



Staff Report to the Zoning Administrator

Application Number: **231502**

Applicant: Matson Britton Architects

Owner: MShine LLC

APN: 043-082-70

Site Address: 303 Beach Drive, Aptos

Agenda Date: December 20, 2024

Agenda Item #: 8

Time: After 9:00 a.m.

Project Description: Proposal to remodel the interior and exterior of a nonconforming single-family dwelling, including the conversion of existing non-habitable space in the garage to habitable space to create a living room, and a remodel/reconfiguration of the second floor without a change in total floor area. Exterior changes include new and larger windows on the south, north, and east elevations, modifying the roof profile from nearly flat to a shed-style roof (increasing the plate height from approximately 18-feet to approximately 24-feet), and changing exterior materials to stucco and horizontal decorative wood siding. Project requires a Coastal Development Permit, a Variance to construct improvements within the front and side yard setbacks, and a determination that project is exempt from further review pursuant to the California Environmental Quality Act (CEQA).

Location: The property is located on the north side of Beach Drive approximately 0.2 miles south of the intersection of Beach Drive and Rio Del Mar Boulevard.

Permits Required: Coastal Development Permit, Variance

Supervisory District: 2nd District (District Supervisor: Zach Friend)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review pursuant to the California Environmental Quality Act.
- Approval of Application 231502, based on the attached findings and conditions.

Project Description & Setting

The subject property is an approximately 4,704 square foot parcel located on the north side of Beach Drive, approximately 0.2 miles south of the intersection of Beach Drive and Rio del Mar Boulevard, in the Aptos Planning Area.

The parcel is developed with a 1,908 square foot, four-bedroom single-family dwelling, and 874 square foot garage constructed in 1962. The dwelling is physically attached via a partition wall to the adjacent dwelling at 301 Beach Drive (APN 043-082-69), which is owned separately from the subject property.

Approximately 2,200 square feet of the 4,704 square foot parcel is comprised of steep coastal bluff and the existing home is sited on the limited developable area on the parcel, between three and eight feet from the front property line and less than two feet from the side property line at the northeast corner.

The proposed project consists of an interior and exterior remodel of the existing dwelling to reconfigure the interior layout and update the exterior, including changes in roof pitch and building surface materials, without adding additional floor area or lot coverage to the parcel. The project results in a 2,782 square foot four-bedroom dwelling with 55% FAR (floor area ratio) and 31% lot coverage. Interior improvements on the first floor would create a living room and laundry area while retaining two full-sized garage parking spaces. Second floor improvements would expand and swap the locations of the two existing bedrooms and the kitchen. No change in the bedroom count is proposed.

The exterior appearance of the structure would change significantly through a revision of roof design from a single hip roof to a shed style roof, increasing the height of the roof at the front of the home from 19-feet to about 25-feet. In conjunction with the added height at the front of the structure, large windows are proposed to be added along the front and south side. The windows are complemented by updated exterior finishes including horizontal wood siding (wood emulating porcelain tile), sand colored stucco, wood garage doors, and white porcelain tile trimmed around the existing deck. Lastly, the yard area between the south side of the house and the property line would be enclosed with a three-foot stucco wall and wooden gate to create a patio.

As the existing structure is nonconforming, with development located within the required setbacks, the vertical additions to the existing structure represent new nonconforming development and require a Variance to reduce the required setbacks (and maintain existing nonconforming setbacks) for the new construction. Additionally, the project site is located within 300 feet of the inland extent of the beach and is therefore subject to an appealable Coastal Development Permit pursuant to Santa Cruz County Code 13.20.

Zoning & General Plan Consistency

The subject property is a 4,704 square foot lot, located in the R-1-6 (single-family residential, 6,000 square foot parcel size) zone district, a designation which allows residential uses, and which is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. Single-family dwellings are a principal permitted use in the R-1-6 zone district.

The existing development's 55% FAR exceeds the 50% standard for the R-1-6 zone district, however, the project does not propose development which would contribute to new floor area and is not considered a "reconstruction" as defined in SCCC 13.10.262. Therefore, the application acknowledges this continued nonconforming condition at the site but does not require rectification or variance approval.

As discussed earlier in this report, the existing development does not meet the required front or side yard setbacks, and the project proposes new vertical development above the existing nonconforming elements and within the required setbacks. A variance to reduce the required setbacks to match existing development is supported by staff, in that physical limits to development at the property combined with the existing pattern of development would deprive the

structure from development commensurate with other developed parcels along Beach Drive. The approval would reduce the front yard setback to about three feet, the west side yard to zero feet, the east side yard to two feet, and would relieve the development from the eighteen-foot setback for garages. Findings in support of the proposed variance to setbacks are included in Exhibit B.

Modification Worksheet for Structural Alterations

The project was reviewed for consistency with SCCC 13.10.2632 (Nonconforming structures) which includes an evaluation of the percentage of modifications to the structural components of the structure, where altering more than 50% of the structural components of a nonconforming structure developed within 5-feet of a right-of-way (as in the case of the proposed project) requiring an Administrative Site Development Permit (ASP). The modification worksheet submitted by the applicant estimates less than 40% of the structural components would be modified, which is below the threshold for an ASP. Where additions are proposed above nonconforming elements, a Variance was considered.

Substantial Improvement

Standard review procedures for projects in flood hazard areas also includes a review by the Floodplain Administrator for the preliminary cost estimate of the project in comparison to the market value of the structure. Projects in which construction costs exceed 50 percent of the market value of the structure (“substantial improvement”) are required to be designed and constructed with flood-resistant provisions and for projects in the coastal high hazard area, a certificate is required stating that the plans comply with FEMA and County regulations for V Zone construction. Additionally, SCCC 16.10 (Geologic Hazards) requires a determination of whether the project constitutes “development/development activities”, defined as the reconstruction or replacement of 65 percent of the major structural components and which would require compliance with the Development Criteria and Design Requirements described in 16.10.070, including the potential requirement to elevate of the structure outside of the floodplain.

At the request of the project applicant, the CDI Stormwater Management division approved deferment of detailed support documentation to demonstrate compliance with Chapter 16; Condition of Approval II(A) requires these documents be provided prior to approval of a building permit application. The request and subsequent authorization acknowledge that if construction costs exceed 50 percent of the appraised value or modifications exceed 65 percent of the structural components, this Coastal Development Permit will be rendered void, and a revised project design and new Coastal Development Permit application will be required.

Vacation Rental Permit 201156

The property maintains a four-bedroom short term vacation rental permit (201156), which was initially approved by the County in 2011 under permit 111265. Each of these permits identified four on-site parking spaces and two street parking spaces for their guests. Approval of the proposed project would reduce on-site parking to two spaces. The Santa Cruz County Vacation Rental Ordinance (SCCC 13.10.694) stipulates a minimum of two on-site parking spaces for three- and four-bedroom vacation rentals. Therefore, this proposal would not generate a compliance issue with the existing vacation rental permit.

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 dwelling ranging in size and architectural styles and the design submitted is consistent with the existing range of styles. The structure is acknowledged in growing in height at the frontage, but design elements of the façade, including the abundance of windows and wide spectrum of building materials provides visual interest at the site. The parcel is located in a significant public viewshed (adjacent to a shoreline fronting road) but the additional height and reduced setbacks would not result in looming over public areas, would not result in shading of public walkways, and would not result in detracting from the public viewshed.

The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

In that the proposed project does not represent an "addition involving 500 square feet or more", a Minor Site Development Permit (MSP) with design review is not required pursuant to SCCC 13.11.040(A). However, 13.20.130 (Design Criteria for Coastal Zone Developments) requires compliance the design standards of 13.11. Design review for projects not listed in 13.11.040 is limited to the overarching building design detailed in the Santa Cruz County Design Guidelines document.

The proposed design was evaluated to meet the majority of the overarching building design guidelines prescribed in Chapter 2(B), except for the recommendations for upper floor step backs and for design consistency. The development constraints at the site limit the ability to design a more substantial step back from the street and while the design is not wholly consistent with adjacent developments, the design is consistent with the aesthetic of other homes along Beach Drive.

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 **231502**, 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. Colors and Materials
- F. Modification Worksheet
- G. Preliminary Cost Estimate
- H. Assessor's, Location, Zoning and General Plan Maps
- I. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 231502

Assessor Parcel Number: 043-082-70

Project Location: 303 Beach Drive, Aptos

Project Description: Proposal to remodel the interior and exterior of a nonconforming single-family dwelling, including the conversion of existing non-habitable space in the garage to habitable space to create a living room, and a remodel/reconfiguration of the second floor without a change in total floor area. Exterior changes include new and larger windows on the south, north, and east elevations, modifying the roof profile from nearly flat to a shed-style roof (increasing the plate height from approximately 18-feet to approximately 24-feet), and changing exterior materials to stucco and horizontal decorative wood siding. Project requires a Coastal Development Permit, and a Variance to construct improvements within the front and side yard setbacks.

Person or Agency Proposing Project: Matson Britton Architects

Contact Phone Number: 831-425-0544

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

Specify type: Class 1 – Existing facilities (Section 15301)

F. Reasons why the project is exempt:

Remodel of an existing single-family dwelling, with no added floor area or added bedrooms. Proposal does not represent an expansion of use.

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

Evan Ditmars, Project Planner

Date: _____

EXHIBIT A

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 R-1-6 (Single-family residential, 6,000 square foot parcel size), 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 developed parcels in the area contain single family dwellings ranging in size and architectural styles and the design submitted is consistent with the existing range of styles. The structure is acknowledged in growing in height at the frontage, but design elements of the façade, including the abundance of windows and wide spectrum of building materials provides visual interest at the site. The parcel is located in a significant public viewshed (adjacent to a shoreline fronting road) but the additional height and reduced setbacks would not result in looming over public areas, would not result in shading of public walkways, and would not result in detracting from the public viewshed.

The proposed design was evaluated to meet the majority of the elements for building design described in the Santa Cruz County Design Guidelines. The development constraints at the site limit the ability to design a more substantial step back from the street; and, while the design is not wholly compatible with the attached dwelling to the north, the design is consistent with the aesthetic of other homes along Beach Drive.

- (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 along the length of Beach Drive.

- (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 R-1-6 (Single-family residential, 6,000 square foot parcel size) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels

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in the area contain single family dwellings varying in size and architectural style. 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, but public and vehicular access to the beach, ocean, or any nearby body of water would not be affected by the proposed development. 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.

Variance Findings

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

The proposed variance to develop within the front and side yard setbacks are justified due to the property's limited area for development. The existing home is positioned between a large bluff at the rear and Beach Drive at the front, leaving a buildable area of slightly over 2,000 square feet. Strict adherence to the prescribed setbacks would significantly restrict second-story development, creating limitations not faced by homes developed under identical zoning classification.

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

This finding can be made, in that development facilitated by granting of the variance would be constructed above existing development and no closer to developed properties or improvements in the vicinity. The proposal is in harmony with the general intent and purpose of the zoning objectives in that the proposed structure would, with the exception of the adjacent attached dwelling at 301 Beach Drive, continue to maintain separation and privacy from adjacent structures.

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

This finding can be made, in that similar approvals have been granted to other properties in the vicinity which are subject to the same constraints as the subject property. The predominant trend of development along Beach Drive is represented by homes which are developed close to the right of way and away from the bluff hazard at the rear of the property.

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 dwelling and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6 (Single-family residential, 6,000 square foot parcel size) zone district as the primary use of the property will be one single family dwelling and accessory dwelling unit.

- (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, as prescribed by General Plan Policy BE-2.1.1.

General Plan Goal BE-3 encourages enhanced community character with high-quality building and site design that responds to neighborhood context, respects the environment, and foster attractive and vibrant places.” The proposed design provides an aesthetic benefit to the neighborhood though a high-quality and modernized building design when compared to the existing development. Where existing development has a minimal visual presence at the frontage, the proposed design will add character and interest to the site.

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.

- (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 represents the remodel of an existing single-family dwelling without adding additional bedrooms. Therefore, the project is not anticipated to generate any additional traffic beyond existing conditions and 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.

Construction-phase traffic impacts are mitigated through conditions of approval which requires County approval of construction staging areas and prohibits parking or construction activities beyond the perimeter of the property lines.

- (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.

- (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 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

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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 dwelling is in substantial conformance with the policies of the Local Coastal Program and coastal regulations of Chapter 13.20 SCCC.

Conditions of Approval

Exhibit D: Project plans, prepared by Matson Britton Architects, dated 6/12/23.

- I. This permit authorizes the remodel of 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit the following items for review prior to building permit approval, with review and approval by Environmental Planning Staff and must meet the approval of the Planning Director:
 1. A current, professional appraisal of the market value of the structure before the proposed work is performed.
 2. A detailed cost estimate of the proposed improvements conforming to FEMA P-758 Substantial Improvement Desk Reference, section 4.4.3.
 - B. A "Notice of Geologic Hazards, Acceptance of Risk, Liability Release, and Indemnification" shall be recorded on the parcel with the format and content of that document to be reviewed and accepted by the County of Santa Cruz prior to recordation. The Notice will provide for property owner (and all successors and assigns) agreement to an acknowledgement of coastal and geologic hazards, an acceptance of and assumption of risk, a waiver of liability against the County, and an indemnification of the County; the final language of such provisions will be consistent with the following:
 1. Coastal Hazards. The site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, wave impacts, storm surge, tsunamis, tidal scour, coastal flooding and inundation, earthquakes, landslides, and the interaction of same;
 2. Assume Risks. To assume and accept the risks to the Applicant and the properties that are the subject of this Coastal Development Permit of injury

and damage from such coastal hazards in connection with the permitted development;

3. Waive Liability. To unconditionally waive any claim of damage or liability against the County of Santa Cruz, its officers, agents, and employees for injury or damage from such coastal hazards in connection with this permitted development;
 4. Indemnification. To indemnify and hold harmless the County of Santa Cruz, its officers, agents, and employees with respect to the County's approval of the development against any and all liability, claims, demands, damages, costs, including costs and fees incurred in defense of such claims, expenses, and amounts paid in settlement arising from any injury or damage in connection with the permitted development;
 5. Property Owner Responsible. That any adverse effects to property caused by the permitted development shall be fully the responsibility of the property owner. That cost of abatement and/or future removal of structures shall be the responsibility of the property owner.
- C. 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. Clarification of the scope of work to include the proposed conversion of 358.4 square feet of unconditioned space to habitable space. If the conversion of habitable space is increased to greater than or equal to 500 square feet, the project may be subject to additional requirements since it would meet the definition of development per 16.10.040 and may be required to resubmit for discretionary review.
 3. A Modification Spreadsheet and Modification Plan for the final plans. If the proposed modifications are increased to meet the definition of development per 16.10.040, the project may be subject to additional requirements and may be required to resubmit for discretionary review.
 4. Identify locations for construction staging, if applicable. Condition of approval IV(B) prohibits staging within the public right-of-way without County authorization.

5. 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.
 6. 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 28 feet.
 7. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- D. 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 application submittal shall adhere to the County Design Criteria (CDC). Pre-development runoff patterns shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 2. A stormwater management plan shall be submitted prior to building permit approval. The plan shall show how stormwater runoff is conveyed and controlled to a safe point of release.
 3. Please perform a site assessment and add a note to the plans and/or drainage report that states whether there are any existing drainage issues on or near the site and if any drainage issues or adverse impacts to neighboring properties, roadways, or drainage pathways are anticipated resulting from the proposed improvements.
- E. 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.
- F. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

- 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 \$0.88 per square foot for single-family dwellings.
 - J. Provide required off-street parking for two cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. Project applicant shall identify a point of contact for daily construction activity. The phone number for this contact person shall be posted on-site in a visible location, so as to be available to neighbors or members of the public.
 - B. No construction staging shall occur within the public right of way or impede vehicular traffic along Beach Drive without prior written approval from the Community Development and Infrastructure Department Public Works Division.
 - C. 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.

Application #: 231502
APN: 043-082-70
Owner: MShine LLC

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

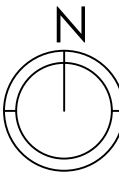
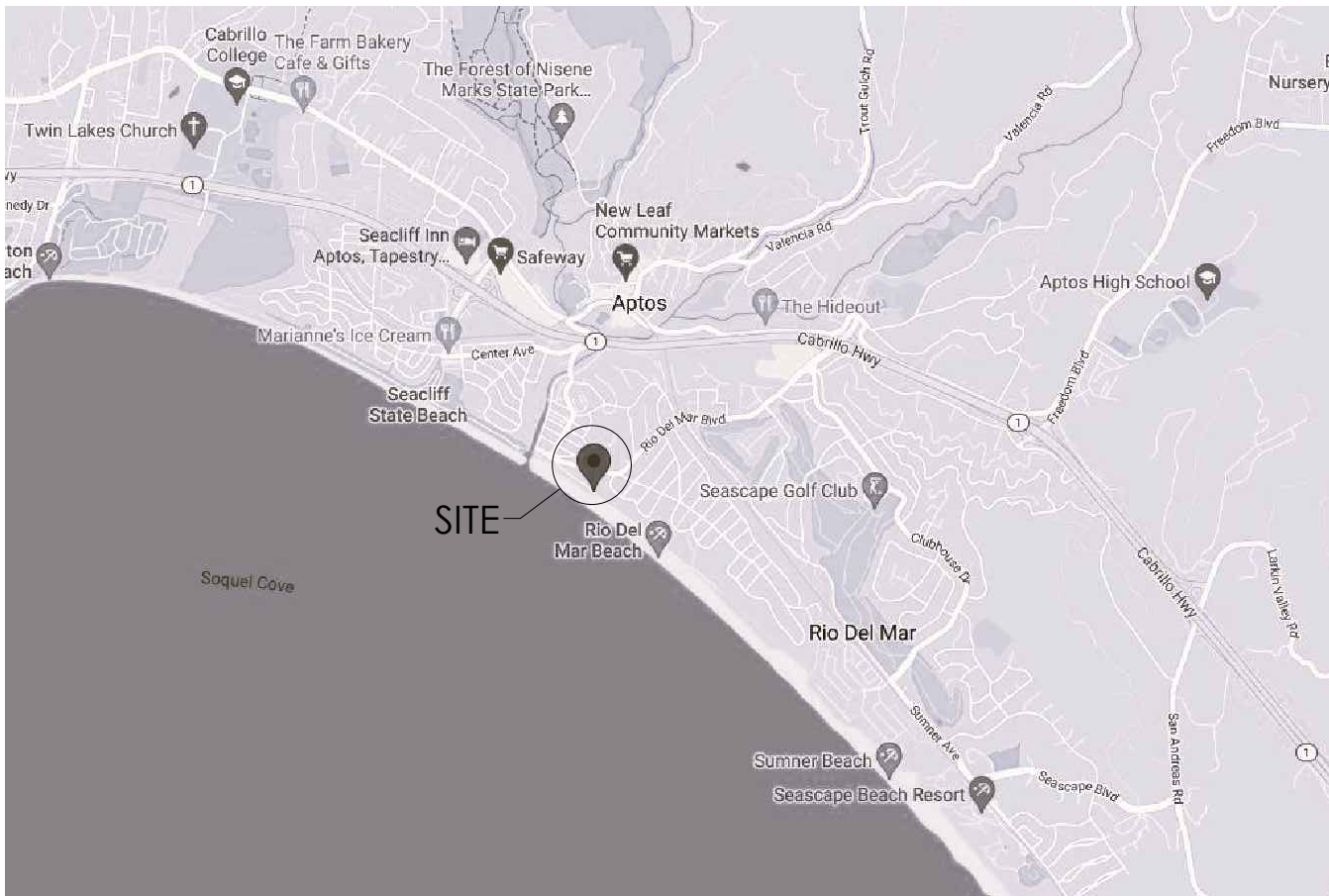
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

SCHEINMAN MURPHY RESIDENCE
APN# 043-082-70

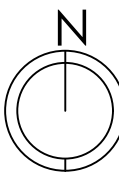
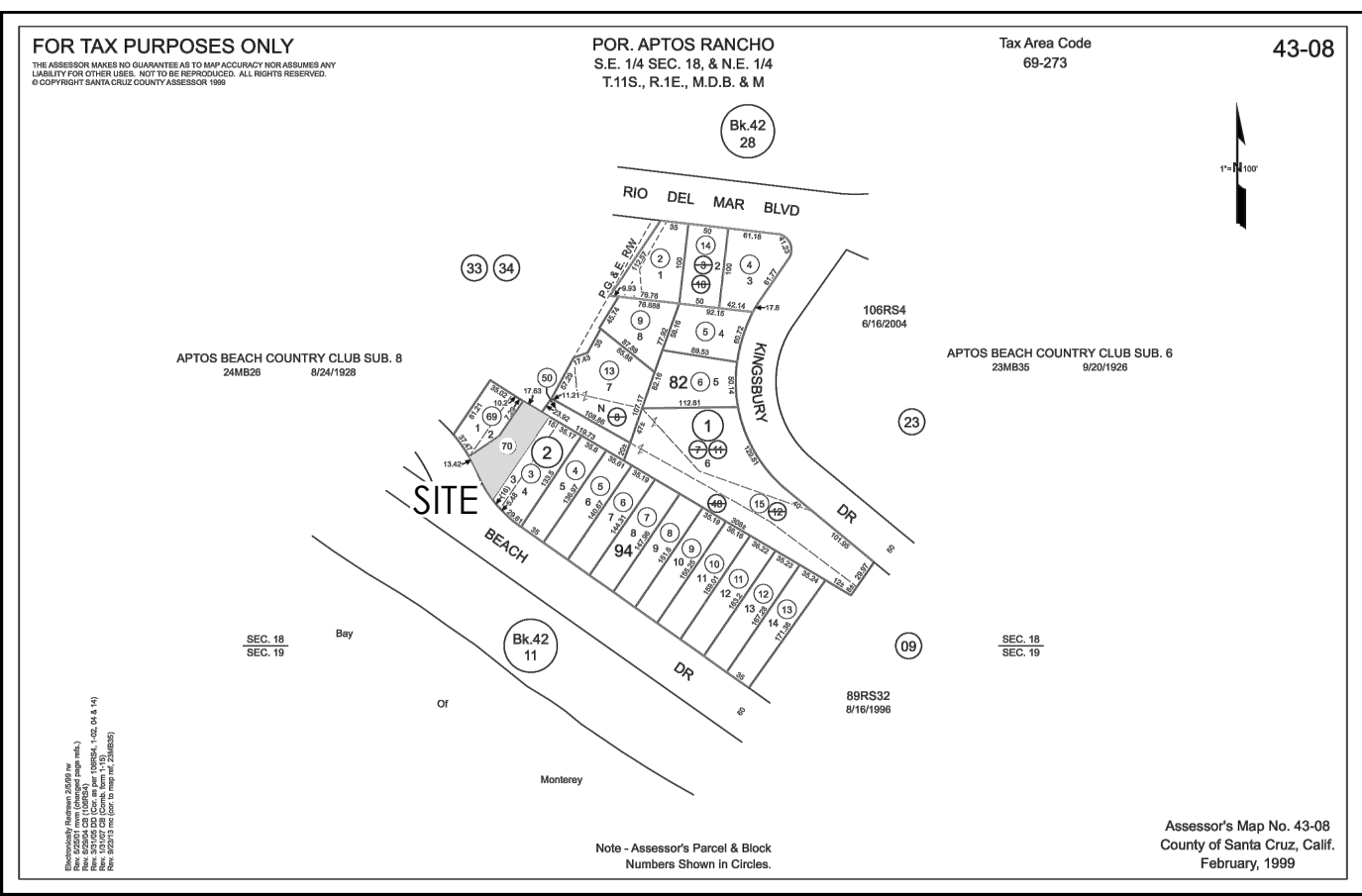
ABBREVIATIONS

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

SCHEINMAN MURPHY RESIDENCE
REMODEL
303 BEACH DR
APTOS, CA 95003
APN: 043-082-70



VICINITY MAP



PARCEL MAP

FIRE PROTECTION NOTES

1. THESE PLANS SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3 & U, TYPE V-B, NOT SPRINKLED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "A" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 400 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1500 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 400' FROM BUILDING.

PROJECT CALCULATIONS

<u>EXISTING UNCONDITIONED SQUARE FOOTAGE:</u>	
1ST FLOOR GARAGE/STORAGE	873.6 SQFT.
2ND FLOOR DECK	165.9 SQFT.
<u>EXISTING CONDITIONED:</u>	
1ST FLOOR	600.65SQFT.
2ND FLOOR	1308.3 SQFT.
TOTAL	1908.9 SQFT.
TOTAL SQUARE FOOTAGE	2782.5 SQFT.
<u>PROPOSED UNCONDITIONED SQUARE FOOTAGE:</u>	
1ST FLOOR GARAGE/STORAGE	515.2 SQFT.
2ND FLOOR DECK	165.9 SQFT.
<u>PROPOSED CONDITIONED:</u>	
1ST FLOOR	959SQFT.
2ND FLOOR	1308.3 SQFT.
TOTAL	2267.3 SQFT.
TOTAL SQUARE FOOTAGE	2782.5 SQFT.
<u>LOT COVERATE (NO CHANGE):</u>	
1474.2 ÷ 4704 =	31.3%
<u>FAR (NO CHANGE:)</u>	
<u>TOTAL SQUARE FOOTAGE + (DECK - 140 S.F.)</u>	
- [225 S.F. GARAGE CREDITS]	
2782.5 + (165.9-140) -225 =	
2583.4 ÷ 4704 =	2583.4
	54.9%

PROJECT INFORMATION

OWNER:	ELAN SCHEINMAN & MAUREEN MURPHY 3884 AUTUMN DRIVE REDWOOD CITY, CA, 94061
A. P. N.:	043-082-70
ZONING:	R-1-6
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-B (NOT SPRINKLERED)

PROJECT DESCRIPTION:

REMODEL OF AN EXISTING 4 BEDROOM 2 BATH SFR REMODELED INTO A 4 BEDROOM 3 BATHROOM HOUSE (NO SQUARE FOOTAGE ADDED)

CONSULTANTS

ARCHITECTS:
MATSON BRITTON ARCHITECTS
728 N. BRANCIFORTE
SANTA CRUZ, CA 95062
PHONE: 831-425-0544

SURVEYING:
HANAGAN LAND SURVEYING
305 SOQUEL AVE
SANTA CRUZ, CA 95062
PHONE:(831) 469-3428

SHEET INDEX

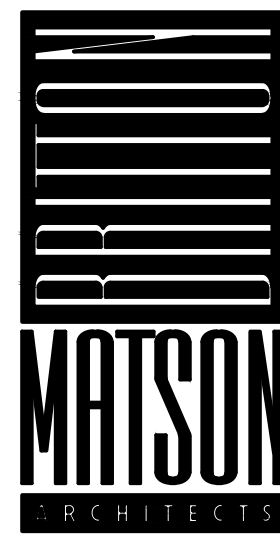
ARCHITECTURAL DRAWINGS

- P1 TITLE SHEET
- P2 SITE PLAN
- P3 EXISTING FLOOR PLANS
- P4 EXISTING ELEVATIONS
- P5 PROPOSED FLOOR PLANS
- P6 EXISTING AND PROPOSED ROOF PLAN
- P7 PROPOSED ELEVATIONS

SURVEY

- SHT.1 SURVEY PLAN

Exhibit D



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

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REVISIONS

SCHEINMAN MURPHY
REMODEL
303 BEACH DR
APTOS, CA 95003 - 5103
APN: 043-082-70

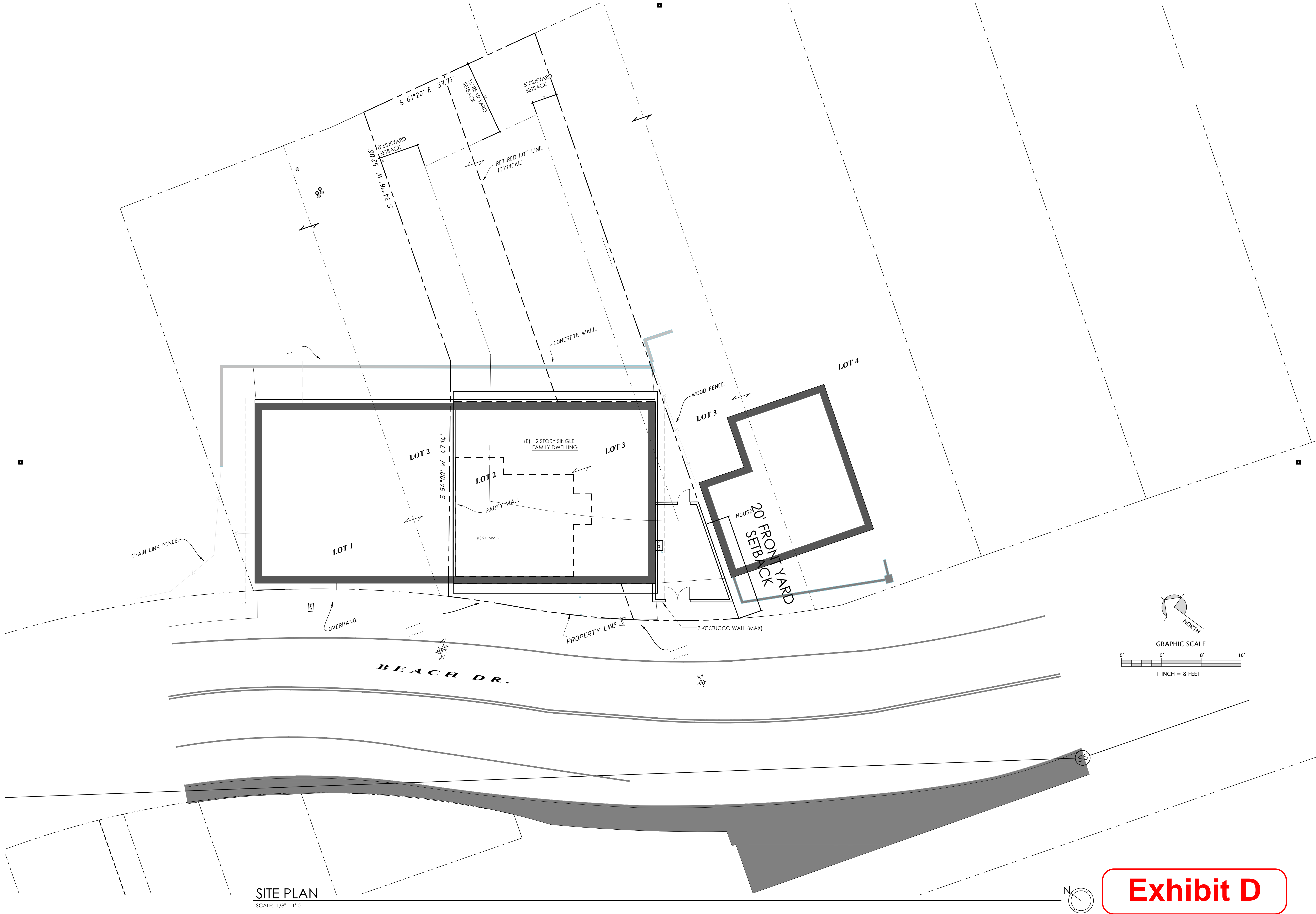
TITLE SHEET



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MURPHY			
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P1

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MBA
JOB: Martha TB MURPHY.dwg



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831-425-0544

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REVISIONS

NO.	DESCRIPTION	DATE

SCHEINMAN MURPHY
REMODEL
303 BEACH DR
APTOS, CA 95003 - 5103
APN: 043-082-70


SITE PLAN

MARK H. MATSON
NO. C-23114
6/23/25
FEBRUARY
STATE OF CALIFORNIA

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P2

Exhibit D



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CA 95062
831-425-0544

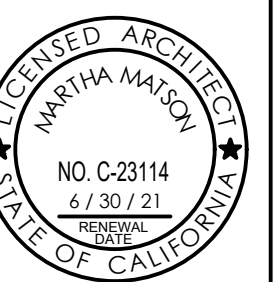
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01/01/19PLANNING

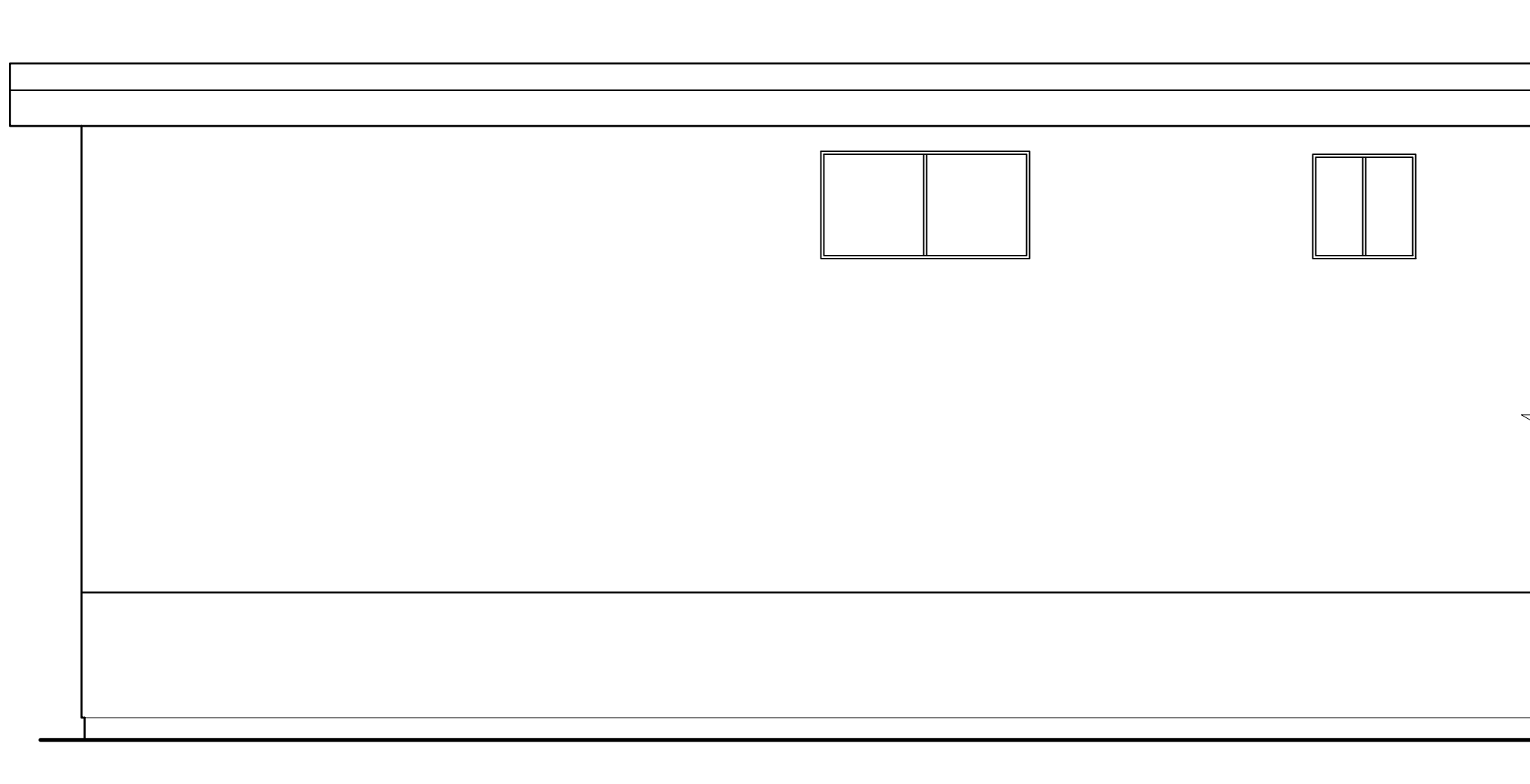
DISCRPTION
303 BEACH DR
APTOS, CA 95003 - 5103
APN: 043-082-70

EXISTING FLOOR PLANS

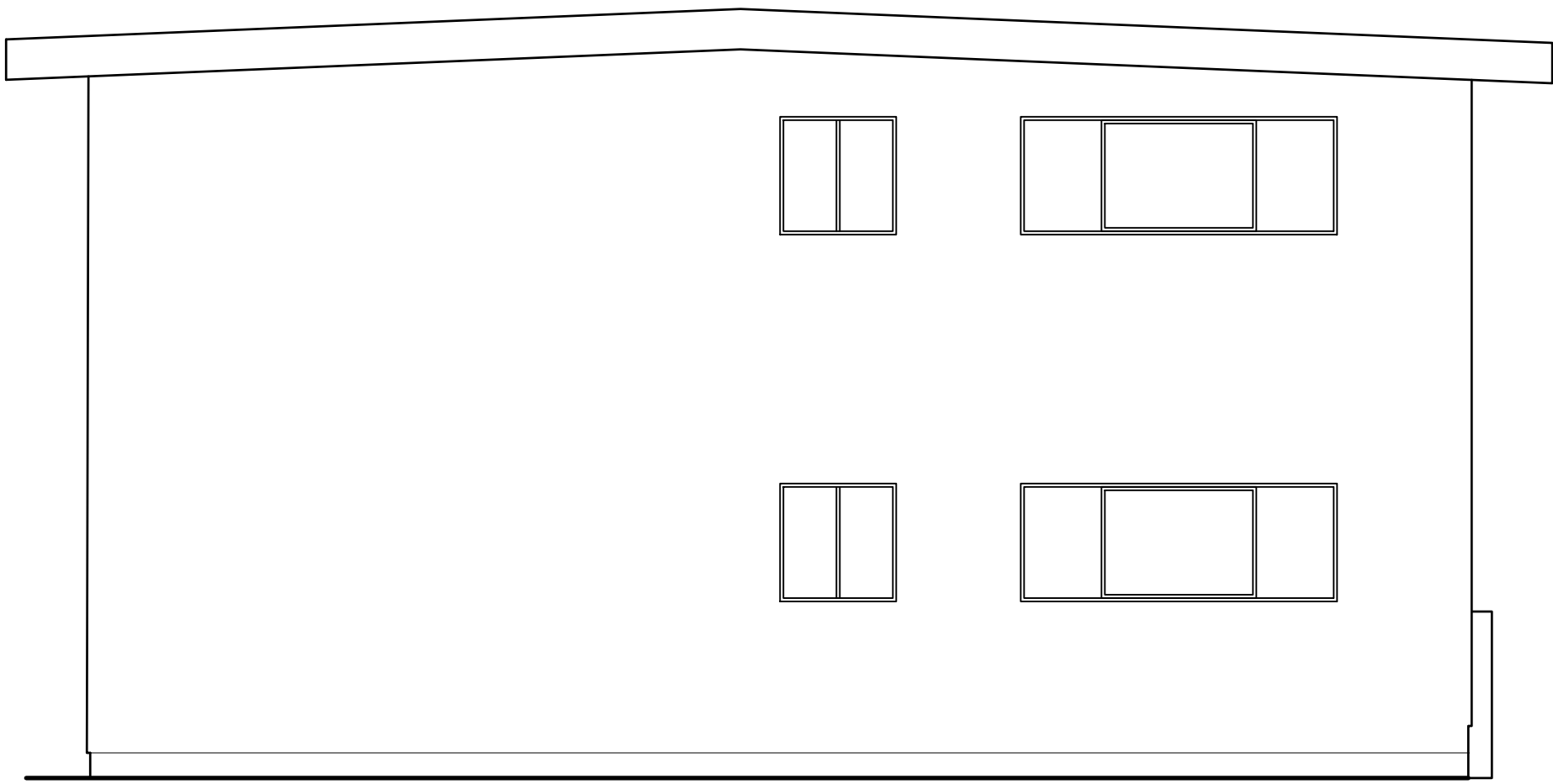


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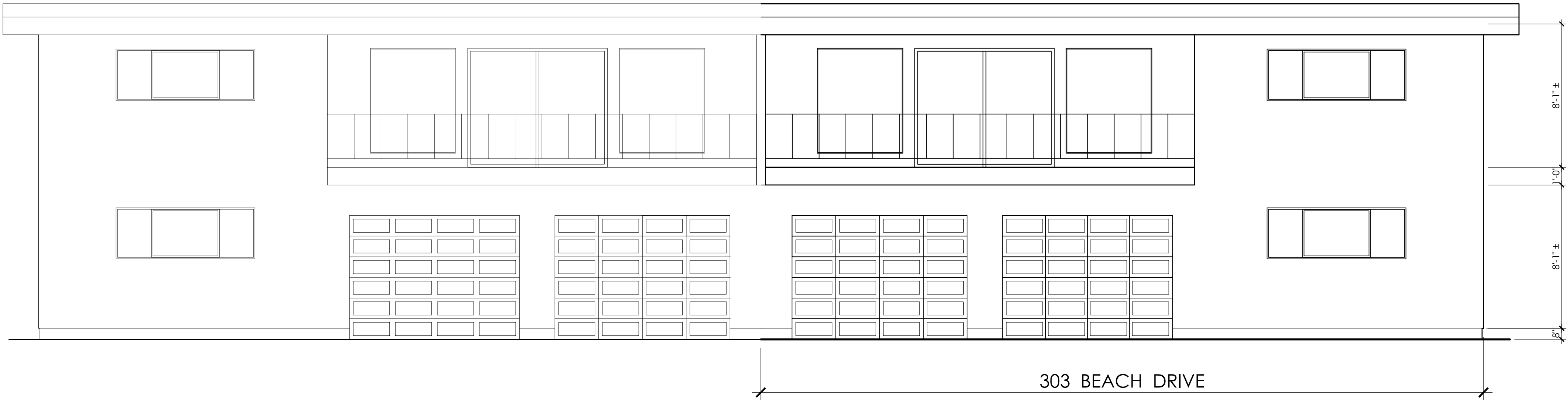
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EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit D

778 N. BRANCIFORTE

SANTA CRUZ

CA 95062

831-425-0544

MATSON

ARCHITECTS

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REVISIONS

SCHEINMAN MURPHY

REMODEL

303 BEACH DR

APTOS, CA 95003 - 5103

APN: 043-082-70

EXISTING EXTERIOR
ELEVATIONS

LICENSED ARCHITECT

MARK HA MATSON

NO. C-23114

6/23/25

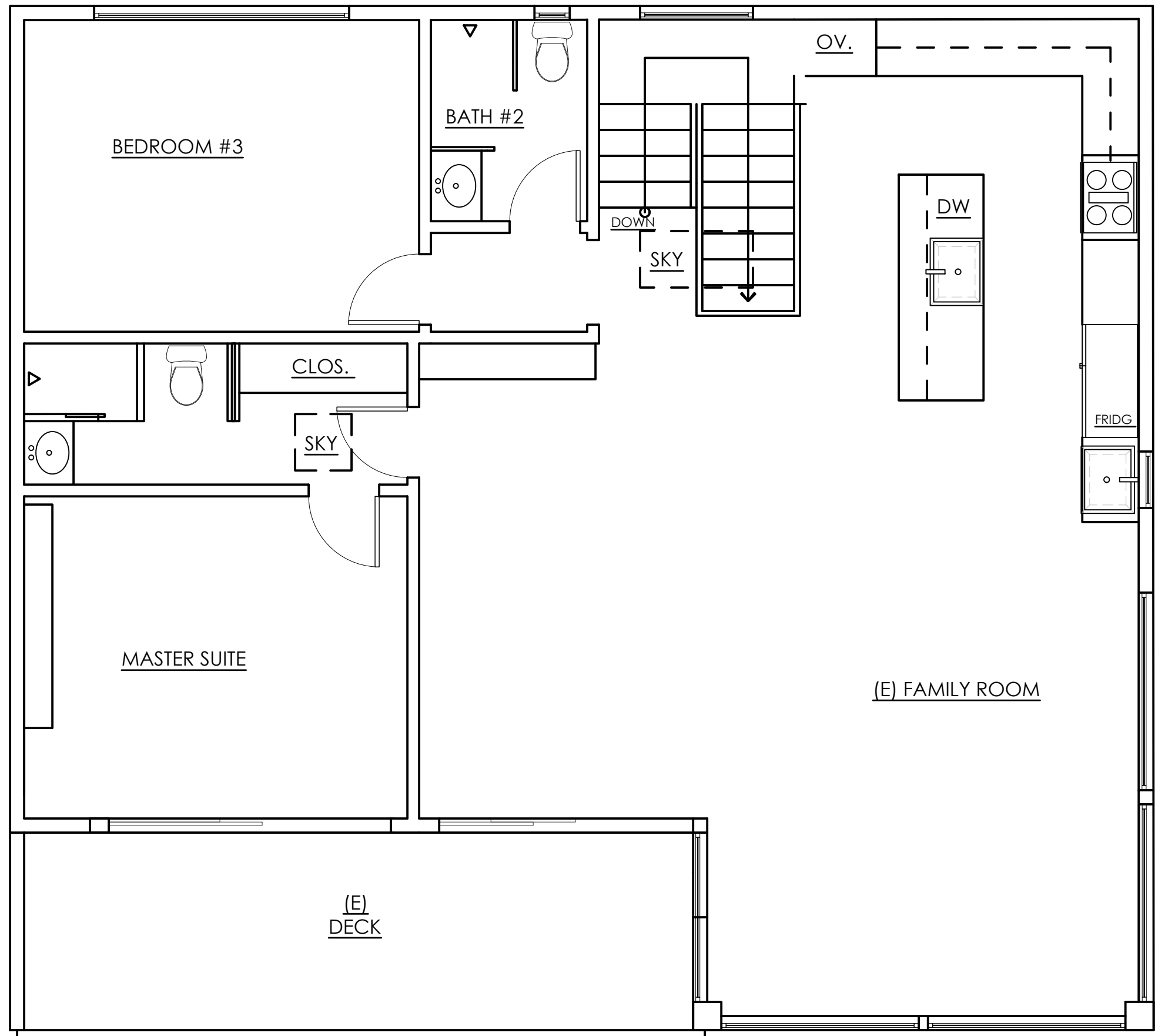
RENEWAL

STATE OF CALIFORNIA

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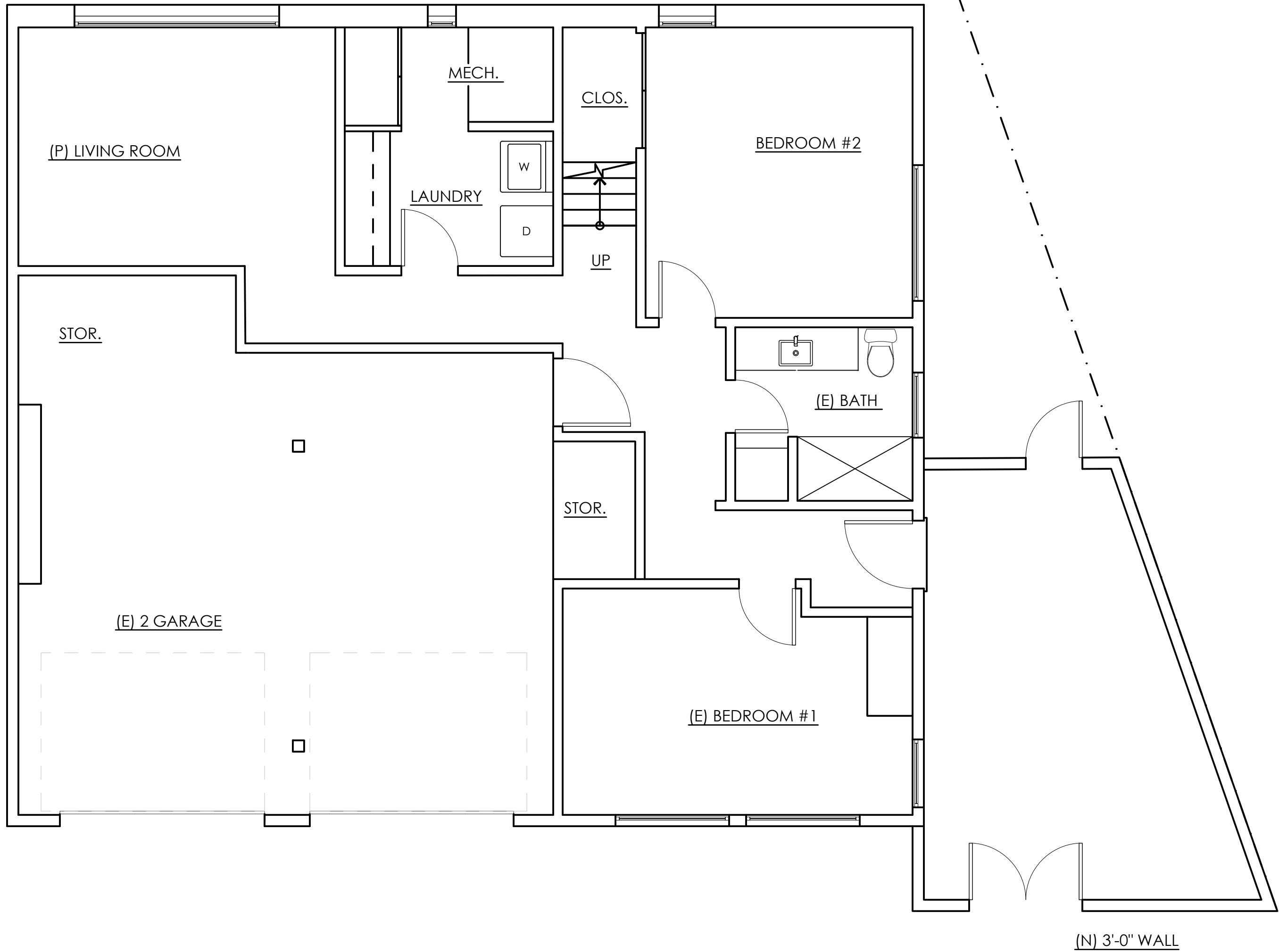
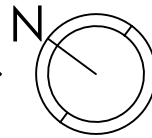
P4

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JOB: Martha TB MURPHY.dwg



PROPOSED SECOND FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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

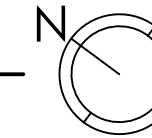


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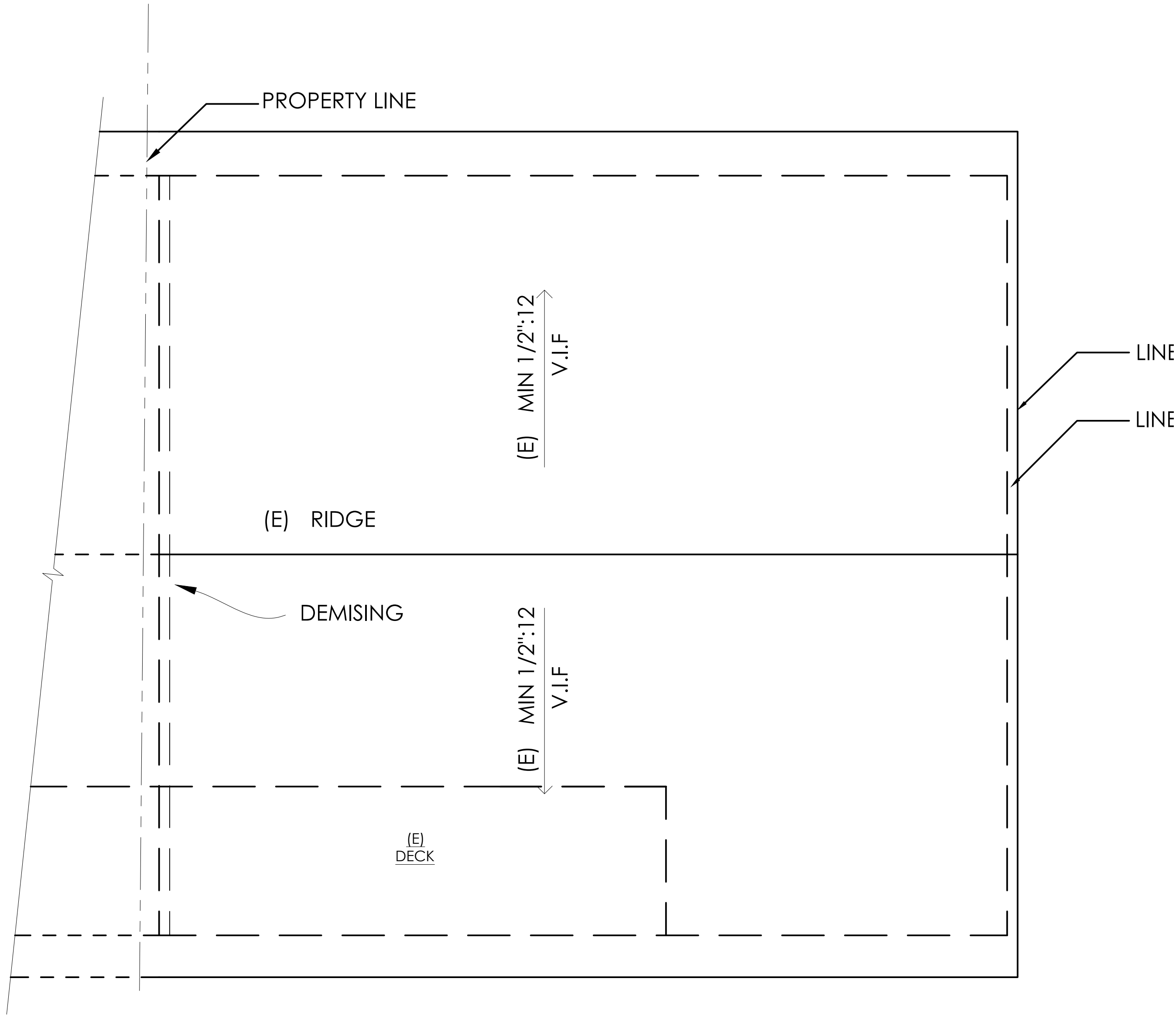
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SCHENMAN MURPHY
REMODEL
303 BEACH DR
APTOS, CA 95003 - 5103
APN: 043-082-70

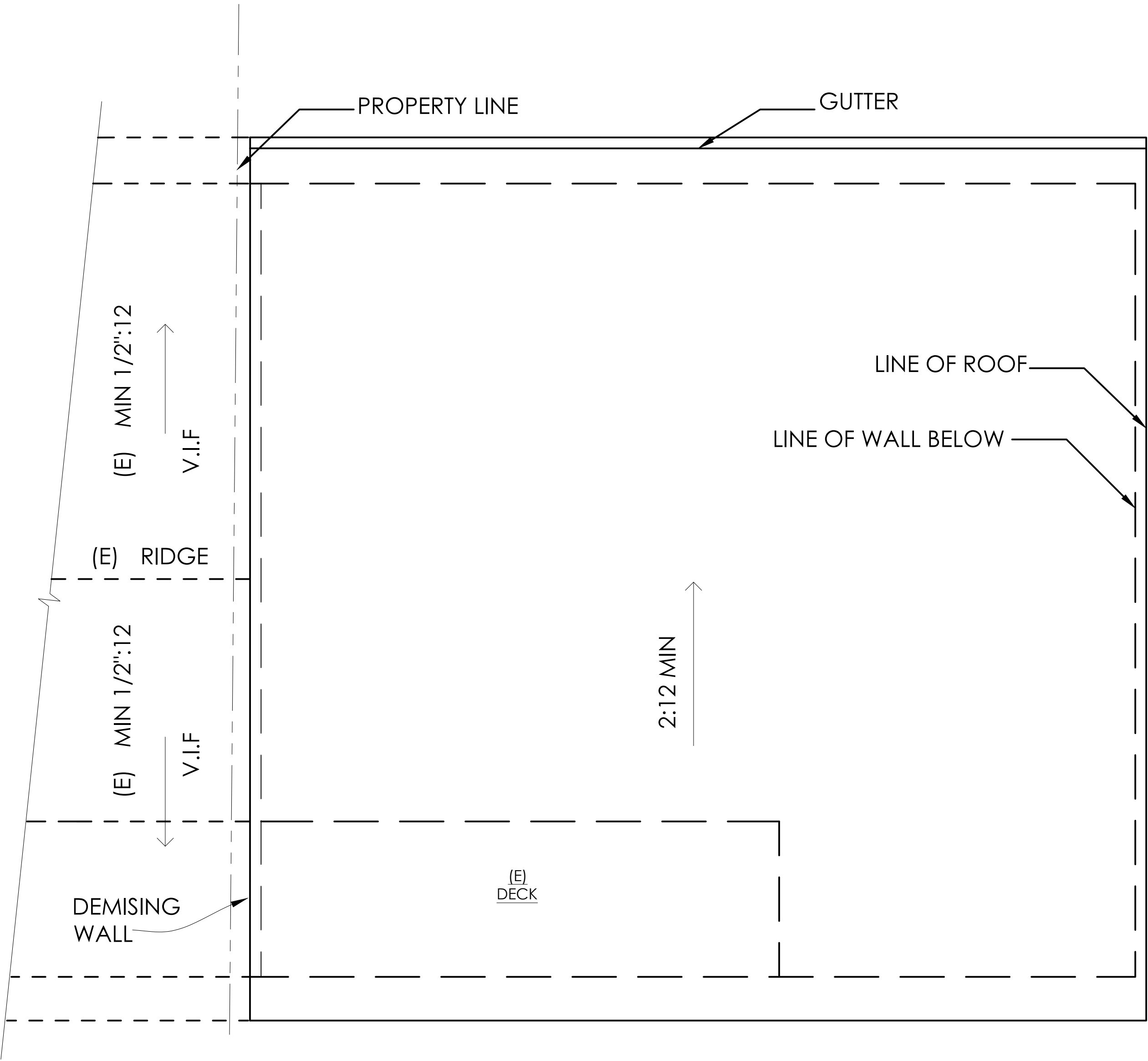
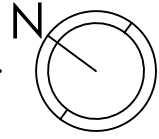


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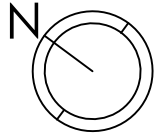
P5



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



- FIRE PROTECTION NOTES
- 1. ALL ARROWS POINT DOWN SLOPE
 - 2. NEW ROOF TO BE HIGH PROFILE ASPHALT SHINGLE
 - 3. NEW GUTTERS AND DOWNSPOUTS TO BE COPPER

Exhibit D

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831-425-0544

NOTICE

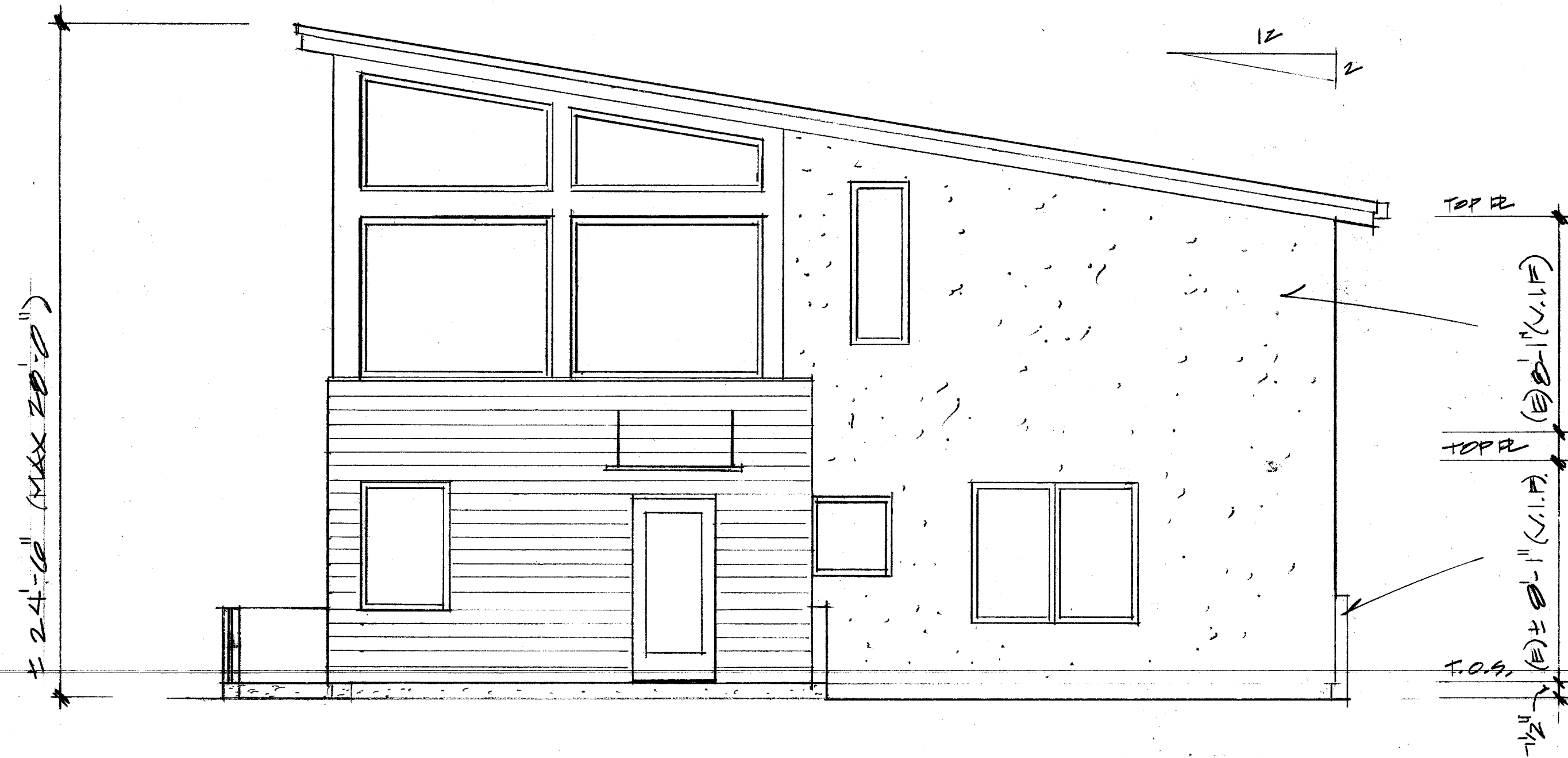
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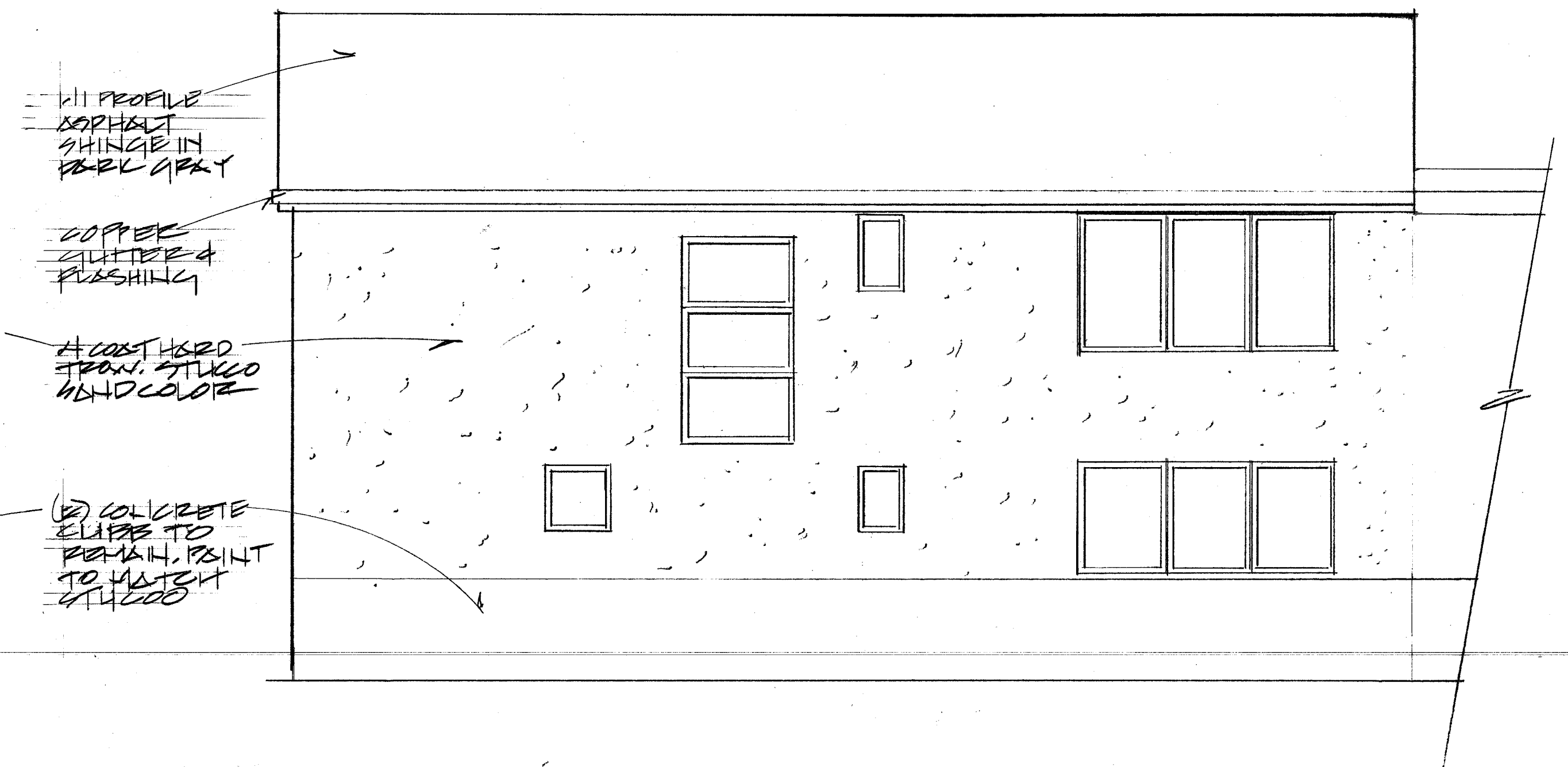
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REMODEL
303 BEACH DR
APTOS, CA 95003 - 5103
APN: 043-082-70

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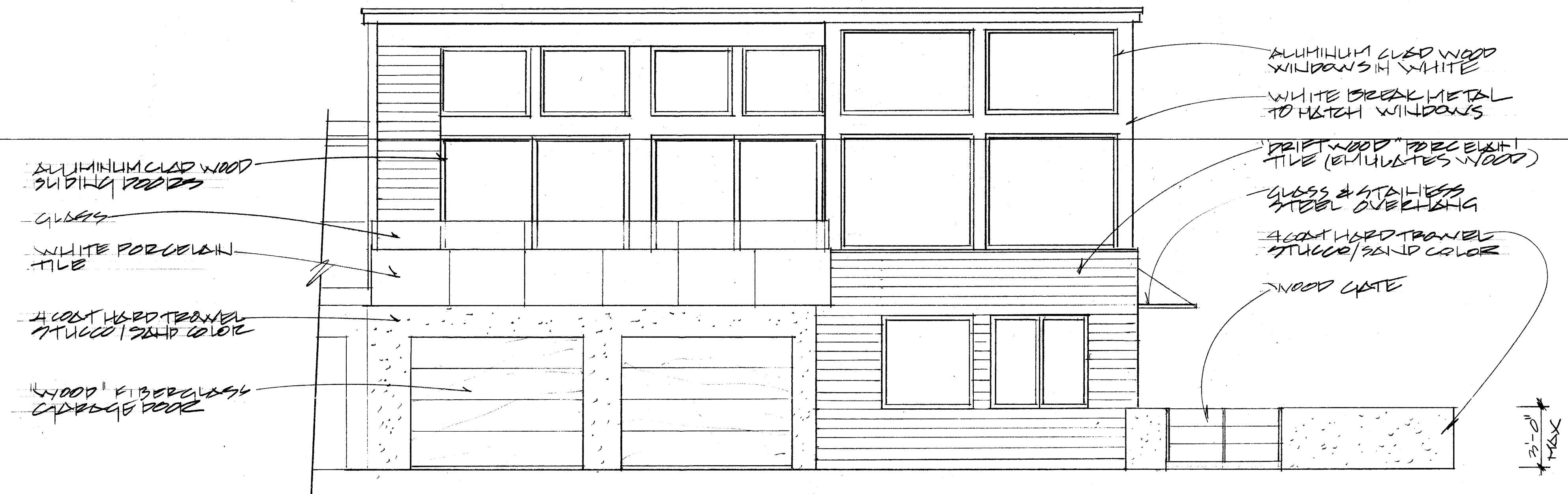
P6



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

Exhibit D

Basis of Bearings

The basis of bearing for this map has been reestablished between found monuments on the north line of Beach Drive per record map 024-M-26, Santa Cruz County Records.

Basis of Elevation

County Benchmark No. 476,
Elevation = 13.40', NAVD 88.

The contour interval is 1 foot.

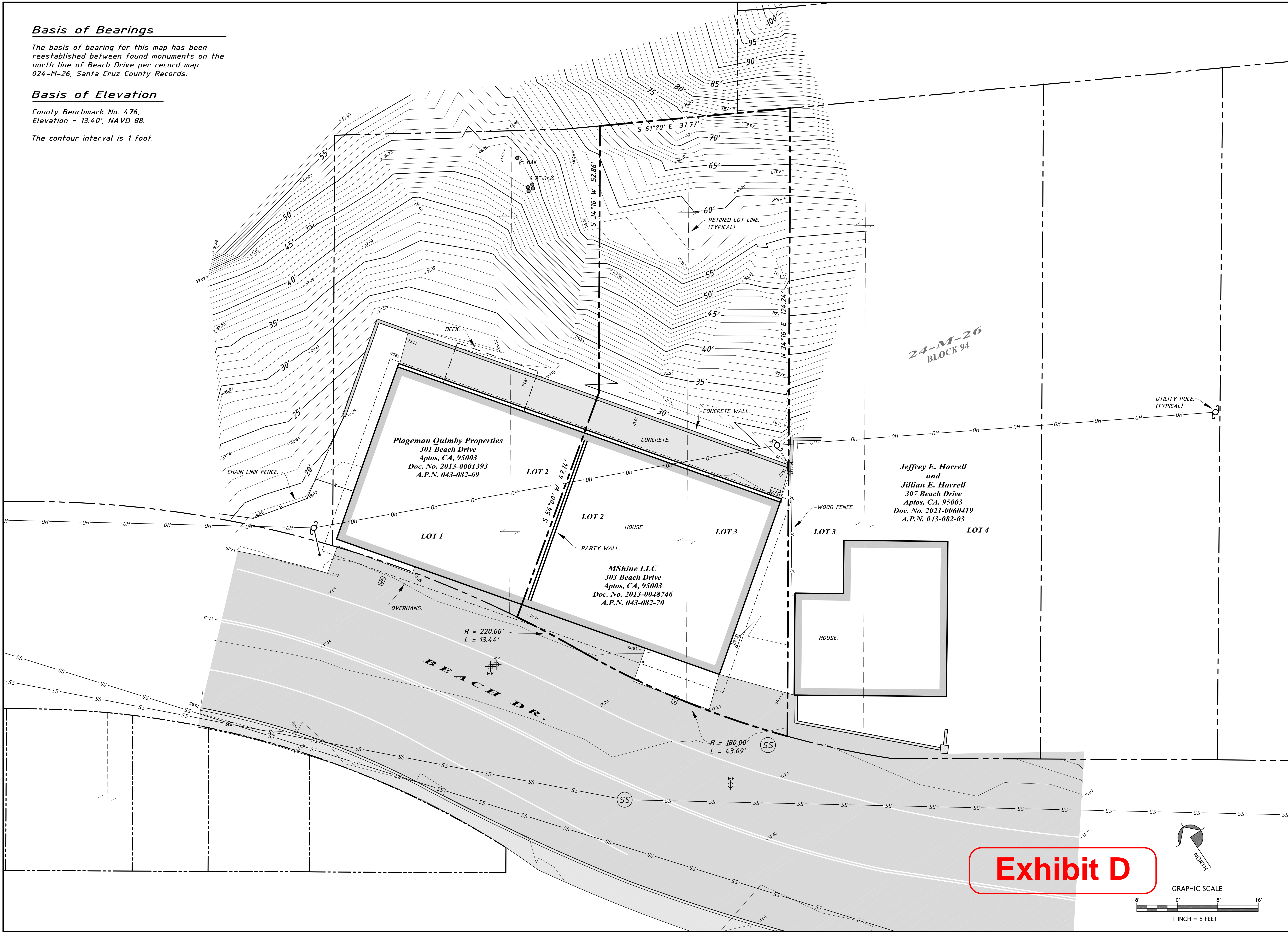
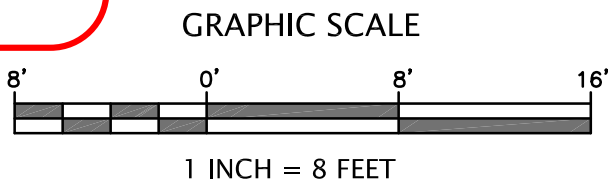


Exhibit D



HANAGAN LAND SURVEYING PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 STATE OF CALIFORNIA	
REVISION APPROVED <i>Paul Hanagan</i> Paul Hanagan LS 7797	
HANAGAN LAND SURVEYING 305-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE (831) 469-3428	
Topographic Map, The Lands Of: MShine LLC 303 Beach Drive, Aptos, CA, 95003	
Santa Cruz County A.P.N. 043-082-70	DESIGN DATE 3-15-23 SCALE 1" = 8'
DRAWN J. Kaneg	
SHEET SU-1	
OF 1 SHEETS	
23021 JOB NO.	

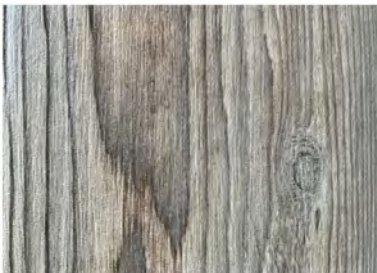
SCHEINMAN MURPHY RESIDENCE

303 BEACH DRIVE
APTOS, CA 95003
A.P.N. 043-082-70

COLOR & MATERIALS



ASPHALT SHINGLE ROOF
CHARCOAL



PORCELAIN TILE SIDING
WOOD

WHITE WINDOWS
AND BREAK METAL
TO MATCH



STUCCO
SAND



PORCELAIN TILE AT GUARDRAIL
WHITE



FIBERGLASS GARAGE DOOR
WOOD TO MATCH SIDING
"DRIFTWOOD"



728 N BRANCI FORTE
SANTA CRUZ
CA 95062
831-425-0544

Exhibit E

Modification Worksheet

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

How to use this calculator:

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

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

Roof

Do not enter
words or
symbols

Calculation Tips

Enter either	
Estimated % of roof to be modified	100%
or	
Area of Existing Roof	SF
Total Modified Area of Roof	SF

Roof Calculation Notes:

Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Exterior Walls

Enter either	
Estimated % of exterior walls to be modified	37%
or	
Total length of <u>existing</u> exterior walls	LF
Total length of <u>modified</u> exterior walls	LF

Exterior Walls Calculation Notes:

Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either	
Estimated % of floor area to be modified	2%
or	
Total area of <u>existing</u> floors	SF
Total area of <u>modified</u> floors	SF

Floor Calculation Notes:

The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Exhibit F

Foundations

Enter either

Estimated % of foundations to be modified	0%
---	----

or

Perimeter Foundations	
Total length of <u>existing</u> perimeter foundation	LF
Total length of <u>modified</u> perimeter foundation	LF
Area of first floor supported by perimeter foundation	SF
Slab Foundations	
Total area of <u>existing</u> slab foundation	SF
Total area of <u>modified</u> slab foundation	SF
Area of first floor supported by slab foundation	SF
Pier and Grade Beam Foundation	
Total length of <u>existing</u> pier and grade beam foundation	LF
Total length of <u>modified</u> pier and grade beam foundation	LF
Area of first floor supported by pier and grade beam foundation	SF

Foundation Calculation Notes:

Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary

Roof Modification (15%)	15%
Exterior Wall Modification (65%)	24%
Floor Framing Modification (10%)	0%
Foundation Modification (10%)	0%
	39%

For Planning Staff Only

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

☐ 65%

☐ Other*

☐ 50%

☐ No Maximum*

*Explain: _____

APN: 043-082-70 Owner Name: ELAN SCHEINMAN Date: 2/27/24

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

Signature

COVE BRITTON
Print Name

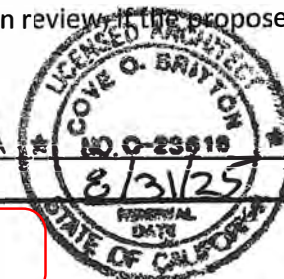


Exhibit F

CONSTRUCTION COST ESTIMATE

Exhibit G

May 5th, 2023



PROPOSAL & AGREEMENT

This proposal is valid for 30 days.

CONTRACTOR:

The Builders Collective
1317 River Street
Santa Cruz, CA 95060
Lic #: 1041593

CLIENT:

Elan Schema & Maureen Murphy
303 Beach Dr.
Aptos, CA 95003

SCOPE OF WORK

Replace Duplex residence located at 301/303 Beach Drive in like-kind with assumed current code compliant upgrades.

BUDGET & TIME SUMMARY

The Budget listed within this section reflects the estimated cost of the project plus a 15% Contractor Overhead Fee. Total project timeline is calculated by “critical path” trades which must be completed before moving on to the next phase, factoring-in trades that will be performed simultaneously. All timelines are tentative, start dates may be delayed if we are unable to finish prior project in time. Project timelines may be delayed by: Weather, subcontractor scheduling, product lead-times, client failure to make selections by deadlines, changes to scope of work, and any other factor beyond Contractor's control.

Cabinetry (Allowance)

\$75,000.00

10 days

Demolition

\$25,000.00

10 days

Initial here:

Client

Client

Contractor

Exhibit G

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May 5th, 2023

Electrical	\$60,000.00	25 days
Exterior Finish Carpentry	\$80,000.00	35 days
Fire Sprinklers	\$30,000.00	10 days
Flooring (Allowance)	\$50,000.00	15 days
Foundation	\$120,000.00	25 days
Framing	\$200,000.00	45 days
Garage Doors (Allowance)	\$15,000.00	3 days
Grading, Excavation & Site Work	\$80,000.00	20 days
Gutters & Sheet Metal	\$25,000.00	5 days
Hauling	\$25,000.00	
HVAC	\$35,000.00	15 days
Insulation	\$20,000.00	5 days
Interior Finish Carpentry	\$60,000.00	20 days
Masonry (Allowance)	\$25,000.00	5 days
Miscellaneous	\$15,000.00	5 days
Paint	\$50,000.00	20 days
Plumbing	\$60,000.00	25 days
Project Management	\$65,000.00	
Roofing & Deck Coatings	\$40,000.00	5 days
Sheetrock/Drywall	\$40,000.00	20 days
Stone Countertops (Allowance)	\$20,000.00	5 days
Metal Handrails	\$40,000.00	10 days
Tile (Allowance)	\$60,000.00	20 days
Windows, Doors & House Wrap	\$120,000.00	35 days
Subtotal	\$1,435,000.00	
15% Contractor Overhead Fee	\$215,250.00	

BUDGET TOTAL **\$1,650,250.00** **14 MONTHS**

Exhibit G

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May 5th, 2023

15% CONTRACTOR OVERHEAD FEE

This fee is charged to cover the Contractor's various "behind-the-scenes" business expenses such as: Contractor's many different general overhead expenses, various job-site risk mitigation measures, many insurances, and warranty after project completion. This fee is largely offset by contractor discounts received from material suppliers, vendors, and subcontractors. The Contractor's overhead expenses also include such things as:

- **General:** Contractor license & bond fees, business license fees, storage yard & office rent, equipment supply, replacement & repair expenses, vehicle & gas expenses, phone & internet expenses, etc.
- **Accounting:** Time spent producing invoices, copies of all vendor receipts & subcontractor invoices, budget trackers, collecting & depositing client payments, paying subcontractors & vendors, taxes & tax return preparation, etc.
- **Insurance:** Auto, Liability, Workers Compensation, etc. (Please see the certificate within the proposal package)

GENERAL EXCLUSIONS

The following items are excluded from the project scope-of-work. Budget does not include the following:

- **Providing Rural/Off-Grid Operating Infrastructure During Construction:** Any expense related to providing rural/off-grid infrastructure including: strong wifi or cell phone service (if there is no cell reception on site, Contractor requires cell service or wifi on site to run project efficiently), generator power (if temporary power is unavailable from PG&E), on-site water (water trucking & buggy if no well or water service is available),
- **Repair of Incidental Damage to Existing Property:** Any extra work related to collateral damage to roadway, driveway, walkways, landscaping, cracking of plaster

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Exhibit G

May 5th, 2023

or drywall, popped nails in adjacent rooms, blockage of pipes or plumbing fixtures caused by loosened rust within pipes, etc.

- **Additional Work Due to Concealed Existing Site Conditions:** Any extra work related to unforeseeable complications such as: buried trash or boulders, hidden additional layers of roofing or flooring, glued flooring, nonconventional concrete thickness (slabs thicker than 4", footings wider than 12" or deeper than 18", retaining or stem walls thicker than 6") etc.
- **Additional Work Due to Weather:** Soil erosion clean-up, pumping water out of excavated areas, temporary home weather-proofing with plastic/tarps, etc.
- **Additional Work for Requested Custom Accounting:** Client or bank requested unconventional invoicing and/or budget trackers, split/multiple invoices or unconventional billing cycles, etc. (Additional accounting beyond 1 invoice, budget tracker, and receipt package every other week, will be billed on an hourly basis at bookkeeper rate if requested)
- **Municipal Fees:** Government agency fees, parking permits, permit fees, etc.
- **Utility Fees:** PG&E fees, propane/natural gas fees, etc.
- **Consultant Fees:** Architect/Designer fees, engineer fees, Geotechnical consultant fees, third party special inspection fees, etc.
- **Landscaping:** Planting, irrigation, fencing, gates, etc.

CONTRACTOR & CLIENT PURCHASES

Client agrees to only purchase surface mounted or non-integrated items including: Surface mounted plumbing & electrical fixtures, appliances, bath accessories, and door & cabinet hardware, etc. Any repair or replacement of these items, or collateral damage caused by these items, will be the sole responsibility of the client.

Client agrees to allow Contractor to provide all other labor, materials, products, and subcontracted services including integrated or built-in items such as: windows & doors, non-surface-mounted plumbing fixtures, counter-tops, tile, flooring, masonry stone, fireplace units, etc. Any repair or replacement of these items, or collateral damage caused by these items, will be the sole responsibility of Contractor per California warranty requirements.

Exhibit G

Initial here:

Client

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Contractor

May 5th, 2023

NOT-TO-EXCEED PRICE

Using the Project budget as the goal, Contractor is entrusted to achieve the most cost effective build possible. Client agrees to compensate Contractor for the cost of the labor, materials, and vendors plus a 15% fee to cover Contractor's overhead & liability for the scope of work. Contractor will provide Client with a complete "Open-Book" exposure to all expenses involved in the project including bi-monthly: copies of all material and product receipts, vendor invoices and an accounting of all in-house hours of labor. Contractor agrees not-to-exceed a price of 15% more than agreed upon budget total to complete the outlined scope of work. The budget total, and subsequently the not-to-exceed price, may be increased by Change orders or exclusions.

CHANGE ORDERS

Contractor may provide a change order for any additional work not listed, or specifically excluded such as: plan set discrepancies, unforeseen concealed existing conditions, allowance overages, design changes, and anything beyond Contractor's control. Change orders include a written description and a Cost-Plus estimate for the additional work, as well as an accounting summary of overall budget and timeline impact. A change order may also be provided for market driven vendor or material price escalation between time of proposal and time of construction. Any change order for market driven material or vendor price escalation will be substantiated by comparing quotes from time of proposal to quotes at time of construction.

RATES

IN-HOUSE CREW

Labor rates include: Wage, Workers Compensation, Employee Taxes, Employer Taxes, Bonuses, Profit shares, Sick Pay, Employee Overhead and Profit.

JOB TITLE:

Principal Contractor

HOURLY RATE:

\$125.00

Exhibit G

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Client

Client

Contractor

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May 5th, 2023

Jr. Estimator	\$95.00
Project Manager	\$115.00
Bookkeeper	\$85.00
Foreman Builders	\$95.00
Journeyman Builders	\$85.00
Apprentice Builders	\$75.00
Hauling Driver + Truck	\$95.00

HEAVY EQUIPMENT

Equipment rates include: insurance, fuel, maintenance, etc.

MACHINE:	HOURLY RATE:
Telehandler, Excavator, Track Loader, etc.	\$85.00
Excavator Attachments: Auger, Breaker, Power Tilt	\$35.00
Jumping Jack	\$35.00

EXTENDED PROJECT DURATION

Labor rates listed within this proposal are valid for a period of one year. After one year, contractor will re-evaluate labor rates for in-house crews based on: cost-of-living, employee promotions, workers compensation insurance rates, state mandated skilled labor minimum wage rates, and current fair market labor rates. After reevaluation, contractor may request a discussion with the clients to negotiate a fair wage structure that reflects the current market, and propose a change order for the remaining in-house work to be done.

CONTRACTOR ADVERTISEMENT

- **Contractor Advertisement Signage:** Client agrees to allow Contractor to display advertisement signage in front of the home for the duration of the project. The signage will be restricted to no more than 50 square feet.

Exhibit G

Initial here:

Client

Client

Contractor

May 5th, 2023

- **Finished Product Photography:** Client agrees to allow Contractor to photograph home upon completion of project. Photos may include Contractor provided home staging, interior & exterior views, and may be displayed in Contractor portfolio, social media, or website.

PAYMENT SCHEDULE

Contractor will provide bi-monthly invoices for all applicable hours of labor, material, vendor expense, or subcontractor expense on any trade performed during each billing period. Project management will be billed on a fixed price basis in increments of 10% of project completion. Each invoice will be accompanied with copies of all subcontractor and vendor receipts with a "Budget Tracker" (see example in packet). We accept the following forms of payment: Check, ACH Transfer, Wire Transfer, and Cashiers Check. If full payment is not received within 1 week, all work may stop. We will resume work as soon as our schedule allows after past due payment is received. A 1% monthly compounding interest fee will be charged on all invoices outstanding for 30 days or more.

DEPOSIT & RETAINER

A deposit of 10% of the total job cost or \$1,000, whichever is less, is required in order to be placed in the our queue. Deposit will be refunded on the final invoice. Deposit will not be refunded to those who breach contract. On week #1 of construction, we request a **\$50,000.00 retainer** for purchasing materials and paying vendors throughout project. Retainer will be reimbursed on the final invoice for the project.

I have read, understood and agree to all of the terms & conditions listed within this Proposal & Contract.

Date

Client's signature

Date

Contractor's signature

Initial here: _____

Client

Client

Contractor

Exhibit G

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FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

POR. APTOS RANCHO
S.E. 1/4 SEC. 18, & N.E. 1/4
T.11S., R.1E., M.D.B. & M

Tax Area Code
69-273

43-08

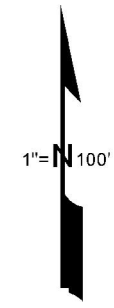
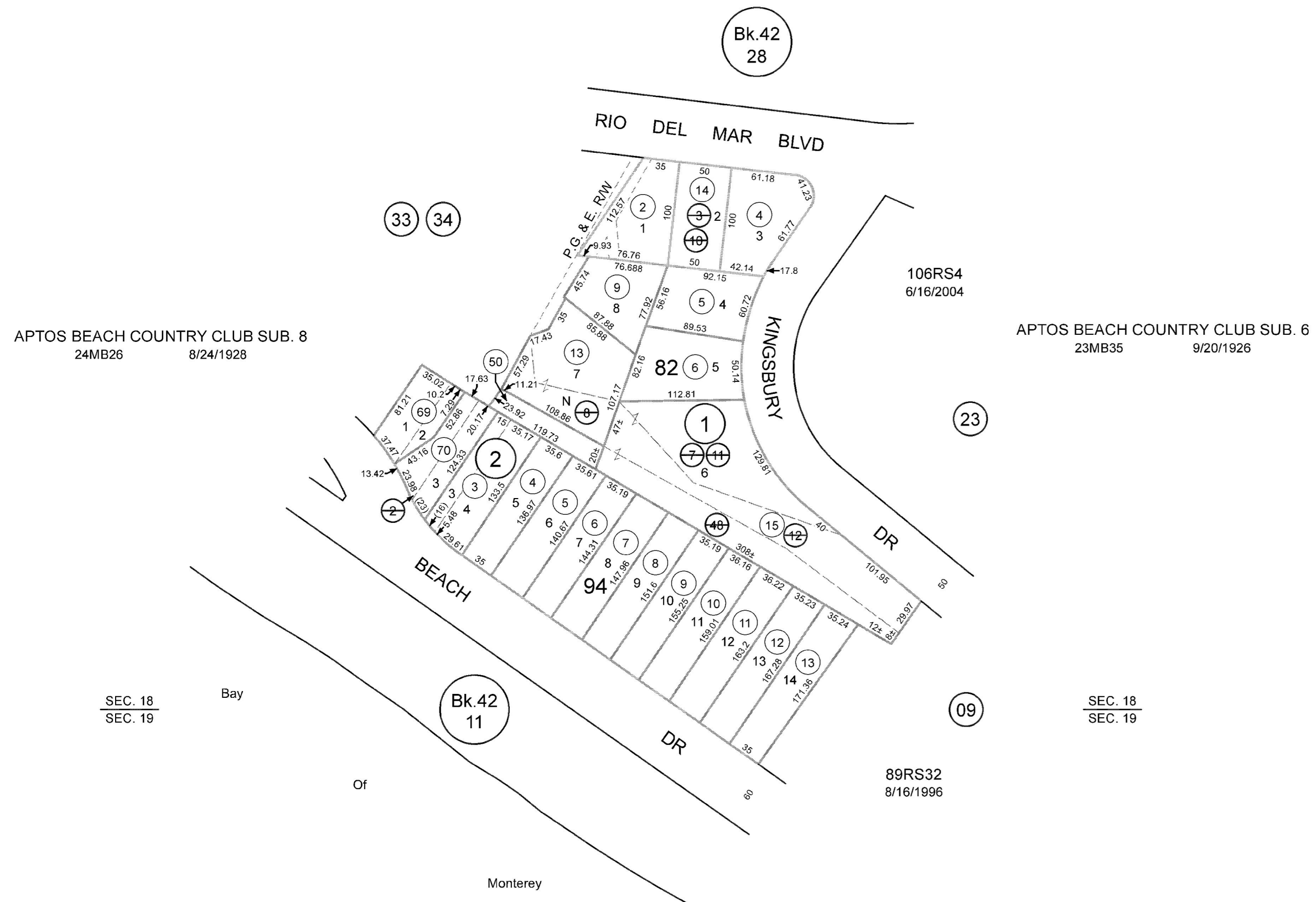


Exhibit H

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

Assessor's Map No. 43-08
County of Santa Cruz, Calif.
February, 1999

Electronically Redrawn 2/5/99 rw
Rev. 5/25/01 mvm (changed page refs.)
Rev. 6/29/04 CB (106RS4)
Rev. 3/31/05 DD (Cor. as per 106RS4, 1-02, 04 & 14)
Rev. 1/31/07 CB (Comb. form 1-15)
Rev. 9/23/13 mc (cor. to map ref, 23MB35)



Parcel Location Map



Parcel: 04308270

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 10 Dec. 2024

Exhibit H

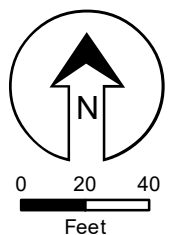


Parcel General Plan Map



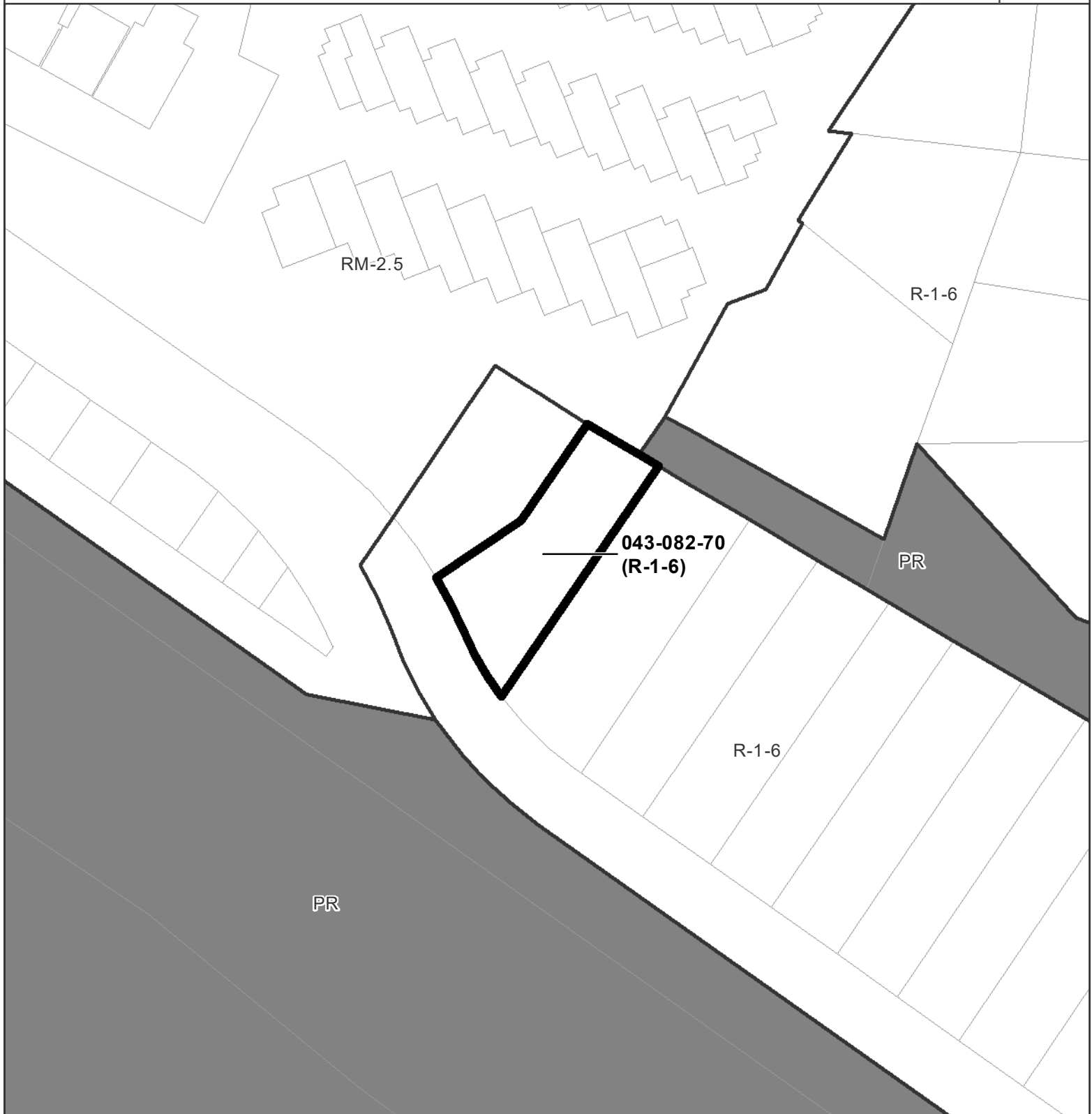
- O-R *Parks, Recreation & Open Space*
- O-U *Urban Open Space*
- R-UH *Res. Urban High Density*
- R-UL *Res. Urban Low Density*

Exhibit H



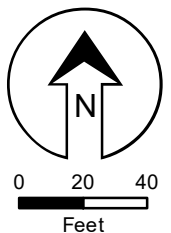


Parcel Zoning Map



- PR Parks, Recreation, & Open Space
- R-1 Single-Family Residential
- RM Residential Multi-Family

Exhibit H



Parcel Information

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Municipal-Soquel Creek Water District
Sewage Disposal: Sewer (Santa Cruz County Sanitation)
Fire District: Central Fire District
Drainage District: Flood Control Zone 6

Parcel Information

Parcel Size: 4,704 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Public, via Beach Drive
Planning Area: Aptos
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single-family residential; 6,000 square foot parcel size)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm.: ☒ Yes ☐ No

Technical Reviews: None

Environmental Information

Geologic Hazards: Known hazards from bluff on rear of property
Fire Hazard: Not a mapped constraint
Slopes: Greater than 50 percent outside of development area, no slope where existing development is sited
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource
Archeology: Not mapped/no physical evidence on site