



Staff Report to the Zoning Administrator

Application Number: **231074**

Applicant: Talmadge Construction

Owner: Joseph and Tobbie Wells

APN: 043-152-40

Site Address: 540 Beach Drive, Aptos

Agenda Date: November 3, 2023

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to remodel and construct a 70 square foot addition and convert portion of the existing family room to a fourth bedroom within an existing three-story single family dwelling. Requires a Coastal Development Permit, Variance to reduce the required 10 foot front yard setback to zero feet, and an amendment to Vacation Rental Permit 201118 to operate a four-bedroom Vacation Rental.

Location: Property located on the east side of Beach Drive approximately 500 feet south of Rio Del Mar Beach (540 Beach Drive).

Permits Required: Coastal Development Permit, Variance, and Vacation Rental Permit

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231074, based on the attached findings and conditions.

Project Description & Setting

The subject property is located at the southern end of Beach Drive and located behind a security gate which restricts public access. The project site is approximately 7,600 square feet in size and developed with an existing three-story single-family dwelling situated at the base of a coastal bluff.

The existing home, constructed in the early 1980's, is sited at the edge of the private right of way with building components including enclosed stairway, entry walls and upper decks located at the property line. The pattern of development, up to the property line, is consistent with the pattern of development along this portion of Beach Drive, as are variances to required front yard setbacks due to topography (coastal bluff in the rear yards), and variances to height due to flood plain constraints.

The proposed project entails reconfiguration of the second and third floor decks, and construction of a 70 square foot addition to the existing home to square off the entry way and to facilitate a conversion of one of the rooms off the family room into a bedroom. As proposed, the project requires a Coastal Development Permit due to the location of the parcel being on a beach (base of a coastal bluff) and entirely within a mapped scenic area.

Variance

As proposed, the project requires a variance to reduce the required 10-foot front yard setback to zero feet. The proposed reduction to the front yard would allow additional wall area to be constructed adjacent to an existing enclosed stairway.

The topography of the subject parcel and the project's location at the base of a coastal bluff continues to serve as the special circumstance for which a variance to reduce the required front yard can be supported. The reduced front yard would be in harmony with the intent of the zoning ordinance in that the proposed modifications to the existing home would result in a superior architectural and functional design consistent with the Coastal Design Criteria and Design Review ordinance.

Further, the project would not result in a granting of special privileges in that the existing home is already located within the required front yard setback, the proposed addition would not encroach further into the setback than the existing home, and the parcel is located in an area of the County where variances to the required front yard are often granted.

Vacation Rental Permit

The project site currently operates a short-term rental, approved under application 201118. This is a proposal to renew the existing Vacation Rental Permit by extending the expiration date for a period of five years and incorporate an additional bedroom to allow a total of 10 overnight guests. The project has been conditioned to ensure the vacation rental would operate in compliance with the requirements of the vacation rental ordinance.

Zoning & General Plan Consistency

The subject property is a 7,600 square foot lot, located in the RB (Residential Beach) zone district, a designation which allows residential uses including short term rentals. The proposed single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Residential Density) General Plan designation.

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. The nearest public beach access is approximately 400 feet

north of the project site at Rio Del Mar State Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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 **231074**, based on the attached findings and conditions.

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

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

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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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 231074
Assessor Parcel Number: 043-152-40
Project Location: 540 Beach Drive, Aptos

Project Description: Construct an addition and remodel of an existing single family residence including renewal of an existing short term rental use.

Person or Agency Proposing Project: Talmadge Construction attn Danielle Grenier

Contact Phone Number: (831) 689-9133

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

Specify type: Class 1 – Existing Facilities: Continuation of an existing short term residential vacation rental not resulting in environmental impacts in that a vacation rental use is synonymous with a residential use.

Class 3-New Construction or Conversion of Small Structures: Conversion of the existing single family residence, to allow for short term vacation rental use, will not result in modifications to the existing, legally constructed residential structure.

F. Reasons why the project is exempt:

Remodel and construct an addition to an existing single family dwelling being used as a short term rental in an area designated for residential uses.

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

Nathan MacBeth, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned RB (Residential Beach), a designation which allows residential uses, including short term rentals. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Residential Density) General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density. The proposed colors will be natural in appearance and complementary to the site which is located behind a private gate and not visible from a public viewshed.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Rio Del Mar State Beach approximately 400 feet north of the project site.

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

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

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

This finding can be made, in that the project site is located between the shoreline and the first public road. The proposed project will not interfere with public access to the beach, ocean, or any nearby body of water in that existing beach access is located approximately 400 feet north of

the project site at Rio Del Mar State Beach. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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 topography of the project site, being situated at the base of a coastal bluff, continues to create a special circumstance for which a variance to reduce the required front yard can be supported. The site is already developed with a single family dwelling that encroaches into the required front yard. The project would not encroach further into the required yard than the existing home.

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 location of the existing home is currently within the required front yard setback. The proposed renovations and addition to the home will result in a superior architectural and functional design. Further, the home is located behind a private gate accessed by a private right of way used primarily by property owners and guests. The proposed reduction to the front yard is not expected to result in an adverse impact to public health and safety or welfare.

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, in that the existing home is already located within the required front yard setback. The proposed addition would not extend further into the required setback than the existing home. Further, the project is located in an area where variances to reduce the required front yard is common.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. The project has been conditioned to ensure all safety standards are met during the operation of the proposed short-term rental.

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 single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RB (Residential Beach) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district with exception of the proposed reduction to the front yard setback for which a variance can be supported. Further, the project would not encroach further into the required front yard than the existing structure. The project has been conditioned to ensure compliance with all the requirements of the vacation rental ordinance.

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

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

The proposed project will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties. With exception of the proposed reduction to the front yard setback for which a variance can be supported, the project meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The proposed single family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes). With exception of the proposed reduction to the front yard setback for which a variance can be supported, the project will comply with the site standards for the RB zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed project will not result in an increase in traffic beyond the construction phase which will result in a temporary impact. Existing utilities already serve the project site and the project is not expected to result in an increased demand on utilities. Further, the expected level of traffic generated by the proposed vacation rental is commensurate to any other residential use of the dwelling because the short-term rental occupancy of a residence does not change the type of use within the dwelling and, further, guest celebrations that result in temporary increased traffic can occur with both non-vacation rental residential use and vacation rental use. The project is not expected to result in adverse impacts to existing roads or intersections in the surrounding area or overload existing utilities.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed project 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 single family dwelling 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.

Conditions of Approval

Exhibit D: Project plans, prepared by Talmadge Construction, revised, 07/27/23.

- I. This permit authorizes the construction of a 70 square foot addition to an existing single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. Grading, drainage, and erosion control plans.

4. Details showing compliance with fire department requirements.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- 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 Santa Cruz County Planning.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for new habitable square footage within a single family dwellings.
- H. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for new habitable square footage within a single family dwellings.
- I. Pay the current fees for Roadside and Transportation improvements for one bedroom. Please contact the Department of Public Works for a current list of fees.
- J. Provide required off-street parking for three (3) cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. 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. Vacation Rental Conditions

- A. The vacation rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Vacation Rental Certification.
- B. Issuance of this permit shall not imply approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term “new development” shall include, but is not limited to, fencing, patios, and accessory structures. The term “use” shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.
- C. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (two per bedroom, plus two additional people, children under eight not counted).
- D. The maximum number of vehicles associated with the overnight occupants shall not exceed four (number of on-site parking spaces, plus one additional non-exclusive on-street parking spaces).

- E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the number of overnight occupants, children under 8 not counted).
- F. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). A copy of the County Noise Ordinance (County Code Chapter 8.30) shall be posted inside the vacation rental in a location readily visible to all guests.
- G. A list of rules shall be posted inside the vacation rental in a location readily visible to all guests. The rules shall include, but not necessarily be limited to the following: maximum number of guests allowed, maximum number of people allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m., maximum number of vehicles allowed, and a reference to the standards contained in the County Noise Ordinance (County Code Chapter 8.30).
- H. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.
- I. The vacation rental shall have a sign identifying the structure as a permitted vacation rental and listing a 24-hour local contact responsible for responding to complaints and providing general information. The sign shall not exceed 216 square inches, be legible from, and be posted no more than 20 feet back from the nearest street.
- J. The name, address, and telephone number(s) of the local contact person shall be posted inside the vacation rental in a location readily visible to all guests, and shall be submitted to the local Sheriff Substation, the main County Sheriff's Office, the local fire agency, and shall be supplied to the property owners of all properties located within a 300 foot radius of the parcel on which the vacation rental is located. Any change in the contact person's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified above.
- K. The owner/applicant shall comply with the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for the vacation rental unit.
- L. Permits for vacation rentals shall expire five years from the date of approval. To continue in operation as a legal vacation rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Vacation rental permits are non-transferable and become void when a property transfer triggers reassessment.
- M. A violation of any of the requirements to obtain a vacation rental permit may be grounds for denial of a new vacation rental permit application. Further, violations of vacation rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing vacation rental permit after consideration at a Level V public hearing by

the Zoning Administrator (or by the Planning Commission upon referral).

- N. If more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a Level V public hearing to consider permit revocation. "Significant violations" are: citations for violation of Chapter 8.30 SCCC (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the vacation rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of vacation rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a vacation rental permit for the same parcel without prior consent of the Board of Supervisors.

VI. Indemnification

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

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

2. COUNTY defends the action in good faith.

- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

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

PROJECT TEAM

PROPERTY OWNER: JOE + TOBBIE WELLS
540 BEACH DRIVE
APTOS, CA 95003
P: 530-300-5555
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CONTRACTOR: TALMADGE CONSTRUCTION, INC.
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ARCHITECT: DANIELLE L. GRENIER, ARCHITECT
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STRUCTURAL ENGINEER: DOUG ROBERTSON, ENGINEER
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PROJECT TEAM

PROPERTY OWNER: JOE + TOBBIE WELLS
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ARCHITECT: DANIELLE L. GRENIER, ARCHITECT
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STRUCTURAL ENGINEER: DOUG ROBERTSON, ENGINEER
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PROJECT DESCRIPTION

REFRAME GLASS "SUNROOM STYLE" FRONT FACE OF BUILDING WITH TRADITIONAL CONSTRUCTION (WOOD FRAMED) INCLUDING NEW STEEL BEAM, GRADE BEAM AND FOOTINGS UNDER STEEL POSTS AT FIRST LEVEL. SQUARE OFF CURVED SPIRAL STAIRWELL WALL. ENCLOSE SECOND LEVEL DECK, REPLACE (E) DECK RAILINGS, REMODEL BATH 4. REPLACE ALL EXT. DOORS + WINDOWS. REPLACE PAINTED WOOD SIDING WITH PAINTED HARDIE SIDING.

PROJECT DATA

ZONING:
OCCUPANCY:
CONSTRUCTION TYPE:

R-B
R-3/ U
V-B

SEWER:
BUILDING HEIGHT:
GRADING:
FIRE SPRINKLERS:

SEWER
28FT. MAX
NONE
NOT SPRINKLED

| PARCEL COMPONENTS | PROPOSED | EXISTING | ALLOWABLE |
|--|----------|----------|-----------|
| PARCEL SIZE (NET) | | 6,318.30 | |
| FIRST LEVEL HABITABLE | 43.92 | 38.71 | |
| SECOND LEVEL HABITABLE | 939.08 | 886.90 | |
| THIRD LEVEL HABITABLE | 897.64 | 886.90 | |
| INTERIOR STAIRS (COUNT ONCE) | 25.21 | 25.21 | |
| TOTAL HABITABLE W/ STAIR | 1,905.91 | 1,837.78 | |
| FIRST LEVEL UNDER DECKS ABOVE (CANTILEVERED) | 93.58 | 98.55 | |
| SECOND LEVEL COVERED DECKS (CANTILEVERED) | 0 | 56.40 | |
| THIRD LEVEL COVERED DECK (CANTILEVERED) | 116.9 | 116.12 | |
| CARPORT/ STORAGE (NON-HABITABLE) | 715.00 | 715.00 | |
| TOTAL LOT COVERAGE 40% MAX | 818.92 | 813.71 | 2,551.32 |
| TOTAL FAR. 50%MAX | 2,455.91 | 2,387.78 | 5,189.15 |

PROJECT DESCRIPTION

REFRAME GLASS "SUNROOM STYLE" FRONT FACE OF BUILDING WITH TRADITIONAL CONSTRUCTION (WOOD FRAMED) INCLUDING NEW STEEL BEAM, GRADE BEAM AND FOOTINGS UNDER STEEL POSTS AT FIRST LEVEL. SQUARE OFF CURVED SPIRAL STAIRWELL WALL. ENCLOSE SECOND LEVEL DECK, REPLACE (E) DECK RAILINGS, REMODEL BATH 4. REPLACE ALL EXT. DOORS + WINDOWS. REPLACE PAINTED WOOD SIDING WITH PAINTED HARDIE SIDING.

PROJECT DATA

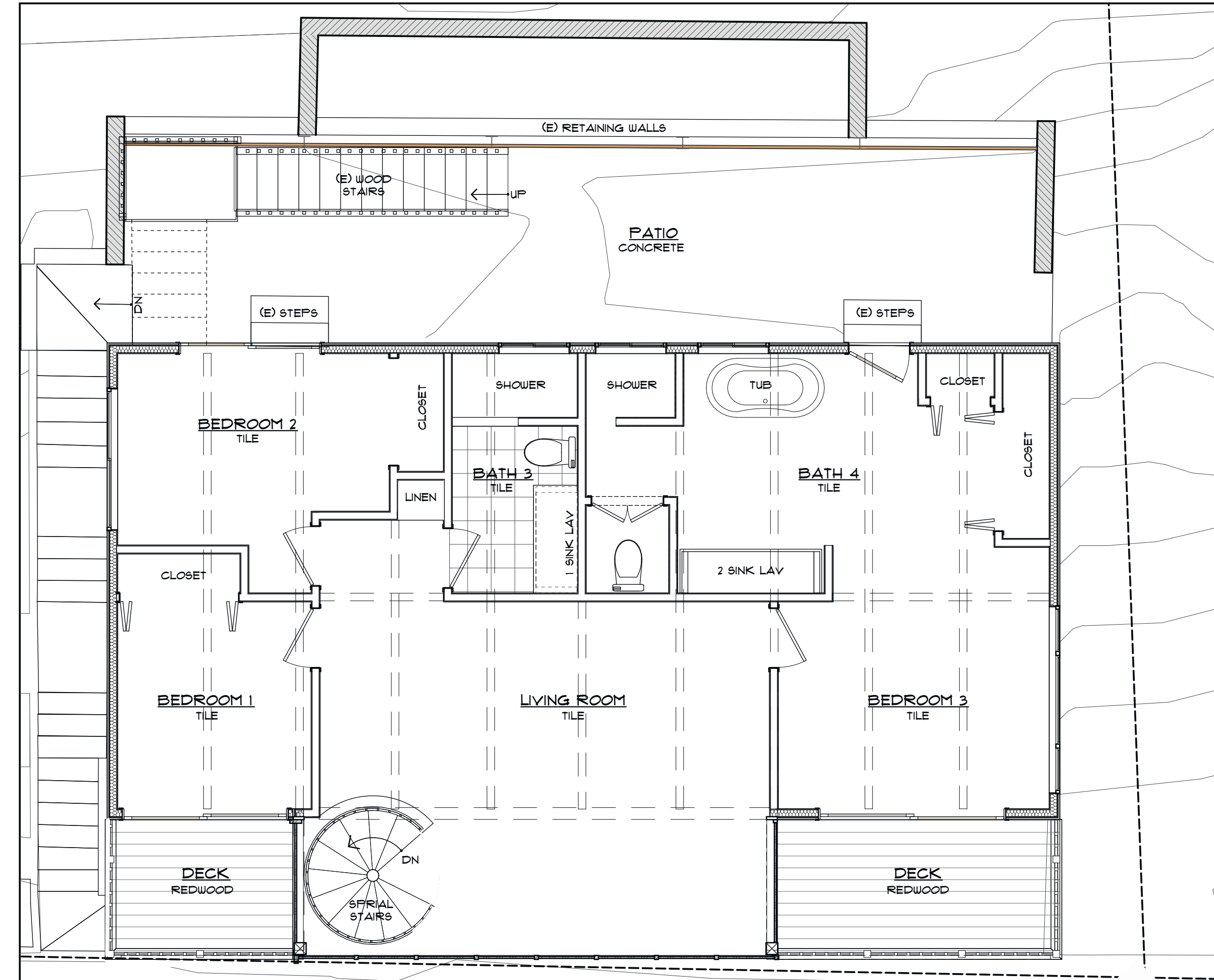
ZONING:
OCCUPANCY:
CONSTRUCTION TYPE:

R-B
R-3/ U
V-B

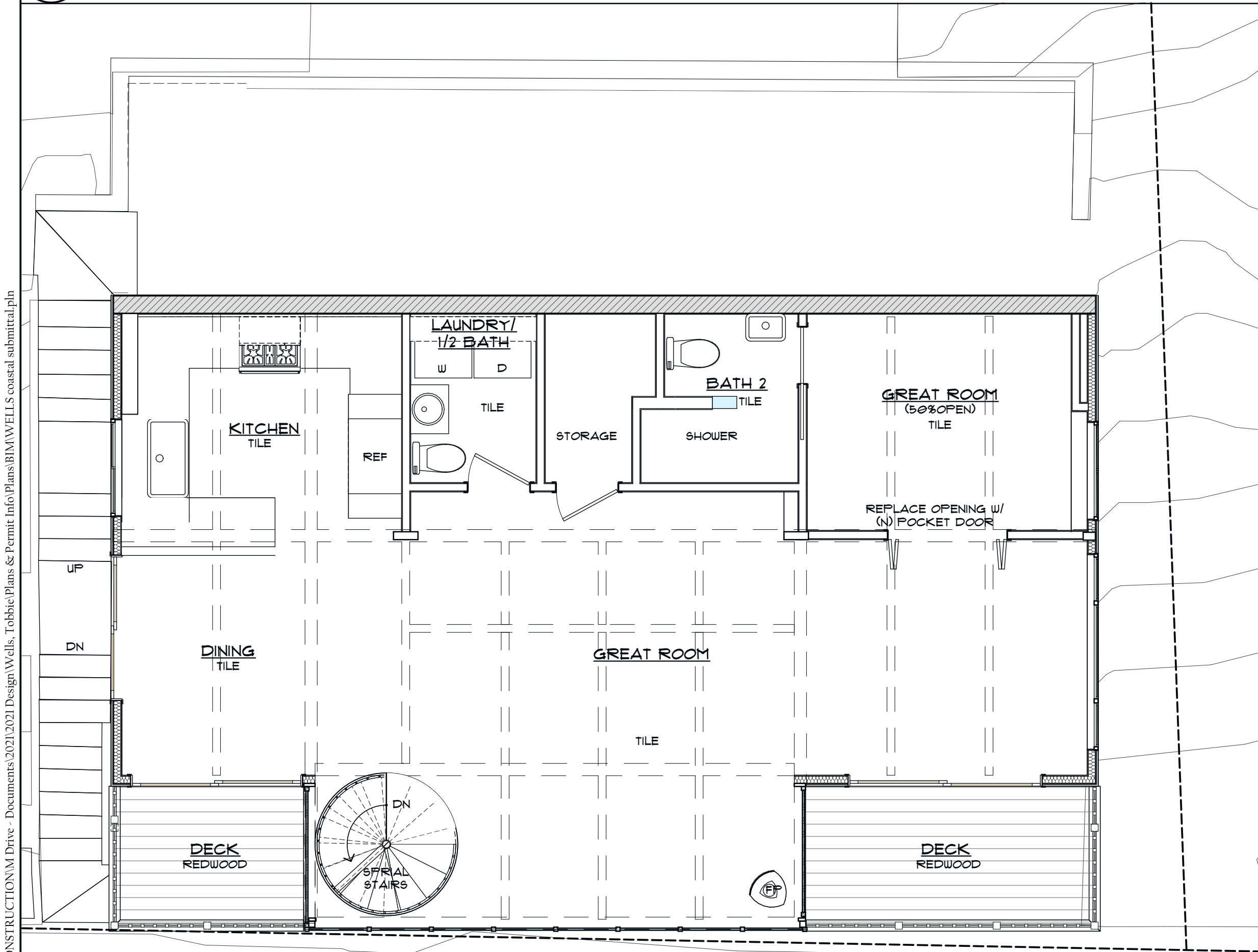
SEWER:
BUILDING HEIGHT:
GRADING:
FIRE SPRINKLERS:

SEWER
28FT. MAX
NONE
NOT SPRINKLED

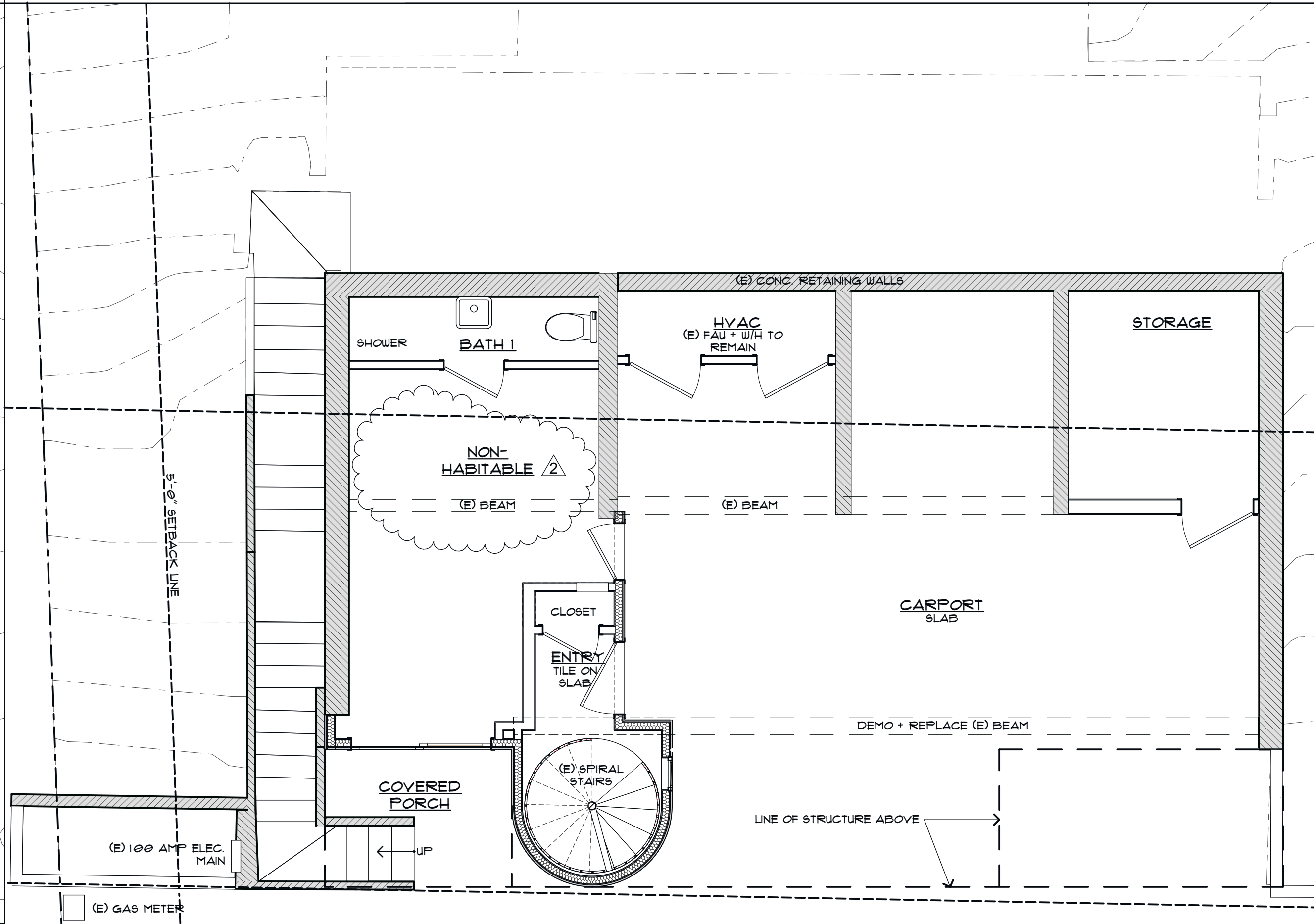
| PARCEL COMPONENTS | PROPOSED | EXISTING | ALLOWABLE |
|--|----------|----------|-----------|
| PARCEL SIZE (NET) | | 6,318.30 | |
| FIRST LEVEL HABITABLE | 43.92 | 38.71 | |
| SECOND LEVEL HABITABLE | 939.08 | 886.90 | |
| THIRD LEVEL HABITABLE | 897.64 | 886.90 | |
| INTERIOR STAIRS (COUNT ONCE) | 25.21 | 25.21 | |
| TOTAL HABITABLE W/ STAIR | 1,905.91 | 1,837.78 | |
| FIRST LEVEL UNDER DECKS ABOVE (CANTILEVERED) | 93.58 | 98.55 | |
| SECOND LEVEL COVERED DECKS (CANTILEVERED) | 0 | 56.40 | |
| THIRD LEVEL COVERED DECK (CANTILEVERED) | 116.9 | 116.12 | |
| CARPORT/ STORAGE (NON-HABITABLE) | 715.00 | 715.00 | |
| TOTAL LOT COVERAGE 40% MAX | 818.92 | 813.71 | 2,551.32 |
| TOTAL FAR 50%MAX | 2,455.91 | 2,387.78 | 5,189.15 |



1 EXISTING THIRD LEVEL
SCALE: 1/4" = 1'-0"



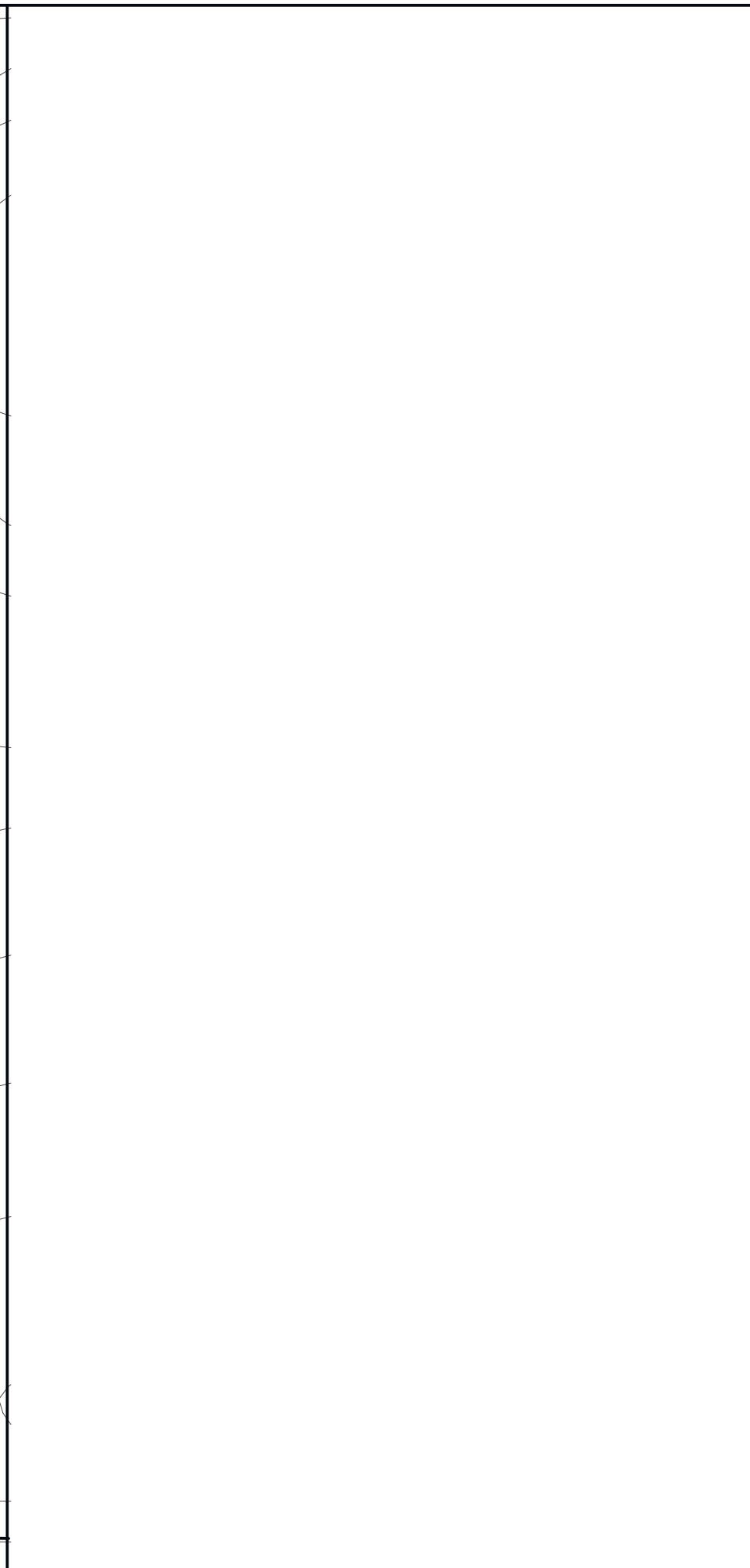
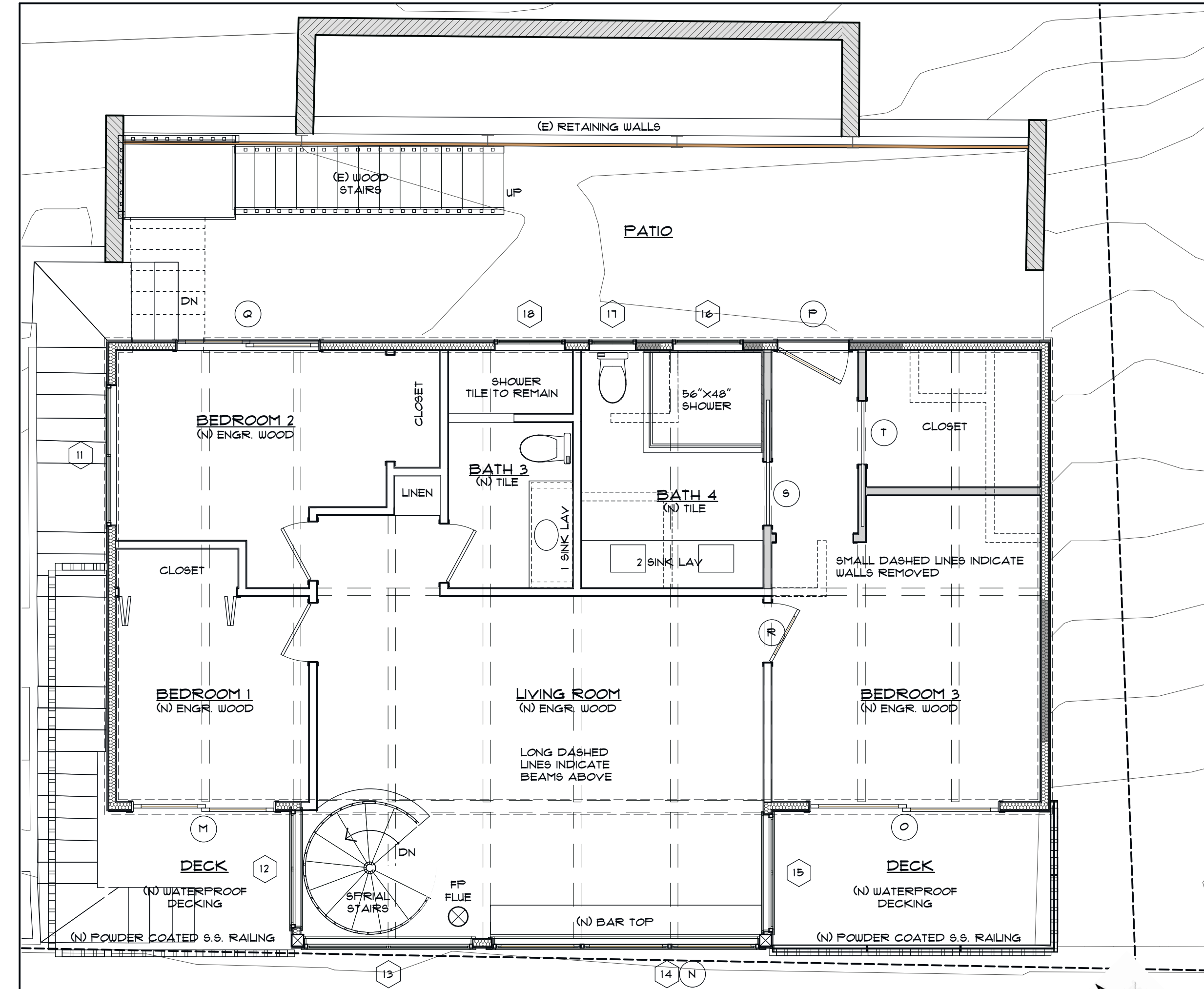
2 EXISTING SECOND LEVEL
SCALE: 1/4" = 1'-0"



3 EXISTING FIRST LEVEL
SCALE: 1/4" = 1'-0"

| WALL LEGEND | |
|-----------------|--|
| EXTERIOR | |
| | (E) 2x4 @ 16" O.C. EXT. WALL W/ 1/2" GYP BD. SIDING PER EXT. ELEV. |
| | (N) 2x @ 16" O.C. WALL W/ 5/8" GYP. BD. MIN. R-15 BATT INSULATION. SIDING PER ELEV. |
| | (N) 2x6 WALL W/ 1/2" (MIN) GYP. BD. ON GARAGE SIDE (5/8" INSIDE) FROM FDN TO CLG W/ R-15 MIN. BATT INSUL. |
| | (E) CONCRETE WALLS |
| INTERIOR | |
| | (E) 2x4 @ 16" O.C. WALL W/ 1/2" GYP. BD. EA. SIDE |
| | (N) 2x6 @ 16" O.C. WALL W/ 5/8" GYP. BD. EA. SIDE |
| | (N) 2x4 @ 16" O.C. WALL W/ 5/8" GYP. BD. EA. SIDE |
| | (N) TUB/SHOWER WALL W/ TILE TO CLG. W/ SCHLUTER-KERDI BACKER BOARD & WATERPROOF SYSTEM INSTALLED PER MANUF. REQ. |

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| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----|------------|--------|----------------------|----------|-------------------------------|--|
| ID | QTY | UNIT SIZE | | TYPE | GLAZING | NOTES | |
| | | W | H | | | | |
| 01 | 1 | 2'-0" | 3'-6" | FIXED CASEMENT | TEMPERED | WHITE LAM | |
| 02 | 1 | 5'-0" | 3'-6" | SLIDING | | | |
| 03 | 1 | 4'-0" | 3'-6" | SLIDING | TEMPERED | | |
| 04 | 1 | 7'-11 1/2" | 3'-10" | FIXED CASEMENT | TEMPERED | | |
| 05 | 1 | 7'-0" | 6'-6" | DBL CASEMENT | TEMPERED | | |
| 06 | 1 | 7'-2" | 6'-6" | FIXED CASEMENT | TEMPERED | | |
| 07 | 1 | 11'-4" | 6'-6" | TRIPLE CASEMENT | TEMPERED | | |
| 08 | 1 | 5'-0" | 6'-6" | FIXED CASMENT | TEMPERED | | |
| 09 | 1 | 6'-0" | 4'-0" | CASE-FIX-CASE | TEMPERED | | |
| 10 | 1 | 4'-0" | 3'-6" | DBL FRENCH CASE | | | |
| 11 | 1 | 6'-0" | 3'-6" | SLIDING | | | |
| 12 | 1 | 5'-0" | 7'-8" | FIXED | TEMPERED | | |
| 13 | 1 | 7'-2" | 7'-8" | FIXED | TEMPERED | | |
| 14 | 1 | 11'-4" | 3'-0" | FIXED TRIPLE CASMENT | TEMPERED | ALIGN W/ FOLDING WINDOW ABOVE | |
| 15 | 1 | 5'-0" | 7'-8" | FIXED | TEMPERED | | |
| 16 | 1 | 3'-0" | 1'-4" | AWNING | TEMPERED | WHITE LAM | |
| 17 | 1 | 2'-0" | 3'-0" | AWNING | TEMPERED | WHITE LAM | |
| 18 | 1 | 3'-0" | 1'-4" | AWNING | TEMPERED | WHITE LAM | |

| DOOR SCHEDULE | | | | | | | |
|---------------|-----|--------|-------|--------|---------|------------|----------|
| ID | QTY | W | H | THK | TYPE | MATL | GLZG |
| A | 1 | 3'-0" | 6'-8" | 1 3/4" | HINGED | FIBERGLASS | TEMPERED |
| B | 1 | 2'-8" | 6'-8" | 1 3/4" | HINGED | WOOD | |
| C | 1 | 2'-8" | 6'-8" | 1 3/8" | HINGED | WOOD | |
| D | 1 | 2'-8" | 6'-8" | 1 3/8" | HINGED | WOOD | |
| E | 1 | 3'-0" | 7'-8" | 1 3/4" | HINGED | CLAD | TEMPERED |
| F | 1 | 2'-6" | 6'-8" | 1 3/8" | HINGED | WOOD | |
| G | 1 | 2'-8" | 6'-8" | 1 3/8" | POCKET | WOOD | |
| H | 1 | 2'-8" | 6'-8" | 1 3/8" | HINGED | WOOD | |
| I | 1 | 2'-8" | 6'-8" | 1 3/8" | POCKET | WOOD | |
| J | 1 | 2'-8" | 6'-8" | 1 3/8" | HINGED | WOOD | |
| K | 1 | 2'-8" | 6'-8" | 1 3/8" | POCKET | WOOD | |
| L | 1 | 8'-0" | 6'-8" | 1 3/4" | SLIDING | CLAD | TEMPERED |
| M | 1 | 6'-0" | 6'-8" | 1 3/4" | SLIDING | CLAD | TEMPERED |
| N | 1 | 11'-4" | 4'-0" | 1 3/4" | FOLDING | CLAD | TEMPERED |
| O | 1 | 8'-0" | 6'-8" | 1 3/4" | SLIDING | CLAD | TEMPERED |
| P | 1 | 3'-0" | 6'-8" | 1 3/4" | HINGED | CLAD | TEMPERED |
| Q | 1 | 6'-0" | 6'-8" | 1 3/4" | SLIDING | CLAD | TEMPERED |
| R | 1 | 2'-6" | 6'-8" | 1 3/8" | HINGED | WOOD | |
| S | 1 | 2'-8" | 6'-8" | 1 3/8" | POCKET | WOOD | |
| T | 1 | 2'-8" | 6'-8" | 1 3/8" | POCKET | WOOD | |

1 PROPOSED THIRD LEVEL
SCALE: 1/4" = 1'-0"

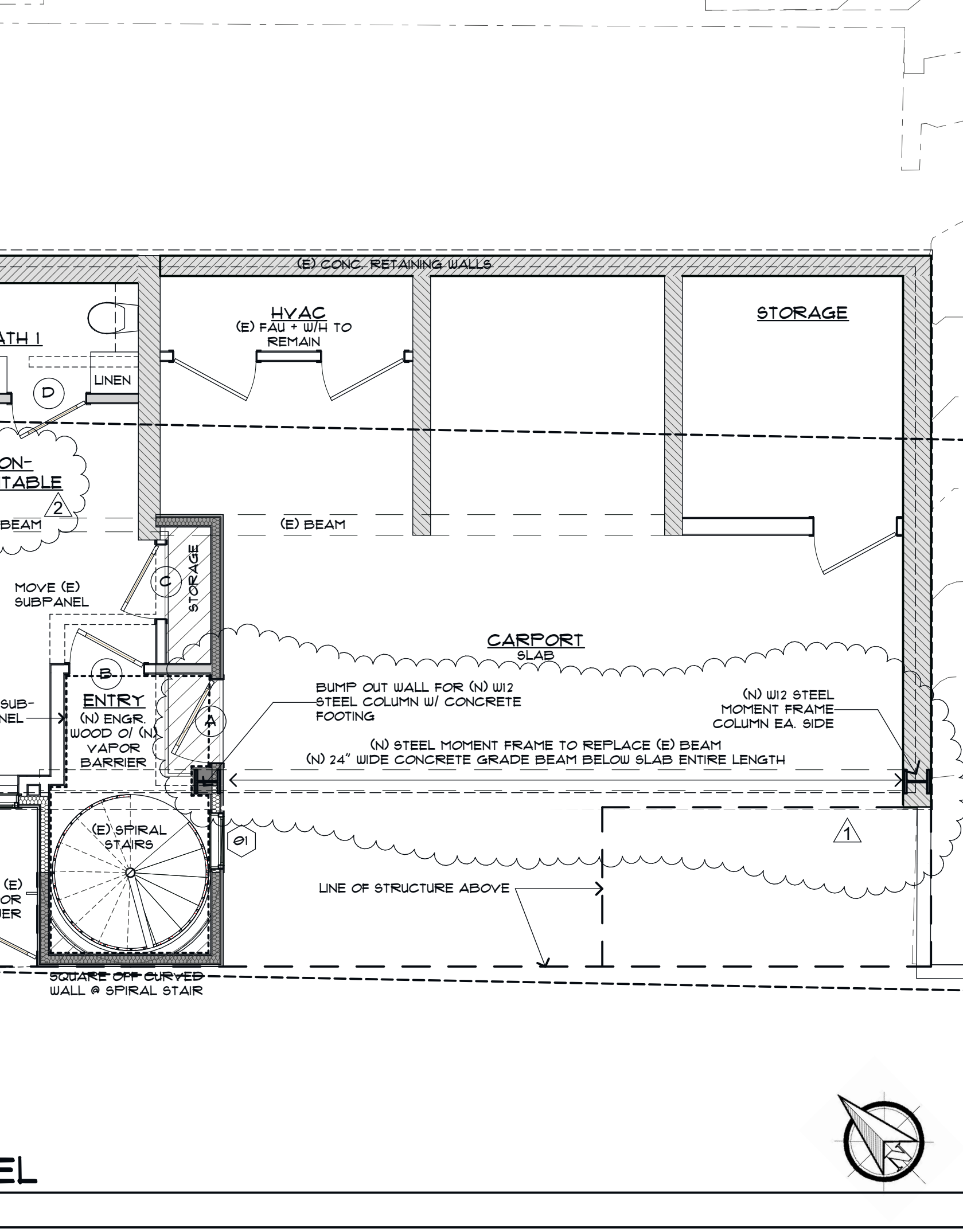
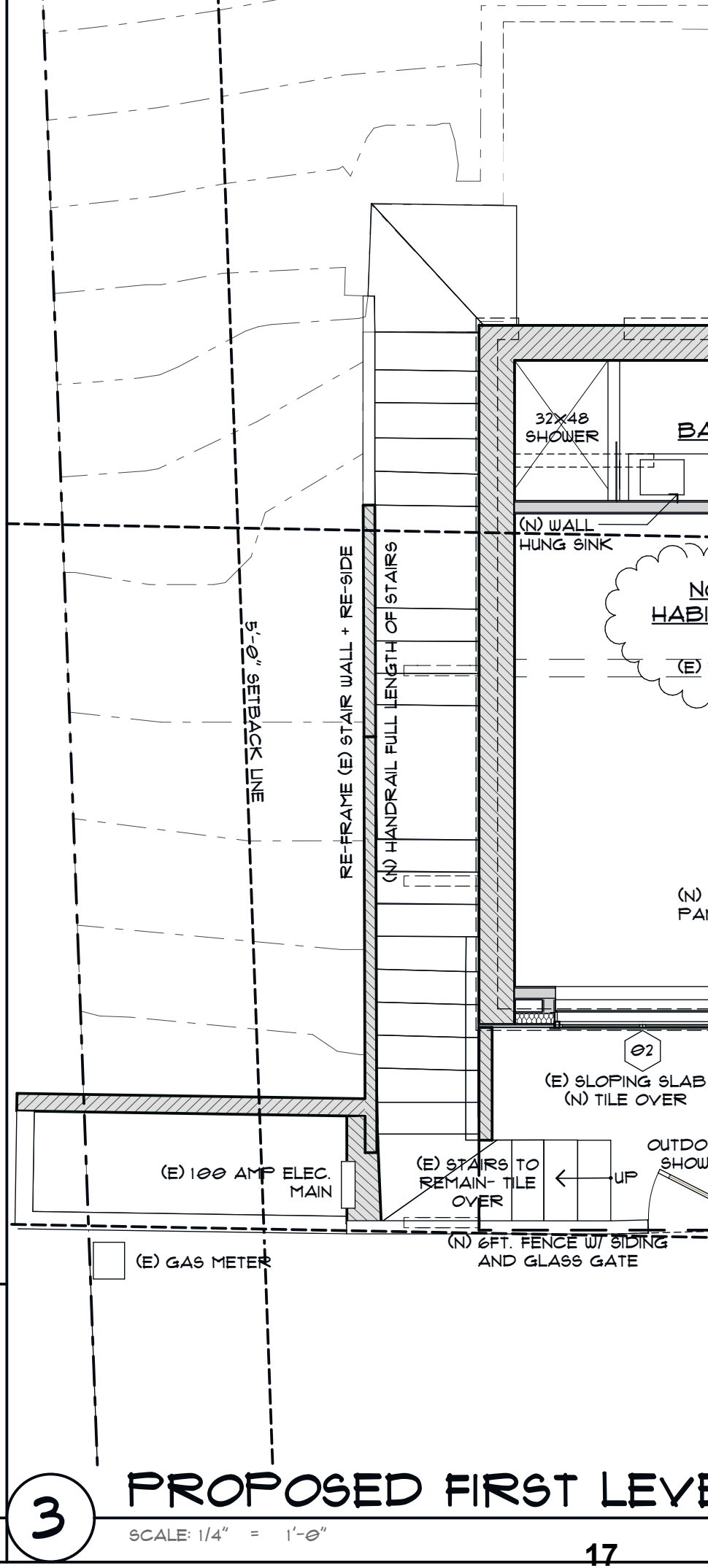
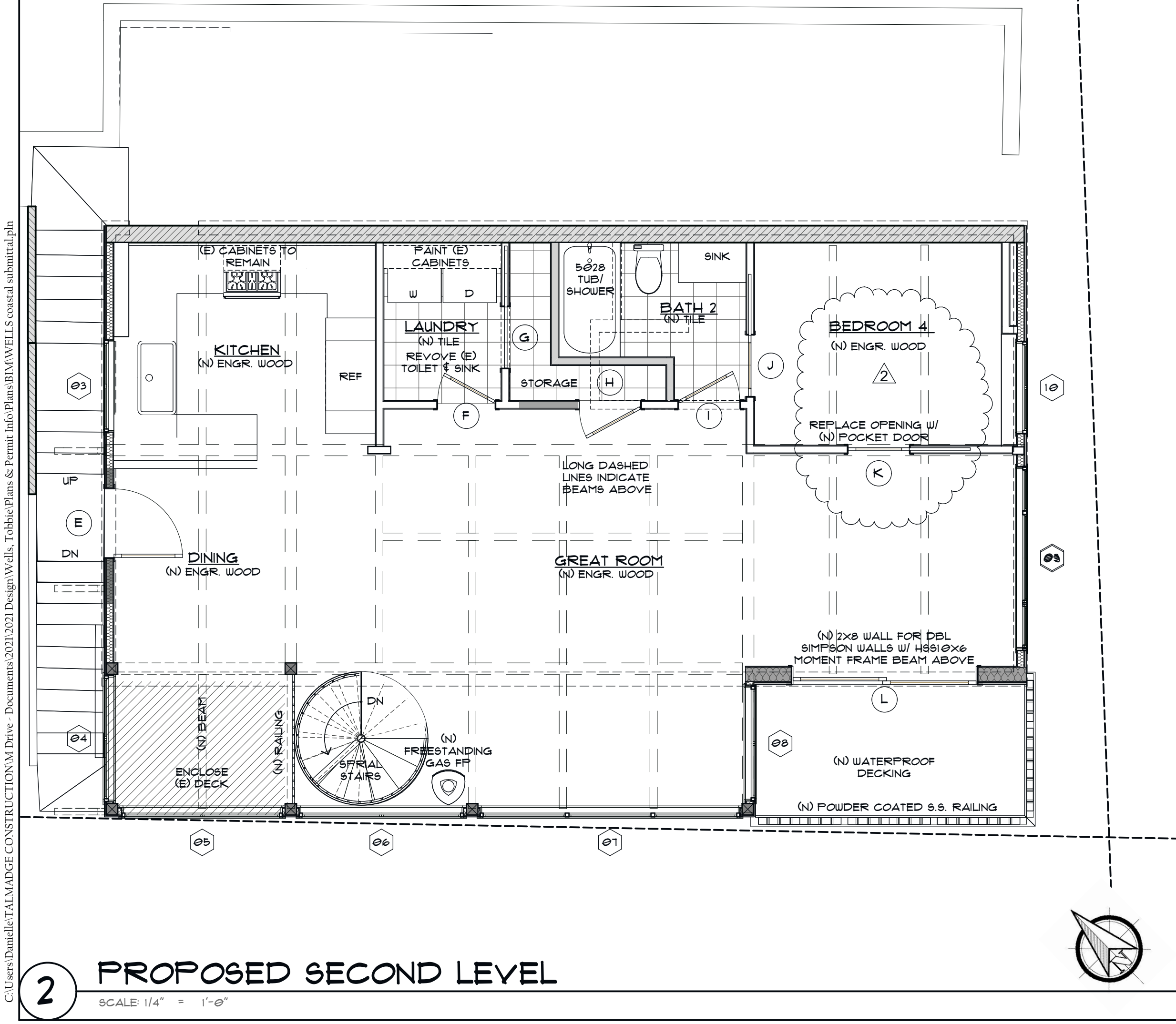
NOTE!
INSULATION MEETING THE MADATORY FEATURE REQUIREMENTS IN THE CALIFORNIA ENERGY CODE SHALL BE INSTALLED AT CEILINGS, WALLS, FLOORS AND WATER PIPES, WHEN THESE AREAS ARE EXPOSED DURING REMODELING, TYP.

STAIR + RAIL NOTES

1. NEW STAIRWAYS SHALL BE A MINIMUM OF 36 INCHES WIDE. TRIM AND HANDRAILS MAY NOT ENCR OACH INTO THIS MINIMUM WIDTH BY MORE THAN 4 1/2 INCHES.
2. THE MAXIMUM RISE OF EACH STEP IS 1 3/4 INCHES. THE MINIMUM RISE IS 4 INCHES. THE MINIMUM RUN IS 10 INCHES. IF THERE IS NO NOSING, MINIMUM TREAD DEPTH IS 11 INCHES. THE LARGEST TREAD WIDTH OR RISER HEIGHT IN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
3. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. THE RADIUS OR BEVEL AT THE LEADING EDGE OF THE STAIR TREAD SHALL BE 1/2 INCH MAXIMUM.
4. CABLE RAILS SHALL BE PLACED SO THAT A 4" DIA. SPHERE CANNOT PASS BETWEEN RAILS. CABLE TO BE TIGHT.
5. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6 INCHES IN DIAMETER CANNOT PASS THROUGH THE OPENING.
6. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
7. GUARDS SHALL BE NOT LESS THAN 42" HIGH MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD EXCEPT WHEN STAIR HANDRAIL IS THE GUARD THEN MIN. HEIGHT 34" AND MAX. HEIGHT 38". CBC 1013.2 AND EXCEPTION (1)'
8. HANDRAILS SHALL HAVE A HEIGHT OF NOT BE LESS THAN 34" AND NOT MORE THAN 38". CBC 1012.2
9. HANDRAIL SHALL BE MIN. 1-1/4" MAX. 2" DIAMETER. NON- CIRCULAR HANDRAILS MUST HAVE A PERIMETER OF 4" MIN. AND 6-1/4" MAX. WITH A MAX. CROSS DIMENSION OF 2-1/4". CBC 1012.3
10. CLEAR SPACE BETWEEN HAND RAIL AND WALL A MIN. OF 1-1/2".
11. GUARDS SHALL NOT ALLOW A 4" SPHERE TO PASS THROUGH. CBC 1013.3
12. GUARD RAILS ON THE SIDE OF STAIR SHALL NOT ALLOW A 4-3/8" SPHERE TO PASS THROUGH AND THE TRIANGULAR OPENING AT BOTTOM OF TREAD & RISER SHALL NOT ALLOW A 6" SPHERE TO PASS THROUGH. CBC 1013.3 EXCEPTION (1) & (5)

2 PROPOSED SECOND LEVEL
SCALE: 1/4" = 1'-0"

3 PROPOSED FIRST LEVEL
SCALE: 1/4" = 1'-0"



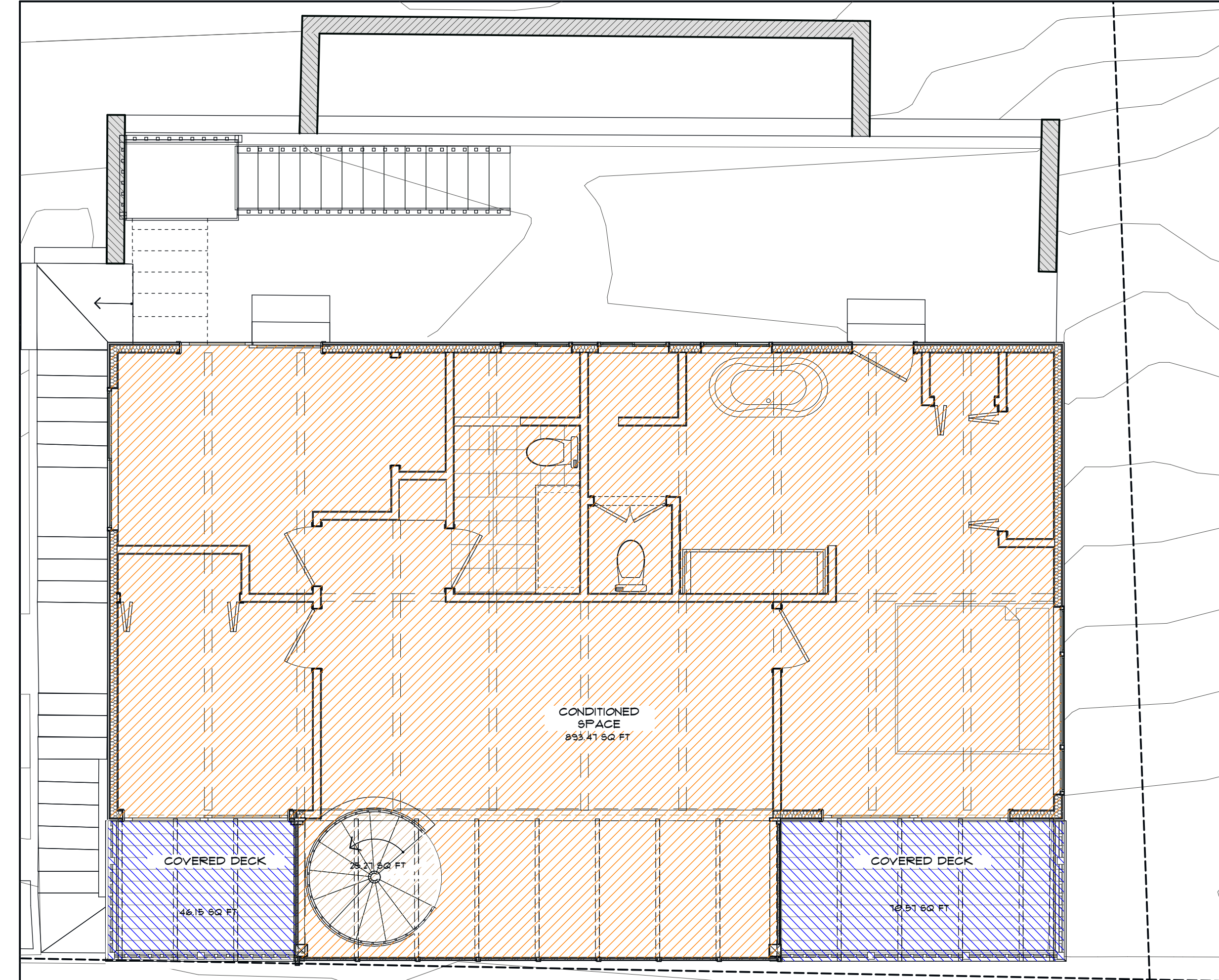
| WALL LEGEND | | | | | | | |
|-------------|--|--|---|----------|---|--|---|
| EXTERIOR | | | | INTERIOR | | | |
| | (E) 2x4 @ 16" O.C. EXT. WALL W/ 1/2" GYP. BD. SIDING PER EXT. ELEV. | | (N) 2x @ 16" O.C. WALL W/ 5/8" GYP. BD. MIN. R-15 BATT INSULATION. SIDING PER ELEV. | | (E) 2x4 @ 16" O.C. WALL W/ 1/2" GYP. BD. EA. SIDE | | (N) 2x6 @ 16" O.C. WALL W/ 5/8" GYP. BD. EA. SIDE |
| | (N) 2x6 WALL W/ 1/2" (MIN) GYP. BD. ON GARAGE SIDE (5/8" INSIDE) FROM FDN TO CLG W/ R-15 MIN BATT INSUL | | (E) CONCRETE WALLS | | (N) 2x6 @ 16" O.C. WALL W/ 5/8" GYP. BD. EA. SIDE | | (N) 2x4 @ 16" O.C. WALL W/ 5/8" GYP. BD. EA. SIDE |
| | (N) TUB/SHOWER WALL W/ TILE TO CLG. W/ SCHLUTER-KERDI BACKER BOARD & WATERPROOF SYSTEM INSTALLED PER MANUF. REQ. | | | | | | |

WELLS REMODEL
540 BEACH DRIVE, APTOS, CA 95003
APN: 043-152-40

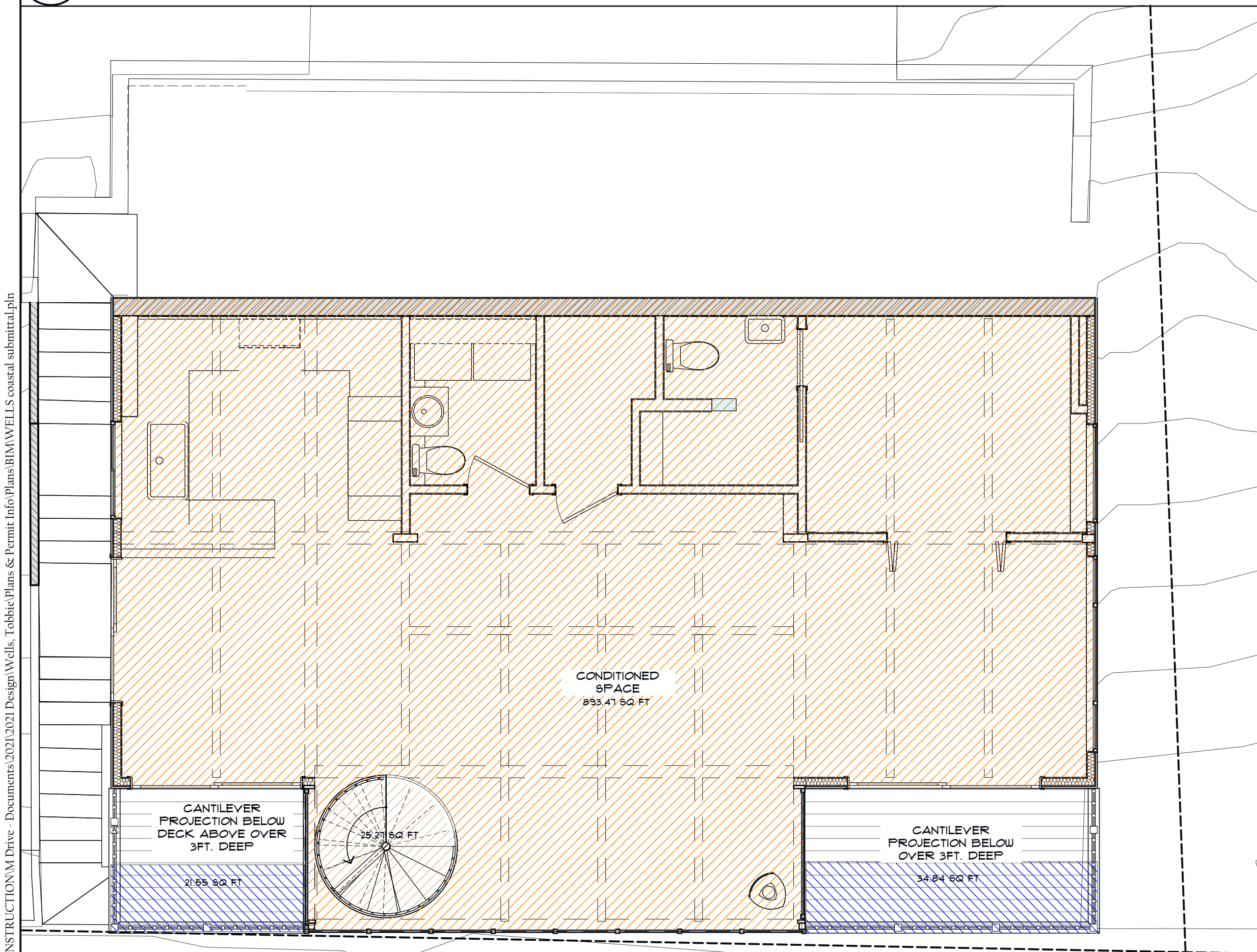
DATE: 7/27/2023
DESCRIPTION: COASTAL APPLICATION RESUBMITTAL
REVISION: 05-24-23
DATE: 07-27-23

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. AFFECTING ALL LABELED SCALES.

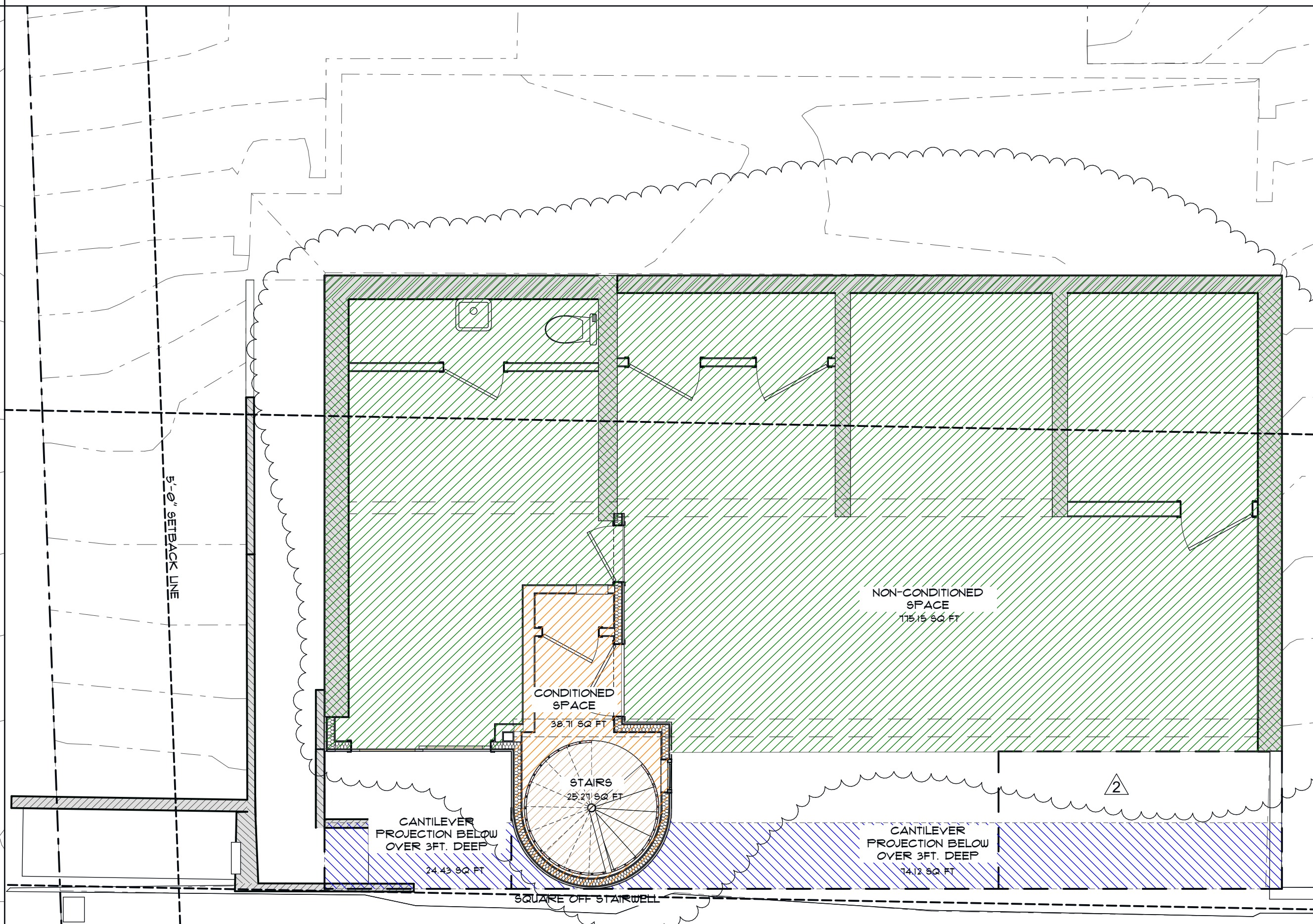
SHEET A-3



1 EXISTING 3RD. LEVEL SQ. FOOTAGE
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND LEVEL SQUARE FOOTAGE
SCALE: 1/4" = 1'-0"



3 EXISTING FIRST LEVEL SQUARE FOOTAGE
SCALE: 1/4" = 1'-0"

| SQUARE FOOTAGE LEGEND | | | |
|--|-----------------------|-----------|----------|
| | CONDITIONED SPACE | | |
| | NON-CONDITIONED SPACE | | |
| | DECKS | | |
| PARCEL COMPONENTS | | | |
| PROPOSED | EXISTING | ALLOWABLE | |
| PARCEL SIZE (NET) | | 6,378.30 | |
| FIRST LEVEL HABITABLE | 278.61 | 255.17 | |
| SECOND LEVEL HABITABLE | 939.08 | 886.90 | |
| THIRD LEVEL HABITABLE | 897.64 | 886.90 | |
| INTERIOR STAIRS (COUNT ONCE) | 25.27 | 25.27 | |
| TOTAL HABITABLE W/ STAIR | 2,140.60 | 2,054.24 | |
| FIRST LEVEL UNDER DECKS ABOVE (CANTILEVERED) | 93.58 | 98.55 | |
| SECOND LEVEL COVERED DECKS (CANTILEVERED) | 0 | 56.40 | |
| THIRD LEVEL COVERED DECK (CANTILEVERED) | 116.9 | 116.72 | |
| CARPORT/ STORAGE (NON-HABITABLE) | 539.04 | 556.42 | |
| TOTAL LOT COVERAGE 40% MAX | 817.65 | 811.53 | 2,551.32 |
| TOTAL FAR .50 MAX | 2,454.64 | 2,385.66 | 3,183.15 |

TALMADGE CONSTRUCTION

Division

REMODEL

BUILD

8070 Sequel Drive

Aptos, CA 95003

P: 831-889-9133

F: 831-889-9422

Drawings & specs are preliminary and subject to change. All dimensions are approximate and shall remain the property of Talmadge Construction, Inc. (TCI). They are not to be used on any project, except by agreement in writing and representation to TCI.

TALMADGE CONSTRUCTION, INC.

C-28813

Professional Engineer

03.31.25

STATE OF CALIFORNIA

EXISTING SQUARE FOOTAGES

WELLS REMODEL
540 BEACH DRIVE, APTOS, CA 95003
APN: 043-152-40

PRINTED: 7/27/2023

DESCRIPTION
COASTAL APPLICATION RESUBMITTAL
COASTAL APPLICATION RESUBMITTAL

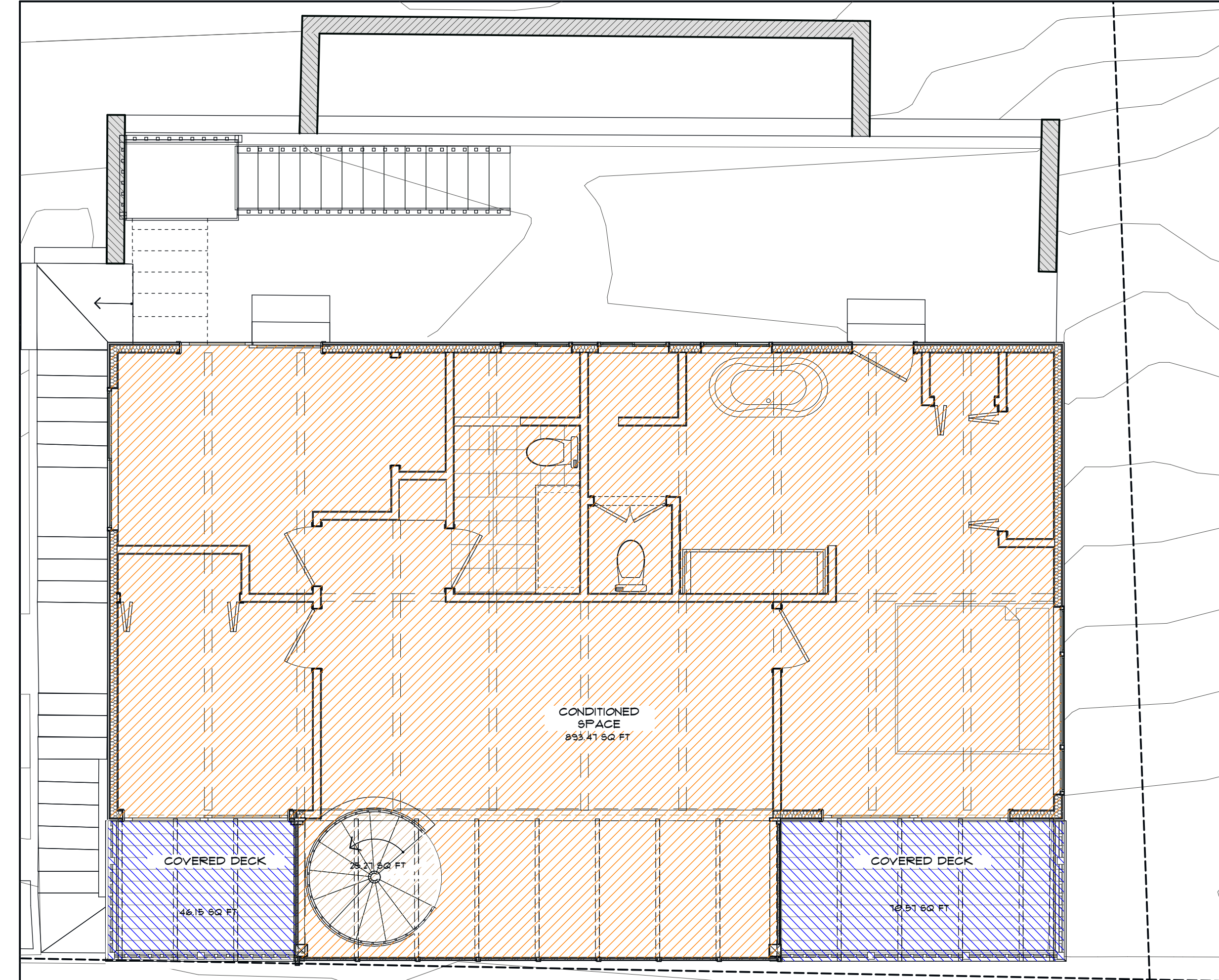
REV. DATE
05.24.23
07.27.23

1
2

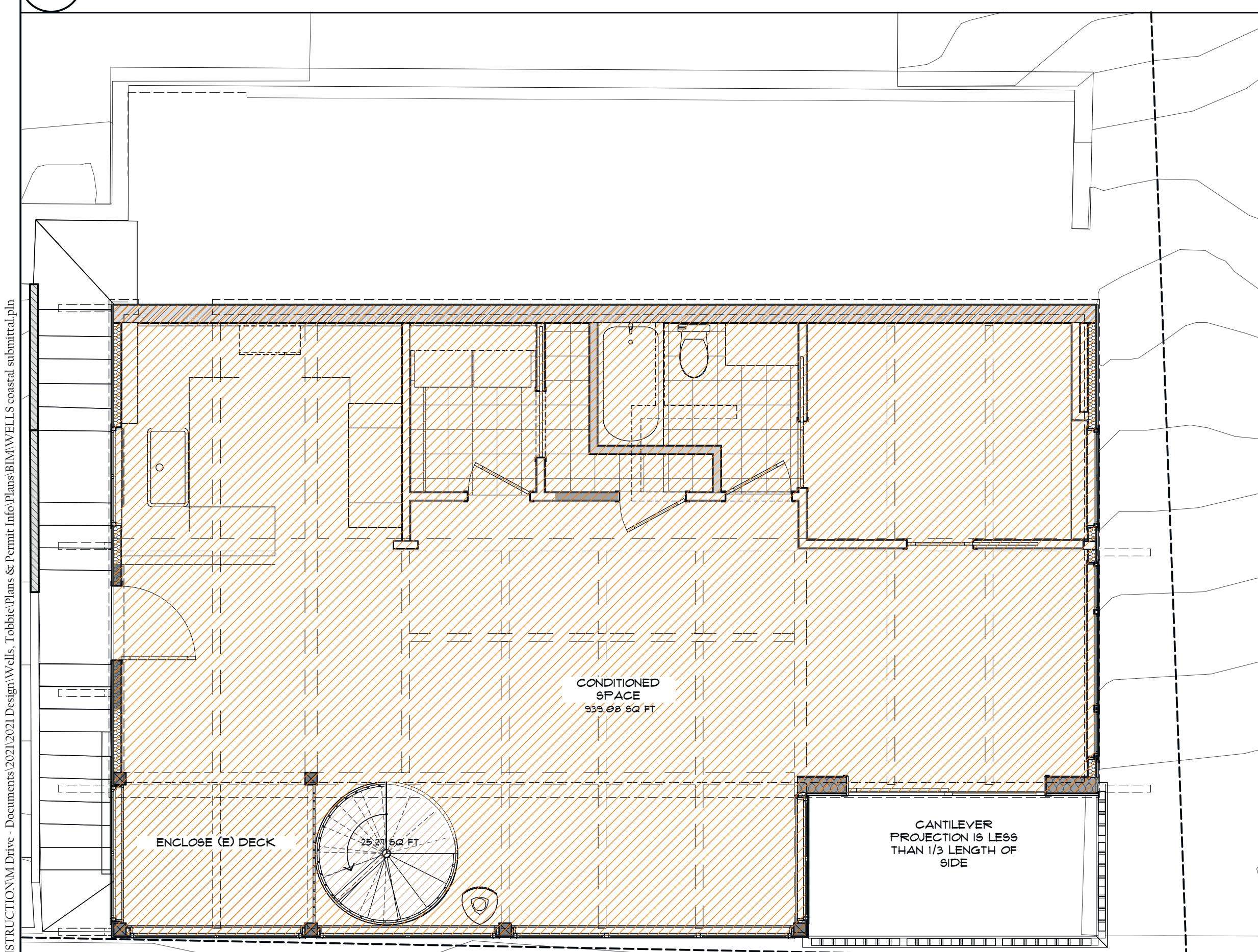
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SHEET

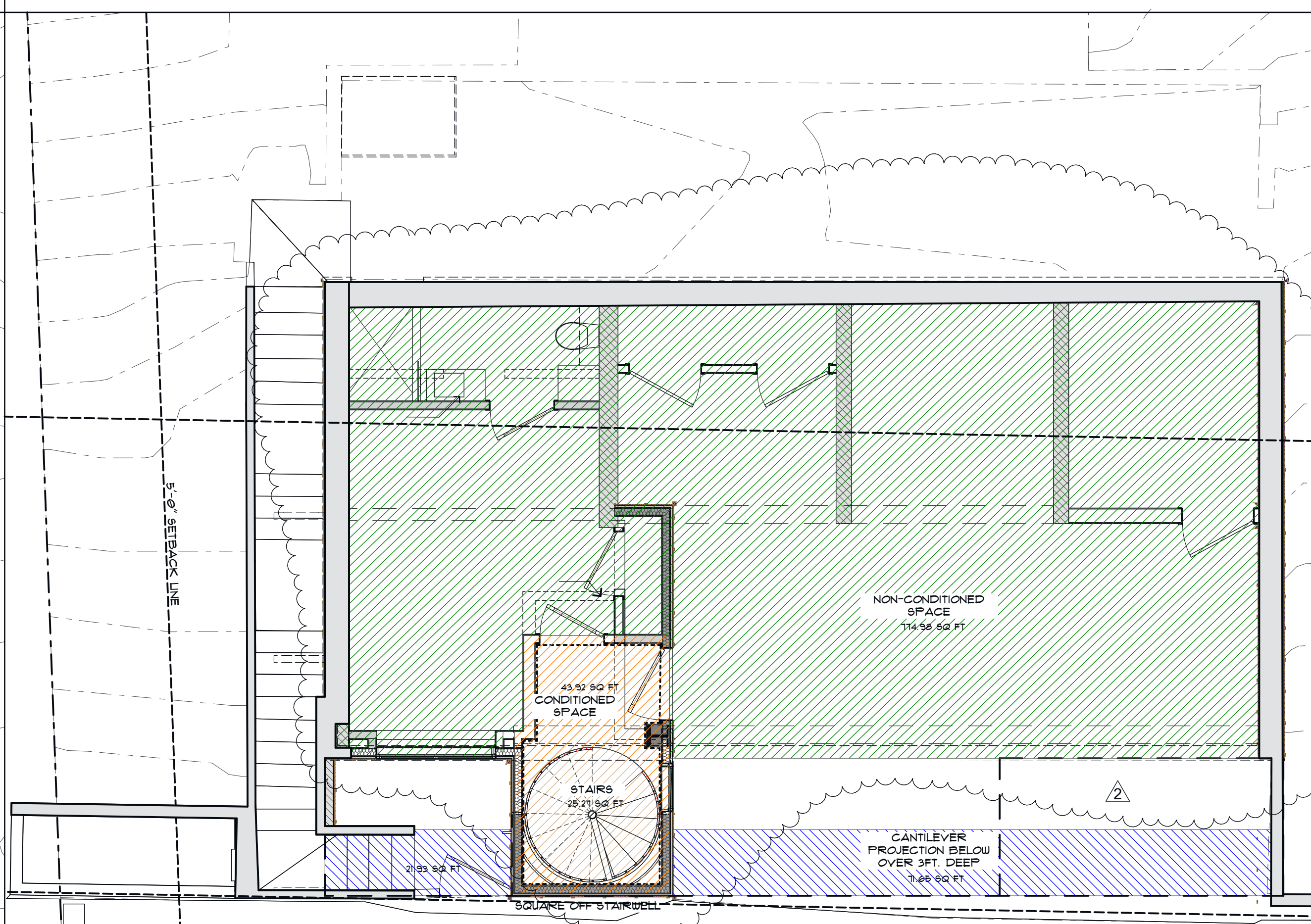
A-4



1 PROPOSED 3RD. LEVEL SQ. FOOTAGE (NO CHANGE)
SCALE: 1/4" = 1'-0"



2 PROPOSED SECOND LEVEL SQUARE FOOTAGE
SCALE: 1/4" = 1'-0"



3 PROPOSED FIRST LEVEL SQUARE FOOTAGE
SCALE: 1/4" = 1'-0"

| SQUARE FOOTAGE LEGEND | | | |
|-----------------------|-----------------------|--|--|
| | CONDITIONED SPACE | | |
| | NON-CONDITIONED SPACE | | |
| | DECKS | | |

| PARCEL COMPONENTS | PROPOSED | EXISTING | ALLOWABLE |
|--|----------|----------|-----------|
| PARCEL SIZE (NET) | | 6,318.30 | |
| FIRST LEVEL HABITABLE | 43.92 | 38.71 | |
| SECOND LEVEL HABITABLE | 939.08 | 886.90 | |
| THIRD LEVEL HABITABLE | 897.64 | 886.90 | |
| INTERIOR STAIRS (COUNT ONCE) | 25.21 | 25.21 | |
| TOTAL HABITABLE W/ STAIR | 1,905.91 | 1,831.18 | |
| FIRST LEVEL UNDER DECKS ABOVE (CANTILEVERED) | 93.58 | 98.55 | |
| SECOND LEVEL COVERED DECKS (CANTILEVERED) | 0 | 56.40 | |
| THIRD LEVEL COVERED DECK (CANTILEVERED) | 116.9 | 116.72 | |
| CARPORT/ STORAGE (NON-HABITABLE) | 115.00 | 115.00 | |
| TOTAL LOT COVERAGE 40% MAX | 818.92 | 813.71 | 2,551.32 |
| TOTAL FAR 50MAX | 2,455.91 | 2,387.18 | 3,183.15 |

TALMADGE CONSTRUCTION

BUILD

8070 Sequel Drive

Aptos, CA 95003

P: 831-889-9133

F: 831-889-9422

Drawings & specs as instruments of service are not to be used for any other project without the written consent of Talmadge Construction, Inc. (TCI). They are not to be used on projects, except by agreement in writing and representation to TCI.

Talmadge Construction, Inc.

C-28813

Exhibit DM

03.31.25

STATE OF CALIFORNIA

PROPOSED SQUARE FOOTAGES

WELLS REMODEL

540 BEACH DRIVE, APTOS, CA 95003

APN: 043-152-40

PRINTED: 7/27/2023

DESCRIPTION

COASTAL APPLICATION RESUBMITTAL

COASTAL APPLICATION RESUBMITTAL

REV. DATE

05.24.23

1

07.27.23

2

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

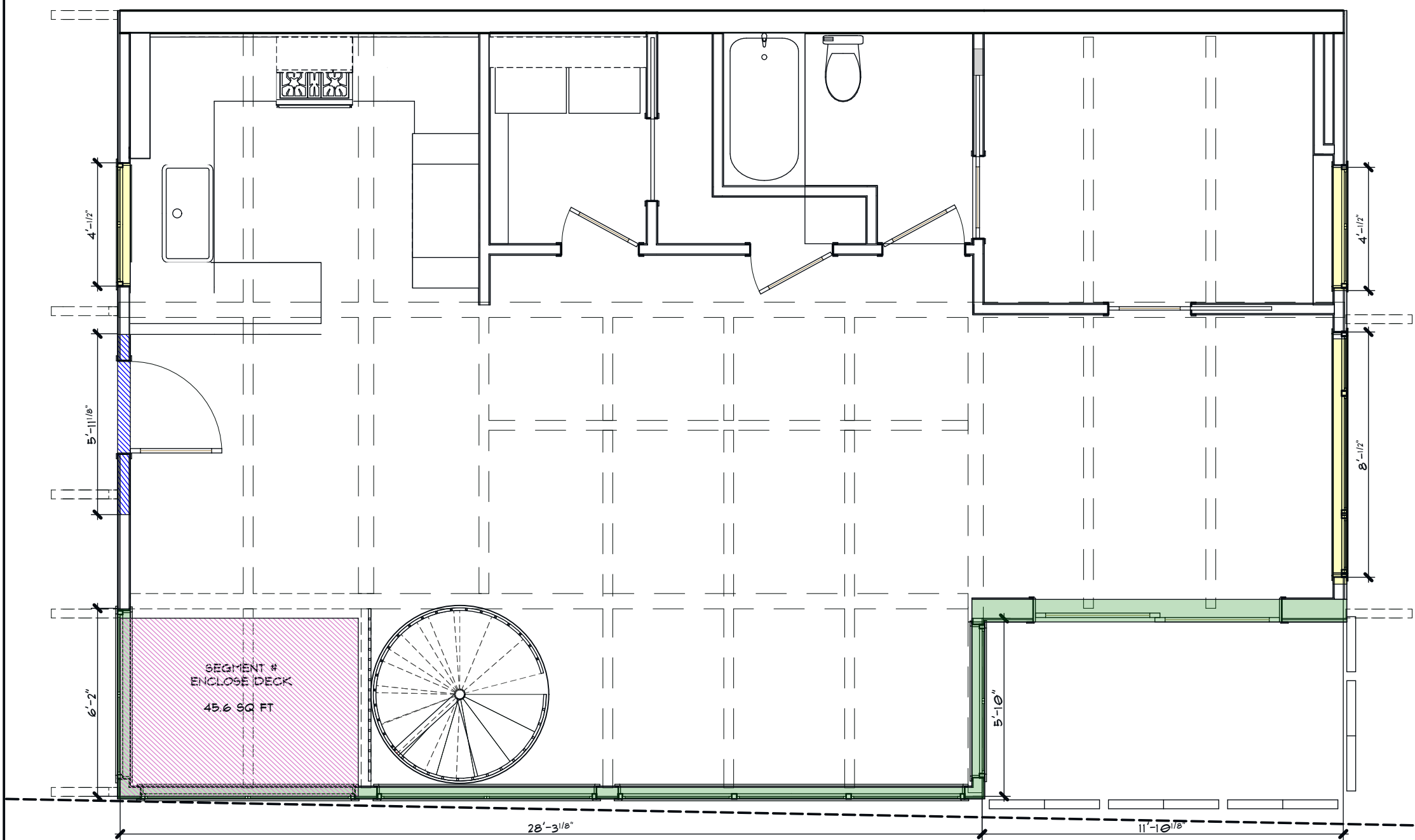
SHEET

A-5

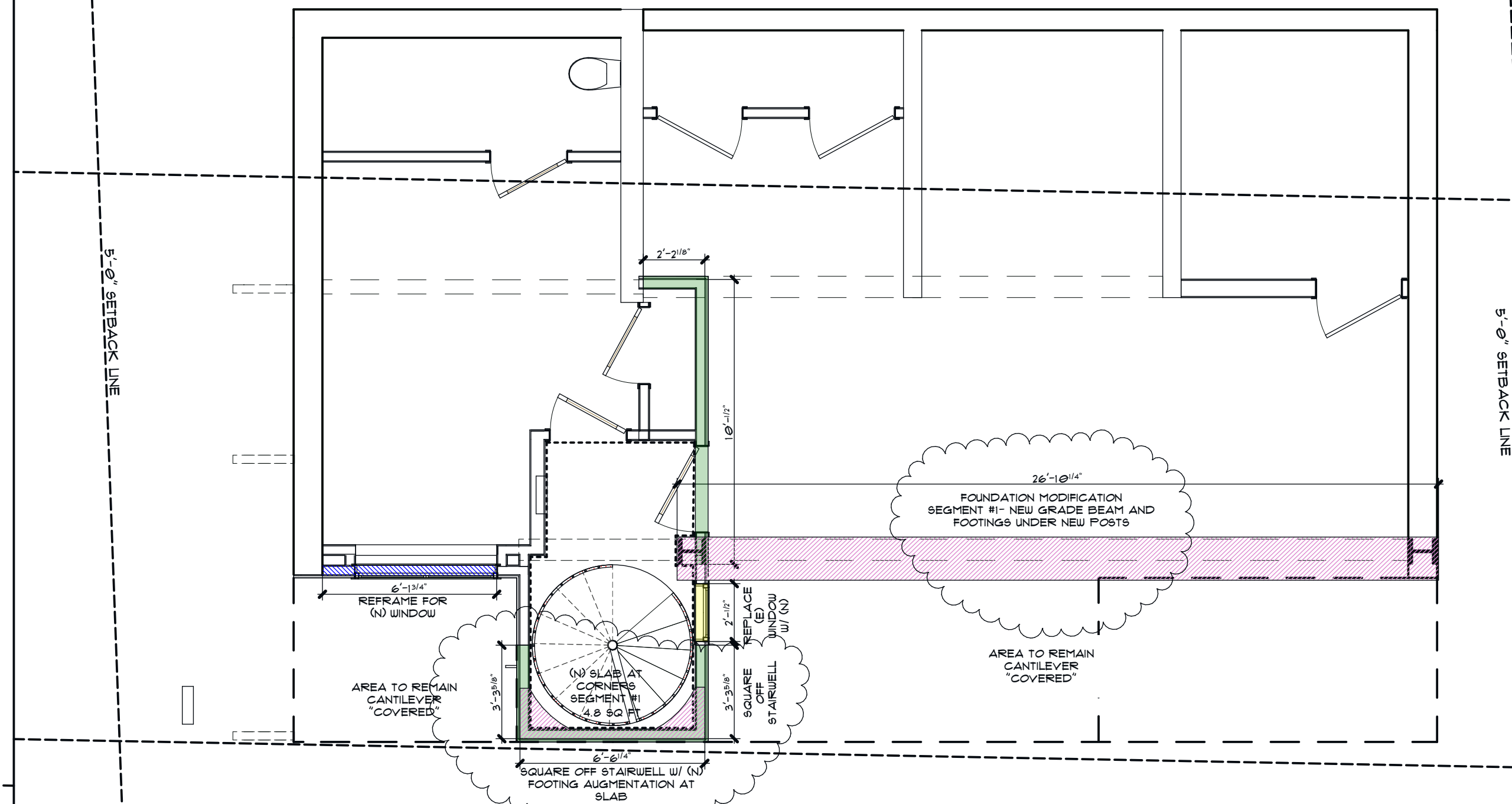
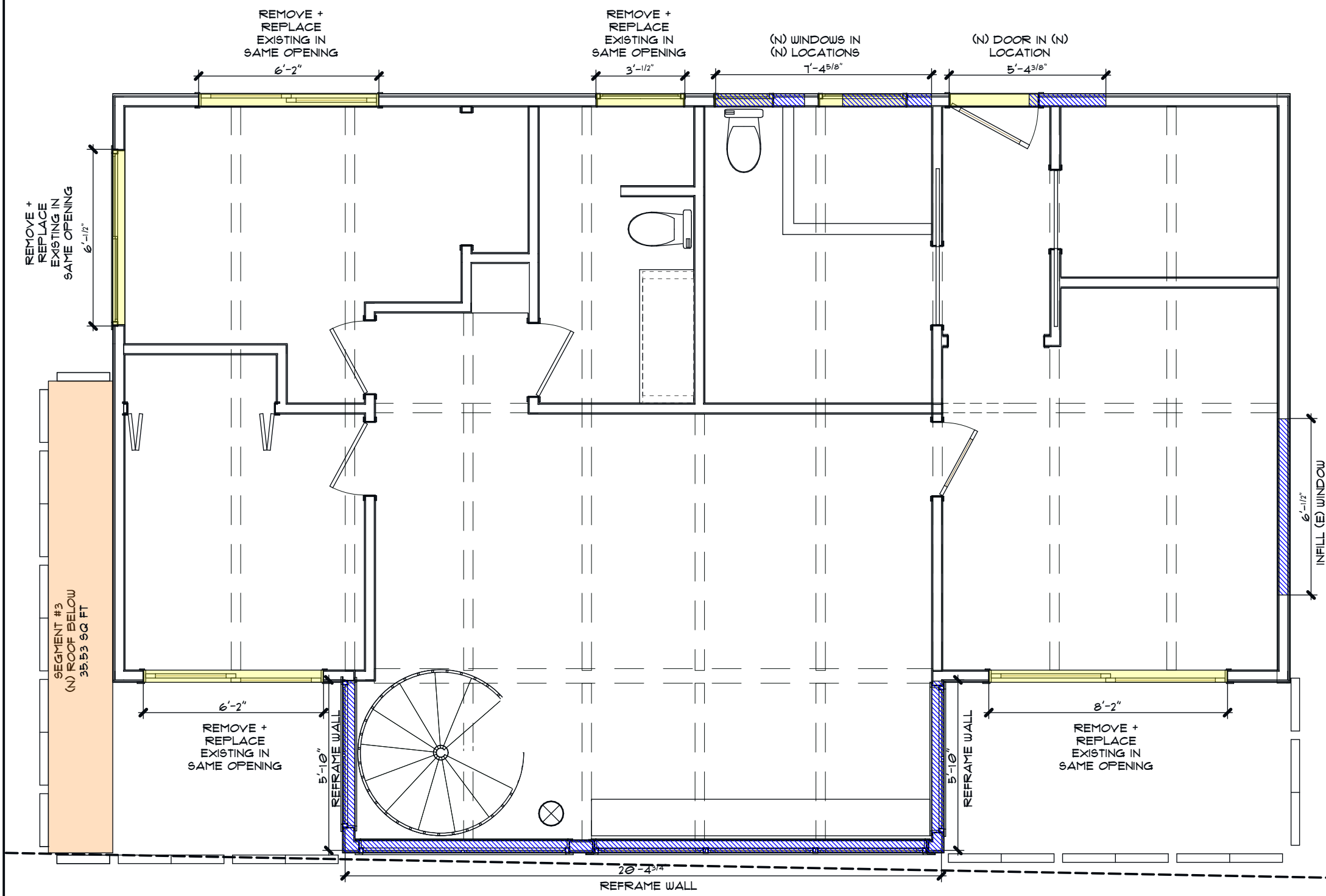
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19

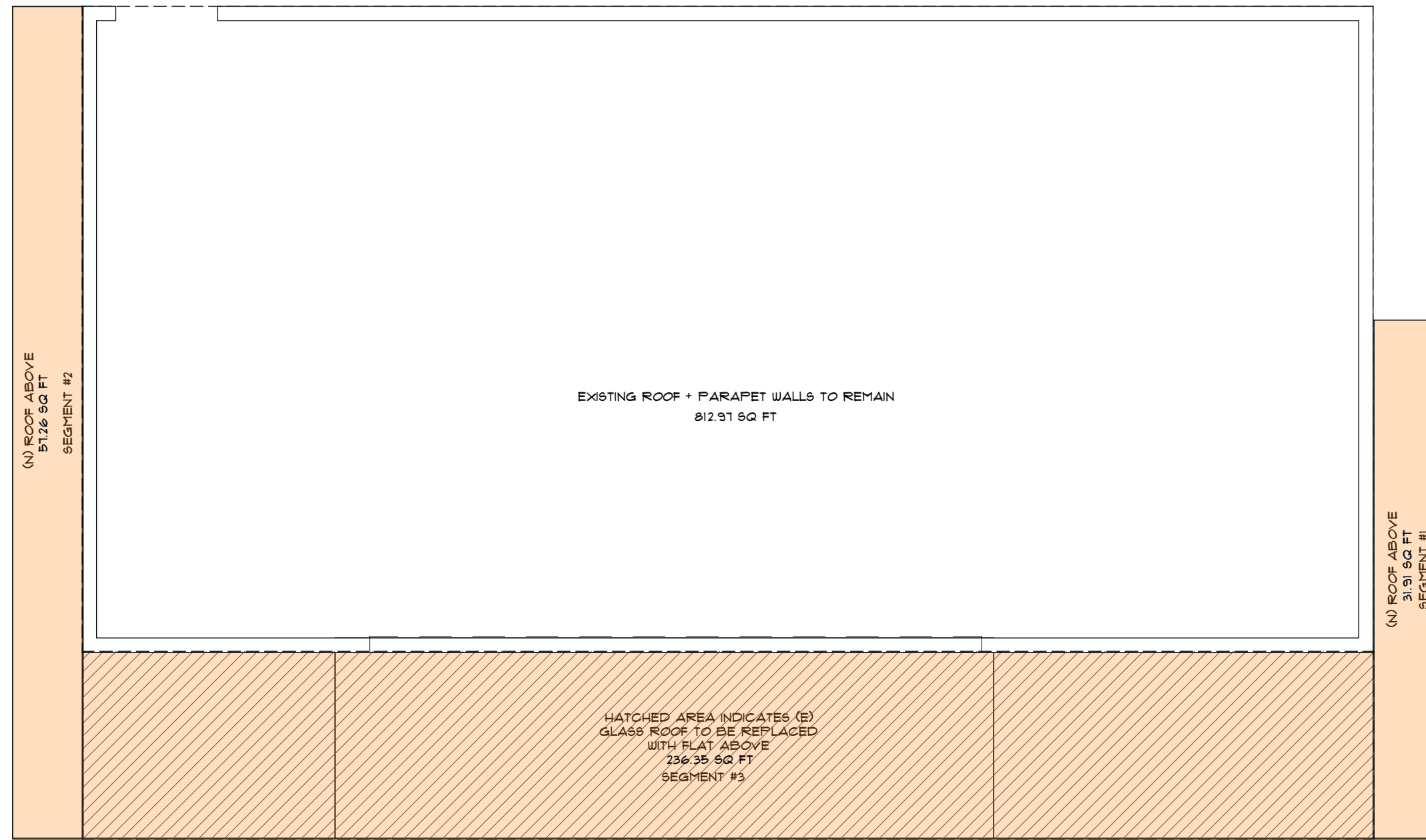
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THIRD LEVEL MODIFICATIONS



ROOF MODIFICATION PLAN



MODIFICATION LEGEND

- ROOF MODIFICATION
- WALL MODIFICATION (NEW WALL)
- WALL MODIFICATION (NEW WINDOW)
- WALL MODIFICATION (INFILL (E) WINDOW)
- FOUNDATION MODIFICATION

MODIFICATION WORKSHEET

Modification Worksheet

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

How to use this calculator:

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

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

| Enter either | Do not enter words or symbols | Calculation Tips |
|------------------------------------|-------------------------------|---|
| Estimated % of roof to be modified | 34% | Roof Calculation Notes: Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area. |
| Area of Existing Roof | SF | |
| Total Modified Area of Roof | SF | |

Exterior Walls

| Enter either | Do not enter words or symbols | Exterior Wall Calculation Notes: |
|--|-------------------------------|--|
| Estimated % of exterior walls to be modified | 60% | Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator. |
| Total length of existing exterior walls | LF | |
| Total length of modified exterior walls | LF | |

Floors

| Enter either | Do not enter words or symbols | Floor Calculation Notes: |
|--|-------------------------------|---|
| Estimated % of floor area to be modified | 2% | The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines. |
| Total area of existing floors | SF | |
| Total area of modified floors | SF | |

Foundations

| Enter either | Do not enter words or symbols | Foundation Calculation Notes: |
|---|-------------------------------|---|
| Estimated % of foundations to be modified | 21% | Modification of a perimeter and pier and grade beam foundations are measured as percentage of length. |
| Perimeter Foundations | LF | Modification of a slab is measured as percentage of area. |
| Total length of existing perimeter foundation | LF | |
| Total length of modified perimeter foundation | LF | |
| Area of first floor supported by perimeter foundation | SF | |
| Slab Foundations | SF | Where piers are added or reinforced, multiply the number of modified piers by the average spacing. |
| Total area of existing slab foundation | SF | Where one pier or anchor is added, count as a modification of 4'. |
| Total area of modified slab foundation | SF | |
| Area of first floor supported by slab foundation | SF | |
| Pier and Grade Beam Foundation | LF | Modification of an existing foundation to enable an addition is included, but not a separate addition foundation. |
| Total length of existing pier and grade beam foundation | LF | |
| Total length of modified pier and grade beam foundation | LF | |
| Area of first floor supported by pier and grade beam foundation | SF | |

Summary

| Modification | Percentage |
|----------------------------------|------------|
| Roof Modification (15%) | 5% |
| Exterior Wall Modification (65%) | 39% |
| Floor Framing Modification (10%) | 0% |
| Foundation Modification (10%) | 2% |
| Total | 46% |

For Planning Staff Only

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

65% ☐ 50% ☐ Other* ☐ No Maximum* ☐

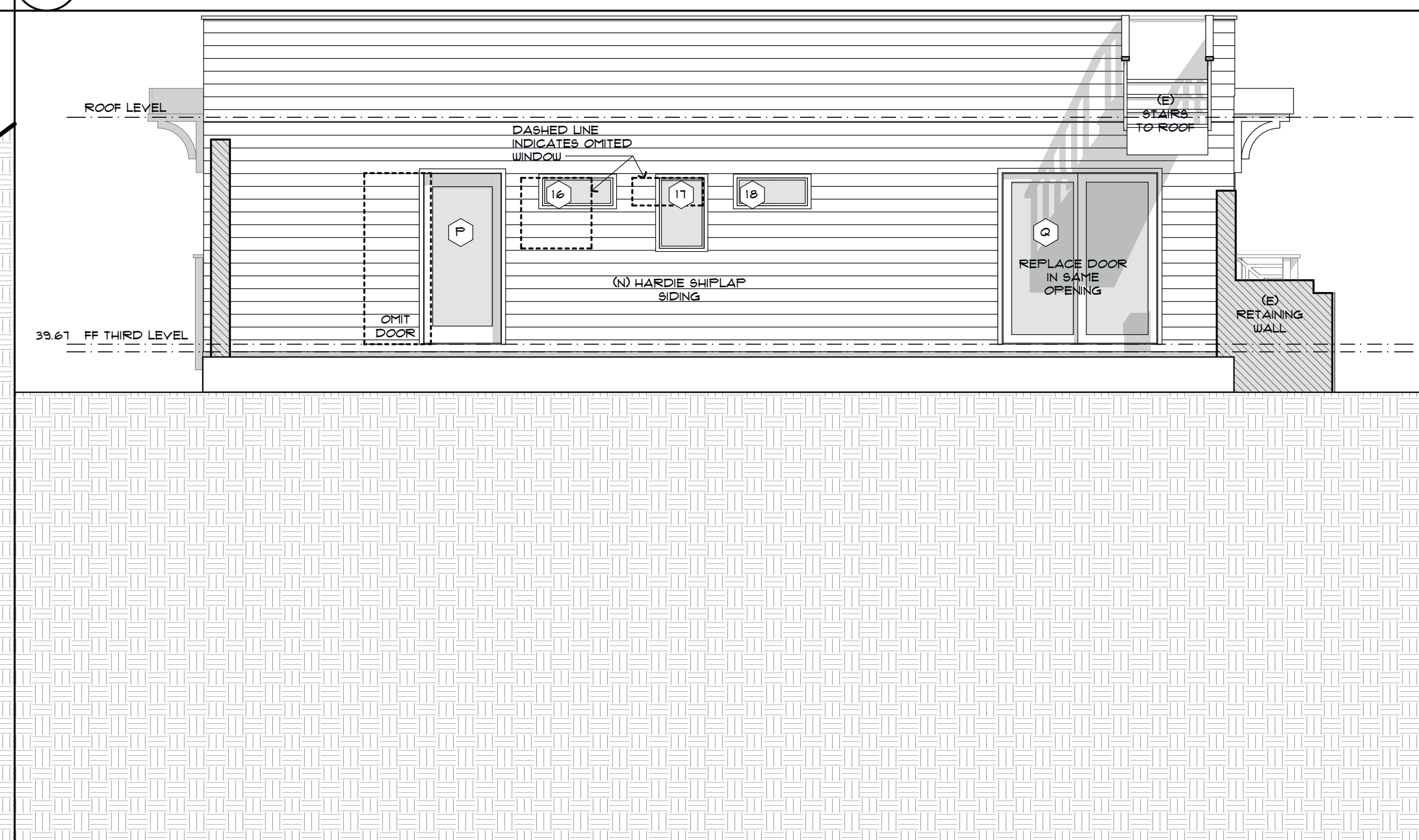
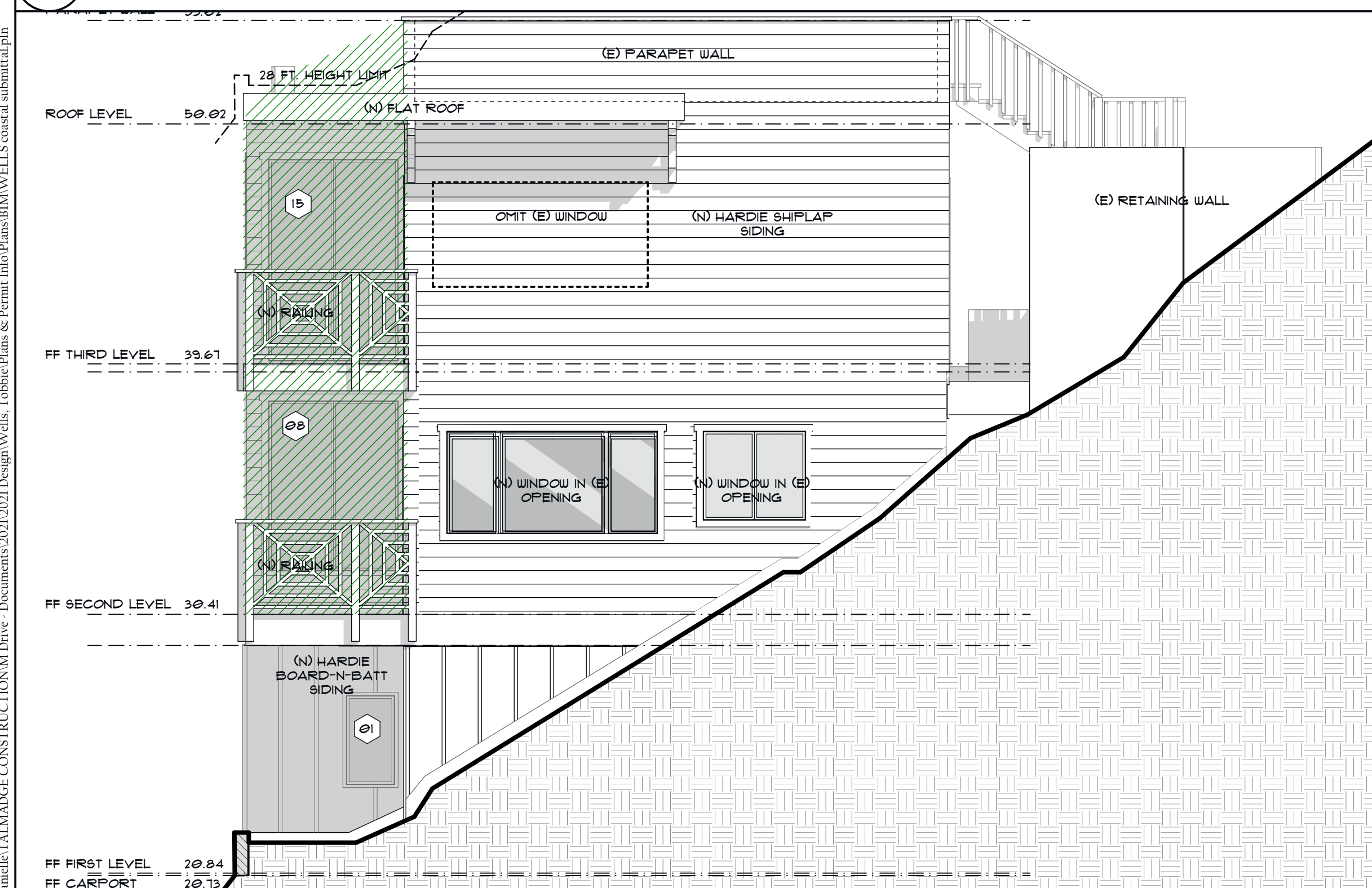
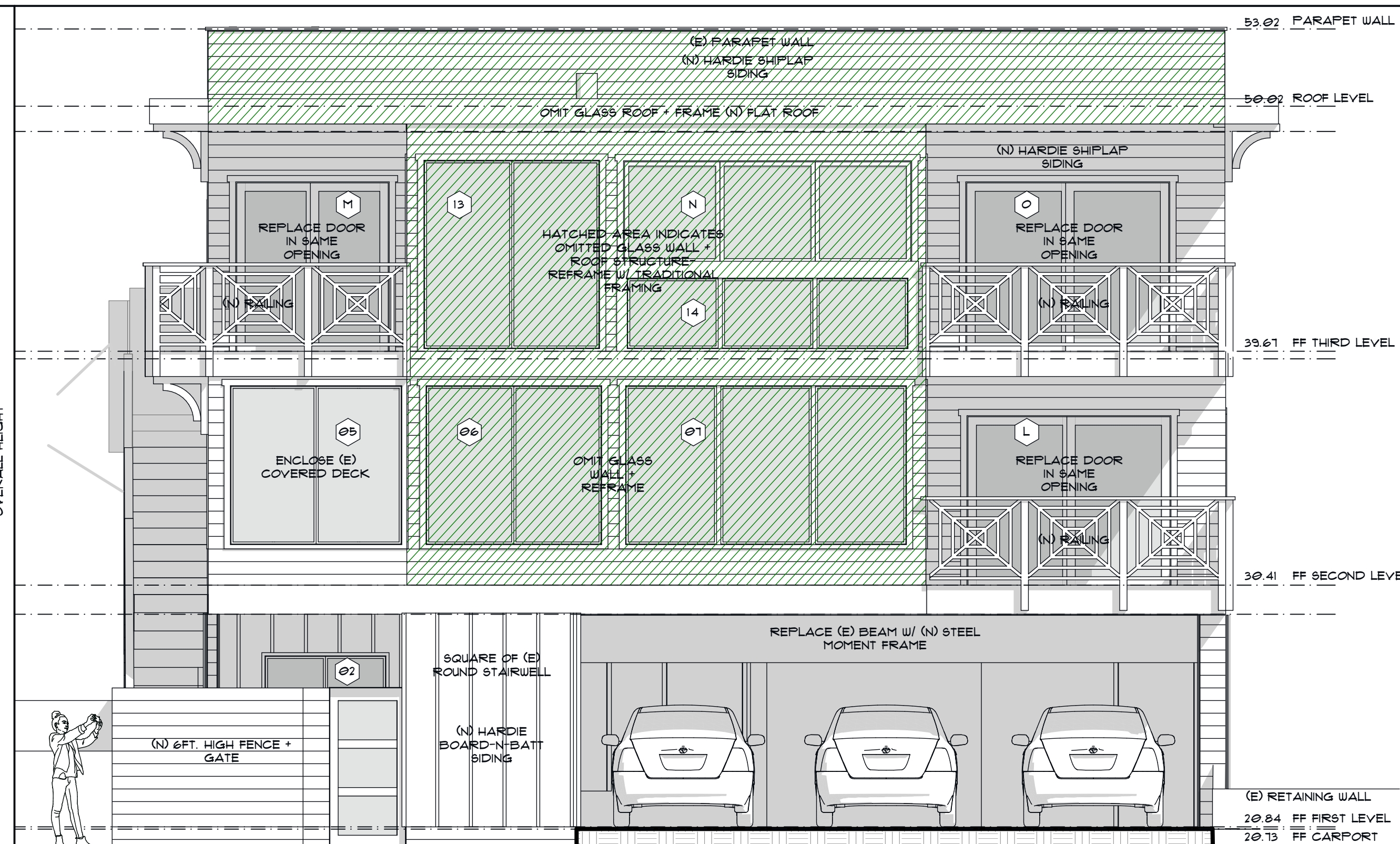
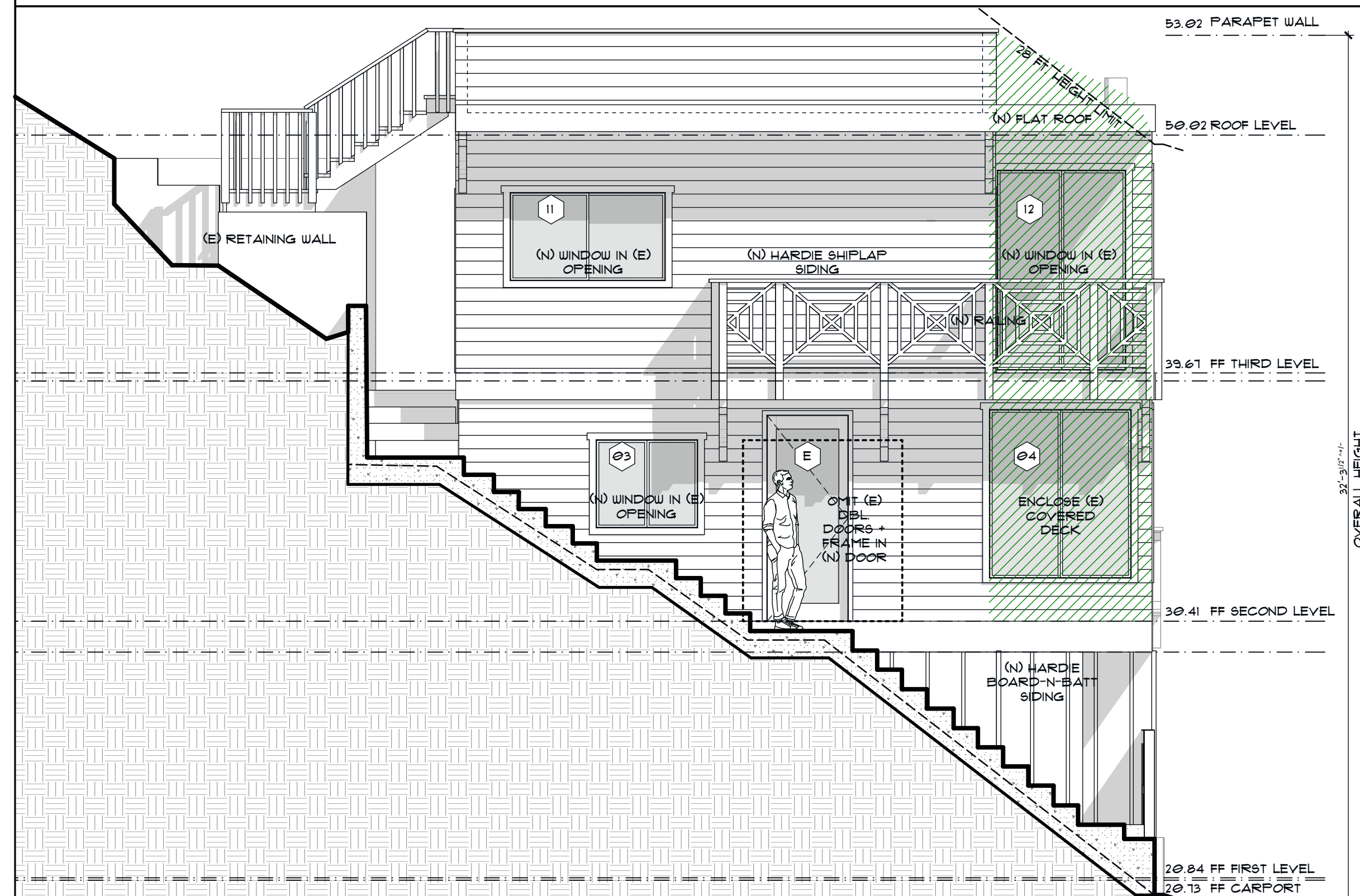
*Explain:

APN: 043-152-40 Owner Name: Joe + Tobbie Wells Date: 01.23.23

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

Danielle Grenier
Signature

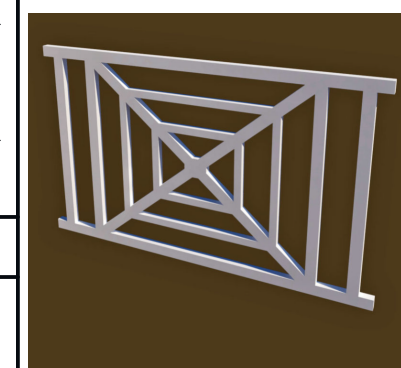
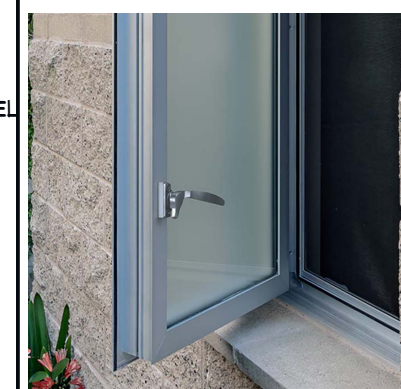
Danielle Grenier
Print Name




- ### ELEVATION NOTES

1. ALL NEW ROOFS SHALL BE COVERED WITH CLASS B, MIN. "GRAY COLOR" PVC MEMBRANE. FOLLOW MANUF. REQUIREMENTS FOR UNDERLAYMENT.
2. ALL FLASHING AT WALLS, FLOORS AND ROOF JUNCTURES TO VERTICAL SURFACES SHALL BE COPPER UNLESS NOTED OTHERWISE ON PLANS. FORM, FABRICATE AND INSTALL AS SHOWN ON DETAILS. SET ALL FLASHING IN PLASTIC CEMENT AND SET JOINTS IN BUTYL MASTIC. ALL ROOF SECTIONS SHALL HAVE AN END LAP OF 4" MIN.
3. INSTALL (N) COPPER FLASHING AND SILL FANS AT ALL WINDOW & DOOR LOCATIONS, TYP. ALL HEAD FLASHING & SILL PAN CORNERS TO BE WELDED, TYP. FLASH ALL WINDOW & DOOR OPENINGS W/ SELF-ADHESIVE FLASHING MEMBRANE, OR PROSOCO SYSTEM, TYP.
4. SEAL ALL PENETRATIONS THROUGH WATERPROOFING MEMBRANES, INCLUDING (N) OR (E) THROUGH ROOF RESISTIVE MEMBRANE, DECK COATING, AND ROOFING MEMBRANE WITH MANUFACTURER APPROVED SEALANT, TYP.
5. ALL EXTERIOR CEILINGS AND SOFFITS TO HAVE PAINTED 1X6 HARDIE V-RUSTIC BOARDS W/ EAVE VENTS.
6. ROOF SHALL DRAIN TO GUTTERS AND DOWNSPOUTS. DOWNSPOUTS TO DRAIN TO EXISTING DRAINAGEWAYS AND PATTERNS.
7. ROOF JACKS - PROVIDE NEOPRENE GASKETS - GI ROOF JACK/ RAIN CAPS. LOCATE WHERE NOT VISIBLE FROM STREET WHEREVER POSSIBLE, TYP.
8. ALL EXHAUST VENTS SHALL BE LOCATED A MIN. OF THREE (3) FT. FROM OR ONE (1) FOOT ABOVE ALL ROOF OR WALL OPENINGS.
9. ALL EXHAUST VENTS TO BE LOCATED A MIN. OF TEN (10) FEET FROM OR THREE (3) FEET ABOVE ROOF OR WALL OPENINGS.
10. EXTERIOR BOARD AND BATT SHALL BE PAINTED HARDI-BOARD COMPOSITE SIDING WITH 2X3 BATTENS AT 16" O.C. TYP.

MATERIALS



CLIMATE CONSTRUCTION

DESIGN BUILD REMODEL

3070 Soquel Drive
Aptos, CA 95003

P: 831-689-9133
F: 831-689-9422

Drawings & specs as
instruments of service are and
shall remain the property of
Climate Construction, Inc. (C3).
(C3) They are not to be used on
any portion of the project, or other
projects, except by agreement in
writing and compensation to
C3.

©2004 Climate Construction, Inc.

Professional Engineer Seal for Danielle L. Green, License C-28813, State of California, Renewal Date 03.31.25.

PROPOSED ELEVATIONS

WELLS REMODEL
540 BEACH DRIVE, APTOS, CA 95003
APN: 043-152-40

| | |
|--------|-----------|
| FINED: | 1/21/2023 |
|--------|-----------|

| DESCRIPTION |
|---------------------------------|
| COASTAL APPLICATION RESUBMITTAL |
| COASTAL APPLICATION RESUBMITTAL |

| | |
|------|----------|
| REV. | DATE |
| 1 | 05.24.23 |
| 2 | 07.27.23 |

IF THE ABOVE
DIMENSION DOES
NOT MEASURE ONE
INCH (1") EXACTLY,
THIS DRAWING WILL
HAVE BEEN
ENLARGED OR
REDUCED,
AFFECTING ALL
LABELED SCALES.

A-8

BENCH MARK:
COUNTY OF SANTA CRUZ BENCH 479, A SANTA CRUZ COUNTY
SURVEYOR'S BRASS DISK STAMPED BM 479 SET ON THE TOP
OF THE CONCRETE CURB ADJACENT TO A FIRE HYDRANT
LOCATED AT THE END OF BEACH DRIVE (PRIVATE SECTION).

ELEVATION = 19.08' (NAVD88)

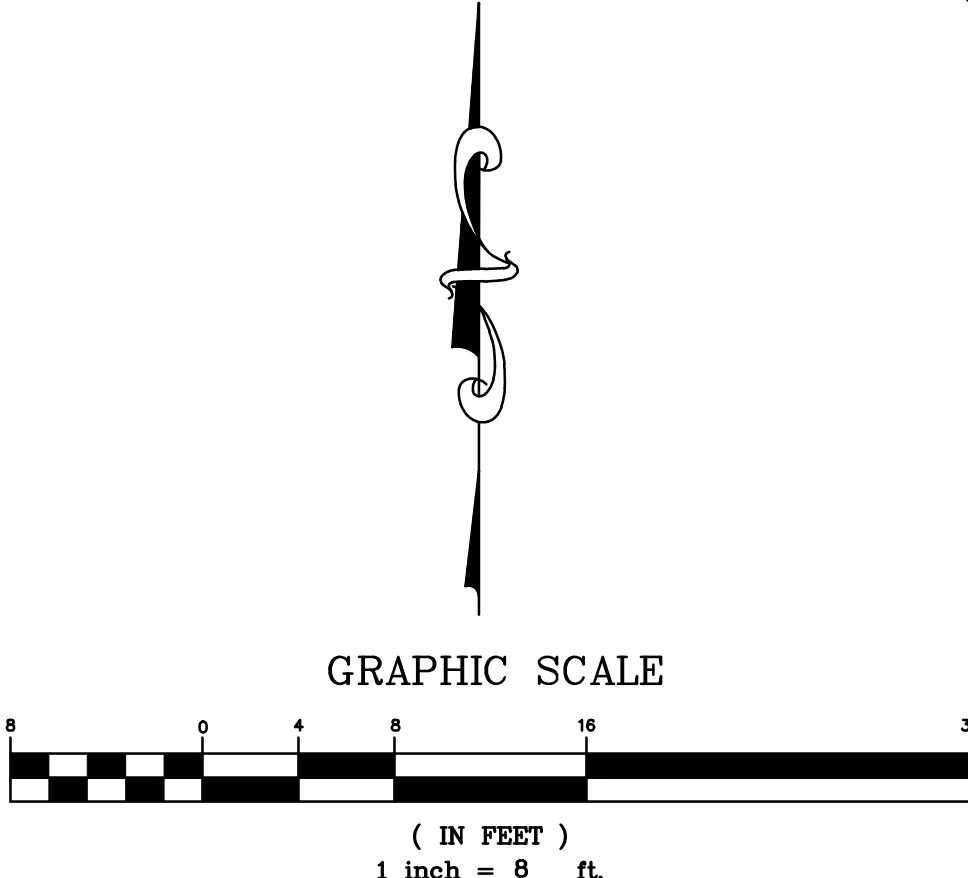
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND
MONUMENTS AND THE BEARING ALONG THE CENTERLINE OF
BEACH DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP,
RECORDED NOVEMBER 30, 1995 IN VOLUME 54 OF PARCEL
MAPS, PAGE 7, SANTA CRUZ COUNTY RECORDS.
BEARING=NORTH 45°45'18" WEST

- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING FOOTPRINT
 - JP JOINT UTILITY POLE
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEANOUT
 - FF FINISH FLOOR
 - GFS GARAGE FINISH SLAB
 - AD AREA DRAIN
 - WM WATER METER
 - WV WATER VALVE

NOTE:
MEASURED DISTANCES FROM SIDE OF THE BUILDING TO THE
PROPERTY LINES ARE TO THE FACE OF WOOD SIDING.

NOTE:
THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS
OF THE SITE AT THE TIME THE SURVEY WORK WAS
COMPLETED AND SHOWS SURFACE OBJECTS ONLY.
SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT
LIMITED TO FOUNDATIONS, PILINGS, UNDERGROUND
TANKS AND UNDERGROUND UTILITY LINES MAY NOT
BE SHOWN.

ATTENTION:
THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE
DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL
WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED
TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT
THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT
MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT
SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY
MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE,
OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.



54 PM 7

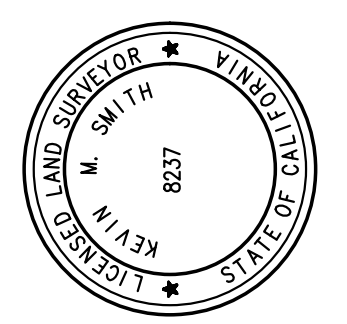
FLOOD ZONE LINE, ZONE VE
BASE FLOOD ELEVATION 22.00 FEET(NAVD88) AS SHOWN ON
FEMA FLOOD INSURANCE MAP 06087C-0359-F

LANDS OF WOOD
APN 043-152-42
DOC. NO. 2016-0029744

LANDS OF AHLEM
APN 043-243-05
DOC. NO. 2012-0045976

LANDS OF WELLS
APN 043-152-40
DOC. NO. 2016-0029744
AREA(GROSS)=7580.0± S.F.
AREA(NET/LESS ROW)=6,378.3± S.F.

LANDS OF SMITH
APN 043-152-39
DOC. NO. 2010-0013459



Kevin M. Smith
KEVIN M. SMITH, P.L.S. 8237

04/17/23
DATE

KEVIN SMITH
LAND SURVEYING
111 DELLVIEW AVENUE
SANTA CRUZ, CA 95062
(831) 588-0154



TOPOGRAPHIC SURVEY
FOR: TOBBIE AND JOSEPH WELLS
540 BEACH DRIVE, APTOS, CA 95003
APN 043-152-40

SHEET
OF 1
DATE MARCH 2021
JOB NO. K21002

FOR TAX PURPOSES ONLY

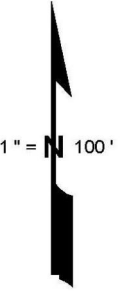
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. APTOS RANCHO

N.E. 1/4 SEC. 19, & N.W. 1/4 SEC. 20, T.11S., R.1E. M.D.B. & M.

Tax Area Code
69-273

43-15



27PM25
10/13/1977

BAY

OF

MONTEREY

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

25

54PM7
4/2/1996

SEC. 20
SEC. 19

87RS1
5/21/1993

12

RIO DEL MAR COUNTRY CLUB SUB #10
26MB10
12/18/1936

12

48RS27
10/20/1967

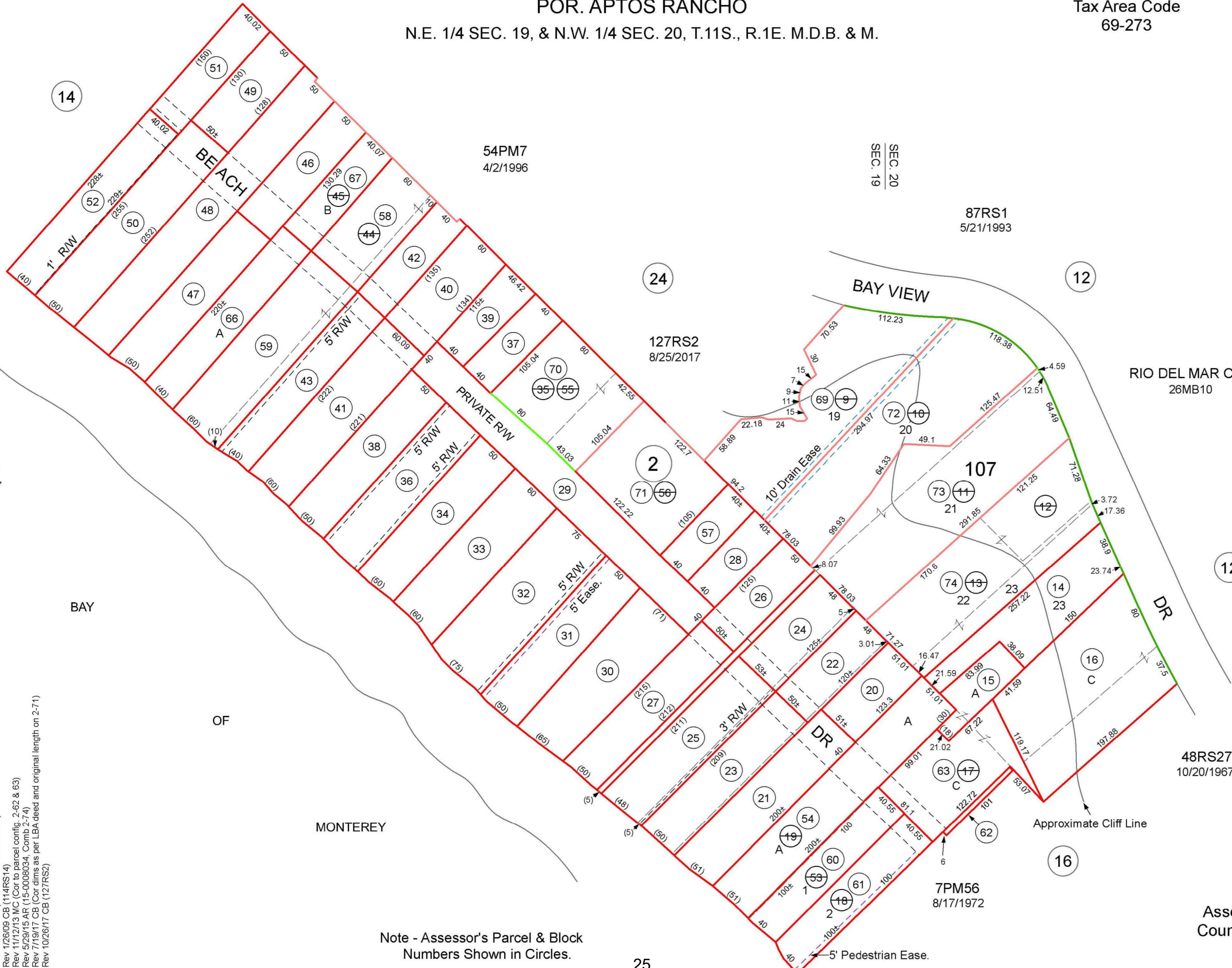
Approximate Cliff Line

16

7PM56
8/17/1972

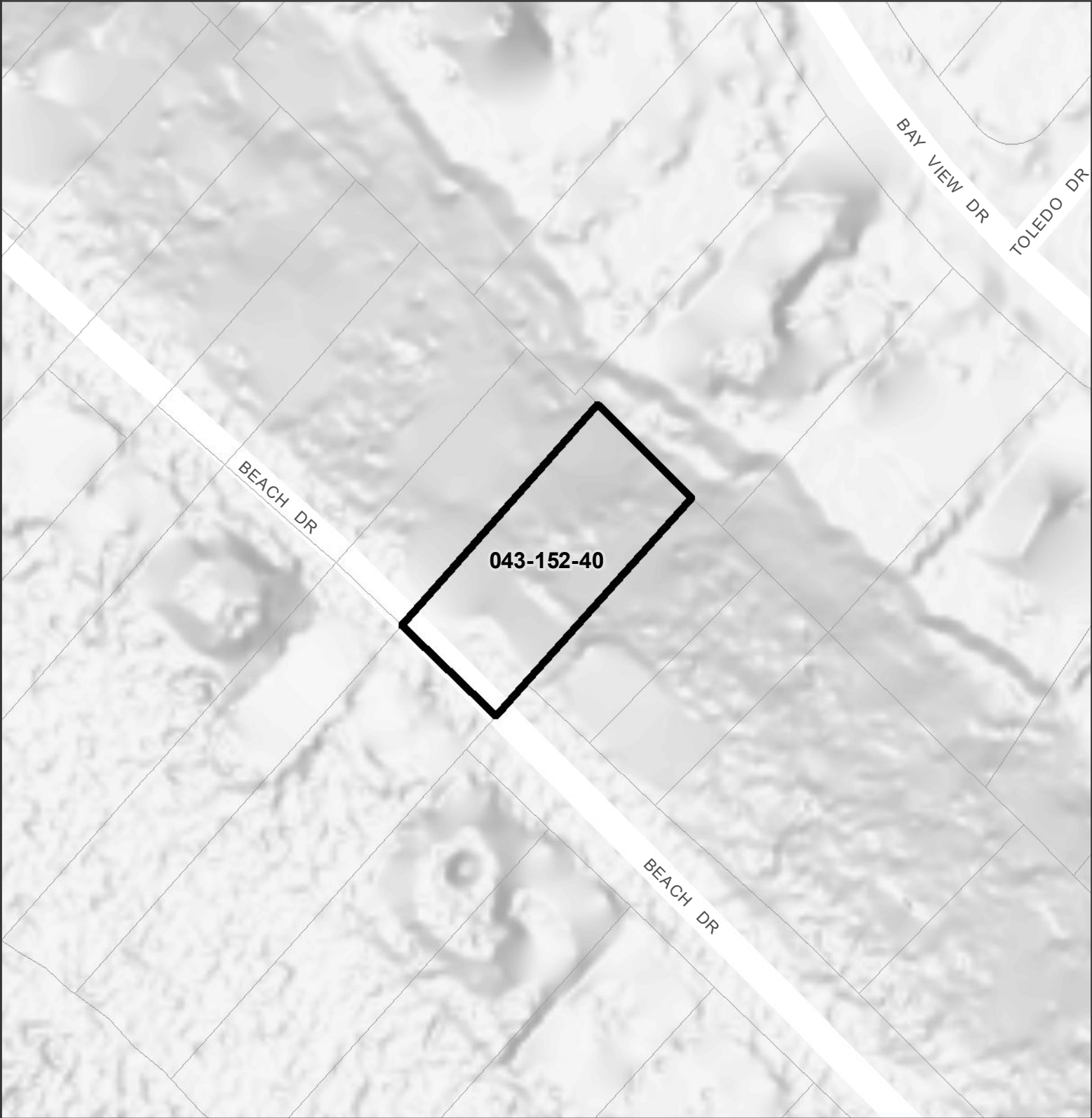
Assessor's Map No. 43-15
County of Santa Cruz, Calif.
Feb. 1999

Electronically Redrawn 2/12/99 RW
Rev. 2/12/99 RW (Por. to pg 24)
Rev. 5/4/99 CB (Cor to A & B ref 1-66 & 67)
Rev. 5/25/01 mvm (changed page refs.)
Rev. 8/12/02 mvm (line work correction)
Rev. 10/17/02 CB (line work correction, 2-69)
Rev. 3/10/02 DD (corr as per 4-0079910, 2-63)
Rev. 4/25/05 CB (4-0055783, LBA 2-70 & 71)
Rev. 2/16/06 mvm (5-0081615, LBA 2-72 & 73)
Rev. 2/5/08 mc (Cor to cancelled APNs)
Rev. 1/26/09 CB (114RS14)
Rev. 11/12/13 MC (Cor to parcel config. 2-62 & 63)
Rev. 5/29/15 AR (15-0008034, Comb 2-74)
Rev. 7/19/17 CB (Cor dims as per LBA deed and original length on 2-71)
Rev. 10/26/17 CB (127RS2)





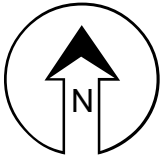


Parcel Location Map



Parcel: 04315240

-  Study Parcel
-  Assessor Parcel Boundary

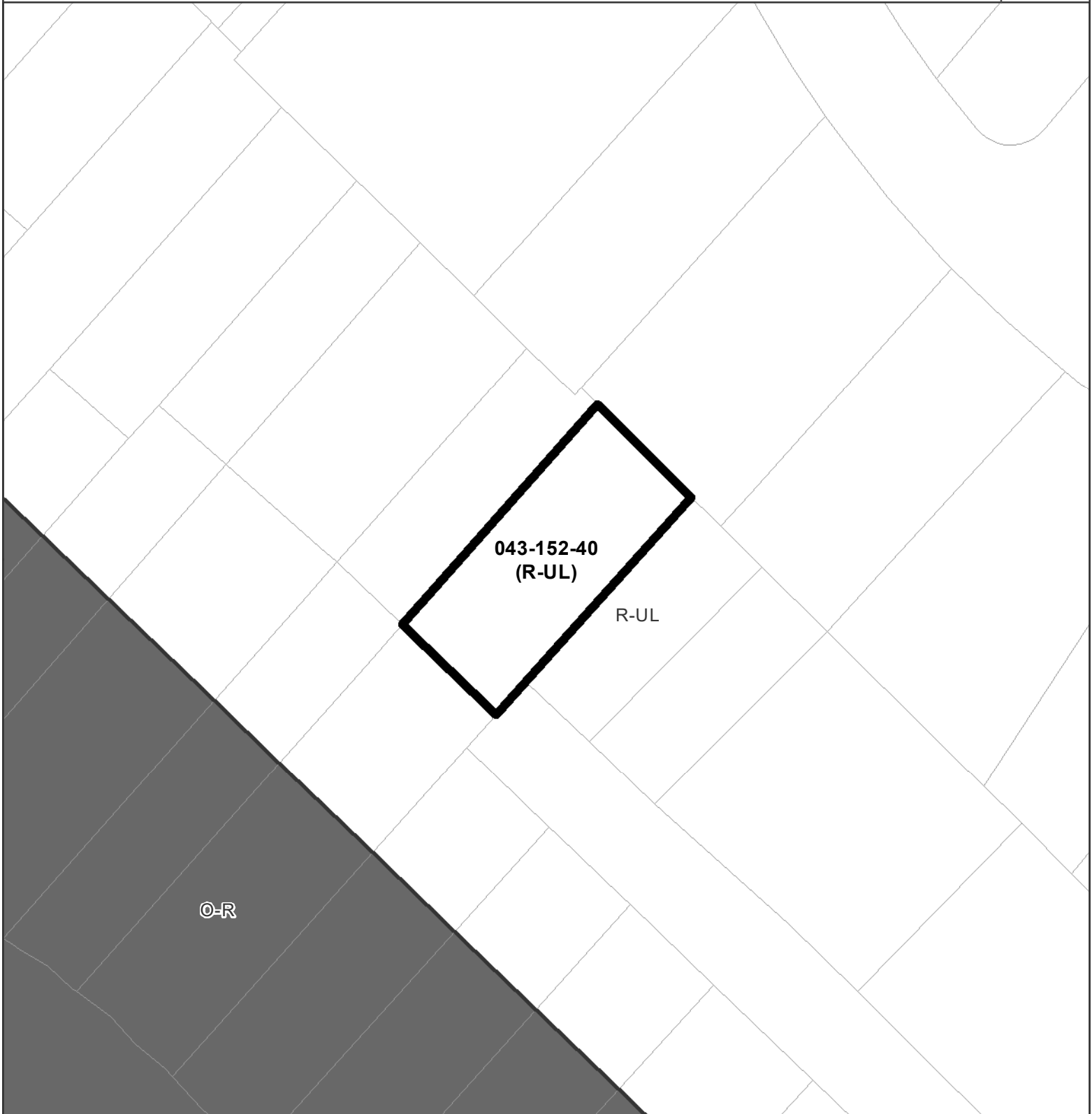






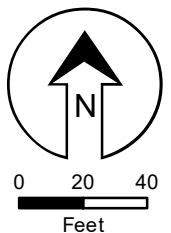
Parcel General Plan Map



Mapped
Area

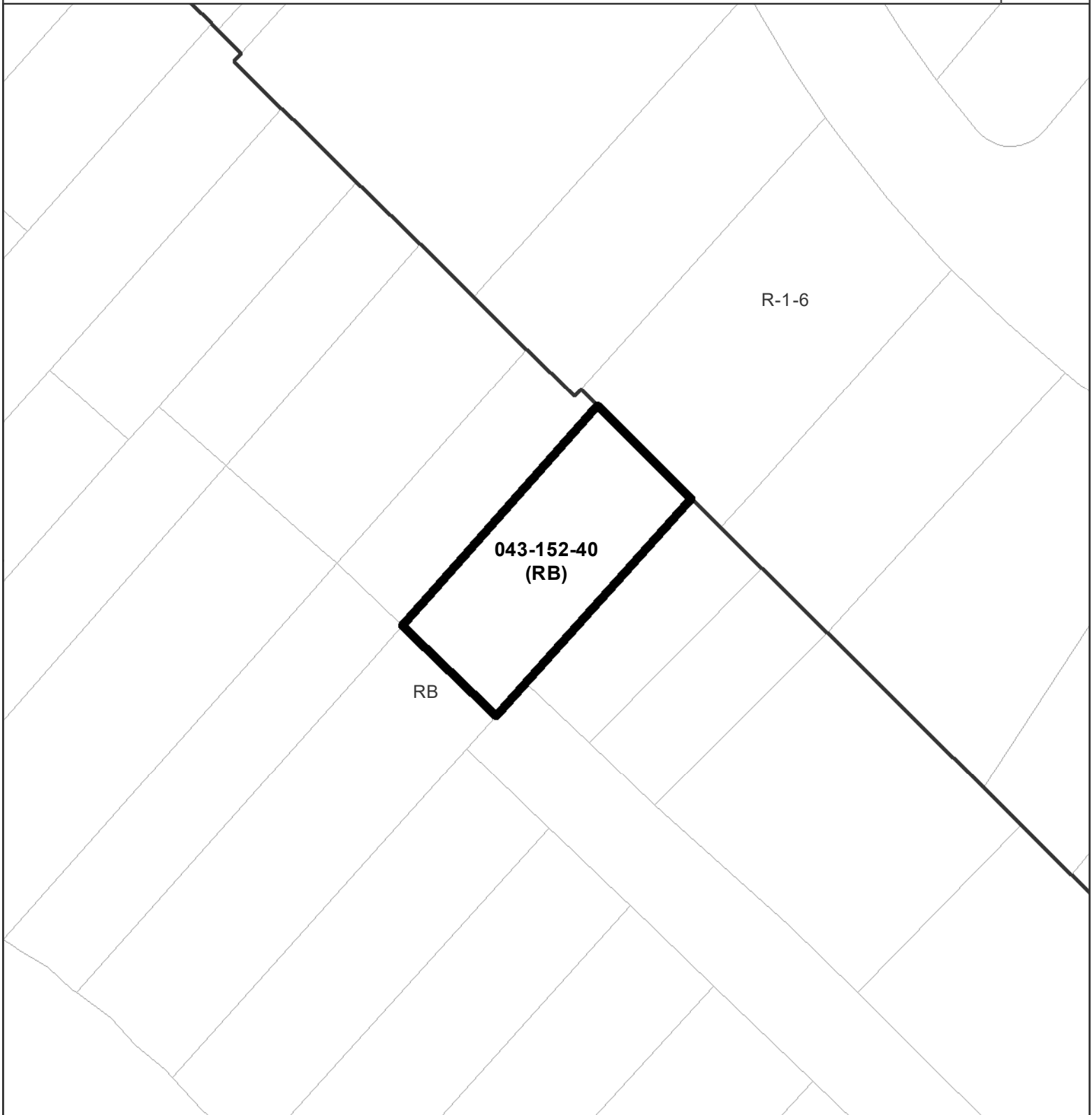


-  O-R *Parks, Recreation & Open Space*
-  R-UL *Res. Urban Low Density*

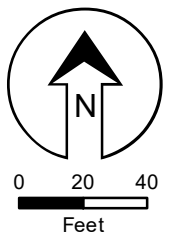




Parcel Zoning Map



- ☐ R-1 *Single-Family Residential*
- ☐ RB *Single-Family Ocean/Beach Residential*



Parcel Information

Services Information

| | |
|----------------------------|---|
| Urban/Rural Services Line: | <u> X </u> Inside <u> </u> Outside |
| Water Supply: | Soquel Creek Water District |
| Sewage Disposal: | County Sanitation District |
| Fire District: | Central Fire Protection District |
| Drainage District: | Flood Control District 6 |

Parcel Information

| | |
|------------------------------------|---|
| Parcel Size: | 7,666 square feet |
| Existing Land Use - Parcel: | Residential |
| Existing Land Use - Surrounding: | Residential |
| Project Access: | Beach Drive |
| Planning Area: | Aptos |
| Land Use Designation: | R-UL (Urban Low Residential Density) |
| Zone District: | RB (Residential Beach) |
| Coastal Zone: | <u> X </u> Inside <u> </u> Outside |
| Appealable to Calif. Coastal Comm. | <u> X </u> Yes <u> </u> No |

Technical Reviews: N/A

Environmental Information

| | |
|--------------------|---------------------------------|
| Geologic Hazards: | VE Flood Zone |
| Fire Hazard: | Not a mapped constraint |
| Slopes: | Coastal bluff |
| Env. Sen. Habitat: | No evidence on site |
| Grading: | No grading proposed |
| Tree Removal: | No trees proposed to be removed |
| Scenic: | Mapped scenic resource |
| Archeology: | Not mapped |