



Staff Report to the Zoning Administrator

Application Number: **251153**

Applicant: Amber Kinslow
Owner: Susan and Paul Bright
APN: 054-391-17
Site Address: 1102 Via Tornasol, Aptos

Agenda Date: 9/12/2025
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Public hearing to consider a proposal to construct a 289 square foot additional garage, add new trellises above the existing and proposed garage entrances and convert an existing den into a 368 square foot Junior Accessory Dwelling Unit (JADU), resulting in a 2,854 square foot dwelling with two attached garages (417 and 289 square feet) and a 368 square foot JADU.

Location: Property is located on the southwestern side of Via Tornasol (1102 Via Tornasol), approximately 40 feet southeast of the intersection with Via Verde.

Permits Required: Coastal Development Permit and Variance to recognize a floor area ratio of 61% (reduced from 62%).

Supervisory District: 2nd District (District Supervisor: Kimberly De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251153, based on the attached findings and conditions.

Project Description & Setting

The subject property is situated within the Aptos Seascapes Special Community. This special community plan delineates a designated development envelope, incorporating specific setback requirements tailored to preserve the area's character. The property is located on the southern side of Via Tornasol, approximately 40 feet southeast of the intersection with Via Verde, and within a residential neighborhood composed of an eclectic mix of one- and two-story single-family homes. These homes display a broad range of architectural styles, materials, and color palettes. The area also includes an increasing number of newly constructed and modernized residences reflecting more contemporary design trends.

The site is currently developed with a 3,222-square-foot, two-story single-family residence, including a 417-square-foot attached garage, both constructed in 1983. While the existing structure complies with the designated building envelope outlined in the Aptos Seascapes Special

Community Plan, the plan does not address floor area ratio (FAR) or lot coverage. As such, those metrics defer to the applicable zoning district standards. The existing residence and garage exceed the allowable FAR, rendering the structure legally nonconforming. This condition is not uncommon in the neighborhood, where numerous older homes similarly exceed current FAR standard of 50%.

The proposed project entails the addition of a 289-square-foot attached garage and conversion of the existing den into a 368-square-foot JADU. The new garage is intended to serve as dedicated parking for the JADU, and a new trellis located over both existing and proposed garage entrances will be added as a decorative feature. As the property is located within the Coastal Appeal zone and the proposed addition is greater than 250 square feet, a Coastal Development Permit is required for the proposed improvements. Furthermore, a Variance is necessary to recognize a slight reduction to the existing nonconforming FAR, from 62% to 61%.

Zoning & General Plan Consistency

The subject property is a 5,500-square-foot parcel located within the R-1-6 (Single-Family Residential, 6,000 square foot minimum lot size per dwelling) zone district, a designation intended to support low-density residential uses. The proposed scope of work, including a 289-square-foot attached garage addition and the conversion of 368 square feet of existing interior space into a JADU, constitutes permitted uses by right within this zoning designation. The property's zoning is consistent with its Urban Residential – Low Density (R-UL) General Plan land use designation. Building setbacks applicable to this site are governed by the development envelope established under the Aptos Seascape Special Community Plan.

A summary of the applicable development standards, along with a comparison of required, existing, and proposed conditions relevant to the project, is provided in the table below:

Development Standards	R-1-6 Zone District	Existing	Proposed
Front Setback	20 feet*	20 feet	20 feet
Side Setbacks	5 feet*	Eastern side: 10 feet Western side: 5 feet	Eastern side: 10 feet Western side: 5 feet
Rear Setback	15 feet*	15 feet 11.5 inches	15 feet 11.5 inches
Maximum Height	28 feet	SFD: 26 feet	SFD: 26 feet
Number of Stories (Max.)	2 stories	2	2
Setback to Garage Entrance	20 feet	Existing: 20 feet	Existing: 20 feet Proposed: 22 feet 9 inches
Parking Spaces Required	2	2	3
Floor Area Ratio (Max.)	50%	62%	61%
Lot Coverage (Max.)	40%	26%	39%

*Based on Aptos Seascape special community standards.

Other Code sections and standards that apply to the proposed project include the following:

SCCC 13.10.232 Nonconforming Structures

Pursuant to Santa Cruz County Code (SCCC) Section 13.10.262 – Nonconforming Structures, structural alterations may be made to an existing nonconforming structure without triggering additional permit requirements, provided the modifications do not constitute “reconstruction” as defined in County Code Section 13.10.260(B)(6). Under this definition, reconstruction involves alterations to 65% or more of the major structural components of the building.

The proposed project involves modifications totaling less than 65% of the major structural components and, therefore, does not constitute a reconstruction of the existing nonconforming structure. Additionally, all proposed additions are fully conforming, as they meet applicable site and development standards established by both the Aptos Seascapes Special Community Plan and the R-1-6 zone district. This includes compliance with all setback requirements and a reduction in the existing nonconforming floor area ratio (FAR) percentage. For more discussion of the reduced floor area ratio, see Variance discussions below)

As such, the project does not increase any nonconforming aspects of the structure so it does not constitute as “reconstruction.” Therefore, no additional findings for nonconforming structures are required.

SCCC 13.16 Parking

The proposed JADU and three-bedroom single-family dwelling require two parking spaces with the project proposing three parking spaces. While the JADU does not require a parking space, the addition of one does make sense for the second accessory unit. Pursuant to Santa Cruz County Code (SCCC) Section 13.16.060(H) – Vehicle Parking Design Standards, parking areas and driveways serving residential uses shall not occupy more than 50% of the required front yard setback area. The proposed paving area totals 362 square feet, which constitutes less than 50% of the front yard setback area measuring 757 square feet. As the project complies with this standard, no parking exception findings are required.

SCCC 13.10.681, Accessory Dwelling Unit

The proposed 368 square foot JADU will convert the existing den area. The proposed JADU fully complies with the standards outlined in Santa Cruz County Code (SCCC) Section 13.10.681. There are no external changes to the existing dwelling from the proposed conversion, so the exterior materials will continue to match those of the single-family dwelling.

SCCC 13.10.230, Variances

The existing dwelling and attached garage have a floor area ratio (FAR) of 62%, which exceeds the 50% maximum permitted under the R-1-6 development standards. The proposed 289 square foot attached garage adds additional square footage, while the conversion of the den to a JADU result in a net decrease in the floor area ratio by 368 square feet because the floor area of any ADU or JADUs are exempted up to 800 square feet. Therefore, the proposed project reduces the overall FAR from 62% to 61% through the conversion of existing interior space into a JADU. Because

the project decreases the existing nonconforming FAR and does not confer any special privileges, the required Variance findings can be appropriately made. A complete list of Findings is provided in Exhibit B of this report.

Aptos Seascape Special Community

The Aptos Seascape Special Community was established pursuant to Resolution Number 81-87 in coordination with the California Coastal Commission. This resolution incorporated conditions from earlier County of Santa Cruz permits (80-166-Z, 80-168-PUD, and 80-169-S). The Special Community Plan defines a development envelope with specified setbacks and design guidelines to guide future development. The proposed project, as conditioned, fully complies with all standards outlined in the Aptos Seascape Special Community documentation.

Local Coastal Program Consistency

The proposed construction of a 289-square-foot attached garage and the conversion of the existing den into a 368-square-foot JADU conform with the County's certified Local Coastal Program (LCP). The structure is sited and designed to be visually compatible, appropriately scaled, and well-integrated with the existing dwelling and into the character of the surrounding neighborhood. Parcels in the vicinity predominantly feature single-family dwellings with attached and detached garages of varying sizes and exhibit a variety of architectural styles. The proposed design aligns with this existing diversity and closely resembles garage configurations found on neighboring properties. Examples include 1058 Via Tornasol, approximately 60 feet away, and 1058 Via Malibu, approximately 100 feet.

Although the project site lies between the first public road and the ocean, it is not situated on a coastal bluff or beach, nor is it designated as a priority acquisition site in the County's LCP. Therefore, the project will not impede public access to the beach, ocean, or other nearby bodies of water. The nearest public beach access point is located just northwest at the end of Via Gaviota.

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 **251153**, based on the attached findings and conditions.

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

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

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Exhibits

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 251153

Assessor Parcel Number: 054-391-17

Project Location: 1102 Via Tornasol, Aptos

Project Description: Proposal to construct an additional 289 square foot attached garage and convert the existing den to a 368 square foot Junior Accessory Dwelling Unit (JADU) at an existing single-family dwelling with an attached garage.

Person or Agency Proposing Project: Amber Kinslow

Contact Phone Number: 831-457-0246

- 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 (15301)

F. Reasons why the project is exempt:

The proposed additions are less than 50% of the floor area ratio and are non-habitable. The conversion of existing space is allowed under this exemption.

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

Alexandra Corvello, 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 R-1-6 (Single Family Residential, 6,000 square foot minimum per dwelling), a designation which allows residential uses. The proposed addition of a 289-square-foot attached garage, addition of trellises above the existing and proposed garage entrances and the conversion of the existing den into a 368-square-foot Junior Accessory Dwelling Unit (JADU) are permitted by right residential uses within the zone district, and the zoning is consistent with the site's R-UL (Urban Residential - Low Density) 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, with one and two-story structures, and the proposed colors and materials for the new garage will be natural in appearance and complementary to the existing single-family dwelling. Furthermore, the addition of trellises above the existing and proposed garage entrances will add a decorative feature that will upgrade the appearance of the home. Parcels in the vicinity predominantly feature single-family dwellings with attached and detached garages of varying sizes and architectural styles. The proposed design aligns with this existing diversity and closely resembles three car garage configurations found on neighboring properties. Examples include 1058 Via Tornasol and 1058 Via Malibu that are within approximately 100 feet of the project site. Additionally, the development site is not on a prominent ridge, beach, or bluff top.

- (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 to the northwest at the end of Via Gaviota.

- (E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the proposed addition of a 289-square-foot attached garage, addition of trellises above the existing and proposed garage entrances and the conversion of the existing den into a 368-square-foot JADU is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed in the R-1-6 (Single Family Residential, 6,000 square foot minimum per dwelling) district

and within the Aptos Seascape special community, 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 because the project will not result in any impact on public access or recreation, even though the project site is located between the shoreline and the first public road. Consequently, the proposed project 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 addition of a 289-square-foot attached garage, decorative trellises above the garage entrances and the conversion of the existing den into a 368-square-foot JADU and the conditions under which these 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 minimum per dwelling) zone district and the Aptos Seascapes special community development standards as the primary use of the property will be one that, with the approval of a variance to recognize a reduction in the FAR from 62% to 61%, meets all current site standards for the zone district. The parking areas and number of parking spaces on-site also comply with Santa Cruz County Code (SCCC) Section 13.16.060(H) parking standards.

While the existing single-family dwelling is a legal nonconforming structure, the proposed modifications to the structure will be less than 65% of the major structural components and therefore the project does not constitute reconstruction.

The proposed 368 square foot JADU will be located within an existing den, that will be converted to an independent living area. The proposed JADU fully complies with the standards outlined in Santa Cruz County Code (SCCC) Section 13.10.681 and the proposed conversion will not result in any external changes to the existing structure. As such the proposed unit will be consistent with the design of the single-family dwelling.

- (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 Residential - Low Density) land use designation in the County General Plan.

A specific plan has been adopted for this portion of the County, since it is located within the Aptos Seascapes Special Community. The proposed project, as conditioned, fully complies with all

standards outlined in the Aptos Seascape Special Community documentation.

- (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 addition of a 289-square-foot attached garage, addition of trellises above the existing and proposed garage entrances and the conversion of the existing den into a 368-square-foot JADU will add one accessory unit to an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to significantly increase and therefore, the project will not adversely impact existing roads or intersections in the surrounding area. 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 addition of a 289-square-foot attached garage, addition of trellises above the existing and proposed garage entrances and the conversion of the existing den into a 368-square-foot JADU are 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 because 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 addition of a 289-square-foot attached garage, addition of trellises above the existing and proposed garage entrances and the conversion of the existing den into a 368-square-foot JADU have been 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. Parcels in the vicinity predominantly feature single-family dwellings with attached and detached garages of varying sizes and architectural styles. The proposed design aligns with this existing diversity and closely resembles three car garage configurations found on neighboring properties such as 1058 Via Tornasol and 1058 Via Malibu. Additionally, the proposed attached one-car garage will match the colors and materials of the existing single-family dwelling, and the addition of trellises above the existing and proposed garage entrances will add a decorative feature that will upgrade the appearance of the home

- (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 addition of a 289-square-foot attached garage, addition of trellises above the existing and proposed garage entrances and the conversion of the existing den into a 368-square-foot JADU will be 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 of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

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 existing development on the subject property is only nonconforming to the floor area ratio percentage. While the proposed project includes an addition to the nonconforming structure, the proposed conversion of space to a JADU results in a net reduction in the floor area ratio from 62% to 61%. The proposed development is limited and does not result in any net increase in nonconformity, since all additions and conversions are compliant with all other site and development standards for the R-1-6 zone district and the Aptos Seascapes Special Community. As such, because of the special circumstances applicable to the property, a Variance to allow for a reduction of the floor area ratio from 62% to 61% is considered appropriate. Therefore, this finding can be made.

- (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.

This finding can be made because the general intent and purpose of the residential zone district is to allow for residential uses. The approval of a Variance to reduce the floor area ratio from 62% to 61% will result in a structure that is more conforming to the site standards and is consistent with the character of other properties in the vicinity of the project site, in that many of the surrounding homes are also over floor area ratio. Additionally, the proposed project will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

- (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.

The proposed construction of an attached garage and conversion JADU will not be a granting of special privilege because other neighboring properties are nonconforming to the floor area ratio and lot coverage percentages, and this will be a decrease in the existing nonconformity that will result in a structure that closely resembles the three car garage configurations found on neighboring properties such as 1058 Via Tornasol and 1058 Via Malibu. Therefore, the proposed project does not constitute a grant of special privilege, and this finding can be made.

Conditions of Approval

Exhibit D: Project plans, prepared by William Fisher Architecture, Inc., version 2.

- I. This permit authorizes the construction of an addition of a 289-square-foot attached garage, with a new trellis over the garage entrance of both existing and proposed garages, and the conversion of the existing den into a 368-square-foot Junior Accessory Dwelling Unit (JADU) as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, if required.
- 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, if required.

4. Show the proposed front landscaping, including planting areas, species, and irrigation plans. The proposed plantings must be drought tolerant and mostly native. The existing tree must be retained.
 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 Environmental Planning section of Santa Cruz County Planning.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. Submit a copy of a soils report prepared and stamped by a licensed Geotechnical Engineer, if required.
- F. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings.
- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings.
- H. Provide required off-street parking for 2 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.
- I. 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. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. The front landscaping shall be maintained in perpetuity and contain drought tolerant plants, ideally native.

V. Indemnification

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

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

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

BRIGHT JADU AND GARAGE

PAUL AND SUSAN BRIGHT
1102 VIA TORNASOL
APTOS, CA 95003
054-39-117



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TITLE SHEET

BRIGHT JADU AND GARAGE
PAUL AND SUSAN BRIGHT
1102 VIA TORNASOL
APTOS, CA 95003
054-39-117

REVISION SCHEDULE		
REV. NO.	DATE	Description

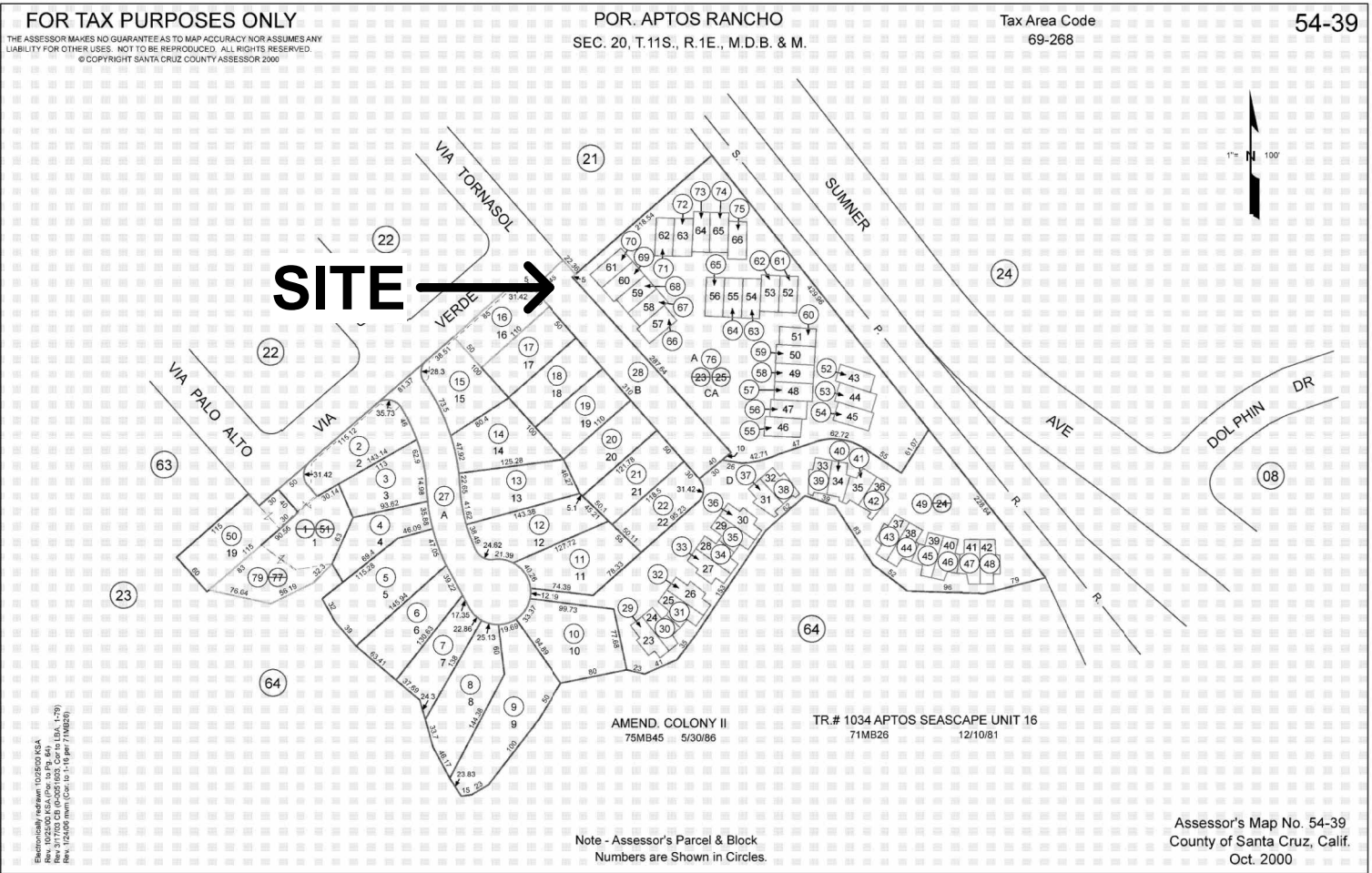
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PROJECT NOTES

- DO NOT SCALE THE DRAWINGS.
- STUDY THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS BEFORE BIDDING OR DOING WORK ON THIS PROJECT. IMMEDIATELY REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR UNCLEAR DIRECTIONS. THE ARCHITECT WILL EVALUATE THE PROBLEM AND MAKE A WRITTEN INTERPRETATION.
- DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF FINISH MATERIALS.
- DIMENSIONS ARE TAKEN FROM FACE OF FRAMING, OR FROM CENTER LINES AS INDICATED, U.N.O.
- "ALIGN" MEANS TO LOCATE FINISHED FACES IN SAME PLANE.
- "APPROVED" MEANS, UNLESS INDICATED OTHERWISE BY THE ARCHITECT, APPROVED IN WRITING BY THE ARCHITECT.
- "AS DIRECTED" OR "AS INDICATED" MEANS AS DESCRIBED EITHER VERBALLY OR IN WRITING BY THE ARCHITECT. "AS INDICATED" NORMALLY REFERS TO AN ITEM EXPLAINED IN THE CONTRACT.
- "THE CONTRACTOR" REFERS TO THE GENERAL CONTRACTOR, NOT ITS SUBCONTRACTORS.
- "PROVIDE" MEANS THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- "FURNISH" MEANS THAT THE CONTRACTOR SHALL SUPPLY AND DELIVER TO THE PROJECT SITE READY FOR USE.
- "INSTALL" MEANS AN ITEM IS TO BE COMPLETELY PLACED, ERECTED, ASSEMBLED, CONNECTED, AND PROPERLY ADJUSTED ON THE PROJECT SITE.
- "UNLESS NOTED OTHERWISE", "UNO", OR "UNLESS INDICATED OTHERWISE" MEANS THAT THE ITEM DESCRIBED IS TYPICAL AS SHOWN EXCEPT WHERE SPECIFICALLY CALLED OUT AS DIFFERENT.
- "VERIFY" MEANS, UNLESS INDICATED OTHERWISE BY THE ARCHITECT, TO OBTAIN WRITTEN VERIFICATION OF THE ITEM OR METHOD INDICATED FROM THE ARCHITECT. THIS VERIFICATION MIGHT INCLUDE ELABORATION OR EXPLANATION BY THE ARCHITECT REQUIRING A MORE COMPLEX CONSTRUCTION SOLUTION THAN MIGHT BE ASSUMED BY READING THE DRAWING WITHOUT THE VERIFICATION, THEREFORE PLEASE MAKE VERIFICATIONS AS EARLY AS POSSIBLE BEFORE BIDDING THE WORK. APPROVED SHOP DRAWINGS DO NOT CONSTITUTE VERIFICATION.
- ANY ERROR, OMISSION, OR OTHER CONFLICT BETWEEN THESE DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR HIS RESOLUTION AS SOON AS IT IS DISCOVERED.
- INFORM THE ARCHITECT IMMEDIATELY IF THE DRAWINGS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS DON'T SEEM TO COMPLY WITH CURRENT APPLICABLE LAWS, CODES, OR REGULATIONS.
- THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE PROJECT. THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY OF ANY DEVIATIONS OR VARIATIONS FROM THE DRAWINGS OR SPECIFICATIONS.
- OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, RULES, ORDINANCES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, AND LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
- U.N.O., APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND CONDITION PRODUCTS PER THEIR MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.
- VERIFY WITH MANUFACTURERS THEIR EQUIPMENT REQUIREMENTS (FOR INSTANCE, STRUCTURAL BLOCKING OR SUPPORT, ELECTRICAL OR MECHANICAL REQUIREMENTS, ETC.). OBTAIN EQUIPMENT SPECIFICATIONS FROM MANUFACTURER(S) TO HELP ENSURE PROPER FIT AND OPERATION.
- SURVEY FIELD CONDITIONS AND VERIFY FEASIBILITY OF INDICATED WORK, FOR INSTANCE LOCATIONS OF OUTLETS IN RELATION TO STRUCTURAL ELEMENTS.
- DISCONNECT, CUT BACK TO THEIR SOURCE, AND CAP UTILITIES TO BE REMOVED. SEAL PENETRATIONS AND OTHER DAMAGE CREATED BY UTILITY REMOVAL TO MATCH ADJACENT CONSTRUCTION AND FINISHES. NOTIFY ARCHITECT IMMEDIATELY OF UTILITIES DETERMINED DURING CONSTRUCTION AS NECESSARY TO BE REMOVED WHICH HAVE NOT BEEN SO DESIGNATED IN THE CONTRACT DOCUMENTS. REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH THE ARCHITECT.
- INSTALL HORIZONTAL FRAMING CROWN UP TYPICALLY. PROVIDE S4S DOUGLAS FIR FRAMING LUMBER TYPICALLY, #1 OR BETTER GRADE FOR HORIZONTAL MEMBERS OR RAFTERS, #2 OR BETTER GRADE FOR VERTICAL MEMBERS. BLOCKING AND OTHER INCIDENTAL NON-STRUCTURAL ITEMS MAY BE STUD GRADE OR BETTER.
1 / A0.1
- USE LOWNO VOC PAINT. EXCEED MANDATORY REQUIREMENTS PER CAL GREEN TABLES 4.504 SEE
- COVER DUCTS DURING CONSTRUCTION.
- HERS TESTING REQUIRED. SEE ENERGY DOCUMENTS.
- ANY NEW ROOF SHALL BE NO LESS THAN CLASS "B" RATED ROOF.
- PROVIDE BUILDING NUMBERS AT LEAST FOUR (4) INCHES HIGH ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.
- THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.
- RECYCLE MINIMUM 80% JOB SITE CONSTRUCTION & DEMOLITION WASTE.
- PERFORM WORK DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE. EXCEPT THAT WORK INVOLVING EXCESSIVE NOISE, DUST, OR OTHER CONDITIONS THAT WOULD DISRUPT THE NORMAL OPERATION OF THE FACILITY OR TENANTS SHALL BE DONE ON AN OVERTIME, NON-REGULAR BUSINESS HOUR BASIS, COORDINATED WITH THE OWNER'S REPRESENTATIVE.
- SUBSTITUTIONS, REVISIONS, OR CHANGES, MUST BE SUBMITTED TO ARCHITECT FOR REVIEW, BEFORE PURCHASE OR FABRICATION OF ITEM(S) IN QUESTION.
- PROTECT THE BUILDING AND OTHER PROPERTY FROM ANY DAMAGE DURING CONSTRUCTION. THE CONTRACTOR WILL BE FINANCIALLY RESPONSIBLE FOR ANY NECESSARY REPAIRS.
- WORK NOTED "BY OTHERS" OR "N.I.C." (NOT IN CONTRACT) WILL BE PROVIDED BY OWNER OR UNDER A SEPARATE CONTRACT. INCLUDE TIME FOR THIS WORK IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- MAINTAIN FOR THE ENTIRE DURATION OF THE WORK, EXITS, EXIT LIGHTING, EXIT SIGNAGE, FIRE PROTECTION DEVICES AND ALARMS, PER THE REQUIREMENTS OF GOVERNING PUBLIC AUTHORITIES.
- MATCH EXISTING MATERIALS, FINISHES, AND COLORS UNLESS INDICATED OTHERWISE.
- COORDINATE AND PROVIDE WOOD BACKING PLATES AND BLOCKING FOR MILLWORK AND WALL-ATTACHED ITEMS.
- REPAIR WALLS TO MATCH EXISTING WITH 5/8" THICK TYPE-X GYPSUM BOARD AND STEEL FRAMING TYPICALLY.
- REPAIR WALLS TO MATCH EXISTING WITH 5/8" THICK TYPE-X GYPSUM BOARD AND WOOD FRAMING TYPICALLY.
- FEATHER PATCHES SO AS TO BE IMPERCEPTIBLE WITH THE NAKED EYE AT A DISTANCE OF 36 INCHES.
- COORDINATE AND PROVIDE FIRE RETARDANT TREATED WOOD BACKING PLATES/BLOCKING FOR MILLWORK AND WALL-ATTACHED ITEMS.
- UNLESS INDICATED OTHERWISE, DOUBLE SWITCH ROOMS OR AREAS LARGER THAN 100 SQUARE FEET, WITH EACH SWITCH CONTROLLING HALF OF THE LAMPS IN EACH FIXTURE.

- VERIFY ALL MATERIAL SELECTIONS WITH ARCHITECT BEFORE PURCHASE.
 - FINISH BLIND WHERE CARPET ABUTS TILE OR WOOD FLOORING. RAMP AS REQUIRED TO SET TOP OF CARPET 1/4 INCH ABOVE ADJACENT FLOORING.
 - SHOP FINISH TRANSPARENT FINISHED DOORS AND MILLWORK.
 - SUBMIT SAMPLES OF ALL FINISH MATERIALS TO ARCHITECT FOR APPROVAL BEFORE PURCHASE.
 - CARPET WILL BE FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR. COORDINATE DELIVERY (WITH SHIPPING COMPANY AND DRIVER), OFF-LOADING (HAVE FORK LIFT ON SITE), AND STORAGE INCLUDING ALL NECESSARY PROTECTION FROM WEATHER, VANDALISM, OR THEFT.
 - UNLESS INDICATED OTHERWISE, PROVIDE 4 INCH SMOOTH RUBBER BASE (COVE AT HARD FLOORING, STRAIGHT AT CARPET) AT ALL AREAS. UNLESS INDICATED OTHERWISE, PROVIDE FACTORY FABRICATED INSIDE AND OUTSIDE CORNERS.
 - PROVIDE RESILIENT "DOME TYPE" TRANSITION STRIP WHERE CARPET ABUTS RESILIENT OR OTHER HARD FLOORING.
 - SEE MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR OTHER INFORMATION. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE FOR LOCATIONS AND OTHER DIMENSIONS OF ITEMS, FOR INSTANCE, OUTLETS, GRILLES, ACCESS PANELS, FIXTURES, ETC.
 - FURNITURE SHOWN ON THE DRAWINGS (UNLESS BUILT-IN) IS FOR REFERENCE ONLY.
 - BEFORE CORING CONCRETE, VERIFY LOCATIONS WITH ARCHITECT AND OWNER'S REPRESENTATIVE.
 - UNLESS INDICATED OTHERWISE, INSTALL ELECTRICAL MONUMENTS FOR NEW WORK TO MATCH EXISTING.
 - IDENTIFY WITH A WATERPROOF PERMANENT RED DOT, THE HALF OF EACH FOURPLEX OUTLET TO BE A DEDICATED CIRCUIT.
 - UNLESS INDICATED OTHERWISE, DIMENSIONS LOCATING DOORS AND WINDOWS BY EDGE ARE TO THE INSIDE EDGE OF JAMB.
 - MARK LOCATIONS OF PARTITIONS AND DOORS FOR ARCHITECT'S FIELD REVIEW BEFORE INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
 - UNLESS INDICATED OTHERWISE, UNDERCUT DOORS 1/4 INCH MAXIMUM TO CLEAR TOP OF FLOOR FINISHES.
 - UNLESS INDICATED OTHERWISE, PAINT HVAC DIFFUSERS, DRAPERY POCKETS, SPEAKER GRILLES, ETC. WITH COLORS TO MATCH ADJACENT SURFACES, EXCEPT WITH EGGSHELL GLOSS PAINT. PROVIDE PRIMER AND TOP COATS AS OTHERWISE SPECIFIED. PAINT INSIDE OF VISIBLE HVAC DUCTWORK WITH FLAT BLACK PAINT.
- COMPLY WITH:
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (CENC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)

PROJECT LOCATION



PARCEL MAP (NOT TO SCALE)

PROJECT INFORMATION

PROJECT DESCRIPTION

CONVERTING EXISTING ROOM INTO JADU AND ADDING A ONE CAR GARAGE TO EXTERIOR WALL OF EXISTING 2 CAR GARAGE. DEMOLISHING EXISTING EXTERIOR TRELLIS ON SOUTH SIDE AND ADDING NEW TRELLIS ON NORTH SIDE OF LOT.

OCCUPANCY GROUP:	R3
ZONING:	R-1-6
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	N
STORIES:	2
BEDROOMS:	4
BATHROOMS:	3
BASEMENT:	N
YEAR BUILT:	1983
GARAGE:	Y

DEFERRED PERMITS

SPRINKLER SYSTEM TO BE DESIGNED BY A FIRE SPRINKLER SUBCONTRACTOR UNDER A DEFERRED PERMIT.

PARCEL

5500 SQ. FT. / 0.126 ACRES

AREA

EXISTING:		
TOTAL:	3,639 SQ. FT.	
RESIDENCE LEVEL 1:	1,247 SQ. FT.	
RESIDENCE LEVEL 2:	1,975 SQ. FT.	
GARAGE:	417 SQ. FT.	
PROPOSED:		
TOTAL:	3,926 SQ. FT.	
JADU:	368 SQ. FT.	
(E) GARAGE:	417 SQ. FT.	
(N) GARAGE:	289 SQ. FT.	(ADDITIONAL GARAGE)
RESIDENCE LEVEL 1:	879 SQ. FT.	
RESIDENCE LEVEL 2:	1,975 SQ. FT.	

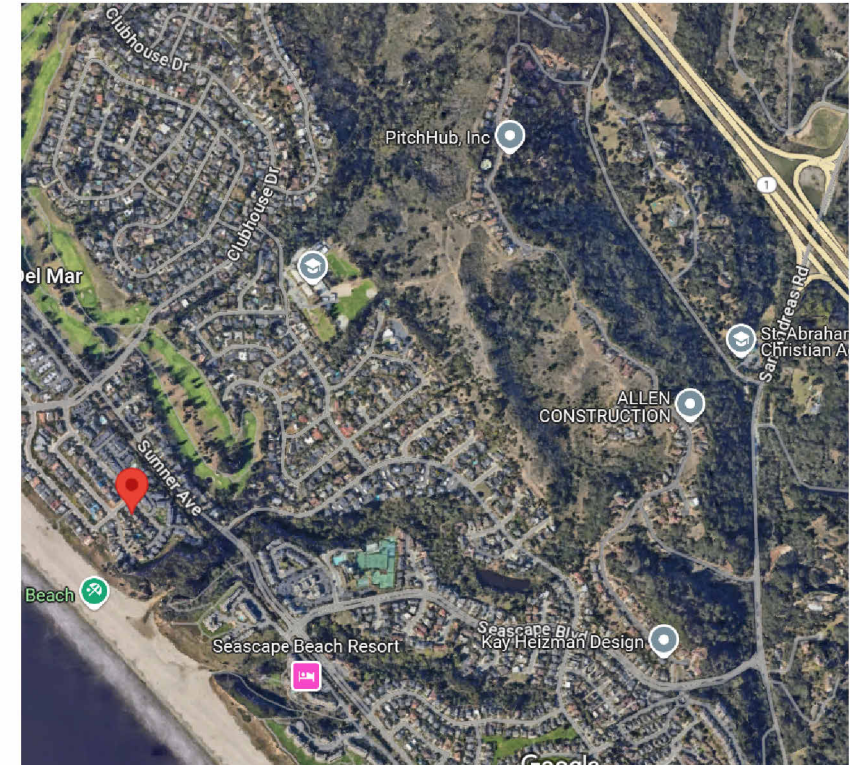
LOT COVERAGE (40% ALLOWED, 2,200 SQ. FT. MAX)

EXISTING:		1,439 SQ. FT. OR 26%
LEVEL 1:		
RESIDENCE:	1,664 SQ. FT.	
GARAGE:	417 SQ. FT.	
GARAGE CREDIT:	-225 SQ. FT.	
TOTAL:	1,439 SQ. FT.	
PROPOSED:		2,145 SQ. FT. OR 39%
LEVEL 1:		
RESIDENCE:	1,585 SQ. FT.	
JADU:	368 SQ. FT.	
GARAGE:	417 SQ. FT.	
GARAGE CREDIT:	-225 SQ. FT.	
TOTAL:	2,145 SQ. FT.	

FAR (50% ALLOWED, 2,750 SQ. FT. MAX)

EXISTING:		3,414 SQ. FT.
LEVEL 1:		1,247 SQ. FT.
LEVEL 2:		1,975 SQ. FT.
GARAGE:	417 SQ. FT.	
GARAGE CREDIT:	-225 SQ. FT.	
EXISTING:		3,414 / 5,500 = 0.62, OR 62%

PROPOSED:		3,335 SQ. FT.
LEVEL 1:		879 SQ. FT.
JADU (NOT INCLUDED):		
LEVEL 2:		1,975 SQ. FT.
(E)GARAGE:	417 SQ. FT.	
(N) GARAGE:	289 SQ. FT.	
GARAGE CREDIT:	-225 SQ. FT.	
PROPOSED:		3,335 / 5,500 = 0.61, OR 61%



VICINITY MAP (NOT TO SCALE)

DIRECTIONS FROM CA-1 N:

- GET ON CA-1 N
- FOLLOW CA-1 N TO SAN ANDREAS RD IN APTOS-HILLS LARKIN VALLEY. TAKE EXIT 432 FOR SAN ANDREAS RD.
- CONTINUE ONTO SAN ANDREAS RD.
- TURN RIGHT ONTO SEASCAPE BLVD.
- TURN LEFT ONTO CLUBHOUSE DR.
- TURN LEFT ONTO VIA TORNASOL. DESTINATION WILL BE ON THE RIGHT.

DIRECTIONS FROM CA-17 S:

- MERGE ONTO CA-17 S TO SAN JOSE / SANTA CRUZ.
- USE THE LEFT LANE TO MERGE ONTO CA-17 S / I-880 S VIA THE RAMP TO SANTA CRUZ.
- CONTINUE ONTO CA-17 S.
- TAKE EXIT 1B TO MERGE ONTO CA-1 S TOWARD WATSONVILLE / MONTEREY.
- TAKE EXIT 433B FOR RIO DEL MAR BLVD.
- TURN RIGHT ONTO RIO DEL MAR BLVD.
- TURN LEFT ONTO CLUBHOUSE DR / RIO DEL MAR BLVD.
- CONTINUE STRAIGHT ONTO CLUBHOUSE RD.
- TURN LEFT ONTO VIA TORNASOL. DESTINATION WILL BE ON THE RIGHT.

PROJECT DIRECTORY

CONTACT INFORMATION:

OWNER
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STRUCTURAL ENGINEER

TBD

SHEET LIST

A0.0	TITLE SHEET
A0.1	SYMBOLS AND ABBREVIATIONS LIST
A0.2	SURVEY
A1.0	SITE PLAN
A2.0	PROPOSED FLOOR PLANS
A2.1	EXISTING FLOOR PLANS
A3.0	ELEVATIONS

TABLE 4.504.1
ADHESIVE VOC LIMIT^{1,2} Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

TABLE 4.504.2

SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2,3} Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY	VOC LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

TABLE 4.504.5

FORMALDEHYDE LIMITS¹ Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

LINE STYLES

(TYPICAL LINE STYLES SHOWN, UNO)

	OVERHEAD LINE
	GAS LINE
	FENCE
	CENTERLINE
	DEMOLITION
	HIDDEN
	DCW
	DHW
	DHWR
	WASTE
	EXISTING THIN
	EXISTING MEDIUM
	EXISTING BOLD
	EXISTING OVERHEAD
	FINISHED GRADE
	PROPERTY LINE

WALL LEGEND

	EXISTING
	DEMOLISH
	NEW
	1 HOUR RATED
	2 HOUR RATED
	SHEAR WALL

HATCH PATTERNS

(TYPICAL HATCH PATTERNS SHOWN, UNO)

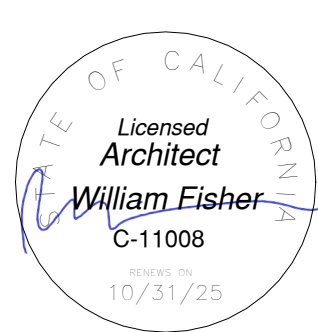
	ALUMINUM
	BRICK
	BUILDING FOOTPRINT
	CONCRETE
	COMPACT EARTH
	EARTH
	GRAVEL
	HORIZONTAL SIDING
	SHINGLES
	STEEL
	STUCCO
	VERTICAL SIDING

SYMBOLS

	WALL SECTION INDICATOR		REVISION # INDICATOR & REVISION CLOUD
	SECTION INDICATOR		DOOR TAG
	DETAIL INDICATOR - REFERENCE		WINDOW TAG
	DETAIL INDICATOR - ITEM		CENTERLINE INDICATOR
	ENLARGED AREA INDICATOR		REFERENCE GRID WITH REFERENCE GRID LINES
	ELEVATION INDICATOR - EXTERIOR		CUTLINE INDICATOR
	ELEVATION INDICATOR - INTERIOR, MULTIPLE VIEWS		ELEVATION INDICATOR - LEVEL
	VIEW TITLE IDENTIFIER		NORTH ARROW INDICATOR
	ELEVATION INDICATOR - SPOT		

ABBREVIATIONS

NOTE: SEE UNITED STATES NATIONAL CAD STANDARD FOR ANY ABBREVIATIONS NOT LISTED BELOW							
&	AND	DEPT	DEPARTMENT	INSUL	INSULATION	SDST	SELF DRIVING, SELF TAPPING
@	AT	DET	DETAIL	INT	INTERIOR	SHM	SECURITY HOLLOW METAL
'	FOOT, FEET	DF	DRINKING FOUNTAIN	JAN	JANITOR	SHT	SHEET
"	INCHES	DHM	DETENTION HOLLOW METAL	KIT	KITCHEN	SHTHG	SHEATHING
#	NUMBER	DIA	DIAMETER	L	ANGLE	SHV	SHELVING
ALUM	ALUMINUM	DIM	DIMENSION	LAB	LABORATORY	SHM	SIMILAR
ARCH	ARCHITECTURAL	DS	DOWNSPOUT	LAV	LAVATORY	SLNT	SEALANT
A/C UNIT	AIR CONDITIONING UNIT	DSP	DRY STANDPIPE	MATL	MATERIAL	SM	SHEET METAL
A/E	ARCHITECT/ENGINEER	DWG	DRAWING	MAX	MAXIMUM	SPEC	SPECIFICATION
AB	ANCHOR BOLT	DWR	DRAWER	MECH	MECHANICAL	SQ	SQUARE
AC	ASPHALTIC CONCRETE	EA	EACH	MEMB	MEMBRANE	SS	SANITARY SEWER; SERVICE SINK
ACC	ACCESSIBLE	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	MFR	MANUFACTURER	SST	STAINLESS STEEL
ACS DR	ACCESS DOOR	EJ	EXPANSION JOINT	MH	MANHOLE	STD	STANDARD
ACS PNL	ACCESS PANEL	EL	ELEVATION	MIN	MINIMUM	STL	STEEL
ACST	ACOUSTIC	ELEC	ELECTRIC/ELECTRICAL	MISC	MISCELLANEOUS	STOR	STORAGE
AD	AREA DRAIN	ELEV	ELEVATOR/ELEVATION	MO	MASONRY OPENING	STRUCT	STRUCTURAL
ADC	AUTOMATIC DOOR CLOSER	EMER	EMERGENCY	MR	MOISTURE RESISTANT	SUSP CLG	SUSPENDED CEILING
ADO	AUTOMATIC DOOR OPERATOR	ENCL	ENCLOSURE	MTD	MOUNTED	SV	SHEET VINYL
ADDL	ADDITIONAL	EPB	ELECTRICAL PANEL BOARD	MTL	METAL	SYMM	SYMMETRICAL
ADJ SHV	ADJUSTABLE SHELVING	EQ	EQUAL	NIC	NOT IN CONTRACT	SYS	SYSTEM
AFF	ABOVE FINISHED FLOOR	EQUIP	EQUIPMENT	NO	NUMBER	T	TREAD
AFG	ABOVE FINISHED GRADE	EW	EACH WAY	NOM	NOMINAL	TBR	TO BE REMOVED
AGGR	AGGREGATE	EW	ELECTRIC WATER COOLER	NTS	NOT TO SCALE	T&G	TONGUE & GROOVE
AHU	AIR HANDLING UNIT	EXH	EXHAUST	O/	OVER	TEL	TELEPHONE
ASSY	ASSEMBLY	EXP	EXPANSION	OC	ON CENTER	THK	THICKNESS
BD	BOARD	EXT	EXTERIOR	OD	OUTSIDE DIAMETER	TMPD	TEMPERED
BKG	BACKING	FA	FIRE ALARM	OFF	OFFICE	TO	TOP OF
BLDG	BUILDING	FB	FLAT BAR	OGL	OBSCURE GLASS	TOC	TOP OF CURB
BM	BENCHMARK	FD	FLOOR DRAIN	OPH	OPPOSITE HAND	TOF	TOP OF FRAME
BOT	BOTTOM	FDTN	FOUNDATION	OPNG	OPENING	TOJ	TOP OF JOIST
BTWN	BETWEEN	FE	FIRE EXTINGUISHER	OPP	OPPOSITE	TOM	TOP OF MASONRY
BUR	BUILT-UP-ROOFING	FEC	FIRE EXTINGUISHER CABINET	PAF	POWDER ACTUATED FASTENER	TOP	TOP OF PARAPET
BW	BOTH WAYS	FIN	FINISH	PL	PROPERTY LINE; PLATE	TOPO	TOPOGRAPHY
C	CHANNEL	FLG	FLOORING	PLAM	PLASTIC LAMINATE	TOS	TOP OF STEEL
CAB	CABINET	FLR	FLOOR	PLBG	PLUMBING	TOW	TOP OF WALL
CB	CATCH BASIN	FOC	FACE OF CONCRETE/CURB	PLYWD	PLYWOOD	TV	TELEVISION
CBG	CALIFORNIA BUILDING CODE	FOF	FACE OF FINISH	PNL	PANEL	TYP	TYPICAL
CEM	CEMENT	FOM	FACE OF MASONRY	PROP	PROPERTY	UC	UNDER COUNTER/CABINET
CEM PLAS	CEM PLASTER	FOS	FACE OF STUD	PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
CFLG	COUNTERFLASHING	FOW	FACE OF WALL	PSI	POUNDS PER SQUARE INCH	UR	URINAL
CFMF	COLD-FORMED METAL FRAMING	FP	FIREPROOF	PT	PAINT	VCT	VINYL COMPOSITION TILE
CG	CORNER GUARD	FRP	FIBERGLASS REINFORCED PLASTIC	PTN	PARTITION	VERT	VERTICAL
CJ	CAST IRON	FT	FEET/FOOT	PV	PHOTOVOLTAIC	VEST	VESTIBULE
CJ	CONSTRUCTION JOINT/CONTROL JOINT	FTG	FOOTING	QT	QUARRY TILE	VIF	VERIFY IN FIELD
CL	CENTER LINE	FURG	FURRING	R	RADIUS; RISER	VWC	VINYL WALL COVERING
CLG	CEILING	G	GROUND; NATURAL GAS	RD	ROOF DRAIN	VWF	VINYL WALL FABRIC
CLR	CLEAR	GA	GAGE	REBAR	REINFORCING STEEL BAR	WI	WITH
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED	REF	REFERENCE	W/O	WITHOUT
CNTR	COUNTER	GB	GRAB BAR	REF	REFRIGERATOR	WC	WATER CLOSET
CO	CLEANOUT	GI	GALVANIZED IRON	REINF	REINFORCE/REINFORCING	WD	WOOD
COL	COLUMN	GLU LAM	GLUED LAMINATED WOOD	REQD	REQUIRED	WH	WATER HEATER
CONC	CONCRETE	GYP	GYPSPUM	RESIL	RESILIENT	WO	WHERE OCCURS
CONSTR	CONSTRUCTION	HB	HOSE BIB	RM	ROOM	WP	WORKING PERMIT
CONT	CONTINUE/CONTINUOUS	HC	HOLLOW CORE	RO	ROUGH OPENING	WPM	WATERPROOF MEMBRANE
CP	CONTROL PANEL	HDBD	HARDBOARD	RWD	REDWOOD	WSCOT	WAINSCOT
CPT	CARPET	HDW	HARDWARE	RWL	RAIN WATER LEADER	WT	WEIGHT
CRS	COLD ROLLED STEEL	HDWD	HARDWOOD	SAD	SEE ARCHITECTURAL DRAWINGS	WTR	WATER
CSK	COUNTER SUNK	HM	HOLLOW METAL	SATC	SUSPENDED ACOUSTICAL TILE CEILING	WWF	WELDED WIRE FABRIC
CSWK	CASEWORK	HORIZ	HORIZONTAL	SB	SPLASH BLOCK	WWR	WELDED WIRE REINFORCEMENT
CT	CERAMIC TILE	HR	HOUR	SC	SOLID CORE		
CTR	CENTER	HT	HEIGHT	SCHED	SCHEDULE		
DBL	DOUBLE	ID	INSIDE DIAMETER	SD	STORM DRAIN		



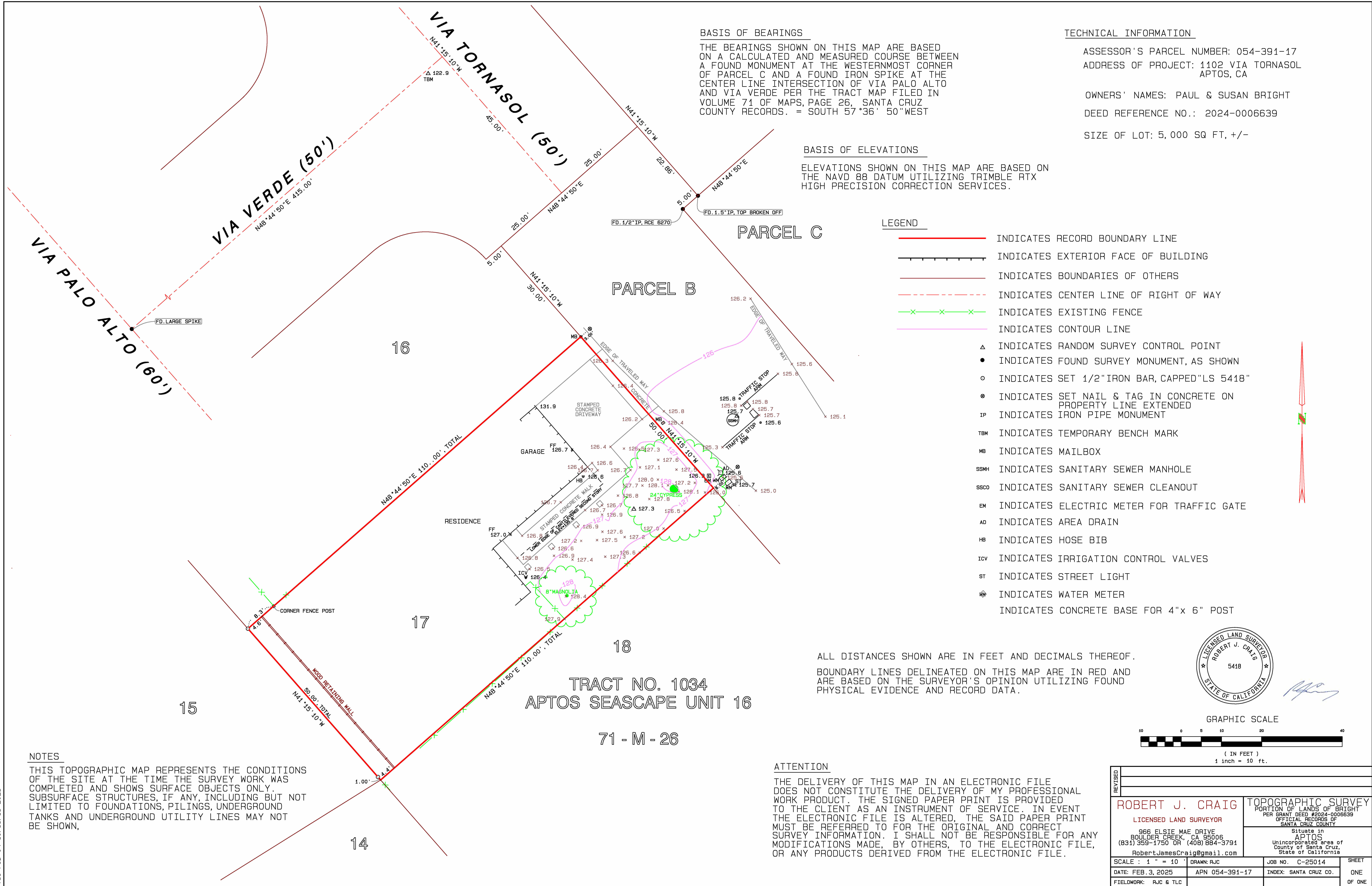
William Fisher Architecture, Inc.
(831) 457-0246, MODERN-ARCHITECTURE.COM
BILL@MODERN-ARCHITECTURE.COM
303 POTRERO ST., BLDG 42, SUITE 102
SANTA CRUZ, CALIFORNIA 95060

SYMBOLS AND ABBREVIATIONS
LIST

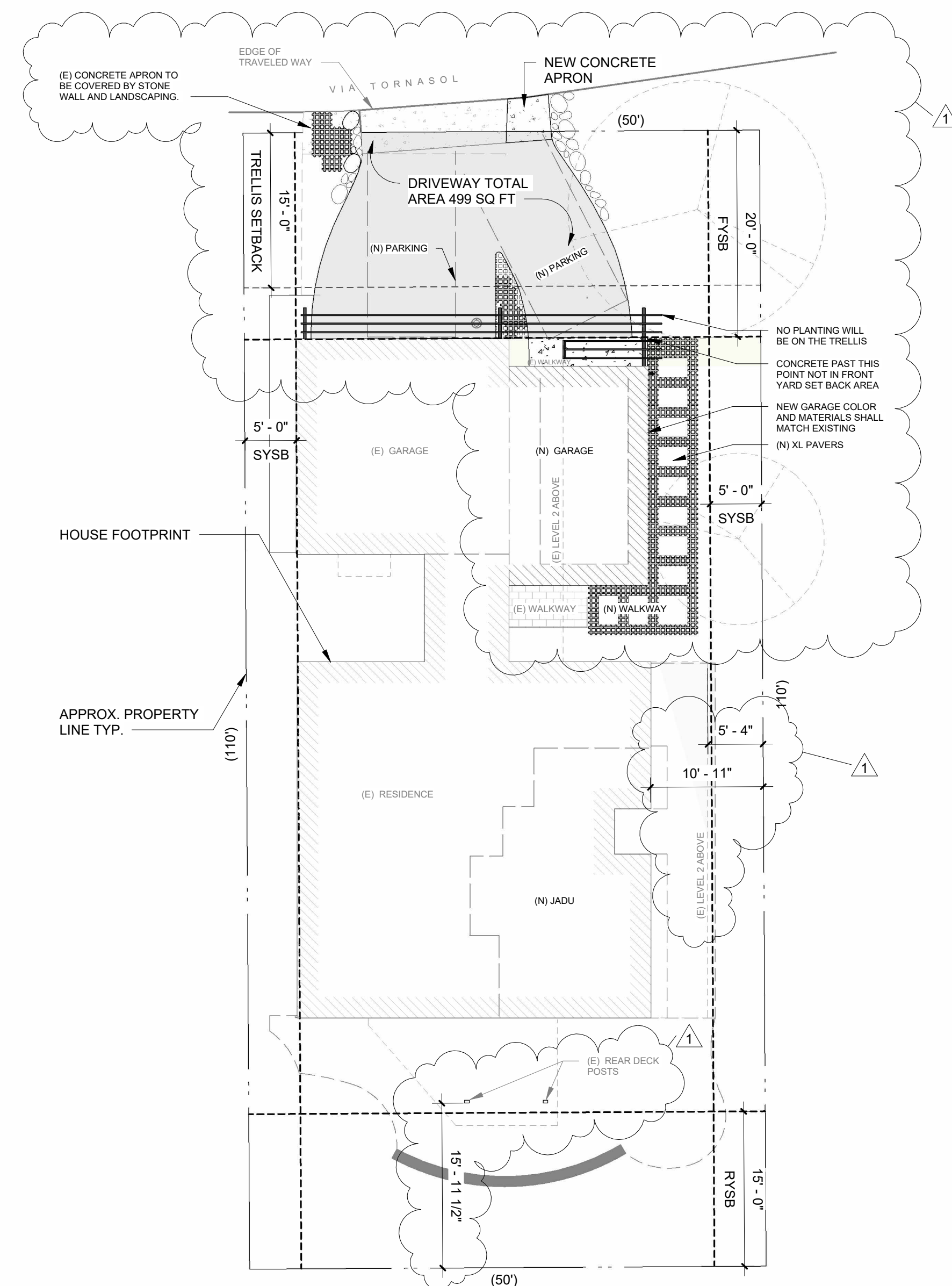
BRIGHT JADU AND GARAGE
PAUL AND SUSAN BRIGHT
1102 VIA TORNASOL
APTOS, CA 95003
054-39-117

REVISION SCHEDULE	
REV. NO.	DESCRIPTION
DATE	

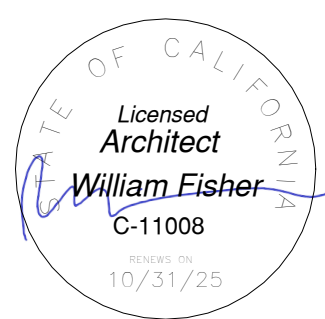
Tue Feb 04 10:36:15 2025



REVISION SCHEDULE		
REV. NO.	DATE	DESCRIPTION
	Date 1	Revision 1



A2.0 KEYED NOTES	
01	(N) INDUCTION HOT PLATE
02	(E) WINE RACK TO REMAIN
03	HH

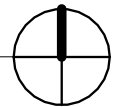


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PROPOSED FLOOR PLANS

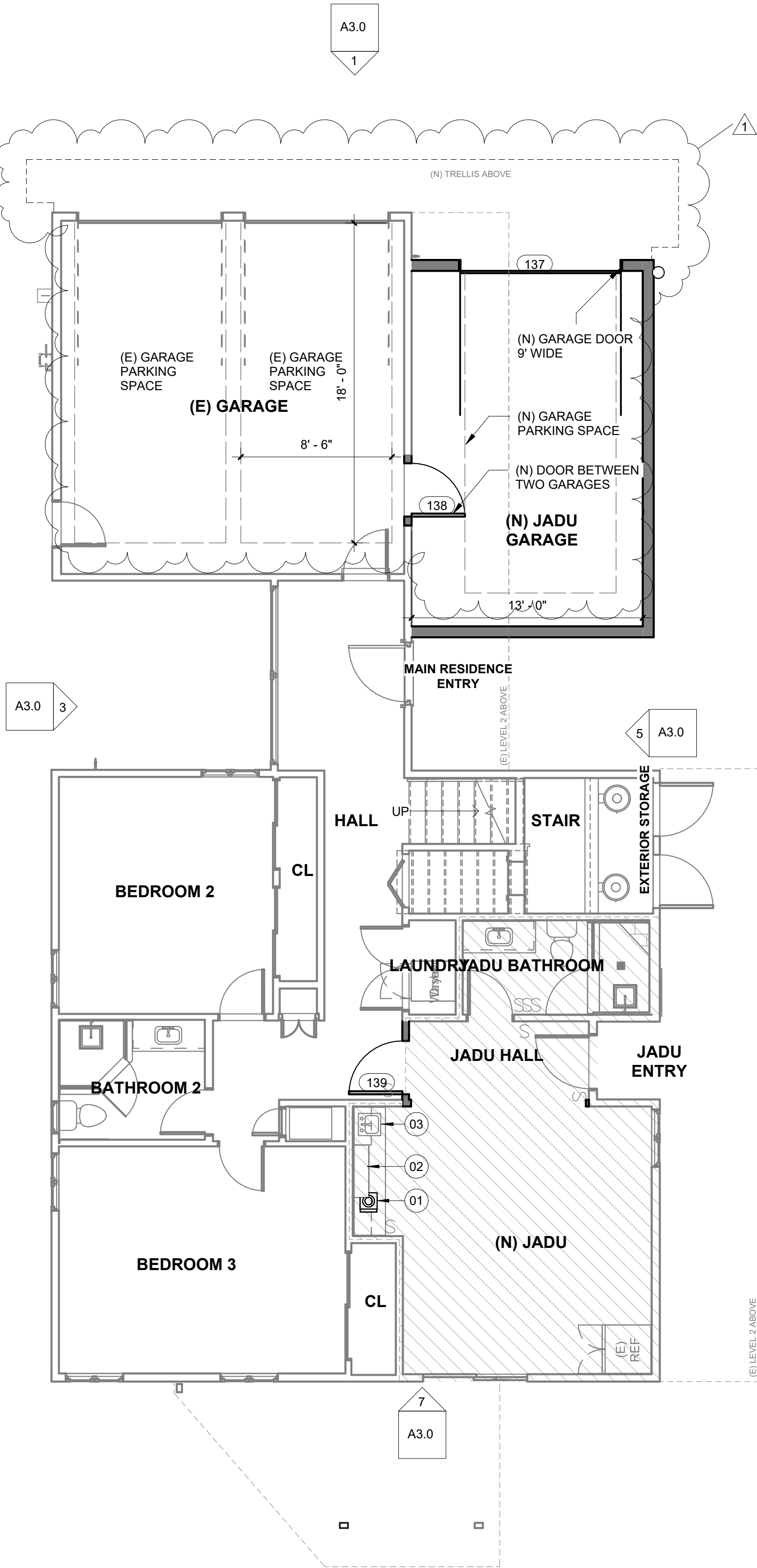
BRIGHT JADU AND GARAGE
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APTOS, CA 95003
054-39-117

REVISION SCHEDULE	
REV. NO.	DESCRIPTION
1	Date 1 Revision 1

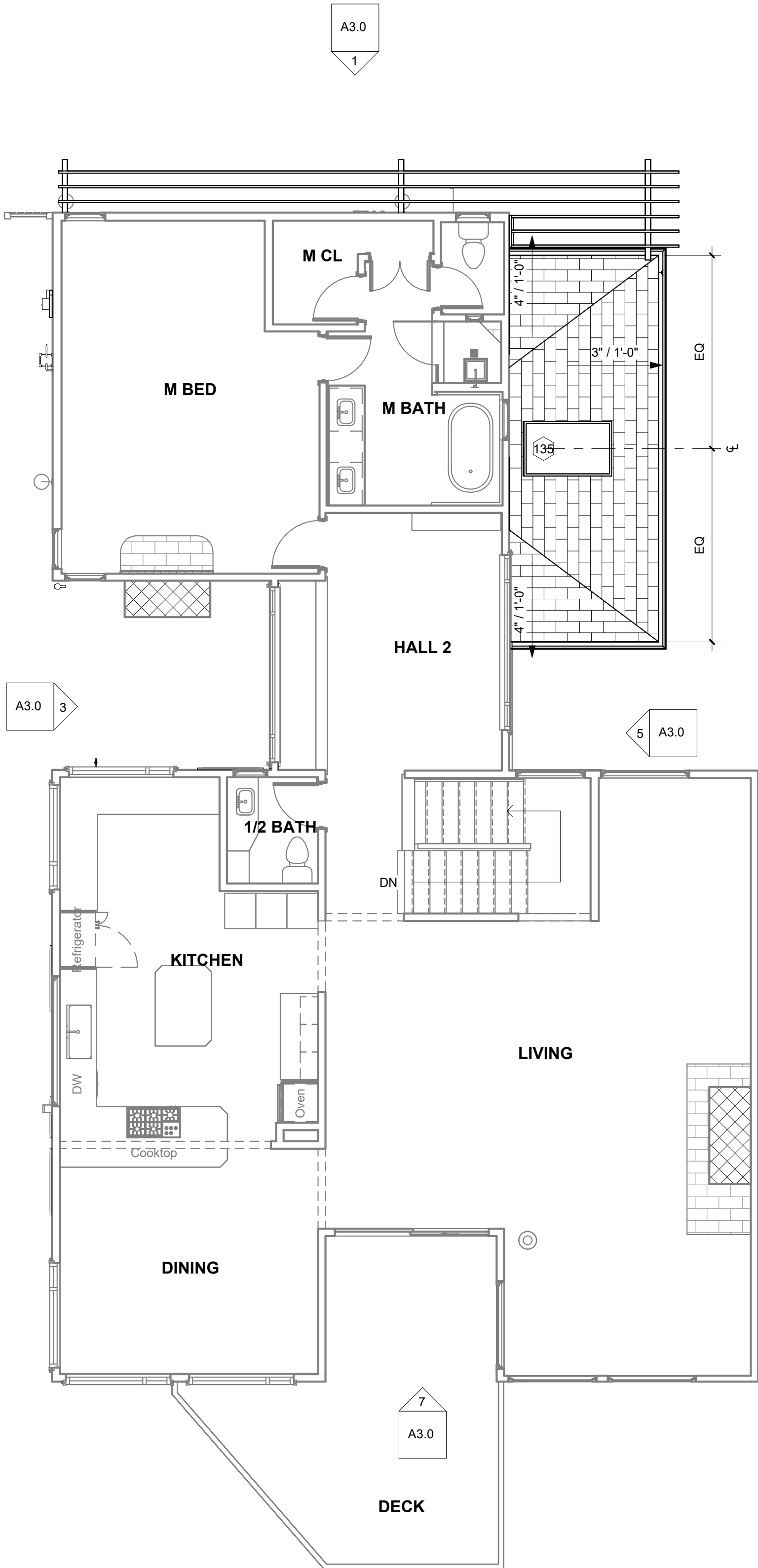


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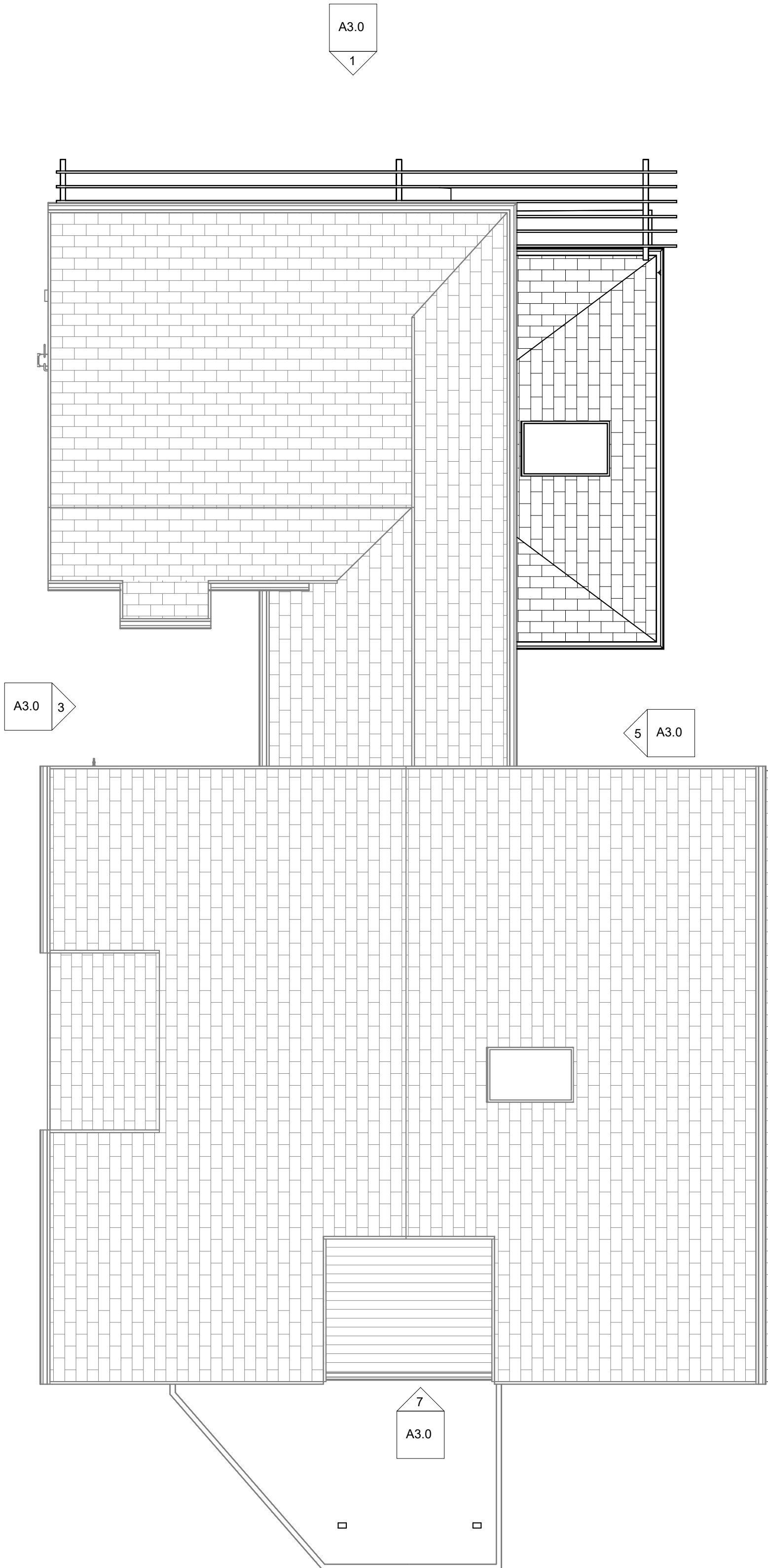
251153 EXHIBIT D



① LEVEL 1 - PROPOSED
3/16" = 1'-0"

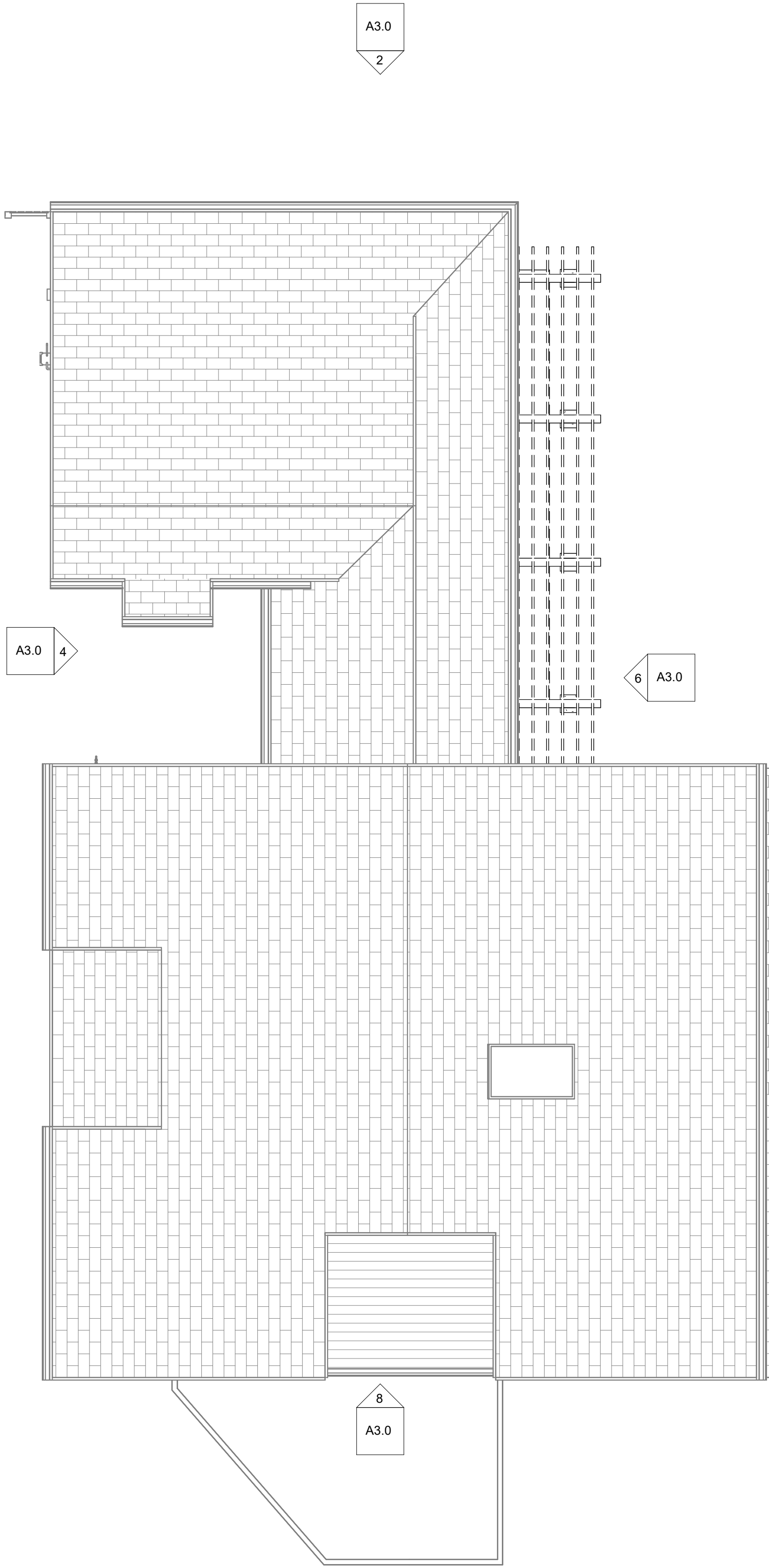


② LEVEL 2 - PROPOSED
3/16" = 1'-0"



③ TOP OF ROOF
3/16" = 1'-0"

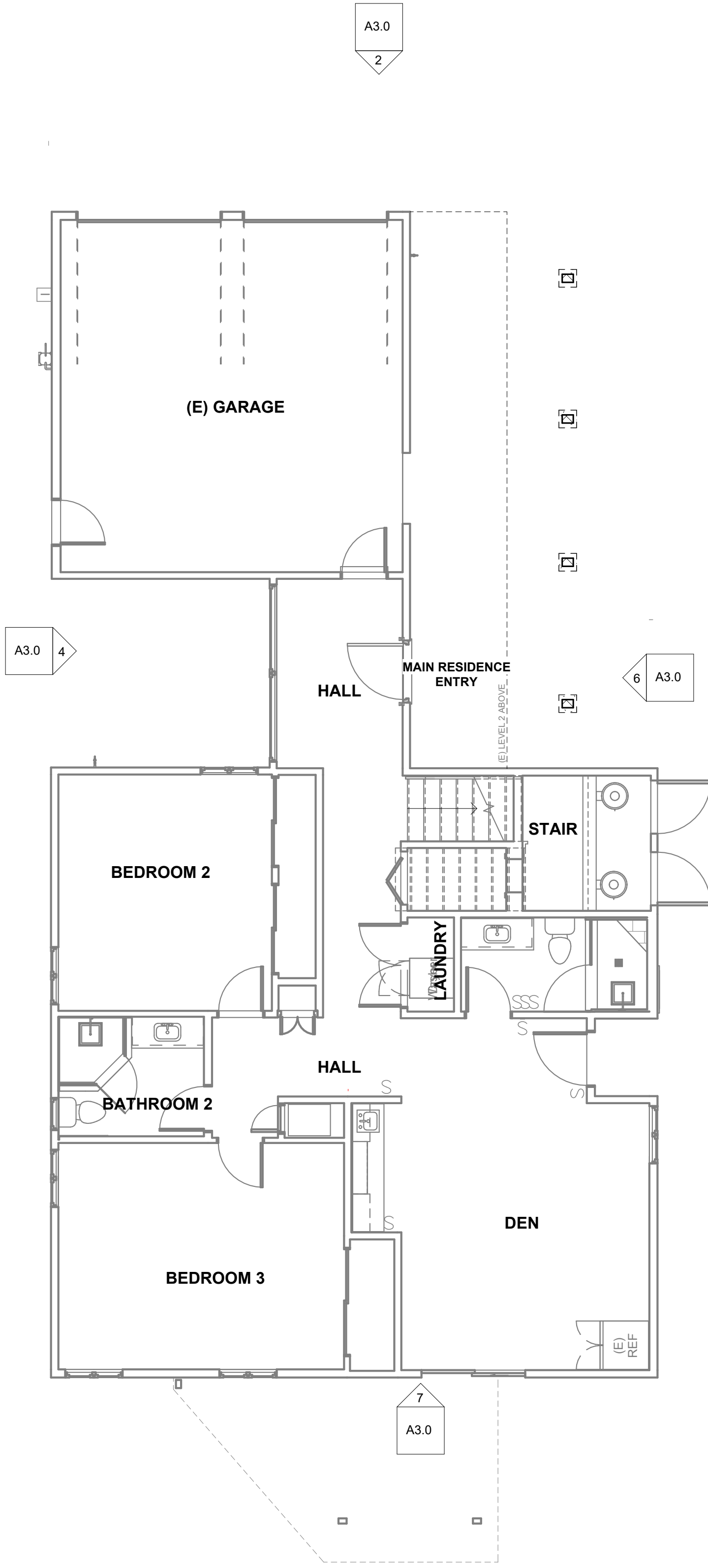
REVISION SCHEDULE		DESCRIPTION	
REV. NO.	DATE		



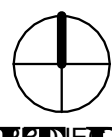
3 TOP OF ROOF EXISTING
3/16" = 1'-0"



2 LEVEL 2 - EXISTING
3/16" = 1'-0"



1 LEVEL 1 - EXISTING
3/16" = 1'-0"



REVISION SCHEDULE		DESCRIPTION	
REV. NO.	DATE		

8 SOUTH - EXISTING
1/8" = 1'-0"



7 SOUTH - PROPOSED
1/8" = 1'-0"



6 EAST - EXISTING
1/8" = 1'-0"



5 EAST - PROPOSED
1/8" = 1'-0"



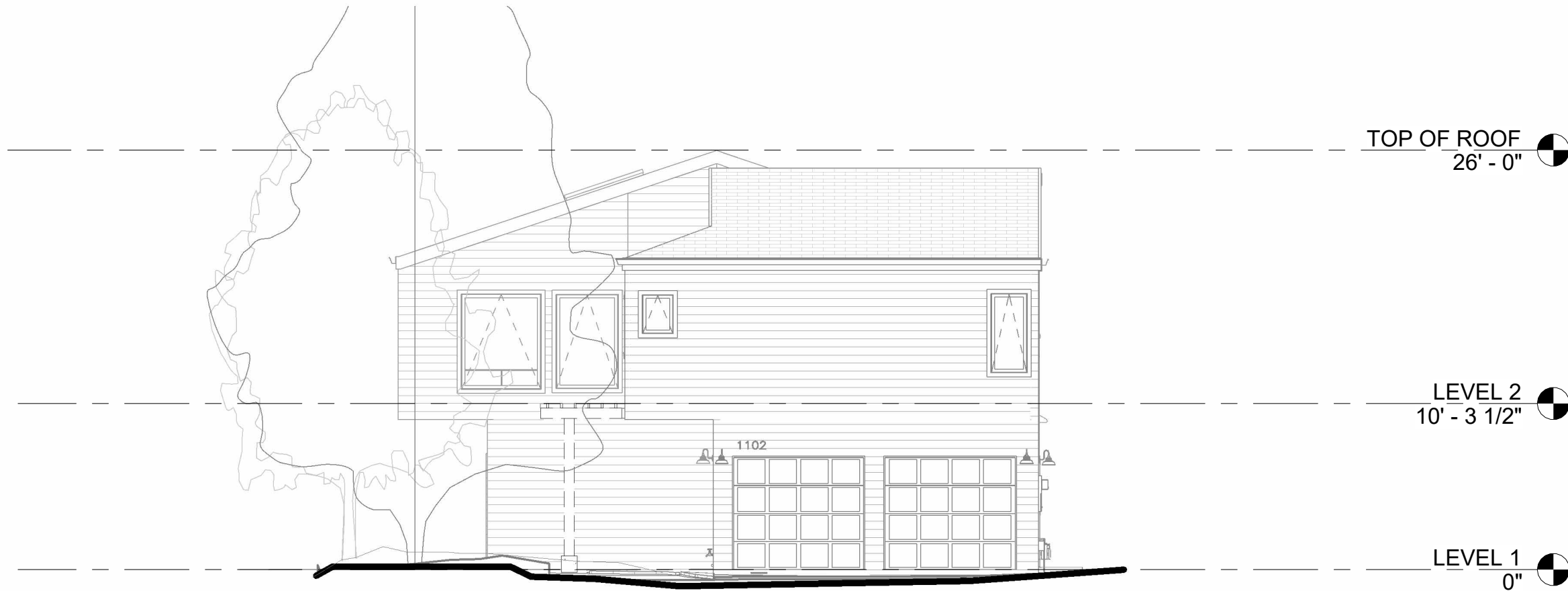
4 WEST - EXISTING
1/8" = 1'-0"



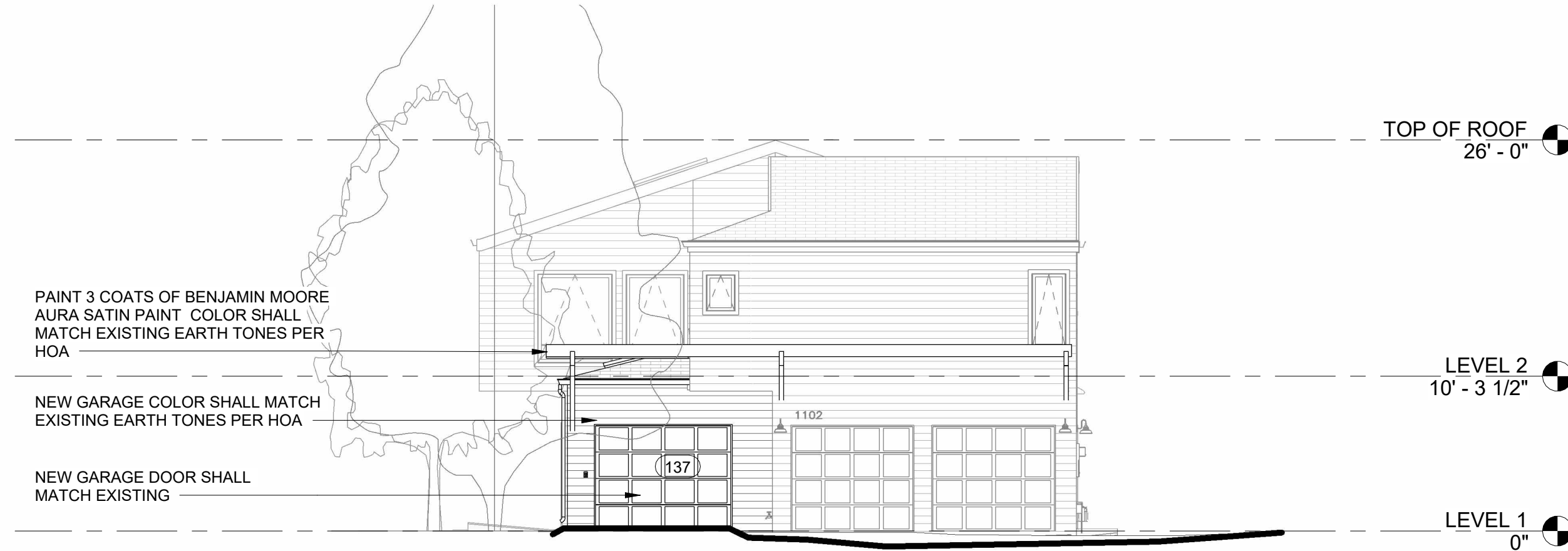
3 WEST - PROPOSED
1/8" = 1'-0"



2 NORTH - EXISTING
1/8" = 1'-0"



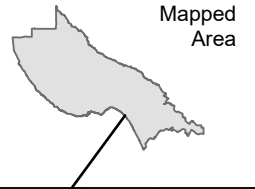
1 NORTH - PROPOSED
1/8" = 1'-0"





Santa Cruz County Planning Department

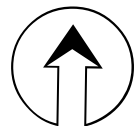
Parcel Location Map



Parcel: 05439117

☐ Subject Parcel

Map printed: 3 Sep. 2025



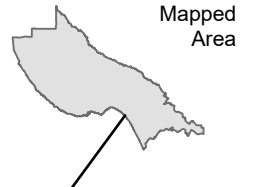
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Feet

EXHIBIT E



Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel



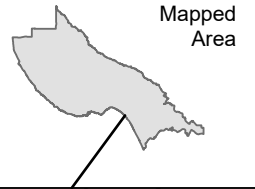
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Feet

EXHIBIT E



Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel

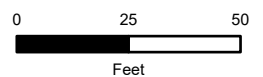


EXHIBIT E

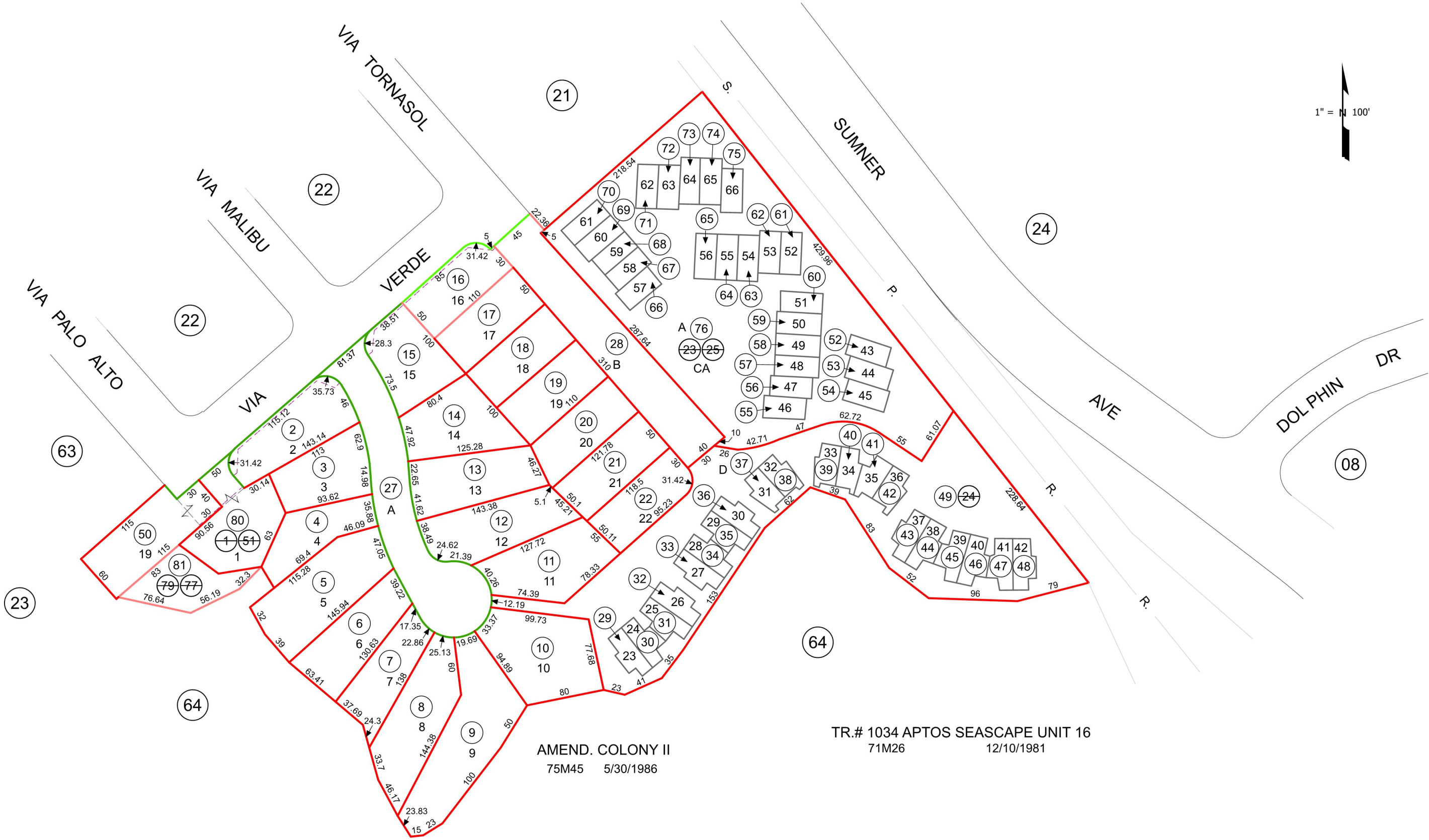
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POR. APTOS RANCHO
SEC. 20, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-268

54-39



Electronically redrawn 10/25/00 KSA
Rev. 10/25/00 KSA (Por. to Pg. 64)
Rev. 3/17/03 CB (0-0051603, Cor to LBA, 1-79)
Rev. 1/24/06 mvm (Cor. to 1-16 per 71MB26)
Rev. 2/21/25 CJTC (Cor. to LBA 1-80/81)

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

Assessor's Map No. 54-39
County of Santa Cruz, Calif.
Oct. 2000

EXHIBIT E

Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 6

Parcel Information

Parcel Size: 5,500 square feet
Existing Land Use - Parcel: residential
Existing Land Use - Surrounding: residential
Project Access: Via Tornasol
Planning Area: Aptos General Plan Area
Land Use Designation: R-UL (Urban Residential - Low Density)
Zone District: R-1-6 (Single Family Residential, 6,000 square foot minimum per dwelling)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Technical Reviews: NA

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Slope at the back of the property, not impacting any development areas
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped resource, but proposed development not visible from public beach
Archeology: Not mapped/no physical evidence on site