BLOCK WALLS TO RECEIVE STUCCO FINISH AS PER SITE PLAN AND DIVISION 9, U.N.O. 4.12 REINFORCING STEEL REQUIREMENTS: DIVISION 5 METALS: 5.1 ALL REINFORCING STEEL SHALL BE NEW STOCK AS FOLLOWS: A. #4 BARS AND SMALLER-INTERMEDIATE GRADE. SEE STRUCTURAL. B. #5 BARS AND LARGER-HARD GRADE. SEE STRUCTURAL. C. ALL MASONRY WALL REINFORCING, INCLUDING MASONRY WALL FOOTINGS, SHALL BE INTERMEDIATE. SEE STRUCTURAL. D. ALL BARS EXCEPT #2 SHALL BE DEFORMED AS PER ASTM A-3. E. WIRE MESH SHALL CONFORM TO ASTM A-185. 5.2 ALL BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. 5.3 ALL BONDS SHALL BE MADE COLD. 5.4 SPLICING OF BARS SHALL HAVE LAPPING OF 36 DIA. OR 2'-0" MINIMUM IN ALL CONTINUOUS REINFORCEMENT OF FOOTINGS AND CONCRETE WALLS, AND 48 BAR DIA. OR 2'-0" MINIMUM IN PONYON WALLS. (BOND BARS AROUND CORNERS AND INTERSECTIONS, BAR LAPS SHALL BE MADE AWAY FROM POINTS OF MAXIMUM STRESS.) 5.5 ALL REINFORCING BARS SHALL BE ACCURATELY AND SECURELY PLACED BEFORE POURING CONCRETE OR APPLYING MORTAR OF GROUT. 5.6 WELDING OF REINFORCING STEELS SHALL BE PERFORMED BY THE ELECTRIC ARC PROCESS AND PERFORMED BY WELDERS. 5.7 ALL FIELD WELDING TO BE DONE UNDER THE CONTINUOUS INSPECTION PERFORMED BY A CERTIFIED THIRD PARTY INSPECTOR FROM A SPECIAL INSPECTION AGENCY THAT IS APPROVED BY THE LOCAL BUILDING OFFICIAL. 5.8 ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH ABC SPECIFICATIONS. 5.9 ALL PIPE COLUMNS SHALL CONFORM TO ASTM A-53, GRADE "B." 5.10 ALL TUBE COLUMNS SHALL CONFORM TO ASTM A501. 5.11 ALL FABRICATION SHALL BE DONE BY WELDERS USING THE ELECTRIC ARC PROCESS AND E-70 ELECTRODES. 5.12 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL NECESSARY TEMPORARY BRACING. 5.13 BOLTS SHALL CONFORM TO ASTM A-307. 5.14 SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION. ANY FABRICATION DONE PRIOR TO RECEIPT OF APPROVED SHOP DRAWINGS SHALL BE DONE AT CONTRACTORS OWN RISK. 5.15 ALL FABRICATION SHALL BE DONE IN THE SHOP OF A FABRICATOR CERTIFIED BY A RECOGNIZED AGENCY THAT IS ACCEPTED AND APPROVED BY THE BUILDING OFFICIAL. NO SHOP INSPECTION IF REQUIRED IS TO BE PERFORMED BY A THIRD PARTY INSPECTION AGENCY. 5.16 STRUCTURAL STEEL ROLLED SECTIONS AND PLATES USED IN THE WORK SHALL CONFORM TO ASTM A-36. PIPE COLUMNS SHALL BE WELDED SEAMLESS PIPE CONFORMING TO ASTM A-53 FOR GRADE "B" PIPE. SQUARE OR RECTANGULAR TUBES SHALL BE WELDED SEAMLESS SECTIONS MADE OF STEEL CONFORMING TO ASTM A-36. 5.17 ALL STRUCTURAL STEEL, EXCEPT THE PORTION TO BE EMBEDDED IN CONCRETE OR TO RECEIVE SPRAYED-ON FIREPROOFING, SHALL RECEIVE ONE TOP COAT OF PAINT AS DESCRIBED BY A MANUFACTURER'S SPECIFICATIONS. 5.18 CONTRACTOR SHALL PROVIDE BRACING AS REQUIRED TO MAINTAIN THE ALIGNMENT OF THE BUILDING FRAME UNTIL ALL WELDING IS COMPLETED AND/OR SLABS AND WALLS ARE Poured. DIVISION 6 CARPENTRY: 6.1 ALL LUMBER SHALL BE GRADE MARKED AND CONFORM WITH THE STANDARD GRADING AND DRESSING RULES (R) OF THE WEST COAST LUMBER INSPECTION BUREAU. A. ALL LUMBER TO BE WEST COAST DOUGLAS FIR. B. VERTICAL MEMBERS TO BE STUD GRADE OR BETTER. C. ALL HORIZONTAL FRAMING LUMBER, 2x JOISTS SHALL BE #2 DOUGLAS FIR OR BETTER UNLESS NOTED OTHERWISE. ALL STRINGERS, POSTS AND 4x BMS OR LARGER SHALL BE GRADE #1 DOUGLAS FIR. MIDDLES OR ANY WOOD IN CONTACT WITH CONCRETE TO BE PRESURE TREATED WEST COAST DOUGLAS FIR. D. NAILS: COMMON WIRE NAILS. E. BOLTS IN TIMBER TO HAVE STANDARD CUT WASHERS, UNLESS NOTED AND UNLESS USED WITH STEEL PLATE OR ANGLES. HOLES FOR BOLTS TO BE NOT MORE THAN 1/4" LARGER THAN BOLT DIAMETER. CONFORM TO ASTM A-307. (ALSO SEE BOLTS FOR STRUCTURAL STEEL). F. PLYWOOD SHEATHING SHALL BE PLYWOOD COMPLYING WITH CALIFORNIA BUILDING CODE STANDARD 23-2. ALL HORIZONTAL PLYWOOD SHALL BE Laid WITH GRAIN PERPENDICULAR TO JOISTS AND WITH STAGGERED JOINTS. 3/4" AND 5/8" THICK PLYWOOD FLOOR SHEATHING SHALL HAVE A PANEL INDEX OF 48/24. 3/4" THICK PLYWOOD ROOF SHEATHING SHALL HAVE A PANEL INDEX OF 30/16. G. ALL FLUSH FRAMED JOISTS SHALL SEAT IN SIMPSON HANGER BEAMS. BEAMS LAMINATED OF TWO JOISTS SHALL BE SPIRED WITH 160 # 12" O.C. STAGGERED IF 10' OR MORE IN DEPTH. REFERENCE STRUCTURAL DETAILS FOR EXCEPTIONS. H. POSTS MAY BEAR ON STEEL PLATES, UNLESS OTHERWISE DETAILED. I. LAG SCREWS SHALL BE TURNED AND NOT DRIVEN INTO PREDRILLED HOLES OF 3/4" SHANK DIAMETERS. J. STUD BOLTING: STUD ADJACENT TO CONCRETE OR MASONRY WALLS SHALL BE BOLTED THERETO WITH 1/2" DIAMETER X 8" BOLTS AT TOP, BOTTOM, AND MID-HEIGHT. K. FLOOR SHEATHING: ALL PLYWOOD FLOOR SHEETS SHALL BE ATTACHED WITH 1/2" DIA. THROUGH BOLTS AND 18" O.C. STAGGERED. 6.2 ALL LUMBER TO BE WEST COAST DOUGLAS FIR, AS SHOWN BELOW, UNLESS NOTED OTHERWISE ON PLANS: A. JOISTS AND RAFTERS 4 x BEAMS 4 x BEAMS (WHERE NOTED ON PLANS) SEL. STRUC. 4 x BEAMS 4 x BEAMS (WHERE NOTED ON PLANS) SEL. STRUC. F. STUDS STANDARD OR BETTER, D.F. 6.3 FRAMING SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MEMBERS. A. ALL NAILING SHALL CONFORM TO TABLE BELOW. NAILING SCHEDULE TABLE (BASED ON DOUGLAS FIR FRAMING LUMBER USING COMMON OR BOX NAILS, UNLESS OTHERWISE NOTED): CONNECTION NAILING 1. JOIST TO SILL OR GIRDER, TOENAIL 3-8d 2. BRIDGING TO JOIST, TOENAIL EACH END 1x4" (25 mm x 152 mm) SUBLESS TO EACH JOIST, FACE NAIL 2-8d 3. WIDER THAN 1"x4" (25 mm x 152 mm) SUB FLOOR TO EACH JOIST, FACE NAIL 3-8d 4. BUND AND FACE NAIL, 2-16d 5. 2" (51 mm) SUBFLOOR TO JOIST OR GIRDER, 16d AT 16" (406 mm) o.c. 6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL 16d AT 16" (406 mm) o.c. 7. TOP PLATE TO STUD, AND NAIL 3-16d PER 16" (406 mm) 8. STUD TO SOLE PLATE 4-8d, TOENAIL OR 2-16d, END NAIL 16d AT 24" (610 mm) o.c. 9. DOUBLE STUDS, FACE NAIL 16d AT 16" (406 mm) o.c. 10. DOUBLE TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPICE 8-16d 11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL 3-8d 12. BRADJOIST TO TOP PLATE, TOENAIL 8d AT 6" (152 mm) o.c. 13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL 3-16d 14. CONTINUOUS HEADER, TWO PIECES 16d AT 16" (406 mm) o.c. ALONG EACH EDGE 3-8d 15. CEILING JOISTS TO PLATE, TOENAIL 4-8d 16. CONTINUOUS HEADER TO STUD, TOENAIL 3-16d 17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL 3-16d 18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 3-16d 19. RAFTER TO PLATE, TOENAIL 3-8d	DIVISION 1 GENERAL REQUIREMENTS: 1.1 WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING: A. THOSE GENERAL NOTES, UNLESS OTHERWISE NOTED, ON PLANS OR SPECIFICATIONS. B. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS. C. COMPLY WITH THE 2022 C.B.C., 2022 G.M.C., 2022 F.P.C. & 2022 C.E.C. D. SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING, AND AIR CONDITIONING SHALL BE SUBMITTED TO THE RESPECTIVE DEPARTMENT FOR APPROVAL AND PERMIT. 1.2 ON-SITE VERIFICATION OF ALL CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL AND SUB-CONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE. ARCHITECT TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR SHOULD ANY DISCREPANCIES OR QUESTIONS ARISE PERTAINING TO THE WORKING DRAWINGS BEFORE PROCEEDING WITH WORK. 1.3 THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR: A. ALL CONTRACT DOCUMENTS, GENERAL NOTES, AND ALL ATTACHED OR REFERENCED REPORTS. B. OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS. C. ALL DIMENSIONS AND CONDITIONS AT THE SITE. (DIMENSIONS TAKE PRECEDENT OVER SCALE). D. ANY CONDITION WHICH IN HIS/HER OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE. E. ENSURING PROPER ALIGNMENT AND TEMPORARY BACKING AND SHORING TO PROVIDE STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. F
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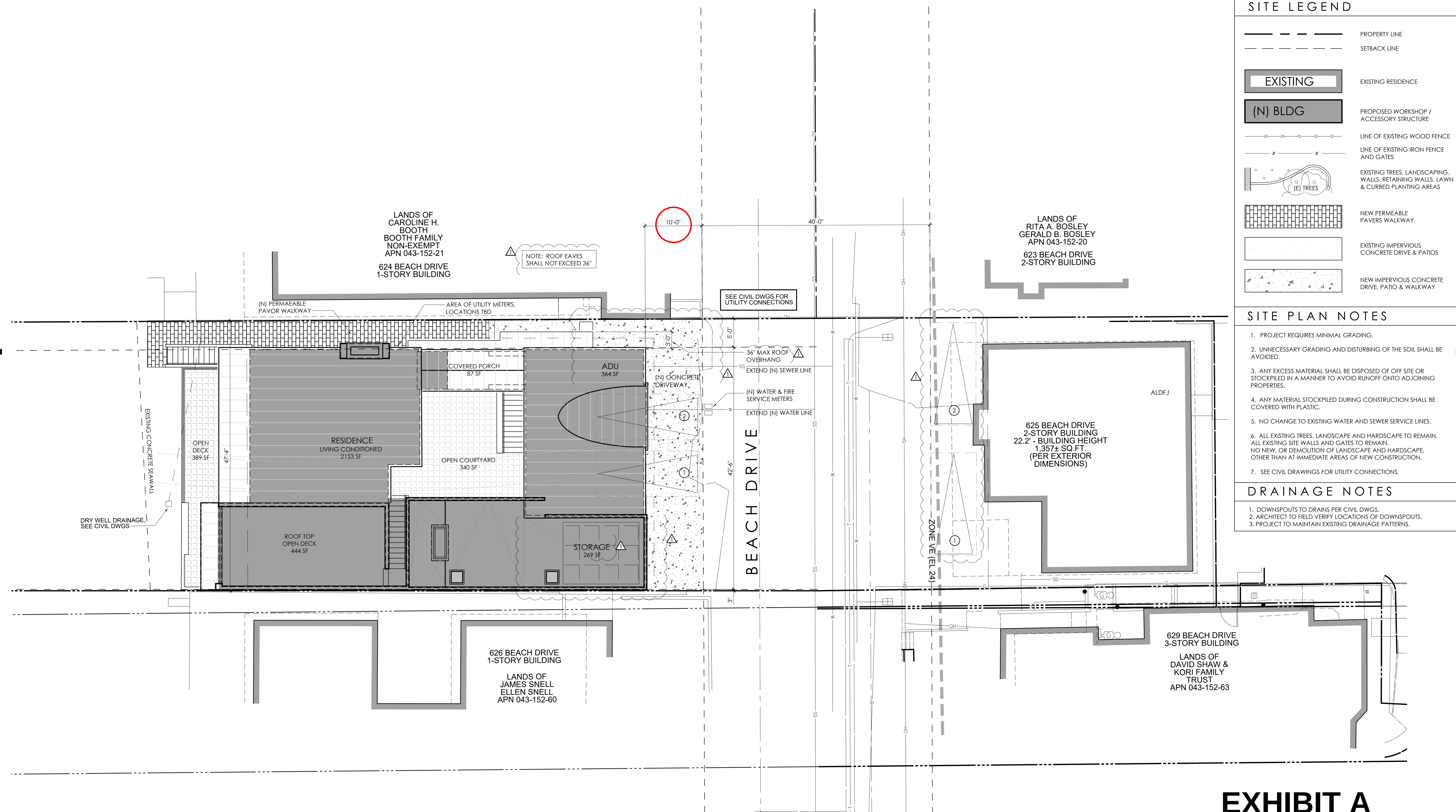
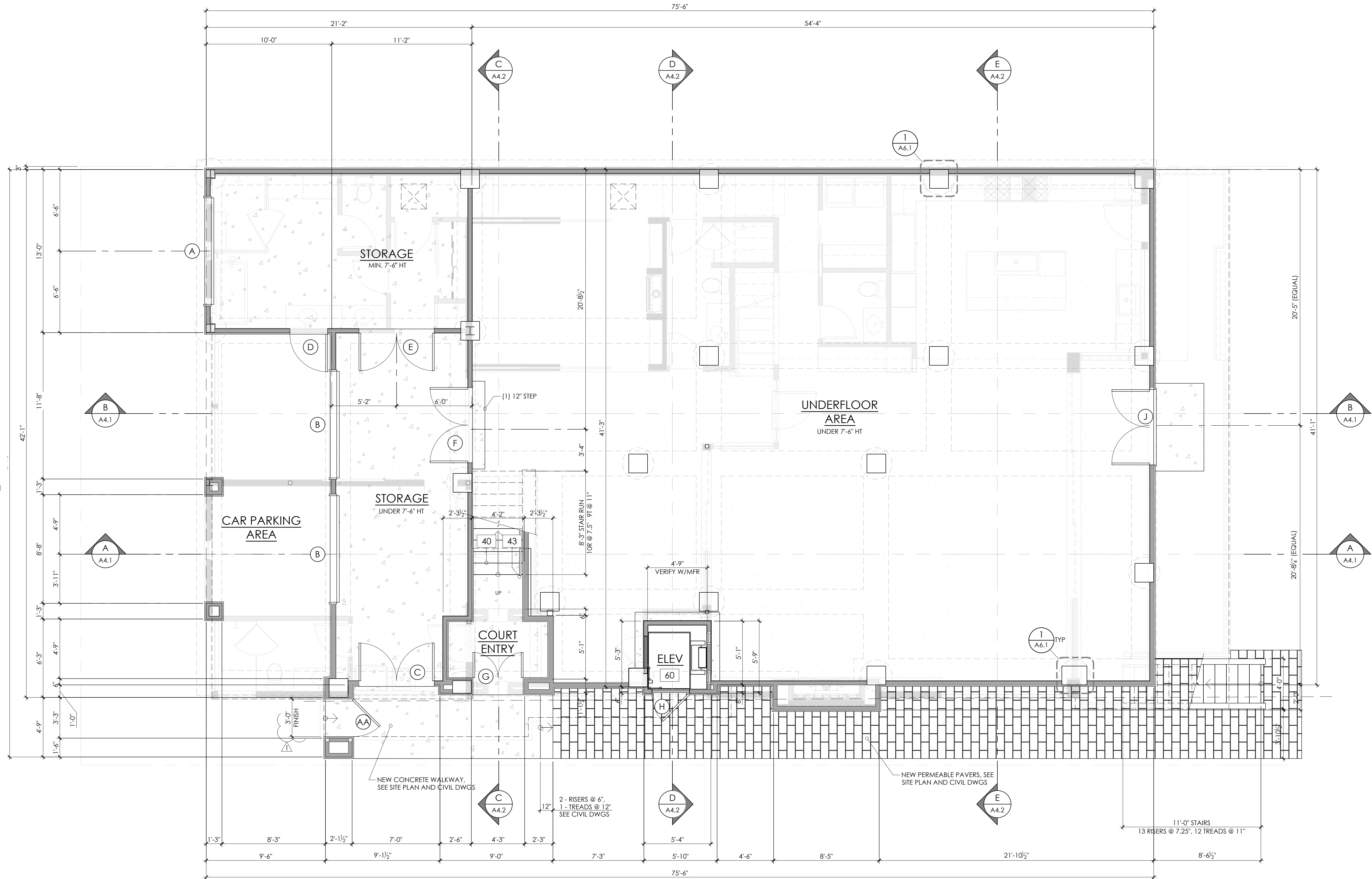


EXHIBIT A

8/24/2024 10:47 AM
MBA Frank

HUBER RES.dwg



PARKING LEVEL PLAN

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

WALL LEGEND

NOTE: ALL LOWER FLOOR EXTERIOR WALLS SHALL BE 2 x 4 WOOD STUD WALLS AS BREAKAWAY CONSTRUCTION IS REQUIRED.

- 2x4 WOOD STUD WALL
- STEEL COLUMN, STRUCT DWGS

FLOOR PLAN LEGEND

- 36" HIGH QUARTZ SLAB COUNTERTOP WITH BACK SPLASH. DRAWERS AND CABINETS BELOW. VERIFY DESIGN(S) WITH OWNER.
- UPPER CABINETS 18" FROM TOP OF COUNTER BELOW.
- 36" x 95" ISLAND CABINET WITH 14" KNEE SPACE BELOW AND GRANITE SLAB TOP.
- 42" STAINLESS STEEL SINGLE SINK WITH BUILT-IN DRAINBOARD AND GARBAGE DISPOSAL.
- DISHWASHER.
- STAINLESS STEEL SINK AND GARBAGE DISPOSAL.
- 60" COMMERCIAL GAS COOKTOP. CUSTOM HOOD & VENT FAN ABOVE. SEGMENTED ARCH OPENING ABOVE. SEE COOKTOP MFR. SPECS FOR HOOD.
- UNDER CABINET BEVERAGE COOLER.
- 54" WIDE BUILT-IN REFRIGERATOR SPACE. PROVIDE INSET WATER BOX FOR SUPPLY-ICE.
- UNDER CABINET WINE COOLER.
- FULL HEIGHT BAR, SEE INTERIOR DESIGNER.
- FULL HEIGHT HUTCH.
- BUILT IN PANTRY CABINET.
- COFFEE BAR, SEE INTERIOR DESIGNER.
- ADU MINI-KITCHEN WITH 22" DEEP CABINETS. VERIFY W/ INTERIOR DESIGNER.
- WALL MOUNTED TOILET. 15" MIN. FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION AND 24" MIN. CLEAR IN FRONT OF A TOILET OR BIDET. CPC 402.5
- LAV SINK(S) W/ VANITY COUNTERTOP & BACKSPLASH. CABINETS BELOW & OPTIONAL ELECTRIC MIRROR ABOVE. SEE INTERIOR DESIGNER.
- CURBLESS SHOWER OVER WATERPROOF MEMBRANE. SURROUND TO BE NON-PERMEABLE SURFACE TO 72" A.F.F. WITH TEMPERED GLASS ENCLOSURE AND 36" (22" MIN) WIDE TEMPERED DUAL SWING GLASS. PROVIDE LINEAR BLADE SHOWER DRAIN AT BACK OF SHOWER (SLOPE SHOWER FLOOR TO DRAIN), WITH TILED BENCH - VERIFY WITH INT DESIGNER.
- FREE-STANDING SPA TUB. SEE OWNER FOR MANUFACTURER, MODEL AND FIXTURE PLACEMENT.
- CURBLESS SHOWER OVER WATERPROOF MEMBRANE. SURROUND TO BE NON-PERMEABLE SURFACE TO 72" A.F.F. WITH TEMPERED GLASS ENCLOSURE AND 22" MIN WIDE TEMP DUAL-SWING GLASS DOOR. INSET SHELF.
- CLOSET SHELF WITH ROD AND SUPPORT BRACKETS. ALTERNATE: DESIGNER CLOSET SYSTEM, VERIFY WITH OWNER.
- LINEN CLOSET, SEE INT DESIGNER.
- *****
SEE SHEET A0.3 FOR CALGREEN RESIDENTIAL MANDATORY CHECKLIST, WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, SECTION 4.303.1

- LINE OF FLOOR ABOVE, LINE OF CEILING CHANGE ABOVE OR SUPPORT FRAMING ABOVE, SEE STRUCT DWGS WHERE OCCURS.
- WASHER & ELECTRIC DRYER SPACE. PROVIDE OVERFLOW PAN/DRAIN, ELECTRICAL, WATER, AND VENT FAN, SEE ELECTRICAL DRAWINGS.
- *****
- ELECTRIC FIREPLACE. STYLE AND SIZE, TBD. INSTALL PER MFR SPECIFICATIONS.
- DIRECT VENT GAS APPLIANCE W/ GLASS ENCLOSURE MFR: REGENCY PANORAMA, MODEL: P36E-NG SEE APPLIANCE NOTES, SHT M2.1. VENT TO OUTSIDE
- DIRECT VENT GAS APPLIANCE W/ GLASS ENCLOSURE MFR: REGENCY NEW YORK, MODEL: CV40E-1-920-548 SEE APPLIANCE NOTES, SHT M2.1. VENT TO OUTSIDE. STONE VENEER AT FIREPLACE. INTERIOR, VERIFY DIMS.
- *****
- EXTERIOR WATERPROOFED STAIRS W/ 13 RISERS @ 7 1/2" ±, 12 TREADS @ 11" (± 7-10 1/4" TOTAL VERT. RISE) VERIFY IN FIELD. SLOPE TO DRAIN 1/8" PER FOOT, APPLY PER MFR., WESTCOAT ALX SYSTEM WITH FINAL COAT COLOR - SEE SHT A6.3.
- EXTERIOR WOOD (OR CONCRETE) STAIRS W/ 16 RISERS @ 7 3/4" ±, 15 TREADS @ 11" (± 10'-4" TOTAL VERT. RISE) VERIFY IN FIELD.
- EXTERIOR WOOD STAIRS W/ 13 RISERS @ 7 1/2" ±, 12 TREADS @ 11" (± 7-10 1/4" TOTAL VERT. RISE) VERIFY IN FIELD, 42
- 1 1/2" - 2" RECTANGULAR GRIP HANDRAILS @ 1 1/2" CLEARANCE TO WALL, 34" - 38" ABOVE NOSING, PER CRC R311.7.8.5. OPTIONAL TYPE I OR TYPE II
- 18" HIGH CLEAR GLASS GUARD PANELS - LOW REFLECTION GLASS; MOUNTED ON STAINLESS STEEL CLEATS ON 24" HIGH SOLID WALL (42" ABOVE F.F.)
- *****
- NOTE: 42" HIGH GUARD WITH SPACED OPENINGS: GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A 4" DIAM SPHERE, CRC R312.1.3
- *****
- 42" HIGH COURT/STAIR WALL. WOOD FRAMED WITH EXTERIOR FINISHES.
- BUILT-IN SHELVES OR BOOKSHELVES. SEE OWNER.
- BUILT-IN DESIGN CABINETS, SEE OWNER.
- SKYLIGHT ABOVE. FINISH WELL W/ 1x6 T&G WOOD, OR GYP.BD., PER ARCHITECT.
- UNDERSTAIR OPEN TO HALL. PROVIDE 3/8" TYPE 'X' GYP BD AT ENCLOSED UNDERSTAIR AREAS.
- EXTERIOR DECK PAVING OVER BISON PEDESTAL SYSTEM, OVER CONCRETE STRUCTURAL PAN DECK, SLOPE TO DRAIN 1/8" to 1/2" PER FOOT.
- ELEVATOR, NATIONWIDE LIFTS. SEE MECHANICAL, SHT M1.1
- BREAKAWAY WALL FRAMING AND CONSTRUCTION MATERIALS PER BFE TO FE

EXHIBIT A

728 N BRANCIFORTE

SANTA CRUZ

CA 95062

831-425-0544

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REVISIONS

01/22/25 PLANNING

HUBER RESIDENCE

NEW RESIDENCE

625 BEACH DRIVE

APTOS, CA 95003

APN: 043-152-54

APPROVED ARCHITECT

SCOTT BRITTON

NO. C-23616

8/31/23

RENEWAL

STATE OF CALIFORNIA

DAT

05 / 18 / 23

DRAWN

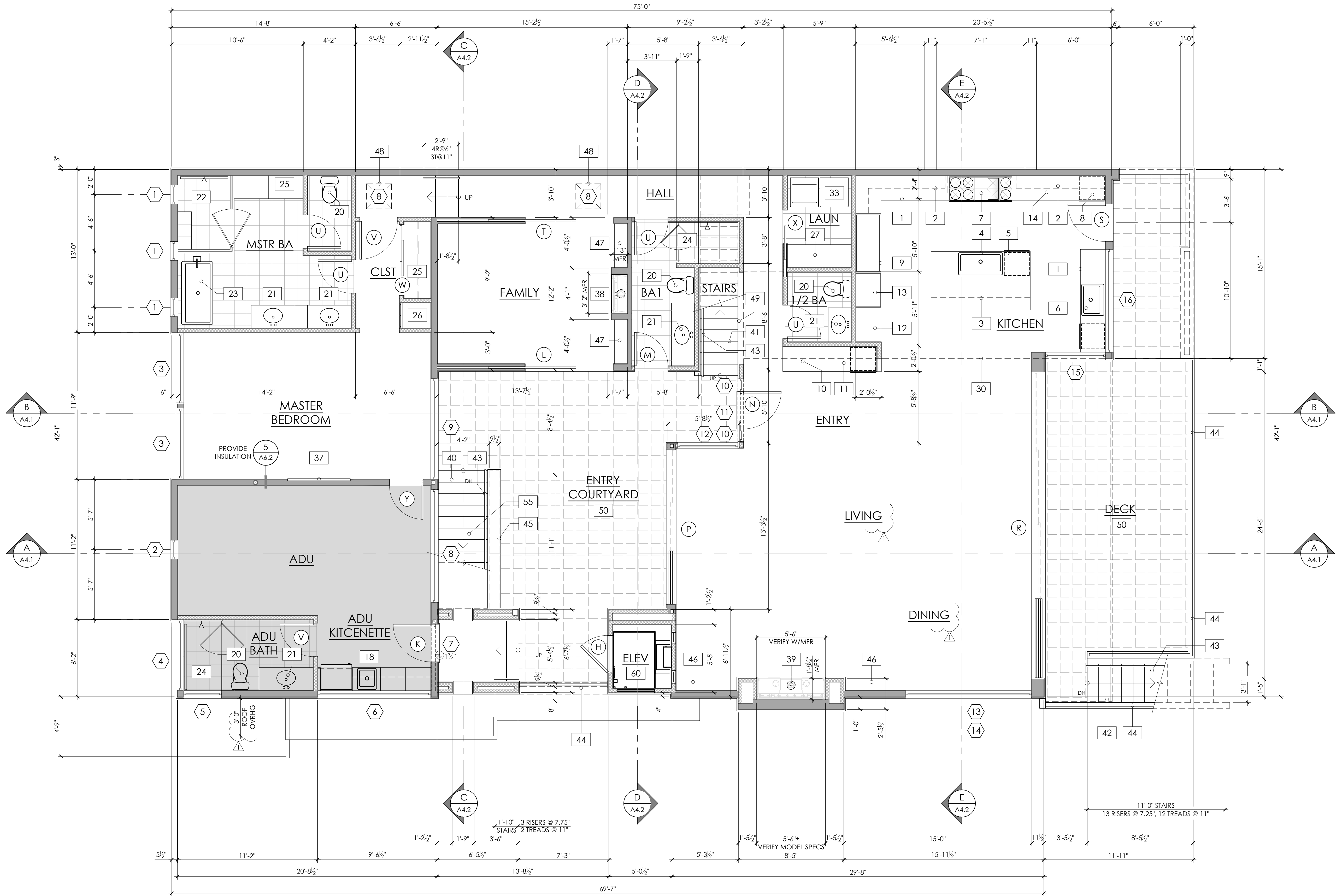
FK

JOBB

HUBER

SHET

A2.1



MAIN LEVEL FLOOR PLAN

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

WALL LEGEND

NOTE: ALL LOWER FLOOR EXTERIOR WALLS SHALL BE 2 x 4 WOOD STUD WALLS AS BREAKAWAY CONSTRUCTION REQUIRED.
NOTE: ALL PERIMETER EXTERIOR WALLS SHALL BE 2 x 6 WOOD STUD WALLS. SEE STRUCT DWGS

	2x4 WOOD STUD WALL
	2 x 6 WOOD STUD WALL
	42" HIGH 2x WOOD STUD WALL
	STEEL COLUMN, STRUCT DWGS

FLOOR PLAN LEGEND

- | | |
|----|--|
| 1 | 36" HIGH QUARTZ SLAB COUNTERTOP WITH BACK SPLASH. DRAWERS AND CABINETS BELOW. VERIFY DESIGN(S) WITH OWNER. |
| 2 | UPPER CABINETS 18" FROM TOP OF COUNTER BELOW. |
| 3 | 36" x 95" ISLAND CABINET WITH 14" KNEE SPACE BELOW AND GRANITE SLAB TOP. |
| 4 | 42" STAINLESS STEEL SINGLE SINK WITH BUILT-IN DRAINBOARD AND GARBAGE DISPOSAL. |
| 5 | DISHWASHER. |
| 6 | STAINLESS STEEL SINK AND GARBAGE DISPOSAL. |
| 7 | 60" COMMERCIAL GAS COOKTOP. CUSTOM HOOD & VENT FAN ABOVE. SEGMENTED ARCH OPENING ABOVE. SEE COOKTOP MFR. SPECS FOR HOOD. |
| 8 | UNDER CABINET BEVERAGE COOLER. |
| 9 | 54" WIDE BUILT-IN REFRIGERATOR SPACE. PROVIDE INSET WATER BOX FOR SUPPLY-ICE. |
| 10 | UNDER CABINET WINE COOLER. |
| 11 | FULL HEIGHT BAR, SEE INTERIOR DESIGNER. |
| 12 | FULL HEIGHT HUTCH. |
| 13 | BUILT IN PANTRY CABINET. |
| 14 | COFFEE BAR, SEE INTERIOR DESIGNER. |
| 18 | ADU MINI-KITCHEN WITH 22" DEEP CABINETS. VERIFY W/ INTERIOR DESIGNER. |
| 20 | WALL MOUNTED TOILET. 15" MIN. FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION AND 24" MIN. CLEAR IN FRONT OF A TOILET OR BIDET. CPC 402.5 |
| 21 | LAV SINK(S) W/ VANITY COUNTERTOP & BACKSPLASH. CABINETS BELOW & OPTIONAL ELECTRIC MIRROR ABOVE. SEE INTERIOR DESIGNER. |
| 22 | CURBLESS SHOWER OVER WATERPROOF MEMBRANE. SURROUND TO BE NON-PERMEABLE SURFACE TO 72" A.F.F. WITH TEMPERED GLASS ENCLOSURE AND 36" (22" MIN) WIDE TEMPERED DUAL SWING GLASS. PROVIDE LINEAR BLADE SHOWER DRAIN AT BACK OF SHOWER (SLOPE SHOWER FLOOR TO DRAIN), WITH TILED BENCH - VERIFY WITH INT DESIGNER. |
| 23 | FREE-STANDING SPA TUB. SEE OWNER FOR MANUFACTURER, MODEL AND FIXTURE PLACEMENT. |
| 24 | CURBLESS SHOWER OVER WATERPROOF MEMBRANE. SURROUND TO BE NON-PERMEABLE SURFACE TO 72" A.F.F. WITH TEMPERED GLASS ENCLOSURE AND 22" MIN WIDE TEMP DUAL-SWING GLASS DOOR. INSET SHELF. |
| 25 | CLOSET SHELF WITH ROD AND SUPPORT BRACKETS. ALTERNATE: DESIGNER CLOSET SYSTEM, VERIFY WITH OWNER. |
| 26 | LINEN CLOSET, SEE INT DESIGNER. |
| 27 | UPPER & LOWER LAUNDRY CABS, INT DESIGNER. |
| 30 | SEE SHEET A0.3 FOR CALGREEN RESIDENTIAL MANDATORY CHECKLIST. WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, SECTION 4.303.1 |
| 31 | LINE OF FLOOR ABOVE, LINE OF CEILING CHANGE ABOVE OR SUPPORT FRAMING ABOVE, SEE STRUCT DWGS WHERE OCCURS. |
| 37 | WASHER & ELECTRIC DRYER SPACE. PROVIDE OVERFLOW PAN/DRAIN, ELECTRICAL, WATER, AND VENT FAN, SEE ELECTRICAL DRAWINGS. |
| 39 | ELECTRIC FIREPLACE. STYLE AND SIZE, TBD. INSTALL PER MFR SPECIFICATIONS. |
| 40 | DIRECT VENT GAS APPLIANCE W/ GLASS ENCLOSURE MFR: REGENCY PANORAMA, MODEL: P36E-NG SEE APPLIANCE NOTES, SHT M2.1. VENT TO OUTSIDE |
| 41 | DIRECT VENT GAS APPLIANCE W/ GLASS ENCLOSURE MFR: REGENCY NEW YORK, MODEL: CV60E-1-920-548 SEE APPLIANCE NOTES, SHT M2.1. VENT TO OUTSIDE. STONE VENEER AT FIREPLACE INTERIOR, VERIFY DIMS. |
| 42 | EXTERIOR WATERPROOFED. STAIRS W/ 13 RISERS @ 7 1/2"±, 12 TREADS @ 11" (± 7'-10 1/4" TOTAL VERT. RISE) VERIFY IN FIELD. SLOPE TO DRAIN 1/8" PER FOOT, APPLY PER MFR., WESTCOAT ALX SYSTEM WITH FINAL COAT COLOR - SEE SHT A6.3. |
| 43 | EXTERIOR WOOD (OR CONCRETE) STAIRS W/ 16 RISERS @ 7 3/4"±, 15 TREADS @ 11" (± 10'-4" TOTAL VERT. RISE) VERIFY IN FIELD. |
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| 46 | 18" HIGH CLEAR GLASS GUARD PANELS - LOW REFLECTION GLASS; MOUNTED ON STAINLESS STEEL CLEATS ON 24" HIGH SOLID WALL (42" ABOVE F.F.) |
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| 48 | 42" HIGH COURT/STAIR WALL. WOOD FRAMED WITH EXTERIOR FINISHES. |
| 49 | BUILT-IN SHELVES OR BOOKSHELVES. SEE OWNER. |
| 50 | BUILT-IN DESIGN CABINETS, SEE OWNER. |
| 51 | SKYLIGHT ABOVE. FINISH WELL W/ 1x6 T&G WOOD, OR GYP.BD., PER ARCHITECT. |
| 52 | UNDERSTAIR OPEN TO HALL. PROVIDE 3/8" TYPE 'X' GYP BD AT ENCLOSED UNDERSTAIR AREAS. |
| 53 | EXTERIOR DECK PAVING OVER BISON PEDESTAL SYSTEM, OVER CONCRETE STRUCTURAL PAN DECK, SLOPE TO DRAIN 1/8" TO 1/2" PER FOOT. |
| 54 | ELEVATOR, NATIONWIDE LIFTS. SEE MECHANICAL, SHT M1.1 |
| 55 | BREAKAWAY WALL FRAMING AND CONSTRUCTION MATERIALS PER BFE TO FE |

EXHIBIT A



728 N BRANCIFORTE
SANTA CRUZ
CA 95062
831-425-0544

NOTICE

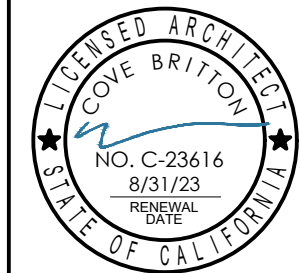
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REVISIONS

01/22/25 PLANNING

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

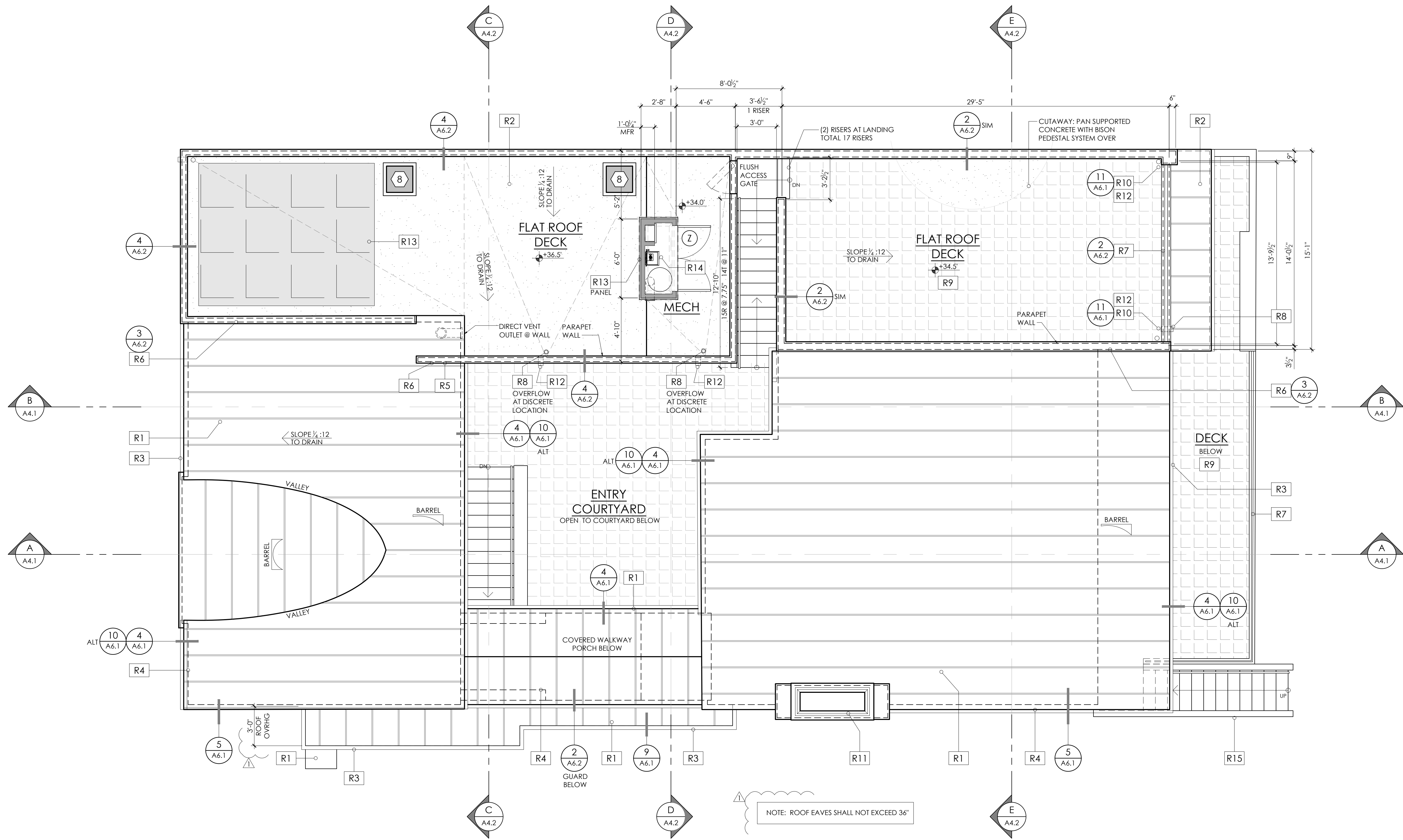
MAIN LEVEL FLOOR PLAN



D	A	T	E	
05 / 18 / 23				
D	R	A	W	N
FK				
J	O			B
HUBER				
S	H	E	E	T

A2.2

8/24/2024 10:47 AM
HUBER RES.dwg
MBA Frank



ROOF / DECK LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN LEGEND

R1

R2

R3

R4

R5

R6

R7

R8

R9

R10

R11

R12

R13

R14

R15

STANDING-SEAM METAL ROOF WITH KYNAR FINISH OVER 1-LAYER GRACE FIRE AND ICE SHIELD (OR PER MFR SPECS) OVER 1/2" CDX ROOF PLYWOOD OVER 2x ROOF FRAMING WITH CLOSED-CELL SPRAY FOAM INSULATION, CRC R905.10.1, R905.10.5, & TABLE R905.1.1(1)

SPRAY-APPLIED ROOF / ELASTOMERIC COATING OVER POLYURETHANE (EPS) FOAM, SLOPE TO DRAIN, INSTALL PER MFR.

5" COPPER GUTTER WITH LEAF GUARDS PER CRC 337.5.4 (DOWNSPOUTS NOT SHOWN; LOCATIONS TO BE DETERMINED BY ARCHITECT)

LINE OF WALL BELOW

PARAPET WALL. COPPER FLASHING AT ROOF TO PARAPET WALL, TYP.

COPPER ROOF TO WALL FLASHING, PER DETAIL

42" HIGH DECK GUARD.
24" HIGH WALL WITH 18" HIGH MARINE GRADE LAMINATED GLASS MOUNTED TO SS CAP

SCUPPER DRAIN & OVERFLOW, SLOPE DECK TO DRAIN. 1/2":12" MINIMUM, VERIFY W/ MFR. PROVIDE ADDITIONAL OVERFLOWS WHERE INDICATED ON PLANS.

EXTERIOR DECK PAVING OVER BISON PEDESTAL SYSTEM, OVER CONCRETE STRUCTURAL PAN DECK. SLOPE TO DRAIN 1/8" TO 1/2" PER FOOT

ZURICH DECK DRAIN, SLOPE UNDER-DECK TO DRAIN. 1/8" TO 1/2":12" MINIMUM, VERIFY W/ MFR. PROVIDE OVERFLOW FLASHED OPENING THROUGH DECK WALL 2" ABOVE DECK FLOOR.

COPPER CHIMNEY SHROUD. DECORATIVE

COPPER DOWNSPOUTS TO BELOW. DRAINAGE PER CIVIL DRAWINGS (NOT SHOWN; LOCATIONS TO BE DETERMINED BY ARCHITECT)

SOLAR PANEL(S) BY LICENSED MFR CONTRACTOR. LOCATION TO BE DETERMINED. PROVIDE ELECTRICAL AND WATER PER MFR. DEFERRED ITEM.

RADIANT HEATING AND ON-DEMAND WATER WITH CONDENSING BOILER; PANELS AS REQ'D PER MFR. SEE APPLIANCE NOTES, SHT E2.1
OPTIONAL: WATER SOFTENER.

BREAK AWAY WOOD STAIRS. SEE STRUCT DWGS.

X:12 → ROOF SLOPE (DOWNWARD) AS INDICATED

ROOF PLAN NOTES

1.

2.

3.

4.

5.

6.

7.

ROOFING TO BE MINIMUM FIRE RATED CLASS A PER 2022 C.B.C.

FLAT CANTILEVERED ROOF TO BE STANDING MECHANICALLY FIELD-SEALED COPPER ROOFING IN ACCORDANCE WITH CRC R905.10.2 + CBC 1507.4. MINIMUM 2% SLOPE TO DRAIN.

ALL FLASHING, COUNTERFLASHING, AND COPING TO BE MINIMUM 28 GA. NON-CORROSIVE COPPER.

FLASH AND COUNTERFLASH AS REQUIRED.

GUTTERS TO BE TROUGH COPPER GUTTERS. DOWNSPOUTS LOCATIONS & NUMBERS ARE SCHEMATIC. FINAL LOCATION AND NUMBERS TO BE VERIFIED BY ARCHITECT PRIOR TO PLACEMENT. SEE CIVIL DRAWINGS FOR ROOF DRAINAGE.

ARROWS POINT TO DOWNSLOPE.

DASHED LINE INDICATES WALL BELOW.

BRITTON
ARCHITECTS

728 N BRANCIFORTE
SANTA CRUZ
CA 95062
831-425-0544

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01/22/25 PLANNING

HUBER RESIDENCE
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

ROOF / DECK LEVEL
FLOOR PLAN

BRITTON
ARCHITECTS

NO. C-23616
8/31/23
RENEWAL
STATE OF CALIFORNIA

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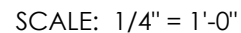
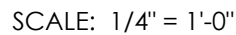
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- ### A3.1

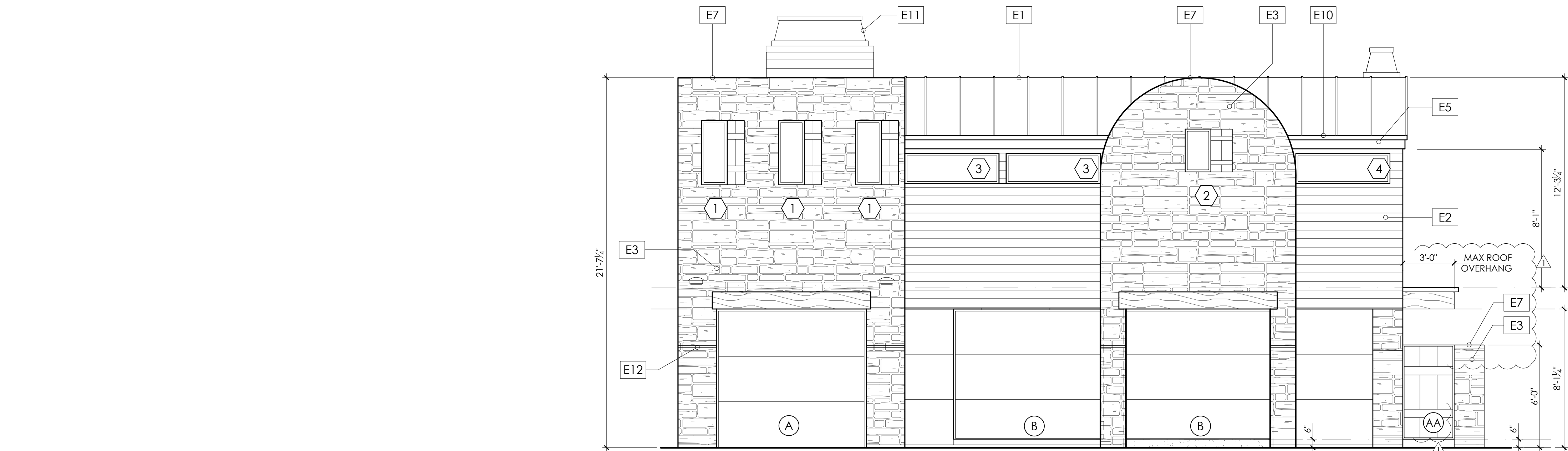
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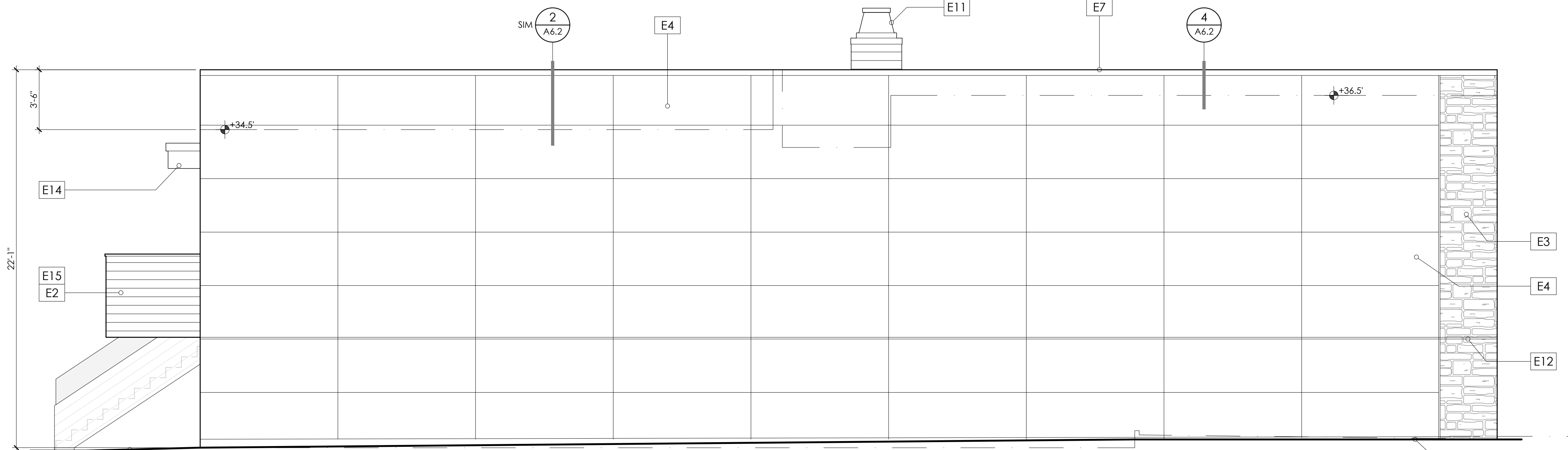
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MBA Frank



NORTHEAST ELEVATION

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



SOUTHEAST ELEVATION

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

GENERAL NOTES

- PROJECT IS TO COMPLY WITH ALL FEMA REQUIREMENTS.
- ALL MECHANICAL EQUIPMENT TO BE INSTALLED ABOVE THE BASE FLOOD ELEVATION.
- PROJECT SHALL HAVE 1'-0" OF FREEBOARD BETWEEN THE BASE FLOOD ELEVATION AND BOTTOM OF NEW FLOOR STRUCTURE.

ELEVATION LEGEND

SEE SHEET A0.4 FOR GENERAL PROJECT NOTES

- E1 STANDING-SEAM METAL ROOF WITH KYNAR FINISH OVER 1-LAYER ROOFING FELT OVER 1/2" CDX ROOF PLYWD OVER 2x ROOF FRAMING WITH CLOSED-CELL SPRAY FOAM INSULATION, CRC R905.10.1, R905.10.5, & TABLE R905.1.1(1)
- E2 SINTERCLAD PORCELAIN TILE
- E3 ADHERED MFR'D LEDGE STONE MASONRY VENEER, INSTALL PER MFR SPECIFICATIONS.
- E4 CERAMIC PANELS VENTILATED FACADE SYSTEM, INSTALLED PER MFR.
- E5 COMPOUND 1 x IPE WOOD BARGE AT GABLE END AND RAKE CONDITIONS, SEE DETAIL.
- E6 COPPER FLASHING AT ROOF TO WALL CONDITIONS, TYP, SEE DETAILS.
- E7 COPPER FLASHING AT PARAPET WALL CAPS AND STONE VENEER ROOF CONDITIONS, TYP.
- E8 42" HIGH DECK GUARD (24" HIGH WALL WITH 18" HIGH OBSCURE GLAZING) OPENINGS SPACED <4' BETWEEN MEMBERS.
- NOTE: AS CONDITIONS OCCUR, DECK GUARDS WITH SPACED OPENINGS: GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A 4" DIAM SPHERE, CRC R312.1.3
- E9 IPE WOOD TRIM BETWEEN WINDOWS AND BETWEEN STACKED WINDOWS AS OCCURS.
- E10 COPPER GUTTER (SQUARE OR HALF ROUND) AT IPE WOOD FASCIA WHERE OCCURS, DOWNSPOUTS TO BE LOCATED PER CIVIL ENG DWGS AND COORD W/ ARCHITECT.
- E11 DECORATIVE COPPER METAL CHIMNEY CAP.
- E12 BREAKAWAY WALLS (BREAKAWAY CONSTRUCTION AT GROUND FLOOR) PER BASE FLOOD ELEVATION.
- E13 WOOD STAIRS & 42" HIGH BALCONY GUARD WITH 18" GLASS PANELS - LOW REFLECTION, GLASS IN HANDRAILS AND GUARDRAILS SHALL BE LAMINATED GLASS CONSTRUCTED OF FULLY TEMPERED OR HEAT-STRENGTHENED GLASS, UNLESS THERE IS NO WALKING SURFACE BELOW OR THE WALKING SURFACE IS PERMANENTLY PROTECTED FROM THE RISK OF FALLING GLASS. (CBC 2407.1)
- E14 CANTILEVERED FLAT ROOF.
- E15 CANTILEVERED DECK.
- E16 IPE PLANT-ON SHUTTERS AT WINDOWS AND OPENINGS, WHERE OCCURS.
- E17 -
- E18 -
- E19 PORCH SLAB AND STEPS - IMPERVIOUS FINISH.
- E20 FINISH GRADE TO DRAIN 2% SLOPE, MIN. AWAY FROM BUILDING, CRC R401.3, SEE CIVIL ENG DWGS.

EXHIBIT A

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ARCHITECTS

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APN: 043-152-54

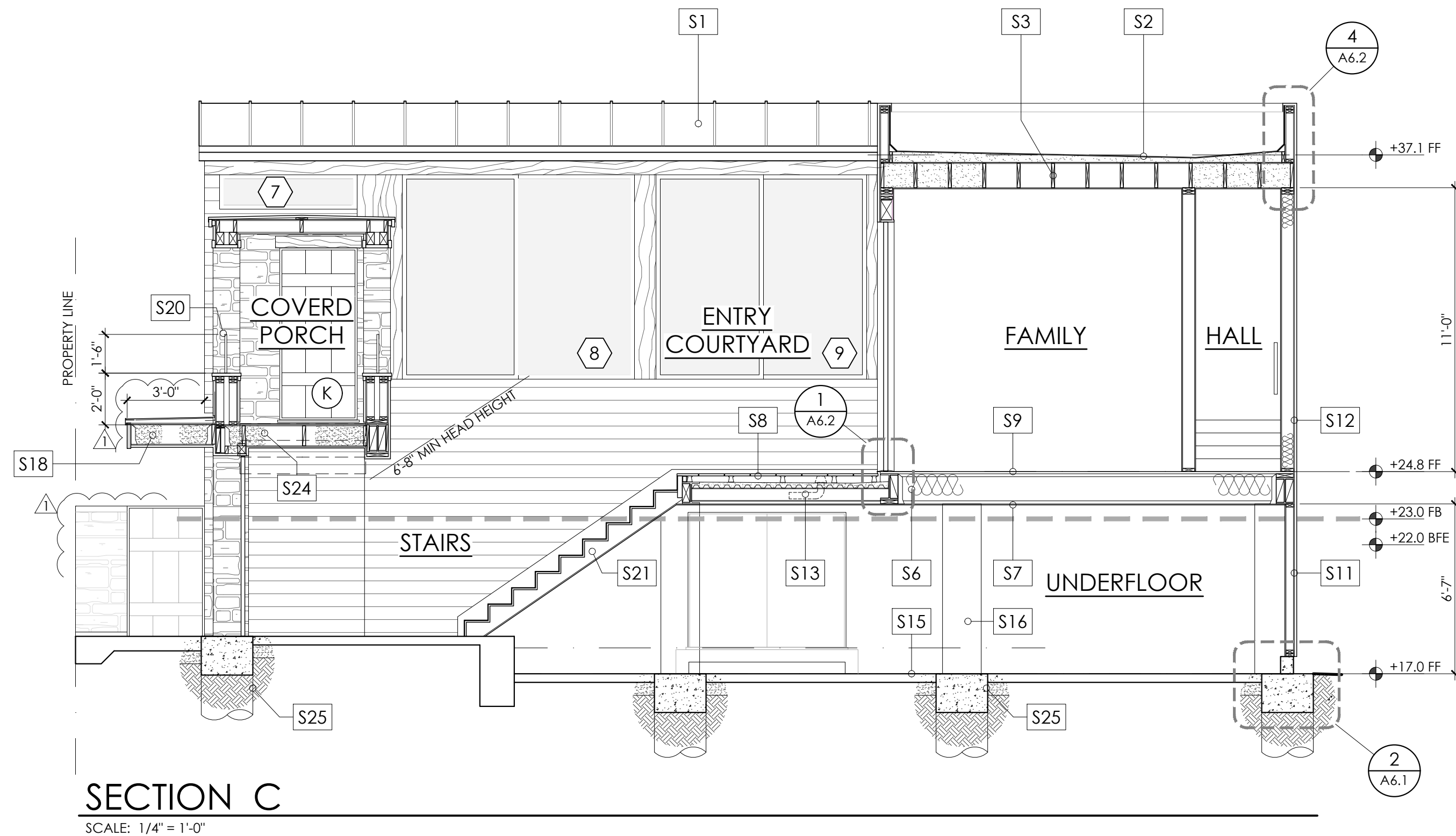
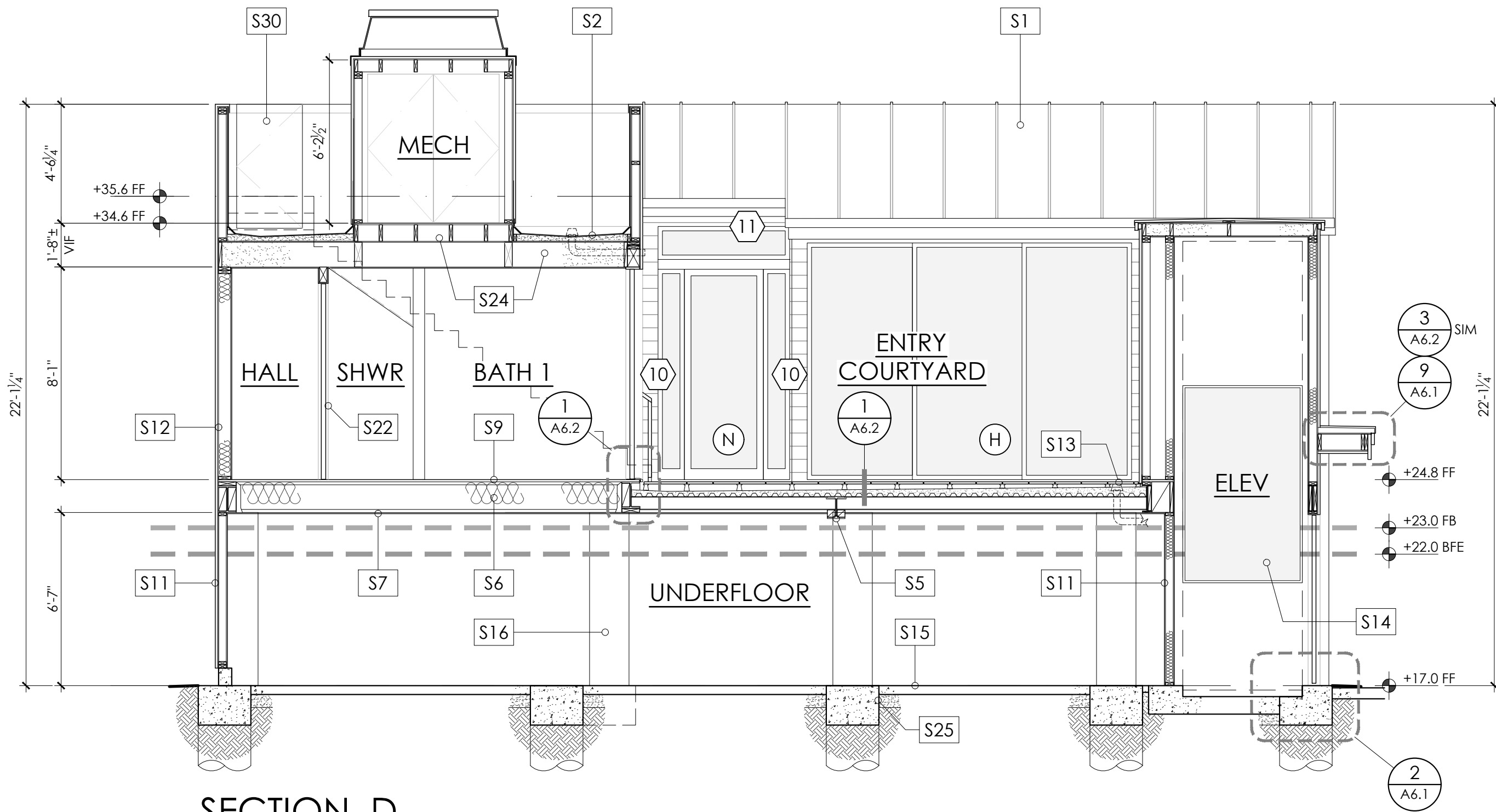
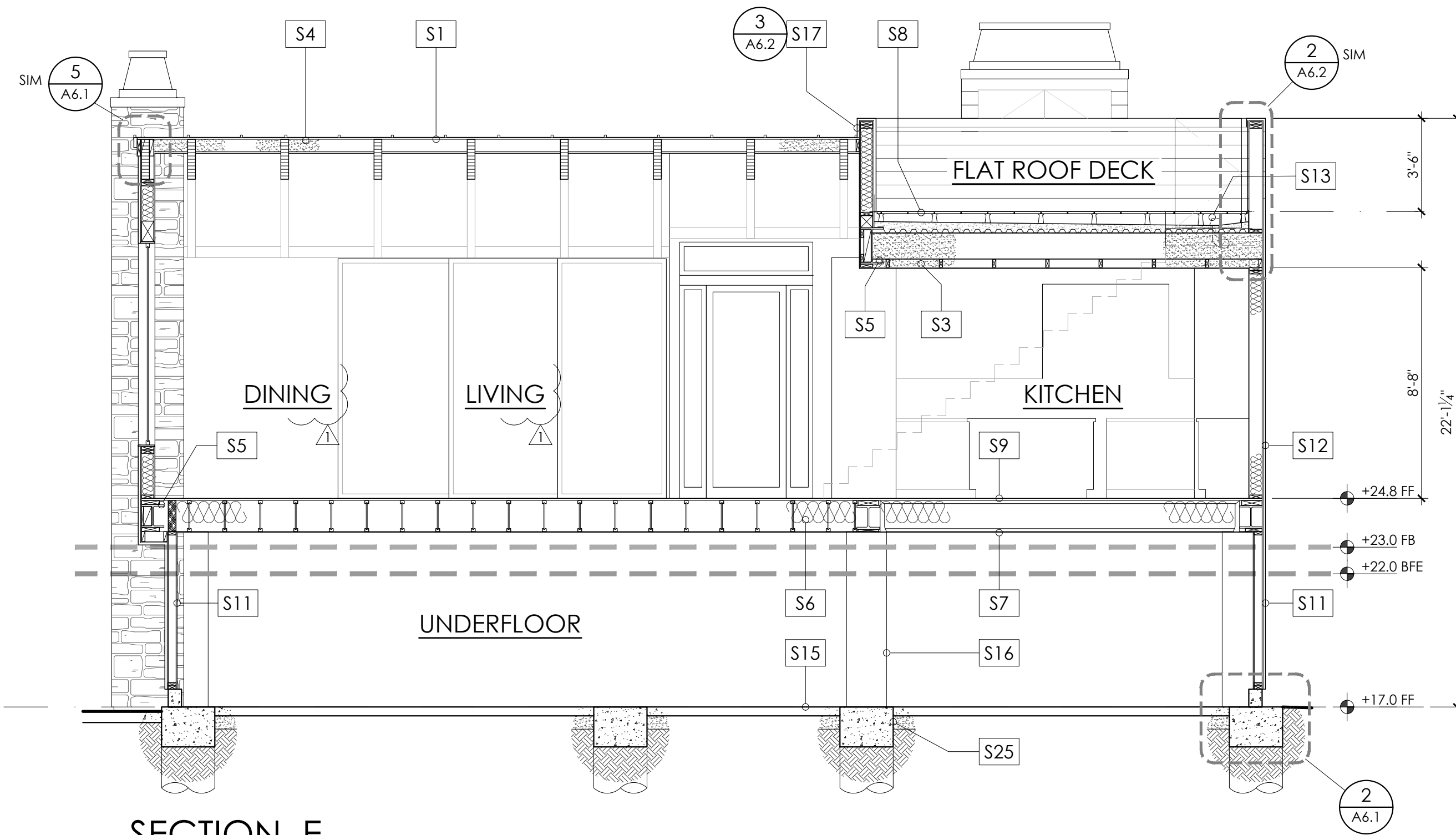
EXTERIOR ELEVATIONS

REGISTERED ARCHITECT
STATE OF CALIFORNIA
NO. C-23616
8/31/23
RENEWAL
8/31/25

D	A	T	E	
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A3.2

EXHIBIT 1C /



SECTION LEGEND	
S1	STANDING SEAM COPPER ROOF
S2	SPRAY-APPLIED ROOF / ELASTOMERIC COATING OVER POLYURETHANE (EPS) FOAM. SLOPE TO DRAIN, INSTALL PER MFR
S3	ROOF RAFTERS, PER FRAMING PLAN. PROVIDE R-38 CLOSED-CELL INSULATION WITHOUT AIR SPACE. 2 x 4 BLOCK FRAMING @ 16" OC BETWEEN CURVED GLU LAM BEAMS WHERE REQ'D WITH 1x6 T&G WOOD BOARDS, OR ALTERNATE: GYP.BD.
S4	STEEL FRAMING, SEE STRUCT DWGS
S5	FLOOR JOISTS PER FRAMING PLANS, W/ BATT INSULATION, BATT @ LOWER FLOOR CEILING OVER GARAGE, STORAGE AND UNDER-FLOOR.
S6	PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE WALLS & CEILING ADJACENT TO LIVING SPACES, PER CRC R302.6.
S7	EXTERIOR DECK PAVING OVER BISON PEDESTAL STSTEM, OVER CONCRETE STRUTURAL PAN DECK, SLOPE TO DRAIN 1/8" TO 1/4" PER FOOT.
S8	RADIANT HEATING SUBFLOOR.
S9	1-HOUR FIRE RATED ASSEMBLY @ BREAK-AWAY WALL W/ PTDF WD STUDS.
S10	MARINE GRADE STRUCTURAL PLY. @ EXTERIOR, LOWER FLOOR BREAK-AWAY WALLS, TYP. U.N.O.
S11	WALLS - WOOD STUDS @ 16" O.C., PROVIDE R-19 CLOSED-CELL INSULATION WITHOUT AIR SPACE @ EXTERIOR WALLS, SEE STRUCT DWGS.
S12	DRAIN & OVERFLOW, MIN 1/2" : 12 ROOF SLOPE TO DRAIN
S13	ELEVATOR: WINDING DRUM ELEVATOR MFR: NATIONWIDE LIFTS 54" x 44", ASME A17.1-2004 CERTIFIED
S14	CONCRETE SLAB FLOOR ON GRADE, SEE STRUCT DWGS.
S15	CONCRETE COLUMNS PER STRUCT DWGS. FINISHES WHERE OCCURS
S16	COPPER FLASHING @ ROOF TO WALL CONDITIONS
S17	CANTILEVERED ROOF OVERHANGS AND EXTERIOR DECKS WITH R-38 CLOSED CELL SPRAYFOAM INSULATION - NO VENTING REQUIRED
S18	NON-STRUCTURAL CONCRETE SLAB ON GRADE PER FOUNDATION PLAN. SLOPE TO DRAIN, SEE CIVIL PLANS
S19	18" HIGH CLEAR GLASS GUARD PANELS - LOW REFLECTION GLASS; MOUNTED ON STAINLESS STEEL CLEATS ON 24" HIGH SOLID WALL (42" ABOVE F.F.)
S20	BREAKAWAY WOOD STAIRS PER STRUCT DWGS. ENCLOSED: PROVIDE 1/2" GYP BD.
S21	5/8" GREEN BD. @ BATHS, FURR AS NECESSARY.
S22	DECK JOISTS PER FRAMING PLANS, WITH CLOSED CELL SPRAYFOAM INSULATION - NO VENTING REQUIRED
S23	PIER AND GRADE BEAM FOUNDATION. SEE FOUNDATION PLAN.
S24	OPTIONAL ROOF ACCESS GATE. BLEND WITH FINISHES OF ADJ WALL.
S25	
S30	

INSULATION	
CLOSED CELL SPRAY FOAM	
A TWO-COMPONENT, CLOSED CELL, SPRAY-APPLIED POLYURETHANE FOAM PLASTIC (SPF) INSULATION IN WALLS AND CEILING/ROOF WITH VALUES OF 7.0 PER INCH. WILL PRODUCE TOTAL R-VALUES EQUAL OR GREATER THAN REQUIRED, PER SHT. EN1, AIR-IMPERMEABLE.	
PRODUCT: JOHN MANVILLE JM CORBOND IV IAFMO ES #0146. SEE SPEC SHEET FOR NUMBER OF PASSES PROVIDE INSULATION AS PER ENERGY CALCULATIONS:	
• EXTERIOR WALLS AT R21, EXCEEDS AT 3.5" = R-24.5 • VAULTED CEILINGS AT R-38, EXCEEDS AT 5.5" = R-38.5 • RAISED FLOORS AT GARAGE AT R19 BATT INSULATION	
INSTALL INSULATION AFTER BUILDING IS WEATHER-TIGHT AND OUTSIDE OF RAINY SEASON.	

EXHIBIT A

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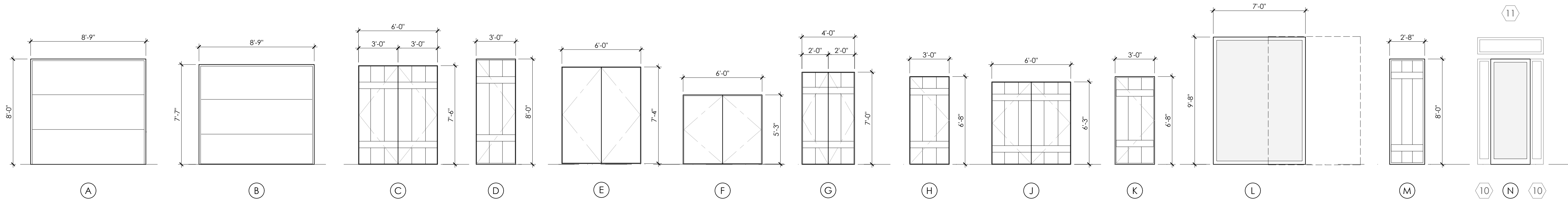
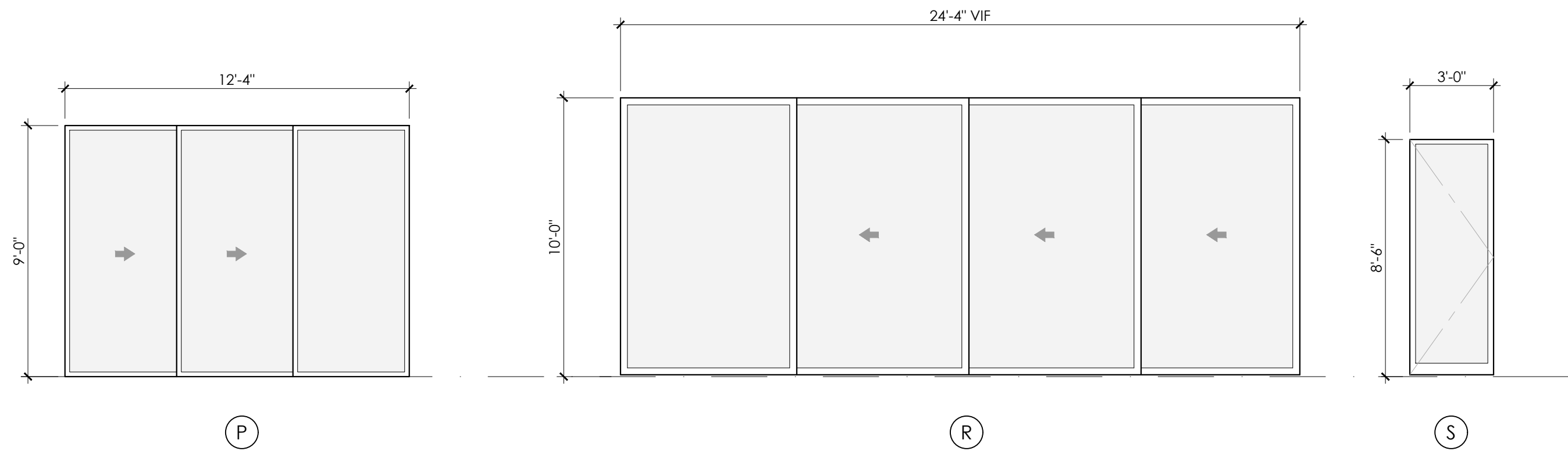
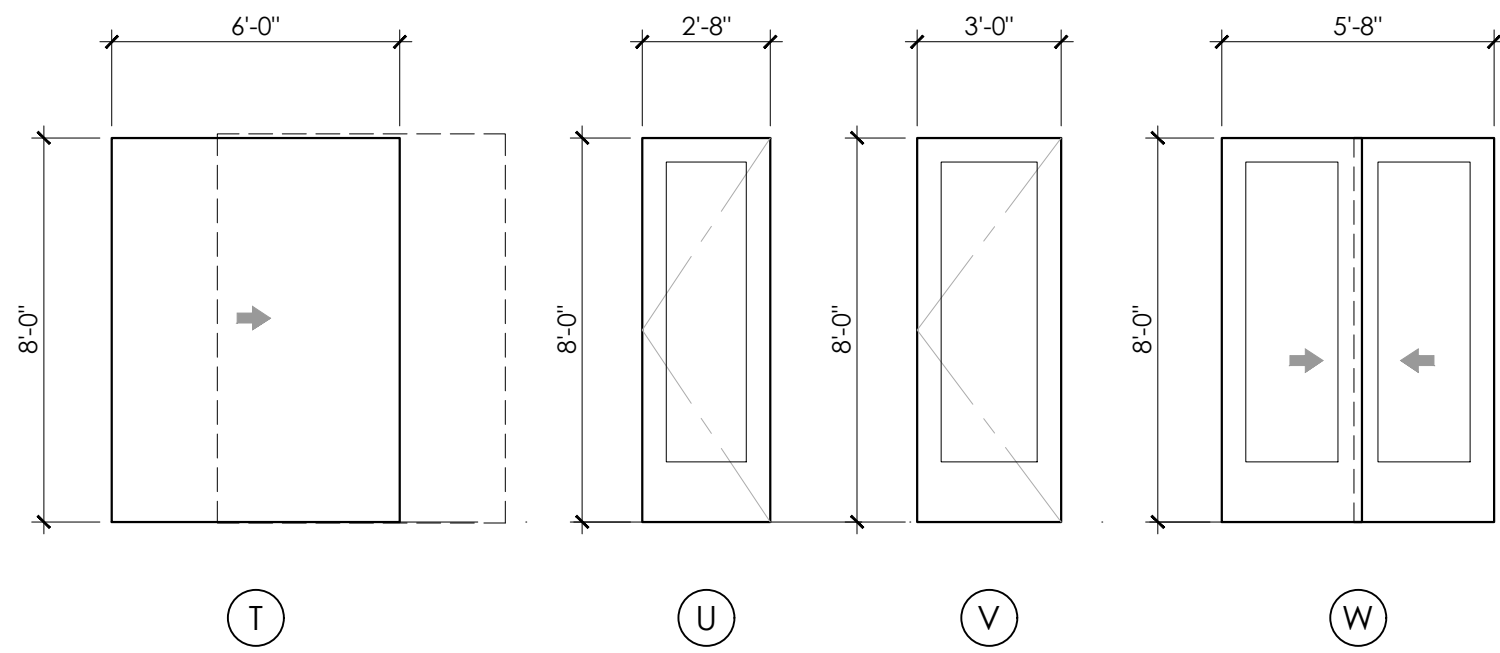
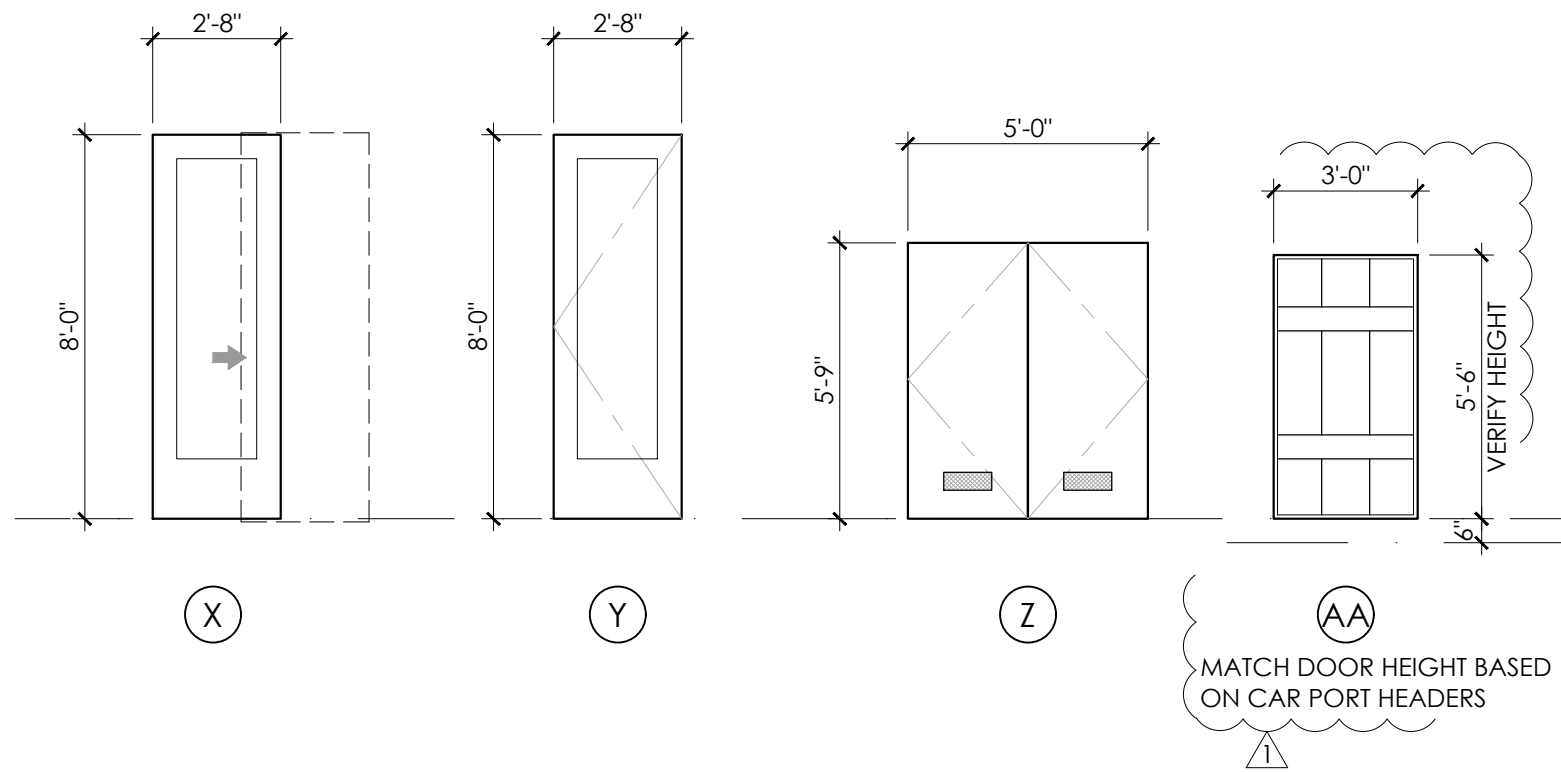
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APTOS, CA 95003
APN: 043-152-54

SECTIONS C, D & E

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DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

DOOR AND WINDOW NOTES

- ALL WINDOWS & PATIO DOORS TO BE ALUMINUM CLAD WOOD, UNLESS NOTED OTHERWISE. VERIFY ENERGY COMPLIANCE, SHEET EN-1
- ALL SLEEPING ROOMS TO BE PROVIDED WITH ONE EMERGENCY EGRESS WINDOW (OR DOOR) WITH A MIN. CLEAR OPENING OF 5.7 SQUARE FEET, WITH A 20" MINIMUM WIDTH, 24" MINIMUM HEIGHT, AND 44" MAXIMUM FROM FINISH FLOOR TO TOP OF FINISH SILL.
- PROVIDE TEMPERED GLASS IN THE FOLLOWING AREAS AS REQUIRED PER CBC 2406.4:
 - ALL INGRESS AND EGRESS DOORS.
 - ALL SHOWERS AND BATHTUB ENCLOSURE DOORS AND WINDOWS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE
 - GLAZING WITHIN 12" OF ANY DOOR'S VERTICAL EDGE WHERE THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
 - ANY GLAZING WHERE THE EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR WHERE ONE OR MORE WALKING SURFACE IS WITHIN 36" HORIZONTAL.
 - GLAZING WITHIN A 24" ARC EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION.
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZ. OF THE BOTTOM TREAD IN ANY DIRECTION WHERE THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
- PROVIDE ALL EXTERIOR DOORS WITH FULL WEATHER-STRIPPING. PROVIDE ALL EXTERIOR DOORS WITH METAL THRESHOLD.
- UNDERCUT ALL DOORS TO CLOSETS AND LAUNDRY ROOMS TO FACILITATE VENTILATION.
- VERIFY ALL DOOR IN-, OUT-, RIGHT-HAND, LEFT-HAND SWINGS AND WINDOW OPERATIONS AT FLOOR PLANS AND BUILDING ELEVATIONS.
- VERIFY ALL OUTSIDE FRAME AND ROUGH OPENING DIMENSIONS WITH MANUFACTURE'S SPECIFICATIONS.
- SEE TITLE-24 REPORT FOR ADDITIONAL DOOR & WINDOW INFORMATION INCLUDING, BUT NOT LIMITED TO, SHADING COEFFICIENTS, U-FACTORS, ETC.
- TEMPORARY LABEL MUST SHOW THE U-FACTOR AND SHGC, FOR EACH RATED WINDOW. THE LABEL MUST ALSO SHOW THAT THE WINDOW MEETS THE AIR INFILTRATION CRITERIA. THE TEMPORARY LABEL MUST NOT BE REMOVED BEFORE INSTALLATION & INSPECTION BY THE CITY INSPECTOR.
- THE PERMANENT LABEL MUST (AS A MINIMUM) IDENTIFY THE CERTIFYING ORGANIZATION, AND HAVE A NUMBER OR A CODE TO ALLOW TRACKING BACK TO THE ORIGINAL INFORMATION ON FILE WITH THE CERTIFYING ORGANIZATION. THE PERMANENT LABEL CAN BE INSCRIBED ON THE SPACE, ETCHED ON THE GLASS, ENGRAVED ON FRAME, OR LOCATED SO AS NOT TO AFFECT AESTHETICS.
- WINDOWS SHALL BE DOUBLE PANE, UNLESS NOTED ON THE WINDOW SCHEDULE.
- WINDOWS SHALL BE FIXED OR OPERABLE AS NOTED ON THE WINDOW ELEVATIONS.
- THE WINDOW FALL PROTECTION SHALL NOT ALLOW PASSAGE OF A 4" DIAMETER SPHERE (CRC R312.2 + CBC 1013.8).
- ALL DOORS (WHERE APPLICABLE) SHALL HAVE - 1½ MIN PAIR OF HINGE-LESS BUTTS. SEE MFR CATALOG FOR SIZE AND NUMBER OF HINGES REQUIRED.
- CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR DIMENSIONS WITH EXISTING AND PROPOSED FRAMING AND FRAMED ROUGH OPENINGS. VERIFY ACTUAL OPENINGS WITH WINDOW AND DOOR SIZES PRIOR TO ORDERING. SEE GENERALS NOTES, DIVISION 1.
- ALL DOOR AND WINDOW JAMBS TO BE PAINT GRADE.
- INTERIOR DOORS TO BE PAINT GRADE SHAKER STYLE SINGLE PANEL DOOR PER DOOR SCHEDULE. DOORS TO BE 8'-0", EXCEPT AT LAUNDRY OR WHERE NOTED AT DOOR ELEVATIONS/SCHEDULE.
- ALL DOORS TO BE 1 ¾" THICK.
- 2x6 WALL FRAMING TO ACCOMMODATE ALL POCKET DOORS.
- ALL DOORS AND WINDOWS TO BE EQUIPPED WITH A PRE-SECURITY WIRELESS SYSTEM.
- PROVIDE WINDOW SHADES HARDWIRED OR APP BASED.

DOOR SCHEDULE

SYMBOL	LOCATION	TYPE	MATERIAL	CORE	GLAZING	THICKNESS	HARDWARE	REMARKS
(A)	EXTERIOR	OVERHEAD SECTIONAL	MFR	SOLID	-	MFR	SECURITY	GARAGE DOOR, VERIFY CLEARANCE
(B)	EXTERIOR	OVERHEAD SECTIONAL	MFR	SOLID	-	MFR	SECURITY	GARAGE DOOR TO STORAGE, VERIFY CLERANCE
(C)	EXTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	SECURITY	STORAGE
(D)	EXTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	SECURITY	GARAGE SERVICE DOOR
(E)	INTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	-	STORAGE
(F)	INTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	-	UNDERFLOOR AREA ACCESS
(G)	EXTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	SECURITY	MAIN ENTRY, PROVIDE SECURITY CAMERA SYSTEM
(H)	EXTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	SECURITY	SECURITY AT MAIN LOWER LEVEL. PROVIDE ELEVATOR SECURITY SYSTEM PANEL, BY MFR
(J)	EXTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	SECURITY	UNDERFLOOR ACCESS
(K)	EXTERIOR	ENTRY	WOOD	SOLID	-	1 ¾"	SECURITY	ADU ENTRY, PROVIDE SEPARATE KEY LOCK
(L)	EXTERIOR	SLIDER/POCKET	ALUMINUM / GLASS	-	DUAL TEMPERED	MFR	SECURITY	FAMILY ROOM, SEE MFR FOR SECURITY LOCKSET
(M)	EXTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	SECURITY	SECURITY LOCKSET AT BATHROOM ACCESS
(N)	EXTERIOR	FLUSH	ALUMINUM / GLASS	SOLID	DUAL TEMPERED	MFR	SECURITY	MAIN FLOOR ENTRY
(P)	EXTERIOR	MULTI-SLIDER	ALUMINUM / GLASS	SOLID	DUAL TEMPERED	MFR	SECURITY	TO LIVING ROOM / COURTYARD
(R)	EXTERIOR	MULTI-SLIDER	ALUMINUM / GLASS	SOLID	DUAL TEMPERED	MFR	SECURITY	TO LIVING ROOM / VIEW DECK
(S)	EXTERIOR	FLUSH	ALUMINUM / GLASS	SOLID	DUAL TEMPERED	MFR	SECURITY	TO KITCHEN / VIEW DECK
(T)	INTERIOR	POCKET/SLIDER	WOOD VENEER	SOLID	-	1 ¾"	-	FAMILY ROOM
(U)	INTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	PRIVACY	BATHROOM
(V)	INTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	PRIVACY	PASSAGE, PROVIDE PRIVACY LOCK AT BEDROOM ENTRY DOOR
(W)	INTERIOR	CLOSET SLIDER	WOOD VENEER	SOLID	-	1 ¾"	-	WARDROBE CLOSET
(X)	INTERIOR	POCKET/SLIDER	WOOD VENEER	SOLID	-	1 ¾"	-	TO LAUNDRY ROOM
(Y)	INTERIOR	FLUSH	WOOD VENEER	SOLID	-	1 ¾"	TBD	FIRE RATED - 2 HOUR RATED. TIGHT-FITTING, WEATHER STRIPPING.
(Z)	EXTERIOR	FLUSH	WOOD	SOLID	-	1 ¾"	-	PROVIDE 100 SQ. IN. VENTILATION
(AA)	EXTERIOR	GATE	WOOD	SOLID	-	-	SECURITY	PROVIDE SECURITY SYSTEM ACCESS

EXHIBIT A

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APTOS, CA 95003
APN: 043-152-54

DOOR SCHEDULE

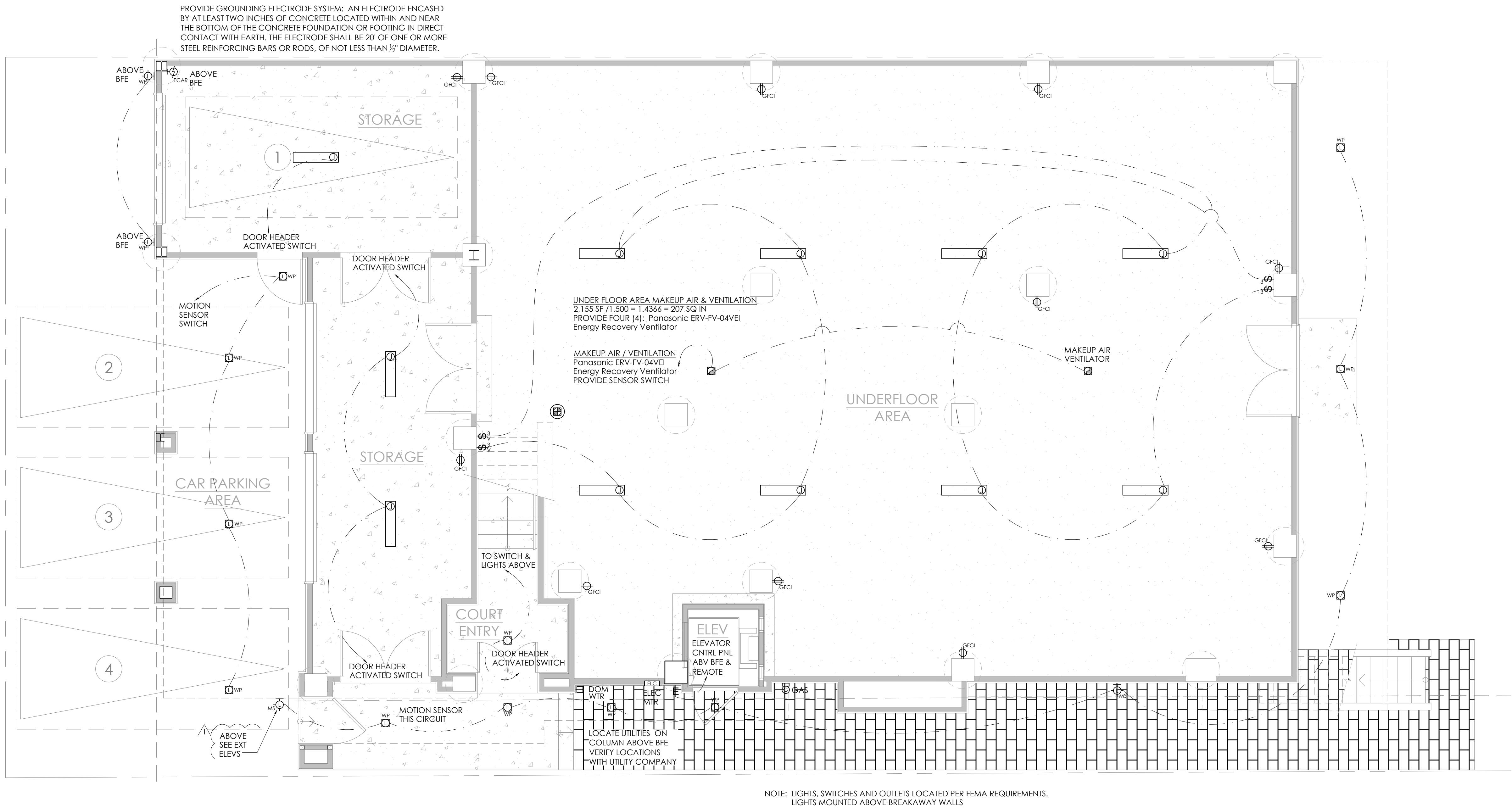
REGISTERED ARCHITECT
MATSON BRITTON
NO. C-23616
8/31/23
RENEWAL
STATE OF CALIFORNIA

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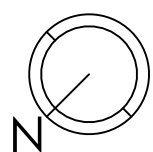
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PARKING LEVEL ELECTRICAL PLAN

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

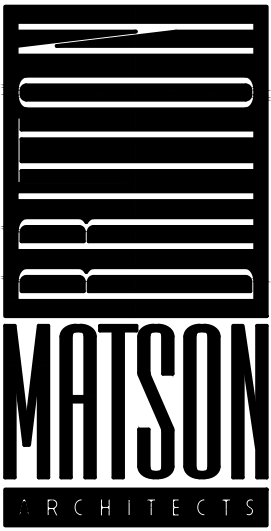


ELECTRICAL LEGEND

- DOUBLE ELECTRIC RECEPTACLE
- DOUBLE GFCI ELECTRIC RECEPTACLE
- DOUBLE GFCI AND AFCI ARC-FAULT CIRCUIT-INTERRUPTER ELECTRIC RECEPTACLE
- QUAD (4) ELECTRIC RECEPTACLE
- WATERPROOF DBL GFCI ELECTRIC RECEPTACLE
- 220 VOLT ELECTRIC RECEPTACLE
- HIDDEN OUTLET ABOVE OR BELOW
- GARBAGE DISPOSAL ELECTRIC RECEPTACLE HALF-SWITCHED, GFCI AND AFCI
- IN-FLOOR RECEPTACLE WITH COVER PLATE VERIFY LOCATION(S) W/ OWNER
- SINGLE POLE SWITCH
- THREE WAY POLE SWITCH
- FOUR WAY POLE SWITCH
- POLE SWITCH W/ VACANCY SENSOR
- DIMMER POLE SWITCH
- DIMMER POLE SWITCH W/ VACANCY SENSOR
- SINGLE POLE SWITCH W/ ADJUSTABLE TIMER
- SINGLE POLE SWITCH W/ WATER-PROOFED COVER (EXTERIOR CONDITIONS)
- WIRELESS REMOTE CONTROL LIGHT SWITCH
- WATER LINE
- BUILT-IN ICE MAKER BOX WITH SHUT-OFF VALVE
- HOSE BIBB
- FUEL GAS
- WATER PRESSURE ABSORBING DEVICE, PER CPC SEC. 609.10
- MANUAL GAS SHUTOFF VALVE
- CABLE OUTLET
- DATA / CAT6 / HDMI
- COMBINATION WASHER & DRYER RECESSED HOOKUPS
- 16 WATT LED SURFACE MOUNT FIXTURE
- SMOKE DETECTOR
- CARBON MONOXIDE W/SMOKE DETECTOR
- HIGH EFFICACY RECESSED LIGHT
- RECESSED L.E.D.
- WALL MOUNT J-BOX VANITY LIGHT
- CEILING MOUNTED LIGHT FIXTURE
- HIGH EFFICACY CEILING MOUNTED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE LOW VOLTAGE
- WATERPROOF RECESSED LED LIGHT FIXTURE
- WALL MOUNTED WATERPROOF LED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE PHOTO CELL AND MOTION SENSOR (MS) WHEN INDICATED
- HIGH EFFICACY LED ROPE LIGHTING
- WALL SCONCE
- STAIR STEP LED LIGHT
- JUNCTION BOX
- METER
- MAIN ELECTRICAL PANEL
- SUB-PANEL
- RECESSED EXHAUST FAN W/ 4"Ø VTR & HUMIDITY CONTROL, MIN. 50 CFM
- KITCHEN EXHAUST FAN MIN. 100 CFM THE RANGE HOOD SHALL BE LABELED THAT IT MEETS HV1916 OR IS SOUND RATED TO MEET 7.2 OF ASRRAE6.2 (TO BE FIELD VERIFIED).
- DRYER VENT EXHAUST 14" MAX WITH (2) 90° ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION, CMC S04.4 DISCHARGE LOCATED MIN 36" FROM ANY OPENING INTO THE BUILDING, CMC S02.2
- THERMOSTAT. VERIFY NUMBER OF ZONES & CONTROLLERS WITH T-24 ENERGY CALCS
- LOW VOLTAGE SECURITY DOOR BELL, VERIFY MFR WITH OWNER
- DOOR BELL CHIMES AND SECURITY SYSTEM, VERIFY MFR AND LOCATION W/ OWNER
- ELECTRIC CAR CHARGING OUTLET. INSTALL LISTED RACEWAY FOR DEDICATED 208/240V CIRCUIT WITH 50 AMP CAPACITY & NEMA 6-50 SOCKET, CGBSE 4.106.4.1 (CRC R309.8)
- DIRECTION OF CEILING SLOPE - DESCENDING

NOTE: ALL LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH THE 2019 CALIFORNIA ENERGY CODE, TABLE 150.0-A. SEE GENERAL ELECTRICAL NOTES

NOTE: NOT ALL SYMBOLS IN THIS LEGEND ARE REPRESENTED IN THIS PROJECT



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01/22/25 PLANNING

HUBER RESIDENCE

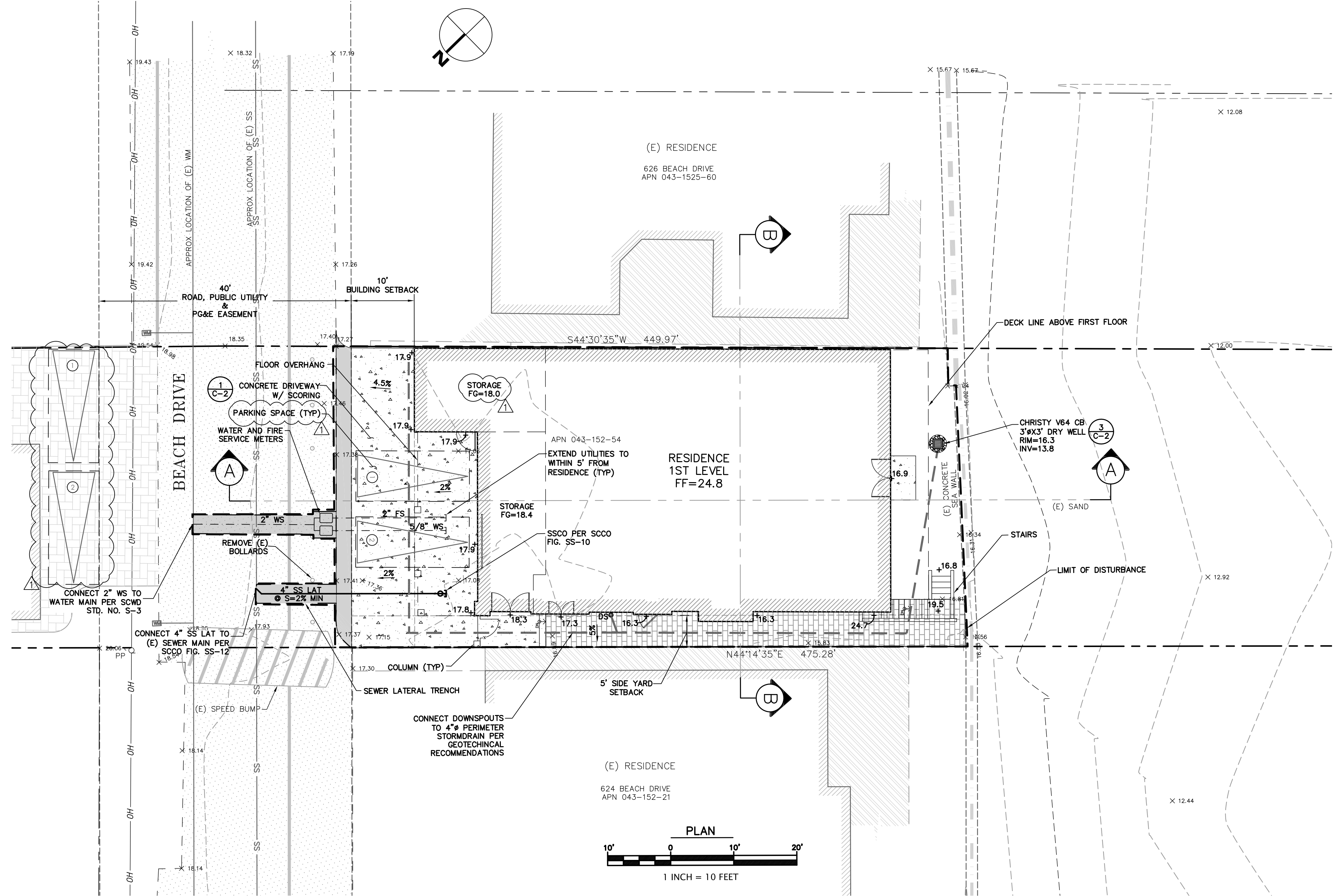
NEW RESIDENCE
625 BEACH DRIVE
APTOS, CA 95003
APN: 043-152-54

PARKING LEVEL
ELECTRICAL PLAN



D	A	T	E	
05 / 18 / 23				
D	R	A	W	N
FK				
J	O			B
HUBER				
S	H	E	E	T

EXHIBIT A E2.1



EARTHWORK AND GRADING

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY PACIFIC CREST ENGINEERING, THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT PACIFIC CREST ENGINEERING FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6", WATER-CONDITIONED TO BRING THE SOILS WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL. ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGGREGATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY PACIFIC CREST ENGINEERING..
9. IMPORTED FILL MATERIAL USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION.
10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
11. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.

STORM DRAIN SYSTEM MAINTENANCE

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAINAGE SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

1. CULVERTS SHALL BE POLYVINYL CHLORIDE (PVC SDR35), HIGH DENSITY POLYETHYLENE (HDPE ADS N12 OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF COUNTY OF SANTA CRUZ DESIGN CRITERIA.
2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
3. DISCHARGE ALL DOWNSPOUTS TO DRY WELL.

SEWER LATERAL NOTES

1. SEWER LATERALS SHALL BE POLYVINYL CHLORIDE (PVC SDR26) AND SHALL HAVE A SMOOTH INTERIOR.
2. SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF THE EXISTING LATERAL. AN EXTERIOR CLEANOUT, PER COUNTY DESIGN CRITERIA, SHALL BE INSTALLED CONSISTENT WITH PART 4 FIGURE SS-10, IF ONE DOES NOT EXIST BETWEEN THE STRUCTURE AND THE DISTRICT MAIN.
4. ANY AND ALL DEFECTS DETERMINED BY THE COUNTY SHALL BE REPAIRED BY THE CONTRACTOR UNDER A SEPARATE NO-COST SANITARY SEWER PERMIT PRIOR TO ISSUING FINAL INSPECTION APPROVAL. SANITARY SEWER PERMIT SHALL BE REQUESTED FROM THE DEPARTMENT OF PUBLIC WORKS BY THE CONTRACTOR PRIOR TO ANY SEWER REPAIRS/IMPROVEMENTS. THE CONTRACTOR SHALL REFER TO PART 4, "SANITARY SEWER DESIGN" OF THE DESIGN CRITERIA FOR SPECIFICATIONS ON PIPE LAYING, PIPELINE TESTING AND ALLOWABLE DESIGN TOLERANCES.
5. BACKFLOW PREVENTOR SHALL BE INSTALLED IF FINISHED FLOOR ELEVATION IS LESS THAN 12 INCHES HIGHER THAN THE DOWNSTREAM DISTRICT MANHOLE PER COUNTY DESIGN CRITERIA PART 4 FIGURE SS-14.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEYING. RI ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

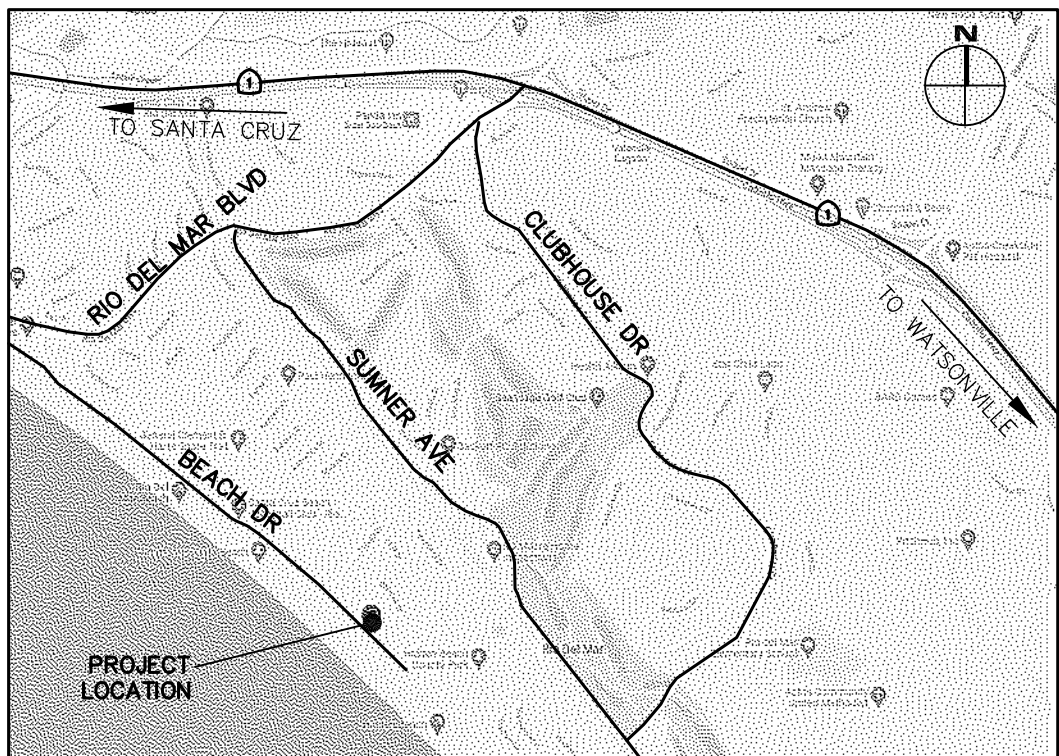
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS BETWEEN FOUND MONUMENTS ON BEACH DRIVE. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

BASIS OF ELEVATION

BENCHMARK 479, SANTA CRUZ COUNTY. ELEVATION = 19.08' N.A.V.D. 88

THE CONTOUR INTERVAL IS 1 FOOT.



VICINITY MAP
NTS

LEGEND

- (E) AB
- (E) AC
- (E) CONCRETE
- PROPOSED AC
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- SETBACK LINE
- PROPOSED LIMIT OF GRADING
- PROPOSED PERIMETER SD
- PROPOSED CB

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCT
DIA, Ø	DIAMETER
DS	DOWNSPOUT
DTL	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FIRE SERVICE
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
RW	RETAINING WALL
RM	SANITARY SEWER CLEANOUT
S	SLOPE
SSCO	COUNTY OF SANTA CRUZ
SSCO	SANITARY SEWER CLEANOUT
SDCO	STORM DRAIN CLEANOUT
TYP	TYPICAL
TW	TOP OF WALL
WS	WATER SERVICE

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	< 10 CUBIC YARDS
FOUNDATION GRADING	< 10 CUBIC YARDS

NOTES:

1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.

EXHIBIT A

BUILDING PERMIT SUBMITTAL

△ REVISED PER COUNTY PLANNING COMMENTS. 1/22/2025



1/22/2025

RI Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, CA 95003
APN 043-152-34

GRADING & DRAINAGE PLAN

project no. 23-071-1
date NOVEMBER 2023
scale AS SHOWN
dwg name CIVIL1.dwg

C-1

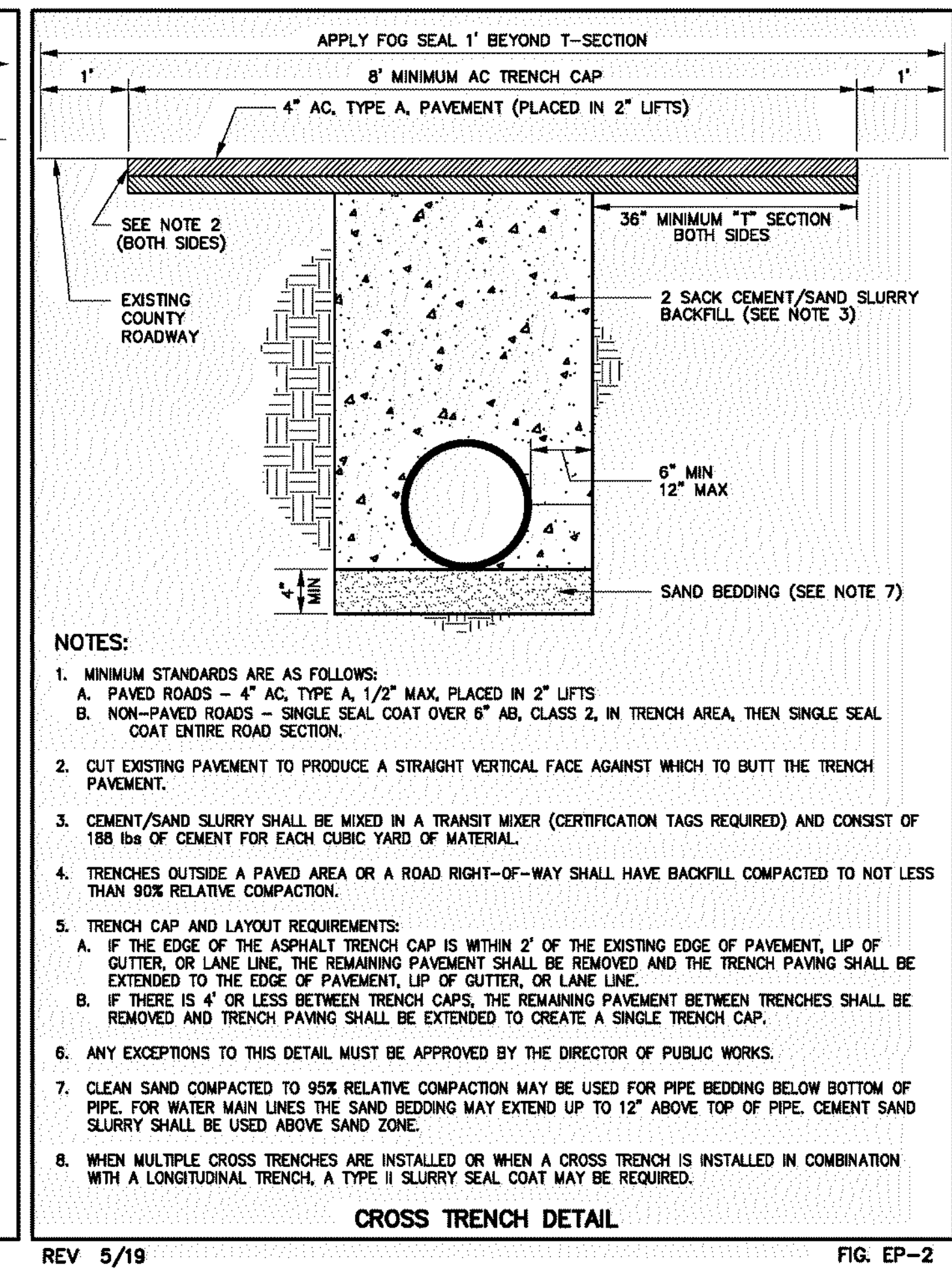
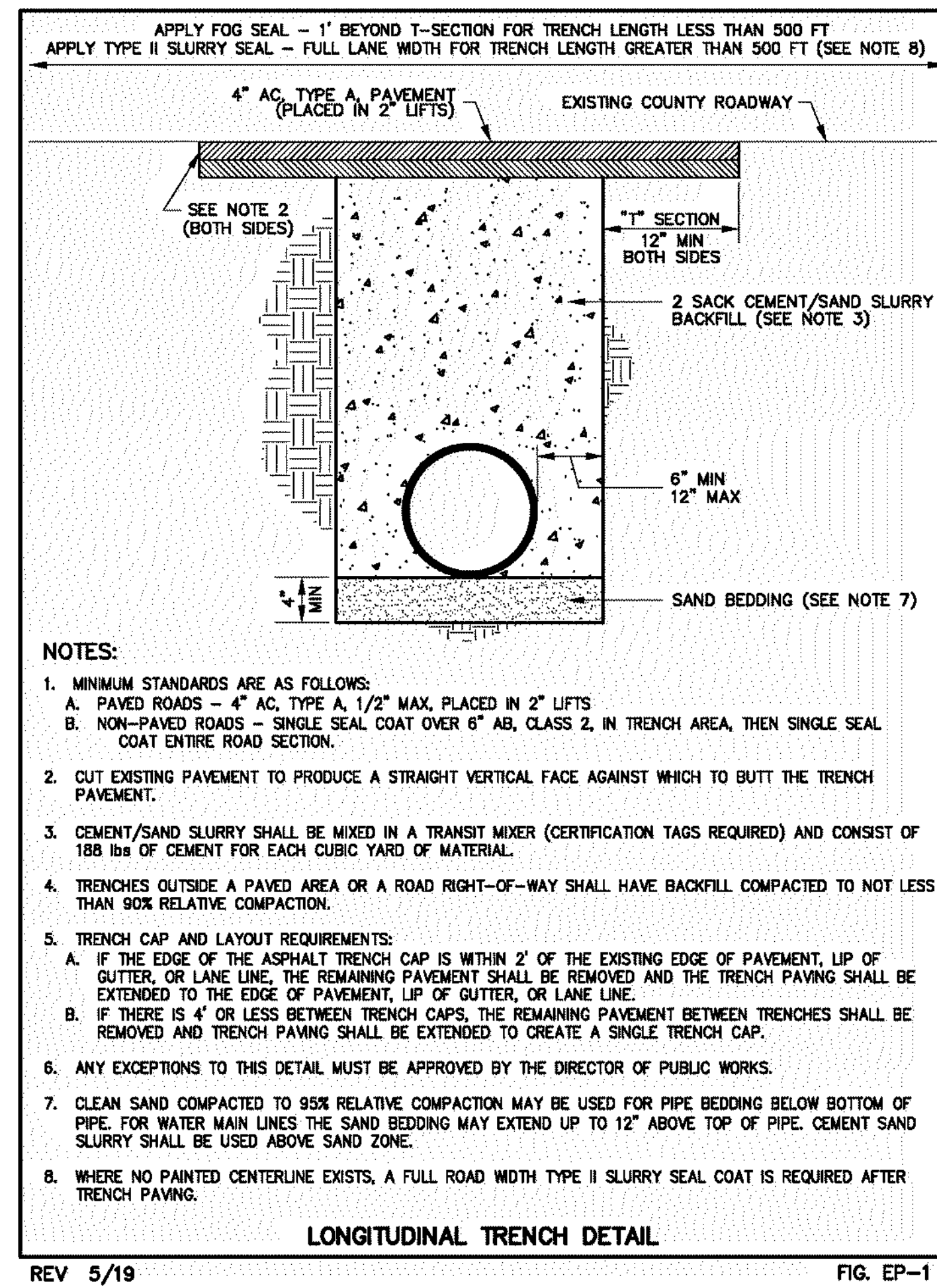
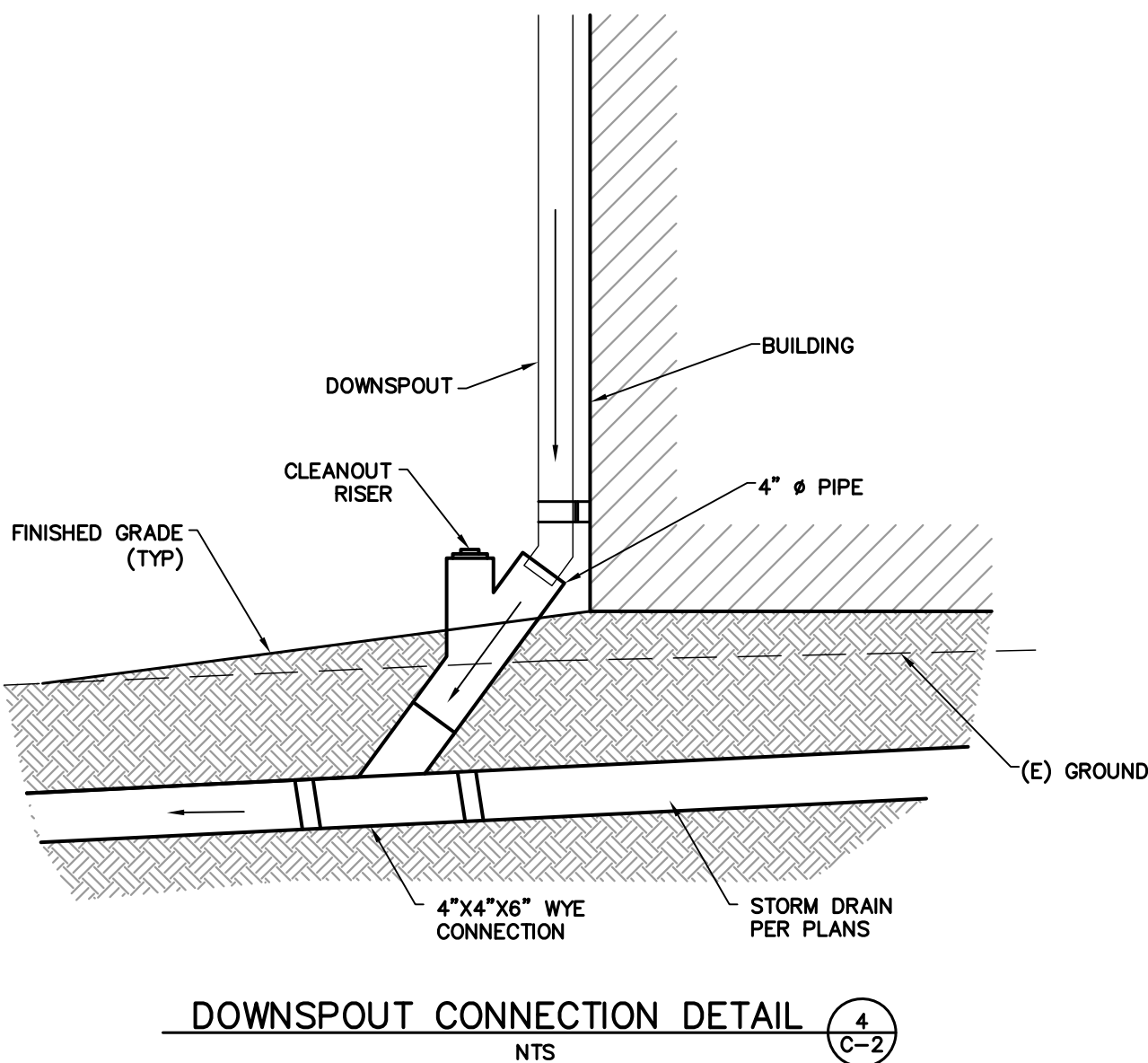
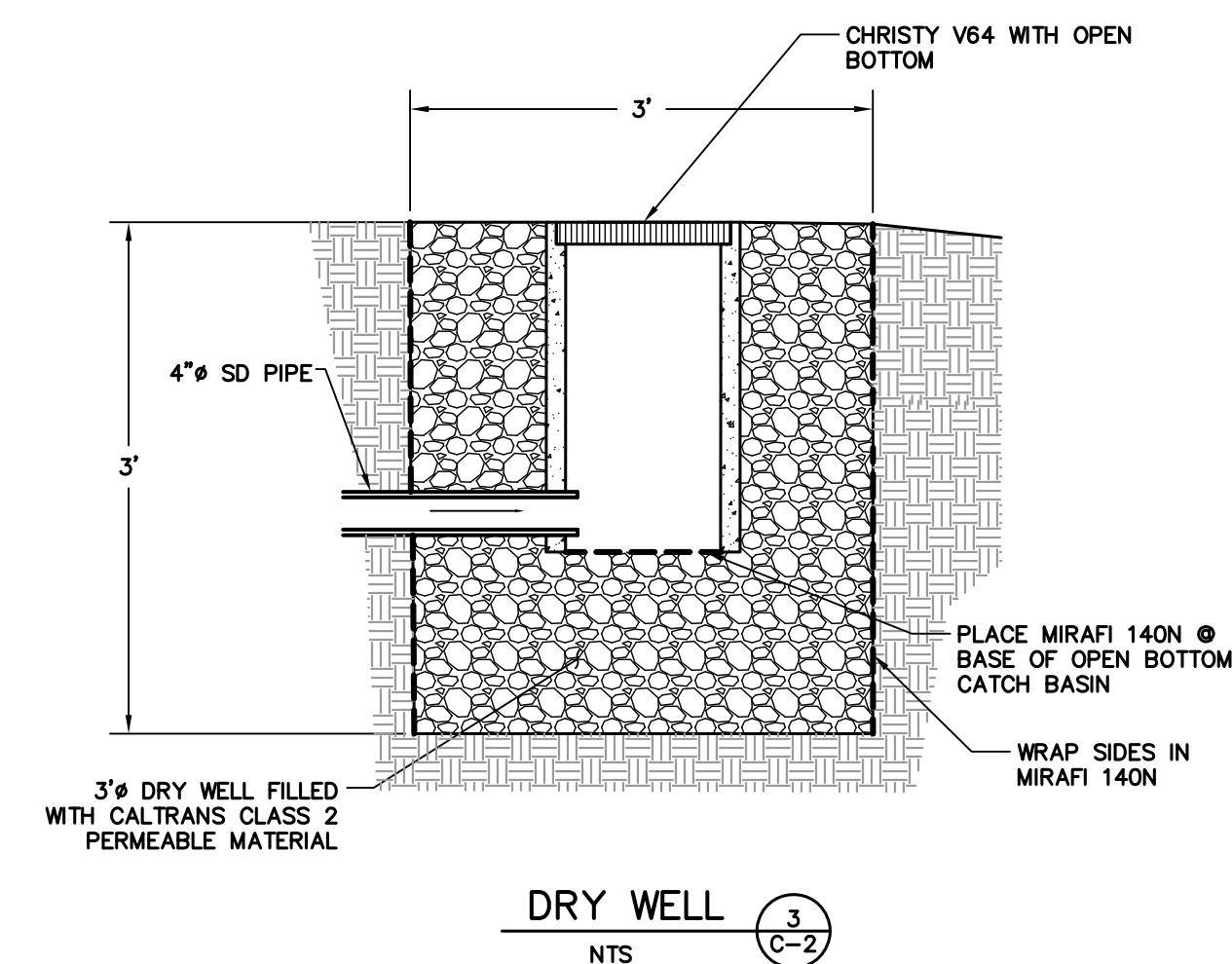
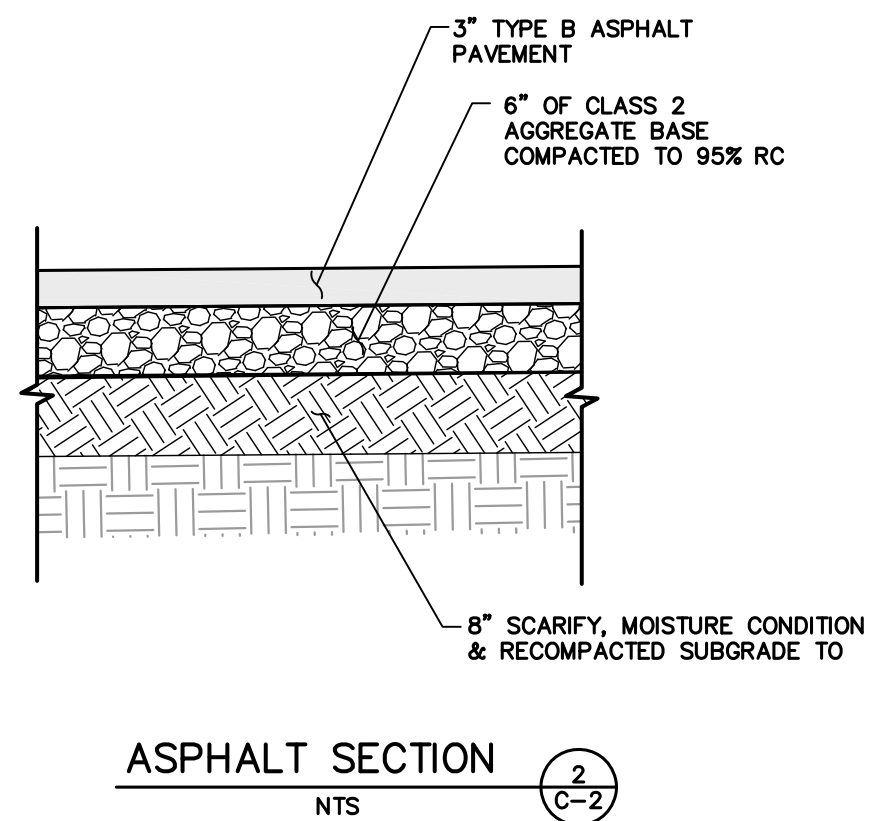
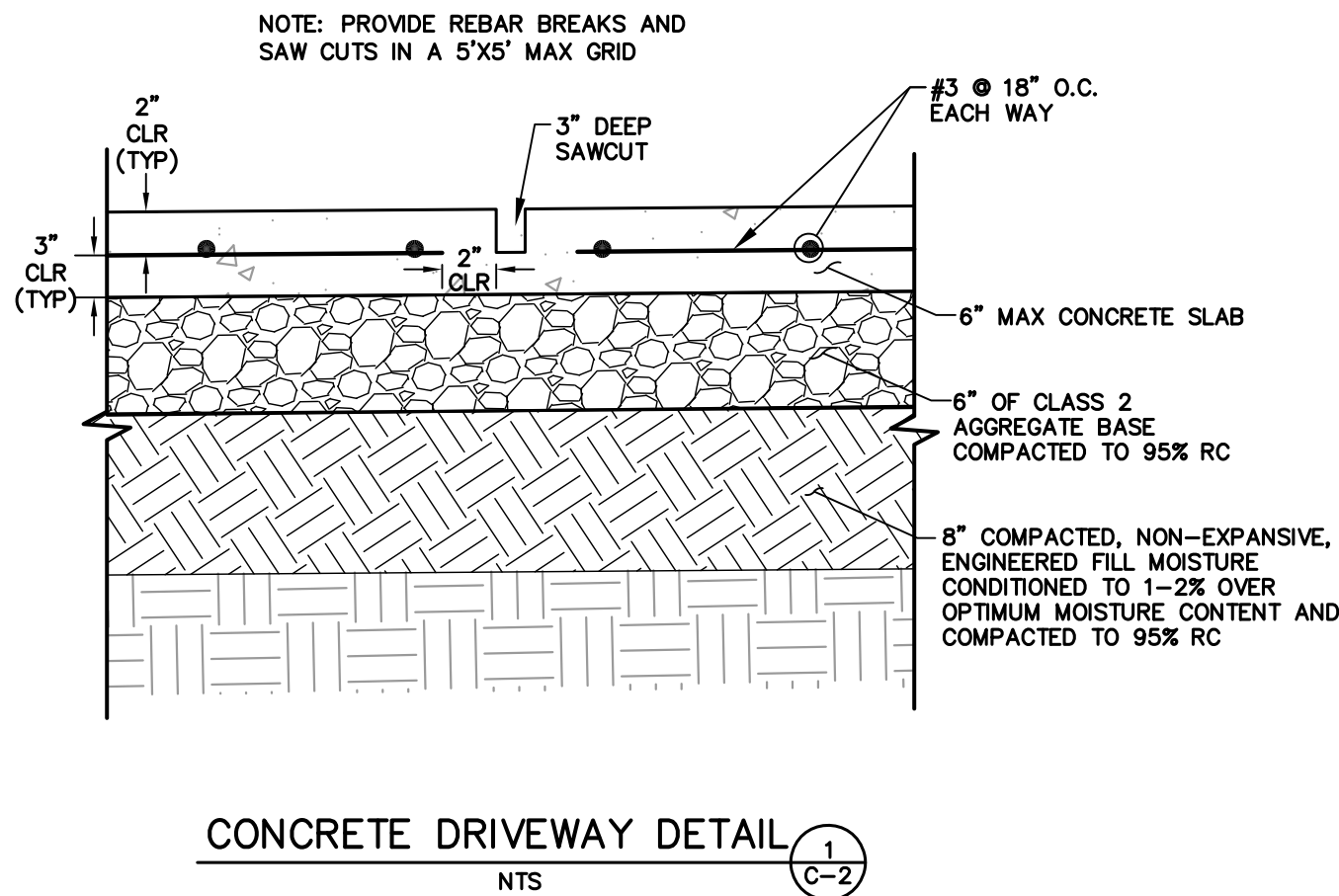
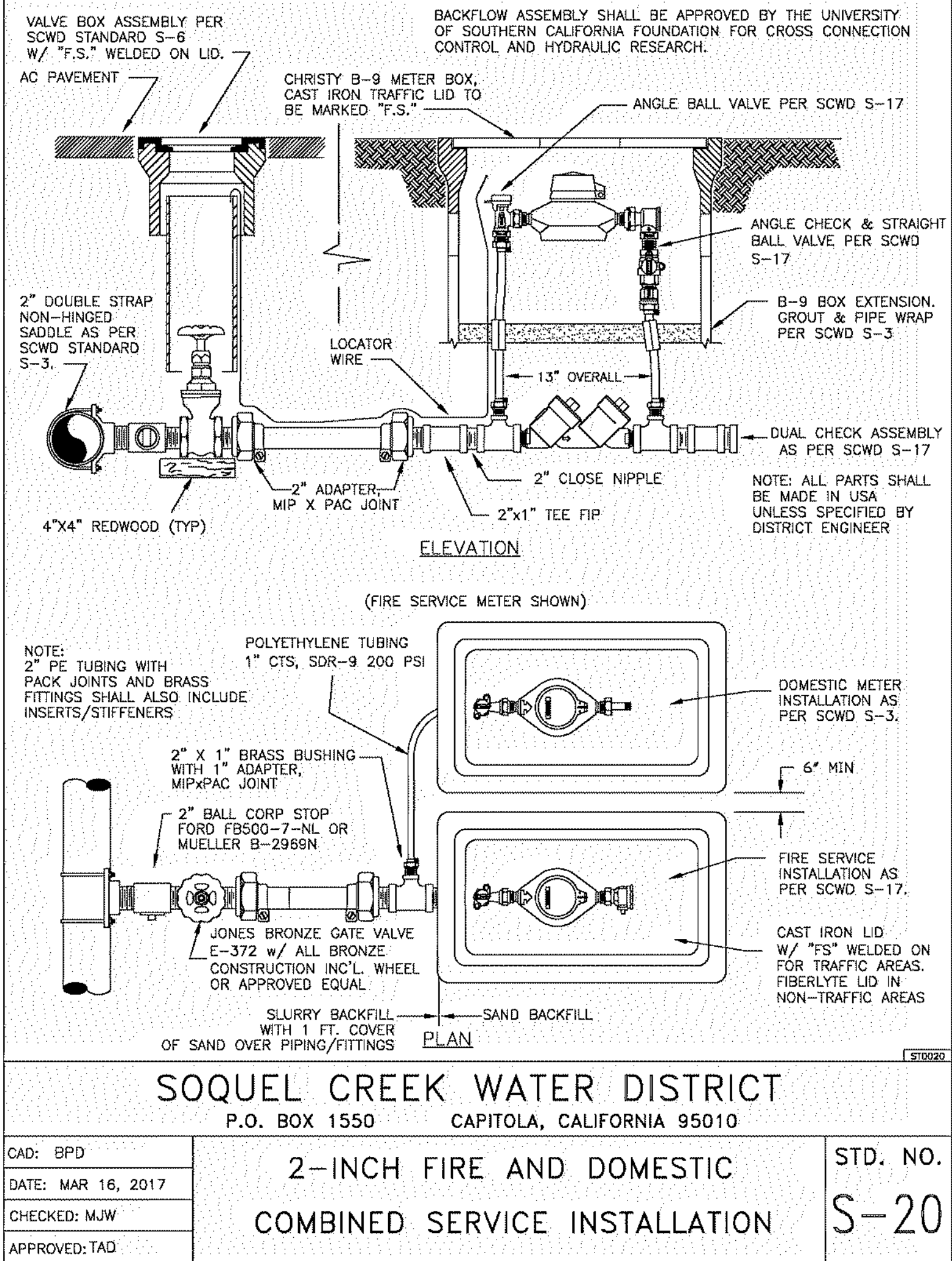
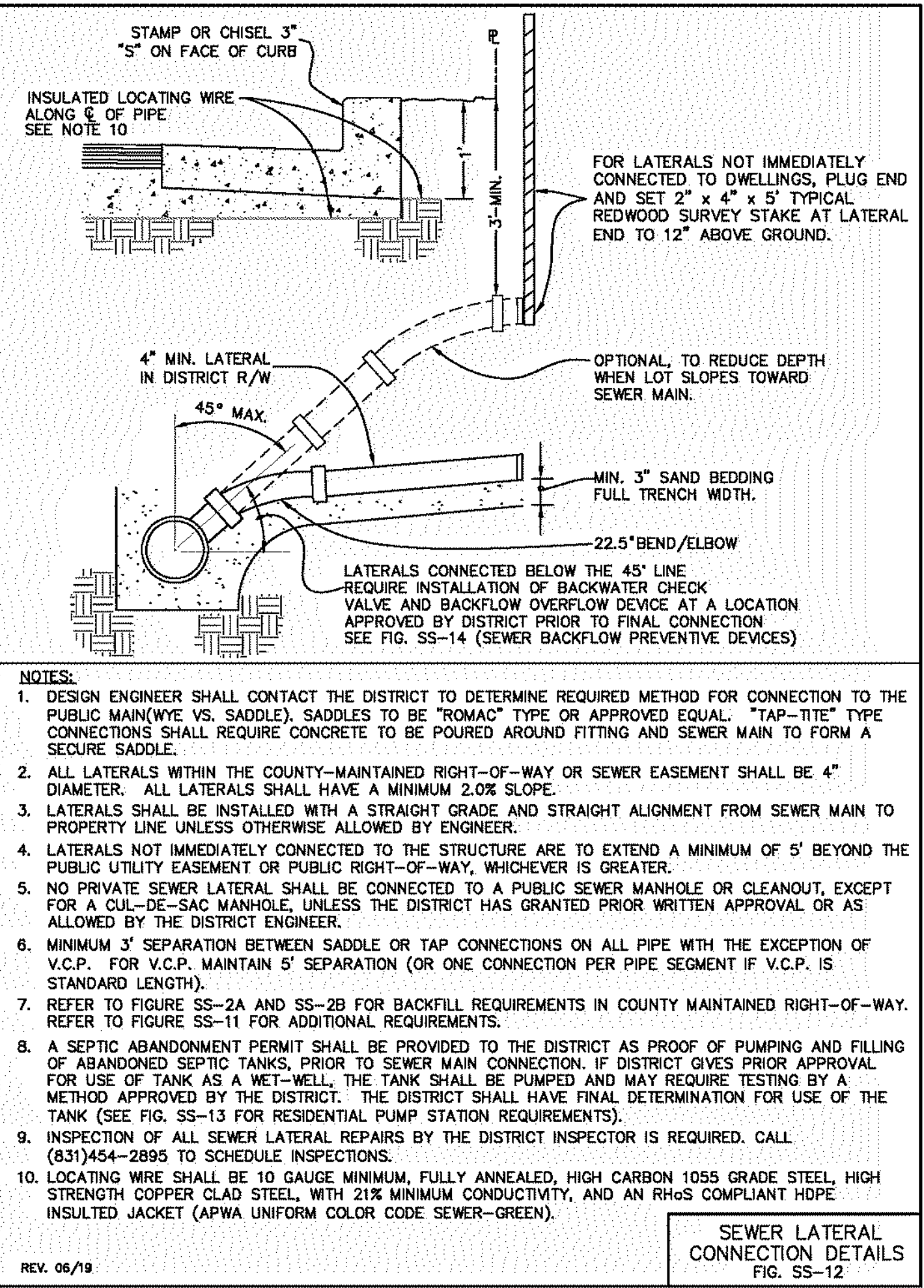
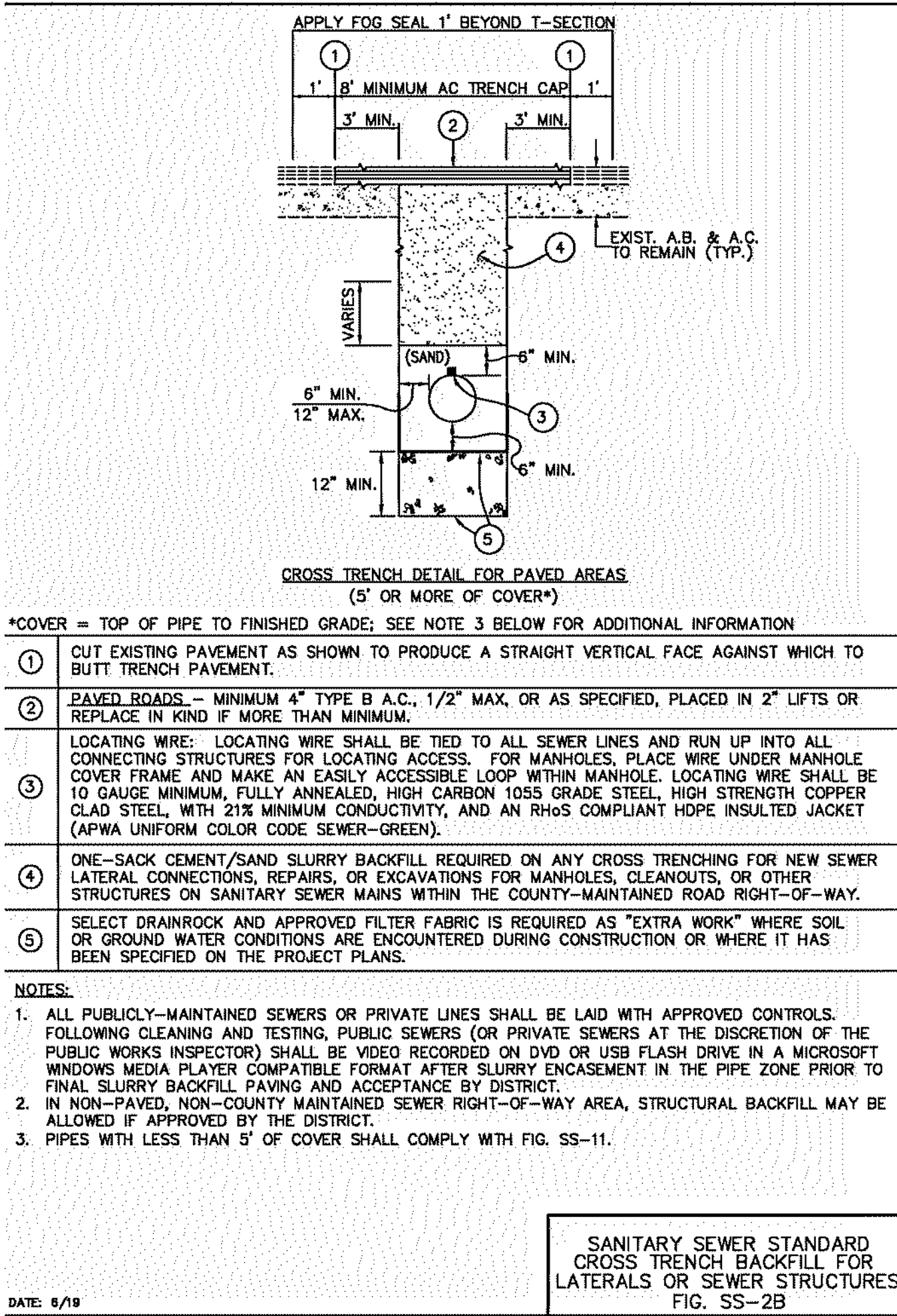


EXHIBIT A
BUILDING PERMIT SUBMITTAL

REVISED PER COUNTY PLANNING COMMENTS: 1/22/2025

PROFESSIONAL SEAL
REGISTERED
ENGINEER
RICHARD J. HUBER
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA
1/22/2025

R.I Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, CA 95003
APN 043-152-94

DETAILS

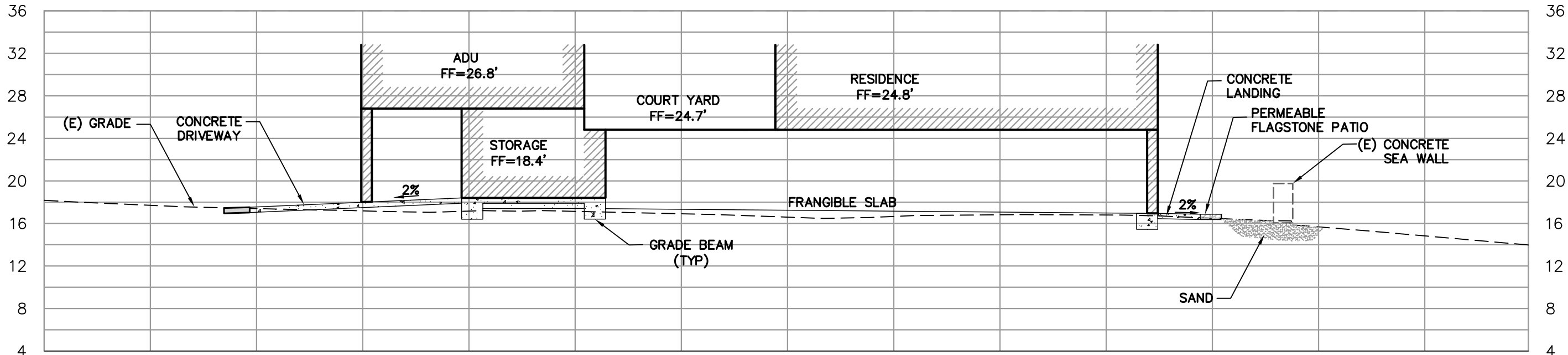
project no.
23-071-1

date
NOVEMBER 2023

scale
AS SHOWN

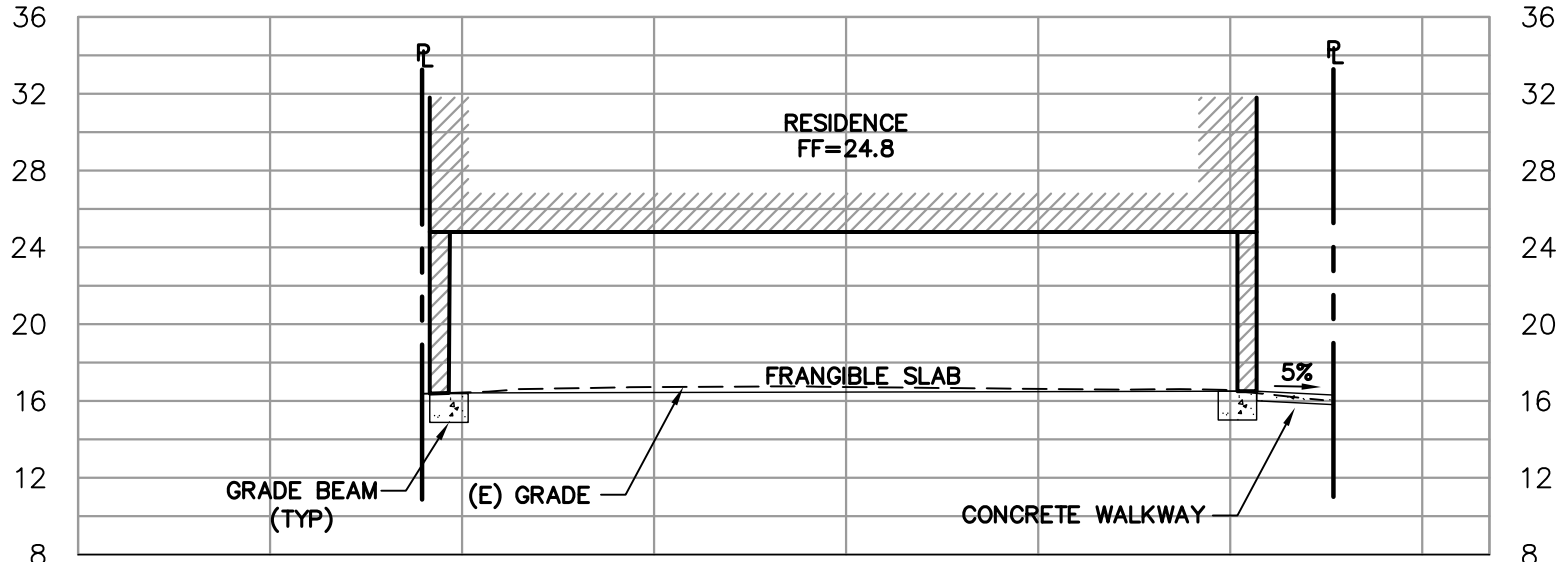
dwg name
CIVIL1.dwg

C-2



According to the Soils Report, the BFE is 22'

SECTION A-A
SCALE: 1"=10' HORIZONTAL, VERTICAL



SECTION B-B
SCALE: 1"=10' HORIZONTAL, VERTICAL

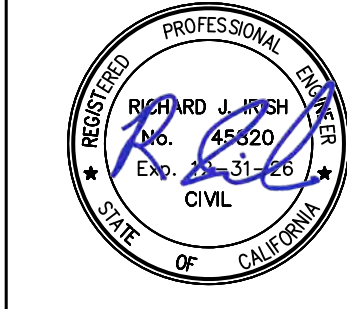
POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS & AREA DRAINS	ANNUAL & STORM EVENTS	1. INSPECT INLET & REMOVE GRATE (IF REQUIRED) 1.1. INSPECT FOR BUILDUP OF TRASH, DEBRIS, SEDIMENT, LEAVES AND GRASSES 1.2. INSPECT PIPE INLET AND OUTLET CONDITIONS 2. IF REQUIRED, HOSE FILL CATCH BASIN WITH WATER AND CONFIRM POSITIVE FLOW TO DOWNSTREAM OUTLET	1. REMOVE SEDIMENT, TRASH, DEBRIS, ETC. 2. REPLACE BROKEN/DAMAGED GRATES AND REQUIRED 3. SNAKE/UNCLOG PIPES AS REQUIRED.
DRY WELL	ANNUAL	1. DISPLACEMENT OF PERMEABLE MATERIAL & UNDERLYING FABRIC 2. SCOUR BELOW FABRIC 3. ACCUMULATION OF TRASH & DEBRIS 4. DOWNHILL EROSION	1. REPLACE PERMEABLE MATERIAL. REPAIR FABRIC 2. REPAIR DAMAGED SLOPES & FABRIC. 3. REMOVE TRASH & LOOSE DEBRIS 4. REPAIR EROSION
GUTTERS AND DOWNSPOUTS	ANNUAL & STORM EVENTS	1. ACCUMULATION OF LEAVES AND DEBRIS 2. IF WATER OVERFLOWS GUTTERS 3. DOWNSPOUTS NOT CLOGGED 4. DOWNSPOUTS OUTLET INTO STORMDRAINS AS NOTED IN DESIGN	1. CLEAN GUTTERS 2. INSTALL GUTTER GUARDS AS REQUIRED TO LIMIT LEAVES AND DEBRIS 3. CLEAN DOWNSPOUTS

GENERAL NOTES

- THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.
- ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND ALL APPLICABLE CODES AND ORDINANCES.
- THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE COUNTY OF SANTA CRUZ PRIOR TO THE START OF WORK.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 PM WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
- ALL FIGURE (FIG.) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "COUNTY OF SANTA CRUZ DESIGN CRITERIA."
- NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
- BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
- WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
- PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 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 ARCHEOLOGICAL 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 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POT HOLE. THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE, FOR LOCATION, CALL USA 1-800-624-1444.
- ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

REVISED PER COUNTY PLANNING COMMENTS: 1/22/2025



1/22/2025



R.I. Engineering, Inc.

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NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, CA 95003
APN 043-152-34

SECTIONS AND GENERAL NOTES

project no.
23-071-1
date
NOVEMBER 2023
scale
AS SHOWN
dwg name
CIVIL1.dwg

EXHIBIT A

C-3

TOTAL AREA OF DISTURBANCE = 0.11 ACRES
= 4836 SF

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPILLS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

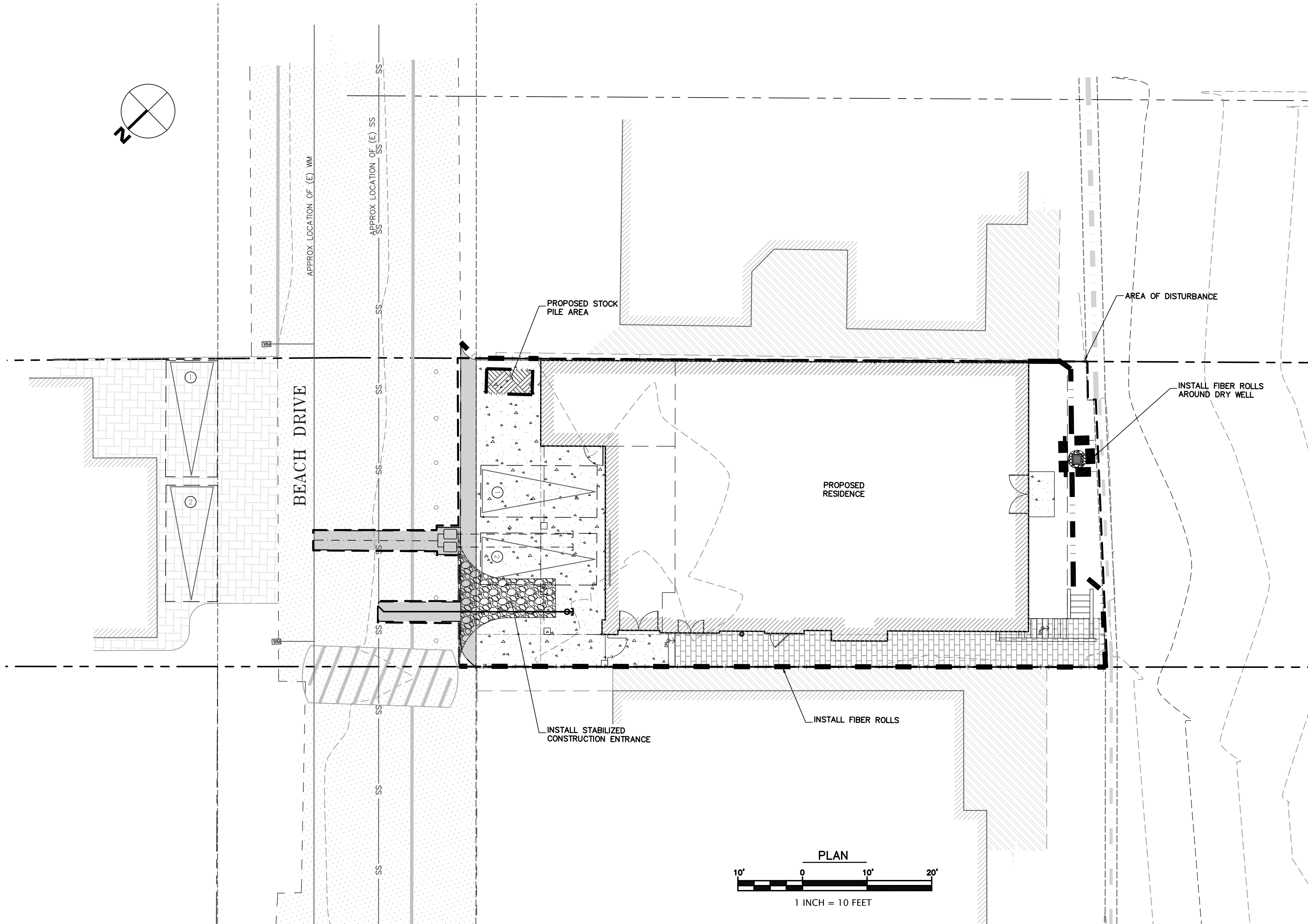
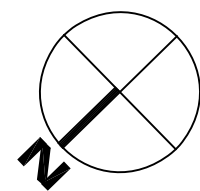
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
- APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE THE BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
- EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY, AND
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



EROSION CONTROL MEASURES

- EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
- UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
- THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
- ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
- AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
- AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
- SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

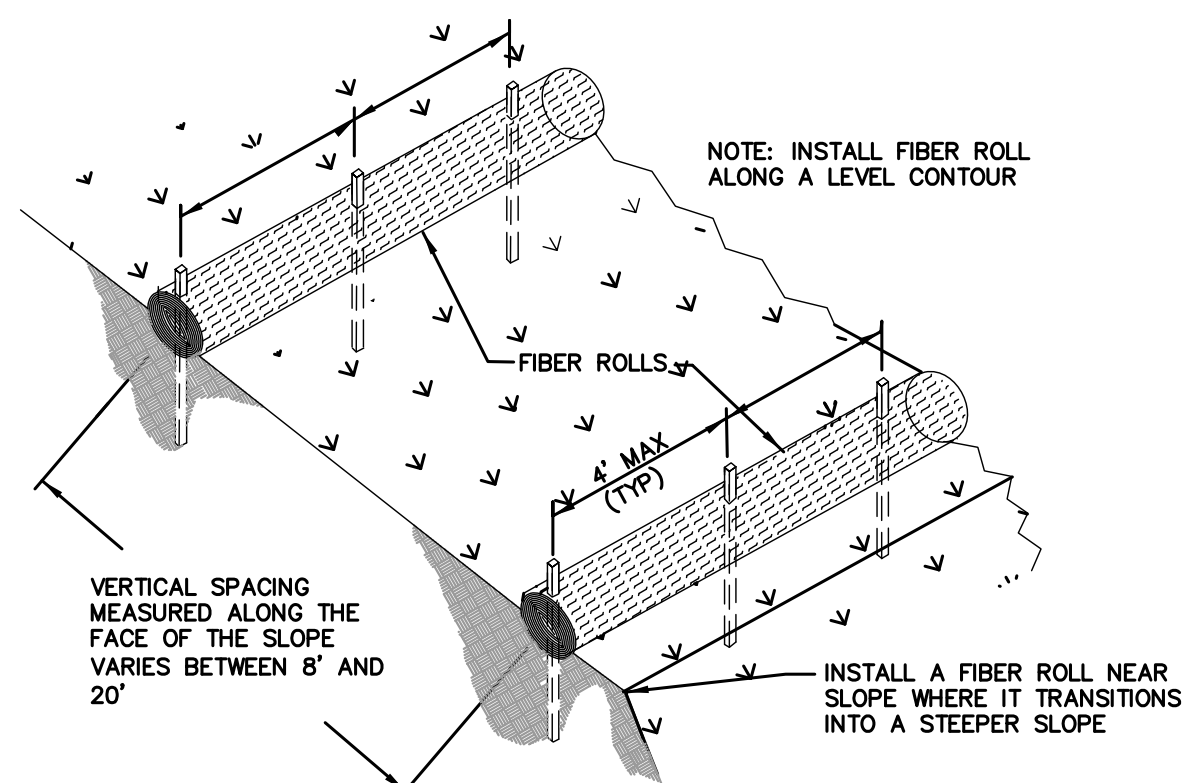
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

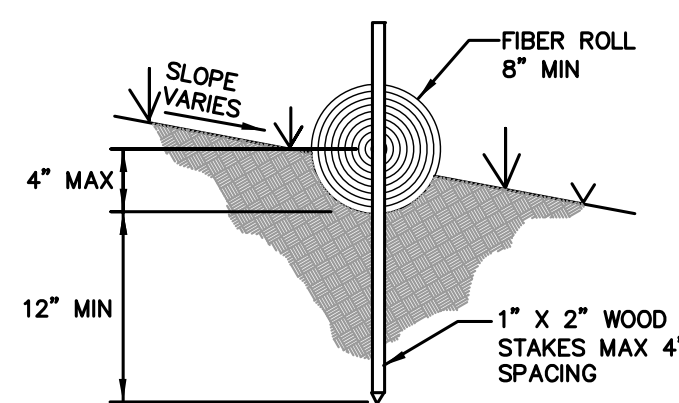
- COVER ALL EXPOSED SLOPES
- STRAW 2 TONS/ACRE ON SLOPES $\leq$ 20% WITH SOIL BINDER
- USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES $>$ 20%.

EROSION CONTROL LEGEND

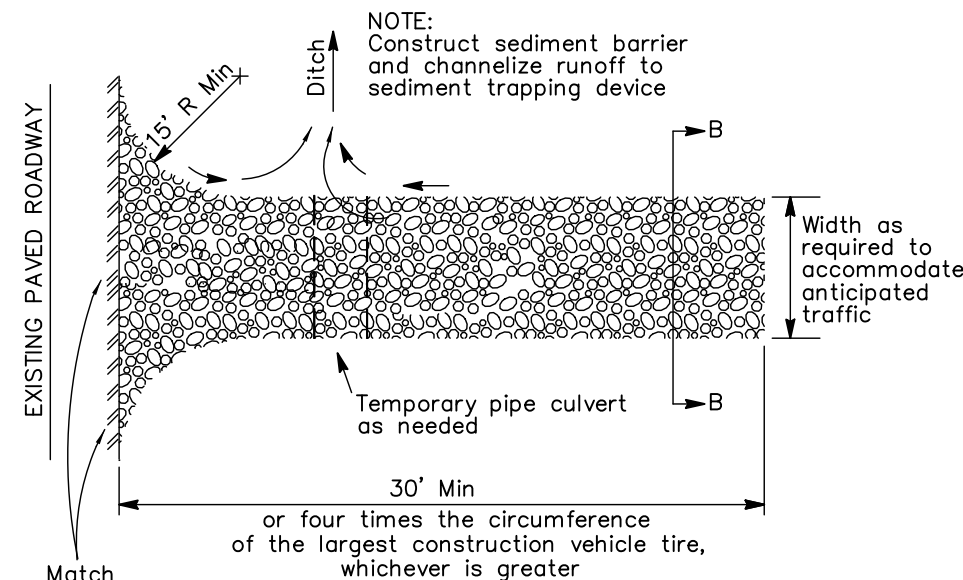
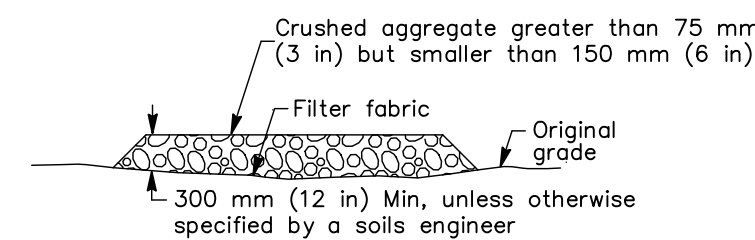
- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED STOCKPILE AREA



TYPICAL FIBER ROLL INSTALLATION
NTS



FIBER ROLL DETAIL IN SLOPE AREA
NTS

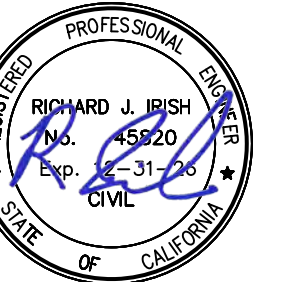


CONSTRUCTION ENTRANCE DETAIL
NTS

EXHIBIT A

BUILDING PERMIT SUBMITTAL

REVISED PER COUNTY PLANNING COMMENTS: 1/22/2025



1/22/2025



R.I. Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

NEW RESIDENCE
FOR
KEVIN HUBER
625 BEACH DRIVE
APTOS, CA 95003
APN 043-152-34

STORMWATER POLLUTION
CONTROL PLAN

project no.
23-071-1
date
NOVEMBER 2023
scale
AS SHOWN
dwg name
CIVIL1.dwg

C-4

EXCEPTION TABLE

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2014-2015. (NOT A SURVEY MATTER)
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California. (NOT A SURVEY MATTER)
3. No amounts were assessed for APN: 043-152-15. (NOT A SURVEY MATTER)
4. Water rights, claims or title to water, whether or not disclosed by the public records. (NOT A SURVEY MATTER)
5. Any adverse claim based upon the assertion that some portion of said land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created. (NOT A SURVEY MATTER)
6. Any rights in favor of the public which may exist on said land if said land or portions thereof are or were at any time used by the public. (PATHWAY SHOWN HEREON)
7. Any adverse claim based on the assertion that the boundary line of said Land is other than as shown on a survey designated as Job No. 15626, dated October 20, 1967, prepared by Brown and Williams. (AS SHOWN HEREON)
8. Covenants, conditions and restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
- Recorded: March 17, 1938, Book 347, Page 177, of Official Records
- Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value. (BUILDING LIMITS AND SETBACK, AS SHOWN HEREON)
- (BLANKET IN NATURE, NOT PLOTTABLE)
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document; Reserved by: Santa Cruz County Title Company Purpose: Utilities Recorded: March 17, 1938, Book 347, Page 177, of Official Records Affects: As set forth in said document. (40' EASEMENT FOR PUBLIC UTILITY, AS SHOWN HEREON)
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document; In favor of: Santa Cruz County Title Company, a corporation Purpose: Road, 40 feet in width Recorded: March 17, 1938, Book 347, Page 177, of Official Records Affects: As set forth in said document (40' EASEMENT FOR ROADWAY, AS SHOWN HEREON)
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document; Reserved by: Santa Cruz County Title Company, a corporation Purpose: riparian and other water rights, and necessary rights of way for pipe, flume, sewer, light, power, telephone lines, and mineral rights Recording Date: November 19, 1947 Recording No.: Volume 593, Page 465 of Official Records The exact location and extent of said easement is not disclosed of record. (BLANKET IN NATURE, NOT PLOTTABLE) (40' EASEMENT FOR ROADWAY AND PUBLIC UTILITY, AS SHOWN HEREON)
12. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording Date: November 19, 1947 Recording No.: Volume 593, Page 465 of Official Records (BUILDING LIMITS AND SETBACK, AS SHOWN HEREON) (BLANKET IN NATURE, NOT PLOTTABLE)
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document; Granted to: Pacific Gas and Electric Company, a California corporation Purpose: Underground Main or Pipe Line Recorded: September 14, 1966, Book 1784, Page 312, of Official Records Affects: As set forth in said document (40' PG&E EASEMENT, AS SHOWN HEREON)
14. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document; Granted to: County of Santa Cruz Purpose: A Public Easement for Pedestrian Access Recorded: March 21, 1985, Book 3815, Page 113, of Official Records Affects: As set forth in said document (5' PEDESTRIAN ACCESS EASEMENT, TRAVERSE AREA SHOWN)
15. Covenants, conditions and restrictions, but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document referred to in the numbered item last above shown. (BLANKET IN NATURE NOT PLOTTABLE)
16. Matters contained in that certain document entitled "Mutual Release and Covenant Not to Sue" dated July 31, 1989, executed by and between Gerald Beukers, et al recorded December 6, 1989, Book 4600, Page 861, of Official Records, which document, among other things, contains or provides for: construction of a failed seawall. Reference is hereby made to said document for full particulars. (NOT A SURVEY MATTER)
17. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing. (NOT A SURVEY MATTER)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

Being a part of lands conveyed to Gerard A. Beukers, et ux, by deed recorded in volume 1248 of official records at page 120, Santa Cruz County Records, and more particularly bounded and described as follows, to wit:

Beginning at a 1/2" iron pipe at the northern corner of lands described as parcel five in said deed conveying lands to Gerard A. Beukers, et ux; thence from said point of beginning along the northwestern boundary of said lands south 44° 14' 35" west (at 124.40 feet a railroad spike in the centerline of Beach Drive, a private road) 343 feet, a little more or less, to the mean high tide line of the waters of Monterey Bay; thence southeasterly along said last mentioned boundary to the southeastern boundary of parcel a, as the same is shown on map entitled, "Record of Survey of the lands of Beukers Properties co.", filed in Volume 48 of Maps at Page 27, Santa Cruz County records; thence along said last mentioned boundary North 44° 30' 35" East 220 feet, a little more or less, to a railroad spike in the centerline of Beach Drive, a private road as shown on said map; thence continuing along said boundary north 43° 45' 35" east 99.01 feet to a 1/2" iron pipe; thence north 43° 45' 35" east 24.08 feet to the northeastern boundary of said lands described as parcel five in said deed conveying lands to Gerard A. Beukers, et ux; thence along said last mentioned boundary north 45° 30' west 46.79 feet to the place of beginning.

PARCEL II:

Being a part of lands conveyed to Gerard A. Beukers, et ux by deed recorded in volume 1248 of Official Records at Page 120, Santa Cruz County Records, and more particularly bounded and described as follows, to wit:

Beginning at the eastern corner of lands described as Parcel Five in said deed conveying lands to Gerard A. Beukers, et ux; thence from said point of beginning along the southeastern boundary of said lands south 44° 14' 35" west 24.09 feet to the northern boundary of Parcel C, as said parcel is shown on "Record of Survey of the lands of Beukers Properties co." filed in Volume 48 of Maps at Page 27, Santa Cruz County records; thence along said last mentioned boundary North 45° 22' 25" West 4.01 feet to a 1/2" iron pipe at an angle in said boundary; thence North 43° 45' 35" East 24.08 feet to the northeastern boundary of said lands described as parcel five; thence along said last mentioned boundary South 45° 30' East 4.22 feet to the place of beginning.

PARCEL III:

An easement for road purposes over a strip of land 40 feet in width, the centerline of which is described as follows:

Beginning at a point from which the most southerly corner of Lot 4, block 98, Subdivision No. 8 as same is shown on that certain map entitled, "Subdivision No. 8, Aptos Beach Country Club Properties, Aptos, Santa Cruz, California", filed for record in the office of the County Recorder August 24, 1928 in Map Book 24, page 26, Santa Cruz Records, bears South 41° 02' West 51 feet; thence from said point of beginning South 48° 58' East 766.38 feet; thence South 45° 46' East 1983.17 feet to a point from which the southeasterly corner of Lot 36, Block 107, Tract No.10, Rio Del Mar Country Club Properties, Subdivision No. 10, recorded December 18, 1936 in map Book 26, Page 10, Santa Cruz Records, bears North 44° 39' East 117.99 feet distant

PARCEL IV:

Being a part of Lot 23 in Block 107 as same is shown and so designated on that certain map entitled "Tract No. 10, Rio Del Mar Country Club Properties Subdivision No. 10", filed for record December 18, 1936 in Volume 26 of Maps at Page 10, and more particularly described as follows, to-wit:

Beginning at a point on the common boundary line of Lots 23 and 24 in Block 107, as shown on the map hereinabove referred to, a distance of 150 feet southwesterly from the southwest line of Bay View Drive; thence along a line northwesterly, and at right angles to said common boundary line, a distance of 38.09 feet; thence at right angles southwesterly along a line parallel to said common boundary line a distance of approximately 125 feet to the southwest boundary line of Lot 23; thence southwesterly along said southwest boundary line of Lot 23 a distance of 38.09 feet to the intersection of said southwest boundary line of Lot 23 with the said common boundary of Lots 23 and 24; thence at right angles northeasterly along the said common boundary line a distance of approximately 125 feet to the point of beginning.

PARCEL V:

Beginning at a point on the southeasterly line of land conveyed to Elwyn C. Hale, by deed dated March 3, 1938, and recorded March 17, 1938, in Volume 347, Page 177 of Official Records of Santa Cruz County, from which the most southerly corner of Lot 4, Block 98, Subdivision No. 8, as same is shown and designated on that certain map entitled, "Subdivision No. 8, Aptos Beach Country Club Properties, Aptos, Santa Cruz County, California, filed for record in the Office of the County Recorder August 24, 1928, in Map Book 24, Page 26, Santa Cruz County Records, bears North 45° 46' West, 806.27 feet North 48° 58' West, 766.38 feet and South 41° 02' West 51 feet distant; thence from said point of beginning, along the southeasterly line of land of said Hale,

(1) North 44° 14' East, 120 feet, more or less, to the eastern corner of said lands of Hale on the southwesterly line of Block 107, Tract No. 10, Rio Del Mar Country Club Properties, Subdivision No. 10, being a part of lands described in Volume 156, Page 311, Official Records, and portion of Lot P as shown on map of Subdivision No. 6, Aptos Beach Country Club Properties in the Aptos Rancho, Santa Cruz County, California, surveyed in October November 1936 by the Office of Lloyd Bowman County Surveyor, filed for record in the Office of the County Recorder, December 18, 1936 in map book 26, Page 10, Santa Cruz County Records; thence along last mentioned line,

(2) South 45° 30' East, 28 feet, more or less, to the most northern corner of land conveyed to Forrest G. Harmon and wife, by deed dated May 8, 1942, and recorded May 19, 1942 in Volume 424, Page 468, Official Records of Santa Cruz County; thence along the northwesterly line of land of said Harmon,

(3) South 44° 30' West to the mean high tide line of waters of Monterey Bay; thence northwesterly along said tide line to southeasterly line of land of above mentioned Hale; thence along last mentioned line,

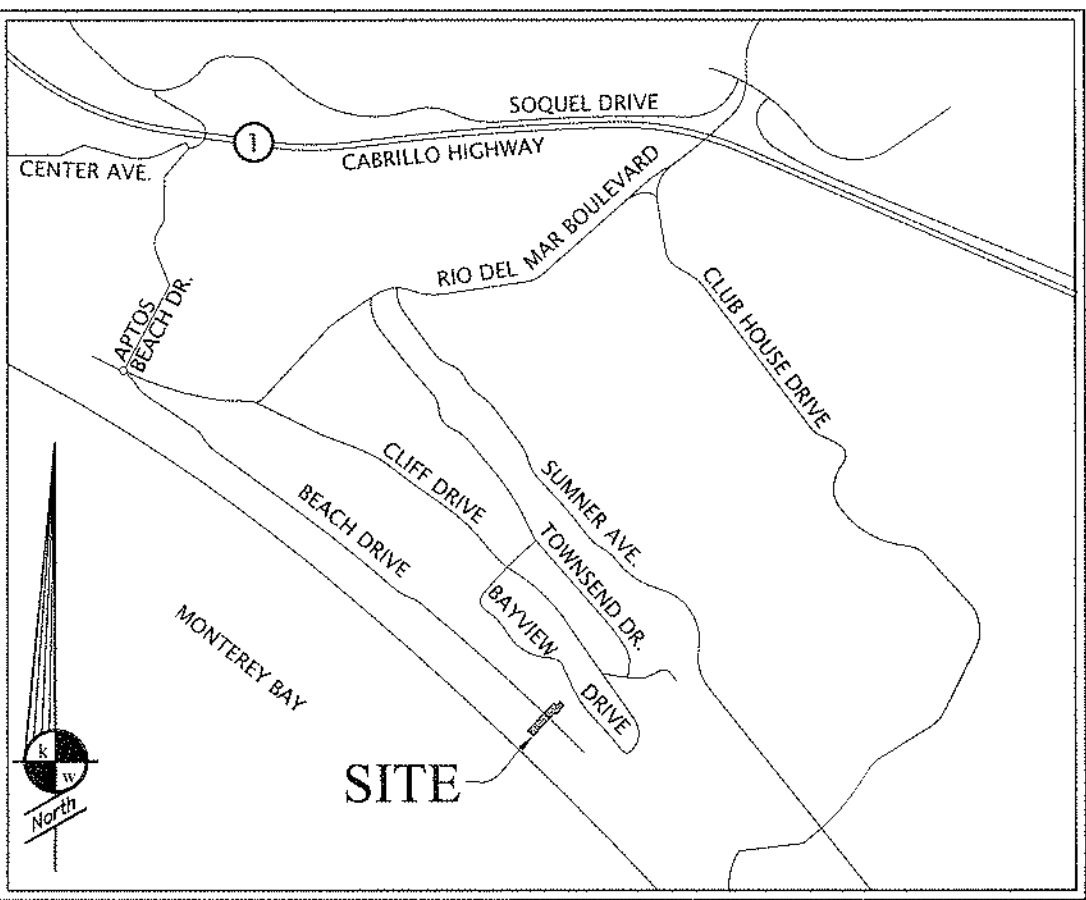
(4) North 44° 14' East, 195 feet, more or less, to the point of beginning.

Excepting therefrom Parcel V above, all oil, gas, asphaltum and other hydrocarbon substances and minerals that may be discovered or developed upon this and other property, together with all rights incidental or appurtenant to the development and discovery of the same as reserved in the Deed from West Coast Life Insurance Company, a corporation, to Santa Cruz County Title Company, a corporation, dated April 2, 1937, and recorded September 21, 1937 in Volume 330 at Page 462 of Official Records of Santa Cruz County Records.

Also excepting therefrom that portion of said land conveyed to Wesley L. Pearl and Alice A. Pearl, his wife, by the "Executors' Deed", recorded July 29, 1969, Book 1966, Page 105, Santa Cruz County Records.

Also excepting therefrom that portion of said land lying within the property described in "Parcel 2" of the Grant Deed in favor of Francis L. Stutzman and Edythmae Stutzman, his wife, recorded September 16, 1971, in Book 2129, 733, Official Records.

The properties described in Parcels I, II, IV and V above are also shown and designated "Parcel A" on the Record of Survey, filed October 20, 1967, in Volume 48, Page 27, Santa Cruz County Records



VICINITY MAP
NOT TO SCALE

NOTES

1. All distances shown hereon are in feet and decimals thereof.
2. This survey was prepared from information furnished in a Preliminary Title Report, prepared by Chicago Title Insurance Company, dated December 26, 2014, Title No. PWMN-T015000179-RS. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
3. Physical items shown on this survey are limited to those items visible as of the date of this survey. Subsurface structures, if any, are not shown with the exception of underground utility lines. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
4. A.P.N.: 043-152-54 & 043-152-15
5. Zoning Note:
This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.

The subject property A.P.N. 043-152-54 is currently zoned "R8" Single-Family Ocean Beach Residential;
The subject property A.P.N. 043-152-15 is currently zoned "R-1-6" Single-Family Residential;

The current building setbacks for "R8" zoning designation are:
Front: 15, or 10' (beach side of street)
Side: 5' & 5', or 0' & 5' (beach side of street)
Rear: 10', or 0' (beach side of street)
Floor Area Ratio: 0.5: 1
Building Height: 28', or elevation 20' above sea level (beach side of street)

The current building setbacks for "R-1-6" zoning designation are:
Front: 20'
Side: 5&10
Rear: 15'
Floor Area Ratio: 0.5: 1
Building Height: 28'

Information was obtained from the County of Santa Cruz, Planning Department Website on August 15, 2014.

6. Basis of Bearings:
The bearing of N 45°45'25" W taken on the centerline of Beach Drive as shown on that certain Record of Survey filed for record on October 20, 1967 in Book 48 of Maps at Page 27, Santa Cruz County Records was taken as the Basis of all Bearings shown hereon.

7. Flood Zone Note:
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060353 0359 E, dated May 16, 2012, as being located in Flood Zone "VE (EL 24)";

Areas of the 1% annual flood (100-year flood), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year; Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

Information was obtained from the FEMA website (www.fema.gov) on August 15, 2014.

SURVEYOR'S CERTIFICATE

TO: Kevin and Sandra Huber
AND: Chicago Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 11(a), 11(b), 13, and 14 of Table A thereof. The field work was completed on April 23, 2015.

8-28-15
DATE

RYAN M. AMAYA L.S. 8134
rmay@kierwright.com

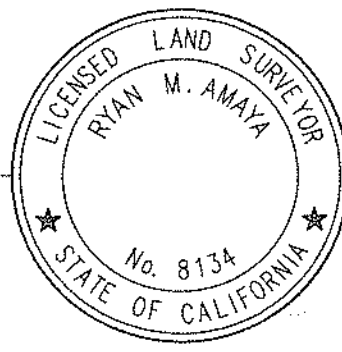
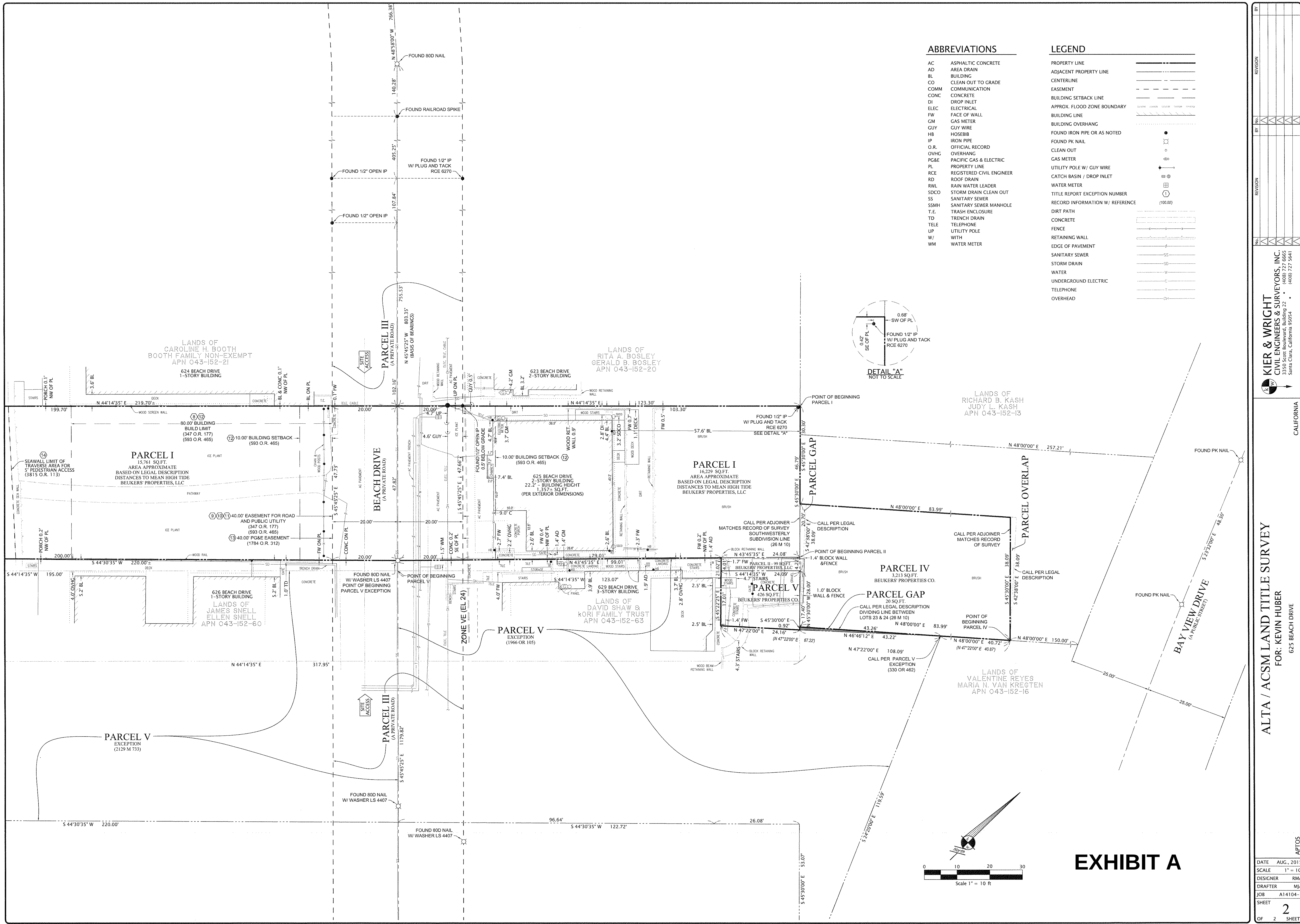


EXHIBIT A



ABBREVIATIONS	
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
BL	BUILDING
CO	CLEAN OUT TO GRADE
COMM	COMMUNICATION
CONC	CONCRETE
DI	DROP INLET
ELEC	ELECTRICAL
FW	FACE OF WALL
GM	GAS METER
GUY	GUY WIRE
HB	HOSEBIB
IP	IRON PIPE
O.R.	OFFICIAL RECORD
OVHG	OVERHANG
PG&E	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
RCE	REGISTERED CIVIL ENGINEER
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
SDCO	STORM DRAIN CLEAN OUT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
T.E.	TRASH ENCLOSURE
TD	TRENCH DRAIN
TELE	TELEPHONE
UP	UTILITY POLE
WJ	W/TH
WM	WATER METER

LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
EASEMENT	---
BUILDING SETBACK LINE	---
APPROX. FLOOD ZONE BOUNDARY	---
BUILDING LINE	---
BUILDING OVERHANG	---
FOUND IRON PIPE OR AS NOTED	●
FOUND PK NAIL	○
CLEAN OUT	○
GAS METER	○
UTILITY POLE W/ GUY WIRE	○
CATCH BASIN / DROP INLET	○
WATER METER	○
TITLE REPORT EXCEPTION NUMBER	○
RECORD INFORMATION W/ REFERENCE	(100.00)
DIRT PATH	---
CONCRETE	---
FENCE	---
RETAINING WALL	---
EDGE OF PAVEMENT	---
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
UNDERGROUND ELECTRIC	---
TELEPHONE	---
OVERHEAD	---

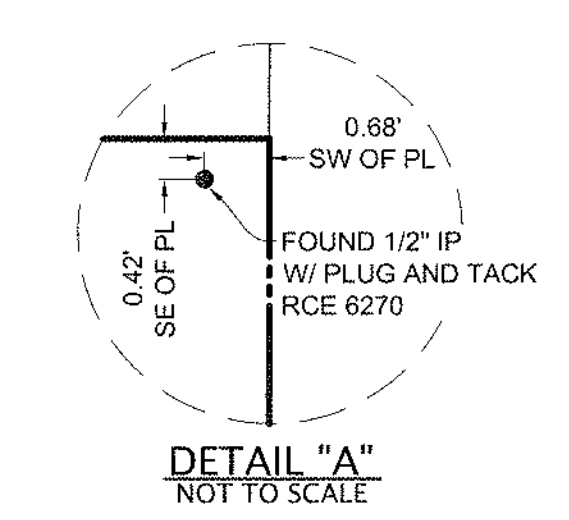


EXHIBIT A

BY

REVISION

No.

BY

REVISION

No.

DATE

AUG., 2015

SCALE

1" = 10'

DESIGNER

RMA

DRAFTER

MJA

JOB

A14104-1

SHEET

2

OF 2 SHEETS

APOTOS

ALTA / ACSM LAND TITLE SURVEY

FOR: KEVIN HUBER

625 BEACH DRIVE

CALIFORNIA

KIER & WRIGHT

CIVIL ENGINEERS & SURVEYORS, INC.

(408) 727 6605

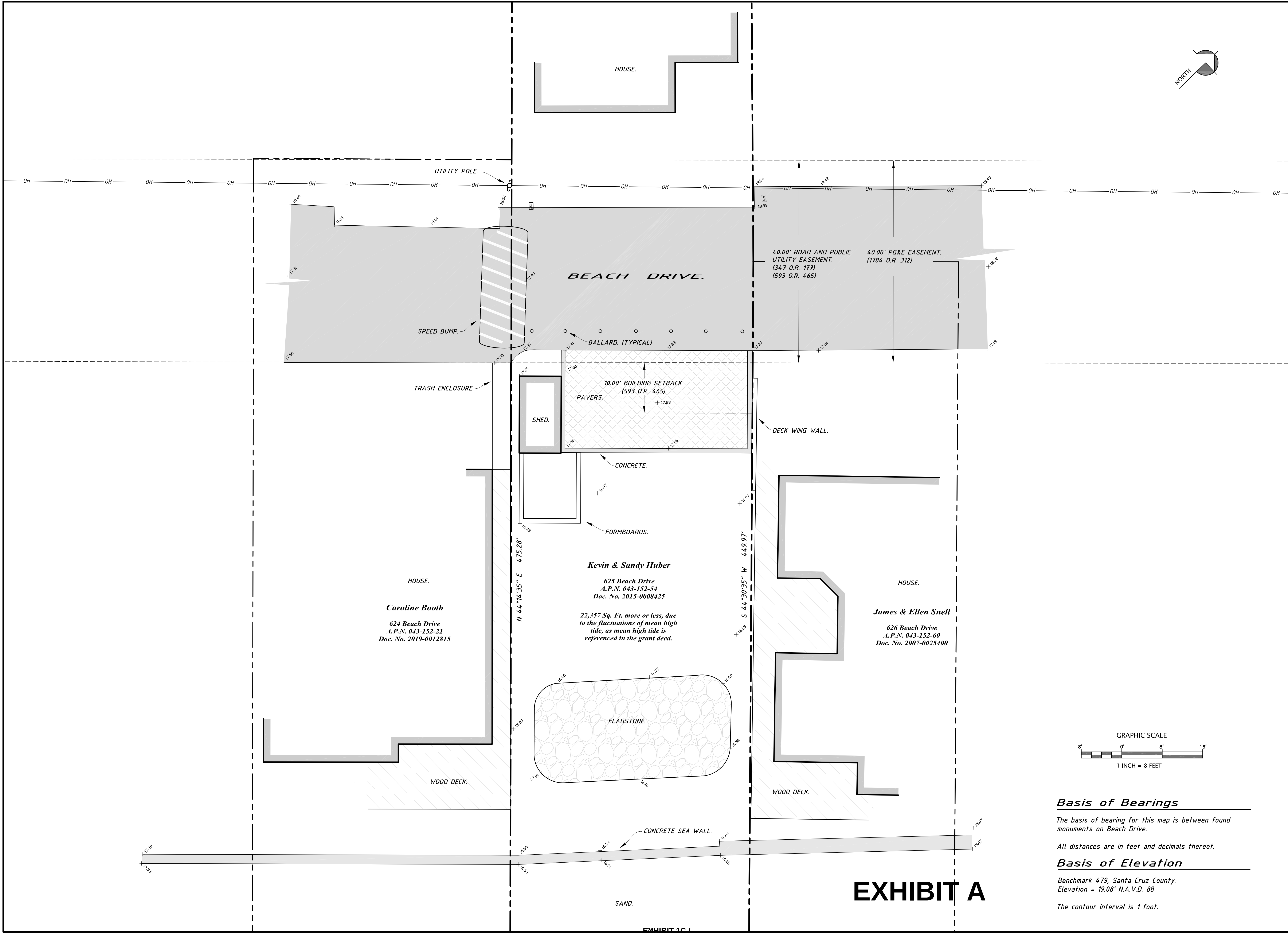
3350 Scott Boulevard, Building 22

San Jose, California 95134

(408) 727 6641

Disclaimer: This map and associated data were prepared by the firm of Hanagan Land Surveying, Inc. It is an instrument of service and is not a warranty, representation, or endorsement of any kind. It is the property of Hanagan Land Surveying, Inc. and shall remain the property of Hanagan Land Surveying, Inc. The proper use of this map is for the purpose for which it was prepared. It is not to be used for any other purpose without the written consent of Hanagan Land Surveying, Inc. The proper use of this map is for the purpose for which it was prepared. It is not to be used for any other purpose without the written consent of Hanagan Land Surveying, Inc.

S:\PROJECTS\2021\21084 625 Beach Drive.dwg, Plotted By: Jack, Plotted: May 19, 2023 - 10:52am



PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 STATE OF CALIFORNIA	
REVISION	APPROVED <i>Paul Hanagan</i> Paul Hanagan LS 7797
HANAGAN LAND SURVEYING 305-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE (831) 469-3428	
Topographic Map, The Lands Of: Kevin & Sandy Huber 625 Beach Drive, Aptos, CA 95003	
Santa Cruz County A.P.N. 043-152-54	DESIGN DATE 7-1-2021 SCALE 1" = 8'
DRAWN J. Hanagan	
SHEET SU-1 OF 1 SHEETS 21084 JOB NO.	



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

April 24, 2024

Kevin and Sandy Huber
16101 North Ray Rd.
Lodi, CA 95242

Subject: Application #: **241102**; Assessor's Parcel #: **043-152-54**
Owner: **Huber**

Dear Kevin and Sandy Huber:

This letter is in response to your letter of appeal submitted on March 11, 2024, wherein you contested the staff determination made by Planner Jerry Busch, pursuant to the Zoning review of Building Permit application APP-241004.

The formal project description of Application APP-241004 is as follows: "Proposal to construct a 2,128 square foot single-family dwelling on the beach side of the property with a 364 square-foot attached studio ADU, a 273 square foot attached garage, a 275 square-foot attached carport and a 275 square-foot attached storage structure, along with a 386 square-foot deck and 350 square-foot rooftop deck, and an elevator, on site with an existing single-family dwelling on the bluff side of Beach Drive. Requires Combined GeoSoils Report Review (REV241009)."

The zoning determination for APP-241004 was entered into Infor on January 31, 2024 (Attachment 2) and is excerpted below. The correction comments were based on the Santa Cruz County Code in effect prior to the Sustainability Update.

Comments on Application APP-241004, 625 Beach Drive -- APN 043-152-54

The following additional information is required in order to render the building permit application complete for processing:

APP-241004 does not qualify for submittal at this time because it requires discretionary land use approvals in the form of a coastal development permit and variances. (See, SCCC 18.10.123 ["At Levels V (Zoning Administrator) through VII (Board of Supervisors), building permits shall not be applied for until after all development and/or land division permits have been obtained."]; see also, preliminary Compliance Comments.) However, as a courtesy, preliminary completeness comments have been provided for the applicant's information.

Preliminary Completeness Comments

1. Obtain approval of the required coastal development permit and variances for the proposed project.
2. See Attachment 2, items 2-17. [Detailed technical corrections and incomplete items.]

Preliminary Compliance Comments

SB9 applications are subject to the Coastal Act and the currently enacted Local Coastal Program (Government Code 66411.7(o)). Please note that the County of Santa Cruz is currently preparing an LCP amendment to implement SB9 within the Coastal Zone. Until the new ordinance is adopted, all development within the Coastal Zone is required to be evaluated in accordance with the current LCP.

In accordance with SCCC 13.20.040 “Definitions” the proposed project constitutes development. As set out in SCCC 13.20.050 all development in the Coastal Zone requires approval of a coastal development permit unless the development qualifies for an exemption under the provisions of SCCC [13.20.060](#) et seq., or a Coastal exclusion under the provisions of SCCC [13.20.070](#) et seq. In accordance with these codes, the proposed project does not qualify for either an exemption or an exclusion. Therefore, a Coastal Development Permit is required to be approved for the proposed project. Because variances are required in addition to the coastal permit (see comments below), the application would be considered a major Coastal project and require a public hearing before the Zoning Administrator (Level V permit)

The maximum density of single-family dwellings is controlled by the applicable Zoning as established by the underlying General Plan/LCP Land Use designation. The subject parcel is zoned RB (Residential Beach), which has a maximum density of one unit per 4,000 sq.ft. of net developable area. The net developable area for this parcel appears to be close to zero square feet (to be confirmed), therefore the maximum density would be one single family dwelling. Notwithstanding the limitation on primary units, with Coastal approval, one ADU, if otherwise compliant with 13.10.681 and other LCP code provisions, may be feasible in conjunction with the existing single-family dwelling.

The proposed project constitutes a dwelling group as defined in 13.10.700-D “Dwelling Group.” Under the current LCP as implemented by County Code§ 13.10.322(B), dwelling groups are not allowed in the RB district.

The current LCP sets a maximum height of 17’ maximum height for all structures in the RB zone district if located on the Beach Side of Beach Drive. The proposed structure is located on the beach side of the right-of-way and exceeds 17 feet in height, which requires approval of a variance.

The minimum setback to any garage door or carport opening is 20 feet. The proposed garage and proposed carport are both less than 20 feet from the edge of the right of way for Beach Drive, therefore additional variances are required to approve these structures as shown.

NOTE: Additional compliance comments may apply once a complete application has been submitted.

Appellant arguments and staff responses

The letter of appeal, (Attachment 1) signed by Atty. John P. Erskine of Nossaman LLP, was based on the four arguments highlighted in bold below. The County’s response is provided below each numbered argument. The County’s response is based on the amended County Code that became effective on March 19, 2022, and remains in effect, which would govern any discretionary permit application submitted after that date.

EXHIBIT C

1. **The appellants assert that their project requires a ministerial coastal development permit pursuant to SB9.**

Staff response: Government Code § 65852.21(K) states that, apart from provisions regarding public hearings, SB9 does not preempt the California Coastal Act. Santa Cruz County's certified Local Coastal Program (LCP), which implements the California Coastal Act, does not provide for ministerial review of coastal permits. Two types of coastal permits may be obtained under the current LCP: minor coastal permits, which are administrative with public notice but no public hearing, and coastal development permits requiring a public hearing. Both are discretionary reviews. Until and unless the County LCP is amended to provide ministerial permits for SB9 projects, Coastal permits for these projects are discretionary.

2. **The appellants assert that their project is proscribed by SB9 from incurring a public hearing.**

Response: SB9 exempts a local agency from being required to hold public hearings for coastal development permit applications for housing developments. The local jurisdiction may thereby prepare and submit for Coastal certification an LCP amendment that would exempt SB9 housing developments from public hearing requirements, even for SB9 projects in the non-exclusion areas of the Coastal Zone. However, until the local LCP is amended, existing LCP requirements apply, which currently require a public hearing for any development that is not a "Minor Development" under 13.20.040.

3. **The appellants assert that Government Code section 65852.21(k) allows a second residence plus an ADU on an existing lot.**

Response: The current Santa Cruz County Code (SCCC) prohibits two-unit dwelling groups in the RB Zone District (13.10.322(B)). Until and unless the County LCP is amended pursuant to SB9 to provide for 2-unit dwelling groups in the RB district, such housing development is prohibited. Further, the minimum site area per primary dwelling unit in the RB district is 4,000 sq.ft., measured as gross site area, so two units would require at least 8,000 sq.ft. The County Code (SCCC § 13.10.323(B)(1)) provides that "Inside the urban services line or rural services line, gross site area is based on the total land area, minus any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay" (13.10.700-D, Definition re. Density). The subject site has virtually no area that is not coastal bluff or beach, and so does have sufficient area to qualify for a dwelling group.

4. **The appellants assert that Government Code section 65852.21(k) allows a second residence plus an ADU on an existing lot.**

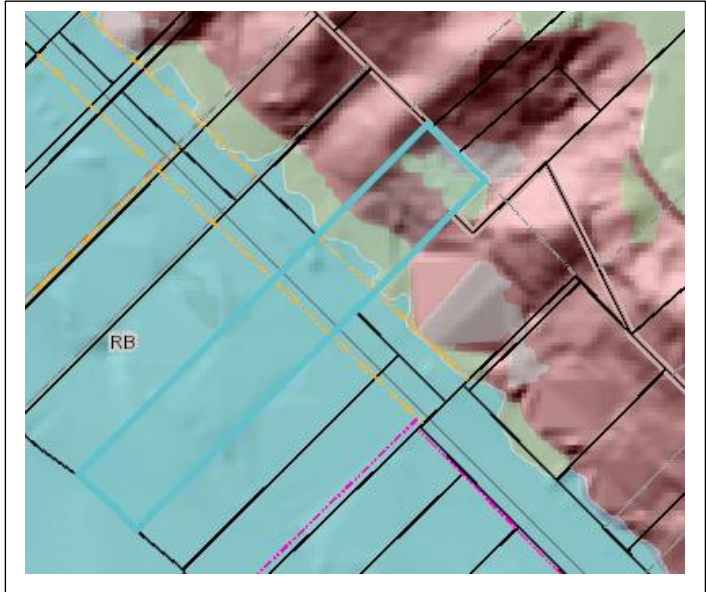
Response: The Santa Cruz County LCP implements the Coastal Act mandates to maintain Coastal access, protect sensitive Coastal resources and mitigate Coastal hazards. SB9 states that "Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act" other than to exempt a local agency from being required to hold public hearings for coastal development permit.

The County of Santa Cruz is in the process of amending its LCP to implement SB9 in all areas of the County – including the Coastal Zone as consistent with the Coastal Act. Until

this amendment is certified by the Coastal Commission, the existing LCP will continue to guide SB9-based projects within the Coastal Zone.

The proposed project is subject to numerous objective standards established by the County LCP for Coastal development. A coastal permit application would be subject to the amended County Code, upon which the comments below are based.

- The proposed project does not comply with the 40% maximum lot coverage or 50% maximum floor area ratio standards because the subject site has almost no land area that may be included in FAR or lot coverage calculations. Coastal bluffs and beaches are not included as land area for calculating lot coverage or floor area (13.10.510(E & F)).
- The site is on the beach side of Beach Drive and within a mapped Coastal scenic area. In this location, the RB zone district limits the dwelling height to 17 feet and one story (13.10.323(C)). The proposed structure is three stories, counting the uppermost decks, and is approximately 22 feet high. Second story rooftop decks are prohibited by 13.10.323(F).



Although the bottom story is labeled as “underfloor,” it has stairway access, which is not allowed for underfloor, per 13.10.700-U. If the access stair were removed and the plans specified that no finished floors would be provided, this could potentially qualify as underfloor. If the rooftop decks were also removed, the structure could be reduced to one story. Irrespective of the number of stories, however, the proposed height of the structure would remain noncompliant.

- The minimum front yard setback to any garage or carport fronting a right-of-way is 20 feet. The setback indicated to the applicant’s proposed garage and carport is 10 feet.

The following is included as a supplemental compliance comment based on parcel research conducted for this appeal review:

- The existing single-family dwelling has four bedrooms, according to building permit B-153533 (finalized 5/3/2016). The proposed single-family dwelling also has four bedrooms. Three compliant offstreet parking spaces are required for 4-bedroom single-family dwellings (13.16.050(A)). In the subject location within the Sea Cliff/Aptos/La Selva Beach Designated Area, one additional space is required per ADU. The combined total parking requirement for the site is seven spaces (8.5 x 18 feet).

The County Code specifies that parking spaces and driveway aisles shall comprise no more than 50% of the front yard (13.106.060(H)). On the seaward side of Beach Drive (attached), the four proposed parking spaces and one associated driveway aisle comprise

more than 70% of the front yard. Even three aisles would comprise 53% of the front yard. Effectively, only two valid parking spaces have been proposed on this side of the street. On the bluff side, the house and fencing are set back 7-9 feet from the r.o.w., leaving space for only one compliant parking space. So, a total of three compliant spaces has been proposed – less than half of the total required parking for two dwellings plus ADU.

The applicants have indicated that they would seek a variance for exceeded standards. However, a variance requires a finding that the strict application of the zoning ordinance deprives a property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Two primary dwellings are not a privilege enjoyed by other property owners in the district because dwelling groups are expressly prohibited (13.10.322(B)). Additionally, the RB district requires 8,000 sq.ft. of gross site area for two primary dwellings. The subject site has virtually no gross site area after bluff and beach areas are deducted, as is the case with other properties in the vicinity.

Based on the forgoing discussion, a coastal development permit and variance not only are required for the proposed project but unlikely to be approved. The applicants were provided much of this information in the context of a Project Review Consultation (PA231017) before they withdrew the application.

Processing an Administrative Appeal

The appeals procedure governing this building permit (Level 3) appeal is provided by SCCC § 18.10.320 (text below). The Planning Director shall provide the decision in writing to the applicant within 60 days of submittal. The deadline for a decision on the subject appeal is 60 calendar days from March 11, 2024 (on or before May 10, 2024).

18.10.320 Appeals to Planning Director—From Level I through Level III (field visit).

(A) Who May Appeal. Any decisions or actions of any staff person charged with the administration of this chapter may be administratively appealed to the Planning Director. Such an appeal may be initiated by the applicant by submitting a written request to the Planning Director within 14 calendar days of the decision.

(B) Planning Director's Action. The Planning Director shall commence consideration of every appeal filed pursuant to this section from acts or determinations at Levels I through III by reviewing the application file within 20 business days of the submittal of the appeal. The Planning Director may decide the appeal on the basis of the written appeal or may review the appeal with the applicant and/or the appellant. The decision of the Planning Director on the appeal shall be made in writing and shall be provided to the applicant and/or the appellant within 60 calendar days of the submittal of the appeal, unless the appellant agrees, in writing, to a longer period. [Ord. 5119 § 48, 2012; Ord. 4500-C § 4, 1998; Ord. 4075 § 6, 1990; Ord. 4044

Determination of the Planning Director

The Planning Director upholds the staff determination that the proposed dwelling group and ADI project: 1) requires a coastal development permit and variance, 2) is not allowed within, nor meets the density requirements of, the RB zoning district, and 3) does not comply with the lot coverage and other objective standards referenced herein.

This determination of the Planning Director is not appealable.

EXHIBIT C

Should you have further questions concerning this determination, please contact me by e-mail at:
Matt.Machado@santacruzcountyca.gov.

Sincerely,

DocuSigned by:

Matt Machado

50EBAC64454C48C...

Matt Machado, Planning Director

Deputy CAO, Director of Community Development and Infrastructure

Attachments

Attachment 1: Appeals letter

Attachment 2: Zoning determination, APP-241004

Attachment 3: Plans, application APP-241004



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

<https://cdi.santacruzcountyca.gov/>

September 27, 2024

Cove Britton
728 North Branciforte Dr.
Santa Cruz, CA 95062

Subject: **Incomplete Application - Additional Information Required**
Application #: **241334**; Assessor's Parcel #: **043-152-54**
Owner: **Huber**

Dear Cove Britton:

This letter is to inform you of the status of your application. On August 29, 2024, the above-referenced application was submitted for a development permit with the Santa Cruz County Planning Division. The Planning Division and reviewing agencies have examined your application for completeness under the Permit Streamlining Act (Cal. Gov. Code §65943) and determined that it is **incomplete** and additional information is required.

****Please note that your project has significant issues of non-compliance with applicable policies and regulations. Prior to submitting any of the information listed below, please review the compliance issues section of this letter.**

***** Please submit all requested materials digitally through the ePlan portal. *****

On August 29, 2024, you submitted an application containing both a Preliminary Application pursuant to SB330 and a Full Application containing the items required on the County's List of Required Information ("LORI"). Under SB 330, the regulations in effect at the time that the Preliminary Application was submitted shall be applied to the project review, subject to paragraphs (2), (6), and (7), of Section 65589.5 and subdivision (d) of Section 65941.1. (Cal. Gov. Code §65589.5(o).) The County of Santa Cruz had not, at the time of application submittal, adopted an SB9 implementing ordinance and the current requirements of the approved Local Coastal Plan (LCP) remain in effect, including the requirement to obtain a Coastal Development Permit compliant with the existing policies and implementing ordinances of the LCP. Additionally, SB9 does not supersede the application of the California Coastal Act (Public Resources Code Section 30000), or the requirements of the LCP.

Items of Incomplete Application

The Application is incomplete, and the following items from the LORI require correction or additional information for the Application to be complete.

1. PLN File. The Plans submitted are incomplete. Please submit full and complete sets of revised plans which include the following information. Please remove untitled viewports from all sheets to enable the plans to be scaled and measured:

- a. Please provide an electronic color board of all the colors and materials, with name and product callouts matching elevations.
- b. On the elevations, please provide the following information:
 - i. Proposed IPE wood color / stain(s).
 - ii. Ledge stone masonry type / color.
 - iii. Color and type of the ceramic panels proposed for the southeast elevation (mislabeled as “northeast elevation”).
- c. On your elevation legend, please state the proposed SinterClad porcelain material name / color / pattern. Note: the proposed building is subject to County Design Review (SCCC Ch. 13.11, and Design Guidelines). Please see compliance comments below.
- d. Thank you for providing the reduced color rendering on elevation page A3.1. Please provide scaled, color renderings of the proposed dwelling accurate in full detail and true to proposed colors, showing the proposed dwelling in the neighborhood context, including views from both directions on Beach Drive.
- e. The rooms on the second level are mislabeled. The room open to the kitchen is the “Family Room” and the room currently designated “Family Room” can be labeled as a “Living Room.”
- f. The area labeled as “underfloor” does not meet the County definition, in that it has a floor. Unless the concrete floor is removed, it should be labeled as non-habitable space.

i. *13.10.700-U, Underfloor. For planning and zoning purposes, an underfloor is a non-habitable space between the underside of the first story floor framing (joists or girders that directly support the floor sheathing) and the grade below. An underfloor is not considered a “story” (see definition). To qualify as underfloor, the space may be used for storage but cannot have a finished floor, insulation, or conditioned space, and there must be no stairway access to the underfloor area.*

- g. Show on the site plan all proposed and existing off-street parking spaces on the subject parcel, including both sides of Beach Drive. Please note that the total required parking for the site includes the parking required for the existing dwelling plus the parking for the proposed dwelling and ADU. Based on finalized permit B-153533, the existing dwelling has four approved bedrooms. The proposed new primary dwelling has one bedroom. Under the current code, the site parking requirements are as follows: existing dwelling, 3 spaces; proposed primary dwelling, 1 space; ADU, 1 space. The total off-street parking required is therefore five (5) spaces. The number of spaces depicted on the site and floor plan is (4) four, one in the proposed garage and three partially covered spaces in the “car parking area.”

Note: SCCC 13.16.050(H) provides that “*Parking areas, aisles, interior driveways, and access drives together shall not occupy more than 50 percent of any required front yard setback area for any residential use, except for parking spaces located on an individual mobile home lot, which does not front on an exterior street, in a mobile home park, and except for parking required for accessory dwelling units as provided for in SCCC [13.10.681](#).*” Hence, the combined area of parking spaces and aisles for four parking spaces may not exceed 50% of the combined area of both site front yards on either side of Beach Drive. A fifth space (for the ADU)

is allowed to exceed the 50% maximum. Please see Department of Public Works Roads comments (attached).

- h. The minimum side yard setbacks are 0' and 5'. Eaves may encroach up to three feet into the five-foot side yard setback. Please call out the proposed minimum setbacks to the eaves on the five-foot side, which shall be a minimum of two feet.
 - i. All the elevations are mislabeled. For example, the elevation labeled "northwest" is the northeast elevation. Please correct.
 - j. Fencing. It is necessary to review the existing and proposed fencing on the parcel for compliance with height limitations and sightline requirements established by 13.10.385. The survey indicates existing fencing on the site. Please add the following to the architectural site plan, using a line value and location that is not masked by the property line:
 - i. All existing fencing
 - ii. All fencing to be removed
 - iii. All proposed fencing, stating the height above grade anywhere the height changes.
 - iv. Please provide elevation views of all existing and proposed fencing.
 - k. Please call out the proposed height of the proposed pedestrian entrance (labeled "parapet wall") at the north corner of the property.
 - l. Provide a landscape plan reflective of the landscape approved under permit CDP 221192. The refurbished landscape plan shall indicate all existing plants to be removed for construction purposes, the number, type and location of all replacement plants, and additional landscaping in both the front and the rear of the dwelling to provide a visual screen for the dwelling, consistent with 13.20.130(B)(1,4) and 13.11.070(D).
 - m. In lieu of submitting a preliminary title report at this time, please provide a copy of 3815OR113 to confirm configuration of the pedestrian easement at the easterly section of the parcel.
 - n. If steps down from the seawall to the lower beach are contemplated, show these on the site plan. Steps shall not interfere with pedestrian use of easement 3815OR113, such as when high tide is less than 5 feet from seawall.
 - o. Please provide all revisions requested by each of the reviewing agencies in the attached document.
2. Boundaries. The survey is incomplete. The submitted survey (Survey p. 2) indicates two different quantities for the area of the subject parcel – 15,761 sq.ft. and 16,229 sq.ft. Please provide explanation.
- a. A parcel area is given on p. A.01, stated as "Total lot size, 22,257 sq.ft. (0.51 acre) net." The figure, 22,257, does not agree with any combination of numbers from the Survey. Please correct or justify this figure.
 - b. The NW and SE sides of parcel IV on the survey do not scale.
3. Variance. The variance request is incomplete. The variance request requires a Statement of Special Circumstances. The submitted application includes a request for a variance to the maximum height (17') and maximum number of stories (one) established by the Santa Cruz County Code (SCCC) for any structure in the RB zone district on the seaward side of Beach Drive. Additionally, the current SCCC provides that, for the purposes of calculating lot coverage and floor area ratio, the subject site has effectively zero lot area because bluffs and beaches are subtracted for purposes of FAR and lot coverage calculations. Therefore, a variance to FAR and lot coverage is required (see compliance information below). The

garage and carports do not comply with the required minimum 20-foot setback and need to be corrected, or a variance may be requested (see discussion below under Compliance Issues). Please provide a letter justifying each variance request specifically (height, stories, floor area, lot coverage, garage setbacks, etc.), compliant with the County's Universal List of Required Information. The LORI states:

"36. STATEMENT OF SPECIAL CIRCUMSTANCES Where an exception or variance to a site development standard is requested: Describe the special circumstance that affects the property and necessitates a variance to the required site standard/s. Focus your letter on explaining why you believe that the following necessary findings can be made by the County to approve your request.

a. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

b. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.

c. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

4. Please review the attached completeness comments from all agencies below. Material responsive to completeness comments must be submitted prior to your application being considered complete under the Permit Streamlining Act and able to move forward with further review and processing. The agencies listed below have comments which will require additional information to be submitted before your application will be deemed complete. Questions related to these comments and the specific information that is required should be addressed to each separate agency.

Public Notice

Please note that you will be required to install signage on the subject property that notifies the public of your development permit application. Please refer to the Neighborhood Notification Guidelines for the standards for preparing your sign. Please do not prepare or install the sign until all other completeness issues have been resolved as the project description may change during the review process. Guidelines for Neighborhood Notification (including sign format and installation certificate) online: <https://cdi.santacruzcountycalifornia.gov/UPC/FormsPublications.aspx> If you do not have internet access and require a paper copy, please let us know and one can be provided.

Compliance Issues

In addition to evaluating the completeness of your application, we have begun an initial review of your application materials for compliance with County and State codes and policies. We have identified areas in which your proposal appears to be in significant conflict with applicable County and State codes and policies. Additional compliance issues may be identified as we continue our compliance review. Although it is not necessary for you to address these issues for your application to be declared complete, your application will need to comply with the codes and policies that pertain to your development proposal to be supported and/or approved. Planning staff strongly suggests that the proposed project be modified prior to resubmittal to address significant compliance issues. The areas of apparent conflict with applicable codes and policies identified to date in this preliminary review are listed below:

EXHIBIT D

- Density. The application density does not comply with County Code Sections 13.10.170(A,B) (General Plan and Local Coastal Program, and village, town, or area plan consistency); County Code Section 13.10.180 (Zoning map); County Code Section 13.10.323(B)(1) (Site Area for the Creation of New Sites - Calculation of Land Area); 13.10.323(B)(3)(c)(Minimum Land Area per Dwelling Unit (Maximum Density)). The maximum density of primary dwelling units in the Coastal Zone under the approved Santa Cruz County Local Coastal Program is controlled by the General Plan/LCP Land Use designation and implementing Zone District. The subject parcel is zoned RB (Residential Beach), which has a maximum density of one unit per 4,000 sq.ft. of site area.

County Code Section 13.10.323(B)(1) states:

- *Calculation of Land Area. Inside the urban services line or rural services line, land area is based on gross site area, minus any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay.*

All the land within the existing property lines is either coastal bluff or beach, which is excluded from measurements of parcel land area. Therefore, the land area for this parcel is equal to zero. A second primary dwelling would require 8,000 sq.ft. of land area and therefore cannot be approved. The maximum density on the existing parcel is one single family dwelling (the existing house on the parcel).

One ADU of up to 800 sq.ft. (regardless of lot coverage or floor area ratio) would be consistent with the residential uses chart for the RB district in conjunction with an existing single-family dwelling, if otherwise compliant with 13.10.681 and other LCP code provisions. An ADU by itself would not require a separate Coastal Permit application.

- Decks. The proposed decks do not comply with County Code Section 13.10.323(F)(1) (Site and Structural Dimension Exceptions Relating to Structures), which states in part: “*Second story rooftop decks and landings are not permitted.*” The proposed project cannot be approved with second story rooftop deck. Because this is a use regulation (use of a second or third story for a rooftop deck), not a structural one, variance review for the proposed rooftop deck is not applicable.
- Floor Area. The plans do not comply with County Code Section 13.10.510(E) (Maximum Allowed Floor Area). The section states: *For zone districts subject to a maximum floor area ratio (FAR), calculate maximum allowable floor area (square feet) as follows: multiply maximum allowed FAR (percentage) by gross site area (square feet), excluding any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay. See definition of “floor area ratio” and related definitions in SCCC 13.10.700.* The subject parcel has no area that is not considered bluff or beach. Therefore, the proposed project cannot be considered without a variance application to increase the allowable floor area on the parcel by 2,548 sq.ft., the effective floor area of the proposed primary dwelling unit for FAR purposes. The project description has been updated accordingly.

Floor area ratio. The following areas do not count towards FAR: areas with ceiling height less than 7 feet, unenclosed parking areas, entry stair, uncovered courtyard, decks and exterior stairs. The decks (see comment above) on the top floor would not count. The floor area of the new structure for FAR purposes is approximately 3,137 sq.ft., including the

proposed primary dwelling, ADU, car parking and storage. The 364 sq.ft. ADU is and 225 sq.ft. of the garage area are credited, so the variance is to allow an increase in floor area of approximately 2,548 sq.ft. (see table below).

Floor Area Ratio	Applicant	Staff
Proposed primary dwelling, garage, strg + ADU	2786	3,137
ADU credit	-364	-364
Garage and carport credit	<u>-225</u>	<u>-225</u>
Proposed increase in floor area for FAR purposes (variance request)	2,197	2,548
Existing dwelling	2,568	2,568
Total FAR: existing d.u., proposed primary d.u. ADU credit, garage and garage credit	4,765	5,116

- Lot Coverage.** The proposed plans do not comply with County Code Section 13.10.510(F) (Maximum Allowed Lot Coverage), which states: *For zone districts subject to a maximum lot coverage percentage, calculate maximum lot coverage (square feet) as follows: multiply maximum allowed lot coverage (percentage) by gross site area (square feet), excluding any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay.* Because the subject parcel has no area that is not considered bluff or beach, the proposed project cannot be considered without a variance application to increase the allowable lot coverage on the parcel by 2,883 sq.ft. The project description has been updated accordingly.

The proposed project would result in a total lot coverage of approximately 4,870 sq.ft., including both the existing and primary dwellings, the ADU, garages, non-cantilevered decks and deck access stairs. The existing dwelling covers 1,623 sq.ft. and the proposed variance is to increase the allowed lot coverage to allow for a second primary dwelling and non-cantilevered decks, which together add up to 2,883 sq.ft. The 364 sq.ft. ADU is credited (see table below).

Lot Coverage Calcs	Applicant	Staff
Proposed primary dwelling + decks (variance req.)		2,883
Proposed ADU (credit)		<u>364</u>
Subtotal: primary dwelling plus ADU credit	3,187.5	3,247
Existing dwelling	1,623	1,623
Total lot coverage: existing d.u., proposed primary d.u. and garage, plus ADU allowance (364 sq.ft.)	4,810.5	4,870

- Setbacks.** The plans do not comply with County Code Section 13.10.323(C) (Development Standards in Residential Districts), which provides that the minimum setback to any garage or carport in the RB district is 20 feet. Although a variance application could be submitted

EXHIBIT D

to decrease the required setback to 10 feet, it would be difficult to make the required findings because space exists on existing unimproved lot area – as well as on ground floor of the proposed structure – to provide garage and carport setbacks compliant with the development standard.

- Fences. The plans do not comply with the maximum fence height provided by County Code 13.10.525(D)(3). The proposed “parapet wall” surrounding the pedestrian gate in the northerly corner of the property exceeds the height allowed for “associated archways/trellises/ pergolas up to a maximum height of eight feet” by fence regulation 13.10.525(D)(3). The gate feature also exceeds the limitation for length established by this section, which states “*Archways/trellises/pergolas may not make up more than 25 percent of the length of the fence along a given property line without an administrative site development permit.*” The SCCC provides for consideration of a fence structure exceeding eight feet with an administrative site development permit (ASP). This section also requires a Coastal Development permit for any fence not exempt pursuant to SCCC [13.20.060](#) or [13.20.070](#). Assuming that the applicant wishes to retain this feature, the project description was updated to include this proposed archway feature and to include an ASP review.

Agency Compliance Comments

Please review preliminary comments from all reviewing agencies, which are attached below. These include “significant compliance issues”, which specify areas in which your proposal conflicts with applicable codes, policies, and criteria are listed below:

Technical Reports Under Review

This application is associated with a geological/geotechnical report review (REV241009), which is currently under review for compliance (“compliance review”) with the County’s policies and regulations. The results of the compliance review may affect the project design and/or the CEQA documentation and process that will apply to the proposed project. Environmental Planning staff will notify you of the outcome of the compliance review when it is completed. If you would like to appeal a staff determination regarding the compliance of any technical report associated with your discretionary permit application, as to its consistency with applicable County Codes and technical standards, that appeal is considered by the Planning Director pursuant to County Code section 18.10.320 (administrative appeals).

Additional Information

The following items are included as general information, are intended to assist you in understanding the application review process and county requirements, and do not need to be addressed for your application to be declared complete.

1. Because the subject parcel is within a mapped scenic area and visible from a public beach, it is a sensitive site (13.11.030(I)). The Santa Cruz County Code / LCP therefore requires a Minor Site Development Permit for the proposed two-unit dwelling group in addition to the Coastal Permit (Table 13.11.037-1, SCCC 13.11.037). See also Compliance issues above – a two-unit dwelling group would exceed the allowable density.

SCCC 18.10.230(A)(2)(a) requires a finding for all site development permits that “*The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.*”

EXHIBIT D

Based on the assumption that the applicant intends to proceed with the application, a Minor Site Development Permit was added to the project description.

Subsection (b) requires making a finding that *(b) The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of Chapter 13.11 SCCC (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of Chapter 13.20 SCCC.*” These findings reinforce the importance of incorporating story poles into the review process if necessary later, as well as requiring compliance with design criteria found in the County Code Sections 13.20.130(B)(1,4) and 13.11.070(D).

2. SCCC Section 13.10.322(D), Table 13.10.322-1: Residential Uses Chart would normally require a Zoning Clearance for a two-unit dwelling group in the RB zone district. However, the purpose of a Zoning Clearance in this instance would be to determine whether a building permit application is appropriate to submit. Since a building permit has already been submitted, a Zoning Clearance is not applicable in this instance.
3. Based on the completeness and compliance comments, the project description has been revised to read as follows:

“Proposal to construct a two-story, detached single-family dwelling with a rooftop deck on top of the second story, an attached garage, carport, storage room, fencing and gate, on a site where one single-family dwelling exists, thereby constituting a two-unit dwelling group pursuant to SB9; to construct a second-story ADU attached to the proposed single-family dwelling; and to construct a pedestrian entrance gate with a decorative parapet wall. Requires a Coastal Development Permit, a Minor Site Development Permit, Design Review, a Variance to increase the maximum 17-foot height limitation to approximately 22'1.25," increase the maximum number of stories from one to two, allow an increase in lot coverage of approximately 2,880 sq.ft., and allow an increase in floor area of approximately 2,548 sq.ft., and an Administrative Site Development Permit to increase the maximum gate archway height limitation from 8' to approximately 10'4" and increase the gate percentage of front fence length from the maximum 25% limitation to 100%.”

4. Due to the proposed variance to height and number of stories, the Universal List of Required Information requires a story pole plan and installation, to wit: “A story pole plan showing the locations and heights of all story poles that are necessary to clearly and accurately demonstrate the maximum heights of roof ridges and edges for all proposed structures shall be provided. The plan should be prepared by the project architect, designer, civil engineer or qualified professional, and the story poles shall subsequently be installed. Orange, or other brightly colored, netting outlining the proposed building shall installed at the top of the poles.” This requirement is waived for current completeness purposes but may be required later if the height variance becomes controversial.
5. Part of the proposed dwelling unit lies within a General Plan designation of O-R (Parks,

Recreation and Open Space), for which the implementing zone districts are PR (Parks, Recreation and Open Space) and TP (Timber Production). The current zoning is still RB over the entire parcel, which allows single family dwellings by right and dwelling groups with a Zoning Clearance, apart from any required site development permits

6. For reference, State and local legislation that is not yet in effect will not apply to the project. SB450 has not yet gone into effect and will not go into effect until January 1, 2024. Similarly, the County's SB9 ordinance has not yet been approved by the Board of Supervisors, and therefore the version of the ordinance recommended for approval by the Planning Commission is subject to change. The SB9 ordinance language recommended by the Planning Commission would allow no more than the required State minimum, 800 sq.ft. of floor area, for any SB9 dwelling requiring relief from zoning standards such as height or number of stories.
7. Agency Review Comments
The attached agency review comments may include anticipated Conditions of Approval for this permit, if approved, or other requirements which must be met prior to approval of any Building or Grading Permit(s) for this project. Questions related to these comments can be addressed to each separate agency.

Resubmittals

You must submit the required materials to the Santa Cruz County Planning Division at one time. Please submit an annotated list detailing where the required information has been provided in your next submittal. Revisions to plans must be included in complete, updated sets of plans.

You have until **November 26, 2024**, to submit all the information required in this letter. Pursuant to Section 18.10.430 of the Santa Cruz County Code, failure to submit the required information may lead to abandonment of your application and forfeiture of fees. Alternatively, you may withdraw the application, and any unused fees will be refunded to you. If you wish to withdraw the application, please notify me in writing.

Permit Streamlining Act and Appeals

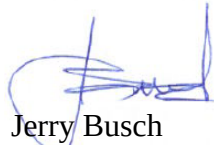
As mandated by the Permit Streamlining Act, the County follows the application completeness deadlines set forth in Section 65943 of the Government Code as follows: not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant for the development project. If the application is determined to be incomplete, the lead agency shall provide the applicant with an exhaustive list of items that were not complete. That list shall be limited to those items required on the lead agency's submittal requirement checklist. In any subsequent review of the application determined to be incomplete, the local agency shall not request the applicant to provide any new information that was not stated in the initial list of items that were not complete. If the written determination is not made within 30 days after receipt of the application, and the application includes a statement that it is an application for a development permit, the application shall be deemed complete for purposes of this chapter. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which the public agency shall determine the completeness of the application. If the application is determined not to be complete, the agency's determination shall specify those parts of the application which are incomplete and shall indicate the way they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the public agency in response to the list and

description.

The property owner or applicant has the right to appeal the determination that the application is incomplete pursuant to Section 65943 of the Government Code. Appeals of application completeness determinations are considered by the Planning Commission. To appeal, submit the required fee for appeals to the Planning Commission and a letter addressed to the Planning Director, stating the determination appealed from and the reasons you believe the completeness determination is erroneous and/or unjustified. The appeal letter and fee must be received by the Planning Division no later than 5:00 p.m., 10/13/2024.

Should you have further questions concerning this application, please contact me at: (831) 454-3234, or e-mail: jerry.busch@santacruzcountyca.gov

Sincerely,



Jerry Busch
Project Planner
Development Review

Cc: Kevin Huber
16101 N. Ray Road
Lodi, CA 95242

Attachment: Agency comments on application 241334

Agency Comments

California Coastal Commission, Central Coast District, Nolan Clark, coastal.ca.gov, (831) 427-4863

Project Description:

The project proposes an approximately 2,500 square foot single-family dwelling (SFD) with attached 364 square foot accessory dwelling unit (ADU), garage, and carport constructed on structural piers with the main floor elevated above the VE Flood elevation, with non-habitable area enclosed by breakaway walls below. The project site is developed with one SFD, so the proposed project would constitute a two-unit housing development pursuant to Government Code Section 65852.21 ("SB-9"). The project site is designated as a mix of Urban Low Density Residential (R-UL) and Parks, Recreational, and Open Space (O-R), zoned as Single-Family Ocean Beach Residential (RB), and located at beach level at 625 Beach Drive (APN 043-152-54) in the unincorporated community of Aptos.

Comments:

- 1. California Government Code Section 65852.21 ("SB-9").** This application proposes a second single-family dwelling (SFD) with attached accessory dwelling (ADU) unit on a residential parcel where one SFD already exists, thus qualifying as a two-unit housing development under California Government Code Section 65852.21 ("SB-9"). Santa Cruz County does not currently have a certified SB-9 Local Coastal Program (LCP) amendment, and thus the proposal must be reviewed under current LCP provisions. Further, SB-9 states that nothing in Government Code Section 65852.21 "shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commenting with Section 30000) of the Public Resources Code), except that the local agency shall not be required to hold public hearings for coastal development permit applications for a housing development..." (Gov. Code Section 65852.21(k)). Thus, the proposal must be consistent with the certified LCP, including, for example, Implementation Plan (IP) Chapters 13.10 (Zoning Regulations) and 16.10 (Geologic Hazards). We also note that the County is currently developing an SB-9 LCP amendment, which would provide specific direction for the proposed project [if eligible].
- 2. Development on Beach Drive.** Development at beach level on Beach Drive (and in other areas in the County such as Las Olas Drive and Potbelly Beach) is sited in an area frequently affected by coastal hazards such as landslides from the coastal bluff above and wave action from the ocean, especially during high wave events and storm surges. Continuing development in this location requires extensive mitigation of potential hazards in the form of elevating structures and/or shoreline armoring, much of which is inconsistent with the LCP and Coastal Act, and such measures will only be more necessary over time due to sea level rise and climate change and their associated increased coastal hazard risks. Moreover, new development will only further put additional structures and individuals in harm's way, and significant public funds are consistently provided for the repair of damaged private structures. Further, when taken together, the County's LCP and the Coastal Act both discourage the development of beach areas for private uses, and instead encourage the use of beach level shoreline areas such as this for public recreational pursuits. Put another way, new development on Beach Drive would result in adverse coastal resource impacts over the short and long term, and

any proposed development that requires multiple variances and is implicitly inconsistent with the LCP should be discouraged. Instead, the County should continue its efforts to plan for this entire stretch of beach level development given these issues, including the potential for phasing out development in this area.

3. **Maximum Density.** IP Section 13.10.323(B)(3)(c) sets the minimum land area per dwelling unit (i.e., the maximum allowed density) in the RB zoning district at 4,000 square feet. In this case, for two units to meet this density requirement, there would need to be 8,000 square feet of developable land available on the subject parcel. IP Section 13.10.323(B)(1) states that “[i]nside the urban services line or rural services line, land area is based on gross site area, minus any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay.” As applied to this project site, because the parcel is at beach level (i.e., on the beach) and seaward of the toe of the coastal bluff, there is effectively no developable land area per IP Section 13.10.323(B)(1). Thus, the density requirement of IP Section 13.10.323(B)(3)(c) cannot be met, and the project is inconsistent with the LCP.
4. **Parks, Recreation, and Open Space (O-R) Designation.** According to the Santa Cruz County Geographical Information System (GIS), portions of the project site are designated as Parks, Recreation, and Open Space (O-R), extending into the building site for the proposed SFD. LUP Policy PPF-1.2.1 lists the appropriate uses in the O-R designation, including active recreation uses, outdoor entertainment, and expanded recreation opportunities for the public. The O-R designation does not allow private residential development. The project should be modified to only propose development within the area of the project site designated as R-UL.
5. **Lot Size.** Sheet A0.1 of the proposed project shows the “total lot size” as 22,357 square feet and uses that figure to determine proposed lot coverage and floor area ratio (FAR). However, the County’s GIS system shows the Assessor’s square footage as 15,115 square feet. Please explain the reason for this discrepancy and/or update the “total lot size” to 15,115 square feet and subsequent lot coverage and FAR calculations accordingly.
6. **Maximum height.** IP Section 13.10.323(C) sets the maximum height allowed for beach parcels at 17 feet in the RB zoning district. The proposed maximum height for the project is ~22 feet. This discrepancy in height is due to the proposal to elevate the structure above base VE flood elevation, as well as proposed design considerations such as high ceilings, sloping roof structures, and a decorative chimney. However, a variance would be required to approve a height above the maximum allowed in the RB zoning district. Please see findings required for variances in IP Section 13.10.230(C). The project should be modified to reduce the proposed variance to the minimum extent feasible.
7. **Maximum stories.** IP Section 13.10.323(C) sets the maximum number of stories for beach parcels at 1 story in the RB zoning district. The proposed number of stories for the project is 2 stories [if rooftop decks removed]. The reason for this discrepancy is not clear or justified in the project application materials. A variance would be required to approve additional stories in the RB zoning district. Please see findings required for variances in IP Section 13.10.230(C). The project should be modified to remove the second story and conform to the maximum allowed stories for beach parcels in the RB zoning district.
8. **Underfloor Area.** IP Section 13.10.700-U defines “underfloor” as “a non-habitable

space between the underside of the first story floor framing and the grade below...to qualify as an underfloor, the space may be used for storage but cannot have a finished floor, insulation, or conditioned space, and these must be no stairway access to the underfloor area. Please confirm that the proposed underfloor area conforms to this definition. If the proposed underfloor area does not conform to this definition, it could be considered in determining the proposed FAR.

- 9. Rooftop Deck.** The project proposes a rooftop deck. IP Section 13.10.323(F)(1) prohibits second story rooftop decks. This aspect of the project proposal should be removed, and the project plans should be updated accordingly.

Stormwater Management Review, Jennifer Buckley – jennifer.buckley@santacruzcountyca.gov, 831-454-2160.

Completeness Comments:

1. Please submit a tributary area drainage map delineating the area of runoff that flows toward the site. The tributary drainage map shall contain topographic information and/or site inspection notes supporting the watershed boundaries shown on the map. Please show how stormwater run-on from Beach Drive and/or adjacent properties will be accommodated on the subject site and safely conveyed in accordance with Hydrology Section I of the CDC, without adversely impacting neighboring properties, roadways, or drainage pathways.
2. Please perform a site assessment and add a note to the plans and/or drainage report that states whether there are any existing drainage issues on or near the site and if any drainage issues or adverse impacts to neighboring properties, roadways, or drainage pathways are anticipated resulting from the proposed improvements.

After receiving the requested information above, further comments may be made following the resubmittal. Conditions of approval will be provided after the completeness comments have been addressed. The applicant is encouraged to discuss the above comments with the reviewer, Jennifer Buckley, to avoid unnecessary additional routings. An additional review fee shall be applied to all re-submittals starting with the third routing.

Environmental Planning, Jessica deGrassi, Jessica.degrassi@santacruzcountyca.gov, 831-454-3162

Completeness Comments

1. Please revise all applicable architectural and civil plan sheets to include the Base Flood Elevation of 22’.
2. Please submit the Geologic Report to be included in the SUP file.
3. Please submit a completed V-Zone Certificate prepared by the project Civil Engineer. The form can be found here: [V-ZONE CERTIFICATE \(santacruzcountyca.gov\)](#)

Compliance Comments

None at this time.

Misc Comments

1. Please note that the Geologic and Geotechnical Reports have not been accepted under application REV241009. Additional comments may be made once those reports have been reviewed and accepted. Specifically, plan review form PLG300 shall be submitted from project Geologist and Geotechnical engineer once the reports have been accepted under REV241009.

Comment provided by the County Geologist, Craig Stewart,
craig.stewart@santacruzcountyca.gov, 831-454-3175:

2. As required by SCCC 16.10.070 (H)(5)(a) and the County Guidelines for Engineering Geologic Reports, please have the project engineering geologist confirm that the potential hazards identified can be mitigated over the 100-yr lifetime of the structure. As part of this evaluation, please have the project engineering geologist also discuss the potential for sea-level rise to impact the site and confirm their mitigation recommendations consider this constraint or provide supplemental recommendations. Comment 2 should be addressed in a revised engineering geologic report submitted to the County to be reviewed under REV241009.

Central Fire, Carol Wallace - carolw@csgengr.com.

For questions regarding the plan check comments, please email carolw@csgengr.com. All other inquiries may be directed to Central Fire Districts Community Risk Reduction Division at (831) 685-6698.

Completeness Comments

Based upon review of the plans submitted, District requirements appear to have been met and the Discretionary review is complete.

Additional Information

Permit Conditions:

- The plans shall comply with all State and Fire District Requirements.
- Add fire sprinklers to the deferred submittal/separate permit box.
- Smoke and Carbon monoxide alarms in the existing dwelling shall be inspected for age, location, and functioning. Devices requiring replacement shall be replaced in kind, but with a ten-year back up battery.

As a reminder, please ensure designer/architect reflects the following equivalent notes and requirements on velums as appropriate when submitting for Application for Building Permit.

NOTE on the plans that these plans comply with California Building and Fire Codes (2022) and Central Fire District Amendments.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and SPRINKLERED as determined by the building official and outlined in the 2022 California Building Code (e.g., R-3, Type V-B, Sprinklered).

The FIRE FLOW requirement for the subject property is 1,000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 600 feet of any portion of the building.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

Show the location of the CO detector outside each sleeping room and on each level at a minimum of the residence.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

NOTE on the plans that a 30-foot clearance will be maintained with non-combustible vegetation around all structures.

The job copies of the building and fire system plans and permits must be on-site during inspection.

The amount due for this particular plan review is \$115.00. A \$75.00 late fee may be added to your plan check fees if payment is not received within 30 days of the date on the corresponding invoice.

To pay online, please visit our District website at centralfiresc.org "Make a Payment" (APN is required). Otherwise, check payment shall be made payable to *Central Fire District* and either dropped off or mailed to the address below.

Community Risk Reduction
930 17th Avenue
Santa Cruz, CA 95062

As plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agree to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and reviewing agency

Santa Cruz County Parks, Recreation and Open Space, Robert Tidmore –
robert.tidmore@santacruzcountyca.gov

Santa Cruz County Code 15.03, project is required to pay Park Impact Fees for each SF of new livable area, excluding the ADU.

Department of Public Works, Roads, Greg Martin – greg.martin@santacruzcountyca.gov, 831-454-2160

Completeness
Application is complete

Compliance

1. Beach Drive is a private local street within the Urban Services Line within the Aptos General Plan area. The following standards from the County Design Criteria should be adhered to:

a. The total width of the driveways for the lot should not exceed 50% of the frontage.

- b. The maximum width of one driveway is 24 feet.
- c. There should be a minimum of 20 feet between driveways.
- d. The remaining frontage should be landscaped.



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
<https://cdi.santacruzcountyca.gov/>

February 26, 2025

Cove Britton
728 North Branciforte Dr.
Santa Cruz, CA 95062

Subject: **Incomplete Application - Additional Information Required**
Application #: **241334**; Assessor's Parcel #: **043-152-54**
Owner: **Huber**

Dear Cove Britton:

This letter is an update on the status of your application.

On August 29, 2024, you submitted an application containing both a Preliminary Application pursuant to SB330 and a Full Application containing the items required on the County's List of Required Information ("LORI"). Under SB 330, the regulations in effect at the time that the Preliminary Application was submitted shall be applied to the project review, subject to paragraphs (2), (6), and (7), of Section 65589.5 and subdivision (d) of Section 65941.1. (Cal. Gov. Code §65589.5(o).) The County of Santa Cruz had not, at the time of application submittal, adopted an SB9 implementing ordinance and the current requirements of the approved Local Coastal Plan (LCP) remained in effect, including the requirement to obtain a Coastal Development Permit compliant with the existing policies and implementing ordinances of the LCP, along with any other required discretionary permits and / or building permits as described herein. Additionally, SB9 does not supersede the application of the California Coastal Act (Public Resources Code Section 30000), or the requirements of the LCP. Both minor and standard Coastal Permits are discretionary, but a minor Coastal Permit does not require a public hearing.

On January 27, 2025, you submitted additional materials for the above-listed development permit application. The circumstances for permit review delineated above remain in effect. The most recent submittal has been reviewed and it has been determined that your application remains **incomplete**. Additional information continues to be necessary to allow further processing of your application.

****Please note that your project may have significant issues of non-compliance with applicable policies and regulations. Prior to submitting any of the information listed below, please review the compliance issues section of this letter.**

***** Please submit all requested materials digitally through the ePlan portal. Additional physical (paper) copies of plans and materials may be separately required prior to the public hearing for the project. *****

Items of Incomplete Application

1. PLN File. Plans submitted are still largely incomplete, as most of the requested information was not provided. Please submit full and complete sets of revised plans which include the following information. Completed items are also noted. Please remove untitled viewports from all sheets to enable the plans to be scaled and measured:

The General Plan policy cited in your response letter regarding design review, formerly policy 5.10.7, is renumbered as ARC-5.1.7 in the current Santa Cruz County General Plan. This policy does not relieve the applicant of compliance with the objective General Plan Policies and Zoning Ordinance requirements for design and neighborhood compatibility, and in fact explicitly requires consistency with SCCC Ch. 13.11. General Plan Policies and County Code sections requiring design review and neighborhood compatibility include, but are not necessarily limited to, General Plan Policies ARC-5.1.2, ARC-5.1.3, ARC-5.1.7, and Santa Cruz County Code (SCCC) sections 13.11.040, 13.11.070, 13.20.130 and 18.10.230(A)(1)(f) and 18.10.230(A)(2)(a,b).

- a. Please provide an electronic color board of all the colors and materials, with name and product callouts matching elevations.
- b. On the elevations, please provide the following information:
 - i. Proposed IPE wood color / stain(s).
 - ii. Ledge stone masonry type / color.
 - iii. Color and type of the ceramic panels proposed for the southeast elevation (mislabelled as "northeast elevation").
- c. On your elevation legend, please state the proposed SinterClad porcelain material name / color / pattern. Note: the proposed building is subject to County Design Review (SCCC Ch. 13.11, and Design Guidelines). Please see compliance comments below.
- d. Thank you for providing the reduced color rendering on elevation page A3.1. Please provide scaled, color renderings of the proposed dwelling accurate in full detail and true to proposed colors, showing the proposed dwelling in the neighborhood context, including views from the beach and both directions on Beach Drive.
- e. The rooms on the second level are still mislabeled. The room open to the kitchen is the "Family Room" and the room currently designated "Family Room" can be labeled as a "Living Room."
- f. Complete. Frangible floor areas of the ground floor are accepted as underfloor.
- g. Complete. Thank you for indicating your proposed parking. Please see compliance comments regarding the proposed parking below.
- h. Complete. Thank you for stating the proposed width of the eave on the north side of the proposed dwelling. Based on the setback shown for the proposed dwelling in this location, the proposed eave is assumed to be set back two feet from the property line.
- i. Complete. Thank you for correcting the elevation designations.
- j. Complete. Regarding the fencing, the parking spaces and aisles on the proposed plans are outside the sight-distance triangles on Beach Dr. and meet the required front yard setback, so existing fence and proposed fence / entrance gate heights do not appear to conflict with setback requirements. However, if parking spaces are added or moved in future revisions to locations where sight-distance is noncompliant, the following information will be required as set forth in the first deficiency letter:

The survey indicates existing fencing on the site. Please add the following to the architectural site plan, using a line value and location that is not masked by the property line:

- i. All existing fencing
 - ii. All fencing to be removed
 - iii. All proposed fencing, stating the height above grade anywhere the height changes.
 - iv. Please provide elevation views of all existing and proposed fencing.
- k. Complete. Thank you for calling out the proposed height of the proposed pedestrian entrance (labeled “parapet wall”) at the north corner of the property
- l. Provide a landscape plan reflective of the landscape approved under permit CDP 221192. The site is obligated to maintain landscaping as required by permit CDP 221192 as modified by the currently pending permit application 241334, and to install landscaping and landscape screening pursuant to Coastal design criteria (SCCC Ch. 13.20) and site design criteria (13.11). It is given that the possibility exists that the landscaping may need to be refurbished or reconfigured from time to time if damaged by flooding, future site modification or other events. Please provide a landscape plan reflective of the landscape approved under permit CDP 221192. The refurbished landscape plan shall indicate all existing plants to be removed for construction purposes, the number, type and location of all replacement plants, and additional landscaping in both the front and the rear of the dwelling to provide a visual screen for the dwelling, consistent with 13.20.130(B)(1,4) and 13.11.070(D), with landscaping in front of both proposed structures in areas not designated as parking spaces. Please see compliance comments regarding parking aisles below.
- m. The County requires a copy of the right-of-way easement crossing the parcel southwest of the proposed structure to confirm the nature and location of the r.o.w. Requiring documentation of rights-of-way crossing or abutting parcels is standard practice for County permit reviews and is described in the County’s [Universal List of Required Information](#):

34. PRELIMINARY TITLE REPORT The preliminary title report must be dated within six (6) months of the application submittal date and shall reflect the status of the property. The Preliminary Title Report must include all recorded easements, provide proof of ownership, and be issued from a Title Company.

If desired, the applicant could provide a Preliminary Title Report for the property that included the requested r.o.w. description. Alternatively, the applicant may, in lieu of submitting a preliminary title report at this time, provide a copy of 3815OR113 to confirm configuration of the pedestrian easement at the easterly section of the parcel.

- n. The site will require a stile or stair over or through the retaining wall(s) for beach access. Beach access structures require a Coastal Permit. The County’s intention in requesting a preliminary design for this stairway or stile is to ensure that interference with a pedestrian r.o.w. is avoided or minimized. Please show proposed stair or stile on the site plan and accurately indicate the height and configuration of

the existing retaining wall. The height and location of the retaining wall at the beach side of the parcel as shown on the engineered plans do not appear to reflect reality, as the one visible retaining wall at the beach side appears to be at-grade. Please correct.

- o. Please provide all revisions identified as completeness items by each of the reviewing agencies in the attached document.
2. **Boundaries.** The survey is incomplete. Thank you for revising the survey to state the approximate parcel area. The revised survey deleted critical information that was provided with the initial application, including the length of r.o.w., parcel length and parcel widths. The stated length and width of the parcel (from the survey and site plan respectively), do not multiply out to the stated site area, partially because the parcel width varies. Please submit the complete parcel survey, corrected to provide one, accurate figure for the parcel area. Also, please provide the Notes and Parcel Description sheet, which also was deleted from the application materials originally submitted.
3. **Variance.** Although the plans were modified, they still indicate two stories in the front part of the house above the garage and storage areas. This will require a variance to the RB zone district, which limits stories to one in this location, regardless of whether the application includes a residential development permit application to exceed the max height with design review.

The cited code section (13.10.323(F)(6)(b)) allows consideration of a height of up to 5' above the RB height limitation of 17 feet, pursuant to a conditional use permit with design review, which would allow consideration of a dwelling height of up to 22 feet with a conditional use permit approval:

(b) With Design Review. An additional height allowance of up to five feet may be allowed without increased yards or variance approval, subject to design review and CUP approval.

However, the proposed max height is 22.104', which would exceed the maximum height exception pursuant to resume by 1.25 inches.

Please see compliance comments below regarding 20' setback.

As previously indicated, the variance request is incomplete. The variance request requires a Statement of Special Circumstances listing all the variances requested by the applicant. The submitted application could not be approved without approval of a variance to the maximum height (17') and maximum number of stories (one) established by the Santa Cruz County Code (SCCC) for any structure in the RB zone district on the seaward side of Beach Drive. Additionally, the current SCCC provides that, for the purposes of calculating lot coverage and floor area ratio, the subject site has effectively zero lot area because bluffs and beaches are subtracted for purposes of FAR and lot coverage calculations. Therefore, a variance to FAR and lot coverage is required (see compliance information below). Please provide a letter justifying each variance request specifically (height, stories, floor area, lot coverage, etc.), compliant with the County's Universal List of Required Information. The LORI states:

"36. STATEMENT OF SPECIAL CIRCUMSTANCES Where an exception or variance to

a site development standard is requested: Describe the special circumstance that affects the property and necessitates a variance to the required site standard/s. Focus your letter on explaining why you believe that the following necessary findings can be made by the County to approve your request.

a. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

b. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.

c. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

4. Please review the attached comments from all agencies. Material responsive to “completeness” comments must be submitted prior to your application being considered complete under the Permit Streamlining Act and able to move forward with further review and processing. The agencies listed below have comments which will require additional information to be submitted before your application will be deemed complete. Questions related to these comments and the specific information that is required should be addressed to each separate agency.

Public Notice

Please note that you will be required to install signage on the subject property that notifies the public of your development permit application. Please refer to the Neighborhood Notification Guidelines for the standards for preparing your sign. Please do not prepare or install the sign until all other completeness issues have been resolved as the project description may change during the review process. Guidelines for Neighborhood Notification (including sign format and installation certificate) online: <https://cdi.santacruzcountyca.gov/UPC/FormsPublications.aspx> If you do not have internet access and require a paper copy, please let us know and one can be provided.

Compliance Issues

In addition to evaluating the completeness of your application, we have begun an initial review of your application materials for compliance with County and State codes and policies. We have identified areas in which your proposal appears to be in significant conflict with applicable County and State codes and policies. Additional compliance issues may be identified as we continue our compliance review. Although it is not necessary for you to address these issues for your application to be declared complete, your application will need to comply with the codes and policies that pertain to your development proposal to be supported and/or approved. Planning staff strongly suggest that the proposed project be modified prior to resubmittal to address significant compliance issues. The areas of apparent conflict with applicable codes and policies identified to date in this preliminary review are listed below:

- Density. The application density does not comply with County Code Sections 13.10.170(A,B) (General Plan and Local Coastal Program, and village, town, or area plan consistency); County Code Section 13.10.180 (Zoning map); County Code Section 13.10.323(B)(1) (Site Area for the Creation of New Sites - Calculation of Land Area); 13.10.323(B)(3)(c)(Minimum Land Area per Dwelling Unit (Maximum Density)). The maximum density of primary dwelling units in the Coastal Zone under the approved Santa

Cruz County Local Coastal Program is controlled by the General Plan/LCP Land Use designation and implementing Zone District. The subject parcel is zoned RB (Residential Beach), which has a maximum density of one unit per 4,000 sq.ft. of site area.

County Code Section 13.10.323(B)(1) states:

- *Calculation of Land Area. Inside the urban services line or rural services line, land area is based on gross site area, minus any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay.*

All the land within the existing property lines is either coastal bluff or beach, which is excluded from measurements of parcel land area. Therefore, the effective land area for density purposes is zero. A second primary dwelling would require at least 8,000 sq.ft. of total land area and therefore cannot be approved. The maximum density on the existing parcel is thus one single family dwelling, which is currently provided by the existing house on the parcel. If the existing primary dwelling were proposed for demolition, a replacement primary dwelling could be considered.

One ADU of up to 800 sq.ft. (regardless of lot coverage or floor area ratio) would be consistent with the residential uses chart for the RB district in conjunction with an existing single-family dwelling, if otherwise compliant with 13.10.681 and other LCP code provisions. An ADU by itself would not require a separate Coastal Permit application.

- County Code Section 13.16.050(D) (Table 13.16.050-1: Off-Street Vehicle Parking Spaces Required); also SCCC 13.10.681(D)(7)(d)(ii): Based on finalized permit B-153533, the existing dwelling has four approved bedrooms. The proposed new primary dwelling has one bedroom. Under the current code, the site parking requirements are as follows: existing dwelling, 3 spaces; proposed primary dwelling, 1 space; ADU, 1 space. The total off-street parking required is therefore five (5) spaces. As established by SCCC Sect. 13.16.060(E)(1), each standard size parking space shall be not less than 18 feet in length and eight and one-half feet in width, exclusive of aisles and access drives

On the proposed site plan, one of the two spaces presented on the northeast side of the right-of-way in front of the existing dwelling scales at 7.5 feet wide, due to the chimney projection on the dwelling. An existing built-in storage container in by the chimney, not shown on the plans, further reduces the width of this space. Since the minimum width of a parking space is 8.5 feet, the existing house appears to have room for only one compliant parking space on the northeast side of the r.o.w. as presented. The space depicted in this location is deficient, being shown at only 8 feet wide; however, there is room to provide a parking space of 8.5 feet in width. Please correct the plans to indicate a parking space of 8.5 feet in width (18' long), and to indicate the built-in storage container near the chimney. Please indicate whether this storage container is proposed for demolition. The parking spaces depicted in the carports of the proposed dwelling are also noncompliant, as they scale at 8' wide, while the County standard requires parking spaces of 8.5 feet in width. Please correct these spaces to scale correctly and state the dimensions of all parking spaces proposed onsite. Although the proposed project would require five offstreet parking spaces, zero (0) compliant spaces are currently indicated on the plans submitted for the second routing. The proposed parking therefore does not comply with County standards.

- SCCC 13.16.050(H) provides that “*Parking areas, aisles, interior driveways, and access*

drives together shall not occupy more than 50 percent of any required front yard setback area for any residential use, except for parking spaces located on an individual mobile home lot, which does not front on an exterior street, in a mobile home park, and except for parking required for accessory dwelling units as provided for in SCCC [13.10.681](#).” Thus, the combined area of parking spaces and aisles for four parking spaces may not exceed 50% of the combined area of both site front yards on either side of Beach Drive. A fifth space (for the ADU) is allowed to exceed the 50% maximum. On the second routing site plan, the right-of-way bisecting the parcel is called out at 47.5 feet long, which would result in a combined area of parking spaces of 50.1% - slightly over the maximum, assuming no aisles are proposed and the remaining areas are landscaped. However, using the right of way lengths called out in the survey provided in the first routing, the combined area is 49.9% and therefore compliant, assuming no parking aisles. Areas not needed for parking spaces and aisles shall be landscaped, as required by Coastal design criteria, County design review; please see also the Department of Public Works Roads comments. Note: if the garage designated as storage were re-designated as garage, the combined area of parking spaces and aisles under the site plan configuration would be 53.57%, exceeding the 50% maximum.

- Setbacks. The plans do not comply with County Code Section 13.10.323(C) (Development Standards in Residential Districts), which provides that the minimum setback to any garage or carport in the RB district is 20 feet – including partial carports that do not cover an entire parking space. Although a variance application could be submitted to decrease the required setback to 10 feet, it would be difficult to make the required findings because space exists on existing unimproved lot area – as well as on ground floor of the proposed structure – to provide garage and carport setbacks compliant with the development standard. Therefore, it is not assumed that the applicant wishes to seek a variance to carport setbacks, and the application description was not modified to include this. If desiring to modify the application description to include a variance application for the carport setbacks, please include justification for this in the submitted Statement of Special Circumstances.
- Decks. The proposed decks do not comply with County Code Section 13.10.323(F)(1) (Site and Structural Dimension Exceptions Relating to Structures), which states in part: “*Second story rooftop decks and landings are not permitted.*” The proposed project cannot be approved with second story rooftop deck. Because this is a use regulation (use of a second or third story for a rooftop deck), not a structural one, variance review for the proposed rooftop deck is not applicable.
- Floor Area. The plans do not comply with County Code Section 13.10.510(E) (Maximum Allowed Floor Area). The section states: *For zone districts subject to a maximum floor area ratio (FAR), calculate maximum allowable floor area (square feet) as follows: multiply maximum allowed FAR (percentage) by gross site area (square feet), excluding any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay. See definition of “floor area ratio” and related definitions in SCCC 13.10.700.* The subject parcel has no area that is not considered bluff or beach. Therefore, the proposed project cannot be considered without a variance application to increase the allowable floor area on the parcel by 2,548 sq.ft., the effective floor area of the proposed primary dwelling unit for FAR purposes. The project description has been updated accordingly.

Floor area ratio. The following areas do not count towards FAR: areas with ceiling height less than 7 feet, unenclosed parking areas, entry stair, uncovered courtyard, decks, exterior

stairs and underfloor. The decks (see comment above) on the top floor would not count even where allowed. The floor area of the proposed structure as submitted in the first routing was calculated for FAR purposes at approximately 3,137 sq.ft., including the proposed primary dwelling, ADU, car parking and storage. The 364 sq.ft. ADU and 225 sq.ft. of the garage area are credited, so the variance required for the initially routed plans was to allow an increase in floor area of approximately 2,548 sq.ft. (see table below). The applicant did not revise FAR calculations based on removing the garage and omitting the garage credit. The approximate FAR calculations below will be revised as needed, along with the project description, when compliance issues are addressed and applicant calculations revised as applicable. Note that in the table below, the garage credit would not be allowed if no garage were proposed (carports did not count towards FAR).

Floor Area Ratio	Applicant	Staff
Proposed primary dwelling, garage, strg + ADU	2786	3,137
ADU credit	-364	-364
Garage credit	-225	-225
Proposed increase in floor area for FAR purposes (variance request)	2,197	2,548
Existing dwelling	2,568	2,568
Total FAR: existing d.u., proposed primary d.u. ADU credit, garage and garage credit	4,765	5,116

- Lot Coverage.** The proposed plans do not comply with County Code Section 13.10.510(F) (Maximum Allowed Lot Coverage), which states: *For zone districts subject to a maximum lot coverage percentage, calculate maximum lot coverage (square feet) as follows: multiply maximum allowed lot coverage (percentage) by gross site area (square feet), excluding any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay.* Because the subject parcel has no area that is not considered bluff or beach, the proposed project cannot be considered without a variance application to increase the allowable lot coverage on the parcel by 2,883 sq.ft. The project description has been updated accordingly.

Based on the lot coverage calculations performed for the first routing, the proposed project would've resulted in a total lot coverage of approximately 4,870 sq.ft., including both the existing and primary dwellings, the ADU, garages, non-cantilevered decks and deck access stairs. The existing dwelling covers 1,623 sq.ft., so the proposed variance would have been to increase the allowed lot coverage to allow for a second primary dwelling and non-cantilevered decks, which together added up to 2,883 sq.ft. based on initial calculation. The 364 sq.ft. ADU was credited (see table below). However, the initial calculations included an error, as the 225 sq.ft. garage credit now provided by 13.10.700-L – "Lot Coverage" was inadvertently omitted. If the garage is restored, this omission will be corrected. Conversely, the applicant did not revise lot coverage calculations based on removing the garage and deleting the garage credit. The approximate lot coverage calculations below will be further revised as needed when compliance issues are addressed and applicant calculations revised as applicable.

Lot Coverage Calcs	Applicant	Staff
Proposed primary dwelling + decks (variance req.)		2,883
Proposed ADU (credit)		364
Subtotal: primary dwelling plus ADU credit	3,187.5	<u>3,247.519</u>
Existing dwelling	1,623	1,623
Total lot coverage: existing d.u., proposed primary d.u. and garage, plus ADU allowance (364 sq.ft.)	4,810.5	4,870

- Fences. Thank you for reducing the height of the proposed “parapet wall” surrounding the pedestrian gate in the northerly corner of the property to six feet, which now complies with the 8-foot maximum fence height provided by County Code 13.10.525(D)(3). The project description was updated to omit the requirement for an Administrative Site Development Permit for the wall.
- Beach Access. The proposed beach access shall avoid or minimize interference with pedestrian use of easement 3815OR113, such as when high tide is less than 5 feet from seawall.

Agency Compliance Comments

Please review preliminary comments from all reviewing agencies, which are attached below. These include “significant compliance issues”, which specify areas in which your proposal conflicts with applicable codes, policies, and criteria also attached below.

Technical Reports Under Review

This application is associated with a geological/geotechnical report review (REV241009), which is currently under review for compliance (“compliance review”) with the County’s policies and regulations. The results of the compliance review may affect the project design and/or the CEQA documentation and process that will apply to the proposed project. Environmental Planning staff will notify you of the outcome of the compliance review when it is completed. If you would like to appeal a staff determination regarding the compliance of any technical report associated with your discretionary permit application, as to its consistency with applicable County Codes and technical standards, that appeal is considered by the Planning Director pursuant to County Code section 18.10.320 (administrative appeals).

Additional Information

The following items are included as general information, intended to assist you in understanding the application review process and county requirements, and do not need to be addressed for your application to be declared complete.

1. Because the subject parcel is within a mapped scenic area and visible from a public beach, it is a sensitive site (13.11.030(I)). The Santa Cruz County Code / LCP therefore requires a Minor Site Development Permit for the proposed two-unit dwelling group in addition to the Coastal Permit (Table 13.11.037-1, SCCC 13.11.037). See also Compliance issues above – a two-unit dwelling group would exceed the allowable density.

SCCC 18.10.230(A)(2)(a) requires a finding for all site development permits that *“The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.”*

Based on the assumption that the applicant intends to proceed with the application, a Minor Site Development Permit was added to the project description. Please notify the project planner if you have any questions or concerns about this modification.

Subsection (b) requires making a finding that *(b) The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of Chapter 13.11 SCCC (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of Chapter 13.20 SCCC.”* These findings reinforce the potential value of incorporating story poles into the review process if necessary later, as well as requiring compliance with design criteria found in the County Code Sections 13.20.130(B)(1,4) and 13.11.070(D).

2. SCCC Section 13.10.322(D), Table 13.10.322-1 – Residential Uses Chart: The residential uses chart would normally require a Zoning Clearance for a two-unit dwelling group in the RB zone district. However, the purpose of a Zoning Clearance in this instance would be to determine whether a building permit application is appropriate to submit, and whether other permits would be required. Since building permit and coastal permit applications have already been submitted and are now pending, a Zoning Clearance is not applicable in this instance.
3. Based on the completeness and compliance comments and revisions submitted with the second routing, the project description has been revised to read as follows:

“Proposal to construct a two-story, detached single-family dwelling with a rooftop deck on top of the second story, an attached garage, carport, storage room, fencing and gate, on a site where one single-family dwelling exists, thereby constituting a two-unit dwelling group, pursuant to SB9; to construct a second-story ADU attached to the proposed single-family dwelling; and to construct a pedestrian entrance gate with a decorative parapet wall. Requires a Coastal Development Permit, a Minor Site Development Permit, Design Review, and a Variance to increase the maximum 17-foot height limitation to approximately 22'1.25," increase the maximum number of stories from one to two, allow an increase in lot coverage of approximately 2,8802,800 sq.ft., and allow an increase in floor area of approximately 2,5482,800 sq.ft.”

4. Due to the proposed variance to height and number of stories, the Universal List of Required Information requires a story pole plan and installation, to wit: “A story pole plan showing the locations and heights of all story poles that are necessary to clearly and accurately demonstrate the maximum heights of roof ridges and edges for all proposed structures shall be provided. The plan should be prepared by the project architect, designer, civil engineer or qualified professional, and the story poles shall subsequently be installed. Orange, or other brightly colored, netting outlining the proposed building

shall installed at the top of the poles.” This requirement is waived for current completeness purposes but may be required later if the height variance becomes controversial or the planning director or designee determines story poles to be necessary.

5. Part of the proposed dwelling unit lies within a General Plan designation of O-R (Parks, Recreation and Open Space), for which the implementing zone districts are PR (Parks, Recreation and Open Space) and TP (Timber Production). The current zoning is still RB over the entire parcel, which allows single family dwellings by right and dwelling groups with a Zoning Clearance, apart from any required site development permits.
6. Because the current application invokes SB 330, State and local legislation that was not yet in effect at the time of the application will not apply to the project. SB 450 had not yet gone into effect. Similarly, the County’s SB 9 ordinance had not yet been approved by the Board of Supervisors, and has yet to be certified by the Coastal Commission as of the date of this letter. The SB 9 ordinance language approved by the Board of Supervisors would allow no more than the required State minimum, 800 sq.ft. of floor area, for any primary dwelling requiring relief from zoning standards under SB 9 such as height or number of stories.
7. The building permit associated with this discretionary permit application is currently in process. The current milestone is “resubmittal,” which means that for the process to continue to move forward, the applicant must submit revised plans and documents responding to correction comments entered in response to the first routing (processed 1-16-24). Although the application is entitled to be reviewed under the building code in effect at the time of the building permit submittal (as long as the building permit application remains active), elements of the resubmitted building permit application may also be reviewed pursuant to the Santa Cruz County Code in effect at the time that the Coastal permit was submitted, at the discretion of the applicant. The County Code in effect at that the time the Coastal Permit was submitted and “locked-in” for discretionary review purposes under SB330 is the same code that is currently (a/o 2/25/2025) posted online and linked from the CDI home page. This current County Code (Sect. 18.10.123) provides that concurrent processing of the Coastal Permit and building permit is allowed, provided that the applicant acknowledges the associated risk as set forth below.

18.10.223 Concurrent processing.

(A) Concurrent Action. When approval of more than one discretionary development permit is required for a project, or when a time extension for more than one permit is applied for, then all of the required permits or extensions shall be applied for, processed, and acted upon concurrently, except in the following cases:

- (1) No building permit or permit extension shall be issued until all required development permits or development permit extensions have been issued. However, the Planning Director may authorize submittal and processing of applications for building permits in advance of approval and issuance of discretionary permits, with such authorization granted only upon written agreement by the applicant that fees paid for such building permit application and any other applicant-incurred costs are at the sole risk of the applicant and non-refundable to the extent that County costs have been incurred.*

8. Agency Review Comments

The attached agency review comments may include anticipated Conditions of Approval for this permit, if approved, or other requirements which must be met prior to approval of any Building or Grading Permit(s) for this project. Questions related to these comments can be addressed to each separate agency.

Resubmittals

You must submit the required materials to the Santa Cruz County Planning Division at one time. Please submit an annotated list detailing where the required information has been provided in your next submittal. Revisions to plans must be included in complete, updated sets of plans.

You have until **April 26, 2025**, to submit all of the information required in this letter. Pursuant to Section 18.10.430 of the Santa Cruz County Code, failure to submit the required information may lead to abandonment of your application and forfeiture of fees. Alternatively, you may withdraw the application and any unused fees will be refunded to you. If you wish to withdraw the application, please notify me in writing.

Permit Streamlining Act and Appeals

As mandated by the Permit Streamlining Act, the County follows the application completeness deadlines set forth in Section 65943 of the Government Code as follows: not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant for the development project. If the application is determined to be incomplete, the lead agency shall provide the applicant with an exhaustive list of items that were not complete. That list shall be limited to those items actually required on the lead agency's submittal requirement checklist. In any subsequent review of the application determined to be incomplete, the local agency shall not request the applicant to provide any new information that was not stated in the initial list of items that were not complete. If the written determination is not made within 30 days after receipt of the application, and the application includes a statement that it is an application for a development permit, the application shall be deemed complete for purposes of this chapter. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which the public agency shall determine the completeness of the application. If the application is determined not to be complete, the agency's determination shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the public agency in response to the list and description.

The property owner or applicant has the right to appeal the determination that the application is incomplete pursuant to Section 65943 of the Government Code. Appeals of application completeness determinations are considered by the Planning Commission. To appeal, submit the required fee for appeals to the Planning Commission and a letter addressed to the Planning Director, stating the determination appealed from and the reasons you believe the completeness determination is erroneous and/or unjustified. The appeal letter and fee must be received by the Planning Division no later than 5:00 p.m., 3/12/2025.

Should you have further questions concerning this application, please contact me at: (831) 454-3234, or e-mail: jerry.busch@santacruzcountyca.gov

Sincerely,



Jerry Busch
Project Planner
Development Review

Cc: Kevin Huber
16101 N. Ray Road
Lodi, CA 95242

Attachment: Agency comments on application 241334

Agency Comments

California Coastal Commission, Central Coast District, Nolan Clark, coastal.ca.gov, (831) 427-4863. Coastal staff's comments on the first routing detailed a number of compliance issues, which have largely gone unaddressed. Therefore, I am re-attaching those first routing comments here for the County's and Applicant's reference and consideration, which continue to apply.

Project Description:

The project proposes an approximately 2,500 square foot single-family dwelling (SFD) with attached 364 square foot accessory dwelling unit (ADU), garage, and carport constructed on structural piers with the main floor elevated above the VE Flood elevation, with non-habitable area enclosed by breakaway walls below. The project site is developed with one SFD, so the proposed project would constitute a two-unit housing development pursuant to Government Code Section 65852.21 ("SB-9"). The project site is designated as a mix of Urban Low Density Residential (R-UL) and Parks, Recreational, and Open Space (O-R), zoned as Single-Family Ocean Beach Residential (RB), and located at beach level at 625 Beach Drive (APN 043-152-54) in the unincorporated community of Aptos.

Comments:

- 1. California Government Code Section 65852.21 ("SB-9").** This application proposes a second single-family dwelling (SFD) with attached accessory dwelling (ADU) unit on a residential parcel where one SFD already exists, thus qualifying as a two-unit housing development under California Government Code Section 65852.21 ("SB-9"). Santa Cruz County does not currently have a certified SB-9 Local Coastal Program (LCP) amendment, and thus the proposal must be reviewed under current LCP provisions. Further, SB-9 states that nothing in Government Code Section 65852.21 "shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commenting with Section 30000) of the Public Resources Code), except that the local agency shall not be required to hold public hearings for coastal development permit applications for a housing development..."

(Gov. Code Section 65852.21(k)). Thus, the proposal must be consistent with the certified LCP, including, for example, Implementation Plan (IP) Chapters 13.10 (Zoning Regulations) and 16.10 (Geologic Hazards). We also note that the County is currently developing an SB-9 LCP amendment, which would provide specific direction for the proposed project [if eligible].

2. **Development on Beach Drive.** Development at beach level on Beach Drive (and in other areas in the County such as Las Olas Drive and Potbelly Beach) is sited in an area frequently affected by coastal hazards such as landslides from the coastal bluff above and wave action from the ocean, especially during high wave events and storm surges. Continuing development in this location requires extensive mitigation of potential hazards in the form of elevating structures and/or shoreline armoring, much of which is inconsistent with the LCP and Coastal Act, and such measures will only be more necessary over time due to sea level rise and climate change and their associated increased coastal hazard risks. Moreover, new development will only further put additional structures and individuals in harm's way, and significant public funds are consistently provided for the repair of damaged private structures. Further, when taken together, the County's LCP and the Coastal Act both discourage the development of beach areas for private uses and instead encourage the use of beach level shoreline areas such as this for public recreational pursuits. Put another way, new development on Beach Drive would result in adverse coastal resource impacts over the short and long term, and any proposed development that requires multiple variances and is implicitly inconsistent with the LCP should be discouraged. Instead, the County should continue its efforts to plan for this entire stretch of beach level development given these issues, including the potential for phasing out development in this area.
3. **Maximum Density.** [Compliance Issue] IP Section 13.10.323(B)(3)(c) sets the minimum land area per dwelling unit (i.e., the maximum allowed density) in the RB zoning district at 4,000 square feet. In this case, for two units to meet this density requirement, there would need to be 8,000 square feet of developable land available on the subject parcel. IP Section 13.10.323(B)(1) states that "[i]nside the urban services line or rural services line, land area is based on gross site area, minus any coastal bluffs, beaches, and land seaward of the mean high tide line of Monterey Bay." As applied to this project site, because the parcel is at beach level (i.e., on the beach) and seaward of the toe of the coastal bluff, there is effectively no developable land area per IP Section 13.10.323(B)(1). Thus, the density requirement of IP Section 13.10.323(B)(3)(c) cannot be met, and the project is inconsistent with the LCP.
4. **Parks, Recreation, and Open Space (O-R) Designation.** [Compliance Issue] According to the Santa Cruz County Geographical Information System (GIS), portions of the project site are designated as Parks, Recreation, and Open Space (O-R), extending into the building site for the proposed SFD. LUP Policy PPF-1.2.1 lists the appropriate uses in the O-R designation, including active recreation uses, outdoor entertainment, and expanded recreation opportunities for the public. The O-R designation does not allow private residential development. The project should be modified to only propose development within the area of the project site designated as R-UL.
5. **Lot Size.** [Incomplete] Sheet A0.1 of the proposed project shows the "total lot size" as 22,357 square feet and uses that figure to determine proposed lot coverage and floor area ratio (FAR). However, the County's GIS system shows the Assessor's square footage as

15,115 square feet. Please explain the reason for this discrepancy and/or update the “total lot size” to 15,115 square feet and subsequent lot coverage and FAR calculations accordingly.

6. **Maximum height.** [Compliance Issue] IP Section 13.10.323(C) sets the maximum height allowed for beach parcels at 17 feet in the RB zoning district. The proposed maximum height for the project is ~22 feet. This discrepancy in height is due to the proposal to elevate the structure above base VE flood elevation, as well as proposed design considerations such as high ceilings, sloping roof structures, and a decorative chimney. However, a variance would be required to approve a height above the maximum allowed in the RB zoning district. Please see findings required for variances in IP Section 13.10.230(C). The project should be modified to reduce the proposed variance to the minimum extent feasible.
7. **Maximum stories.** [Compliance Issue] IP Section 13.10.323(C) sets the maximum number of stories for beach parcels at 1 story in the RB zoning district. The proposed number of stories for the project is 2 stories [if rooftop decks removed]. The reason for this discrepancy is not clear or justified in the project application materials. A variance would be required to approve additional stories in the RB zoning district. Please see findings required for variances in IP Section 13.10.230(C). The project should be modified to remove the second story and conform to the maximum allowed stories for beach parcels in the RB zoning district.
8. **Underfloor Area.** [Compliance Issue] IP Section 13.10.700-U defines “underfloor” as “a non-habitable space between the underside of the first story floor framing and the grade below...to qualify as an underfloor, the space may be used for storage but cannot have a finished floor, insulation, or conditioned space, and these must be no stairway access to the underfloor area. Please confirm that the proposed underfloor area conforms to this definition. If the proposed underfloor area does not conform to this definition, it could be considered in determining the proposed FAR.
9. **Rooftop Deck.** [Compliance Issue] The project proposes a rooftop deck. IP Section 13.10.323(F)(1) prohibits second story rooftop decks. This aspect of the project proposal should be removed, and the project plans should be updated accordingly.

Stormwater Management Review, Jennifer Buckley – jennifer.buckley@santacruzcountyca.gov, 831-454-2160.

Completeness Comment:

The conceptual stormwater management plan shall show existing and proposed drainage patterns on and near the site, including areas that drain to/through the project site. Please provide topographic information and/or site inspection notes to clarify whether runoff from Beach Drive and/or adjacent properties flows toward the subject site. If runoff currently flows toward the site, then the stormwater management design shall accommodate the existing runoff on the subject site in accordance with Hydrology Section I of the CDC, without adversely impacting neighboring properties, roadways, or drainage pathways.

After receiving the requested information above, compliance comments may be made following the resubmittal. Conditions of approval will be provided after the completeness comments have been addressed. The applicant is encouraged to discuss the above comments with the reviewer,

Jennifer Buckley, to avoid unnecessary additional routings. An additional review fee shall be applied to all re-submittals starting with the third routing.

Environmental Planning, Jessica deGrassi – Jessica.degrassi@santacruzcountyca.gov, 831-454-3162

Completeness Comments

None at this time.

Compliance Comments

None at this time.

Misc Comments

1. Please note that the Geologic and Geotechnical Reports have not been accepted under application REV241009. Additional comments may be made once those reports have been reviewed and accepted. Specifically, plan review form PLG300 shall be submitted from project Geologist and Geotechnical engineer once the reports have been accepted under REV241009.

2. Comment provided by the County Geologist, Craig Stewart: As required by SCCC 16.10.070 (H)(5)(a) and the County Guidelines for Engineering Geologic Reports, please have the project engineering geologist confirm that the potential hazards identified can be mitigated over the 100-year lifetime of the structure. As part of this evaluation, please have the project engineering geologist also discuss the potential for sea-level rise to impact the site and confirm their mitigation recommendations consider this constraint or provide supplemental recommendations. Comment 2 should be addressed in a revised engineering geologic report submitted to the County to be reviewed under REV241009.

Dept. Public Works, Roads – Greg Martin, gregmartin@santacruzcountyca.us, 831-454-2160

Compliance

1. Beach Drive is a private local street within the Urban Services Line within the Aptos General Plan area. The following standards from the County Design Criteria should be adhered to:

- a. The total width of the driveways for the lot should not exceed 50% of the frontage.
- b. The maximum width of one driveway is 24 feet.
- c. There should be a minimum of 20 feet between driveways.
- d. The remaining frontage should be landscaped.



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
<https://cdi.santacruzcountycalifornia.gov/>

April 11, 2025

Cove Britton
728 North Branciforte Dr.
Santa Cruz, CA 95062

Subject: **Complete Application Submittal**
Application #: **241334**; Assessor's Parcel #: **043-152-54**
Owner: **Huber**

Dear Cove Britton:

On August 29, 2024, you applied for a development permit with the County of Santa Cruz. The first phase in the processing of your application is the determination of the “completeness” of the application. The determination of “completeness” is made based on the preliminary review of the materials that you have submitted, by all the reviewing agencies, and site visits by Santa Cruz County Planning staff. As of this time, the reviewing agencies and Santa Cruz County Planning staff have made comments on the materials that you have submitted. This letter is to inform you of the status of your application.

As of 4/11/2025, this application has been considered **complete** for further processing. The next phase in the processing of your application will be the preparation of a staff report with recommendations to the appropriate decision-making body, and the scheduling of a public hearing. If additional materials or information are necessary to prepare the staff report, Santa Cruz County Planning staff will contact you. You will receive notice of the public hearing and a copy of the staff report prior to the hearing date. At the public hearing you will have the opportunity to discuss your project with the decision-making body, and a decision will be made. Possible outcomes of the public hearing include: approval (with conditions), denial, or continuance (with specific reasons for continuance; or requests for additional information) of your proposed project. Decisions of the Zoning Administrator can be appealed to the Planning Commission, and decisions of the Planning Commission and the Agricultural Policy Advisory Commission can be appealed to the Board of Supervisors. Decisions of some projects in the coastal zone may be appealable to the California Coastal Commission.

Please note that no later than 10 calendar days in advance of the required public hearing, you will be required to install signage on the subject property that notifies the public of your development permit application. Please refer to the Neighborhood Notification Guidelines for the standards for preparing your sign. Guidelines for Neighborhood Notification (including sign format and installation certificate) online: <https://cdi.santacruzcountycalifornia.gov/UPC/FormsPublications.aspx> If you do not have internet access and require a paper copy, please let us know and one can be provided.

Environmental Review

It is important to understand that although your application has been found to be complete for further processing, Santa Cruz County Planning may, in the course of processing the application, request that you

clarify, amplify, correct, or otherwise supplement the information required for this application, or to submit additional information to comply with the provisions of Division 13 (California Environmental Quality Act) of the Public Resources Code. Please note that the environmental determination for this project has not been made at this time and the environmental determination for this project, required by the California Environmental Quality Act, shall be made at the time the final action is taken on this project by the appropriate decision-making body.

Should you have further questions concerning this application, please contact me at:
(831) 454-3234 or e-mail: jerry.busch@santacruzcountyca.gov

Sincerely,



Jerry Busch
Project Planner
Development Review

cc: Kevin Huber
16101 N. Ray Road
Lodi, CA 95242

SECTION I

Section 13.10.327 is hereby added to the Santa Cruz County Code, to read as follows:

13.10.327 Two-unit residential developments.

- (A) General Purposes. The purpose of this section is to provide for two-unit residential developments, pursuant to Government Code Section 65852.21. These regulations in this section are promulgated in order to preserve public health, safety and general welfare of the people and environment of the County of Santa Cruz, and to promote orderly growth and development. ~~In cases where a provision of this section directly conflicts with Government Code Section 65852.21, the Government Code shall govern over the conflicting provision, but the remaining provisions shall remain and be given full force and effect.~~
- (B) Definitions. Solely for the purposes of this section, the following words and phrases shall have the following definitions.
- (1) “Census Urban Area” means an urbanized area or urban cluster, as designated by the United States Census Bureau and as mapped in the County Geographic Information System (GIS).
 - (2) “Dwelling Unit” shall have the same meaning as defined in SCCC 13.10.700-D.
 - (3) “Major Transit Stop,” as defined in Public Resources Code Section 21064.3, means a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
 - (4) “Primary Dwelling Unit,” means one single-family or multi-family residential unit designated on a single parcel, as defined in the definition of “Dwelling Unit” in SCCC 13.10.700-D.
- (C) Property Eligibility Requirements.
- (1) An eligible parcel shall be located wholly within a Census Urban Area.
 - (2) An eligible parcel shall only be located within the SU, R-1, RA, ~~RP~~, or RR zone districts. A parcel within the SU zone district must have an underlying single family residential General Plan/Land Use Plan land use designation, including R-MT, R-R, R-S, R-UVL, R-UL, R-UM, or R-UH, to be eligible.
 - (3) An eligible site shall not be in:
 - (a) Areas identified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Government Code Section 65913.4.

- (b) Historic district or property included on the State Historic Resources Inventory or designated or listed as a County historic property or historic district in the County's Historic Resources Inventory.
 - (c) Critical fire hazard area, as defined in SCCC 12.01.040.
 - (d) Coastal Hazards Areas, including areas seaward of and on/adjacent to coastal bluffs, except for blufftop properties where proposed residences can meet the 100-year bluff erosion stability setback without reliance on any existing or proposed shoreline armoring.
 - (e) Environmentally sensitive habitat areas or their buffers within the Coastal Zone boundary, except for properties where there is a buildable site available outside of such areas and their buffers.
- (4) A parcel located in any of the following areas as identified in the County General Plan/Local Coastal Program or County Code requires sufficient state and local mitigation to be eligible under this section.
- (a) For areas not subject to Section 13.10.327(C)(3)(d) above, Geologic Hazards, as defined in SCCC 16.10.040(T). Parcels within these areas may be required to provide a geologic hazard assessment pursuant to SCCC 16.10.050(B).
 - ~~(b) Coastal bluffs within the Coastal Zone. Parcels within these areas are only eligible if they are compliant with 100-year bluff erosion stability setback, without the reliance on any proposed or existing coastal armoring, consistent with SCCC 16.10.070(H)(1) and (7), and meet requirements for only allowing resource-dependent uses within Environmentally Sensitive Habitat Area (ESHA), consistent with SCCC 16.32.090(C)(1).~~
 - (b) Outside of the Coastal Zone, 100-year flood hazard areas and floodways, as defined in SCCC 16.13. Parcels within these areas are only eligible if the flood hazards and floodways are mitigated pursuant to SCCC 16.13.
 - (c) State Response Areas (SRAs), including very high, high, and moderate fire severity zones, as mapped by the California Department of Forestry and Fire Protection (CAL FIRE) and the California Board of Forestry and Fire Protection. Parcels within these areas are only eligible if mitigation is provided in compliance with Government Code Section 65913.4(a)(6)(D) and the parcel is located outside Critical Fire hazard areas.
 - (d) Airport Safety Zones. Parcels within these areas are only eligible if they are compliant with standards and maximum densities established by SCCC 13.12.

- (e) Outside of the Coastal Zone, sensitive habitat areas and their buffers shall be protected pursuant to Title 16. A biotic approval through the biotic review process outlined in SCCC Chapter 16.32 shall be obtained in order to establish appropriate development areas.
 - (5) No Ellis Act (Government Code Section 7060 et seq.) evictions(s) have occurred for any existing housing on the parcel in the 15 years prior to submittal of the application.
 - (6) An eligible parcel shall be a legal parcel of record created in compliance with the Subdivision Map Act, the LCP, and applicable provisions of the Santa Cruz County Code.
- (D) Project Requirements.
- (1) For two-unit residential development only, the project shall contain no more than two primary residential units on a single parcel, plus accessory dwelling units (ADUs) or junior ADUs (JADUs) consistent with SCCC 13.10.681. The total number of units (primary units, ADUs and JADUs combined) may not exceed four units on a single parcel. ADUs and JADUs included in two-unit residential development must comply with the County ADU regulations.
 - (2) The project will not require demolition or alteration of any the following types of housing:
 - (a) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - (b) Housing that is subject to any form of rent or price control.
 - (c) Housing that has been occupied by a tenant (whether rent paying or not) in the last three years.
 - (3) All new rental units resulting from any two-unit residential development project shall be rented long term (greater than 30 days).
- (E) Objective Development Standards. Two-unit residential development shall comply with the objective development standards below, except that no standard shall preclude the development of a unit up to 800 square feet. In the event that a standard is reduced, the reduction shall be the minimum required to accommodate the unit.
- (1) Residential Structure Type.
 - (a) Attached single-family, detached single-family or multi-family duplex structures are allowed for two-unit residential developments. Duplexes may include either two primary units, or a primary unit and one ADU, or a primary unit and one JADU.

(3) Projects in the Coastal Zone.

- (a) Projects located within the Coastal Zone shall require a Coastal Development Permit pursuant to SCCC 13.20.100, the approval of which is subject to the required findings found in SCCC 13.20.110, except that no public hearing shall be required to ~~issue~~ approve said permit.
- (b) Nothing in this chapter shall supersede or in any other way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20, commencing with Section 30000, of the Public Resources Code) except that the County shall not be required to hold public hearings for coastal development permits for an eligible development pursuant to this section.

(4) Basis for Project Denial.

- (a) An application for a two-unit residential development shall be denied if any of the following is found:
 - (i) The two-unit residential development fails to comply with any objective development standard imposed by this section. Any such requirement or condition that is the basis for denial shall be specified in writing.
 - (ii) The Building Official makes a written finding, based upon a preponderance of the evidence, that the proposed development would have a specific, adverse impact, as described in Government Code Section 65589.5(d)(2) and further specified in this section, upon the public health and safety, and if there is no feasible method to satisfactorily mitigate or avoid that specific, adverse impact.
 - (iii) Within the Coastal Zone, the two-unit residential development fails to meet the provisions of this section or the remainder of the certified Santa Cruz County Local Coastal Program.

SECTION II

Section 13.10.328 is hereby added to the Santa Cruz County Code, to read as follows:

13.10.328 Urban lot split.

- (A) General Purposes. The purpose of this section is to provide for urban lot splits, pursuant to Government Code Section 66411.7. These regulations are provided in order to preserve public health, safety and general welfare of the people and environment of the County of Santa Cruz, and to promote orderly growth and development. ~~In cases where a requirement in this section directly conflicts with Government Code Section 66411.7, the provisions of the Government Code shall govern over the conflicting provision herein, but the remaining provisions shall remain and be given full force and effect.~~

(B) Definitions.

- (1) “Urban lot split” means a subdivision of a parcel within a “Single-Family Residential” zone district, as defined, into two parcels pursuant to Government Code Section 66411.7.
- (2) See SCCC 13.10.327(B) for additional definitions relevant to this section.

(C) Nothing in this section shall be construed to supersede or in any other way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20, commencing with Section 30000, of the Public Resources Code), except that the County shall not be required to hold public hearings for coastal development permits for an **eligible** urban lot split pursuant to this section.

- (1) Urban lot splits located within the Coastal Zone shall require a coastal development permit pursuant to SCCC 13.20.100, the approval of which is subject to the required findings found in SCCC 13.20.110, except that no public hearing shall be required.

(D) Additional Eligibility Requirements for an Urban Lot Split.

- (1) The requirements of SCCC 13.10.327(C) and (D) for two-unit residential developments apply as urban lot split eligibility requirements. Lot splits on parcels requiring mitigation under section 13.10.327(C)(4) shall identify building footprint areas where adequate mitigation can be implemented.
 - (a) **Urban lot splits are prohibited in Coastal Hazards Areas, including areas seaward of and on/adjacent to coastal bluffs, except for blufftop properties where proposed building sites can meet the 100-year bluff erosion stability setback without reliance on any existing or proposed shoreline armoring.**
- (2) Parcel Map Required. A parcel map is required for all urban lot splits pursuant to Government Code Section 66411.7 and shall comply with parcel map requirements in SCCC 14.01.
- (3) No Prior Urban Lot Split. **A parcel is only eligible for processing under this section if:**
 - (a) The parcel has not been established through a prior urban lot split; and
 - (b) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split.
- (4) Property owners are required to sign an affidavit stating the intent to occupy a unit on one of the lots as their primary residence for a minimum of three years.
- (5) The site plan shall indicate at least one existing legal dwelling unit on the property or one existing dwelling unit under construction (passed first inspection) at the time of