



## Staff Report to the Zoning Administrator

Application Number: 191168

**Applicant:** Michael Helm  
**Owner:** John & Ashley Barss  
**APN:** 041-511-09  
**Site Address:** No Situs

**Agenda Date:** May 15, 2020  
**Agenda Item #:** 2  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a new 1,026 square foot prefabricated commercial building to be used as a model home on a vacant parcel in the C-4 zone district. Requires a Commercial Development Permit, a Variance to reduce the required parking from three spaces to one standard parking space and one accessible parking space, a Variance to reduce the side yard setbacks from 30 feet to five feet, and a Variance to reduce the rear yard setback from 30 feet to five feet.

**Location:** Property is located on the north side of Soquel Drive at APN 041-511-09, adjacent to 10110 Soquel Drive in Aptos.

**Permits Required:** Commercial Development Permit, Variance

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

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191168, based on the attached findings and conditions.

### Project Description & Setting

The subject parcel consists of vacant commercial parcel located on the north side of Soquel Drive, approximately 800 feet west of its intersection with Freedom Boulevard, and approximately 500 feet east of its intersection with Monroe Avenue. Two small buildings are located directly to the west of the subject parcel. One building is occupied by a restaurant (d.b.a. Sid's Smokehouse) and the other building contains nine studio apartments. Originally constructed as a motel in 1949, the property owner of the apartment building submitted an application with the Planning Department in 2018 (Application No. 181604) to legalize the existing units under a Permanent Room Housing (PRA) combining district designation. Abutting the subject parcel to the east is a private driveway providing access to a single-family residence (10112 Soquel Drive) located to the north of the subject property. Single-family residential structures are located directly to the north and east of the site. To the south of the parcel is

Soquel Drive, an arterial roadway serving as a parallel frontage road to Highway 1 between the Freedom Boulevard on-ramp and the Rio Del Mar on-ramp.

The proposed project would construct a new one-story 1,026 square foot prefabricated commercial model home showroom. The building would contain a functioning ADA restroom and a sample interior floorplan for viewing purposes, including a kitchen, living room, bathroom, a bedroom, and an office. The proposed building would have a low pitch roof and painted fiber cement siding, texturized to mimic board and batton siding. Stairs are proposed at the front of the building, providing access to the western side of the building and rear yard, and lead to a small front entry porch. At the west side of the building, an accessible wheelchair lift would allow for an accessible pathway for entry to the building via a side door. One van accessible ADA space and one standard parking space is proposed in the parking area at the front of the site. A bicycle parking rack for two bicycle parking spaces would be located at the front of the building. The proposed parking area and driveway would be constructed of pervious concrete paving over gravel and would contain a "notched" area for vehicular backup movements in the right of way. The subject lot slopes up from its frontage along Soquel Drive; therefore, the entire building site would be graded. Retaining walls, ranging in height from five feet to approximately 12 feet are proposed to wrap the periphery of the site.

The property owners own a manufactured home business (d.b.a. Ideal Homes), located nearby on Bay Avenue in Capitola. Their business is to sell and install manufactured homes as Accessory Dwelling Units (ADUs). The project site would serve as the location where clients can come and tour a representative model home and experience their manufactured home products. After meeting with potential customers at the Ideal Homes Capitola office, the salesperson would drive together with the customers in one car to the model home. No more than one sales employee is expected to be on-site at any given time. Expected hours of operation are from 9:00 am to 5:00 pm Monday through Friday, and from 10:00 am to 4:00 pm on weekends. Viewing would be scheduled by appointment only via the Ideal Home office located on Bay Avenue.

A Commercial Development Permit is required for a model home showroom use in the C-4 (Commercial Services) zone district.

### **Zoning & General Plan Consistency**

The subject property is an approximately 2,963 square foot lot, located in the C-4 (Commercial Services) zone district, a designation which allows model home showroom uses. The proposed model home showroom is a principal permitted use within the zone district and the zoning is consistent with the site's C-S (Commercial Services) General Plan designation.

### **Variances**

Per SCCC Section 13.10.333(B)(4), when a C-4 zone district abuts any residential or agricultural zone district, 30-foot side and rear setbacks are required. The project proposes a reduction of the 30-foot side and rear setbacks to approximately five feet for the construction of the proposed model home.

Per SCCC Section 13.10.552(B), one vehicle parking space is required for every 300 feet of gross floor area of use; therefore, County Code requires a total of three parking spaces for the

proposed use. The project provides one standard parking space and one van accessible parking space.

In order for variances to be granted pursuant to SCCC 13.10.230, specific findings must be met. These findings can be met in that the subject parcel has size and topographic constraints that restrict development to the proposed building site and associated parking area. Due to parcel constraints, variances to the side and rear yard setbacks and parking requirement are necessary for the construction of this type of development.

### **Highway 1 Scenic Corridor**

The proposed project is located within a designated scenic area due to its visibility from Highway 1, a locally designated scenic highway (see General Plan Policy 5.10.10). Per General Plan Policy 5.10.3, public vistas must be protected by "minimizing disruption of landform and aesthetic character." New development visible from Highway 1 must improve the visual quality through siting, architectural design, landscaping and appropriate signage. The proposed project will create more intensive development than what is currently on site, but at one story, the project is not expected to visually stand out from surrounding developed properties when viewed from the highway. Though the project is a commercial use, its appearance is indicative of a residential single-family dwelling, thus the building would blend into the surrounding residential context. The project site is located along a highly urbanized section of Highway 1. The proposed building improves the site, providing tree and shrub landscaping and an appropriate visual transition between the surrounding residential and commercial context.

### **Design Review**

The proposed model home complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site features such as tree and shrub planting along the street frontage and architectural design features such as a pitched roof to reduce the apparent mass and bulk of the structure; cantilevered entry porch and sufficient fenestration to break up the wall planes. The building is proposed to be finished in a wood-like cement siding to appear as board and batten siding. These measures reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

### **Conclusion**

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

### **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 191168, based on the attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

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### **Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Will-serve letters
- H. Visual Rendering

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 191168

Assessor Parcel Number: 041-511-09

Project Location: No Situs

**Project Description: Proposal to construct a new 1,026 square foot prefabricated commercial building to be used as a model home. Requires a Commercial Development Permit, Variances to the parking requirement and to reduce side and rear setbacks to five feet.**

**Person or Agency Proposing Project: Michael Helm**

**Contact Phone Number: 831-476-5386**

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

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

**F. Reasons why the project is exempt:**

Construction and location of limited numbers of new, small facilities in an area designated for commercial uses.

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

\_\_\_\_\_  
Jonathan DiSalvo, Project Planner

Date: \_\_\_\_\_

**EXHIBIT A**

## **Commercial Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for commercial uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the model home and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-4 (Commercial Services) zone district as the primary use of the property will be one model home showroom.

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

This finding can be made, in that the proposed commercial use is consistent with the use and density requirements specified for the C-S (Commercial Services) land use designation in the County General Plan.

Per SCCC Section 13.10.332, showroom uses are permitted uses in the C-4 (Commercial Services) zone district, which is an implementing zone district of the C-S General Plan designation. Land designated as C-S is intended to provide a location for commercial services in areas having adequate access and public services where the impacts of noise, traffic, and other nuisances and hazards associated with such uses will not adversely affect other land uses. This application proposes a commercial use in a location with nearby access to the Soquel Drive frontage road and Highway 1. The project is expected to be compliant with the standards set forth in the Noise Element (Chapter 9) of the General Plan and SCCC Chapter 8.30. Noise generated from the project is not anticipated to be an issue given the fact that the use is very low intensity use and occurs entirely indoors.

In compliance with General Plan Policy 8.5.2, the proposed is compatible with the adjacent commercial and residential uses in that the building is sited appropriately and the parking area is not expected to cause any conflicts with adjacent uses or travel patterns. The site is an upsloping lot, therefore a majority of the building as well as the parking area will be substantially depressed into grade. This will limit visibility of the building from the vantage point of neighboring properties. Additionally, landscaping including scrub bushes and trees are proposed along the street-facing frontage, further buffering visual impacts. The proposed commercial structure appears residential in nature and serves as an appropriate transition between adjacent

commercial and residential uses.

The proposed project is located within a designated scenic area due to its visibility from Highway 1, a locally designated scenic highway (see General Plan Policy 5.10.10). Per General Plan Policy 5.10.3, public vistas must be protected by "minimizing disruption of landform and aesthetic character." New development visible from Highway 1 must improve the visual quality through siting, architectural design, landscaping and appropriate signage. The proposed project will create more intensive development than what is currently on site, but at one story, the project is not expected to visually stand out from surrounding developed properties when viewed from the highway. Though the project is a commercial use, its appearance is indicative of a residential single-family dwelling, thus the building would blend into the surrounding residential context. The project site is located along a highly urbanized section of Highway 1. The proposed building improves the site, providing tree and shrub landscaping and an appropriate visual transition between the surrounding residential and commercial context. Minor signage is proposed on the site, meeting the size limitations per SCCC Section 13.10.581.

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

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

This finding can be made, in that the proposed model home is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be minimal. Only one sales employee is expected to be on-site at any given time. Expected hours of operation are from 9:00 am to 5:00 pm Monday through Friday, and from 10:00 am to 4:00 pm on weekends. Viewing of the model home would be scheduled by appointment only via the Ideal Homes office located on Bay Avenue in Capitola. After meeting with the potential customers at the Ideal Homes Capitola office, the salesperson would drive together with the customers in one car to the model home. It is assumed that the model home will be visited only a few times a week; therefore, anticipated trips to the site will not adversely impact existing roads or intersections in the surrounding area.

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

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

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

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

## Variance Findings

1. 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.

This finding can be made, in that the size of the parcel creates special circumstances which support the granting of a variance to reduce the 30-foot required side and rear setbacks to five feet and a parking variance from three parking spaces to one standard parking space and one van accessible parking space. The subject parcel has a width of approximately 47 feet and an area of approximately 2,962 square feet. The minimum parcel frontage in the C-4 zone district is 60 feet and the minimum parcel size is 10,000 square feet. The size of the subject parcel is less than 30 percent of the minimum size of the district, and its width is 13 feet less than the minimum. Given the limited size of the parcel, the 30-foot side and rear setbacks, as required by County Code, would likely preempt the site from the possibility of constructing any reasonably-sized building. Additionally, due to the limited size of the parcel, there is no available room or alternative locations on the site for an additional parking space. Given the size of the parcel, the proposed location of the proposed building and associated parking spaces is appropriate. The project, as designed, would minimize impacts to adjacent properties and provides safe and convenient access from Soquel Drive. The ability to construct a reasonably-sized one-story commercial building is a privilege enjoyed by other properties in the vicinity under identical zoning classification.

2. That the granting of the 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.

This finding can be made, in that the proposed model home will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and with the exception of parking and rear and side yard setbacks, meets all current site and development standards for the zone district. Regarding the reduced parking and side and rear yard setbacks, the required findings for variances have been met.

Though the project proposes a reduction to the required 30-foot side and rear yard setbacks, the structure will not result in adverse impacts to adjacent properties at the sides or rear of the parcel. The parcel is an upsloping lot; therefore, the proposed building and parking area will be substantially depressed into grade. Hence, the topographical grade change will provide visual separation between the proposed single-story structure and the adjacent parcels. Further, the parking spaces are located approximately 32 feet from the Soquel Drive right of way, thus the project is not expected to cause sight distance issues or impede traffic. The proposed notched vehicular back-out area and all improvements in the right-of-way have been reviewed by Public Works Road Engineering and Encroachment staff. The project is therefore not expected to be materially detrimental to public health safety or welfare, or injurious to property or improvements in the vicinity.

The project is also located in an area designated for commercial uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building



ordinance to insure the optimum in safety and the conservation of energy and resources.

3. That the granting of such variances 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.

This finding can be made. The granting of a variance will not constitute a granting of special privileges in that many neighboring properties with comparable zoning are substandard in regard to size. The proposed building and parking spaces are located appropriately on site and relative to the traveled roadway. Consequently, the location of the proposed building and parking spaces are appropriate, providing a location for a reasonably-sized one-story commercial building which is a use enjoyed by other properties in the vicinity.

## Conditions of Approval

Exhibit D: Project plans, prepared by Michael Helm, AIA, dated January 24, 2020.

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

4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
  - B. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - C. Meet all requirements of the Soquel Creek Water District. Proof of water service availability is required prior to application for a Building Permit.
  - D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
  - E. Meet all requirements of the Environmental Planning section of the Planning Department.
  - F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - H. Pay the current Affordable Housing Impact Fee. The fees are based on new square footage and the current fee for non-residential construction is \$3 per square foot.
  - I. Provide required off-street parking for one standard parking space and one ADA parking space. Standard parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with

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

#### IV. Operational Conditions

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

#### V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any

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

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

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

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

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

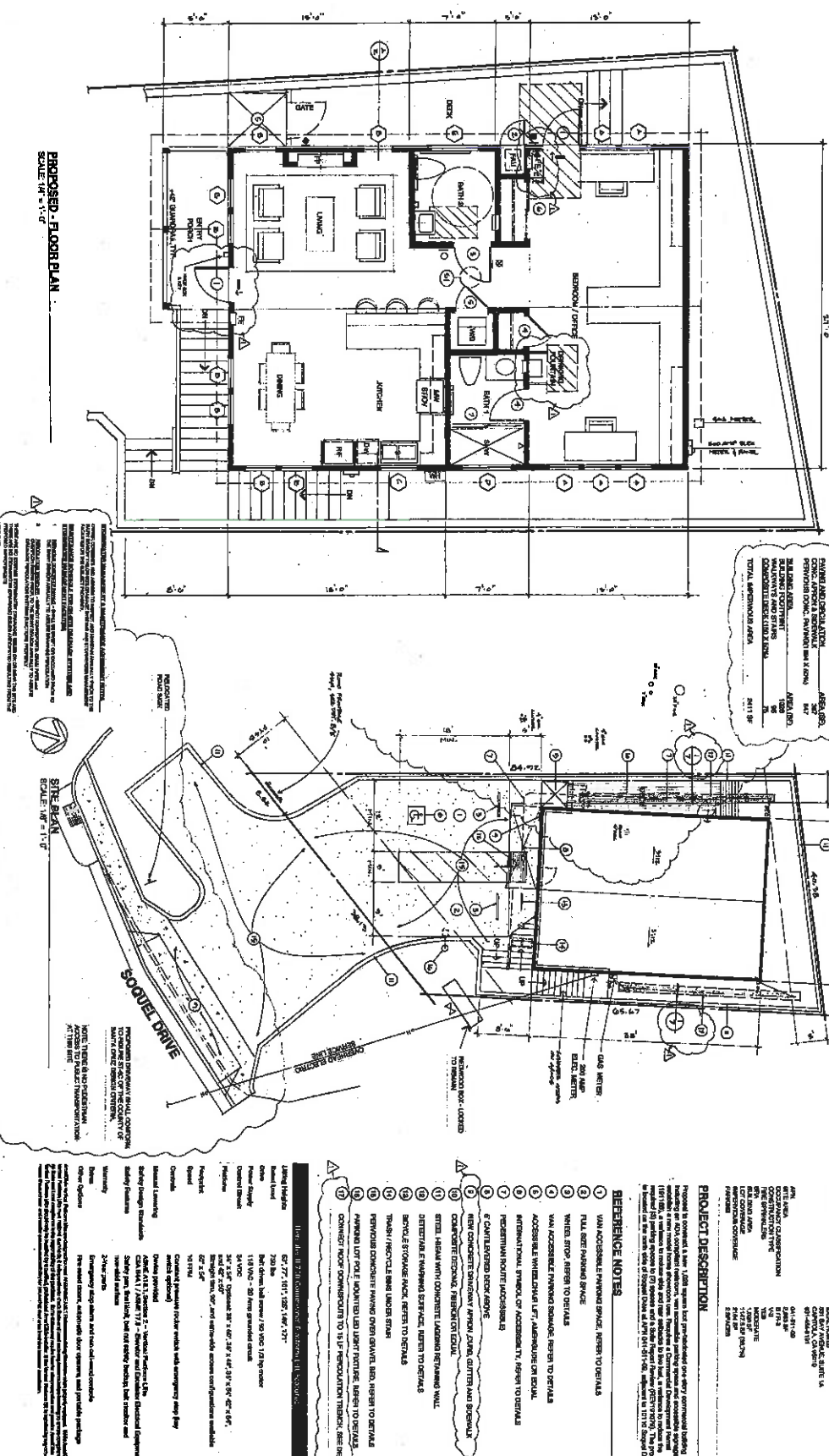
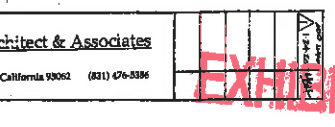
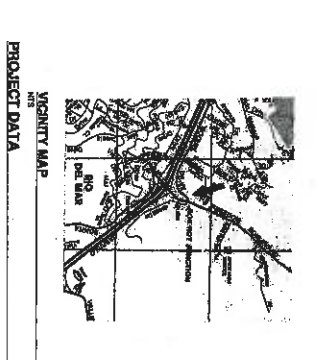
Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Annette Olson  
Deputy Zoning Administrator

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



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REPLACEMENTS AND CONTROLLING WITHOUT INTERFERENCE, HAVE SEVERAL ADVANTAGES OVER THE CONVENTIONAL SYSTEM. FIRST, THEY HAVE A POSITIVE EFFECT ON EMPLOYEE TEAM SPIRIT WHICH CONTRASTS TO DISCONTENTED WITH THE CONTROL LEVELS.

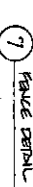
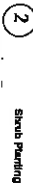
2. Checked above represent the approximate nature of the plant.  
Constructors shall be responsible for accurate location of trees.

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For each of pipes 100 mm or more in length from the valve to the first well, install in the run line the following catchbasins:

1-1/2" off; then use 3/4" dia  
2-1/2" dia; then use 1-1/2" dia  
23-32 off; then use 1-3/4" dia  
4-1/2" off; then use 1" dia  
The total height of the bottom valve and last applicator assembly, together with the 1/2" of the 1-1/2" dia applicator, is 10 1/2" (10 1/2" + 1/2" = 11").  
Add the Landslide Archival 500  
valve to the applicator. The  
bottom valve and applicator is the 10 1/2" dia  
The PVC is used for decorative injection down the 1-1/2" dia.

of other 2 full in today can be found easily but also at home if the milk goes

[illegible]





**The Planning System will be provided in accordance with the latest edition of the**

- [illegible]

128 57

PLUMBING FIXTURE CONNECTION SCHEDULE					
SCHEDULE	TYPE	WENTHS	WENT	NOT	COND.
LV	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"
WC	TOILET	2"	2"	1/2"	1/2"
WIC	TUB & SHOWER	2"	1-1/2"	1/2"	1/2"
WIC	WITCHES BATH	2"	1-1/2"	1/2"	1/2"
WIC	WITCHES	1-1/2"	1-1/2"	1/2"	1/2"
WIC	WITCHES	1-1/2"	1-1/2"	1/2"	1/2"

1 A clear floor space at least 36" x 48" shall be provided in front of a toilet to enable proper approach. The clear floor space shall be an unobstructed 90° arc and shall extend a

- [illegible]

VEHICLE ALL FINISHES WITH UNDER

- ALL CLOSER TO THE ROADWAY THAN THE ADJACENT ROADWAY. ROADWAY MARKINGS SHOULD BE MAINTAINED. RESEARCHER SHOULD BE AWARE OF THE HEIGHT OF THE ROADWAY DUTY. ALL OTHERS AND THE LOCATION.

**The System shall be installed in accordance with the latest edition of the California**

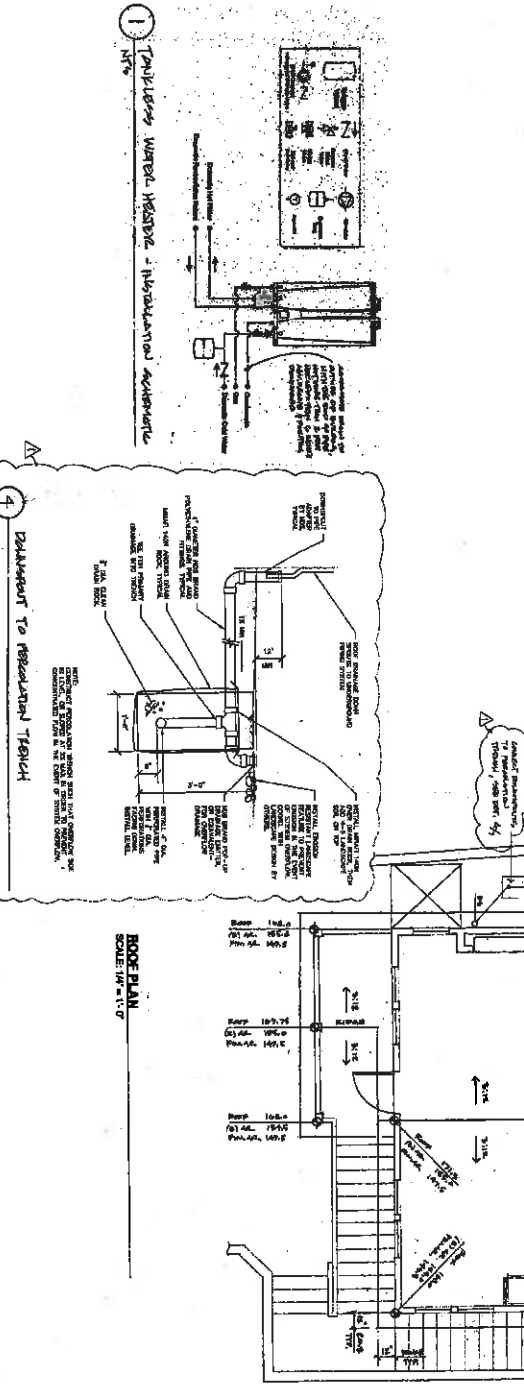
4. **Abstracted text:** Provide an abstracted version of the text and an answer to the question: "What is the main message of this text?"
5. **Abstracted text and questions:** Provide an abstracted version of the text and a list of questions related to the text.
6. **Abstracted text and questions with answers:** Provide an abstracted version of the text and a list of questions related to the text, along with answers to each question.
7. **Abstracted text and questions with answers and a summary:** Provide an abstracted version of the text and a list of questions related to the text, along with answers to each question and a summary of the text.
8. **Abstracted text and questions with answers and a summary and a conclusion:** Provide an abstracted version of the text and a list of questions related to the text, along with answers to each question and a summary of the text and a conclusion.
9. **Abstracted text and questions with answers and a summary and a conclusion and a final paragraph:** Provide an abstracted version of the text and a list of questions related to the text, along with answers to each question and a summary of the text and a conclusion and a final paragraph.

installing contractor to register project with HHSID provider and submit to job-offering before.

- regional for inspection of buildings in walls, roof and floor.

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CG-1	1-24-82	MIS	MAY	7/11	4470 GULFVIEW STANFORD	ADU MODEL HOME FOR:	<b>IDEAL HOMES</b> APN 041-811-00 30001E OLIVE AVE/20S CALIFORNIA	<u>Michael Heim, AIA Architect &amp; Associates</u> 200 Seventh Avenue, #110 Santa Cruz, California 95062 (408) 476-3386	EXH



[illegible]

CG-2	1-24-20	ADU MODEL HOME FOR: <b>IDEAL HOMES</b> APN 041-511-09 ROSQUEL DRIVE, APTDS, CALIFORNIA	<u>Michael Helm, AIA Architect &amp; Associates</u> 200 Seventh Avenue, #110 Santa Cruz, California 95062 (531) 476-5396	EX
	11/11			



THE UNIVERSITY OF CHICAGO

**TABLE 1.1** Threaded pipe, 1 standard connections are permitted at the end of any run.

**TABLE 1.2** Copper pipe, Copper valves with an O.D. less than 1/4 in. may be used in systems having a maximum working pressure of 150 psi.

**TABLE 1.3** A. Approved connections. B. Approved connections and their relative strength and their permitted applications.

**TABLE 1.4** Approved connections. Copper-fabricated tubing connections may be used for hot water systems, where pipe is not threaded.

**Connections:** Single-end fitting connections may be used with a working pressure system and double-end fitting connections may be used with a nonworking pressure system.

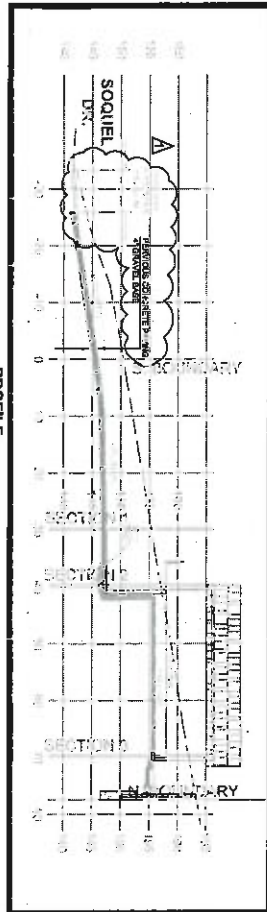
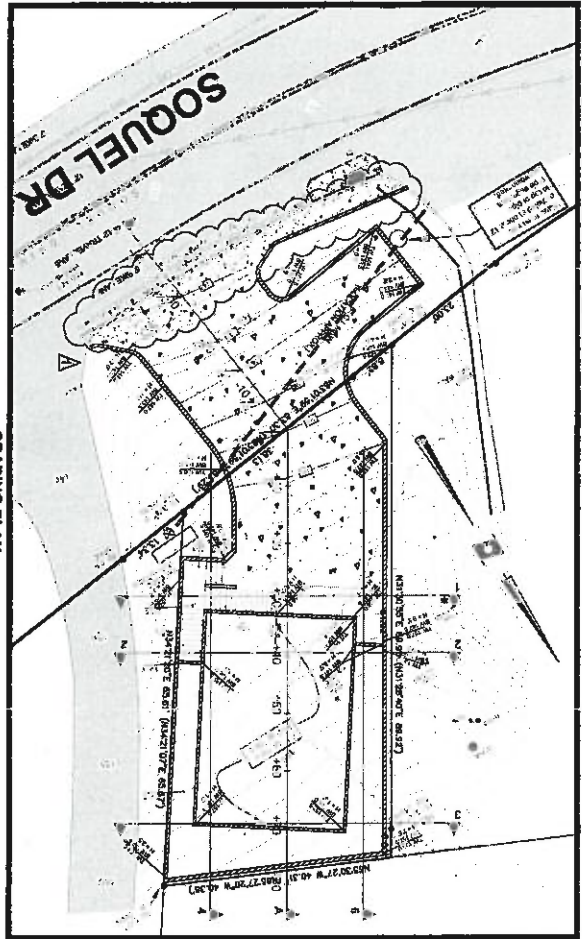
**Approved connections:** Copper-fabricated tubing connections may be used for hot water systems, where pipe is not threaded.

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### 703 VENTILATION

**Notes:** General measures and the independent effects of air on thermal comfort in the context of the project have been explained for comparison with the code.

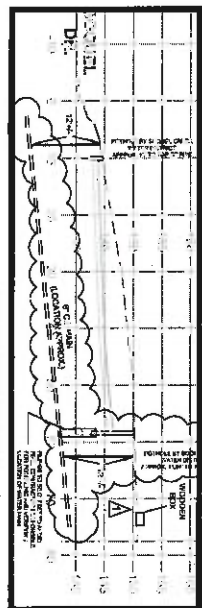
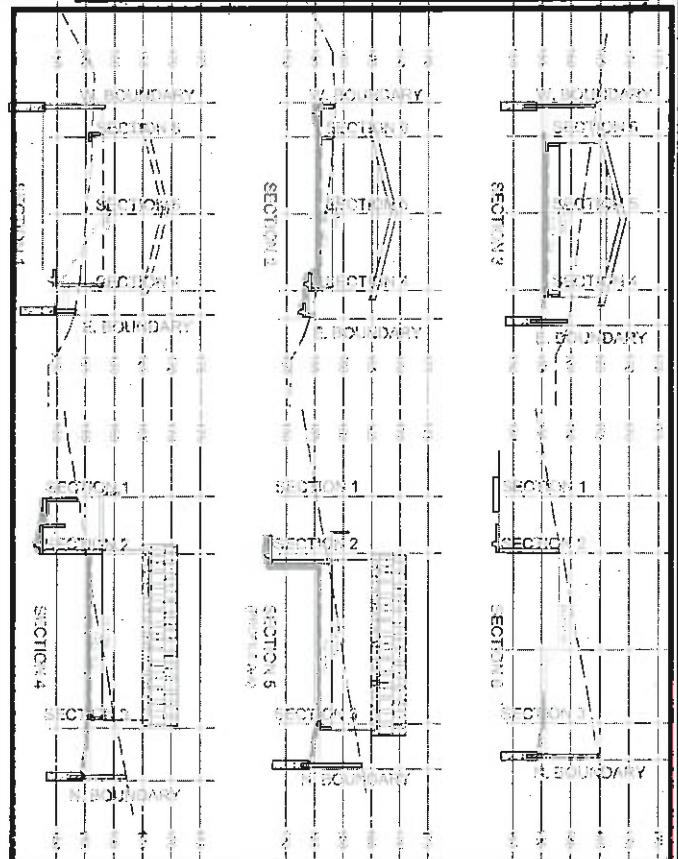
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**PRELIMINARY GRADING NOTES:**

1. PRELIMINARY PLAN PREPARED FOR DESIGN PERMIT ONLY.
2. GEOTECHNICAL INVESTIGATION AND REPORT TO BE PROVIDED WITH BUILDING PERMIT APPLICATION
3. EXCAVATED SOILS TO BE DISPOSED OFF SITE
4. ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY FOR SOQUEL DRIVE.

GRADING ESTIMATE WORKSHEET			
SECTION	DIST. AREA (AC)	INCL. VOL. (CU YD)	CLARK VOL. (CU YD)
1	10	247.3	0
2	30	76.9	0
3	20	189	0
4	20	203.7	0
<b>TOTAL</b>	<b>80</b>	<b>517.9</b>	<b>0</b>
BUILDING SITE GRADING = 320 CY			
OVERPAVING/PAVING GRADING = 320 CY			
TOTAL SITE GRADING = 640 CY			
<b>GRADING ESTIMATE</b>			
<b>(CUT)</b>			



**CIVIL SHEET INDEX:**

- GE-1 GRADING PLAN, PROFILE AND SECTIONS
- GE-2 DRAINAGE PLAN AND DETAILS
- GE-3 UTILITY CONNECTIONS AND EROSION CONTROL
- GE-4 RETAINING WALL DETAILS

PRELIMINARY  
GRADING PLAN, PROFILE, SECTIONS  
IDEAL HOMES MODEL HOME and SALES OFFICE  
PREPARED AT THE REQUEST OF  
JOHN BARSS  
FOR  
APN 041-511-09

REV. 2-28-20  
ADDED CURB GUTTER AND SIDEWALK  
AND STD. DW APRON PER ADOPTED  
PLAN LINE

IDEAL HOMES MODEL HOME and SALES OFFICE  
PREPARED AT THE REQUEST OF  
JOHN BARSS  
FOR  
APN 041-511-09

**HOGAN LAND SERVICES**

2601 41st Ave., Ste. A  
Soquel, CA 95073

www.hoganls.com

Tel (831) 425-1817  
Fax (831) 425-0224

DRN: RLD THIS PLAN WAS PREPARED BY ME OR UNDER MY  
CHK: JDB DIRECTION AT THE REQUEST OF:  
FIR: RLD IDEAL HOMES (JOHN BARSS)  
DATE: 2/28/20  
JOB: 041-511-09  
FOR: ROBERT L. DEWITT, P.E.



**EXHIBIT D**



[illegible]

EXHIBIT



29



Electronically repositioned 5/23/96 CB  
 Rev 3/23/96 CB (CA)  
 Rev 4/29/97 CB (0010714 LBA, 1-29)

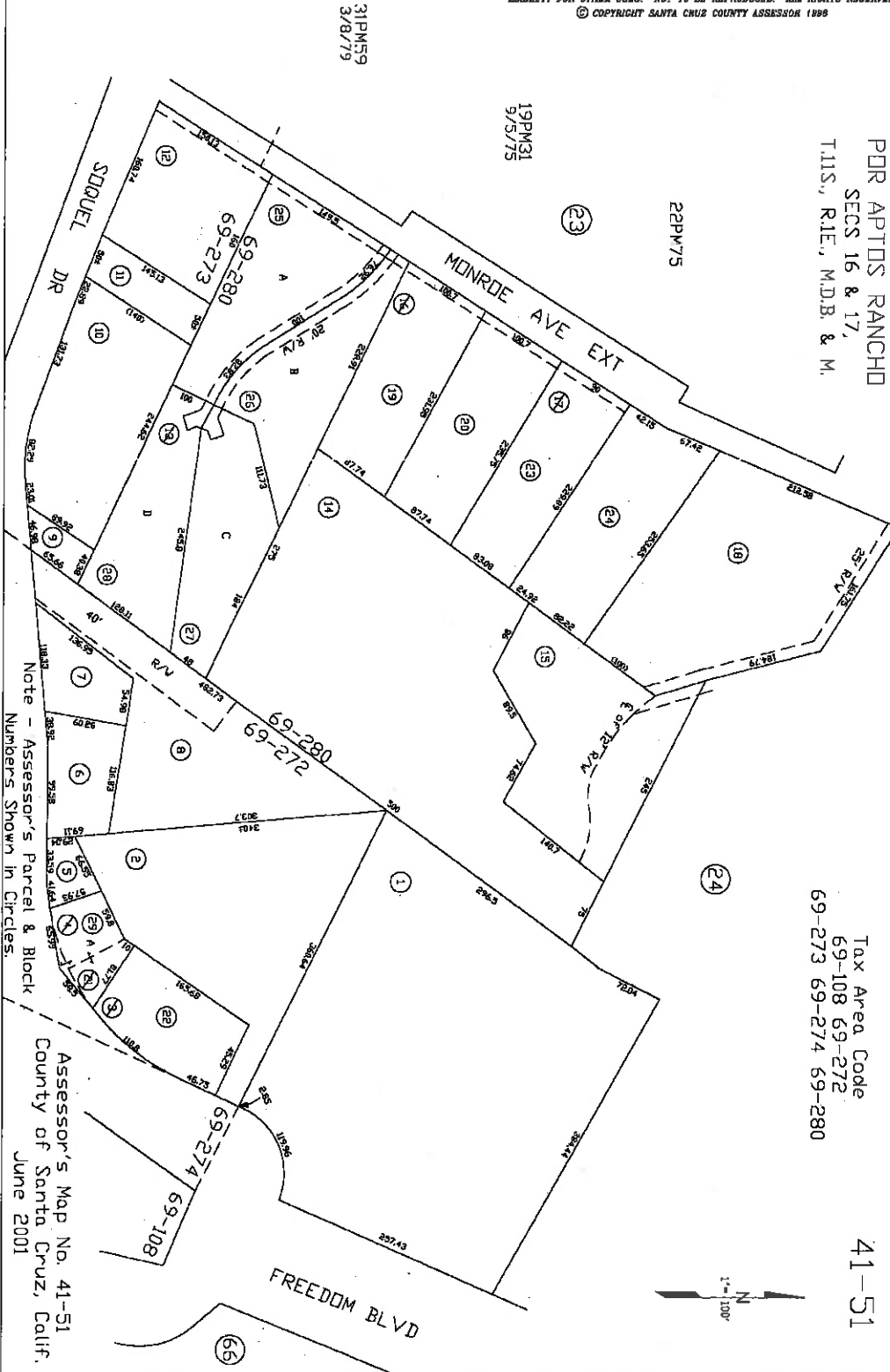
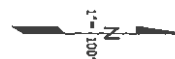
# FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1996

PER APTOS RANCHO  
 SECS 16 & 17,  
 T.11S, R.1E, M.D.B. & M.

Tax Area Code  
 69-108 69-272  
 69-273 69-274 69-280

41-51



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

Assessor's Map No. 41-51  
 County of Santa Cruz, Calif.  
 June 2001

31PM59  
 3/8/79

19PM31  
 5/5/75

22PM75



# SANTA CRUZ COUNTY PLANNING DEPARTMENT

## Parcel Location Map



Mapped  
Area

041-511-09

SOQUEL DR

SOQUEL DR

**Parcel: 04151109**



Study Parcel



Assessor Parcel Boundary

Map printed: 6 May, 2020



**EXHIBIT E**

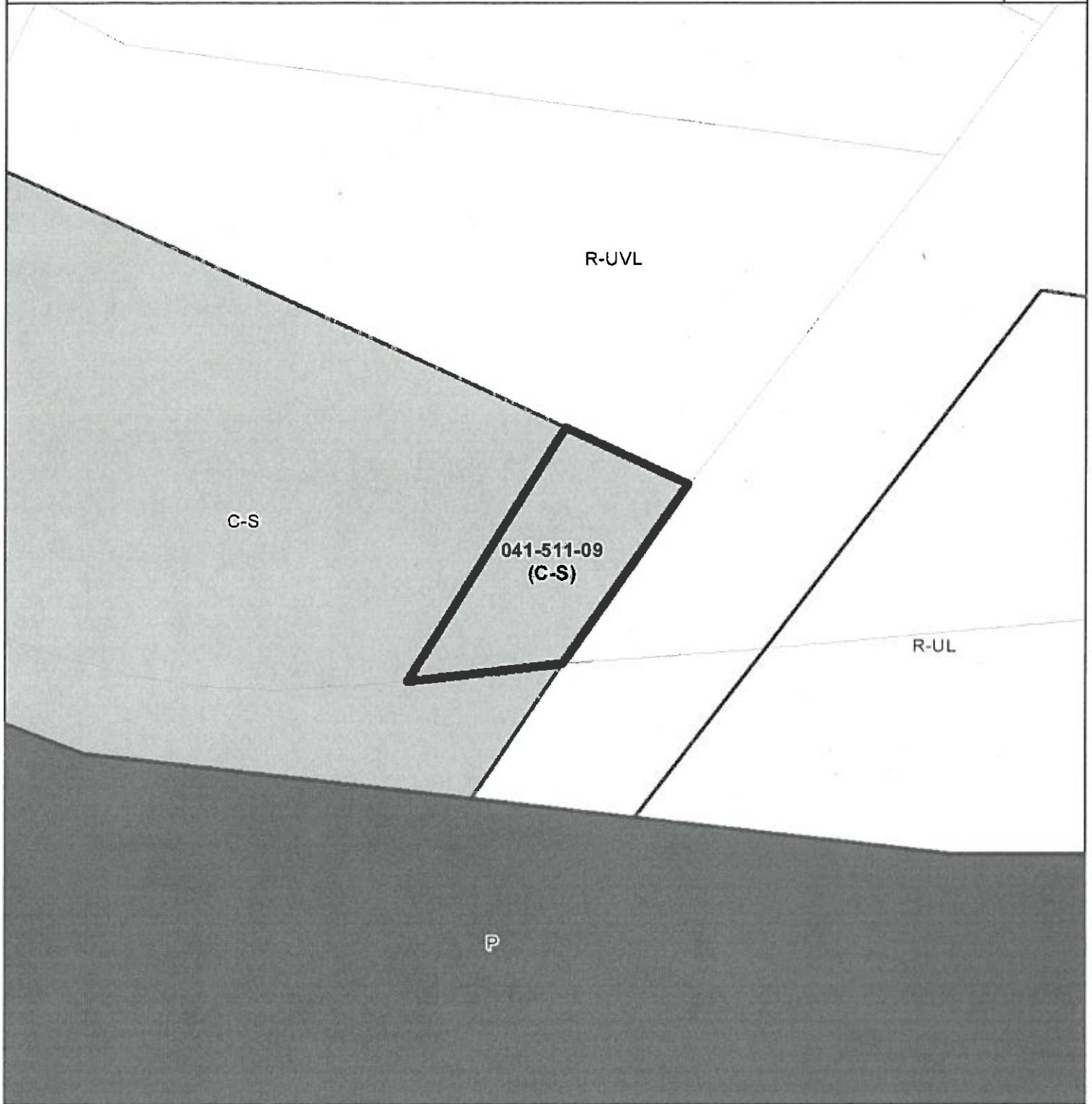
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# Parcel General Plan Map



Mapped  
Area



- C-S Commercial Services
- P Public Facilities
- R-UL Res. Urban Low Density
- R-UVL Res. Urban Very Low Density



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**EXHIBIT E**



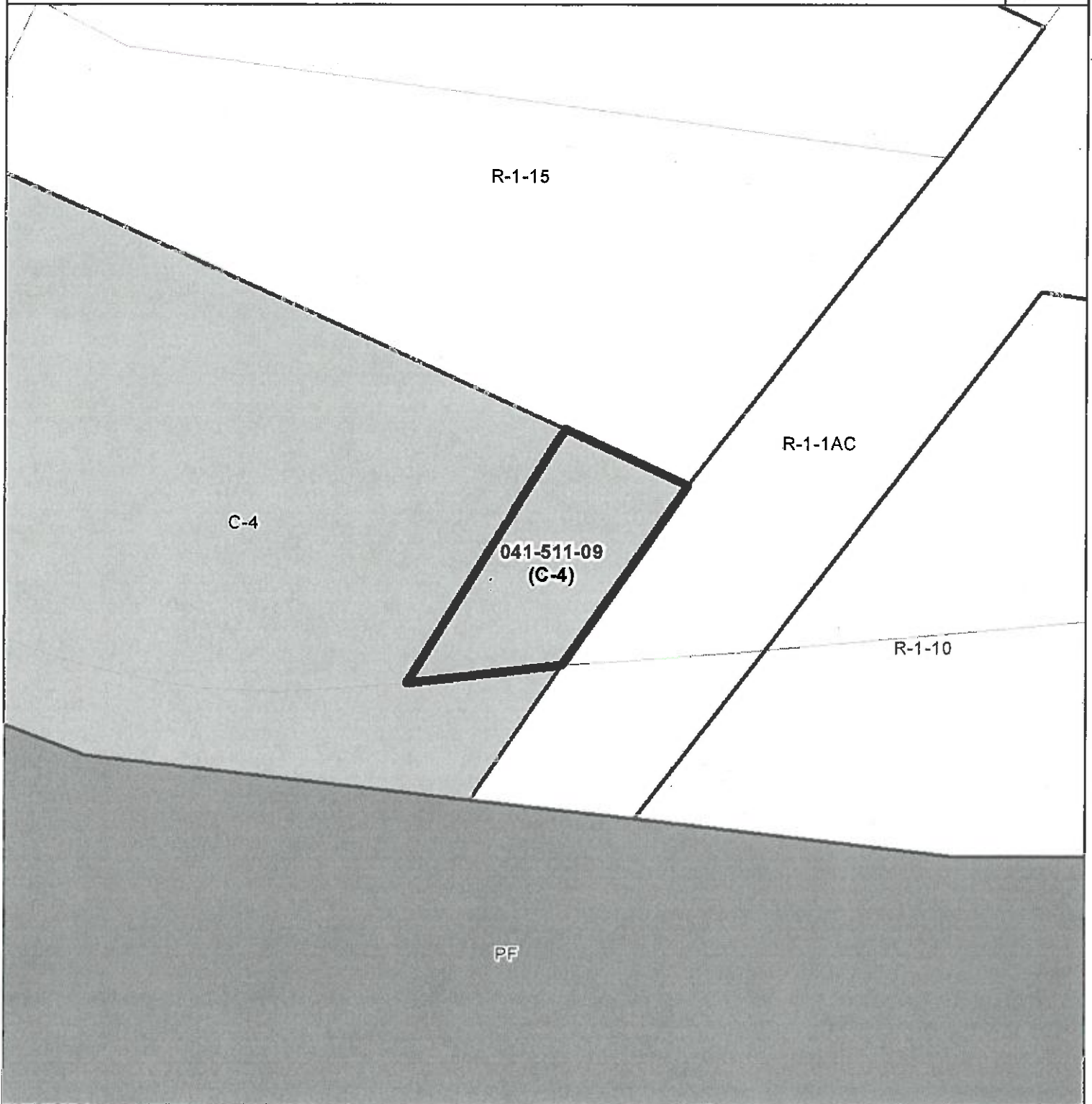





SANTA CRUZ COUNTY PLANNING DEPARTMENT

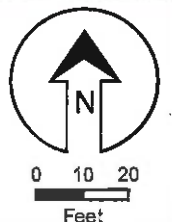
**Parcel Zoning Map**



Mapped  
Area



-  C-4 *Commercial Services*
-  PF *Public/Community Facilities*
-  R-1 *Single-Family Residential*



**EXHIBIT E**

## Parcel Information

### Services Information

Urban/Rural Services Line:	<u>X</u> Inside <u>  </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	County of Santa Cruz Sanitation
Fire District:	Aptos / La Selva Fire Protection District
Drainage District:	Zone 6

### Parcel Information

Parcel Size:	2,963 square feet
Existing Land Use - Parcel:	Vacant Commercial
Existing Land Use - Surrounding:	Commercial and Residential
Project Access:	Soquel Drive
Planning Area:	Aptos
Land Use Designation:	C-S (Commercial Services)
Zone District:	C-4 (Commercial Services)
Coastal Zone:	<u>  </u> Inside <u>X</u> Outside
Appealable to Calif. Coastal Comm.	<u>  </u> Yes <u>X</u> No

**Technical Reviews:** Soils Report Review

### Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	SRA – Moderate
Slopes:	0-20%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	650 cu. Yds. – Off-haul
Tree Removal:	One 4" Oak to be removed
Scenic:	Within Highway 1 Scenic Corridor
Archeology:	Not mapped/no physical evidence on site

February 27, 2019

Alexander and Ashley Barss  
831 Bay Ave, Suite 1A  
Capitola, CA 95010

**SUBJECT: Conditional Water Service Application for Office and Modular Unit Display at "0"  
Soquel Drive, Aptos, APN 041-511-09**

Dear Alexander and Ashley Barss:

In response to the subject application, the Board of Directors of the Soquel Creek Water District (SqCWD) at their regular meeting of February 19, 2019 voted to grant you a Conditional Will Serve Letter for the proposed office and modular unit display to be located at "0" Soquel Drive, Aptos, so that you may proceed through the appropriate land use planning entity.

This letter is specifically granted for the project as proposed in regard to uses and densities. Changes to the project that result in a change in use or an increase in water demand will require an application for a modification of this Will Serve Letter. Changes in ownership will also require modification of the Will Serve Letter. This conditional approval of water service for your project is valid for two years from the date of this Letter. A 1-year extension of the Conditional Will Serve may be requested using the attached 1-Year Extension Request Form. To be considered for a Conditional Will Serve Extension you must demonstrate that your development permit application with the appropriate land use planning agency is valid. Complete details of the terms and conditions of the Conditional Will Serve can be found in the "Water Demand Offset (WDO) Program Applicant Agreement" that you signed during your application process.

After you have received a tentative map or building permit from the land use planning agency, you will be required to meet all applicable SqCWD requirements defined in the attached Requirements Checklist before your application can be considered for final Board approval. If you meet all the applicable requirements (*including possible future requirements that arise prior to development approval of your project*), and final Board approval is granted, you will be issued an Unconditional Will Serve Letter, which would secure your water service. This present indication to serve is intended to acknowledge that, under existing conditions, water service would be available on the condition that the developer agrees to meet all of the requirements without cost to the District.

The Board of Directors of the SqCWD reserves the right to adopt additional policies to mitigate the impact of new development on the local groundwater basins, which are currently the District's only source of supply. The subject project would be subject to any applicable conditions of service that the District may adopt prior to granting water service.

As new policies and/or requirements are developed, the information will be made available by the SqCWD.

Sincerely,  
SOQUEL CREEK WATER DISTRICT



Taj A. Dufour, P.E.  
Engineering Manager/Chief Engineer

Attachment: Requirements Checklist for APN 041-511-09

Enclosures:

1. Overview of the SqCWD Water Use Efficiency Requirements for Tier II Single Family Residential, Multi-Family Residential, Commercial, Industrial & Public Development
2. Indoor Water Use Efficiency Checklist
3. Landscape Project Application Submittal Requirements Package
4. 1-Year Extension Request Form





EXHIBIT H