



Staff Report to the Zoning Administrator

Application Number: **231523**

Applicant: Marty Fiorovich

Owner: Haas

APN: 052-291-02

Site Address: 39 Sheerwater, Watsonville

Agenda Date: November 15, 2024

Agenda Item #: 3

Time: After 9:00 a.m.

Project Description: Proposal to construct an approximately 700 square foot garage with elevator attached to an existing single family dwelling by first and second story entry deck. Project includes construction of an approximately 200 square foot addition to the second floor of the existing dwelling by expanding closet/dressing room and kitchen. Second story deck areas to be expanded by approximately 490 square feet, replacement of all windows and exterior doors, replacement of existing wood retaining walls with new concrete walls at the driveway entrance, and grade approximately 70 cubic yards of material.

Location: Project located at the corner of Shearwater Court and Shearwater Lane approximately 50 feet west of the intersection with Puffin Lane in Pajaro Dunes, Watsonville (39 Shearwater Lane).

Permits Required: Coastal Development Permit and Site Development permit

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231523, based on the attached findings and conditions.

Project Description & Setting

Pajaro Dunes is a gated community that includes both single-family and multi-family dwellings, along with recreational and service facilities, that has been developed along an area of coastal dunes lying between the Watsonville Slough to the northeast and the beach fronting the Pacific Ocean to the southwest.

The single-family homes within Pajaro Dunes are all unique in design and built by individual property owners. Though homes in the area exhibit different design features including two and three-story structures, development within Pajaro Dunes is relatively consistent in terms of the use of varying roof pitches/angles and predominantly finished with wood shingles. Many of the homes are connected by a network of boardwalks and trails that meander through sensitive

coastal dune habitat.

The project is located in a sensitive area containing a convergence of biotic resources and situated in a coastal hazards area subject to coastal flooding and wave inundation and a highly erosive sand dune. The project site is also located within a mapped scenic area as identified in the County General Plan/LCP. Conditions of the Biotic Report acceptance (Exhibit G) have been incorporated into the project to ensure the project would not result in adverse impacts to sensitive dune habitat.

Due to the location of the subject property and proposed scope of work, a Coastal Development Permit is required to ensure the project will not result in adverse impacts to Coastal Resources or the surrounding environment. A Site Development Permit is required due to the project site being defined as a sensitive site as it is located within a scenic area.

Zoning & General Plan Consistency

The subject property is an 8,400 square foot lot, located in the SU (Special Use) zone district, a designation which allows residential uses. 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 Density Residential) General Plan designation.

The project is located within the Pajaro Dunes Planned Unit Development (PUD) which has specific site and development standards approved under 74-400-PUD. As proposed, the project complies with all of the applicable site and development standards for the PUD. The applicable standards for the subject parcel, including proposed standards are set out in the table below:

	Front yard	Side yards	Rear yard	Lot Coverage	Floor Area Ratio	Height
74-400-PUD	20 ft.	5 ft. and 7 ft. or 6 ft. and 6 ft.	10 ft.	45%	N/A	30 ft.
Proposed	32 ft.	5 ft. and 10 ft.	10 ft.	35%	N/A	26.5 ft.

The project includes construction of a garage which meets the required side yard setback of seven feet (10 feet). Current site standards require a 20-foot setback to any garage opening however this standard was not in place at the time the PUD for Pajaro Dunes was established in 1974. Further, the 1974 zoning ordinance did not contain or specify a minimum street side yard setback which is currently 10 feet for a similarly sized residential parcel. As proposed, the project complies with all applicable site and development standards for the Pajaro dunes PUD.

Geologic Hazards

The project is located on a coastal dunes between the Watsonville Slough and Monterey Bay. Much of the Pajaro Dunes subdivision is subject to geologic hazards such as wave inundation, coastal flooding and developed on highly erosive soil (sand), such is the case for the subject parcel. The proposed development has been designed in conformance with the recommendations

of the project geotechnical engineer and conditioned by County staff to ensure the project would not result in adverse impacts to health safety and welfare. As proposed, the project is consistent with the County Geologic Hazards ordinance.

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the use of natural appearing colors and materials and variation in wall planes to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The project has been sited in an existing paved parking area to minimize grading activities and conforms to the natural topography to the extent practicable. The project has been conditioned in order to reduce potential environmental impacts and result in enhancements to the surrounding Dune habitat and aesthetic qualities of the project site. The project has been submitted for review to the Pajaro Dunes Architectural Review committee and received preliminary approval.

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 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. Public beach access is available at Sunset State Beach, Palm Beach approximately 0.8 miles north of the project site, and existing beach access for Pajaro Dunes is located approximately 200 feet to the south and 180 feet to the north of the project site. 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 **231523**, 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. Report review letters
- H. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 231523
Assessor Parcel Number: 052-291-02
Project Location: 39 Sheerwater, Watsonville

Project Description: Proposal to remodel and construct additions to an existing single family dwelling.

Person or Agency Proposing Project: Marty Fiorovich

Contact Phone Number: (831) 212-2474

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

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

F. Reasons why the project is exempt:

Construction of a residential addition to a existing single family residence in an area designated for residential uses.

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

Nathan MacBeth, Project Planner

Date: _____

Coastal Development Permit Findings

- (A) 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 SU (Special Use), a designation which allows residential uses. 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 Density Residential) General Plan designation.

- (B) 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.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is located on a beach/sand dune which is currently developed with an existing single family dwelling. The proposed remodel and addition of the existing single family dwelling will be consistent in terms of density and design with the surrounding pattern of development. The project will be conditioned to minimize potential adverse impacts to sensitive habitat in the vicinity of the project site

- (D) 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 Sunset Beach located approximately 0.8 miles north of the project site.

- (E) 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 SU (Special Use) 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.

- (F) 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; however, the proposed development will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

- (G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

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 residential 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 garage and additions to the existing single family dwelling and the conditions under which they would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the SU (Special Use) 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 and Pajaro Dunes special subdivision standards, as applicable.

- (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 residential use is in substantial conformance with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan.

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 for this project. Conditions of approval of the accepted biotic report are included in the project plans; thus a CEQA exemption is appropriate.

- (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 project is to be constructed on an existing developed lot and served by existing utilities. Existing level of traffic is not anticipated to increase as a result of the proposed project and will remain one peak trip per day (1 peak trip per dwelling unit). The project will not adversely impact existing roads or intersections in the surrounding area and not expected to overload existing utilities serving the site. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that 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 single family dwelling is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. The project has been reviewed and preliminarily approved by the Pajaro Dunes Architectural Review Committee.

- (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 can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

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 proposed single family dwelling is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

- (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 proposed single family dwelling is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities

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of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project plans, prepared by Marty Fiorovich A.I.A, dated October 2023.

- I. This permit authorizes the construction of an approximately 700 square foot attached garage and 200 square foot addition and approximately 500 square foot deck expansion 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 a Grading Permit from the Santa Cruz County Building Official.
- 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. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 31 feet.
 5. 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 Watsonville Water District. Proof of water service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the City of Watsonville Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Environmental Planning section of the Planning Department including all requirements and conditions contained in the Biotic Report and Biotic Report Acceptance letter dated July 2, 2024.
1. The development footprint shall be delineated on the final project plans with a thick bold **solid** line. All temporary and permanent disturbance associated with the project including all grading, vegetation removal, buildings, utilities, paving, landscaping, access routes, and deposition of refuse or debris shall be within the delineated development footprint. Everything outside of the development footprint shall be marked on the plans as sensitive habitat and fenced for avoidance during construction.
 2. Recommended Avoidance and Minimization measures BIO-1 through BIO-8 and BIO -11 through Bio-13 of the attached Biotic Report dated

May 13, 2024 prepared by Biotic Resources Group and Bryan Mori Biological Consulting Services shall be adhered to.

3. A Habitat Restoration Plan prepared by a qualified biologist or restoration professional shall be included with the building permit application for review and approval by Environmental Planning Staff prior to issuance of the building permit.
 4. The designated restoration areas on the parcel shall be preserved as Protected Habitat Areas through recording of a Declaration of Restriction on the parcel. The Declaration of Restriction shall be finalized and recorded as part of the Environmental Planning review of the final project plans. Once all reviewing agencies have reviewed and accepted the permit application, the Declaration of Biotic Restriction will be emailed to the owner with instructions. Proof that the declaration has been recorded shall be required prior to issuance of a building permit.
 5. This pre-FIRM (Flood Insurance Rate Map) structure is located in the FEMA Flood Hazard Zone VE and Primary Frontal Dune, with Base Flood Elevation (BFE) of approximately 22 ft (NAVD 88) feet, an area subject to inundation by the 1-percent-annual-chance flood event. The applicant and property owner are hereby advised to incorporate methods to reduce flood damage, such as the use of flood-resistant materials and installation of electrical, heating, and air conditioning units above the BFE, even if the project does not constitute a substantial improvement
 6. A revised Substantial Improvement Form shall be submitted with the building permit.
 7. Any additional work (including siding, roofing, damage repairs, etc.) proposed within 5 years of the issue date of a building permit shall be evaluated for cumulative improvement. If the total value of the proposed work, when added to the costs of this project, exceeds 50% of the structure's value, the structure will be required to comply with all FEMA and County regulations for new construction within the FEMA-designated FHA.
- F. Meet all requirements and pay any applicable plan check fee of the Cal Fire (Pajaro Valley) Fire Protection District.
- G. Submit copies of plan review letters prepared and stamped by the project Geotechnical Engineer. The project shall conform to the conditions of the soils report acceptance letter dated March 13, 2024.
- H. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
- I. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per

square foot for single family dwellings.

- J. 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. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.
 - B. Every individual working on the Project must attend biological awareness training prior to working on the job site. The training shall be delivered by a qualified biologist and shall include information regarding the location and identification of sensitive habitats and all special-status species with potential to occur in the project area, the importance of avoiding impacts to special-status species and sensitive habitats, and the steps necessary if any special-status species is encountered at any time. (see also BIO-5).
 - C. Within 30 days prior to commencement of construction, the location and boundaries of existing special status plant species identified on the property shall be re-confirmed by a qualified biologist. High visibility construction fencing and/or other protective measures shall be installed around these plants as indicated in Condition D below.
 - 1. If special-status plants cannot be entirely avoided during construction, seed collection and transplantation strategies for these species shall be incorporated into the project-specific Restoration Plan outlined in Condition G below.
 - D. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist around the designated development footprint to indicate the limits of work and prevent inadvertent grading, equipment staging, vehicular access, or other disturbance within the adjacent sensitive habitat areas (see also BIO-11).
 - 1. Intact native dune plants on the parcel shall be protected as sensitive habitat and avoided during construction to the maximum extent possible.
 - 2. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work.

3. Special-status plants located near or within the project impact area shall be identified and protected with high visibility fencing or flagging and through installation of any other protective barriers (such as silt fencing) identified as necessary by the biologist in the field.
 4. The fencing/flagging shall be inspected and maintained daily until project completion.
- E. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site. All sitings of special-status species shall be reported to the County Environmental Coordinator and submitted to the CNDDDB.
- F. To avoid impacts to nesting birds, the following shall be adhered to (See also BIO-11 through BIO-13):
1. Schedule construction during the non-nesting season (September 1st-February 1st) if possible. If commencement of project activity begins outside of the February 1st to August 31st nesting season, there will be no need to conduct a preconstruction survey for active nests.
 2. If project activities are to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within two weeks prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds, 250 feet for birds of prey.
 3. If no active bird nest is found, then no further avoidance and minimization measures are necessary.
 4. If active nest(s) are found within the survey area the County Environmental Coordinator shall be notified immediately. The biologist shall establish an avoidance buffer that will provide adequate protection specific to the species, will monitor the nest as needed, and advise the applicant and the County when all young have fledged the nest. Commencement of work may begin only after fledging is complete.
 5. If the biologist determines that a smaller avoidance buffer will provide adequate protection for nesting birds, a proposal for alternative avoidance/protective measures, potentially including a smaller avoidance buffer and construction monitoring, may be submitted to the County Environmental Coordinator for review and approval prior to removal of vegetation, use of heavy equipment, or other construction activities.
 6. If construction activity stops for more than two weeks during the nesting

season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.

- G. Establishment and planting of all restoration areas as outlined in the final approved Habitat Restoration Plan and placement of protective signs around the Protected Habitat Areas shall be inspected and approved by Environmental Planning staff.
- H. All site improvements shown on the final approved Building Permit plans shall be installed.
- I. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- J. The project must comply with all recommendations of the approved soils reports.
- K. 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.
- B. To compensate for impacts to Coastal Dune habitat, and habitat for special-status species, and to comply with the Santa Cruz County General Plan Policy 5.1.12, the project must restore degraded sensitive habitat on site at a 3:1 ratio of restoration to permanent impacts (a minimum of 2,607 square feet).
- C. Annual reports outlining the progress and success of the restoration plantings and monitoring activities outlined in the 5-year Maintenance and Monitoring Plan shall be submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us by December 31 of each monitoring year.
- D. In addition to the required 5-year annual monitoring and reporting, a 10-year monitoring report shall be prepared and submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us outlining the continued

implementation and results of annual Coastal Dune Scrub Management over the 10-year period.

E. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:

1. The project shall avoid the installation of any non-essential artificial lighting. If artificial lighting is necessary, the project shall avoid or limit the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active.
2. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors.
3. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding areas, other parcels, or the night sky.

I. 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

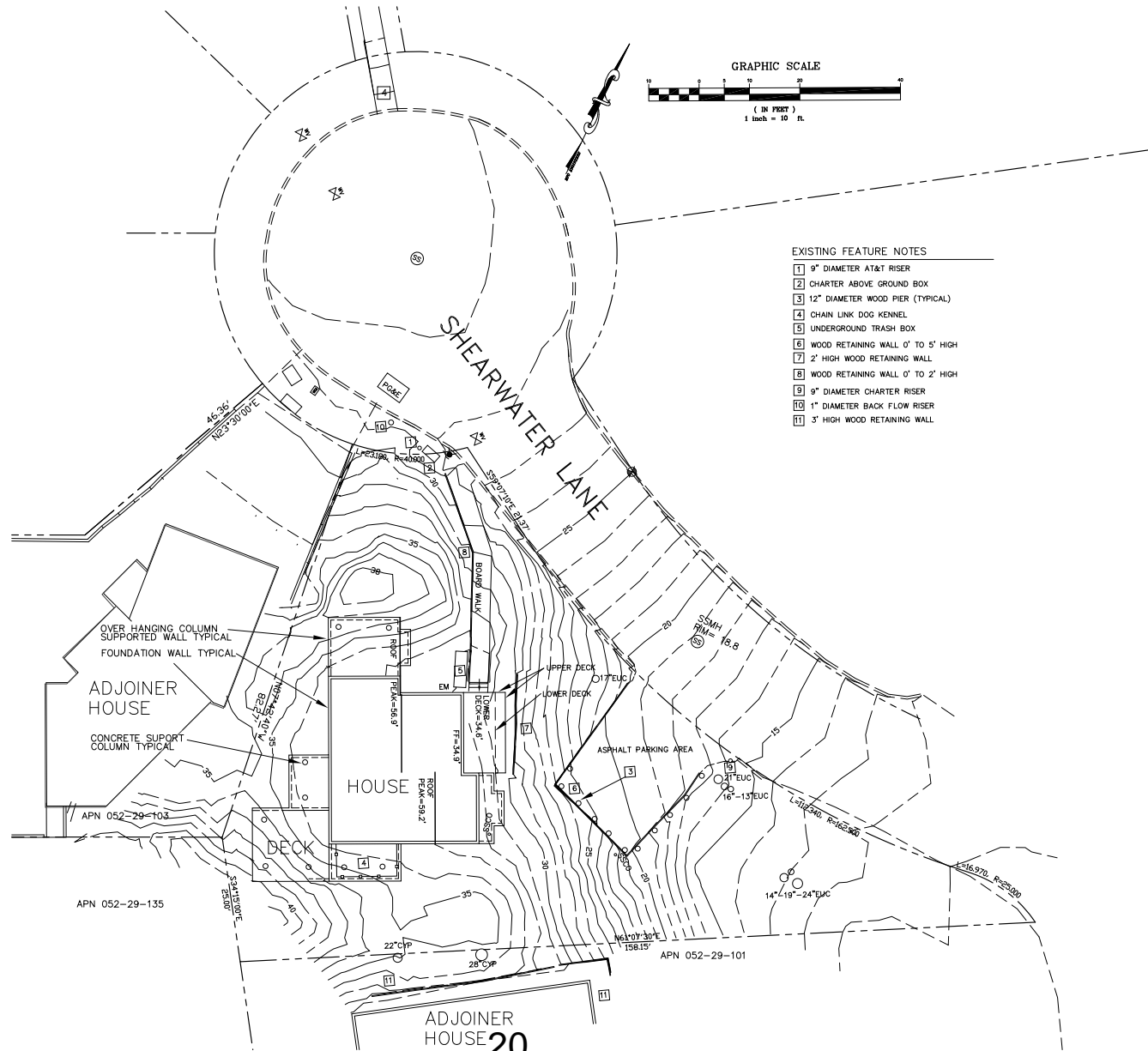
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

39 SHEARWATER
WATSONVILLE, CA
APN: 052-29-102

T1.0

EM	LOCAL BENCH MARK (FOUND 1/2" IRON PIPE) EL.=26.5'
WM	ELECTRIC METER LOCATION
WM	FIRE HYDRANT
WM	WATER METER LOCATION
VS	WATER VALVE
VS	SANITARY SEWER MANHOLE
SSCO	SANITARY CLEAN OUT
SSCO	INDICATES STAIRS UP IN DIRECTION OF ARROW
WOOD WALL	
PROPERTY LINE	-----
EAVE LINE	-----
ELEVATION	20
CONTOUR (5' INTERVAL)	-----
ELEVATION	-----
CONTOUR (1' INTERVAL)	-----
EDGE OF PAVEMENT	=====
EDGE OF PAVEMENT (1' INTERVAL)	=====
ASPHALT BERM	=====

1. TOPOGRAPHIC FIELD DATA COLLECTED ON FEBRUARY 1, 2021
2. ELEVATION DATUM IS BASED ON COUNTY OF SANTA CRUZ BENCH MARK #141A (A BRASS CAP LOCATED IN THE CONCRETE STAIRS TO PAJARO DUNES TENNIS CLUB, ELEVATION= 9.20 NAVD 88)



- 1 9" DIAMETER AT&T RISER
- 2 CHARTER ABOVE GROUND BOX
- 3 12" DIAMETER WOOD PIER (TYPICAL)
- 4 CHAIN LINK DOG KENNEL
- 5 UNDERGROUND TRASH BOX
- 6 WOOD RETAINING WALL 0' TO 5' HIGH
- 7 2' HIGH WOOD RETAINING WALL
- 8 WOOD RETAINING WALL 0' TO 2' HIGH
- 9 9" DIAMETER CHARTER RISER
- 10 1" DIAMETER BACK FLOW RISER
- 11 3' HIGH WOOD RETAINING WALL

39 SHEARWATER LANE
TOPOGRAPHIC MAP

MICHAEL F. GOODHUE, P.E., L.S.
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661

NOISE

BY

SHEET

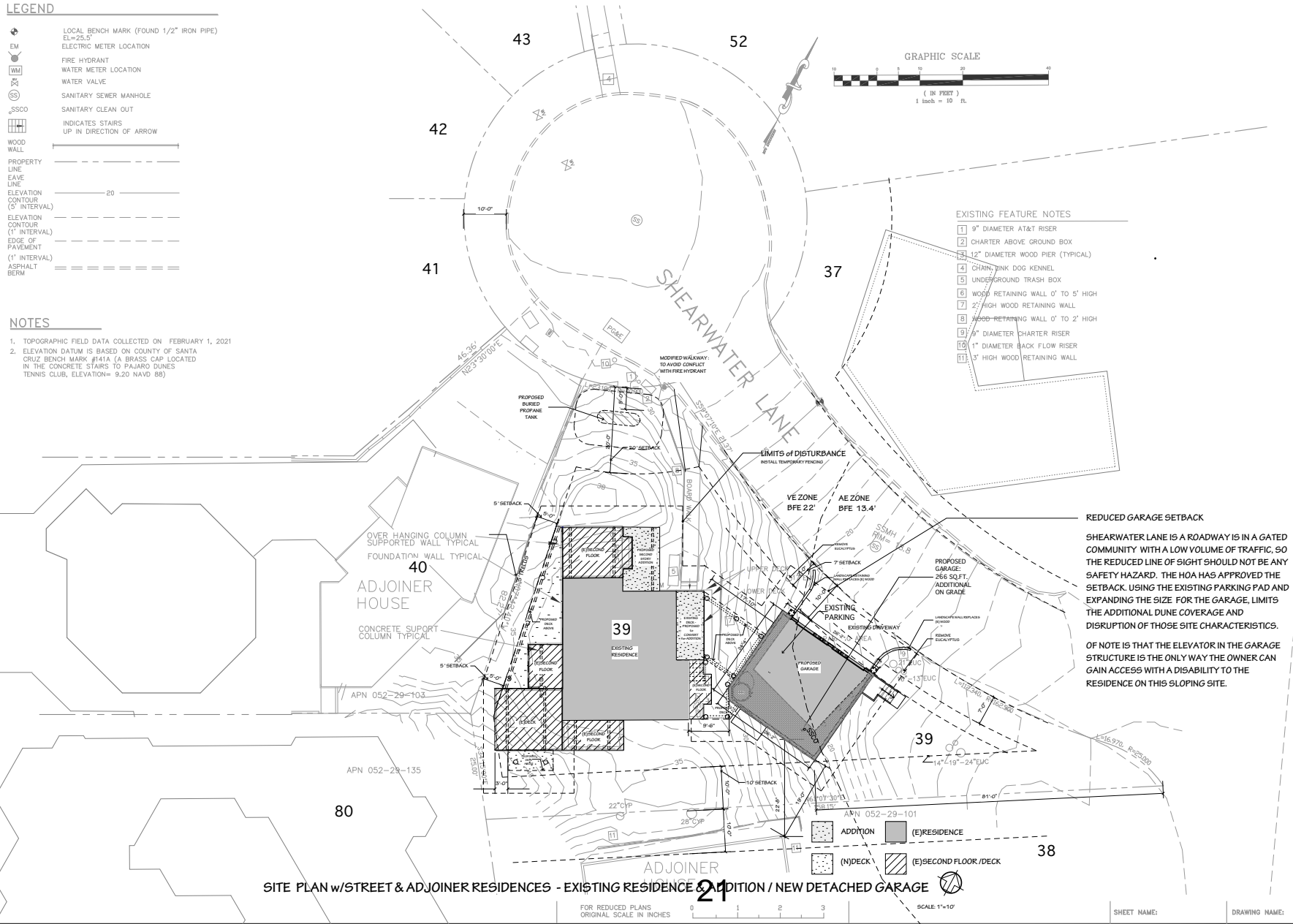
1 of 1

LEGEND

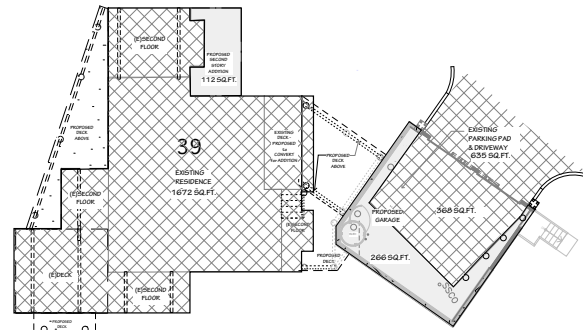
	LOCAL BENCH MARK (FOUND 1/2" IRON PIPE) EL=25.5'
	ELECTRIC METER LOCATION
	FIRE HYDRANT
	WATER METER LOCATION
	WATER VALVE
	SANITARY SEWER MANHOLE
	SANITARY CLEAN OUT
	SSCO
	INDICATES STAIRS UP IN DIRECTION OF ARROW
	WOOD WALL
	PROPERTY LINE
	EAVE LINE
	ELEVATION CONTOUR (5' INTERVAL)
	ELEVATION CONTOUR (1' INTERVAL)
	EDGE OF PAVEMENT
	ASPHALT BERM

NOTES

1. TOPOGRAPHIC FIELD DATA COLLECTED ON FEBRUARY 1, 2021
2. ELEVATION DATUM IS BASED ON COUNTY OF SANTA CRUZ BENCH MARK #141A (A BRASS CAP LOCATED IN THE CONCRETE STAIRS TO PAJARO DUNES TENNIS CLUB, ELEVATION= 9.20 NAVD 88)



EM	LOCAL BENCH MARK (FOUND 1/2" IRON PIPE) EL.=25.5'
WM	FIRE HYDRANT
WM	WATER METER LOCATION
WM	WATER VALVE
WM	SANITARY SEWER MANHOLE
SSCO	SANITARY CLEAN OUT
WOOD WALL	INDICATES STAIRS UP IN DIRECTION OF ARROW
PROPERTY LINE	-----
EAVE LINE	-----
ELEVATION CONTOUR (5' INTERVAL)	----- 20 -----
ELEVATION CONTOUR (1' INTERVAL)	-----
EDGE OF PAVEMENT (1' INTERVAL)	=====
ASPHALT BISECT	=====



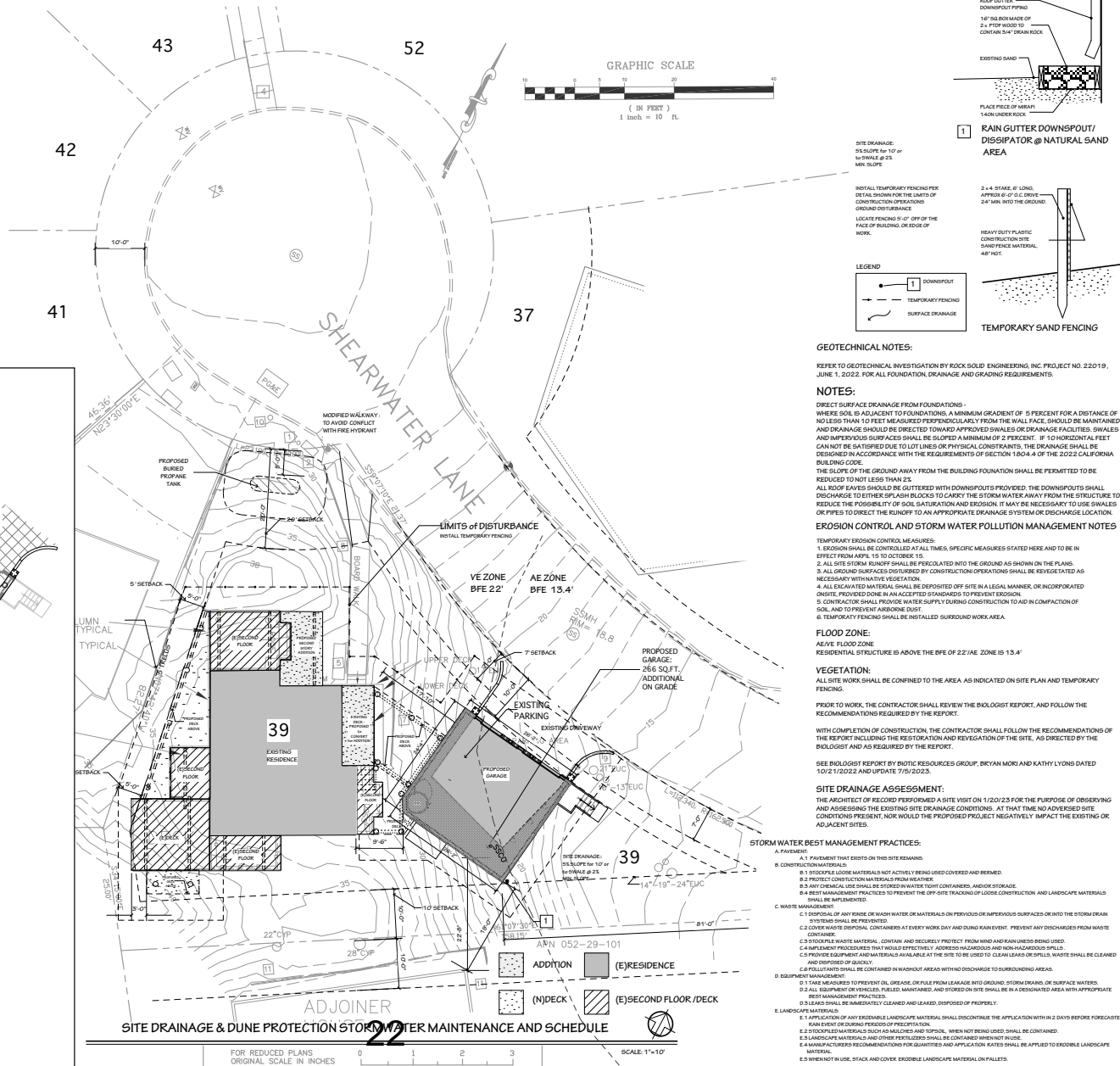
ROOF GUTTERS AND DOWNSPOUTS:

1. INSPECT GUTTERS AND DOWNSPOUTS PRIOR TO WINTER. INSPECT MONTHLY DURING WINTER AND AFTER STORM EVENT WITH + 2" OF RAIN.
2. CLEAN GUTTERS OF DEBRIS. CLEAN OUT DOWNSPOUT DISSIPATORS, INSPECT FOR ADJACENT EROSION.
3. ALL ROOF RAIN DRAINS TO SELF-MITIGATING AREAS. SAND DUNES SURROUND HOUSE - NO RAIN LEAVES SITE, SOAKS INTO THE SAND.

1. SITE SURVEY MAP ON SU-1 SURVEY. TOPOGRAPHICAL MAP WITH CONTOUR INTERVALS OF 1 FOOT, BUILDING ENVELOPE.
2. THE SITE HAS WATER AND SEWER PROVIDED BY THE LOCAL UTILITY.

APPROXIMATELY 67 CY OF SAND REMOVAL FOR GARAGE.
ALL EXCAVATED SOIL SHALL BE REMOVED OR REDISTRIBUTED ON SITE AS ALLOWED
BY THE COUNTY AND THE PROJECT BIOLOGIST.

EXISTING IMPERVIOUS SURFACES		PROPOSED IMPERVIOUS SURFACES	
EXISTING RESIDENCE	1672 SQ.FT.	PROPOSED ADDITION	112 SQ.FT.
SLAB/PARKING PAD	635 SQ.FT.	PROPOSED GARAGE	266 SQ.FT.
TOTAL	2307 SQ.FT.	TOTAL	378 SQ.FT.
TOTAL IMPERVIOUS SURFACE	2685 SQ.FT.		



NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

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Martha A. Fiorovich A.I.A.

Architect
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831-212-2474

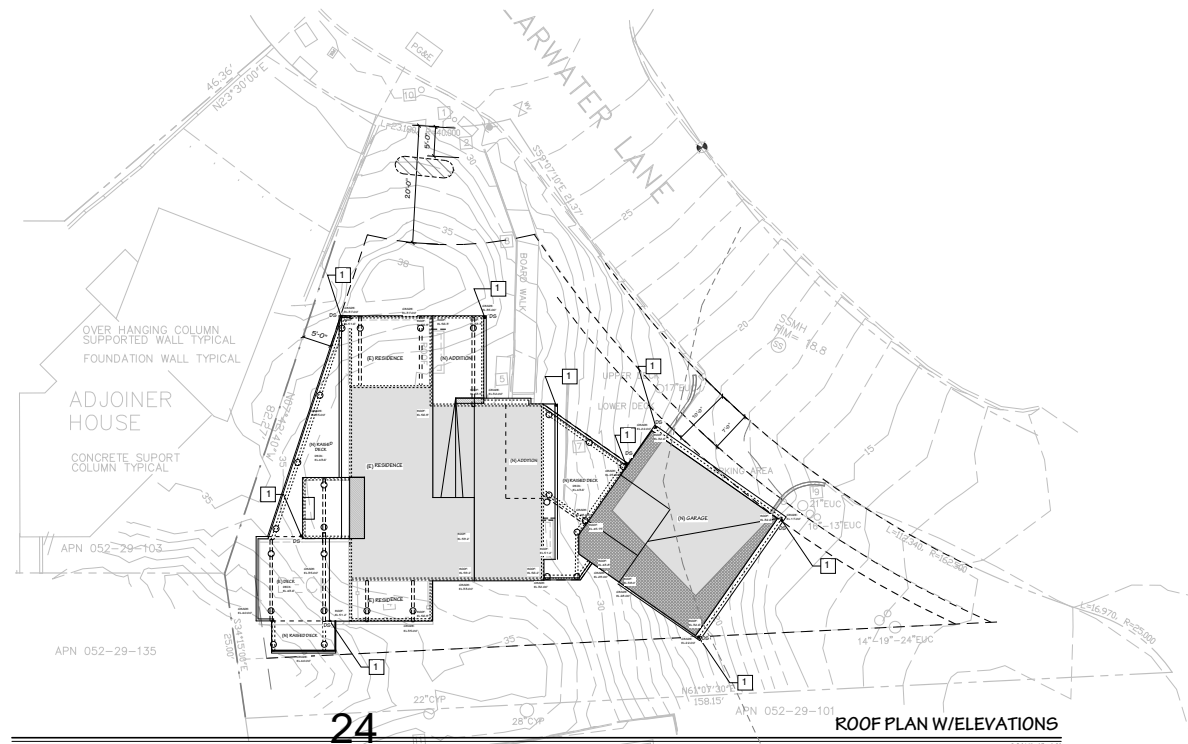
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HAAS RESIDENCE
39 SHEARWATER
WATSONVILLE, CA
APN: 052 291 02

SITE DRAINAGE & DUNE PROTECTION STORMWATER MAINTENANCE AND SCHEDULE

DRAWN
MF
OCTOBER 2023
SCALE
SCALE 1/4"=1'-0"

SHEET
T1.2
OF SHEETS



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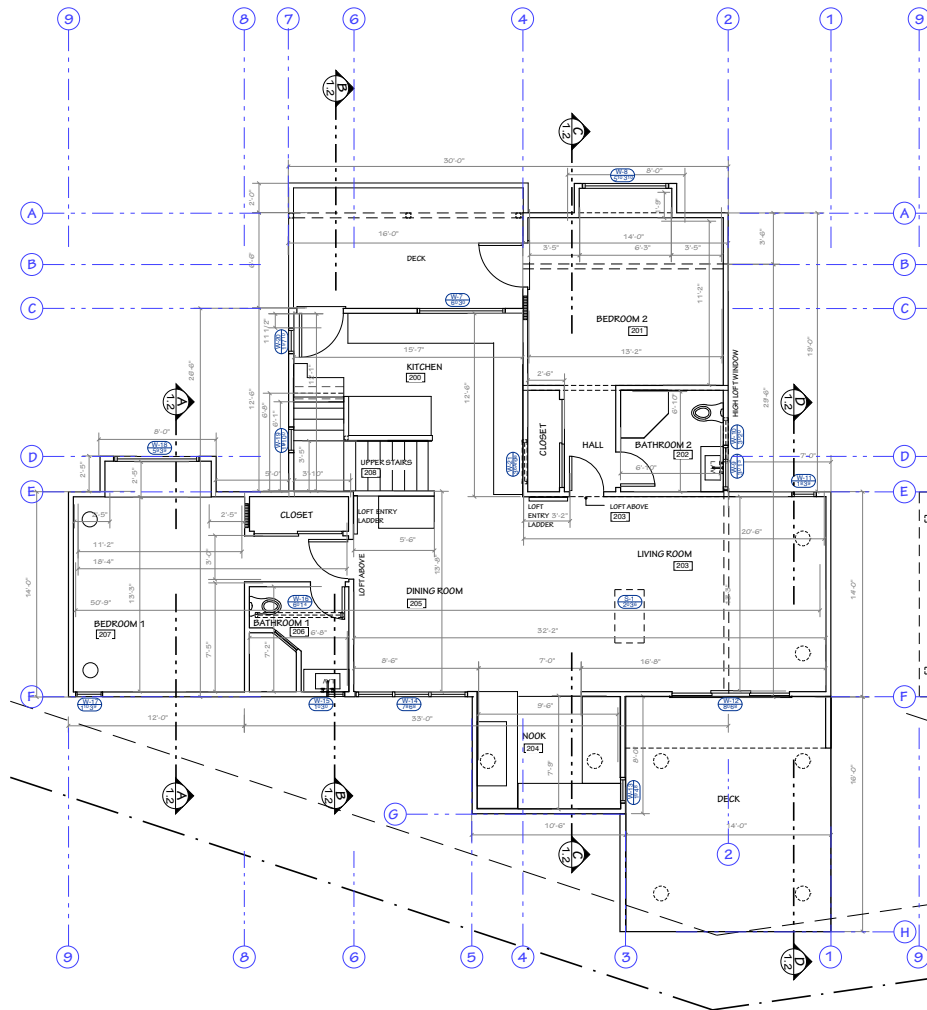
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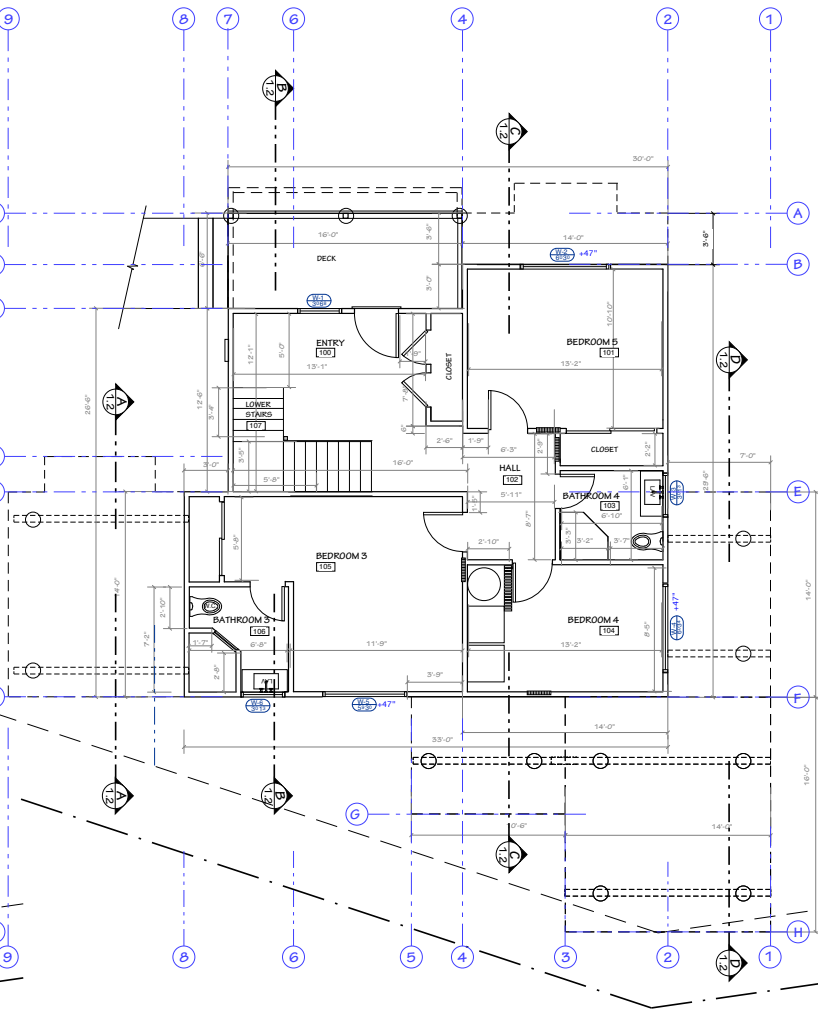
ROOF PLAN WITH ELEVATIONS

DRAWN
 MAF
 OCTOBER 2023
 SCALE

T1.4



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
360 DECK SQ.FT.
1310 SQ.FT.



EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
153 DECK SQ.FT.
879 SQ.FT.

EXISTING FLOOR PLANS

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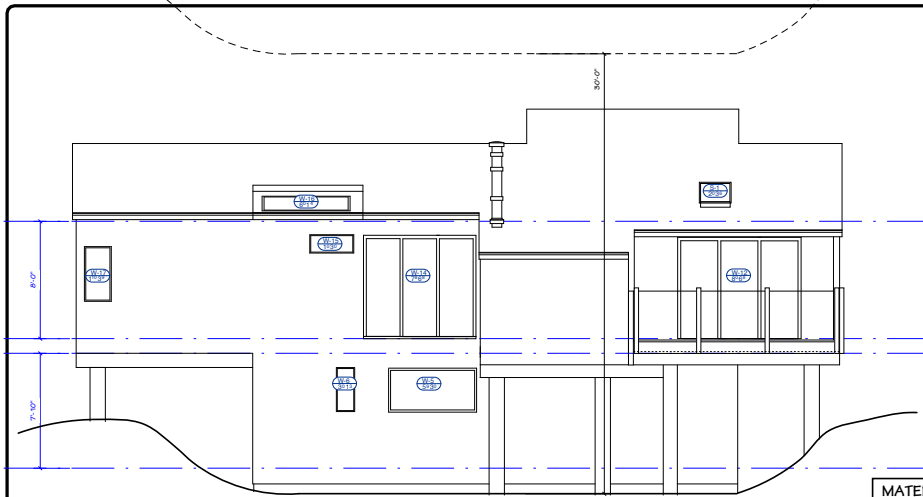
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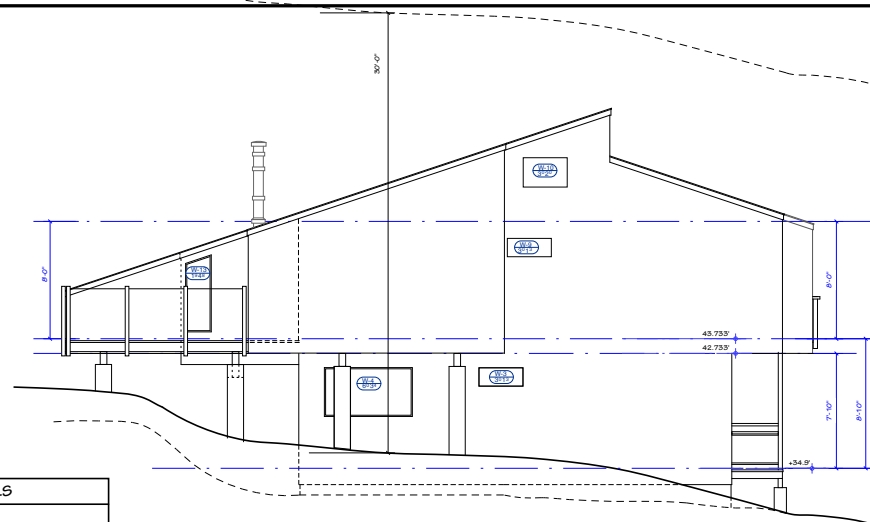
EXISTING FLOOR PLANS

DATE	10/20/2023
SCALE	

A1.0

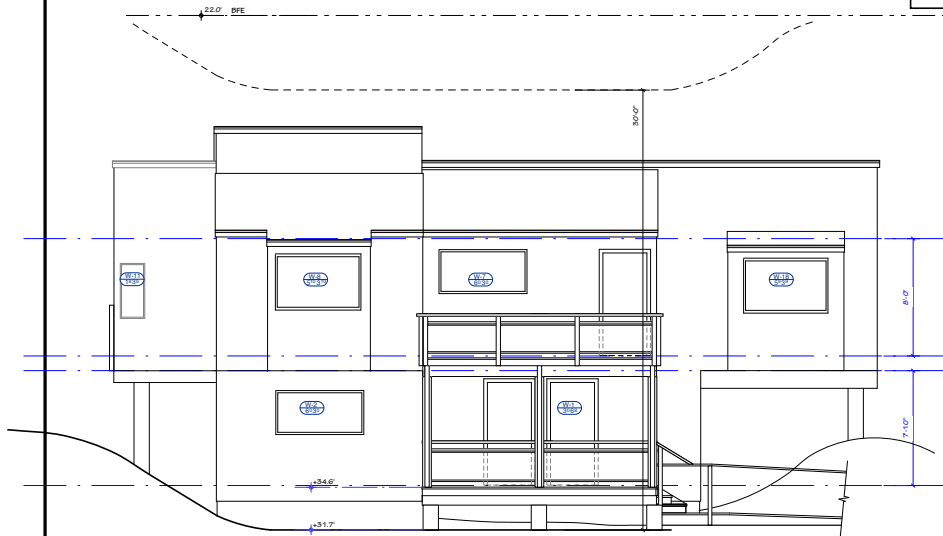


RIGHT SOUTHWEST EXTERIOR ELEVATION

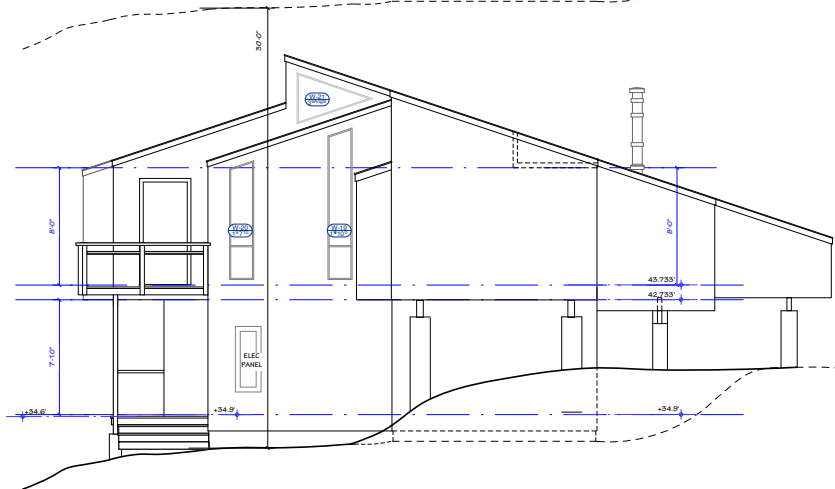


REAR SOUTHEAST ELEVATION

MATERIALS	
SIDING	WINDOWS
SHINGLE SIDING	WINDOWS
	BRONZE WINDOWS
ROOFING	RAILINGS
COMPOSITION	GLASS RAILINGS
SHINGLES	



LEFT NORTHEAST EXTERIOR ELEVATION



FRONT NORTHWEST ELEVATION

EXISTING EXTERIOR ELEVATIONS

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

REVISIONS	BY



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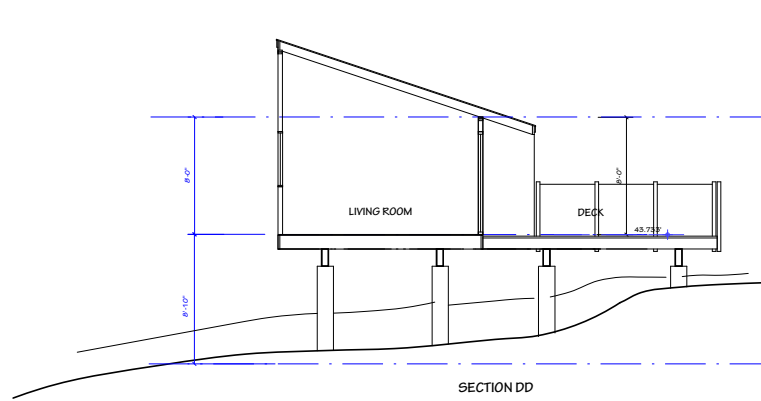
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EXISTING EXTERIOR ELEVATIONS

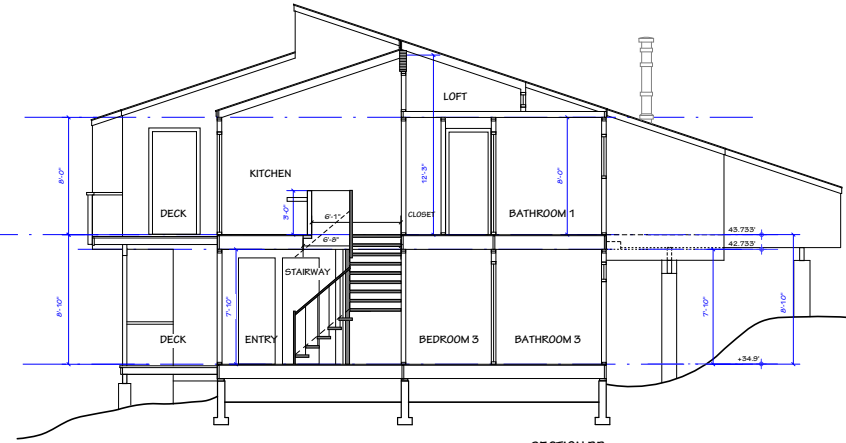
DATE
ME
OCTOBER 2023
SCALE

A1.1

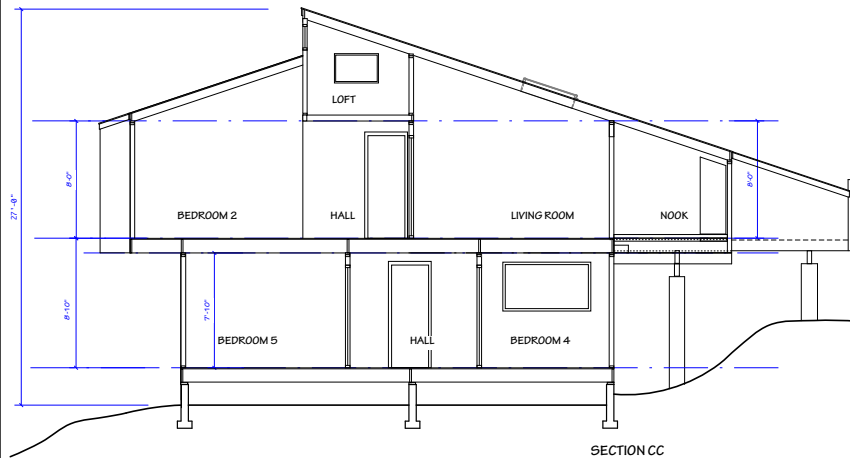
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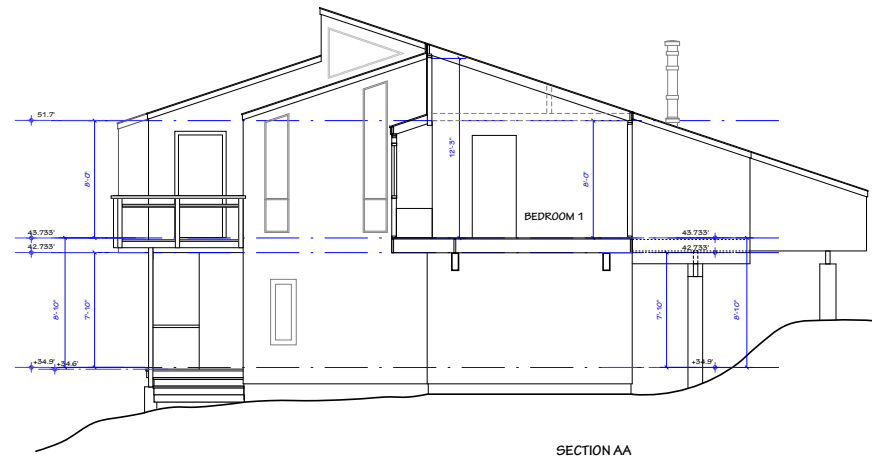
SECTION DD



SECTION BB



SECTION CC



SECTION AA

REVISIONS	BY



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EXISTING SECTIONS

DESIGN
DATE
OCTOBER 2023
SCALE

A1.2

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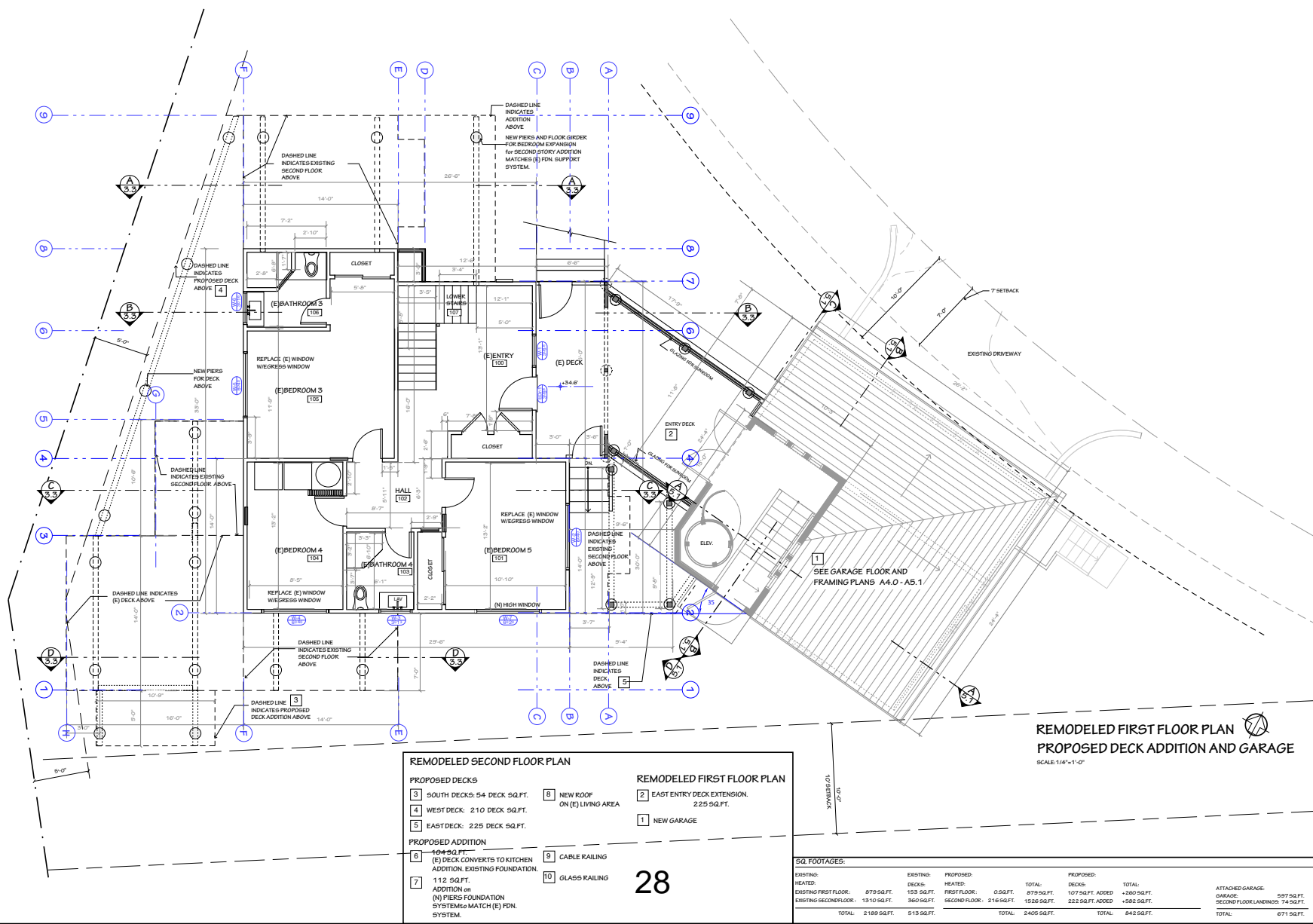
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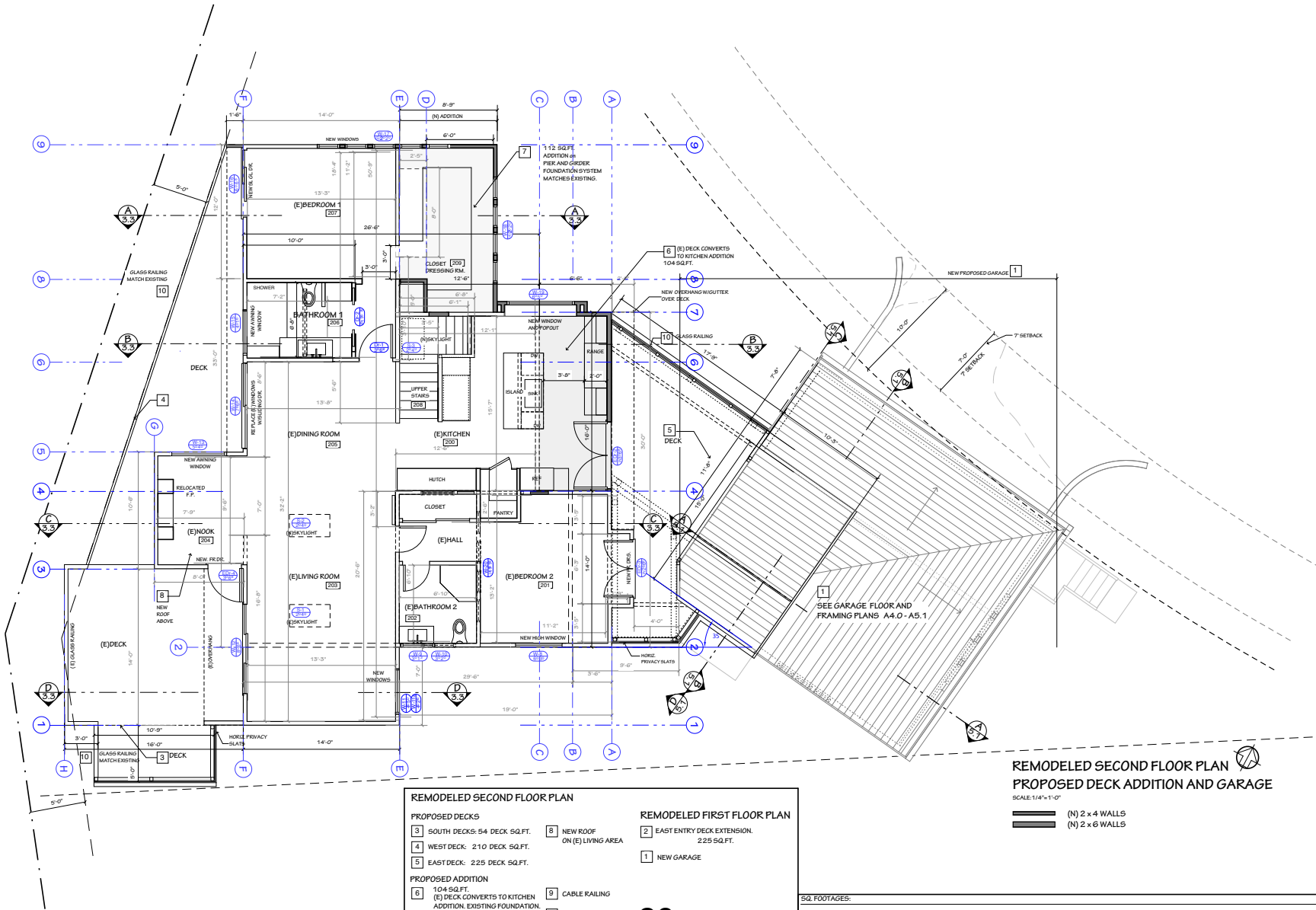
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 WATSONVILLE, CA
 APN: 052-29-102

REMODELED FLOOR PLANS
FIRST FLOOR PLAN

DATE
 OCTOBER 2023
 SCALE

A2.0





REMODELED SECOND FLOOR PLAN

PROPOSED DECKS

3 SOUTH DECK: 54 DECK SQ.FT.

4 WEST DECK: 210 DECK SQ.FT.

5 EAST DECK: 225 DECK SQ.FT.

PROPOSED ADDITION

6 104 SQ.FT. (E) DECK CONVERTS TO KITCHEN ADDITION. EXISTING FOUNDATION.

7 112 SQ.FT. ADDITION ON (N) PIERS FOUNDATION SYSTEM TO MATCH (E) FDN. SYSTEM.

REMODELED FIRST FLOOR PLAN

PROPOSED DECKS

2 EAST ENTRY DECK EXTENSION. 225 SQ.FT.

1 NEW GARAGE

8 NEW ROOF ON (E) LIVING AREA

9 CABLE RAILING

10 GLASS RAILING

29

REMODELED SECOND FLOOR PLAN
PROPOSED DECK ADDITION AND GARAGE
SCALE: 1/4"=1'-0"

(N) 2 x 4 WALLS

(N) 2 x 6 WALLS

SQ. FOOTAGES:							
EXISTING:	EXISTING:	PROPOSED:	PROPOSED:				
HEATED:	DECKS:	HEATED:	DECKS:	TOTAL:	HEATED:	TOTAL:	
EXISTING FIRST FLOOR:	879 SQ.FT.	153 SQ.FT.	FIRST FLOOR: 0 SQ.FT.	879 SQ.FT.	107 SQ.FT. ADDED	+280 SQ.FT.	
EXISTING SECOND FLOOR:	1310 SQ.FT.	360 SQ.FT.	SECOND FLOOR: 216 SQ.FT.	222 SQ.FT. ADDED			597 SQ.FT. GARAGE, SECOND FLOOR LANINGW.
TOTAL:	2189 SQ.FT.	513 SQ.FT.	TOTAL:	2405 SQ.FT.	TOTAL:	842 SQ.FT.	74 SQ.FT.
							TOTAL:
							871 SQ.FT.

WINDOW SCHEDULE EXISTING						WINDOW SCHEDULE MARVIN ESSENTIALS BRONZE MANUFACTURER					
WINDOW #	TYPE	SIZE	RO	LOCATION	DESCRIPTION	WINDOW #	TYPE	SIZE	RO	LOCATION	DESCRIPTION
FIRST FLOOR						FIRST FLOOR					
W-1	FIXED	3'-0" x 6'-8"		[100] ENTRY		W-1	FIXED	3'-0" x 6'-8"		[100] ENTRY	
W-2	SLIDING	6'-0" x 3'-0"	+47 OFF FLOOR	[101] BEDROOM 5		W-2	SLIDING	6'-0" x 4'-0"	EGRESS-REPLACE (E)	[101] BEDROOM 5	
W-3	SLIDING	3'-0" x 1'-3"		[103] BATHROOM 4		W-3	SLIDING	3'-0" x 1'-6"		[103] BATHROOM 4	
W-4	SLIDING	6'-0" x 3'-4"	+47 OFF FLOOR	[104] BEDROOM 4		W-4	SLIDING	6'-0" x 4'-0"	EGRESS-REPLACE (E)	[104] BEDROOM 4	
W-5	SLIDING	6'-0" x 3'-0"	+47 OFF FLOOR	[105] BEDROOM 3		W-5	SLIDING	6'-0" x 4'-0"	EGRESS-REPLACE (E)	[105] BEDROOM 3	
W-6	SLIDING	3'-0" x 1'-3"		[106] BATHROOM 3		W-6	AWNING	3'-0" x 1'-6"		[106] BATHROOM 3	
W-7	SLIDING	6'-0" x 3'-0"		[107] KITCHEN		W-7	AWNING	6'-0" x 2'-0"		[107] BEDROOM 5	
SECOND FLOOR						SECOND FLOOR					
W-8	SLIDING	5'-10" x 3'-10"		[201] BEDROOM 2		W-8	AWNING	6'-0" x 3'-0"		[201] BEDROOM 2	
W-9	SLIDING	3'-0" x 1'-3"		[202] BATHROOM 2		W-9	SLIDING	3'-0" x 1'-3"		[202] BATHROOM 2	
W-10	FIXED	3'-0" x 2'-0"		[203] LIVING RM/LOFT		W-10	FIXED	3'-0" x 2'-0"		[203] LIVING RM/LOFT	
W-11	FIXED	1'-8" x 3'-9"		[203] LIVING RM		W-11	CASEMENT	4'-0" x 5'-0"		[203] LIVING RM	
W-12	SL GL DR	8'-0" x 6'-8"		[203] LIVING RM		W-11a	FIXED	4'-0" x 2'-8"		[203] LIVING RM	
W-13	FIXED	1'-9" x 4'-6"		[204] NOOK		W-12	SL GL DR	8'-0" x 6'-8"		[203] LIVING RM	
W-14	CASEMENT	7'-8" x 6'-8"		[205] DINING ROOM		W-13	CASEMENT	5'-0" x 4'-0"		[204] NOOK	
W-15	SLIDING	1'-0" x 3'-0"		[206] BATHROOM 1		W-14	SLIDING GL DR	7'-8" x 6'-8"		[205] DINING ROOM	
W-16	FIXED	6'-0" x 1'-4"		[206] DINING ROOM/LOFT		W-15	AWNING	4'-0" x 1'-6"		[206] BATHROOM 1	
W-17	FIXED	1'-10" x 3'-9"		[207] BEDROOM 1		W-16	SLIDING GL DR	5'-0" x 6'-8"		[207] BEDROOM 1	
W-18	SLIDING	5'-9" x 3'-9"		[207] BEDROOM 1		W-17	(D)FIXED	2'-0" x 2'-0"		[207] BEDROOM 1	
W-19	FIXED	1'-9" x 1'-0"		[208] UPPER STAIRS		W-18	(4)FIXED	2'-0" x 2'-0"		[209] CLOSET/BEDRM 1	
W-20	FIXED	1'-9" x 7'-10"		[208] KITCHEN		W-19	SLIDING	6'-0" x 5'-0"		[208] KITCHEN	
W-21	FIXED/ANGLED	3'-6" x	FRAME IN WINDOW	[209] LIVING RM/LOFT		W-20	(4)FIXED	1'-8" x 1'-8"		[209] LIVING RM/LOFT	
W-21	FIXED/ANGLED	3'-6" x				W-21	FIXED/ANGLED	3'-6" x			
SKYLIGHTS						SKYLIGHTS					
S-1		2'-0" x 4'-0"		[203] LIVING RM		S-1		2'-0" x 4'-0"		[203] LIVING RM	
						S-2		2'-0" x 4'-0"		[208] LIVING RM	
						S-3		2'-0" x 4'-0"		[208] UPPER STAIRS	

DOOR SCHEDULE

DOOR	TYPE	SIZE	LOCATION	DESCRIPTION
EXTERIOR				
ED-1	EXTERIOR S.C./SWING	3'-0" x 6'-8"	[100] ENTRY	EXISTING ENTRY DR
ED-2	EXTERIOR S.C./SWING	PE 3'-0" x 6'-8"	[203] KITCHEN	FRENCH GLASS DR
ED-3	EXTERIOR S.C./SWING	PE 2'-6" x 6'-8"	[201] BEDROOM 2	FRENCH GLASS DR
ED-4	EXTERIOR S.C./SWING	3'-0" x 6'-8"	[204] NOOK	FRENCH GLASS DR
INTERIOR				
DI-1	INTERIOR S.C./SWING	3'-0" x 6'-8"	[207] BEDROOM 1	
DI-2	2. POCKET DR	PE 1'-6" x 6'-8"	[206] BATHROOM 1	
SKYLIGHTS				
S-1	YELLOW SKYLIGHTS	2'-0" x 2'-0"	STAIRS	FLAT-DECK
S-2		3'-0" x 4'-0"	FAMILY RM	FLAT-DECK

WINDOW AND DOOR NOTES:

- ALL WINDOWS AND DOORS TO BE DUAL GLAZED. SEE TITLE 24 ENERGY REPORT FOR ALL DOOR AND WINDOW INFORMATION INCLUDING SHADING COEFFICIENTS.
 - TEMPORARY LABEL MUST SHOW THE U-FACTOR AND SHGC FOR EACH WINDOW. THE LABEL MUST ALSO SHOW THAT THE WINDOW MEETS THE AIR INFILTRATION CRITERIA, AND MAY NOT BE REMOVED BEFORE INSTALLATION & INSPECTION.
 - PROVIDE ALL EXTERIOR DOORS WITH FULL WEATHERSTRIPPING. PROVIDE ALL EXTERIOR DOORS WITH METAL THRESHOLD IN BED OF SEALANT. INSTALL ALL WINDOWS ACCORDING TO MANUFACTURER'S SPECS. PROVIDE FLASHINGS, SEALANTS, AND METAL DRIP EDGES @ HEAD CASINGS AS REQUIRED. CONTINUOUS FLASHING REQUIRED OVER PROJECTING PROVIDE ALL EXTERIOR DOORS WITH FULL WEATHERSTRIPPING. PROVIDE ALL EXTERIOR DOORS WITH METAL THRESHOLD IN BED OF SEALANT.
 - UNDERCUT ALL DOORS TO CLOSETS AND LAUNDRY ROOMS FOR VENTILATION.
 - VERIFY ALL DOOR IN-OUT, RIGHT-LEFT HAND SWINGS, AND WINDOW OPERATIONS.
 - VERIFY ALL DOOR OPENING DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.
- TESTED AND LABELED TO COMPLY WITH THE AAMA STANDARDS PER CRC 1709.9.1 SAFETY GLAZING TESTING AND LABELING PER CRC, SECTIONS 306.1 & 306.4 ENERGY TESTING AND CERTIFICATION PER CRC, SECTION 110.6
- UNIT SKYLIGHTS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101.1/5.2/A44.0.
- [8] K306.6.9 CRC.
- *THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET 08.1*

FLOOD VENTS: SEE GARAGE FOUNDATION PLAN FOR FLOOD VENT LOCATIONS.

Plastic - No Rust or Rot Crawlspace Flood Vent for Homes (New Construction & Replacement)
Easy Access • Modular Use • Can Be Painted

Flood Vent (No Cover)

One-piece template with easy cap to insert termin screen and fixed bower. Made of durable PVC/ABS plastic (no rust or rot) with a UV retardant treatment. FEMA compliant, engineered certified. No cover to allow the automatic entry and exit of floodwaters. Quick and easy to install.



MODEL	WIDE	WIDE	WIDE	WIDE
180CS	8' x 6'	10'	12'	14'
240CS	12' x 10'	14'	16'	18'
300CS	14' x 12'	16'	18'	20'
360CS	16' x 14'	18'	20'	22'
420CS	18' x 16'	20'	22'	24'
480CS	20' x 18'	22'	24'	26'
540CS	22' x 20'	24'	26'	28'
600CS	24' x 22'	26'	28'	30'
660CS	26' x 24'	28'	30'	32'
720CS	28' x 26'	30'	32'	34'



30 FLOOD VENT

1/2" x 1/2"

REVISIONS	BY



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Architect 4
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Waltonville, CA 95076
851-212-6974
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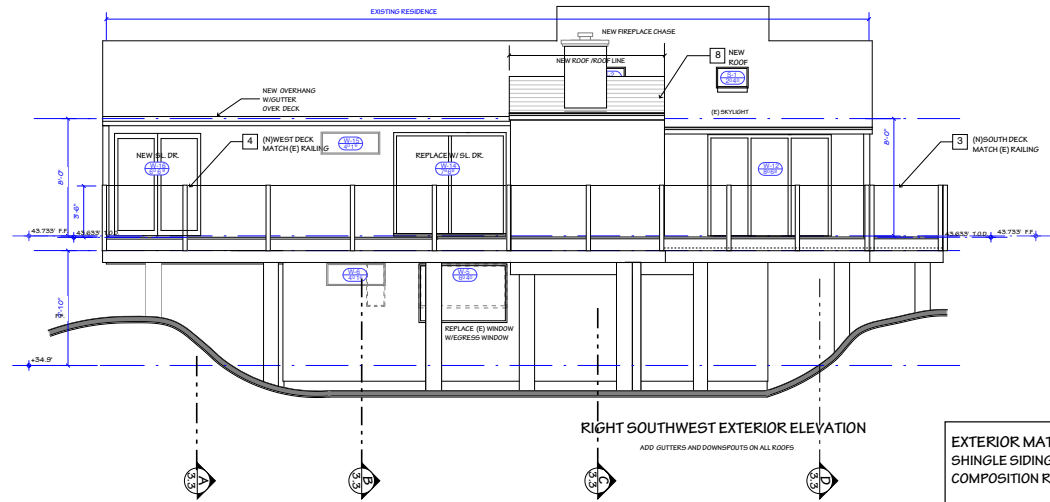
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WATSONVILLE, CA
APN: 052-29-102

SCHEDULES & NOTES

DRAWN
ME
OCTOBER 2023
SCALE

A2.1a

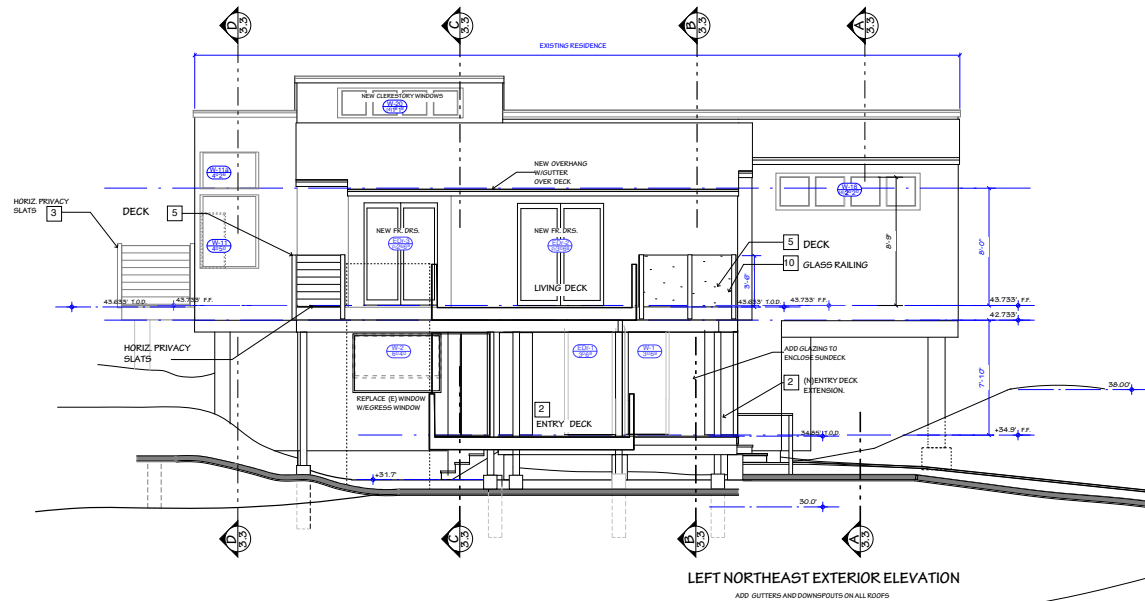
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EXTERIOR MATERIALS
SHINGLE SIDING TO MATCH EXISTING
COMPOSITION ROOFING

LEGEND

- 1 NEW GARAGE
- 2 EAST ENTRY DECK
- 3 SOUTH DECK
- 4 WEST DECK
- 5 EAST DECK
- 6 (E) DECK TO KITCHEN
- 7 ADDITION
- 8 NEW ROOF
- 9 CABLE RAILING
- 10 GLASS RAILING



MATERIALS

SIDING
SHINGLE SIDING

ROOFING
COMPOSITION:
WEATHERWOOD (or
APPROVED COLOR)

WINDOWS
WINDOWS: BRONZE
MARVIN ESSENTIAL
BRONZE WINDOWS

DECKS & RAILINGS

HORIZ. PRIVACY SLATS
HORIZ. ROD or CABLE RAILINGS
GLASS



REVISIONS	BY



Martha A. Fiorovich A.I.A.
Architect

11 Wabash Ave.
Wabashville, IN 46780
851-212-8974
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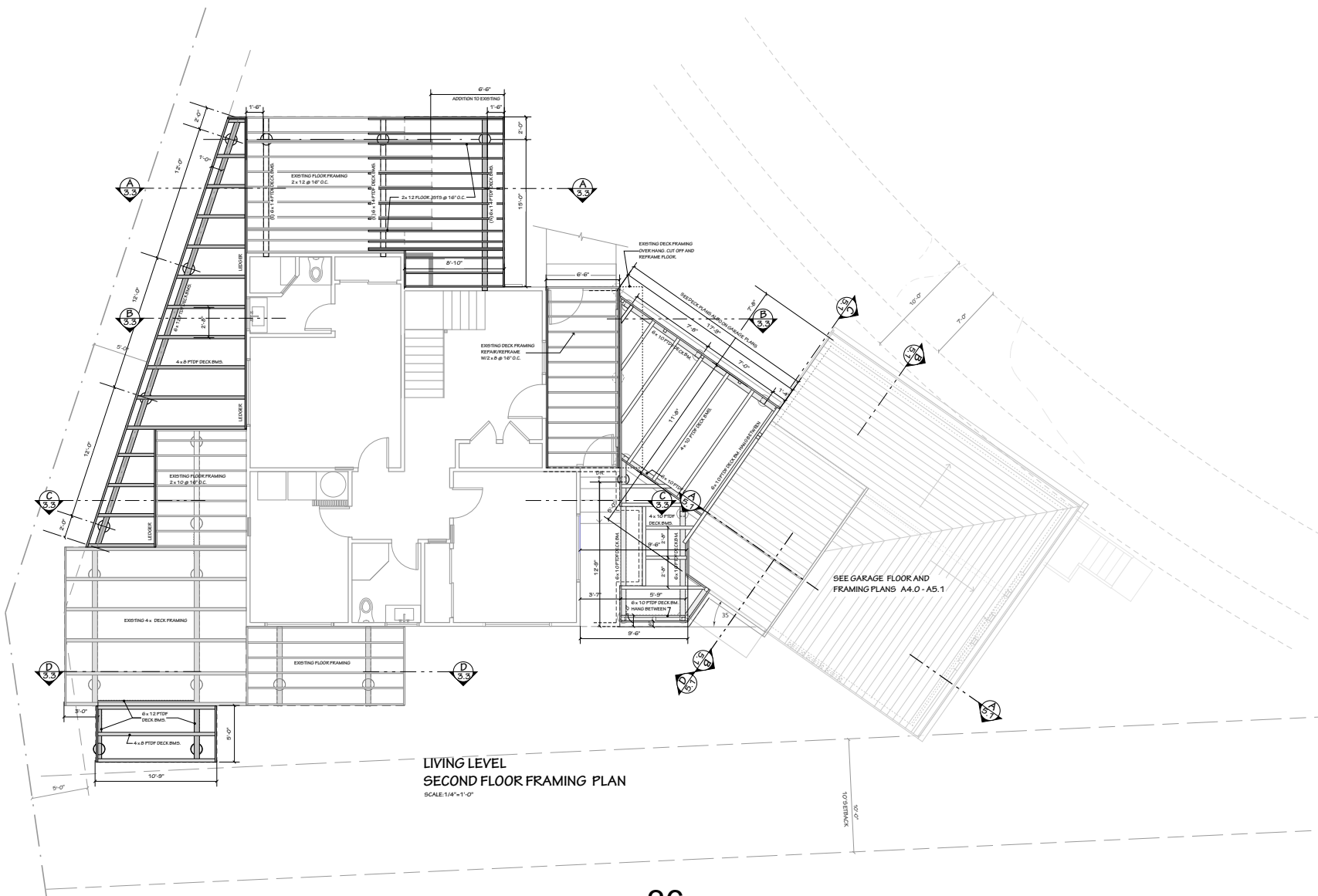
HAAS RESIDENCE
399 SHEARWATER
WATSONVILLE, CA
APN: 052-29-102

NEW EXTERIOR ELEVATIONS
LEFT NORTHEAST EXTERIOR ELEVATION
RIGHT SOUTHWEST EXTERIOR ELEVATION

DRAWN
ME
OCTOBER 2023
SCALE

A2.3

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LIVING LEVEL
SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

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REVISIONS	BY



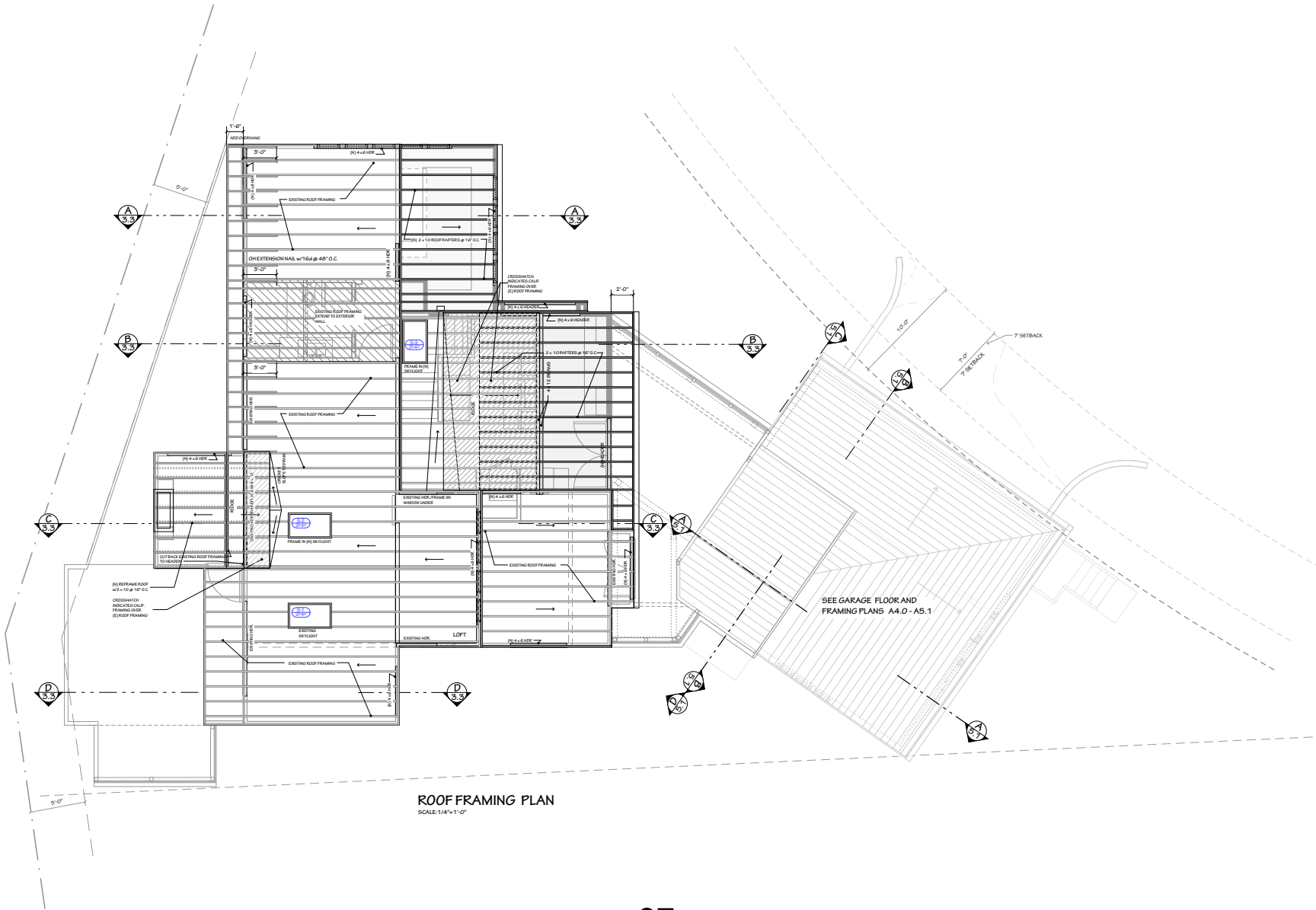
Martha A. Fiorovich A.I.A.
 Architect
 11700 Wilshire Blvd.
 Suite 700
 Los Angeles, CA 90025
 (310) 212-2474
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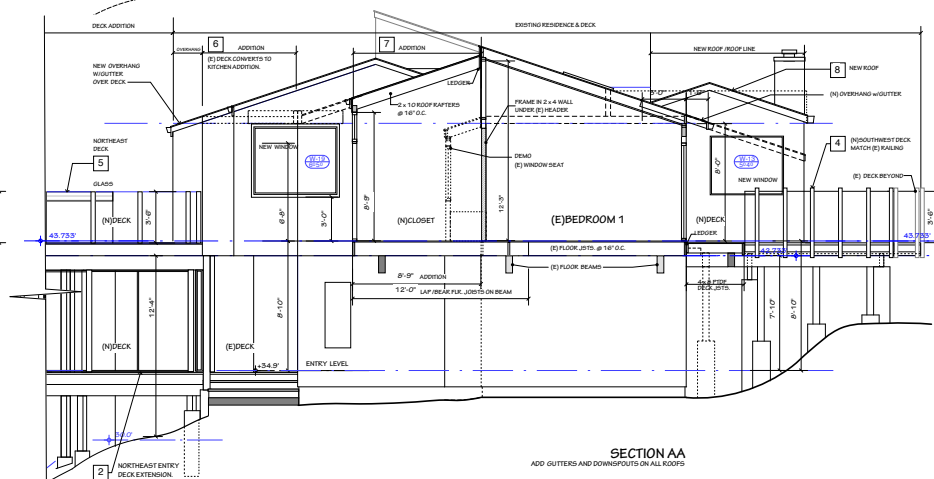
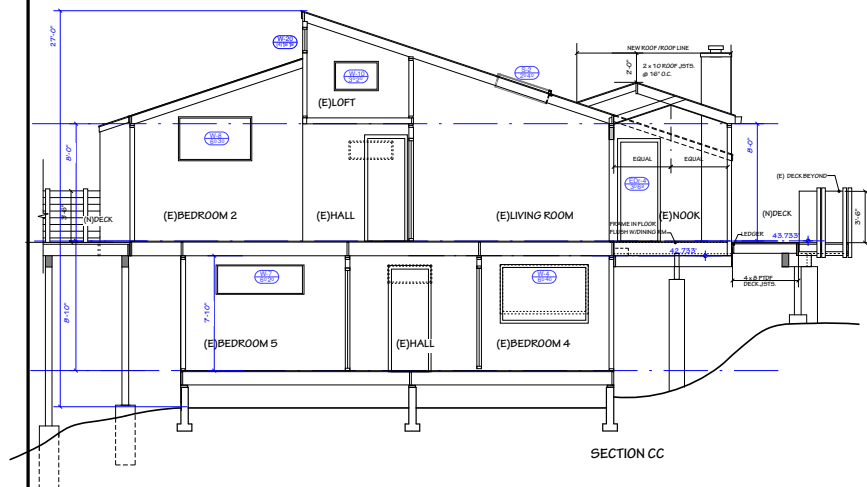
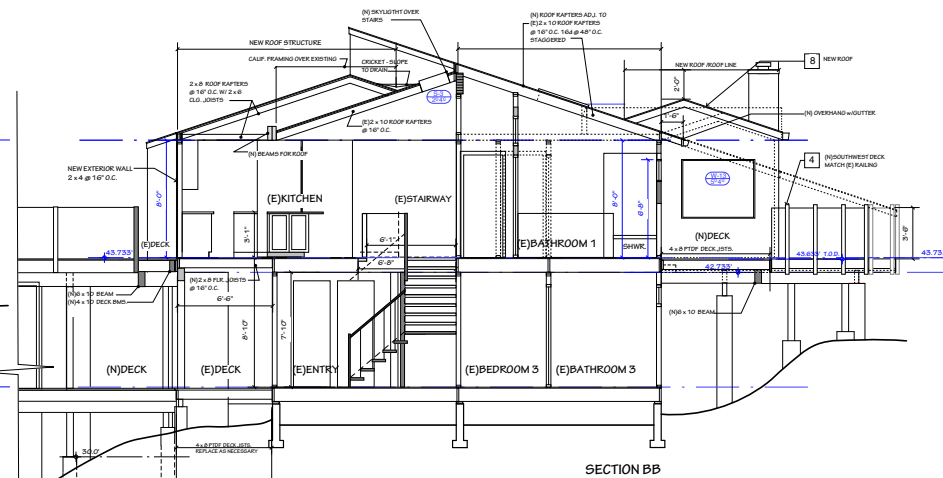
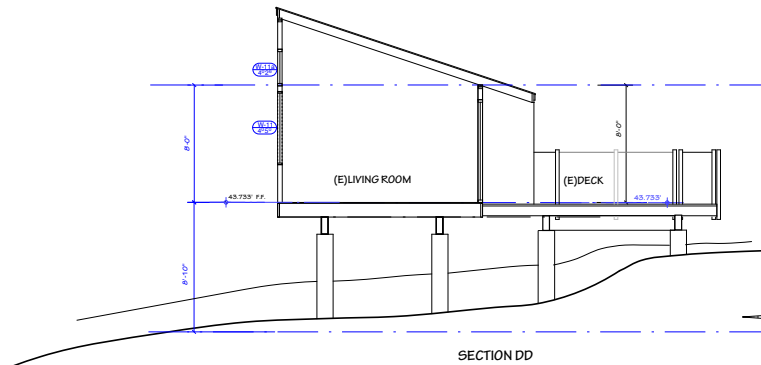
HAA'S RESIDENCE
 399 SHEARWATER
 WATSONVILLE, CA
 APN: 052-29-102

SECOND FLOOR FRAMING PLAN

DATE	10/01/2023
SCALE	

A3.1





38

REVISIONS	BY



Martha A. Fiorovich A.I.A.

Architect 4
11 Aspen Way
Watsonville, CA 95076
851-212-2474

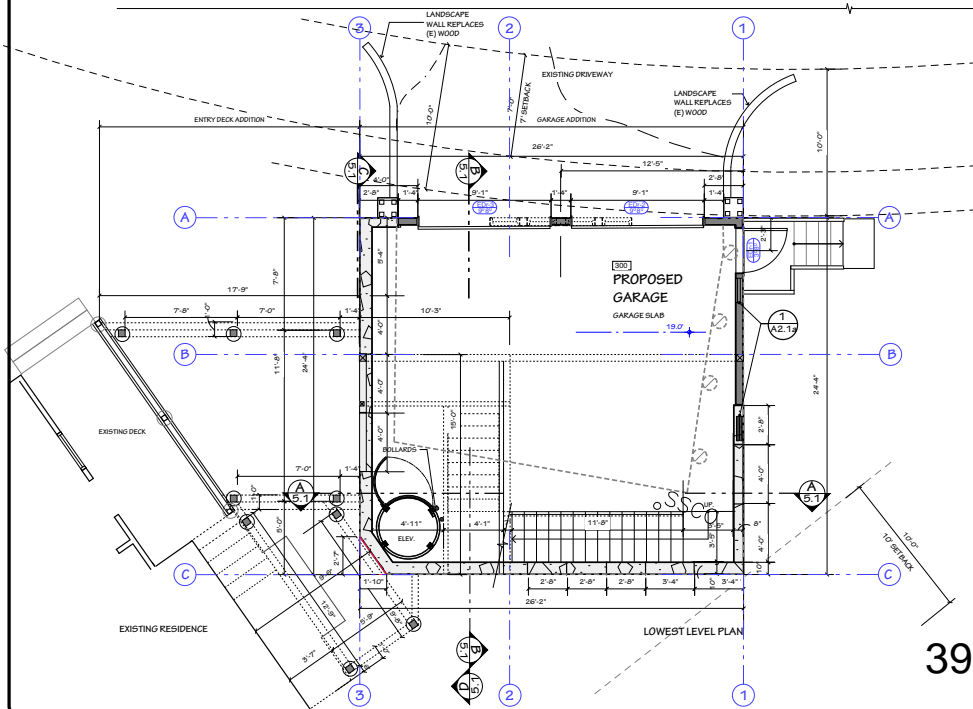
HAAS RESIDENCE
39 SHEARWATER
WATSONVILLE, CA
APN: 052-29-102

SECTIONS - RESIDENCE

DRAIN
MF
OCTOBER 2023
SCALE

A3.3

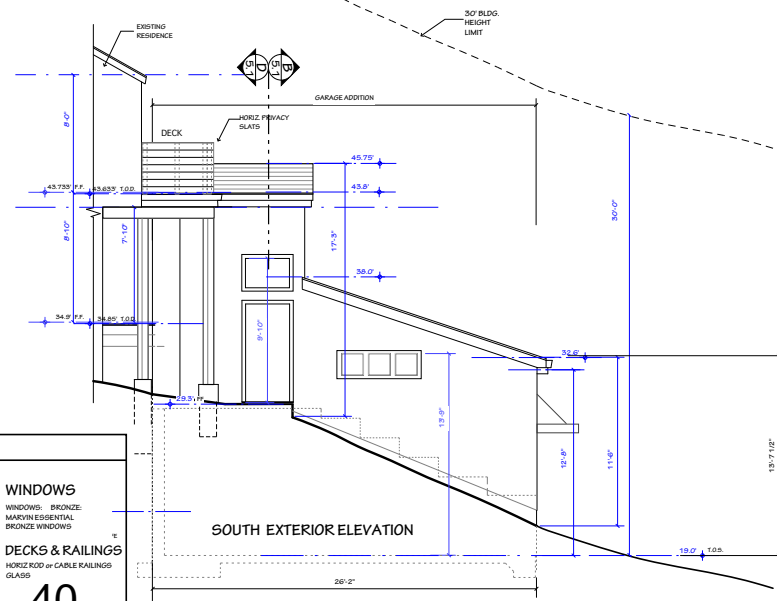
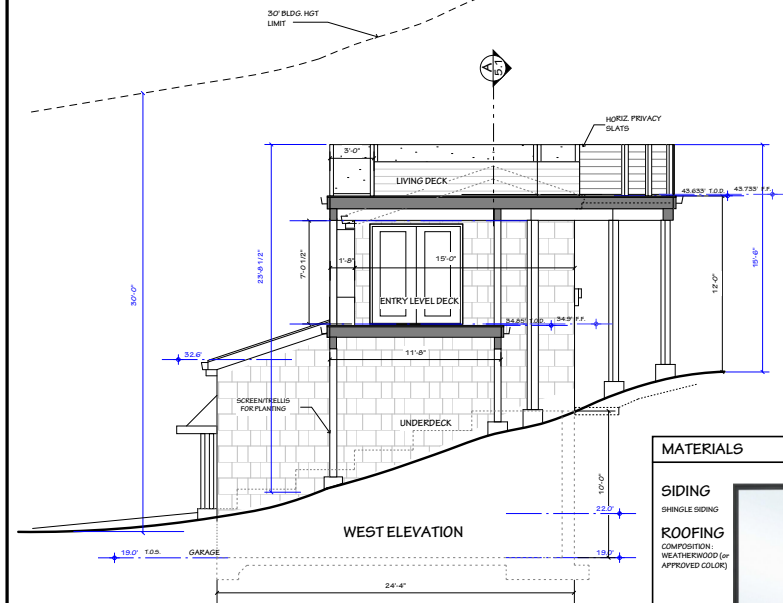
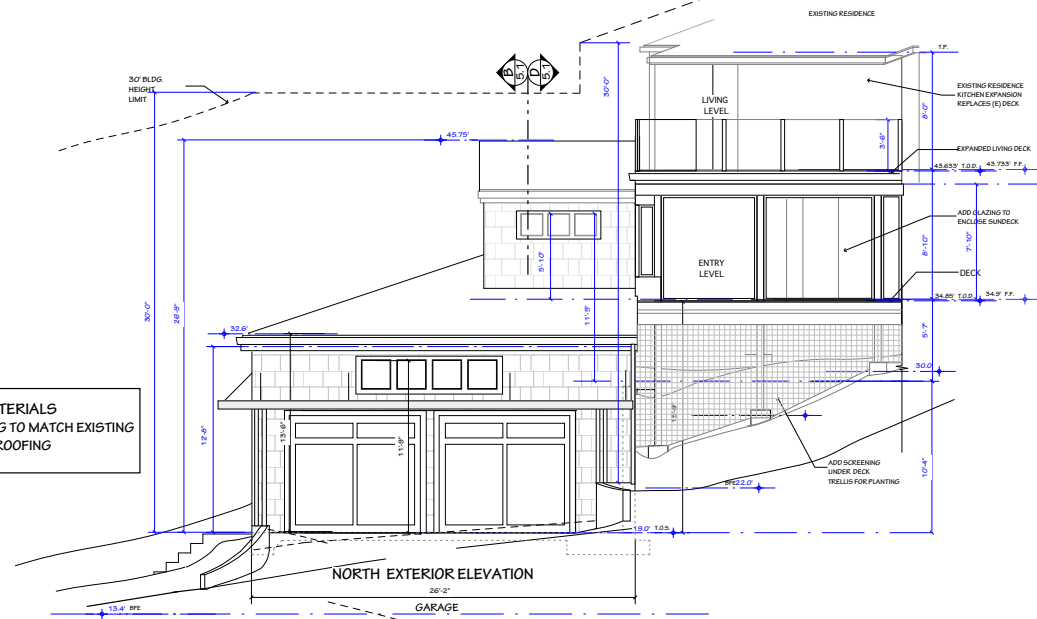
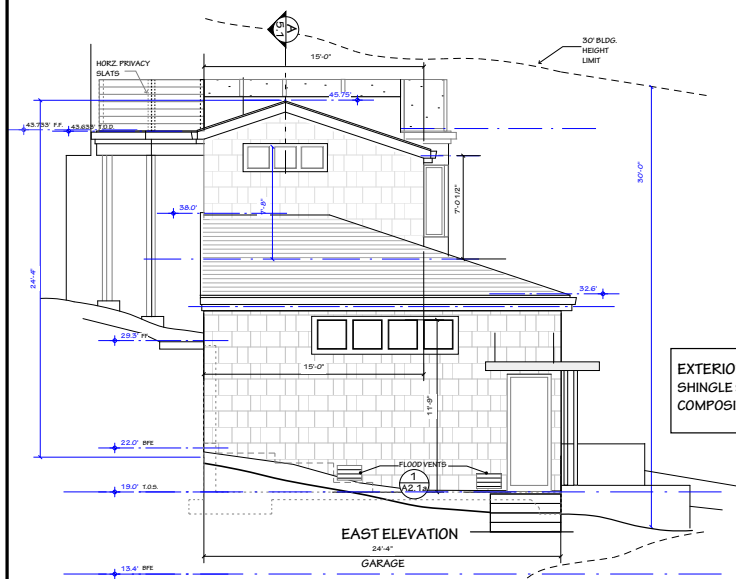
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SQ. FOOTAGES:									
EXISTING:		PROPOSED:		PROPOSED:					
HEATED:		HEATED:		DECKS:					
EXISTING FIRST FLOOR:	879.50 SQ. FT.	DECKS:	FIRST FLOOR:	0.50 SQ. FT.	879.50 SQ. FT.	107.50 SQ. FT. ADDED	+260.50 SQ. FT.		
EXISTING SECONDLOOR:	13.10 SQ. FT.	360.50 SQ. FT.	SECOND FLOOR:	216.50 SQ. FT.	1526.25 SQ. FT.	222.50 SQ. FT. ADDED	+562.50 SQ. FT.	GARAGE:	634.50 SQ. FT.
								SECOND FLOOR LANDINGS:	71.50 SQ. FT.
TOTAL:	2169.50 SQ. FT.	519.50 SQ. FT.	TOTAL:	2405.50 SQ. FT.	TOTAL:	842.50 SQ. FT.		TOTAL:	708.50 SQ. FT.

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A4.O



EXTERIOR MATERIALS
SHINGLE SIDING TO MATCH EXISTING
COMPOSITION ROOFING

MATERIALS

SIDING

SHINGLE SIDING

ROOFING
COMPOSITION:
WEATHERWOOD (or
APPROVED COLOR)

WINDOWS

DECKS & RAILINGS

40

REVISIONS	BY



Martha A. Fiorovich A.I.A.

11 Aspen Way
Watsonville, CA 95076

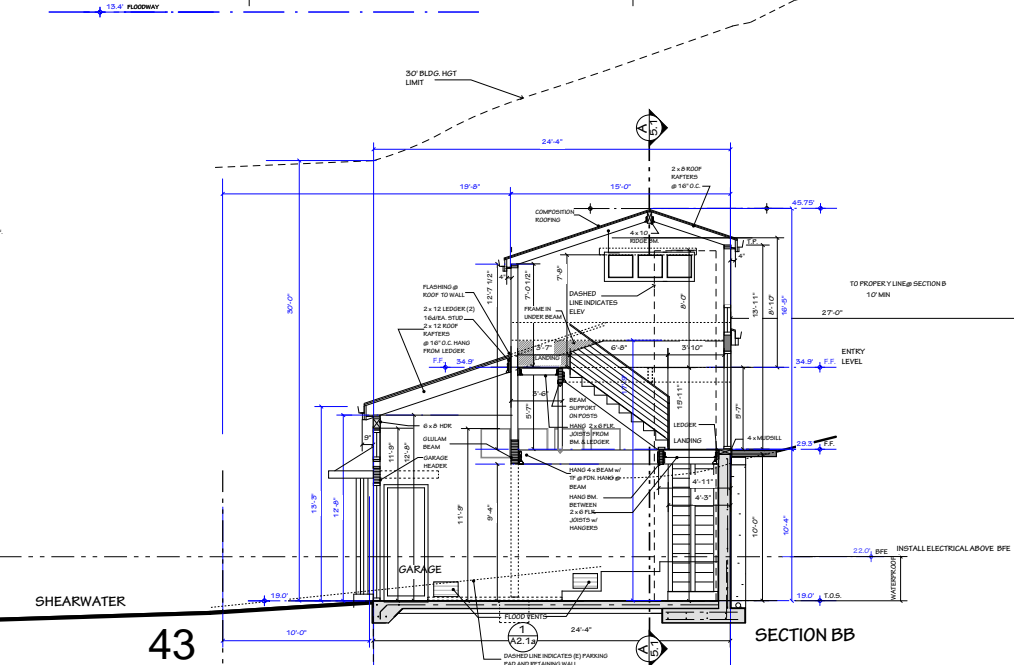
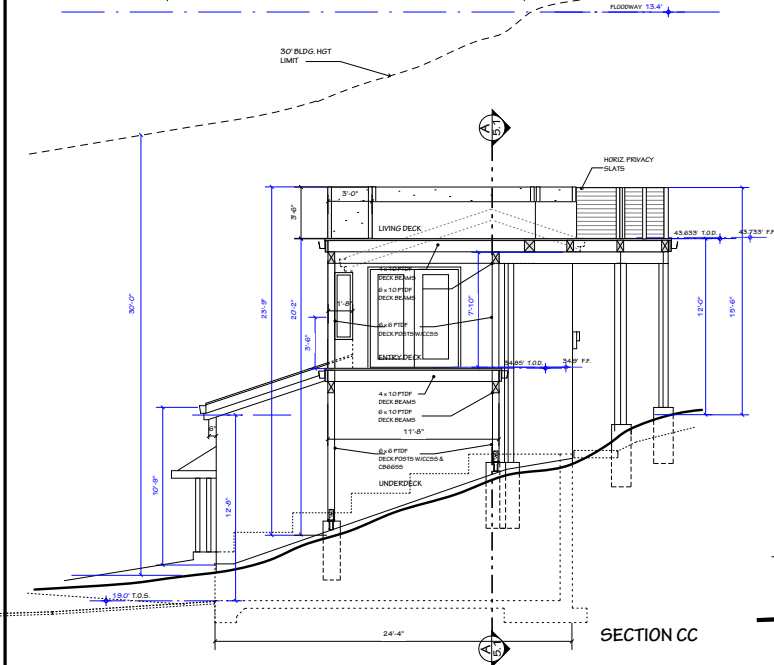
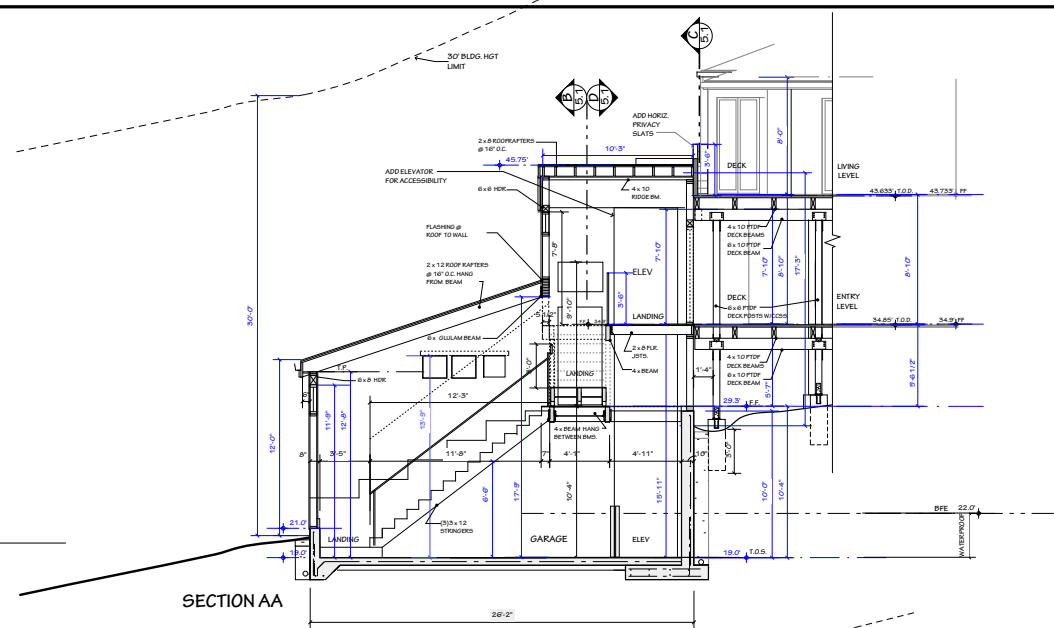
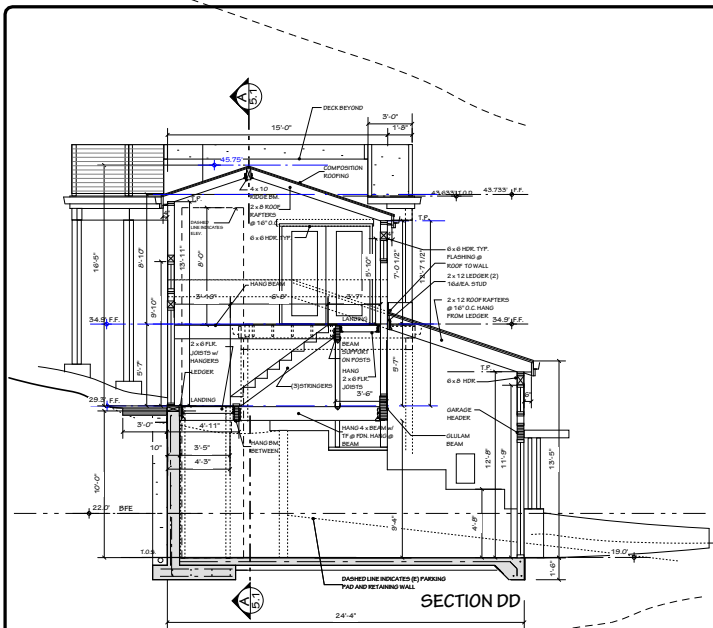
HAA\$ RESIDENCE
39 SHEARWATER
WATSONVILLE, CA
APN: 052-29-102

GARAGE EXTERIOR ELEVATIONS

DRAIN
 MF
 OCTOBER 2023
 SCALE

A4.1

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REVISIONS	BY



Martha A. Fiorovich AIA
 Architect
 4
 11
 Watsonville, CA 95076
 831-212-2474
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HAAS RESIDENCE
399 SHEARWATER
WATSONVILLE, CA
APN: 052-29-102

NEW SECTIONS - GARAGE

DRAWN
 ME
 OCTOBER 2023
 SCALE

A5.1

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MATERIALS



SIDING

SHINGLE SIDING
to MATCH EXISTING



ROOFING

COMPOSITION :
WEATHERWOOD (or
APPROVED COLOR)



DECKS & RAILINGS

HORIZ ROD or CABLE RAILINGS
GLASS



WINDOWS

WINDOWS: BRONZE:
MARVIN ESSENTIAL
BRONZE WINDOWS

HAAS RESIDENCE
39 SHEARWATER
WATSONVILLE, CA
APN: 052-29-102

FOR TAX PURPOSES ONLY

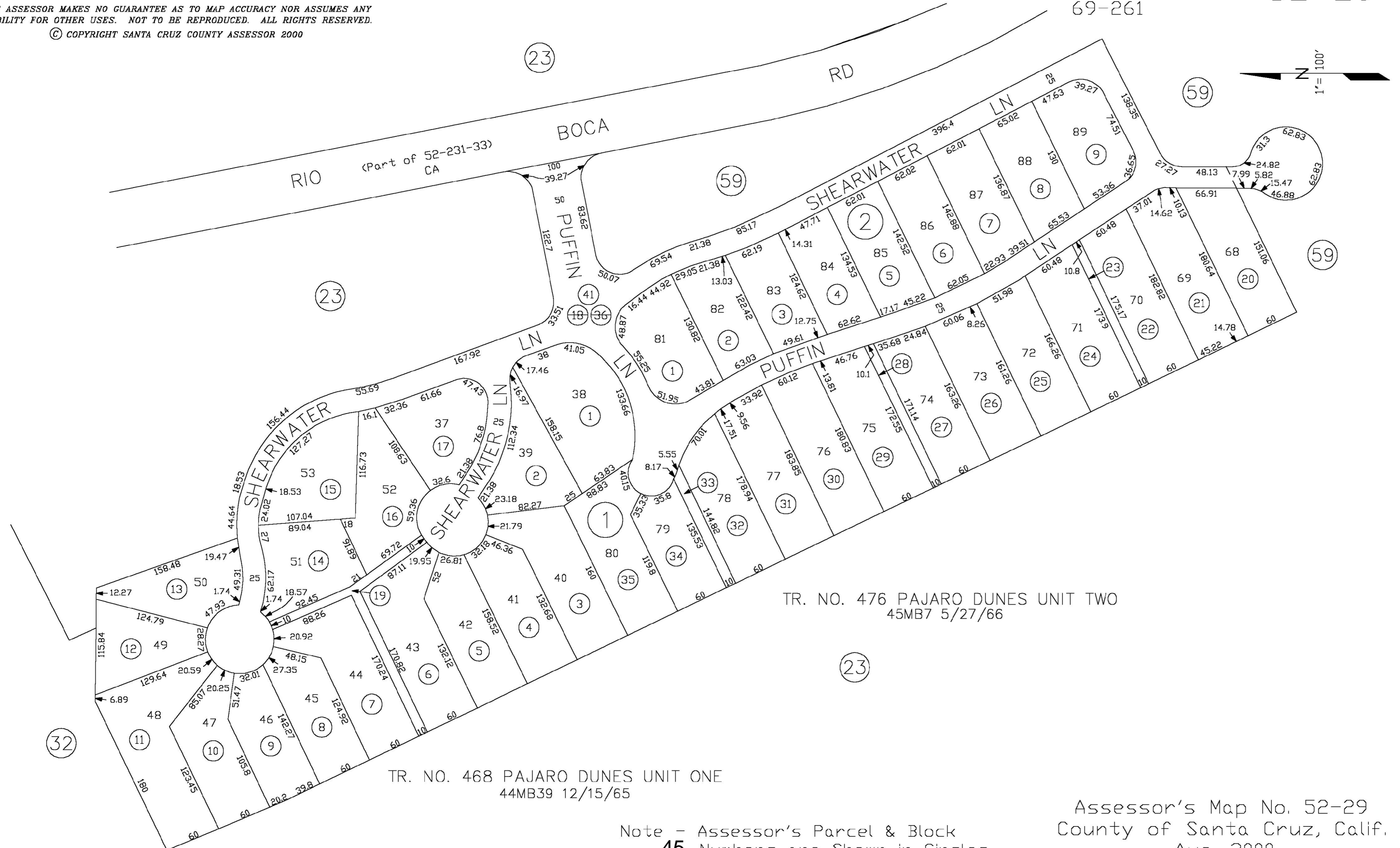
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POR. SEC. 25, T.12S., R.1E., M.D.B. & M.

Tax Area Code
69-261

52-29



TR. NO. 476 PAJARO DUNES UNIT TWO
45MB7 5/27/66

TR. NO. 468 PAJARO DUNES UNIT ONE
44MB39 12/15/65

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




Assessor's Map No. 52-29
County of Santa Cruz, Calif.
Aug. 2000



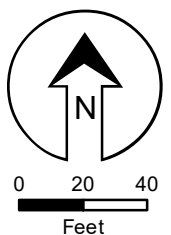
Parcel Location Map



Parcel: 05229102

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 15 Oct. 2024

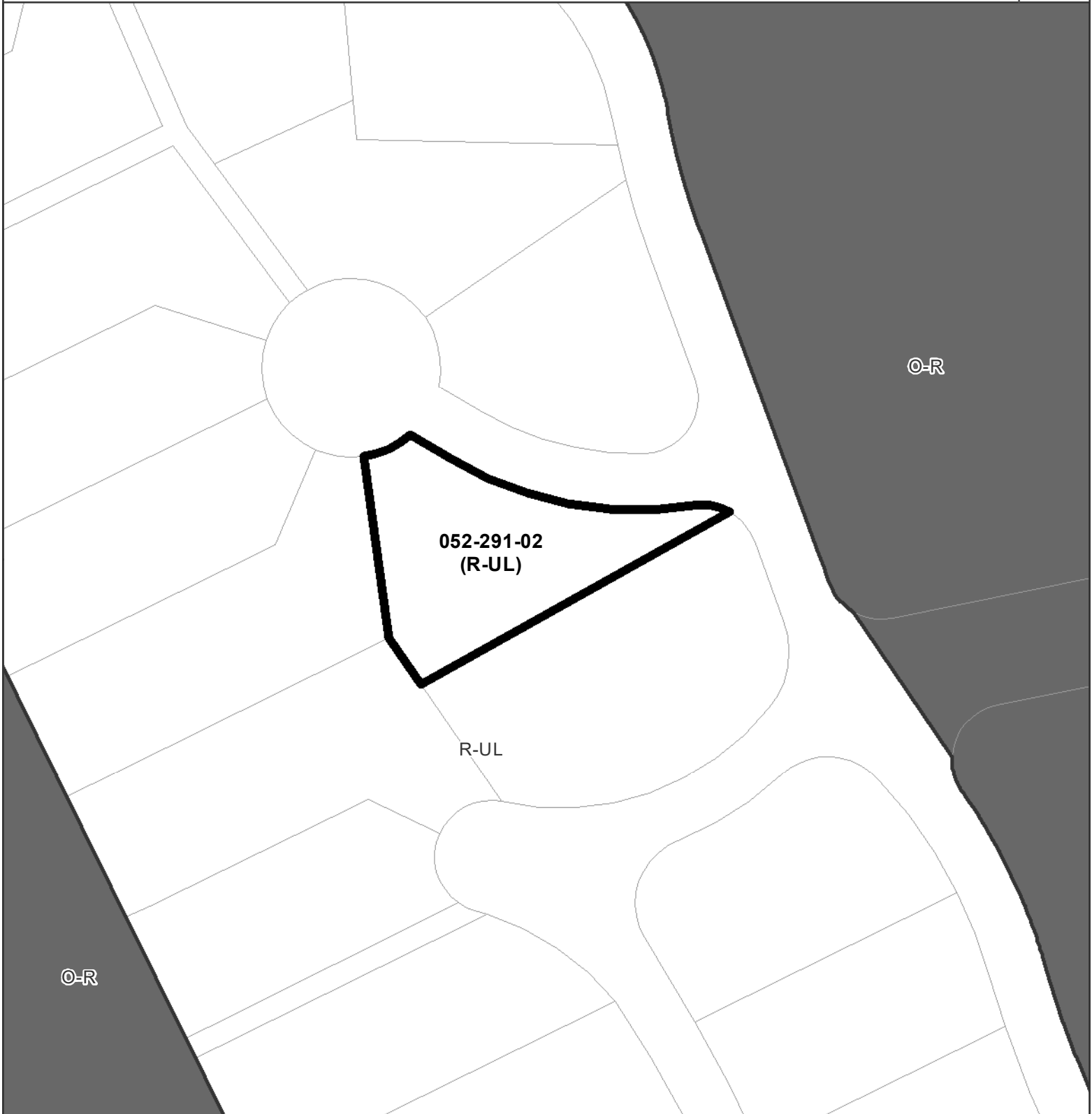






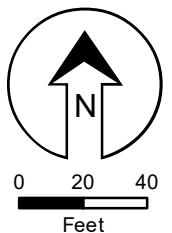
Parcel General Plan Map



Mapped
Area

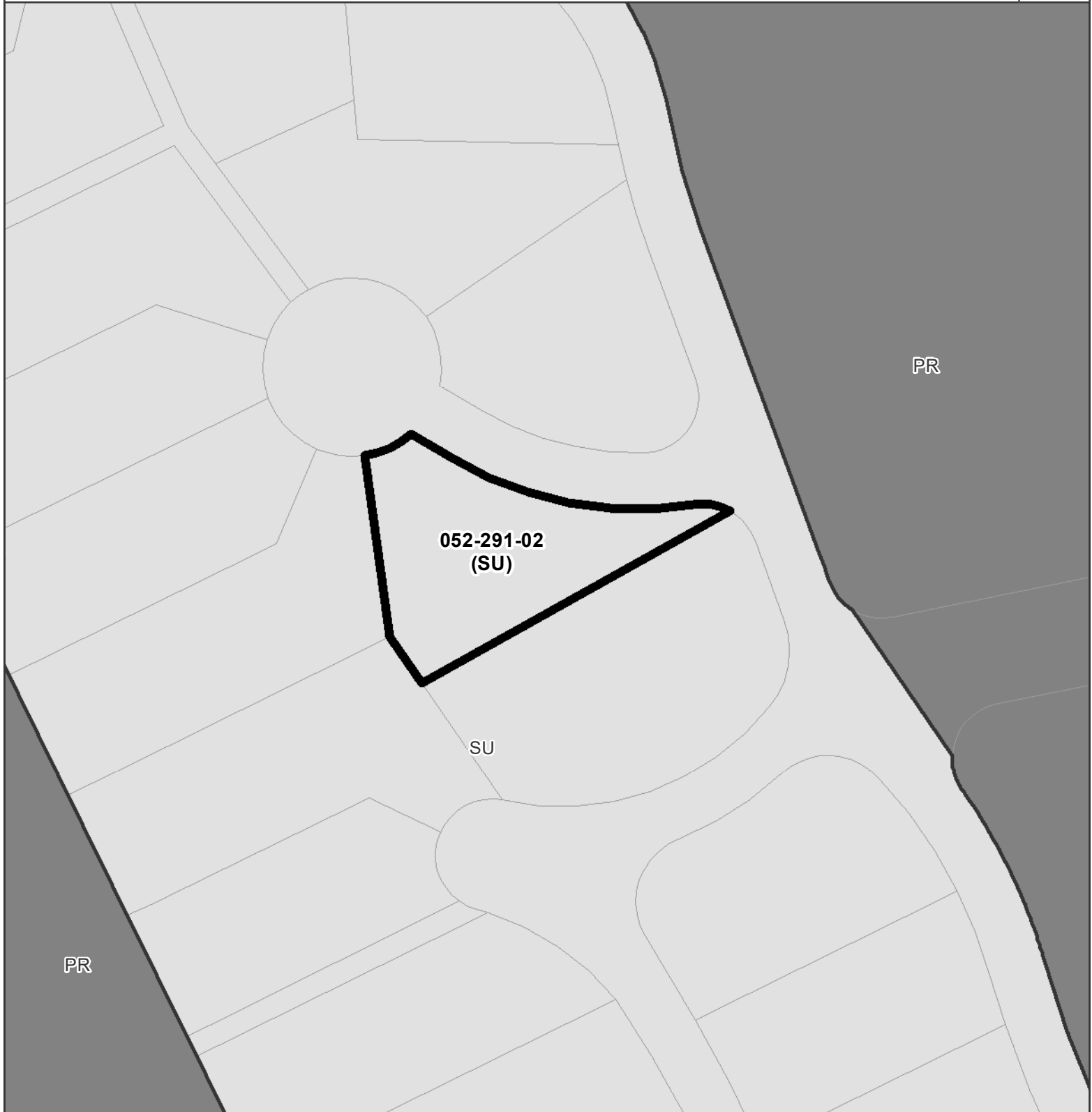


-  O-R *Parks, Recreation & Open Space*
-  R-UL *Res. Urban Low Density*

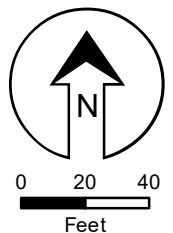




Parcel Zoning Map



- PR *Parks, Recreation, & Open Space*
- SU *Special Use*



Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Watsonville
Sewage Disposal: Watsonville
Fire District: Cal Fire (Pajaro Valley)
Drainage District: Flood Control District 7

Parcel Information

Parcel Size: 8,400 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Shearwater Court
Planning Area: San Andreas
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: SU (Special Use)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Technical Reviews: Biotic Report Review (REV231234), Soils Report Review (REV23235)

Environmental Information

Geologic Hazards: AE & VE Flood Zones
Fire Hazard: Not a mapped constraint
Slopes: Cross slope
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: 12 Eucalyptus trees proposed to be removed
Scenic: Mapped scenic
Archeology: Not mapped

Nathan MacBeth

From: Bob Scranton <bob.scranton@gmail.com>
Sent: Friday, July 12, 2024 11:18 AM
To: Nathan MacBeth
Subject: 231523 Assessor's Parcel Number: 052-291-02

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

I am involved in HOA governance, and want to identify some neighborhood concern with proposal. This project has much less than 20 foot driveway and long covered enclosed walkway to garage. In the HOA, there was opposition by some neighbors to this short driveway to enable two car garage and of lateral extent of connection to garage from main house. Other solutions were pointed out by neighbors. The HOA did not evaluate other solutions.

Street parking nearby is limited in the HOA cul-de-sac, and the HOA access road (Shearwater) to the Shearwater cul-de-sac is crowded due to HOA tennis courts pickleball courts and basketball court, including spectators. Existing parking turns road into one lane around curve. People don't use garages for parking, so the short driveway removes the two current on parcel parking spaces with no realistic replacement if garage is used for storage. Cars or pickups parking in short driveway will stick out into roadway. Neighbors in cul-de-sac sometimes have people parking in their driveway, or blocking driveway, and have difficulty finding nearby parking.

The HOA does have the authority to not approve plans for a variety of subjective reasons. HOA has authority to reject proposal with short driveway. However, the HOA did not have a specific driveway length rule, and so in face of sympathy and controversy, lacking specific rule, decided to approve proposal. Some dissenting homeowners acquiesced, possibly as a result of various perspectives that County had a 20 foot requirement: let the County enforce their rule or not.

So I suggest the County follow their own process re driveway length, and not take HOA approval of driveway as indicating neighborhood agreement.

Please let me know if you got this.

Bob

July 14, 2024

Nathan MacBeth
Development Review Planner & Community Development
701 Ocean Street, Room 400
Santa Cruz, CA. 95060

Re: Parcel Number 052-291-02

For your consideration Nathan,

Regarding the letter written by Bob Scranton, Kristi and I were both stunned. Bob and his wife, Yaffa, who until recently was Chairperson of the design committee, were both supportive of the project and congratulated us on finally getting approval from the board to move forward with our project. We did make several concessions to the board to get the approval. Bob on a couple of occasions offered advice and told me 'I'm not sure I can help but if you need anything from us to get County approval I will try to help.' They have been through the permit process in the past in their own home in Pajaro Dunes and thought they could possibly be of assistance.

We left no stone un-turned nor questions unanswered from the board or the neighboring homeowners as we went through this process with 2 different committees for approval. Originally, this project was under the purview of the design committee, and we spent a couple of meetings discussing the setback for the garage. With the help of Pajaro Dunes Legal Counsel, Jordan Ciliberto, because our property is in a PUD, it was determined that the 7- foot side yard setback was all that was required for our garage. We not only took it back the 7 feet that was recommended but increased that set back to 10 feet. The design committee was very happy with our willingness to increase the setback to 10 feet.

The Board of Directors took over the project not long after. The Board made things very difficult initially as they believed that the Original submitted Design was too massive, and they did not approve the project. The design included a 3-car garage and a higher structure above the garage that allowed the elevator accessibility to the 2nd floor of our residence. My Wife Kristi and I tried to be understanding of the board and had another set of plans created for this project. We took off the 3rd car garage and reduced the height of the structure above the garage that had allowed the elevator to provide accessibility to the 2nd floor of our residence, and only kept the elevator to get us from the garage to the first level of our house.

My wife, Kristi, had a stroke in August of 2022 and her disability now requires this garage and elevator to get her into the house more safely. The current walkway we utilize is not safe to get her from house to vehicle. It is very steep access from the existing parking pad, parking along the street, and the path is slippery during the Winter months.

We had addressed all the concerns Bob put on the letter to the County. He knows we live here full time, unlike most in Pajaro Dunes, and are putting in the garage to protect our vehicles from the Elements and giving my wife easier, safer access to the house. His statement that everyone parks outside and utilizes their garage for storage is not accurate. We went over that when it was presented to the board. Cars that are parked outside are in houses that have been rented. We are full-time residents and will be always utilizing our garage for parking, as well as for accessibility.

Bob mentioned a concern about parking in front of the garage. Again, this was addressed at the Board meeting prior to their approval. We expressed to him that we, our guests, and any visitors to Pajaro Dunes will be restricted from parking in front of the garage. We need access to get in and out of our property and will put up a sign in front of the garage stating, "NO PARKING IN FRONT OF GARAGE".

We do not eliminate 2 parking spaces by building a garage. We currently park in 2 spaces on the street-although steep-not as steep as accessing the parking pad, and which is a an uphill walk for access to the house. Those parking spaces on the street will not be eliminated once we build the garage and we park in this structure. Actually, you gain these 2 spots for visitor parking.

One thing to note out here at Pajaro Dunes, houses that have garages currently have rooms and storage above. We were not approved for that and were told, 'what was done in the past does not set precedence.'

In closing, I am very disappointed with the letter that Bob Scranton submitted. We have spent a great deal of time and money to accommodate their/the Board requests. Bob and the entire board only approved this project once we compromised on the size of the project. Per HOA rules for major construction, we believed we met all the requirements with Design Committee approval, Pajaro Dunes BOD approval, and Coastal Commission to be able to secure a Discretionary permit that was submitted to the County, and to secure a building permit.

Respectfully submitted.



Nicholas and Kristi Haas



PAJARO DUNES ASSOCIATION

House 39-Preliminay Approval

July 18th, 2023

Nick & Kristi Haas
39 Shearwater Lane
Watsonville CA 95076

Dear Nick & Kristi,

The Pajaro Dunes Association Board of Directors, acting as the Design Committee (PDADC) met on July 8, 2023 and reviewed the updated plans for the construction of a remodel and new garage on Lot 39. The Board has approved the plans as submitted on March 18th, 2023.

After the application goes through the County building permit process, please present any changes to the plans and your materials to the PDA Board for final approval prior to start of construction. Please note there is no guarantee that changes made during the county process will be approved by PDA.

We look forward to working with you in the future.
Sincerely,

FOR THE BOARD OF DIRECTORS

Carol Turley
General Manager
Pajaro Dunes Association
Carol.pajarodunes@gmail.com
831-761-7744