



Staff Report to the Zoning Administrator

Application Number: **231435**

Applicant: Doug Silveira

Owner: Kufchak

APN: 037-221-16

Site Address: 6000 Soquel Drive, Aptos

Agenda Date: May 3, 2024

Agenda Item #: 1

Time: After 9:00 a.m.

Project Description: Proposal to add a residential unit (approximately 850 square feet) above an existing structure containing a carpet store and a single residential unit. Requires an amendment to Commercial Development Permit 92-0939 and a Residential Development Permit.

Location: Property located at 6000 Soquel Drive in Aptos.

Permits Required: Commercial Development Permit, Residential Development Permit, Minor Exception

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231435, based on the attached findings and conditions.

Project Description & Setting

The subject property is located at the southeast corner of the intersection of Soquel Drive and Park Avenue in Aptos (6000 Soquel Drive). The site is improved with an existing commercial building and a single residential unit. The existing use of the property as a carpet sales and cleaning business was recognized by Commercial Development Permit 92-0939. The surrounding area is urbanized with a mix of commercial and residential uses. The existing business is adjacent to residential uses on the south and east sides of the property.

A Commercial Development Permit is required to amend the existing Commercial Development Permit (92-0939 - which recognized the existing carpet sales and cleaning use).

A Residential Development Permit is required to allow an additional residential unit in the existing mixed use building.

A Site Development Permit is not required, since this application was determined to be complete for further processing before the recent code update went into effect and because the proposal will

modify an existing use approval, as allowed per SCCC 13.11.035(C) (Modifications to existing development).

A Minor Variation had been requested to reduce the 30 foot rear yard setback (increased setback due to adjacent residential zoning) by 15% to approximately 25.5 feet, however the County Code has since been updated with reduced commercial setback requirements to adjacent residential properties and a Minor Exception is no longer required.

Project Background

The existing use was authorized under Commercial Development Permit 92-0939, recognizing the carpet sales and cleaning business on the subject property.

Zoning & General Plan Consistency

The subject property is a 10,672 square foot lot, located in the C-1 (Neighborhood Commercial) zone district, a designation which allows commercial uses. The proposed addition to an existing mixed use building is a permitted use within the zone district. The zoning is not consistent with the site's C-O (Professional and Administrative Offices) General Plan designation; however, the existing office land use designation is not proposed to be modified at this time. PA (Professional and Administrative Office) zoning is located to the south of the subject property, although those parcels are currently developed with existing residential uses.

The General Plan encourages mixed use (commercial and residential) development along transportation corridors. The subject property is located at the intersection of Soquel Drive and Park Avenue. Soquel Drive is identified as a multi-modal corridor and Park Avenue is identified as an active connector in the General Plan. The existing mixed-use building and proposed additional residential unit are consistent with the recommendations of the General Plan in regard to the establishment of mixed uses and residential units along transportation corridors.

Thus, the proposed project is consistent with allowed used for both the existing zoning and General Plan designations regardless of zoning inconsistency, as both allow mixed use residential. Thus, the project would not require a rezoning or General Plan amendment for project consistency.

Mixed Use (Commercial and Residential)

This proposal seeks to add an additional residential unit to the existing mixed use (commercial and residential) structure located on the subject property. The addition of additional residential space will comply with both the prior code standard of residential area at no more than 50% of the total building square footage as well as the new code standard which would allow up to 80% of the building square footage to be residential space. All site standards have been met for the additional building area. Adequate parking has been provided for the existing commercial business and the two residential units on the subject property.

Mixed Use Building Area		
Existing Commercial	1,483 sf	
Existing Residential	596 sf	
Proposed Residential	844 sf	

Total Building Area	2,923 sf	
Total Residential	1,440 sf	49.3% of total building area

C-1 Zone District Site Standards			
	Site Standard	Existing	Proposed
Front Yard Setback	10 ft	12 ft	10 ft
Side Yard Setback	15 ft (adj. R-1 zoning)	31 ft	31 ft
Street Side Yard Setback	0 ft	10.3 ft	10.3 ft
Rear Yard Setback	10 ft (adj. RM zoning)	13.7 ft	25.5 ft (to addition)
Floor Area Ratio	1.5	0.19	0.27
Height	40 ft	17.8 ft	27 ft

Parking			
Commercial	1,483 sf	1 space / 300 sf	5 spaces
Residential	1 unit under 750 sf 1 unit over 750 sf	1 space / unit (under 750 sf) 2 spaces / unit (over 750 sf) + 20% guest parking	4 spaces
Total Parking Required			9 spaces
Total Parking Provided			11 spaces

Design Review

The proposed addition to an existing mixed use building complies with the requirements of the County Design Review Ordinance, in that the proposed project will be consistent with the design of the existing mixed use structure and will improve the appearance of the building with updated exterior materials to reduce the visual impact of the proposed development on surrounding land uses.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. 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 **231435**, 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
- G. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 231435
Assessor Parcel Number: 037-221-16
Project Location: 6000 Soquel Drive, Aptos

Project Description: Proposal to construct an addition adding one residential unit to an existing mixed use building

Person or Agency Proposing Project: Doug Silveira

Contact Phone Number: 831-345-0383

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

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

F. Reasons why the project is exempt:

Construction of an addition to an existing mixed-use (commercial/residential) structure in an area designated for commercial uses.

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

Randall Adams, Project Planner

Date:_____

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, 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 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 that the project 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 be materially injurious to properties or improvements in the vicinity.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the addition to an existing mixed use building 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-1 (Neighborhood Commercial) zone district as the primary use of the property will continue to be a mixed (commercial and residential) use building that meets all current site standards for the zone district.

The proposed addition is consistent with the mixed (commercial and residential) use square footage requirements specified in SCCC 13.10.332(D) & 13.10.332-1 (Commercial Use Chart), in that the total residential building area does not exceed 80% of the total building area.

The proposed project is consistent with SCCC 13.10.333(A)(2), in that a Site Development Permit is not required for projects that modify an existing site or structure with a valid discretionary permit that is processed as an amendment to the existing discretionary permit, per SCCC 13.11.035(C) (Modifications to existing development).

The proposed addition is consistent with the commercial mixed use requirements specified in SCCC 13.10.334(A), in that the proposed density will not exceed 45 dwelling units per acre, adequate private open space has been provided in the form of an exterior deck, and adequate setbacks to adjacent properties have been provided.

- (c) **General Plan Conformance.** The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed commercial use is in substantial conformance with the density requirements specified for the C-O (Professional and Administrative Offices) land use designation in the County General Plan. Although the current zoning is not consistent with the General Plan land use designation, the property is adjacent to PA (Professional and Administrative Office) zoning to the south which is developed with residential uses and the current application does not propose an amendment to the General Plan (which would place an additional burden on

the creation of an additional residential unit on the subject property).

The existing mixed (commercial and residential) use building and proposed additional residential unit is located on a transportation corridor, consistent with General Plan policy BE-1.2.3 (Multimodal Corridor Land Use) which encourages mixed uses along transportation corridors.

The proposed addition of a residential unit to the existing building will allow mixed (commercial and residential) land uses in a commercial area consistent with General Plan Policies BE-1.3.2 (Mixed use development), BE-2.3.6 (Multifamily housing in non-residential areas) and BE-3.2.1 (Residential Uses in Commercial Designations). The proposed addition to an existing mixed-use commercial building will allow complimentary commercial and residential uses, will include design elements consistent with the architecture of the existing building and will be compatible with the existing land use on the project site and the surrounding land uses in the project vicinity.

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

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption (Exhibit A) for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed addition will add one residential unit to an existing mixed use building. The expected level of traffic generated by the proposed project is anticipated to result in one additional peak trip per day (1 peak trip per dwelling unit). Such an increase will not adversely impact existing roads or intersections in the surrounding area, and the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed addition to an existing mixed use building is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the project is not subject to a Site Development Permit because it is an amendment to an existing use approval (Commercial Development Permit 92-0939), as allowed per SCCC 13.11.035(C) (Modifications to existing development).

Additionally, the proposed development is designed and located on the site as an addition that is compatible with the architectural style and physical design of the existing commercial building.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the project is not subject to a Site Development Permit because it is an amendment to an existing use approval (Commercial Development Permit 92-0939), as allowed per SCCC 13.11.035(C) (Modifications to existing development).

Additionally, the proposed addition to an existing mixed use building complies with the requirements of the County Design Review Ordinance, in that the proposed project will be consistent with the design of the existing mixed use structure and will improve the appearance of the building with updated exterior materials to reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project plans, prepared by Santa Cruz Home Design, dated 7/25/23.

- I. This permit authorizes the construction of an addition to an existing mixed use building 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.
 - 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 \$3.38 per new square foot for multi-family dwellings.
 - H. Pay the current fees for Child Care mitigation. Currently, these fees are \$0.28 per square foot for multi-family dwellings.
 - I. Pay the current fees for Roadside and Transportation improvements for one additional residential unit. Currently, these fees are, respectively, \$2,100 and \$2,100 per unit.
 - J. Pay the current Affordable Housing Impact Fee for the additional residential unit. The fees are based on unit size and the current fee for a residential rental unit is \$2 per square foot.
 - K. Provide required off-street parking for 9 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of-way. Parking must be clearly designated on the plot plan.
 - L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

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

IV. Operational Conditions

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

V. Indemnification

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

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

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

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

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

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA GREEN BUILDING CODE, 2022 CALIFORNIA FIRE CODE 6 FIRE PROTECTION DISTRICT AVENUEMENTS, 2022 CALIFORNIA ENERGY CODE AND ALL OF THEIR PARTS. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.
2. THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING ANY WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE DESIGNER IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT THOSE ITEMS NOTED AS N/C (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION, WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE DESIGNER BEFORE PROCEEDING WITH WORK.
4. THE CONTRACTOR SHALL NOT ENCUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE OWNERS OF THE PROPERTY TO BE ENCUMBERED.
5. THE CONTRACTORS SHALL PROVIDE FENCING, BARRICADES, WARNING SIGNS/SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC SAFETY.
6. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM THE INSPECTING ENTITY.
7. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORM WORK, ETC. AS REQUIRED TO PROTECT LIFE AND PROPERTY.
9. THE DESIGNER IS NOT RESPONSIBLE FOR THE SELECTION OF MATERIALS, MANUFACTURERS, FINISHES, CONTRACTORS OR SUBCONTRACTORS OTHER THAN THOSE SPECIFIED IN THESE PLANS AND SPECIFICATIONS. DEVIATION FROM THE CONSTRUCTION METHODS OR TYPES OF MATERIALS, MANUFACTURERS, FINISHES, CONTRACTORS OR SUBCONTRACTORS SPECIFIED IN THE AFOREMENTIONED PLANS AND SPECIFICATIONS SHALL VOID ANY DESIGNER'S WARRANTIES, IMPLIED OR WRITTEN. THE OWNER IS RESPONSIBLE FOR SELECTION OF ALL MATERIALS, MANUFACTURERS, FINISHES, CONTRACTORS OR SUBCONTRACTORS NOT SPECIFIED IN THE PLANS AND SPECIFICATIONS AND IS THEREFORE RESPONSIBLE FOR THE PERFORMANCE, LONGEVITY AND SUCCESSFUL INTEGRATION OF THE MATERIALS AND FINISHES INTO THE PROJECT AS WELL AS THE QUALITY OF THE WORK. THE OWNER SHALL SUPPLY A COMPLETE COPY OF THE PLANS AND SPECIFICATIONS TO THE GENERAL CONTRACTOR OR ALL SUB CONTRACTORS IF THE OWNER ASSUMES THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR.

1. THESE PLANS ARE IN COMPLIANCE WITH THE CURRENTLY ADOPTED 2016 CALIFORNIA BUILDING AND FIRE CODES AND DISTRICT AVEMENDANT AND SHALL BE APPROVED BY FIRE DISTRICT WITH JURISDICTION. REQUIREMENTS OF THE SINGLE FAMILY DWELLING GUIDE SHALL BE MET.
2. OCCUPANCY CLASSIFICATION: R-3/U
BUILDING CONSTRUCTION TYPE/ FIRE RATINGS: TYPE V-B
3. IF REQUIRED, THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED CALIFORNIA BUILDING AND FIRE CODES AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION UNDER A SEPARATE PERMIT THE INSTALLER DESIGNER SHALL SUBMIT THREE SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM TO THE APPROPRIATE AGENCY FOR APPROVAL. INSTALLATION SHALL FOLLOW THEIR GUIDE SHEET.
4. BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET.
5. AN APPROVED SPARK ARRESTOR ON TOP OF CHIMNEY WITH WIRE MESH NOT TO EXCEED 1/2" SHALL BE INSTALLED. THE SIZE SHALL BE A MIN. AREA OF 4 TIMES THE NET FREE AREA OF CHIMNEY OUTLET. CHIMNEY'S SHALL EXTEND AT LEAST 2' ABOVE THE HIGHEST ELEVATION OF ANY PART OF THE BUILDING WITHIN 10' OF CHIMNEY. SECURE LAST SECTION OF METAL FLUE TO PREVENT LATERAL DISPLACEMENT.
6. THE NEW ROOF COVERING AND SIDINGS SHALL BE A CLASS 'A' RATED ROOF (W1N).
7. A 100 FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE (WHICHEVER IS SHORTER DISTANCE) SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS SUCH AS GROUND COVERS MAY BE USED PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH.
8. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER SURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE COUNTY HEALTH DEPARTMENT.
9. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS MUST BE ONSITE DURING INSPECTIONS.
10. ANY NEW FIRE HYDRANT REQUIRED SHALL BE PAINTED IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE.



A1	PROPOSED PLOT PLAN & GENERAL NOTES
A2	(E) FLOOR PLANS & PLOT PLAN
A3	(E) ELEVATIONS & 3D VIEWS
A4	(N) FLOOR PLANS, SECTION & SCHEDULES
A5	(N) ELEVATIONS & 3D VIEWS

SC HD

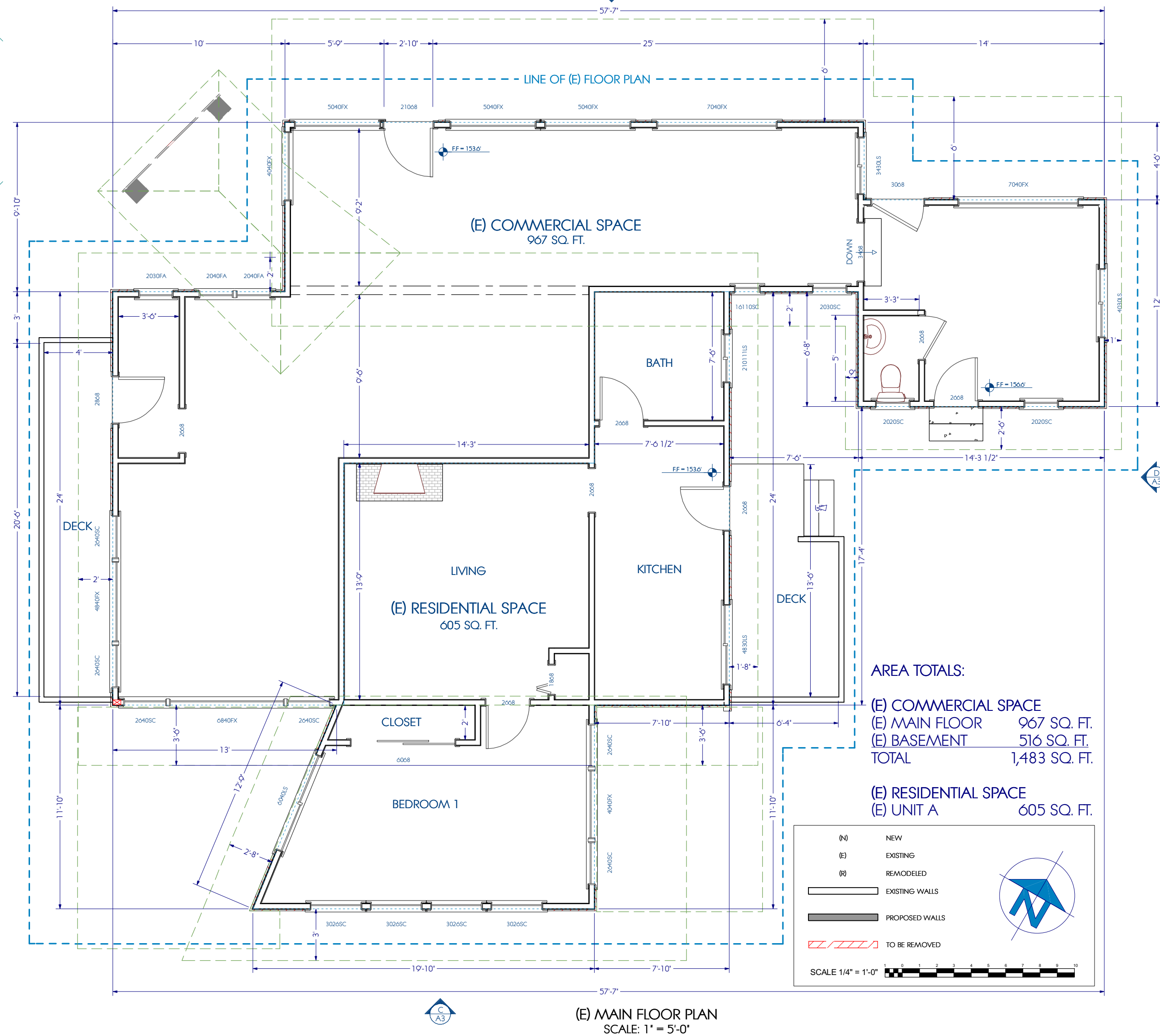
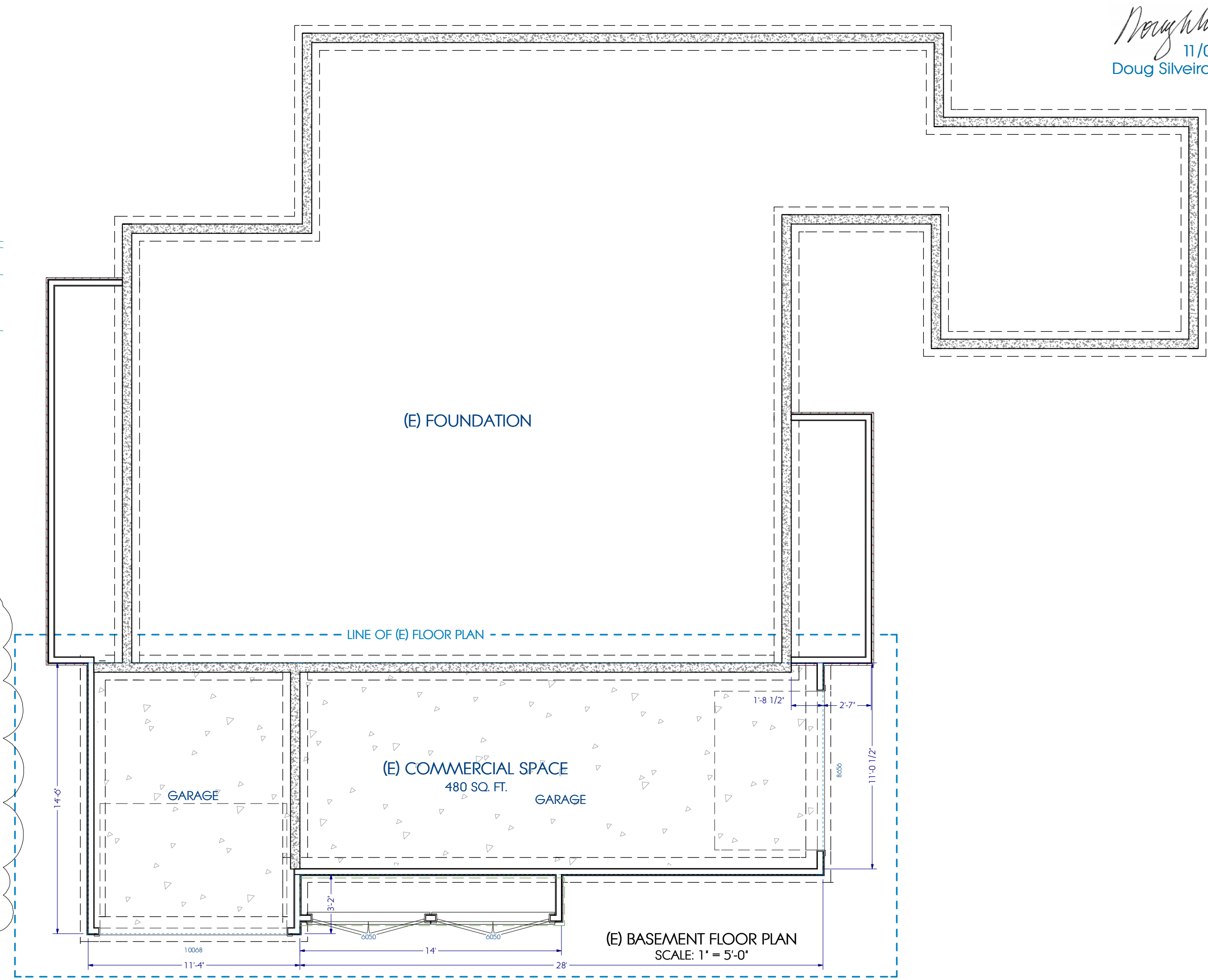
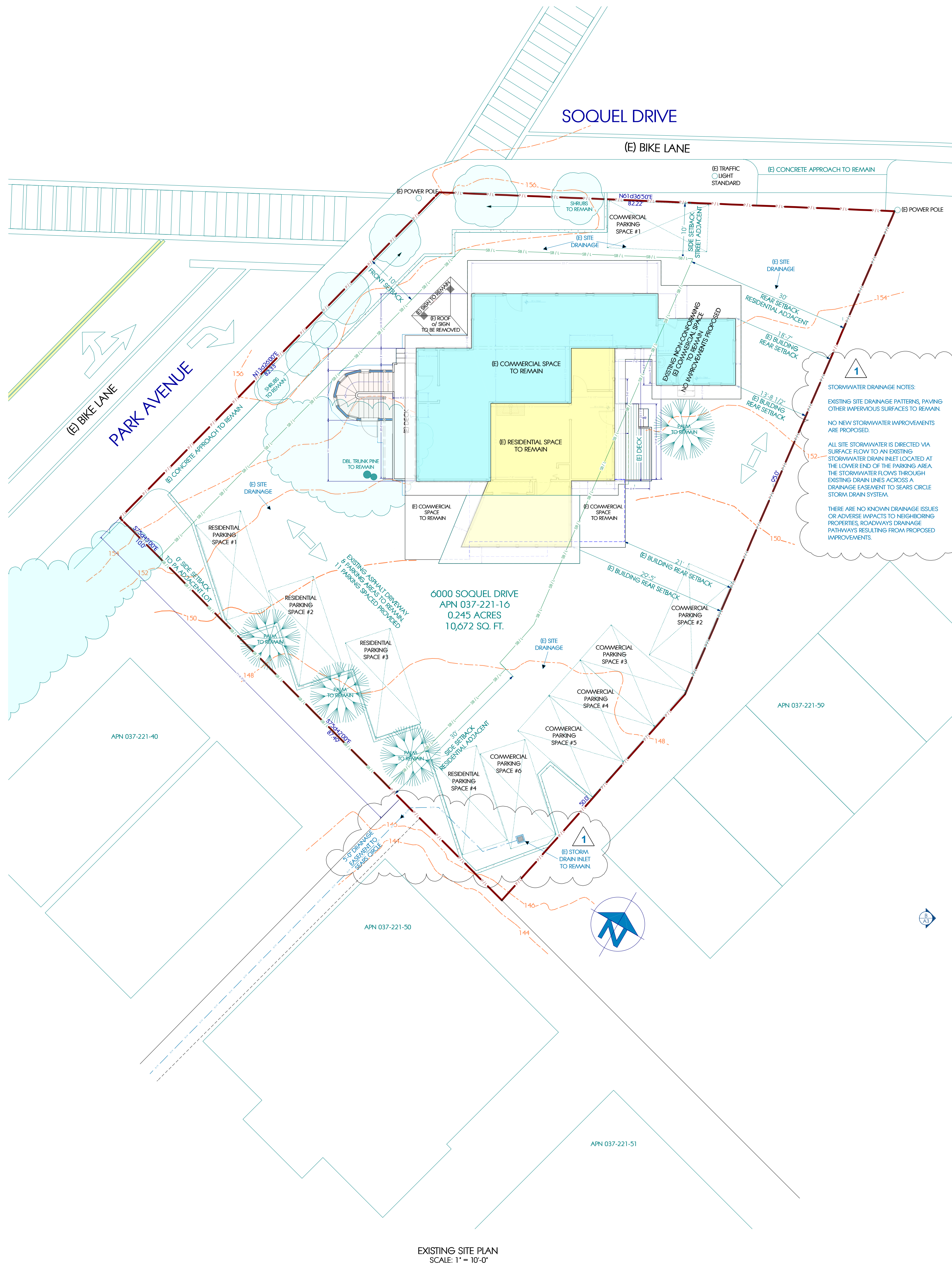


DOUG SILVERA, CALLED
SANTA CRUZ
HOME DESIGN
santacruzhome.com
doughsil@gmail.com
170 Marine Parade
Santa Cruz, CA 95062
(831) 345-9383

SHEET:

EXHIBIT D

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE DESIGNER AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
© SANTA CRUZ HOME DESIGN 2022



11/05/2023
Doug Silveira, CAIBD

SC HD
DOUG SILVEIRA CAIBD
SANTA CRUZ HOME DESIGN
santacruzhome@gmail.com
doug@sc-hd.com
170 Marine Parade
Aptos, CA 95003
(831) 345-9383

DISCRETIONARY PERMIT APPLICATION
CARPET KING ADDITION

6000 SOQUEL DRIVE
APTOS, CA 95003
APN 037-221-16

PLAN DATE: 07/25/2023
REVISIONS: 1 12/05/2023

(E) FLOOR PLANS
& PLOT PLAN

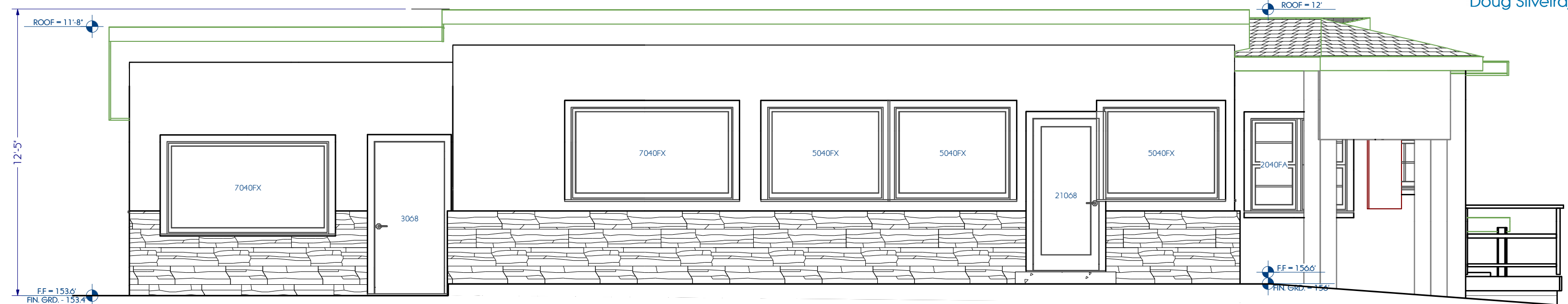
SCALE: 1/4" = 1'-0"

SHEET: A2

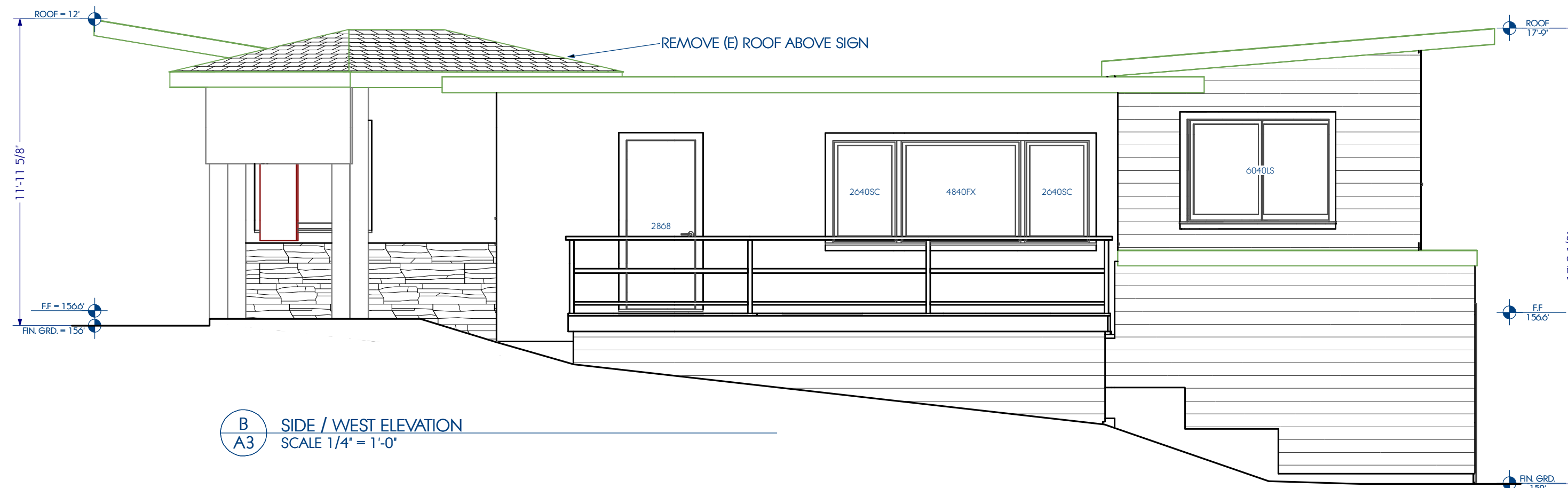
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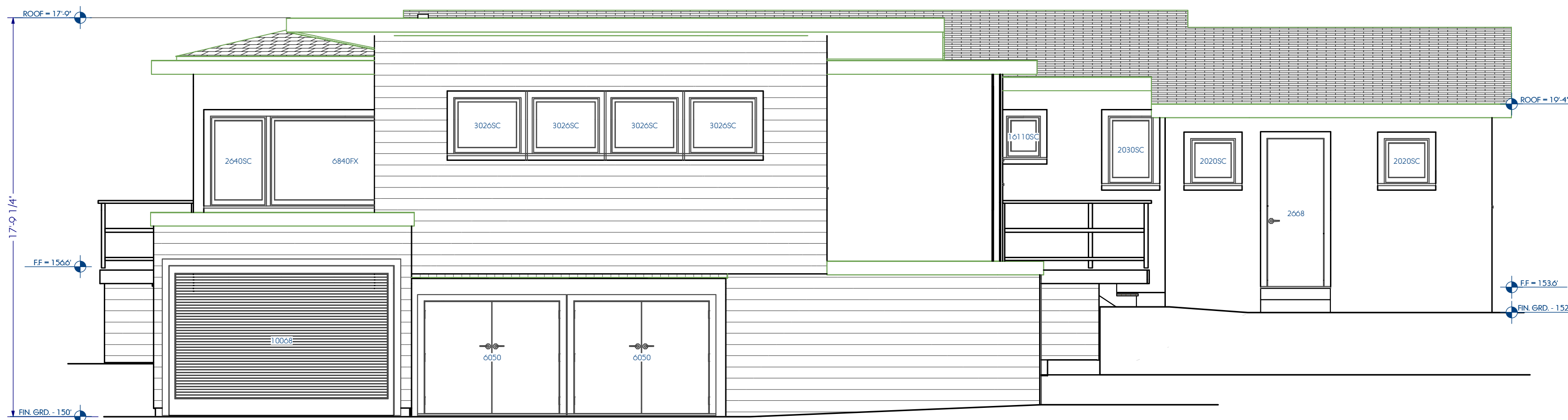
(E) 3D ELEVATIONS
NO SCALE



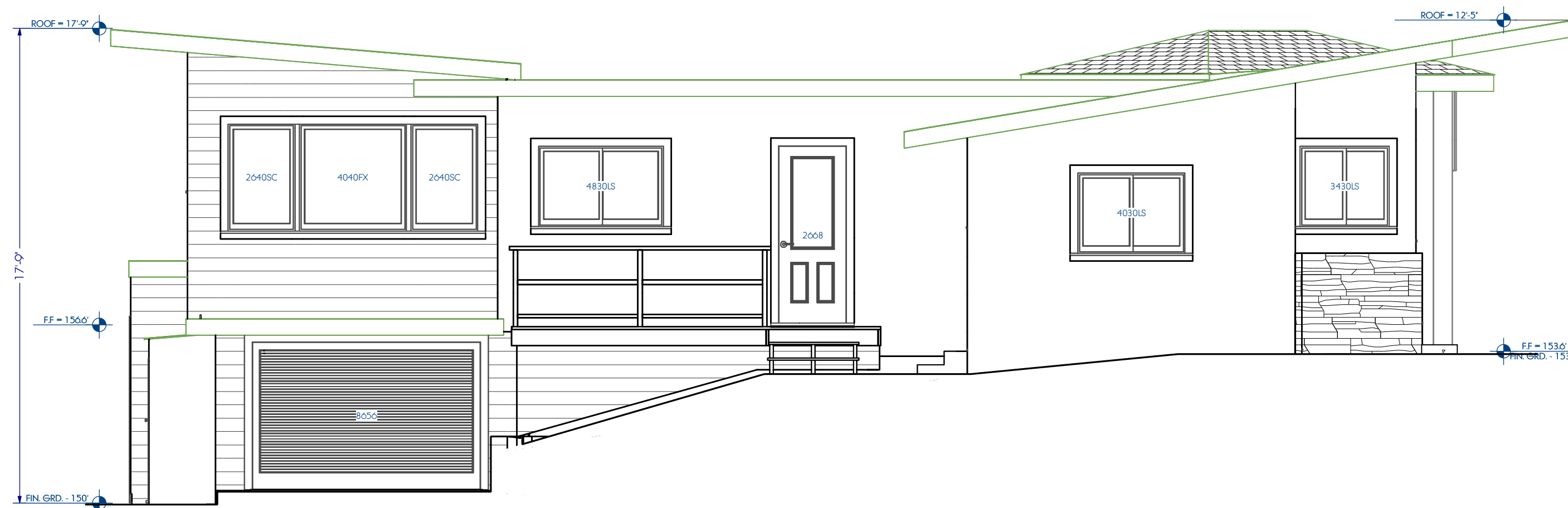
A
A3 FRONT / NORTH ELEVATION
SCALE 1/4" = 1'-0"



B
A3 SIDE / WEST ELEVATION
SCALE 1/4" = 1'-0"



C
A3 REAR / SOUTH ELEVATION
SCALE 1/4" = 1'-0"



D
A3 SIDE / EAST ELEVATION
SCALE 1/4" = 1'-0"

(E) ELEVATIONS
SCALE 1/4" = 1'-0"

Naughton
11/05/2023
Doug Silveira, CAIBD



DISCRETIONARY PERMIT APPLICATION
CARPET KING ADDITION

6000 SOQUEL DRIVE
APTOS, CA 95003
APN. 037-221-16

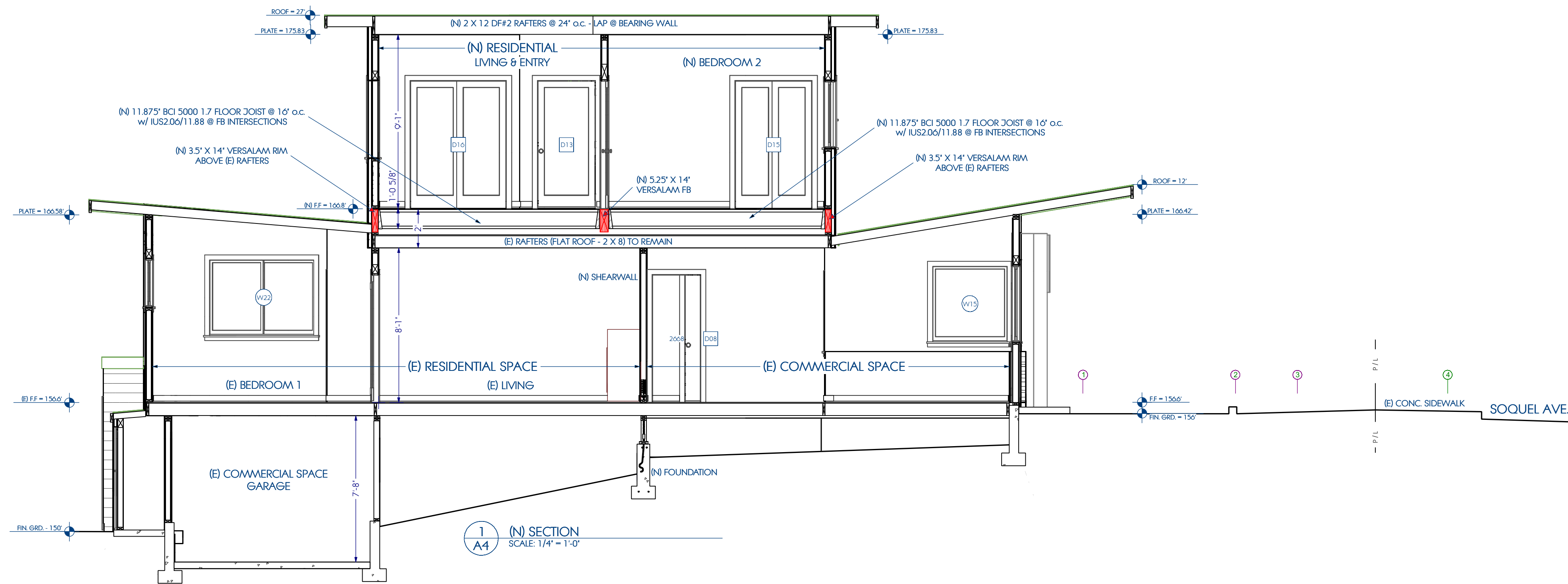
PLAN DATE: 07/25/2023
REVISIONS: 1 12/05/2023

(E) ELEVATIONS
& 3D VIEWS

SCALE: AS NOTED

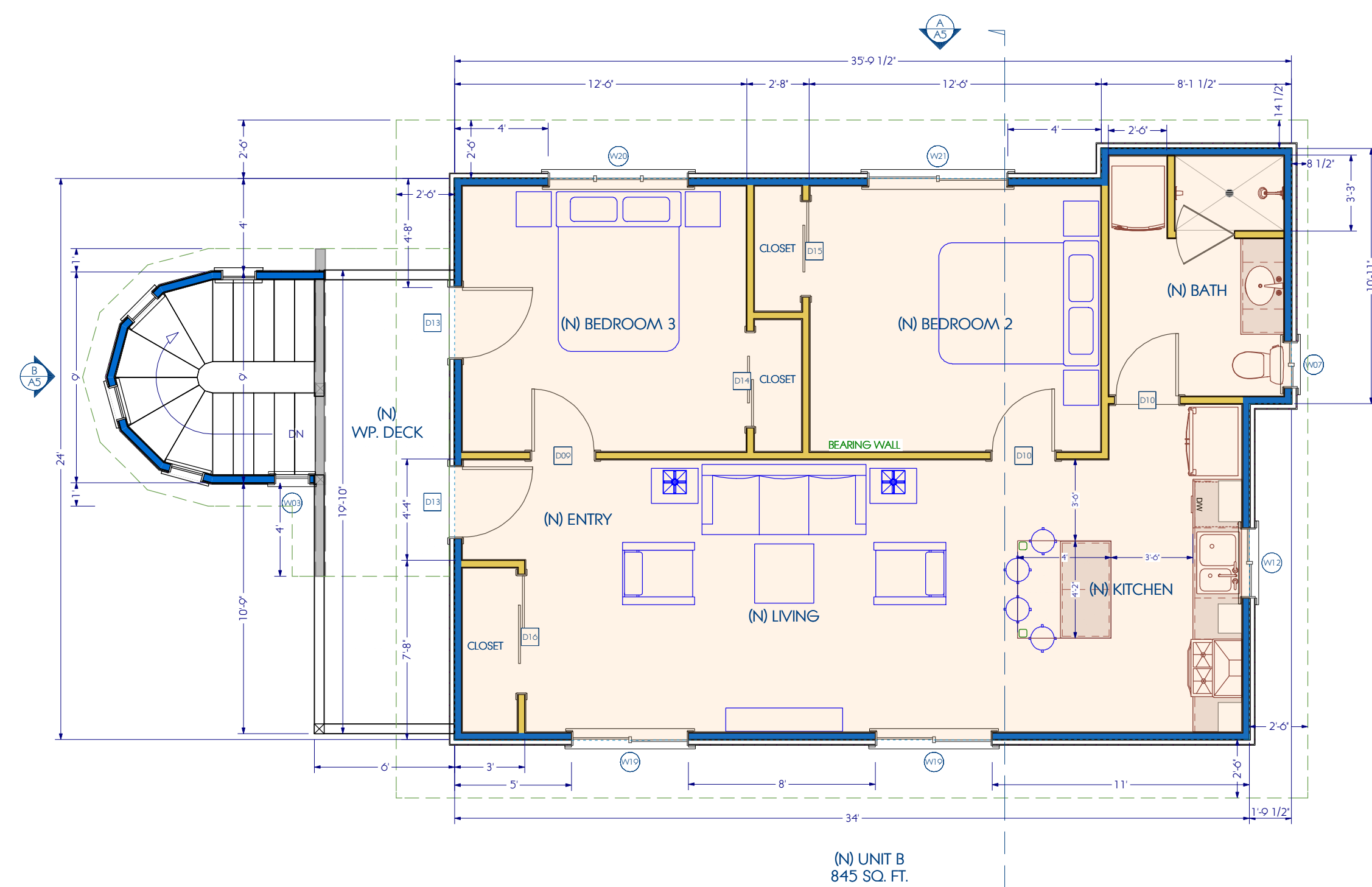
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A3

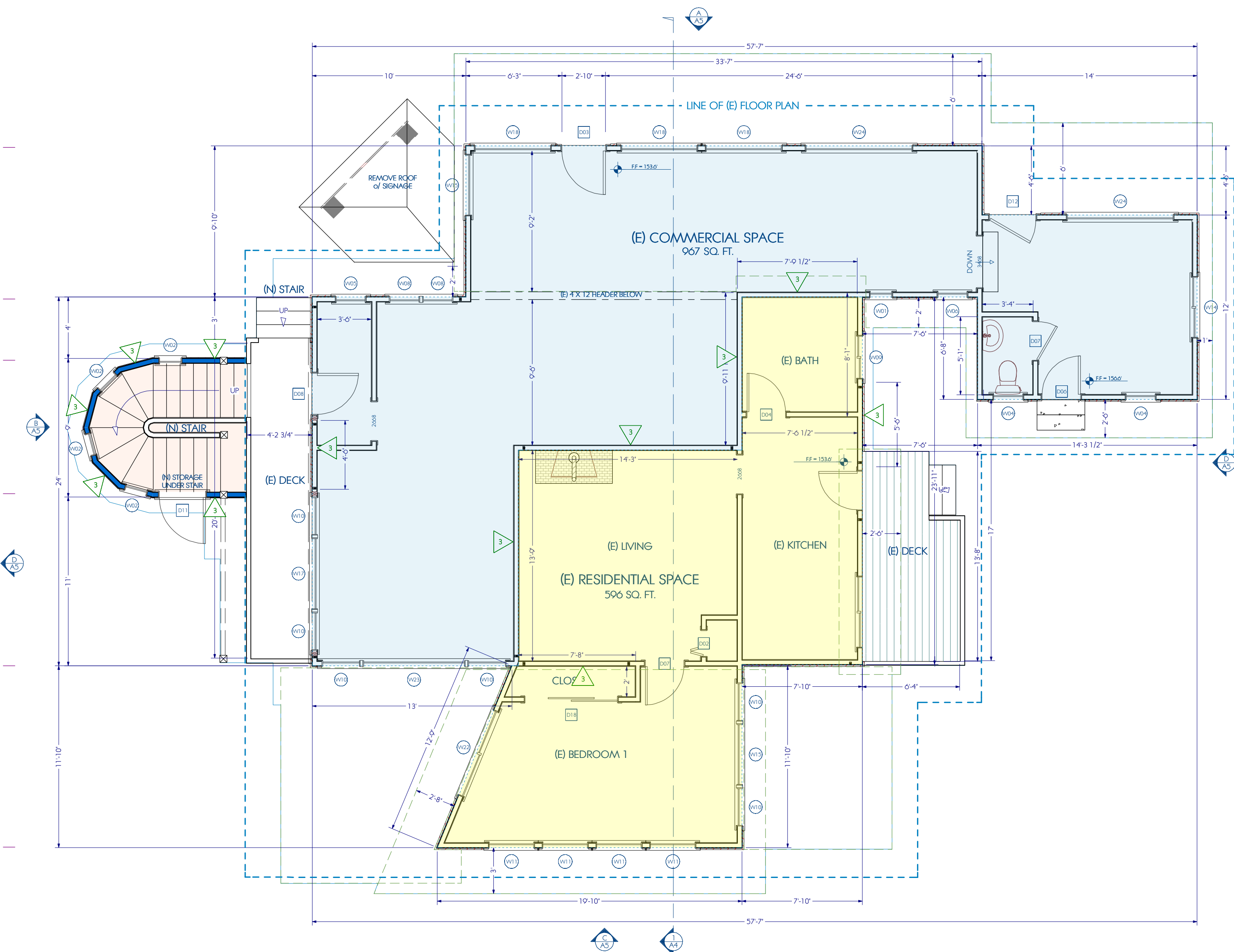


WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
W01	1	0	10110	SINGL CASEMENT	
W02	4	1	1020	FIXED GLASS	4 (N)
W03	2	1	2020	SINGL CASEMENT	1 (N)
W04	1	1	2030	DOUBLE AWNING	
W05	1	1	2030	SINGL CASEMENT	
W06	2	1	2040	DOUBLE AWNING	
W07	1	1	210111	LEFT SLIDING	1 (N)
W08	0	1	2040	SINGL CASEMENT	
W09	4	1	3020	SINGL CASEMENT	
W10	1	1	3430	LEFT SLIDING	
W11	1	1	4030	LEFT SLIDING	
W12	2	1	4040	FIXED GLASS	1 (N)
W13	1	1	4830	LEFT SLIDING	
W14	1	1	4840	FIXED GLASS	
W15	3	1	5040	FIXED GLASS	
W16	1	1	6040	LEFT SLIDING	
W17	1	1	6840	FIXED GLASS	
W18	2	1	7040	FIXED GLASS	
W19	1	2	1020	FIXED GLASS	2 (N)
W20	1	2	2030	LEFT SLIDING	1 (N)
W21	1	2	3030	LEFT SLIDING	1 (N)
W22	2	2	5040	RIGHT SLIDING	
W23	1	2	6020	TRIPL CASEMENT	
W24	1	2	6030	RIGHT SLIDING	

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS	COMMENTS
D01	1	0	10008	GARAGE-DOOR	1 3/4"	
D02	2	0	6050	EXT. DOUBLE HINGED	1 3/4"	
D03	0	0	8050	GARAGE-DOOR	2 3/4"	
D04	1	1	1808	2 DR. BIFOLD	1 3/8"	
D05	1	1	21008	EXT. HINGED-GLASS	1 3/4"	
D06	1	1	2008	HINGED	1 3/8"	
D07	1	1	2008	EXT. HINGED	1 3/4"	
D08	1	1	2008	EXT. HINGED	1 3/4"	
D09	2	1	2008	HINGED	1 3/8"	1 (N)
D10	1	1	2808	EXT. HINGED	1 3/4"	2 (N)
D11	1	1	3008	EXT. HINGED-GLASS	1 3/4"	1 (N)
D12	1	1	3008	EXT. HINGED	1 3/4"	
D13	1	1	6008	SLIDER	1 3/8"	2 (N)
D14	1	2	2808	HINGED	1 3/8"	1 (N)
D15	2	2	2808	HINGED	1 3/8"	1 (N)
D16	2	2	3808	EXT. HINGED-GLASS	1 3/8"	1 (N)
D17	1	2	4008	SLIDER	1 3/8"	
D18	1	2	4008	SLIDER	1 3/8"	
D19	1	2	5008	SLIDER	1 3/8"	

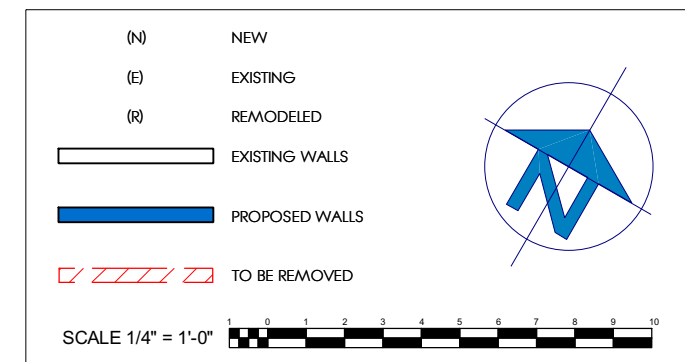


(N) 2ND FLOOR PLAN
SCALE: 1" = 5'-0"



(N) MAIN FLOOR PLAN
SCALE: 1" = 5'-0"

AREA TOTALS:
(E) COMMERCIAL SPACE 907 SQ. FT.
(E) MAIN FLOOR 596 SQ. FT.
(E) BASEMENT 1,483 SQ. FT.
TOTAL 1,483 SQ. FT.
(N) RESIDENTIAL SPACES
(E) UNIT A 596 SQ. FT.
(N) UNIT B 844 SQ. FT.
TOTAL 1,440 SQ. FT.



11/05/2023
Doug Silveira, CAIBD



DISCRETIONARY PERMIT APPLICATION CARPET KING ADDITION

6000 SOQUEL DRIVE
APTOS, CA 95003
APN 037-221-16

PLAN DATE: 07/25/2023
REVISIONS: 1 12/05/2023

(N) FLOOR PLANS,
SECTION & SCHEDULES

SCALE: 1" = 5'-0"

SHEET: A4

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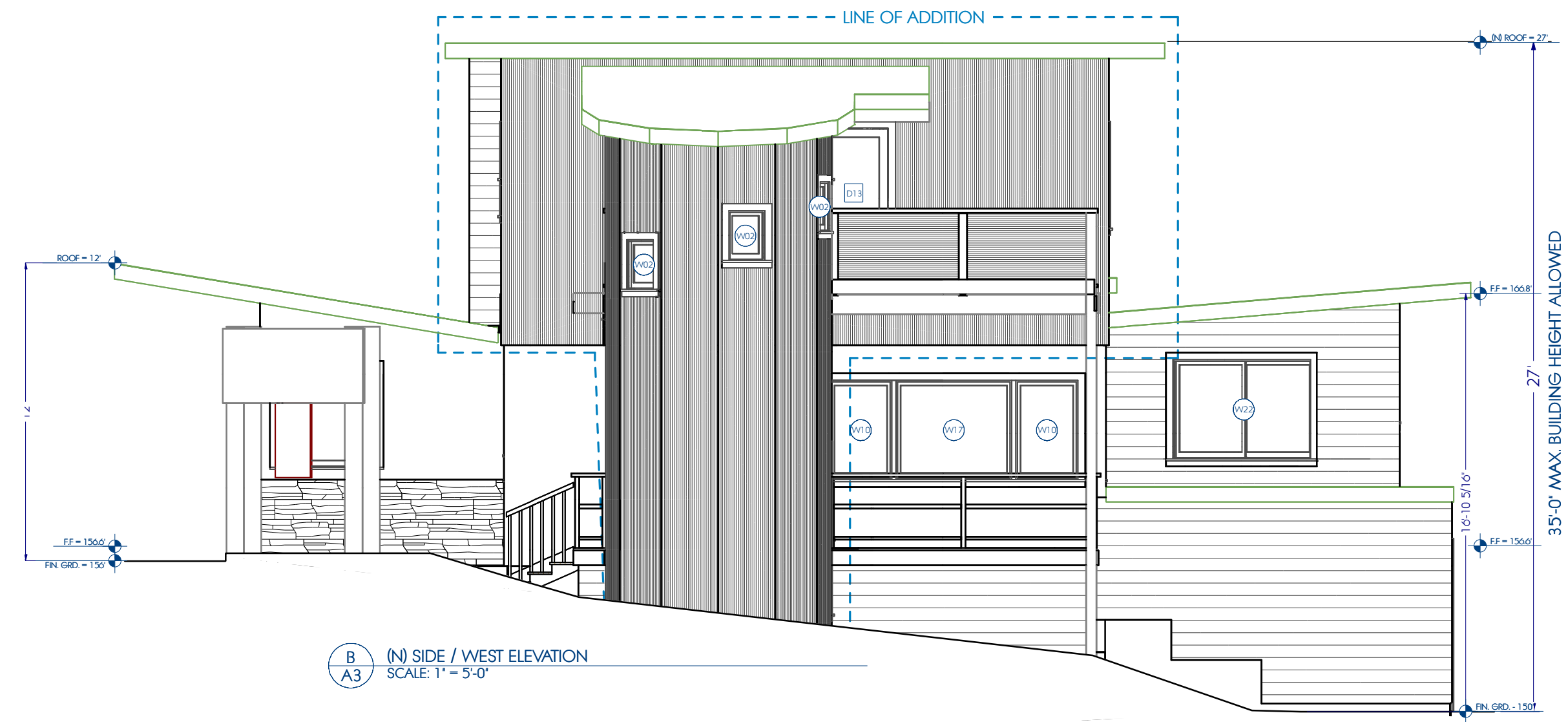
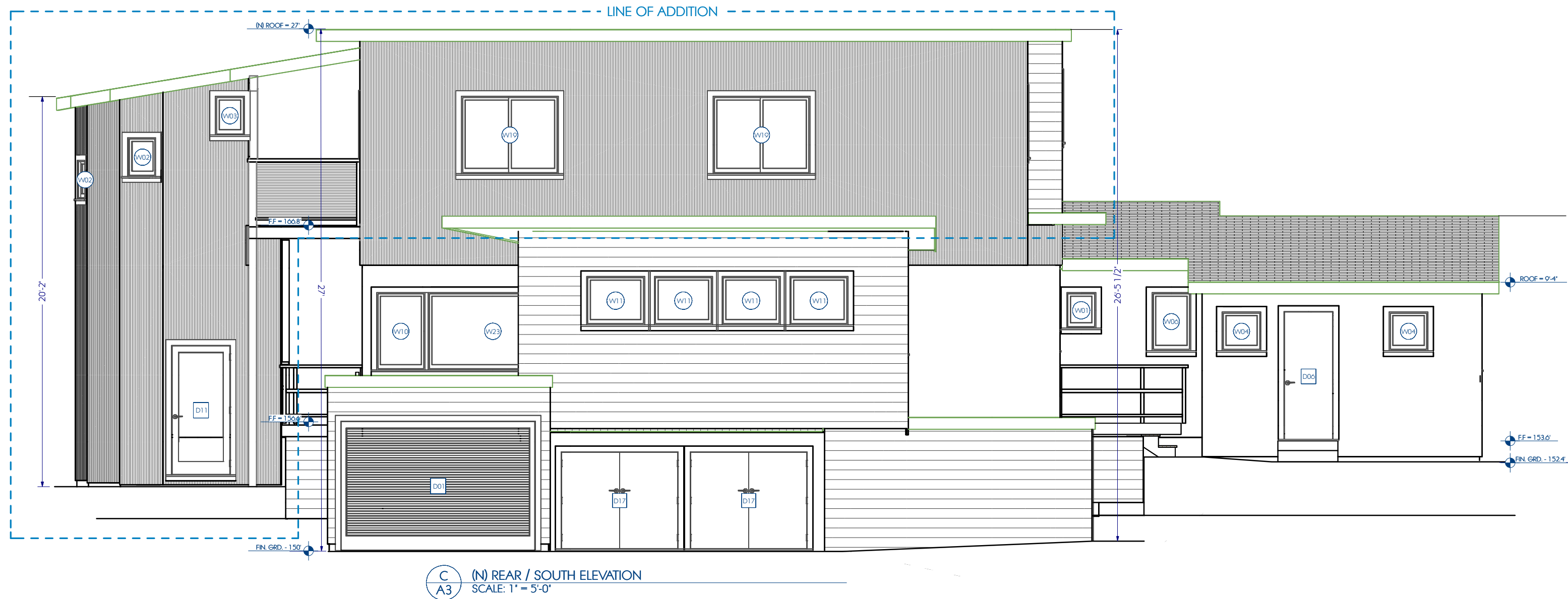
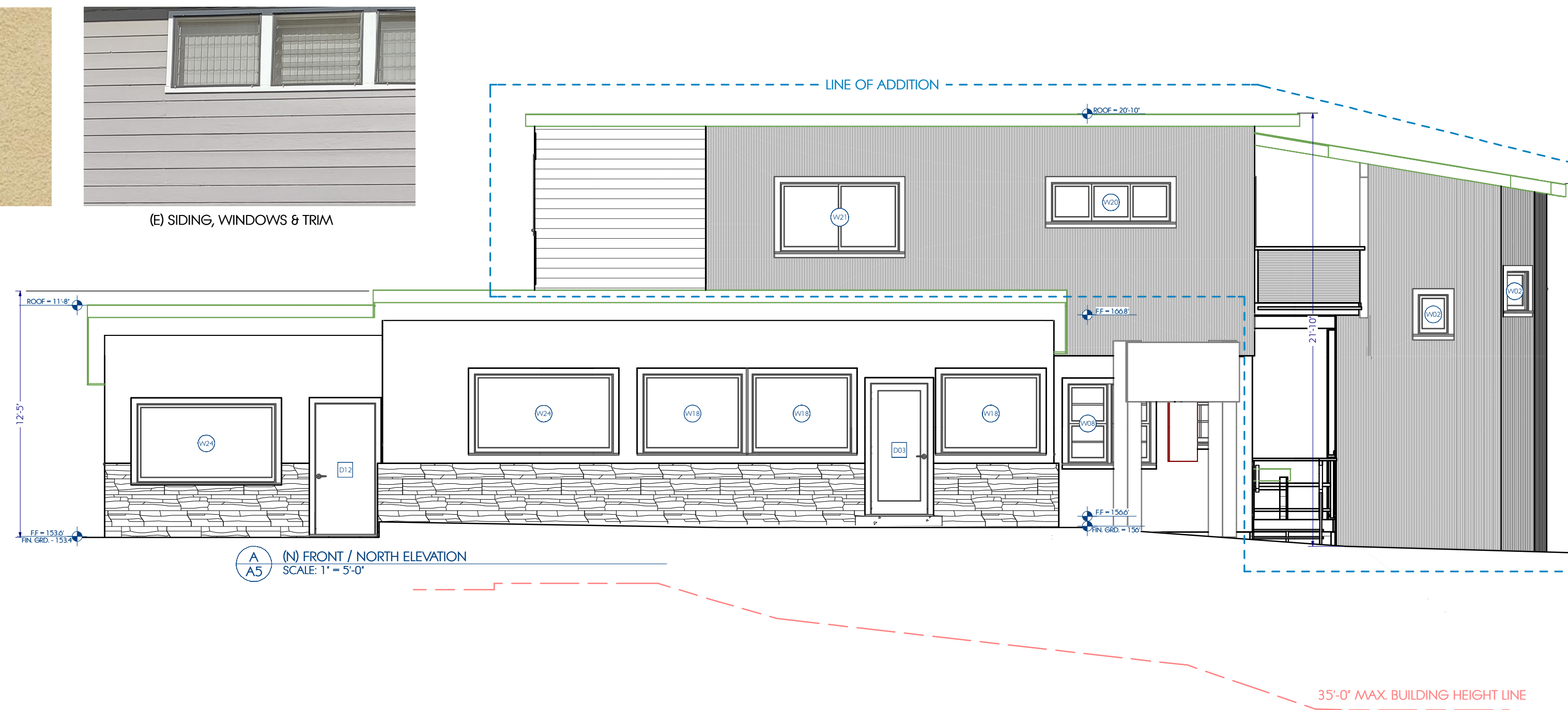
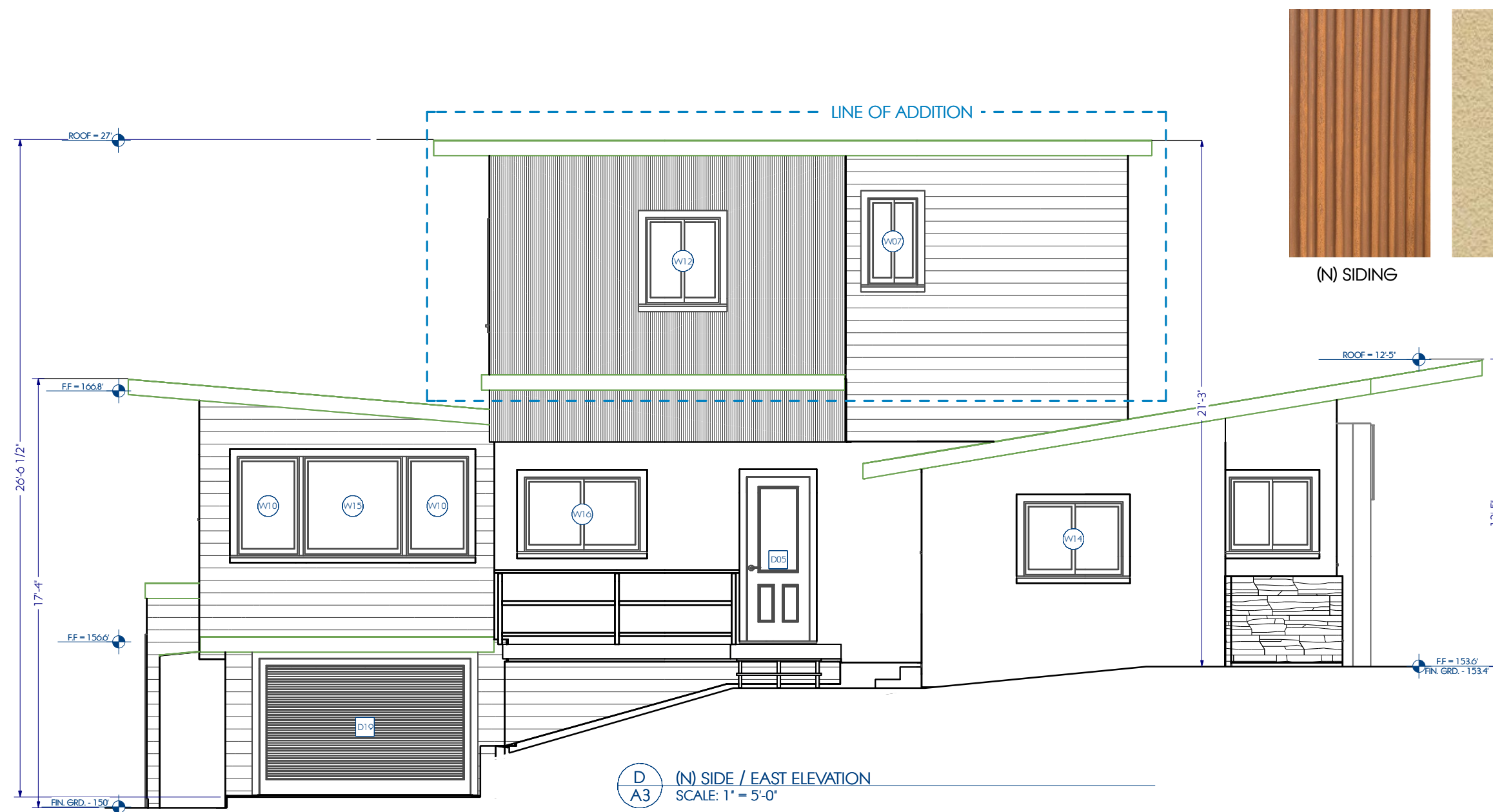
- (N) EXTERIOR MATERIALS
BASEMENT & 1ST FLOOR:
SIDING: YELLOW STUCCO & TAN WOOD HORIZONTAL SHIPLAP (E) TO REMAIN
WINDOWS: ALUMINUM MILL FINISH w/ WHITE TRIM (E) TO REMAIN
DOORS: ALUMINUM MILL FINISH & WHITE PAINTED w/ WHITE TRIM (E) TO REMAIN
STONE: STACKED STONE (E) TO REMAIN

2ND FLOOR:
SIDING: WESTERN STATES METALS SIDING - STREAKED RUST (PAINTED) (VERTICAL)
WINDOWS: ALUMINUM MILL FINISH w/ WHITE TRIM
DOORS: ALUMINUM MILL FINISH & WHITE PAINTED w/ WHITE TRIM
DECK RAIL: WESTERN STATES METALS SIDING - STREAKED RUST (PAINTED) (HORIZONTAL)

ROOF:
PITCHED: DARK GREY ASPHALT SHINGLE @ PITCHED ROOFS (E) TO REMAIN
FASCIA: WHITE PAINTED



(N) 3D ELEVATIONS
NO SCALE



(N) ELEVATIONS
SCALE: 1" = 5'-0"

Neighborhood
11/05/2023
Doug Silveira, CAIBD



DISCRETIONARY PERMIT APPLICATION
CARPET KING ADDITION

6000 SOQUEL DRIVE
APTOS, CA 95003
APN. 037-221-16

PLAN DATE: 07/25/2023
REVISIONS: 1 12/05/2023

(N) ELEVATIONS
& 3D VIEWS

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

SHEET:

A5

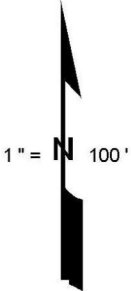
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POR. SOQUEL RANCHO
SEC. 11, T.11S., R.1W., M.D.B. & M.

Tax Area Code
96-101

37-22

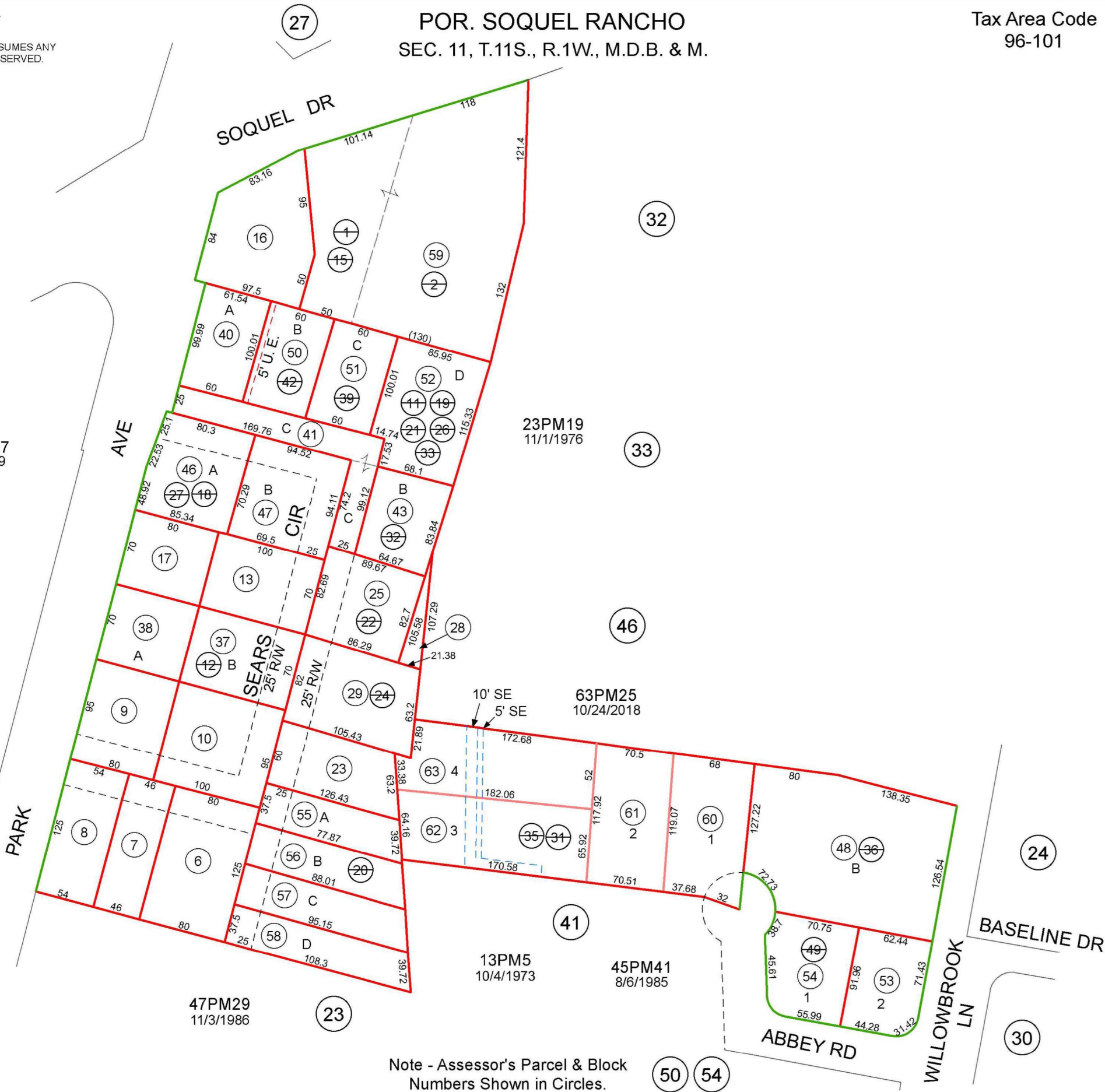


21

26PM74
9/15/1977

32PM57
6/6/1979

25PM70
6/1/1977



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

Assessor's Map No. 37-22
County of Santa Cruz, Calif.
May, 1998



Electronically Redrawn 5/1/98 rw
Rev. 4/25/01 mvm (changed page refs.)
Rev. 7/18/18 jg (Cor. dims 1-02)
Rev. 9/13/18 jg (Combo Form, 1-59)
Rev. 1/4/19 jg (63PM25, 1-60 thru 63)

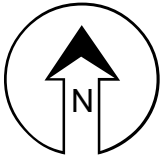


Parcel Location Map



Parcel: 03722116

-  Study Parcel
-  Assessor Parcel Boundary









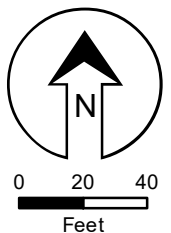
Parcel General Plan Map



Mapped
Area

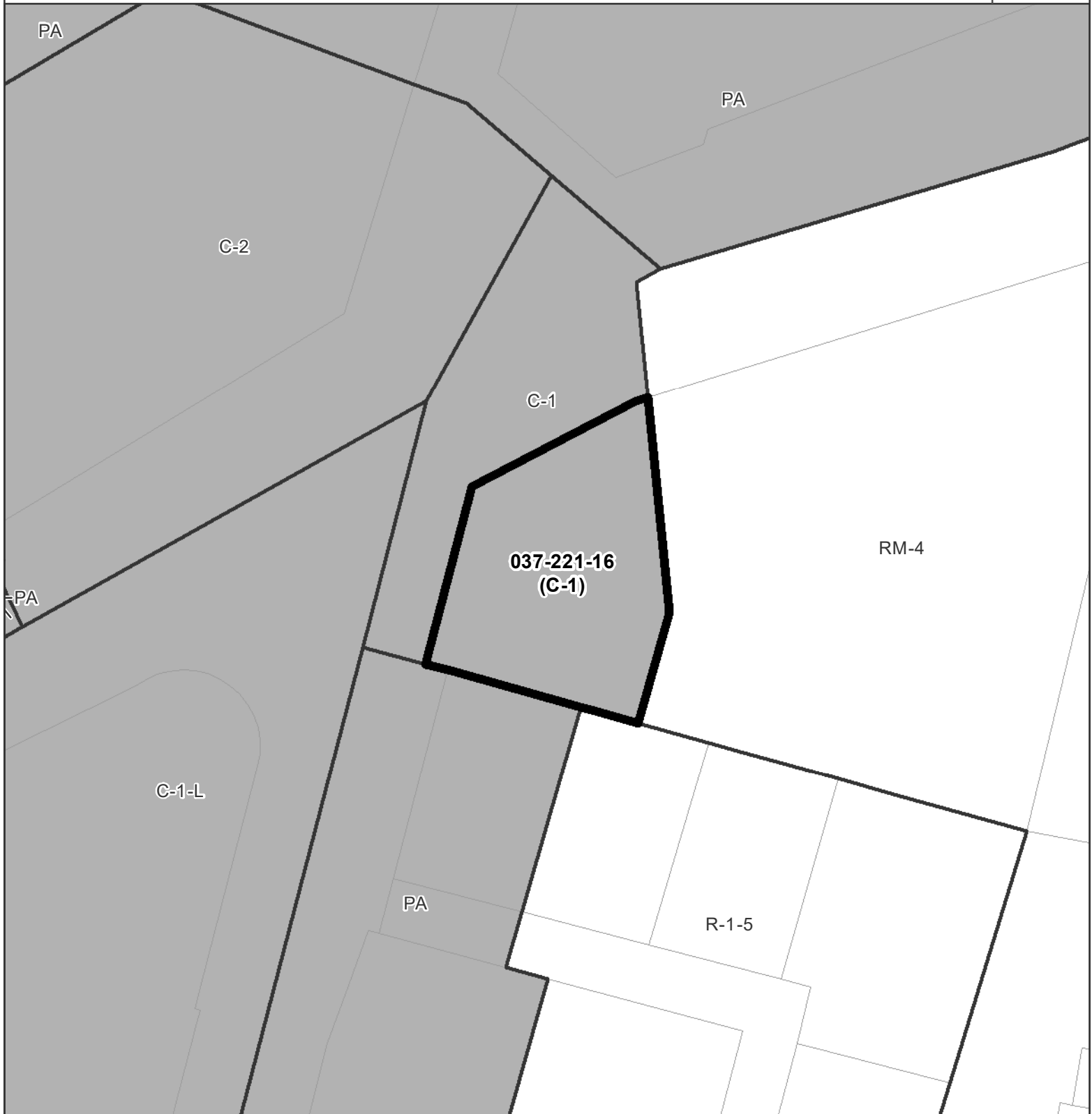


-  C-C *Commercial Community*
-  C-O *Commercial Office*
-  O-U *Urban Open Space*
-  R-UM *Res. Urban Medium Density*

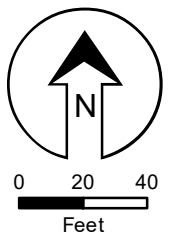




Parcel Zoning Map



- C-1 Neighborhood Commercial
- C-2 Community Commercial
- PA Professional/Admin Office
- R-1 Single-Family Residential
- RM Residential Multi-Family



Parcel Information

Services Information

Urban/Rural Services Line:	<u> X </u> Inside <u> </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 5 Flood Control District

Parcel Information

Parcel Size:	10,672 square feet
Existing Land Use - Parcel:	Mixed use (commercial and residential)
Existing Land Use - Surrounding:	Mix of commercial and residential uses
Project Access:	Soquel Drive & Park Avenue
Planning Area:	Soquel
Land Use Designation:	C-O (Professional and Administrative Offices)
Zone District:	C-1 (Neighborhood Commercial)
Coastal Zone:	<u> </u> Inside <u> X </u> Outside
Appealable to Calif. Coastal Comm.	<u> </u> Yes <u> X </u> No

Technical Reviews: None

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	5-10%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site

09/12/2023

Santa Cruz County Planning Department

701 Ocean Street, 4th Floor

Santa Cruz, CA 95060

Re: Carpet King Operational Characteristics Statement

The residential addition proposed for 6000 Soquel Drive, Aptos, CA 95003 is a 2nd story addition to an existing non-conforming mixed-use structure located on a C-1 zoned lot.

The existing structures are currently used for a commercial retail flooring store and a one-bedroom residential unit.

The proposed addition will add a second residential unit on a new 2nd floor.

The commercial use square footage will equal the residential square footage.

.

A handwritten signature in black ink, appearing to read "Doug Silveira". The signature is fluid and cursive, with a long horizontal stroke at the end.

Santa Cruz Home Design – Doug Silveira (Agent)

December 27, 2022

John Thomas Kufchak
6000 Soquel Drive
Aptos, CA 95003

SUBJECT: Conditional Water Service Application for Apartment Addition at 6000 Soquel Drive, Aptos, APN 037-221-16

Dear John Kufchak,

In response to the subject application, Soquel Creek Water District (SqCWD) has approved your request for a Conditional Will Serve Letter for the proposed apartment added to site to be located at 6000 Soquel Drive, Aptos, so that you may proceed through the appropriate land use planning entity. This letter is effective as of December 27, 2022.

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

12/27/2022

Page 2 of 3

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

A handwritten signature in blue ink, appearing to read 'TAD', followed by a horizontal line.

Taj A. Dufour, P.E.

Engineering Manager/Chief Engineer

Attachment: Requirements Checklist for APN 037-221-16

Enclosures:

1. Overview of the SqCWD Water Use Efficiency Requirements for Tier I Single Family Residences
2. Indoor Water Use Efficiency Checklist
3. Outdoor Water Use Efficiency checklist
4. 1-Year Extension Request Form

Requirements Checklist for APN {037-221-16}

	Required	Not Required	Comments
Engineering:			
Record Water Waiver (required if water pressure is not between 40 psi – 80 psi) with the County Recorder of the County of Santa Cruz to ensure that any future property owners are notified of the conditions set forth herein	x		
Variance request for property not having frontage on a water main		x	
New water main to site (required if existing water main not sized to serve new project)		x	
LAFCO annexation		x	
Off-site water main extension		x	
On-site water system		x	
Backflow prevention	x		During Construction
New water storage tank		x	
Booster pump station		x	
Destroy any wells on the property in accordance with State Bulletin No. 74	x		
Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality	x		
Meter all units individually with a minimum size of 5/8-inch by 3/4-inch standard domestic water meter (except as prohibited by law)	x		
Complete fire service requirements form	x		
Sign Service Installation Agreement & pay all fees	x		
Conservation:			
Complete Indoor Water Use Efficiency Checklist	x		
Complete Outdoor Water Use Efficiency Checklist	x		
Complete Residential Green Credit Application		x	Recommended
General:			
Allow SqCWD Staff to inspect the completed project for compliance with all the applicable project requirements prior to commencing domestic water service	x		
Other requirements that may be added as a result of policy changes.	x		