



Staff Report to the Zoning Administrator

Application Number: **251180**

Applicant: Richard Brereton

Owner: Richard Brereton

APN: 043-072-41

Site Address: 204 Beach Drive, Aptos

Agenda Date: 11/7/25

Agenda Item #: 7

Time: After 9:00 a.m.

Project Description: Proposal to remodel the second floor of an existing nonconforming dwelling to remove portions of the structure that encroaches over the rear property line (relocate rear wall and demolish cantilevered section of rear deck), and to establish a new, four-bedroom Vacation Rental for periods of 30 days or less at a time.

Location: Property is located on the southwestern side of Beach Drive (204 Beach Drive), approximately 280 feet southeast of the intersection of Beach Drive and Rio Del Mar Boulevard in Aptos.

Permits Required: Coastal Development Permit and Variance to reduce the rear yard setback from 15 feet to 0 feet, and a Vacation Rental Permit with an On-Site Parking Exception

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 251180, based on the attached findings and conditions.

Project Description

The subject property is located on the southwestern side of Beach Drive, situated between the roadway and the beach, within a residential neighborhood characterized by both attached and detached single-family homes that range from one to three stories in height. These homes exhibit a range of architectural styles, materials, and color palettes, contributing to the eclectic character of the area. The existing residence, originally constructed in 1952, predates current building and zoning development standards. The property is presently developed with a nonconforming 3,197-square-foot single-family dwelling, which includes a 386-square-foot attached garage. The existing single-family dwelling is nonconforming to all current site and development standards for the zone district, including setbacks, floor area ratio, and lot coverage.

The proposed project involves the demolition of portions of the second-story family room and deck that currently extends beyond the rear property line, as well as the removal of an existing

trellis. The redesigned second-story elements will be aligned with the first-floor exterior walls and will be confined within the property boundaries. The first floor is not included within the scope of the proposed work. Because the property lies within the appeals jurisdiction of the Coastal Zone and is located in a designated scenic area, the proposed remodel is not exempt from review under Coastal Zone regulations. Accordingly, a Coastal Development Permit is required. Furthermore, because the existing structure does not conform to current setback requirements, and the remodel is proposed to match the existing structural footprint, a Variance is required to reduce the rear yard setback from 15 feet to the property line.

In addition to the proposed remodel, the project also includes a proposal to establish a four-bedroom vacation rental at the property, which lies within the Sea Cliff/Aptos/La Selva Beach designated area, but in an area that has no block limitations.

Vacation rentals within residential structures are permitted within the RM-2.5 zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance and requires a Vacation Rental Permit. In addition, because the required on-site parking cannot be provided in accordance with n SCCC Section 13.10.694(D)(2)(c)(iv) B, an On-Site Parking Exception is required in conjunction with this Vacation Rental Permit.

Zoning & General Plan Consistency

The subject property is a 2,028 square foot lot, located in the RM-2.5 (Multi-Family Residential, 2,500 square foot minimum per dwelling) zone district, a designation which allows residential uses. The proposed demolition and remodel constitute principal permitted uses within this zone. The project is also consistent with the site's General Plan designation of R-UH (Urban Residential – High Density). While the remodeled structure will conform to the property boundaries, it will remain nonconforming to current setback standards, thus necessitating a Variance.

Other code sections and standards that apply to the proposed remodel include the following:

SCCC 13.10.232 Nonconforming Structures

In accordance with Santa Cruz County Code (SCCC) 13.10.262, modifications to nonconforming structures are permitted without additional requirements provided they do not constitute a reconstruction, which is defined as modifications affecting 65% or more of major structural components. The proposed project involves modifications totaling only 12.96%, which is well below this threshold. Therefore, the project does not constitute reconstruction under the Code. However, the new second-story exterior wall and rear deck will not meet current setback standards, necessitating a Variance.

SCCC 13.10.230 Variance approvals

Due to the unique development pattern in the surrounding area, which includes other nonconforming structures that are also constructed to a zero-lot line, the proposed Variance does not represent a special privilege. In fact, the remodel will enhance compliance by reducing the footprint of the existing structure and ensuring that all development is fully within the property boundaries. As such, the required findings for approval of the Variance can be made.

SCCC 16.13 Floodplain Management

The parcel is located within the VE flood zone. The proposed improvements have been reviewed and conditioned to ensure they do not constitute a substantial improvement as defined by the County's floodplain management regulations. Therefore, the project is consistent with applicable standards of SCCC 16.13 and FEMA flood regulations.

SCCC 16.40 Native American Cultural Sites

The property lies within a zone designated for potential archaeological sensitivity. While the project does not include additional ground disturbance, it has been conditioned to require reporting of any cultural resources discovered during construction.

SCCC13.16.050 Off-street vehicle parking spaces required

The proposed project does not include any changes in the number of existing bedrooms and therefore the pre-existing nonconforming parking situation does not need to be addressed for the proposed remodel. The house was built in 1952 with a two-car garage that accommodates two compact parking spaces, which are 7.5 feet by 18 feet in size. While this does not conform to current standards, which require a minimum size of 8.5 feet by 18 feet for a parking space, the garage was built before building or zoning regulations existed.

Code sections and standards that apply to the proposed vacation rental include the following:

SCCC 13.10.694 Vacation Rentals

The property is developed with an existing four-bedroom single-family home that will be modified in accordance with this Permit. Operation of the vacation rental must comply with all applicable provisions of the County's vacation rental ordinance. Vacation rental permits are subject to renewal in accordance with Section 13.10.694(D)(3), and the permit is conditioned accordingly.

SCCC 13.10.694(D)(2)(c)(iv) B Vacation Rental Parking

For vacation rentals containing three or more bedrooms, two on-site parking spaces are required. Additionally, guests may utilize one off-site parking space in the immediate vicinity; however, no exclusive or reserved street parking will be permitted as part of the project approval.

As described above, the existing on-site parking configuration consists of two compact parking spaces where two standard parking spaces are required, which does not fully meet current standards for a vacation rental use. In situations where the required standard on-site parking cannot be provided, an On-Site Parking Exception may be requested in conjunction with a Conditional Use Vacation Rental Permit Application for consideration by the Zoning Administrator.

To ensure that vehicles associated with the proposed vacation rental can be accommodated on the parcel, within the existing garage, the project has been conditioned to require the inclusion of specific language in the vacation rental agreement, clearly indicating that the two on-site garage spaces are compact in size and only accommodate smaller vehicles. In addition, the conditions of

approval specify that no more than one vehicle associated with the vacation rental use may be parked on the public street at any time. This condition will help manage guest expectations and support compliance with local parking regulations, thereby minimizing potential parking impacts on the surrounding neighborhood.

SCCC 13.10.694(D) Permit Expiration

Vacation rental permits expire the same month and day five years subsequent to the effective date of the Vacation Rental Permit; therefore, the date of expiration of this permit is 11/21/2030. This permit is also being conditioned so that the actual renting out of the vacation rental is started after the final building inspection is completed.

Emergency Contact

Rick Brereton and/or Brad and Maria Brereton have been designated as the 24-hour contract for the vacation rental. All emergency contacts as located at 838 Riverside Avenue, Santa Cruz CA 95060, within the required 30-mile response radius from the proposed vacation rental property.

Designated Area

The property is located in the Sea Cliff/Aptos/La Selva Beach designated area, with no block limits. If this application is approved, approximately 24% of the parcels in this designated area will have been issued either a vacation or hosted rental permit.

Local Coastal Program Consistency

The proposed demolition, remodel, and vacation rental permit are consistent with the County's certified Local Coastal Program. The redesigned structure is appropriately sited and scaled to be visually compatible with, and integrated into, the surrounding neighborhood, which is comprised of varied architectural styles of one to three story attached and detached single-family homes along the southwestern side of Beach Drive between the roadway and beach. The rest of Beach Drive has single and multi-family homes located between the coastal bluffs and the roadway. The existing home conforms to the existing residential density of the neighborhood. While the property is located between the shoreline and the first public road, the project includes the removal of encroaching second-story elements and does not adversely impact public access to the beach. The site is not identified as a priority acquisition parcel in the County's Coastal Access Plan. Consequently, the project will not interfere with public access to the beach, ocean, or other nearby coastal resources.

Additionally, the proposed vacation rental use will help to promote coastal visitors, which is prioritized in General Plan BE.5.1.2 Priority Uses within the Coastal Zone, which calls out that visitor serving uses are a second priority after agricultural uses. General Plan BE 5.1.7 Development and Coastal Access also requires that new development protects the public's right to coastal access and does not impact existing access. For which, the proposed remodel will help remove second floor encroachments.

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 **251180**, based on the attached findings and conditions.

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

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

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Vacation Rental Agreement (without conditional changes)

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: 251180
Assessor Parcel Number: 043-072-41
Project Location: 204 Beach Drive, Aptos

Project Description: Proposal to demolish existing wall, decking, and trellis at the second floor located outside the property line, remodel the existing two-story dwelling, and establish a new, four-bedroom Vacation Rental.

Person or Agency Proposing Project: Richard Brereton

Contact Phone Number: 707-480-1153

- 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 demolition will not result in a larger structure and will not modify more than 65% of the structure. Additionally, conversion of an existing single-family residence, to a short-term residential vacation rental, will not result in environmental impacts in that a vacation rental use is synonymous with a residential use.

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 RM-2.5 (Multi-Family Residential, 2,500 square foot minimum per dwelling), a designation which allows residential uses. The proposed project and establishment of a vacation rental use are principal permitted uses within the zone district, and the zoning is consistent with the site's R-UH (Urban Residential - High 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. However, the proposed project removes second floor encroachments beyond the property line, within the 10-foot pedestrian easement that runs directly behind this property, and therefore the second floor of the structure will no longer obstruct this easement.

- (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. The proposed development is compatible with the surrounding neighborhood in architectural style, scale, and materials. It incorporates natural tones and elements reflective of coastal design, consistent with the beachside character of the area. The newly remodeled section will be painted to match the existing color scheme. The project aligns with the established urban density of the neighborhood.

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

This finding can be made in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at multiple places along Beach Drive and in the parking lot past the roundabout. Additionally, the project has been conditioned to not block public access and to require the erection of temporary signage, if any of the demolition or construction would potentially impact public access within the adjacent pedestrian easement area.

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

This finding can be made, in that the remodeled structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed in the RM-2.5 (Multi-Family Residential, 2,500 square foot minimum per dwelling) zone district, The zoning is consistent with the R-UH General Plan and Local Coastal Program land use designation. General Plan BE 5.1.7 Development and Coastal Access also requires that new development protects the public's right to coastal access and does not impact existing access. For which, the proposed remodel will help remove second floor encroachments.

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Developed parcels in the immediate vicinity contain attached single-family dwellings and within the wider area contain a mixture of attached and detached homes. Size and architectural styles vary in the area, and the design submitted for the remodel of the existing dwelling is consistent with the pattern of development within the surrounding neighborhood.

Additionally, the proposed vacation rental use will help to promote coastal visitors, which is prioritized in General Plan BE.5.1.2 Priority Uses within the Coastal Zone, which calls out that visitor serving uses are a second priority after agricultural uses.

- (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 though the project site is located between the shoreline and the first public road there is no direct access across the property because the home is attached to the neighboring homes on either side. Furthermore, the proposed project will result in the removal of portions of the structure that currently encroach into a 10-foot-wide public access easement that runs adjacent to the rear property line. The resulting dwelling will therefore be more conforming to the development standards and consequently, 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.

Additionally, the proposed residential vacation rental is located in an existing residential structure in an area designated for residential uses and is not encumbered by physical constraints to development. The residential vacation rental will comply with health and safety standards established for vacation rental units after the final building inspection is completed, including smoke and carbon monoxide alarms, working ground fault circuit interrupters, emergency egress in all sleeping rooms, and handrails along stairs and walking surfaces above 30 inches in height to ensure the optimum in safety. In addition, the vacation rental standards address noise, occupancy, and parking to ensure that there are no detrimental effects of the vacation rental.

- (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 remodel of the second story of the existing structure to remove encroachments that extend over the property line, and the conditions under which the dwelling would be operated or maintained, will in substantial conformance with all pertinent County ordinances and the purpose of the RM-2.5 (Multi-Family Residential, 2,500 square foot minimum per dwelling) zone district as the primary use of the property will be one nonconforming structure that does not comply with the site and development standards for the zone district, including setbacks, maximum lot coverage or floor area ratio, but that will comply with the zero-foot rear yard setback approved by this Permit. Additionally, the property lies within the VE flood zone and has been conditioned not to constitute a substantial improvement, thus meeting applicable floodplain management requirements.

The proposed vacation rental is an allowed use in the RM-2.5 zone district and will operate in compliance with County ordinances.

- (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 existing residential use is in substantial conformance with the use and density requirements specified for the R-UH (Urban Residential - High Density) land use designation in the County General Plan. General Plan BE 5.1.7 Development and Coastal

Access also requires that new development protects the public's right to coastal access and does not impact existing access. For which, the proposed remodel will help remove second floor encroachments.

The proposed vacation rental will follow the standards contained in the Noise Element of the General Plan. Additionally, the proposed vacation rental use will help to promote coastal visitors, which is prioritized in General Plan BE.5.1.2 Priority Uses within the Coastal Zone, which calls out that visitor serving uses are a second priority after agricultural uses.

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 will not intensify the use of the existing dwelling in that it will not increase the number of bedrooms. As such, the proposed project will not adversely impact existing roads or intersections in the surrounding area. The proposed vacation rental use will generate levels of traffic commensurate to any other residential use of the dwelling because the short-term rental occupancy of the residence does not change the type of use within the dwelling and, further, guest celebrations that result in temporary increased traffic can occur with both non-vacation rental residential use and vacation rental use.

Existing traffic and parking on nearby streets and properties would not be adversely affected by granting an on-site parking exception, as two compact spaces are available on the property and renters will be informed of this parking limitation prior to booking the vacation rental. In addition, street parking is typically available and not subject to significant levels of congestion; therefore, one additional vehicle, which may require a standard parking space, can be accommodated. The proposed parking exception will allow for the nonconforming compact spaces to be counted towards the two spaces required for the vacation rental.

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 project is for the remodel of an existing dwelling, which is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. The use of the residence and a vacation rental is consistent with other homes along this section of Beach Drive, many of which are also used as vacation rentals.

(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 remodel has 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. Additionally, the area of the proposed remodel will be constructed to match the existing colors and materials of the subject property.

(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 because the proposed remodel is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will not significantly alter the scale and type of design of the existing dwelling or change the aesthetic qualities of the subject property. Relocation of the rear wall of the structure at the second floor, to remove existing portions of the dwelling that encroach over the property line, will reduce the visual impact of the proposed development on surrounding land uses. Other than one small sign, there will be no exterior changes resulting from the vacation rental use.

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 dwelling, which was developed in 1952 prior to current zoning and building standards, is nonconforming to the site and development standards for the zone district, in that it was built to the lot line on all sides and also exceeds lot coverage and floor area ratio standards. Currently, a portion of the second floor of the structure encroaches over the rear property line. Most of the neighboring properties along this stretch of Beach Drive were built around the same time period and are similarly nonconforming. Where these structures have been remodeled or newer structures constructed, variances have been granted to allow the existing development character to be retained. The proposed variance to allow for a zero-foot setback at the rear property line will align the remodeled second story with the existing nonconforming first floor walls and will result in a structure that is consistent with existing development patterns in the area. Therefore, this finding, that the strict application of the Zoning Ordinance would deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification, 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 in that the remodeled second story will align with the existing nonconforming walls at the lower floor of the structure, and all portions of the structure that currently extend beyond the property line will be removed. The proposal therefore enhances conformity and compatibility with neighboring development and zoning objectives without adversely affecting health, safety, or neighboring properties.

- (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.

Neighboring properties located between Beach Drive and the public beach in the immediate vicinity, are all developed in a similar manner. Furthermore, many properties along Beach Drive, even those located on larger parcels located to the east, have required Variances to setback standards based on the existing development pattern in the area. As such, a reduction of the rear yard setback at the second floor to zero feet is not a grant of special privilege inconsistent with the limitations upon other properties in the vicinity. For example, a Variance 06-0574 was approved for the dwelling at 270 Beach Drive (APN 043-072-60) to reduce the side and rear setbacks to zero feet and Variance 141221 was granted for 220 Beach Drive (APN 043-072-46) to reduce the rear setback to zero feet. Therefore, the granting of such variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and this finding can be made.

Conditions of Approval

Exhibit D: Project plans, prepared by RJB Rick Brereton Inc, dated 6/10/2025.

- I. This permit authorizes the demolition and remodel of the rear exterior wall, trellis, and decking on the second story as indicated on the approved Exhibit "D" for this permit. Additionally, it authorizes the operation of a four-bedroom vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time. 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 any off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.

3. Details showing compliance with fire department requirements.
 4. A survey is required to confirm setbacks.
 5. Submit copies of the completed Substantial Improvement Forms, including a contractor affidavit, owner affidavit, and cost breakdown, and of the appraisal based on the final plans submitted with the building application.
 - a. Note: If the project cost estimate exceeds 50% of the structure's value, either portion of the project shall be removed from the project plans prior to building permit issuance to reduce project costs below 50%, or the applicant shall modify the application to bring the structure into compliance with all FEMA and County regulations for new construction within the FEMA-designated VE-Zone.
 6. Submit materials to confirm that the proposed exterior finishes and materials, including windows and deck railings, are anti-glare and non-reflective.
 7. To mitigate light pollution in views of the structure, all lighting for the dwelling and on second story deck shall be projected down, low wattage, and follow International Dark Sky guidelines to reduce the impact to the public viewshed and native species.
 8. Submit an updated rental agreement that includes language that clearly indicates that the two available on-site parking spaces located within the garage are compact in size and can only accommodate smaller vehicles. The parking space dimensions 7.5 feet by 16 feet shall be clearly called out. The agreement shall also expressly indicate that no more than one vehicle associated with the vacation rental use may be parked on the public street but that this one vehicle may be larger. A maximum of three vehicles are allowed in association with the vacation rental use as specified in the operational conditions.
- 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. Maintain the existing required off-street parking for 2 compact cars. Parking spaces must be 7.5 feet wide by 16 feet long and must be located entirely outside vehicular rights-of-way. Parking must be clearly designated on the plot plan.
- 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. A site survey is required before new walls are put up to confirm that the proposed second story structure is within property lines.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. The project must comply with all recommendations of the approved soils reports.
 - E. Public Beach Access located in Seacliff State Beach shall remain unimpeded during construction. If temporary work or unloading of trucks within Beach Drive is necessary, signage shall be placed in a visible location indicating that beach access is open and available, and the work must be completed in a timely manner.
 - F. 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. All future replacement exterior finishes, such as windows and railings, facing the

ocean shall be anti-glare and non-reflective.

- C. To mitigate light pollution in views of the structure, all lighting for the dwelling and on second story deck shall be projected down, low wattage, and follow International Dark Sky guidelines to reduce the impact to the public viewshed and native species, in perpetuity.
- D. The safety assurance for the vacation rental must be signed after the final building inspection is completed.
- E. The vacation rental is not allowed to be rented out until after the final building inspection and the safety assurance document is signed by the property owner.
- F. The vacation rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Vacation Rental Certification form on file with the Department of Community Development and Infrastructure.
- G. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term “new development” shall include, but is not limited to, fencing, patios, and accessory structures. The term “use” shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.
- H. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (two per bedroom, plus two additional people, children under eight not counted).
- I. The maximum number of vehicles associated with the overnight occupants shall not exceed two on site parking spaces and one additional non-exclusive on street parking space. The rental agreement must include language that
- J. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the number of overnight occupants, children under 8 not counted).
- K. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). A copy of the County Noise Ordinance (County Code Chapter 8.30) shall be posted inside the vacation rental in a location readily visible to all guests.
- L. Vacation rental rules shall be posted inside the vacation rental in a location readily visible to all guests. The rules shall include, but not necessarily be limited to the following: maximum number of guests allowed; maximum number of people allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m.; maximum number of vehicles allowed; restrictions on noise (contained in the County Noise Ordinance), illegal behavior, and disturbances, including an explicit statement that fireworks are illegal in Santa Cruz County; and directions for trash

management.

- M. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.
- N. The vacation rental shall have a sign identifying the structure as a permitted vacation rental and listing a 24-hour local contact responsible for responding to complaints and providing general information. The sign shall not exceed 216 square inches, be legible from, and be posted no more than 20 feet back from the nearest street. For all rentals, the sign shall also display the beginning and end dates of the five-year vacation rental permit. Sign information shall be updated upon any renewal of this permit. The sign shall be continuously maintained while the dwelling is rented.
- O. The name, address, and telephone number(s) of the local property manager (24-Hour contact person) shall be posted inside the vacation rental in a location readily visible to all guests.
- P. Any change in the local property manager's name, address, or telephone number shall be promptly furnished to the Planning Department, the local Sheriff Substation, the Auditor-Controller-Treasurer Tax Collector, the main County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the vacation rental is located. Proof of mailing or delivery of the updated contact information to all of the above shall be submitted to the Planning Department within 30 days of change in the local property manager's contact information.

In addition, the applicant shall complete the online contact (see link below) information survey to ensure that the Community Development and Infrastructure Department is apprised of current contact information and for emergency notifications by the County Office of Response, Recovery and Resilience. Survey can be accessed via this link: <https://forms.office.com/g/5kjvAnC8n6>.

- Q. The local property manager (24-hour contact person) shall be located within 30 miles of the vacation rental. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC 18.10.136.
- R. All advertising for vacation rentals shall include the vacation rental permit number in the first two lines of the advertisement text, and where photos are included, a photo containing the permit number shall be included, as well as a photo of the required signage that includes the 24-hour contact information and vacation rental identification. Advertising a vacation rental for a property without a vacation rental permit is a violation of this chapter and violators are subject to the penalties set forth in SCCC 19.01.
- S. The owner/applicant shall comply with the regulations and standards set forth in

Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for the vacation rental unit.

- T. Permits for vacation rentals shall expire five years from the date of approval. To continue in operation as a legal vacation rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Vacation rental permits are non-transferable and become void when a property transfer triggers reassessment.
 - U. A violation of any of the requirements to obtain a vacation rental permit may be grounds for denial of a new vacation rental permit application. Further, violations of vacation rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing vacation rental permit after consideration at a public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
 - V. If more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a public hearing to consider permit revocation, pursuant to SCCC 18.10.136. "Significant violations" are: citations for violation of SCCC 8.30 (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the vacation rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of vacation rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a vacation rental permit for the same parcel without prior consent of the Board of Supervisors.
 - W. The Vacation Rental shall provide overnight lodging for a period of not more than 30 days at a time.
 - X. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. Indemnification
- The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any

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

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

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

Please note: The development permits for the proposed demolition and remodel 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.

Application #: 251180
APN: 043-072-41
Owner: Richard Brereton

Please note: The vacation rental permit for the proposed four-bedroom vacation rental expires five years from the effective date listed below and must be renewed before the expiration date.

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.

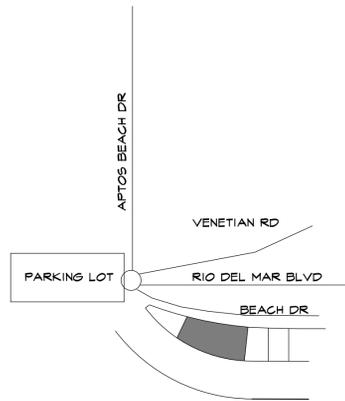
Brereton Remodel

Modifications to an Exist. Single Family Home

SPECIFIC NOTES

- THIS WINDOW MUST MEET EMERGENCY EGRESS REQUIREMENTS. 5 SF MIN. @ 1ST FLR / 5.7 SF AT 2ND FLR. NET AREA OF EXIT OPENING, 20" MIN. CLR WIDTH, 24" MIN. CLR HT. AND 44" MAXIMUM HT OF OPENING ABOVE FINISHED FLOOR.
- THE FOLLOWING MAX. FLOW RATES SHALL APPLY TO ALL FIXTURES IN THE AREA OF WORK. (FLOW RESTRICTORS MAY BE USED ON EXISTING FIXTURES (FIXTURES AND FITTINGS SHALL BE INSTALLED PER THE CPC 2022 AND SHALL MEET THE APPLICABLE REFERENCE STANDARDS).

KITCHEN SINK FAUCET	1.5 GPM AT 60 PSI
(MAY TEMP. INCREASE TO	2.2 GPM FOR POT FILLING)
SHOWERHEAD	1.8 GPM AT 80 PSI
LAV FAUCET	1.2 GPM AT 60 PSI
GRAVITY TANK WC	1.28 GAL/FLUSH
- NEW VINYL SINGLE HUNG WINDOWS, DUAL GLAZED, WINDOW SIZES PER PLAN, WITH A MIN. U FACTOR OF .30 (.35 DOORS & .39 SKYLIGHTS) AND SHGC OF .23 (17 DOORS & .25 SKYLIGHTS). REFER TO A3.0 FOR ELEVATION
- PROVIDE SMOKE DETECTORS IN AS SHOWN. ALL DETECTORS SHALL BE HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED. ALL DETECTORS OUTSIDE OF THE SLEEPING AREAS (BUT AT LEAST 1 DETECTOR IN EACH BLDG) SHALL BE A COMBINATION SMOKE CARBON MONOXIDE DETECTOR
- ALL OUTLETS IN KITCHENS, BATHROOMS, LAUNDRY ROOM AND GARAGES ARE TO BE ON A GFI CIRCUIT.
- SAFETY GLASS REQUIRED IN THIS DOOR OR WINDOW. ALL SAFETY GLASS SHALL BE TEMPERED
- VERIFY ADDRESS SIGNS ARE LIT WITH PERMANENT LIGHTING ATTACHED TO BLDG. 4" CHARACTERS W/ 1/4" STROKE, CONTRASTING COLOR

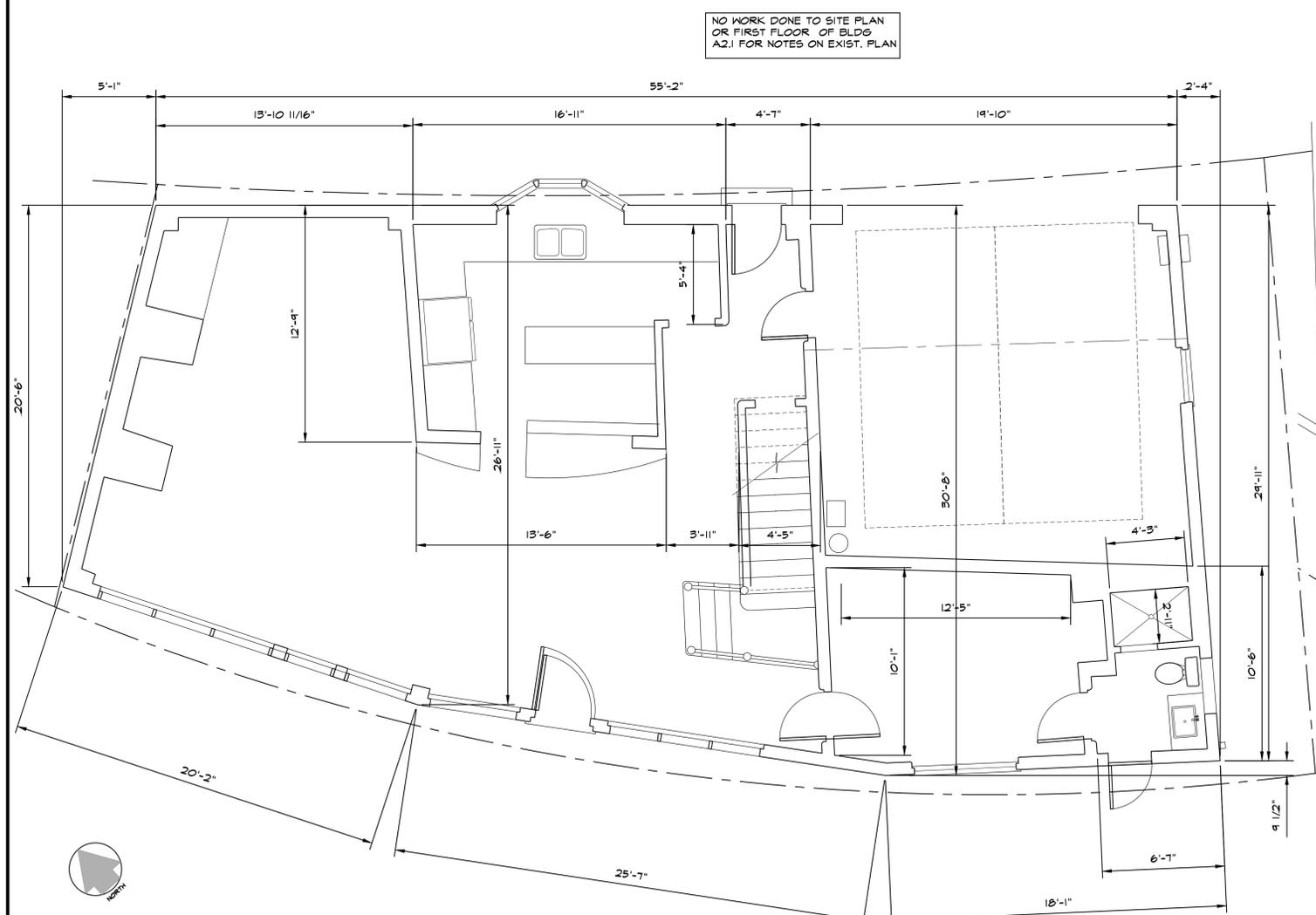


VICINITY MAP

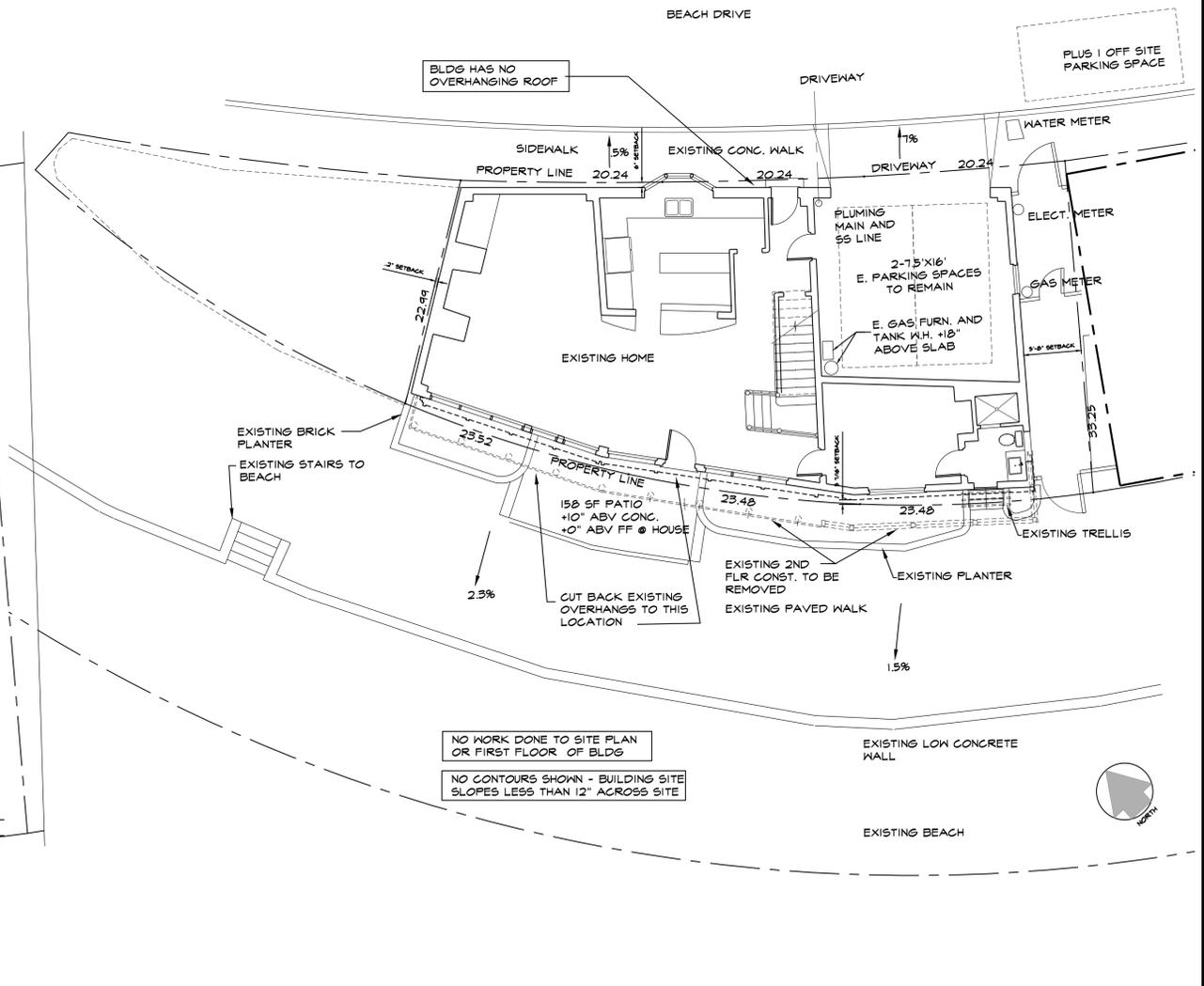
NTS

DEFERRED APPROVALS	SCOPE OF WORK	PROJECT DATA	SHEET INDEX
<ol style="list-style-type: none"> ALL ITEMS APPROVED FOR DEFERRED APPROVAL WILL REQUIRE SUBSEQUENT DEVELOPMENT OF PLANS, CALCULATIONS AND SPECIFICATIONS WHICH SHALL BE SUBMITTED TO, REVIEWED BY AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION OF ANY DEFERRED APPROVAL ITEM. ALL DESIGN DOCUMENTATION SUBMITTED FOR INDIVIDUAL DEFERRED APPROVAL SHALL BE CLEAR, CONCISE, DRAWN AT A REASONABLE SCALE, AND SUFFICIENTLY COORDINATED WITH THE APPROVED DOCUMENTS REGARDING SCOPE, LOCATIONS AND APPLICATION TO BE EASILY REVIEWABLE. THESE DOCUMENTS SHALL BEAR THE STAMP AND VET SEAL OF AN ARCHITECT OR AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA. ALL SUBMITTAL DOCUMENTS FOR DEFERRED ITEMS SHALL BE SUBMITTED TO THE ARCHITECT. SUBMITTAL DRAWINGS SHALL INCLUDE DETAILS FOR ALL PENETRATIONS OF WALLS, FLOORS, & CEILINGS WHICH MAINTAIN FIRE RATINGS CALLED FOR IN PLANS THERE ARE NO DEFERRED APPROVALS 	<p>REMOVE AND RELOCATE A NON-BEARING WALL BETWEEN AN EXISTING 2ND FLR BEDROOM AND LAUNDRY ROOM. REPAIR DAMAGED FINISHES AND INSTALL NEW FINISHES TO MATCH EXISTING</p> <p>CUT BACK EXISTING WALL AT FAMILY ROOM THAT'S OVER THE PROPERTY LINE. NEW WALL, LOCATED WITHIN THE PROPERTY LINE IS TO MATCH THE EXISTING WALL THAT IS TO BE REMOVED</p> <p>REMOVE SECOND STORY DECORATIVE COLUMNS AND GUARDS ON DECK AND CUT BACK DECK. INSTALL NEW GUARDS AND WATERPROOFING ON DECK</p> <p>NO CHANGES TO STRUCTURAL SYSTEM OF BUILDING, HEATING SYSTEM OR INCREASE OF AREA OF CONDITIONED SPACE. WORK TO FAMILY ROOM REMOVES CONDITIONED SPACE AND MODIFIES EXTERIOR WALL AND WINDOWS</p>	<p>OCCUPANCY: R3 TYPE OF CONST.: TYPE V-B</p> <p>AREAS: EXISTING HOME 1ST FLR AREA TO REMAIN INCLUDES GARAGE 1645 SF 2ND FLR AREA TO REMAIN 1552 SF</p> <p>EXIST. TOTAL BLDG 3,197 SF INCLUDES 386 SF GARAGE EXIST. COND. SPACE 64 SF MINUS PROPOSED TOTAL COND. SPACE 2,747 SF</p> <p>PROPOSED TOTAL BLDG AREA 3,133 SF</p> <p>INTERIOR AREA OF REMODEL 62 SF</p> <p>CONDITION SPACED REDUCED BY E. DECK TO BE REDUCED 483 SF 2ND FLR EXT. DECK REDUCED BY NEW 2ND FLR DECK AREA 123 SF (DECK THAT REMAINS) 360 SF</p> <p>BUILDING DOES NOT HAVE FIRE SPRINKLERS</p> <p>SIZE OF LOT: 2028 SF FOOTPRINT OF BLDG 1645 SF EXIST. TO REMAIN FLOOR AREA RATIO 81% EXIST. TO REMAIN E. REAR PATIO 158 SF EXIST. TO REMAIN</p>	<p>A1.0 TITLE SHEET, SITE, PLAN & 1ST FLR PLAN A1.1 SITE CONTEXT PLAN A2.0 2ND FLOOR PLAN A2.1 EXIST. FLOOR PLANS A3.0 EXT. ELEVATIONS A4.0 MODIFICATION PLAN T24-1 TITLE 24 T24-2 TITLE 24</p> <p>APPLICABLE CODES</p> <p>THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> 2022 CBC 2022 CMC 2022 CPC 2022 CEC 2022 CAL ENERGY CODE 2022 CALGREEN SANTA CRUZ COUNTY CODES AND AMENDMENTS <p>ALL NEW ELECTRICAL WORK IS TO COMPLY WITH THE ELECTRICAL CODE AND SHALL COMPLY WITH THE STATE FIRE MARSHAL BUILDING STANDARDS AND REGULATIONS</p> <p>HERS REQUIRED TESTING</p> <ol style="list-style-type: none"> HIGH R-VALUE SPRAY FOAM INSULATIONS DUCT SEALING IF DUCT WORK IS MODIFIED <p>GRADING</p> <ol style="list-style-type: none"> NO GRADING OR OTHER WORK TO THE EXISTING SITE
<p>EROSION CONTROL</p> <p>NO EXT. WORK</p> <p>SPECIAL INSPECTIONS</p> <p>NO SPECIAL INSPECTIONS</p>	<p>ENCROACHMENT PERMIT</p> <p>NO WORK TO SITE</p>		
<p>WUI</p> <p>THE PROJECT IS NOT LOCATED IN THE WILDLIFE URBAN INTERFACE</p>	<p>CALGREEN</p> <p>EXEMPT FROM CALGREEN SINCE WE ARE NOT ADDING ANY NEW CONDITIONED SPACE</p>		

NO WORK DONE TO SITE PLAN OR FIRST FLOOR OF BLDG A2.1 FOR NOTES ON EXIST. PLAN



EXIST. FIRST FLOOR PLAN



SITE PLAN

NO WORK DONE TO SITE PLAN OR FIRST FLOOR OF BLDG

NO CONTOURS SHOWN - BUILDING SITE SLOPES LESS THAN 12" ACROSS SITE

PLOT DATE 6/13/2025 11:32:55 AM

1/4" = 1'-0"

1/8" = 1'-0"

REVISIONS

	BY

RJB
Rick Brereton, Inc.
Rick Brereton, Architect
C15084
501 Keller Street, Palmdale, CA 94452 (707) 480-1153



Brereton Remodel
204 Beach Drive
Aptos, CA 95005
Owner and Contact
Rick Brereton
Successor Co-Trustee
APN 045-072-41
PHONE: 707 480 1153

SITE PLAN



Date: 6/10/25
Scale: 1/8"=1'-0"
Drawn: RJB
A1.0-P-tsh.dwg
Sheet:

A1.0

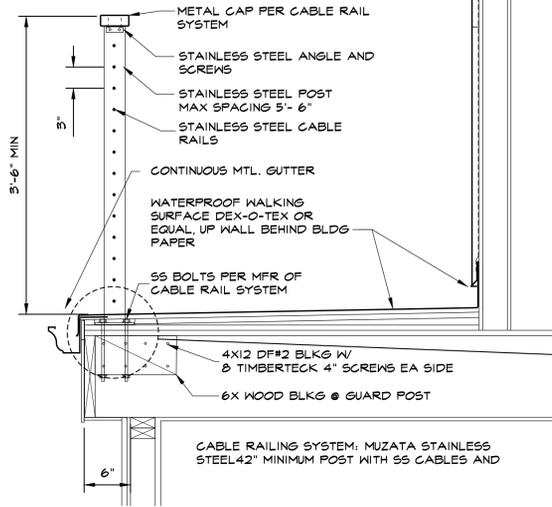
REMOVE EXISTING WATERPROOF DECK AND TILE BELOW
INSTALL NEW WALKABLE DECK WATERPROOF SURFACE

REMOVE EXISTING TRELLIS AND GUARD
INSTALL NEW 42" POST AND GUARD SEE "D"

EXISTING WALL TO REMAIN
EXISTING SLAB TO REMAIN

C SECTION

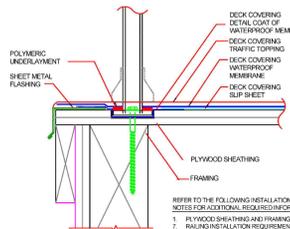
1/4" = 1'-0"



GUARD

1" = 1'-0"

DEX-O-TEX WEATHERWEAR SLIP SHEET DECK COVERING RAIL POST

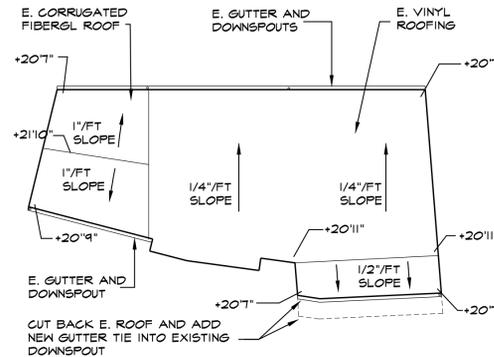


Railing Mounting Plate Detail - WSB

REFER TO THE FOLLOWING INSTALLATION NOTES FOR ADDITIONAL REQUIRED INFORMATION:
1. FLYWOOD SHEATHING AND FRAMING
7. RAILING INSTALLATION REQUIREMENTS

E SECTION

1" = 1'-0"

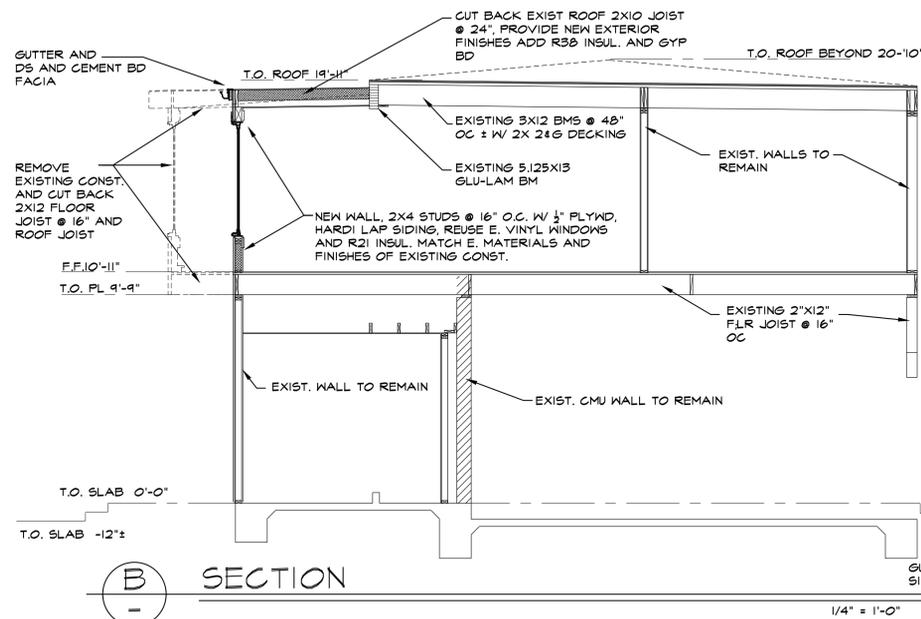


ROOF PLAN

SPECIFIC NOTES

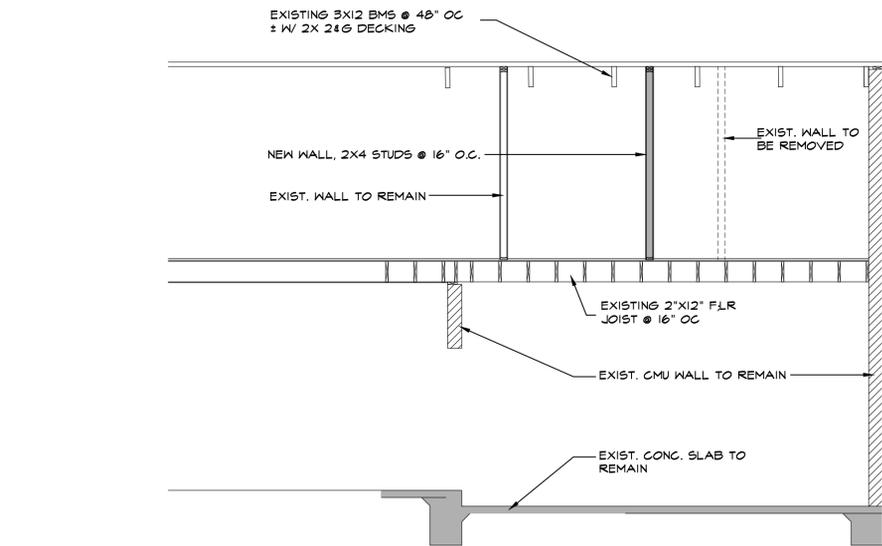
- THIS WINDOW MUST MEET EMERGENCY EGRESS REQUIREMENTS. 5 SF MIN. @ 1ST FLR (5.1 SF AT 2ND FLR) NET AREA OF EXIT OPENING, 20" MIN. CLR WIDTH, 24" MIN. CLR HT. AND 44" MAXIMUM HT OF OPENING ABOVE FINISHED FLOOR.
- THE FOLLOWING MAX. FLOW RATES SHALL APPLY TO ALL FIXTURES IN THE AREA OF WORK. (FLOW RESTRICTORS MAY BE USED ON EXISTING FIXTURES (FIXTURES AND FITTINGS SHALL BE INSTALLED PER THE CPC 2022 AND SHALL MEET THE APPLICABLE REFERENCE STANDARDS).
KITCHEN SINK FAUCET 15 GPM AT 60 PSI
(MAY TEMP. INCREASE TO 2.2 GPM FOR POT FILLING)
SHOWERHEAD 1.8 GPM AT 80 PSI
LAV FAUCET 1.2 GPM AT 60 PSI
GRAVITY TANK WC 1.28 GAL/FLUSH
- NEW VINYL SINGLE HUNG WINDOWS, DUAL GLAZED, WINDOW SIZES PER PLAN, WITH A MIN. U FACTOR OF .30 (.35 DOORS & .39 SKYLIGHTS) AND SHGC OF .23 (.17 DOORS & .25 SKYLIGHTS). REFER TO A3.0 FOR ELEVATION
- PROVIDE SMOKE DETECTORS IN AS SHOWN. ALL DETECTORS SHALL BE HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED. ALL DETECTORS OUTSIDE OF THE SLEEPING AREAS (BUT AT LEAST 1 DETECTOR IN EACH BLDG) SHALL BE A COMBINATION SMOKE CARBON MONOXIDE DETECTOR
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- SAFETY GLASS REQUIRED IN THIS DOOR OR WINDOW. ALL SAFETY GLASS SHALL BE TEMPERED
- VERIFY ADDRESS SIGNS ARE LIT WITH PERMANENT LIGHTING ATTACHED TO BLDG. 4" CHARACTERS W 1/2" STROKE, CONTRASTING COLOR

NO WORK DONE TO SITE PLAN OR FIRST FLOOR OF BLDG SEE A2.1 FOR EXIST. PLAN



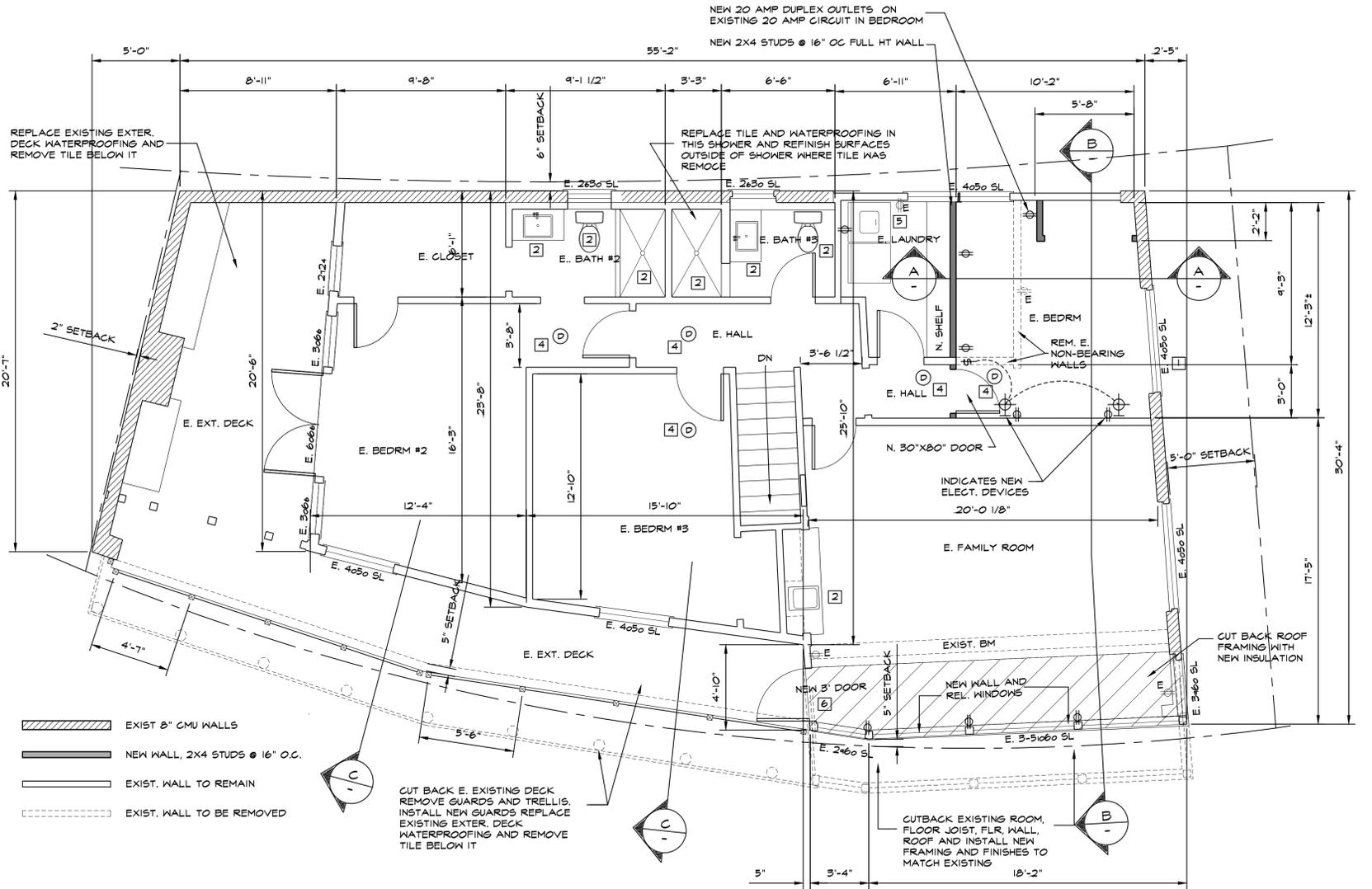
B SECTION

1/4" = 1'-0"



A SECTION

1/4" = 1'-0"



- EXIST 8" CMU WALLS
- NEW WALL, 2X4 STUDS @ 16" O.C.
- EXIST. WALL TO REMAIN
- EXIST. WALL TO BE REMOVED

CUT BACK E. EXISTING DECK REMOVE GUARDS AND TRELLIS. INSTALL NEW GUARDS REPLACE EXISTING EXTER. DECK WATERPROOFING AND REMOVE TILE BELOW IT

CUTBACK EXISTING ROOM, FLOOR JOIST, FLR, WALL, ROOF AND INSTALL NEW FRAMING AND FINISHES TO MATCH EXISTING

PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

4/13/2025 4:31:54 PM

REVISIONS

	BY



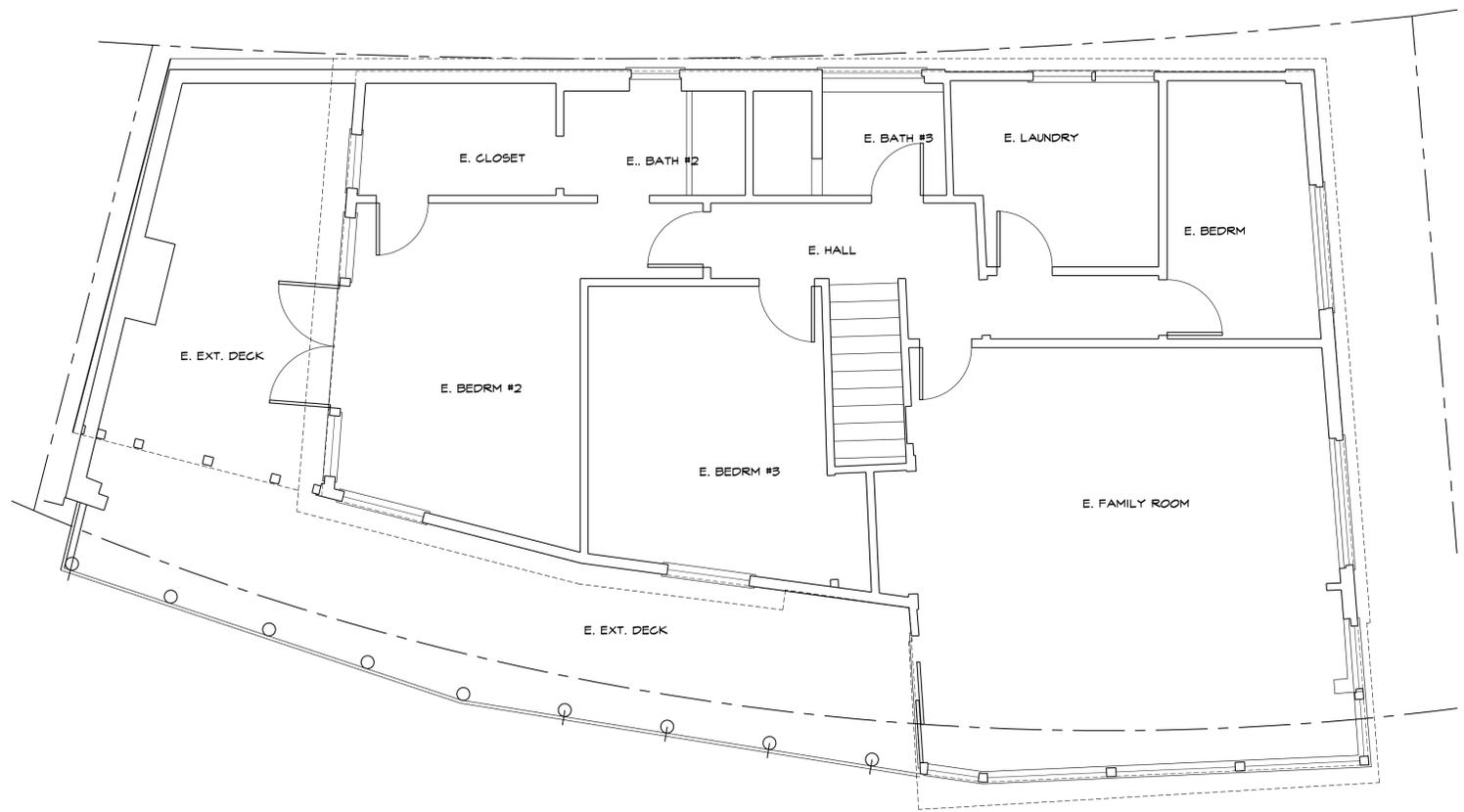
Brereton Remodel
204 Beach Drive
Arcata, CA 95521
Owner and Contact
Rick Brereton
Successor Co-Trustee
APN 045-072-41
PHONE: 707 490 1153

PROPOSED 2ND FLOOR PLAN



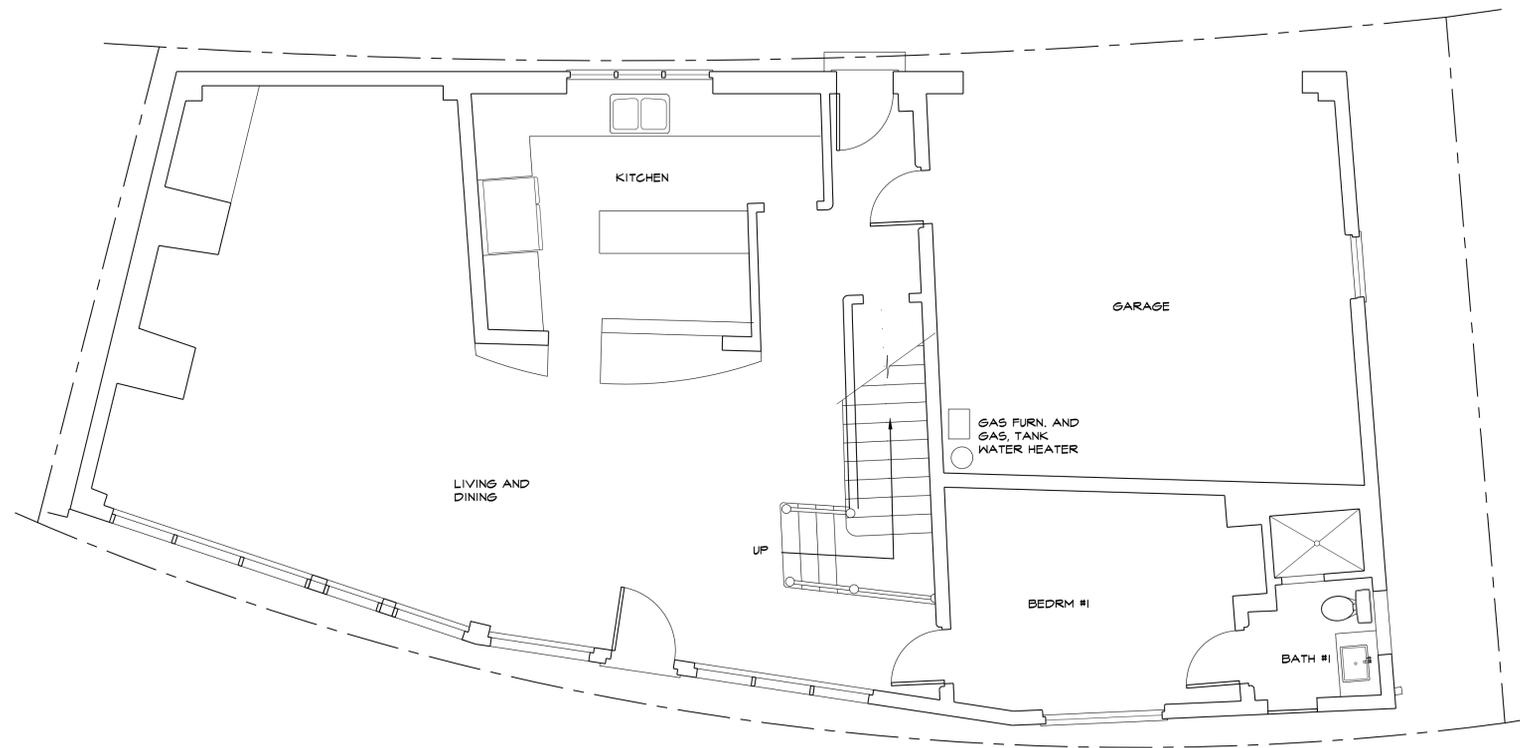
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Scale: A.S.
Drawn: RJB
A2.01-P-FP2.dwg
Sheet:
A2.0

PLOT DATE 6/13/2025 4:34:40 PM



EXIST. SECOND FLOOR PLAN

1/4" = 1'-0"



EXIST. FIRST FLOOR PLAN

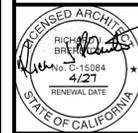
1/4" = 1'-0"

REVISIONS	BY

RJB
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 Rick Brereton, Architect
 15084
 801 Keller Street, Palmdale, CA 93452 (707) 480-1183

Brereton Remodel
 204 Beach Drive
 Arroyo, CA 95005
 Owner and Contact
 Rick Brereton
 Successor Co-Trustee
 APN 045-072-41
 PHONE: 707 480 1153

EXISTING 2ND FLOOR PLAN



Date: 6/10/25
 Scale: A.S.
 Drawn: RJB
 A2.01-P-FP2.dwg
 Sheet:

A2.1



PLG-215 must be on a plan sheet with coordinated plan diagrams. (form 6" x 21" h)

A. Modification Summary (factored part B)

The CDI website has explanations, instructions and examples. QR code below.

Roof (15%):	0.82
Exterior Wall (65%):	11.73
Floor (10%):	0.41
Foundation (10%):	
Modification Total:	12.96



B. Modified Element Do NOT use commas [,]. (Acrobat users can hover gray text for help)

Floor (framed, slab)		Roof	
Modified (%):	4.12	Modified (%):	5.45
Existing (SF):	1552	Existing (SF):	1561
Segment #	Modified (SF)	Segment #	Modified (SF)
AREA 1	64	AREA 1	85
Total: 64		Total: 85	

Foundation		Exterior Wall		
Modified (%):	0.00	Modified (%):	18.05	
Linear (wall, grade beam)		Existing (LF):	177.3	
Existing (LF):	209.75	Segment #	Modified (LF)	Round 4'
Floor (SF):	1645	#1	3.2	4
Segment #	Modified (LF)	#2	18.5	20
NONE	length	#3	3.1	4
		#4	3.3	4
Subtotal: 0		Total: 32		

Slab	
Existing (SF):	1645
Floor (SF):	1645
Segment #	Modified (SF)
NONE	area
Subtotal: 0	

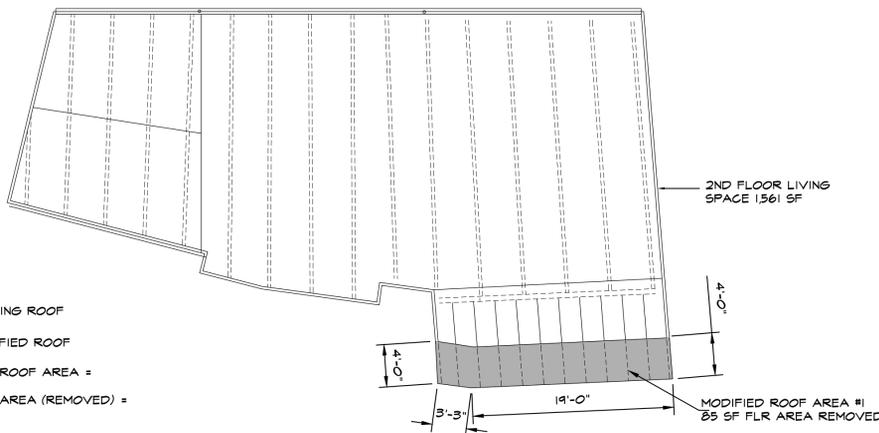


Breton Remodel
204 Beach Drive
Aptos, CA 95005
Owner and Contact
Rick Breton
Successor Co-Trustee
APN 045-0T2-41
PHONE: TOT 490 1153

MODIFICATION PLAN



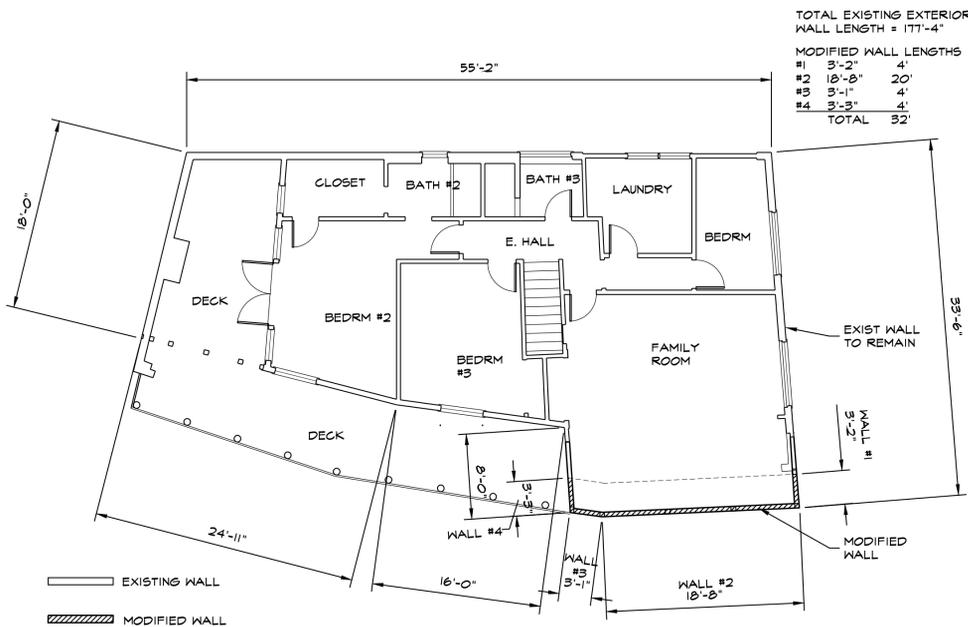
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A4.0-mod plan.dwg
Sheet:
A4.0



EXISTING ROOF
MODIFIED ROOF
TOTAL EXISTING ROOF AREA =
MODIFIED ROOF AREA (REMOVED) =

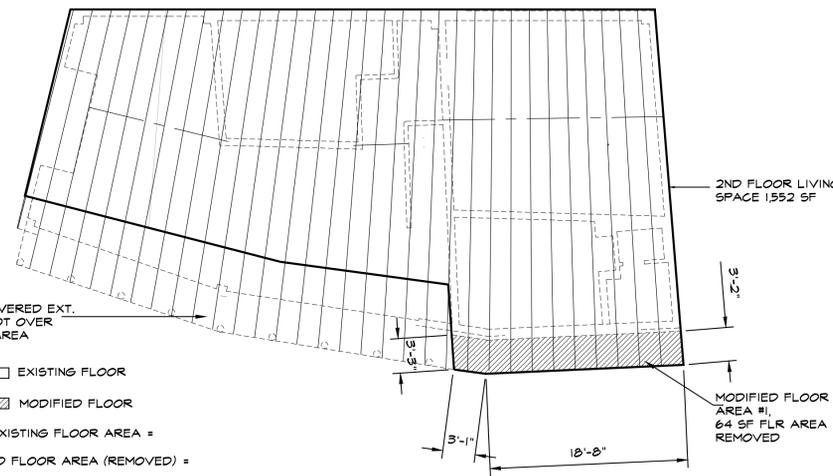
ROOF MODIFICATION PLAN

1/4" = 1'-0"



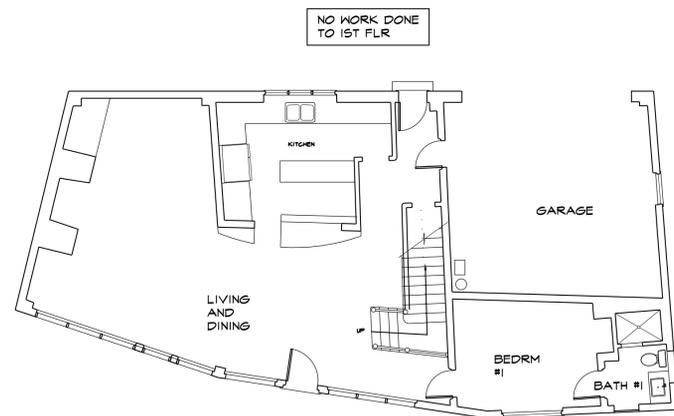
2ND FLOOR WALL MODIFICATION PLAN

1/8" = 1'-0"



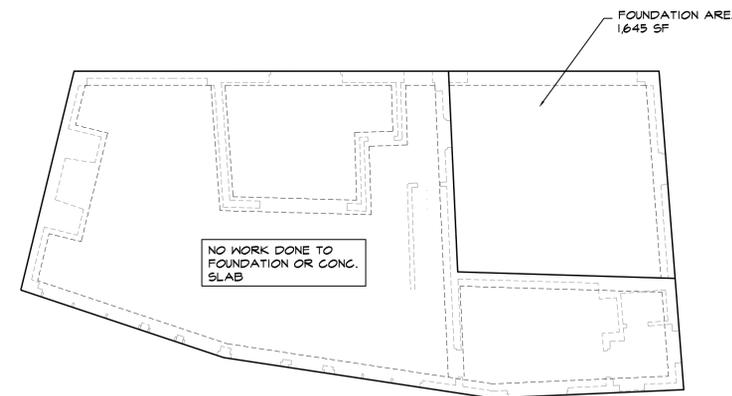
2ND FLR FRMG MODIFICATION PLAN

1/8" = 1'-0"



FIRST FLOOR WALL MODIFICATION PLAN

1/8" = 1'-0"



1ST FLOOR/FOUNDATION MODIFICATION PLAN

1/4" = 1'-0"

Project Name: Brereton RE Calculation Date/Time: 2025-04-03T09:56:21-07:00 (Page 1 of 13)
Input File Name: 2503-22-1791 Brereton RE.rbd22x

GENERAL INFORMATION table with columns for Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area, Existing Cond. Floor Area, Total Cond. Floor Area, ADU Bedroom Count, Fuel Type.

COMPLIANCE RESULTS table with columns for Item, Description, Status.

Registration Number: 425-P010100821A-000-000-000000-0000 Registration Date/Time: 04/03/2025 10:16 HERS Provider: CHEERS
Project Name: Brereton RE Calculation Date/Time: 2025-04-03T09:56:21-07:00 (Page 2 of 13)
Input File Name: 2503-22-1791 Brereton RE.rbd22x

ENERGY USE SUMMARY table header with columns for Energy Use, Standard Design Source, Standard Design TDV Energy, Proposed Design Source, Proposed Design TDV Energy, Margin (EDR1), Margin (EDR2).

ENERGY USE SUMMARY table with rows for Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, Efficiency Compliance Total, Photovoltaics, Battery, Flexibility, Indoor Lighting, Appl. & Cooking, Plug Loads, Outdoor Lighting, TOTAL COMPLIANCE.

Registration Number: 425-P010100821A-000-000-000000-0000 Registration Date/Time: 04/03/2025 10:16 HERS Provider: CHEERS
Project Name: Brereton RE Calculation Date/Time: 2025-04-03T09:56:21-07:00 (Page 3 of 13)
Input File Name: 2503-22-1791 Brereton RE.rbd22x

ENERGY USE INTENSITY table header with columns for Gross EUJ, Net EUJ, Standard Design, Proposed Design, Margin, Margin Percentage.

ENERGY USE INTENSITY table with rows for Gross EUJ, Net EUJ.

REQUIRED SPECIAL FEATURES section with a list of features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

HERS FEATURE SUMMARY section with a list of features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis.

BUILDING - FEATURES INFORMATION table header with columns for Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

BUILDING - FEATURES INFORMATION table with rows for Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

ZONE INFORMATION table header with columns for Zone Name, Zone Type, HVAC System Name, Zone Floor Area, Avg. Ceiling Height, Water Heating System, Status.

ZONE INFORMATION table with rows for Existing 1st Floor, Existing 2nd Floor.

Registration Number: 425-P010100821A-000-000-000000-0000 Registration Date/Time: 04/03/2025 10:16 HERS Provider: CHEERS

Project Name: Brereton RE Calculation Date/Time: 2025-04-03T09:56:21-07:00 (Page 4 of 13)
Input File Name: 2503-22-1791 Brereton RE.rbd22x

OPAQUE SURFACES table with columns for Name, Zone, Construction, Azimuth, Orientation, Gross Area, Window and Door Area, Tilt, Wall Exceptions, Status, Verified Existing Condition.

Registration Number: 425-P010100821A-000-000-000000-0000 Registration Date/Time: 04/03/2025 10:16 HERS Provider: CHEERS
Project Name: Brereton RE Calculation Date/Time: 2025-04-03T09:56:21-07:00 (Page 5 of 13)
Input File Name: 2503-22-1791 Brereton RE.rbd22x

OPAQUE SURFACES - CATHEDRAL CEILINGS table header with columns for Name, Zone, Construction, Azimuth, Orientation, Area, Skylight Area, Roof Rise, Roof Reflectance, Roof Emittance, Cool Roof, Status, Verified Existing Condition, Existing Construction.

OPAQUE SURFACES - CATHEDRAL CEILINGS table with rows for Roof No Attic, Roof No Attic 2, ALT Roof No Attic.

FENESTRATION / GLAZING table header with columns for Name, Type, Surface, Orientation, Azimuth, Width, Height, Mult., Area, U-factor, SHGC, SHGC Source, Exterior Shading, Status, Verified Existing Condition.

FENESTRATION / GLAZING table with rows for (E) Window 3, (E) Window 4, (E) Window 5, (E) Door, (E) Window 6, (E) Window 7, (E) Window 8, (E) Window 9, (E) Window 10, (E) Window 11, (E) Window 12, (E) Window 13.

Registration Number: 425-P010100821A-000-000-000000-0000 Registration Date/Time: 04/03/2025 10:16 HERS Provider: CHEERS
Project Name: Brereton RE Calculation Date/Time: 2025-04-03T09:56:21-07:00 (Page 6 of 13)
Input File Name: 2503-22-1791 Brereton RE.rbd22x

FENESTRATION / GLAZING table header with columns for Name, Type, Surface, Orientation, Azimuth, Width, Height, Mult., Area, U-factor, SHGC, SHGC Source, Exterior Shading, Status, Verified Existing Condition.

FENESTRATION / GLAZING table with rows for (E) Window 14, (E) Window 15, (E) Window 16, (E) Window 17, (E) Window 18, (E) Window 19, (E) Window 20, (E) Window 21, (E) Window 22, (E) Window 23, (E) Window 24, (E) Window 25.

Registration Number: 425-P010100821A-000-000-000000-0000 Registration Date/Time: 04/03/2025 10:16 HERS Provider: CHEERS

Project Name: Brereton RE Calculation Date/Time: 2025-04-03T09:56:21-07:00 (Page 7 of 13)
Input File Name: 2503-22-1791 Brereton RE.rbd22x

FENESTRATION / GLAZING table with columns for Name, Type, Surface, Orientation, Azimuth, Width, Height, Mult., Area, U-factor, SHGC, SHGC Source, Exterior Shading, Status, Verified Existing Condition.

Registration Number: 425-P010100821A-000-000-000000-0000 Registration Date/Time: 04/03/2025 10:16 HERS Provider: CHEERS
Project Name: Brereton RE Calculation Date/Time: 2025-04-03T09:56:21-07:00 (Page 8 of 13)
Input File Name: 2503-22-1791 Brereton RE.rbd22x

OPAQUE DOORS table header with columns for Name, Side of Building, Area, U-factor, Status, Verified Existing Condition.

OPAQUE DOORS table with rows for (E) Front Door, (E) Door 3.

Registration Number: 425-P010100821A-000-000-000000-0000 Registration Date/Time: 04/03/2025 10:16 HERS Provider: CHEERS
Project Name: Brereton RE Calculation Date/Time: 2025-04-03T09:56:21-07:00 (Page 9 of 13)
Input File Name: 2503-22-1791 Brereton RE.rbd22x

SLAB FLOORS table header with columns for Name, Zone, Area, Perimeter, Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated, Status, Verified Existing Condition.

SLAB FLOORS table with rows for (E) Slab-on-Grade.

OPAQUE SURFACE CONSTRUCTIONS table header with columns for Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior R-value, U-factor, Assembly Layers.

OPAQUE SURFACE CONSTRUCTIONS table with rows for Bin CMU Wall, Prior 1978 Wall Siding, R-21 Wall, Prior 1978 Wall Stucco, Prior 1978 Wall No Attic.

Registration Number: 425-P010100821A-000-000-000000-0000 Registration Date/Time: 04/03/2025 10:16 HERS Provider: CHEERS

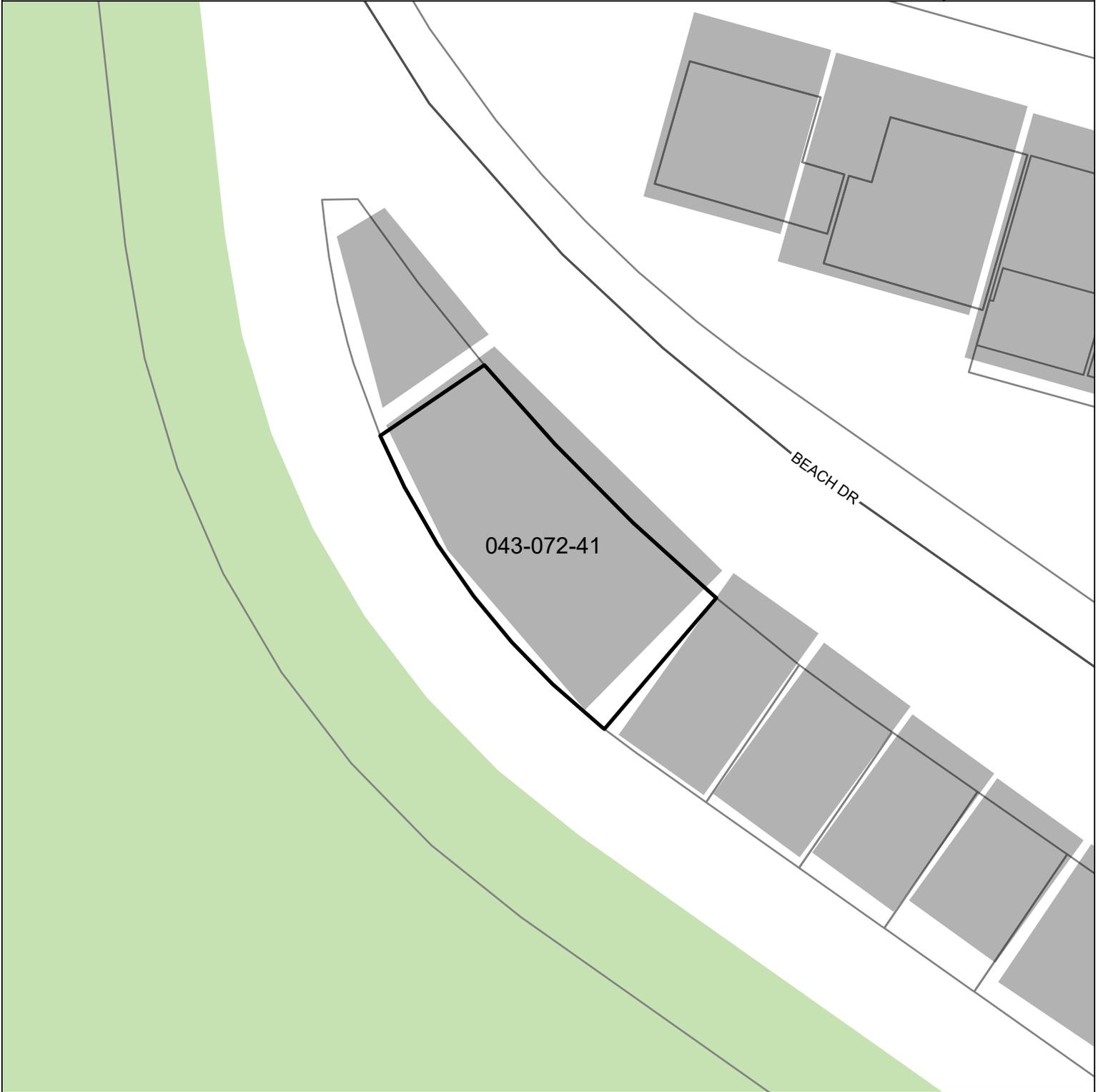
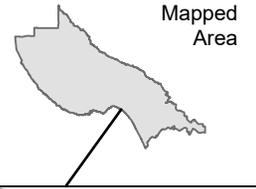
REVISIONS table, RJB logo, Breton Remodel contact information, T24 CALCULATIONS title, T24-1 title, Exhibit D label.

Plot Date: 4/22/2025 10:51:17 PM



Santa Cruz County Planning Department

Parcel Location Map



Parcel: 04307241

 Subject Parcel

Map printed: 31 Oct. 2025

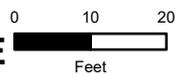
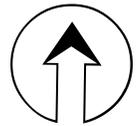


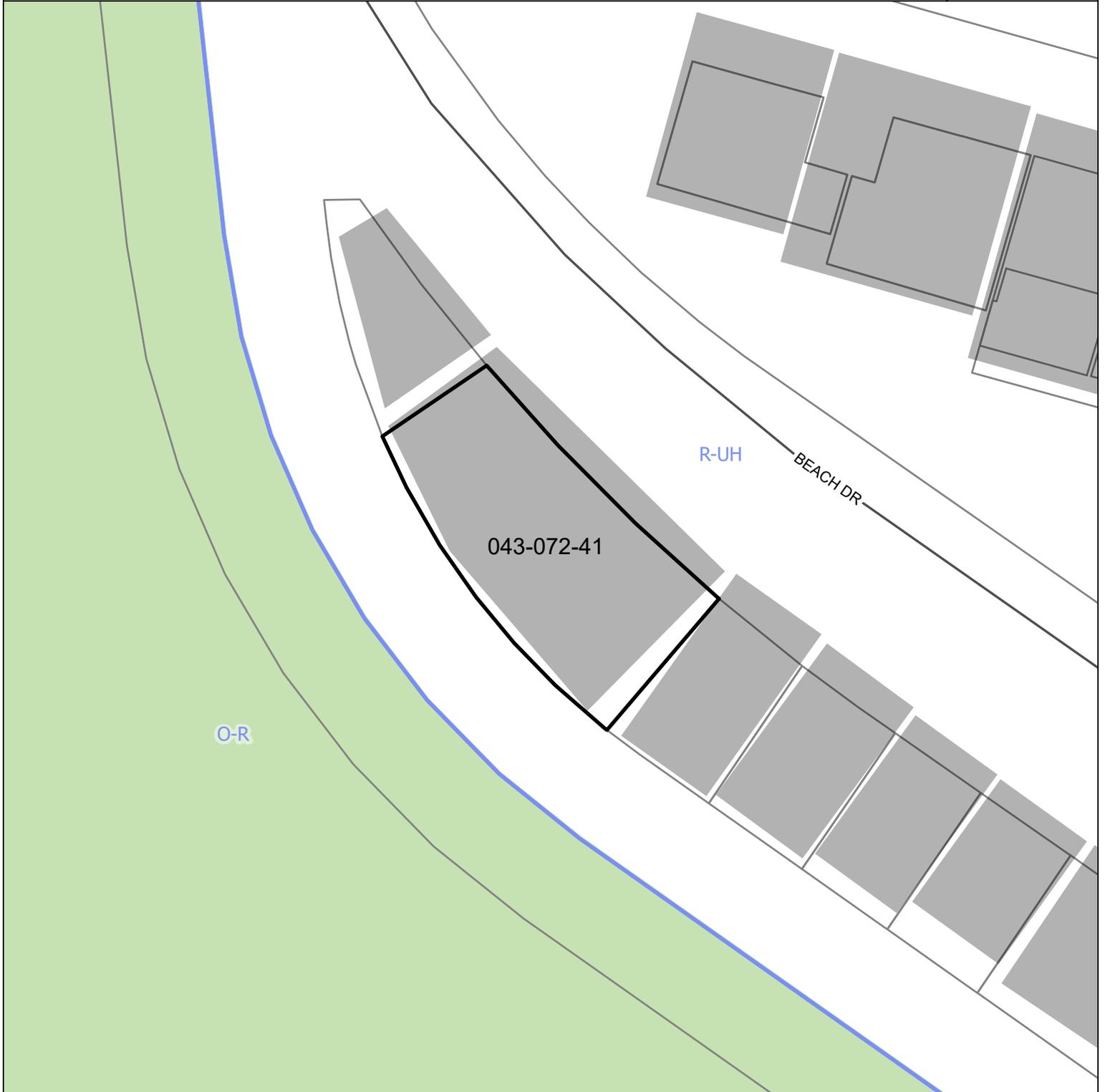
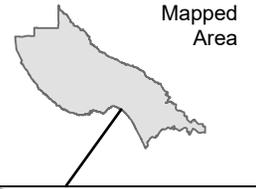
Exhibit E

Feet



Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel

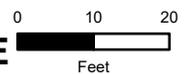
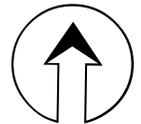


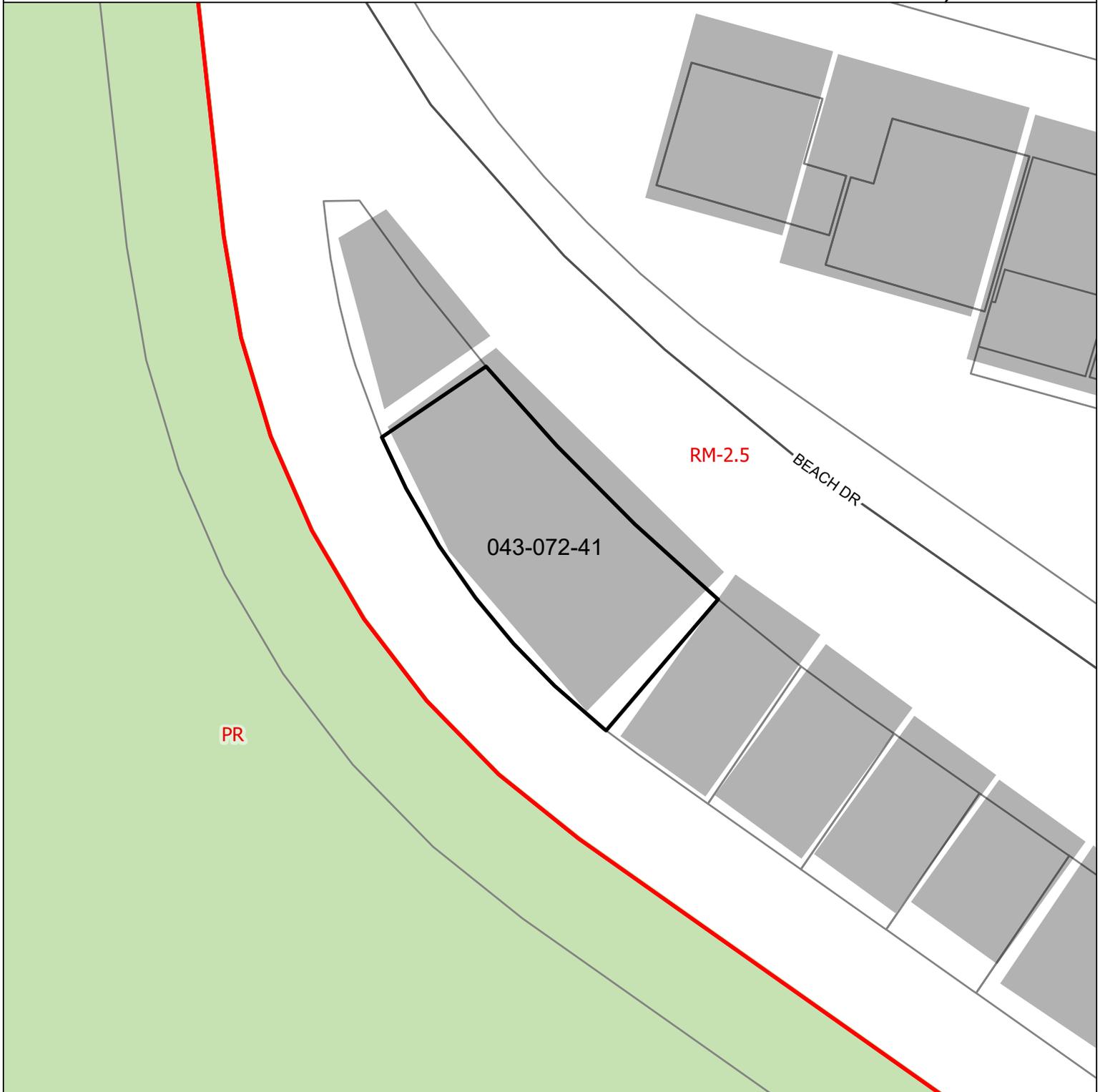
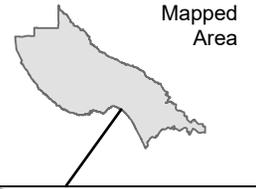
Exhibit E

Feet



Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel

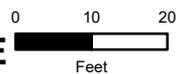
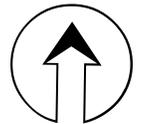


Exhibit E

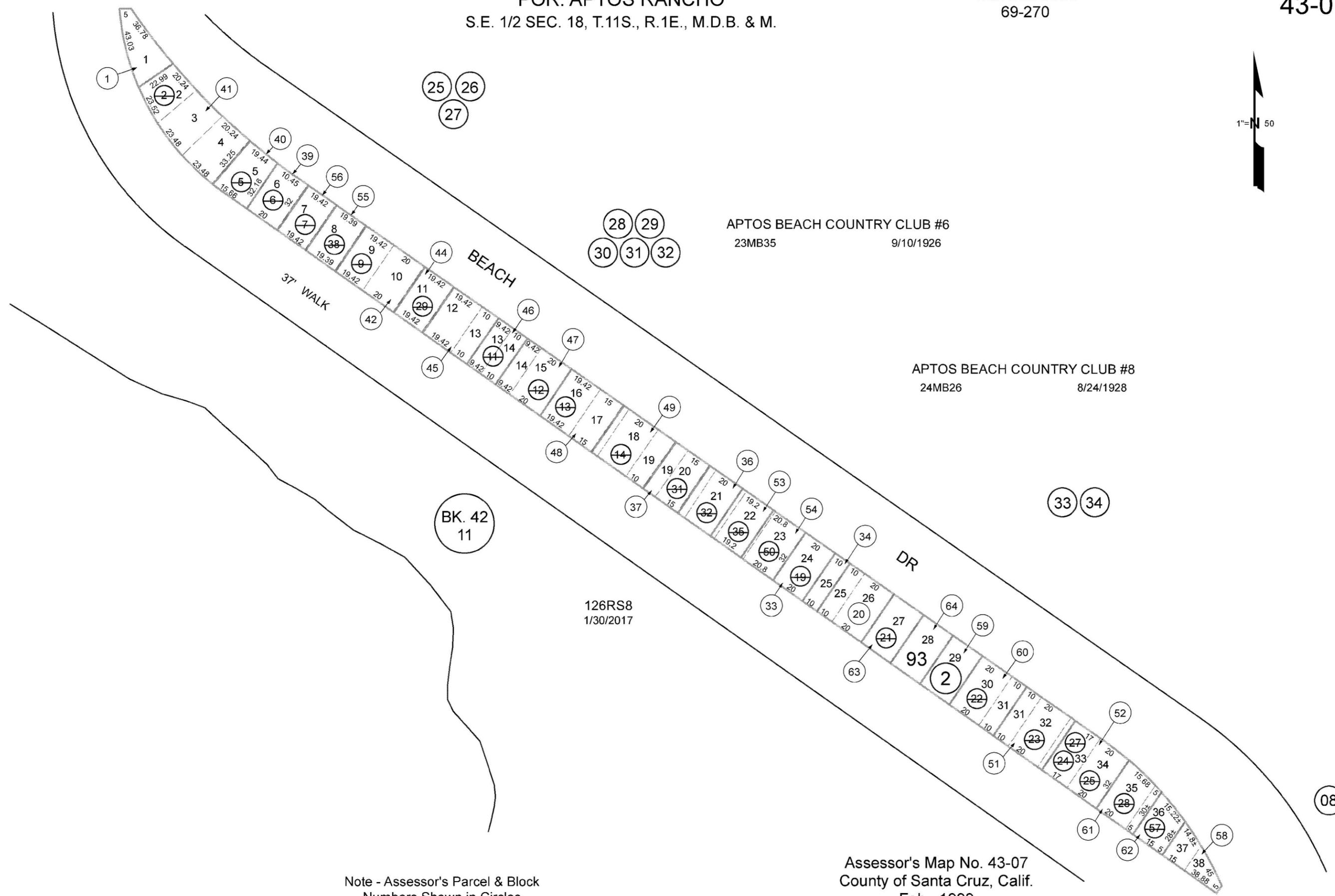
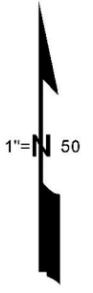
Feet

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THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
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POR. APTOS RANCHO
S.E. 1/2 SEC. 18, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-270

43-07



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

Assessor's Map No. 43-07
County of Santa Cruz, Calif.
Feb., 1999

Exhibit E

Electronically Redrawn 10/22/01 mvm
Rev 5/24/99 CB (Tax Consolidation)
Rev 5/25/01 mvm (Changed page refs.)
Rev 1/4/02 mvm (TCA)
Rev 2/19/03 DD (Cor tax code line 69-270)
Rev 6/7/04 CB (TCA change)
Rev 3/10/17 jg (126RS8)

Application #: 251180
APN: 043-072-41
Owner: Richard Brereton

Parcel Information

Services Information

Urban/Rural Services Line: 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: 2,028 square feet
Existing Land Use - Parcel: residential
Existing Land Use - Surrounding: Residential, open recreation space
Project Access: Beach Drive
Planning Area: Aptos General Boundary Area
Land Use Designation: R-UH (Urban Residential - High Density)
Zone District: RM-2.5 (Multi-Family Residential, 2,500 square foot minimum per dwelling)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Technical Reviews: NA

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: N/A
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 will not negatively impact it
Archeology: Mapped, but no significant ground disturbance proposed

BAILEY PROPERTY MANAGEMENT, INC.

106 Aptos Beach Drive, Aptos, CA 95003

Phone: (831) 688-7009

GUEST VACATION RENTAL AGREEMENT & INFORMATION SHEET

Guest Reservation Name:

Premises: 204 Beach Drive, Aptos, CA

Reserved Dates In:

Terms and Conditions:**1. Vacation Rental Ordinance Rules**

Guests must be a responsible adult, and occupancy is limited to the individuals listed as occupants for the entire reservation period. Unauthorized individuals found on the premises will result in immediate eviction without refund. Keys will not be issued to minors. Guests must strictly comply with the Vacation Rental Rules and Regulations, attached as Exhibit "A."

- **Maximum Vehicles:** 2 Cars
- **Parking:** Street & Garage
- **Illegal Activity is Prohibited.**
- **Fireworks are Prohibited and Illegal in Santa Cruz County.**
- The **maximum number of daytime occupants** for gatherings is **20 plus children under 8**

2. Check-In:

- **Office Check-In:** Check-in is between 3:00 PM and 5:00 PM. Keys will be available at BAILEY PROPERTY MANAGEMENT, 106 Aptos Beach Drive, Aptos. If arriving after 5:00 PM, please call the office (831-688-7009). No keys will be released until all paperwork is signed and received prior to check-in. Guests must not enter the premises before completing registration at the office.
- **Lock Box Check-In:** For properties with a lockbox, contact the office between 3:00 PM and 5:00 PM on the check-in date to receive the lockbox code.

3. Check-Out:

Check-out time is 10:00 AM. **No late check-outs** are permitted. Failure to comply may result in forfeiture of the security deposit. All keys, parking permits/passes, and remotes must be returned to the Manager's office or lockbox.

- **Missing Item Charges:** \$10.00 per house key, \$50.00 per pool key, and \$200.00 per parking permit/pass.

4. Payments:

A non-refundable \$50 reservation fee is required to secure the property, deducted from the total rental cost. The balance and a \$500 security deposit must be paid 60 days prior to check-in. Guests are responsible for calling to complete the final payment. The security deposit will be returned 10-14 days after departure, subject to compliance with this agreement.

- **VRBO Guests:** Payment is made through VRBO as agreed upon.

5. Cancellation:

Guests may cancel with at least 60 days' notice for a full refund. Cancellations made less than 60 days before check-in will result in forfeiture of all paid amounts unless the premises are re-rented, in which case only the security deposit will be refunded.

6. Cleaning:

The cleaning fee is included in the rental cost and covers general cleaning. Before departure, guests must:

- Wash and put away all dishes.
- Prepare the premises for cleaning.
- Remove all garbage and place it in the appropriate refuse container.
Additional cleaning charges may be deducted from the security deposit.

7. Linens:

Linen service includes sheets, pillowcases, and towels (excluding beach towels), with one set of towels per person.

8. Trash Management:

Trash must be kept in closed containers and disposed of on the trash collection day (posted on the refrigerator). Guests are responsible for placing trash out the night before collection.

9. What Manager Will Supply:

The premises are fully furnished, including bedspreads, blankets, pillows, kitchen equipment, TVs, furniture, BBQ, and outdoor furniture.

10. Guest Liability:

Guests are liable for any damage to the premises beyond normal wear and tear, including misuse of appliances or equipment. If the cost to repair or replace damages exceeds the security deposit, the guest agrees to reimburse the Manager or Owner.

11. Occupancy/Disturbances:

- **Maximum Overnight Occupancy: 10 plus children under 8 (not counted)**
- **Maximum Daytime Occupants for Gatherings: 20 plus children under 8 (not counted)**
- The responsible party must be 25 years or older to reserve the premises. Violations of the following will result in immediate termination of the rental and forfeiture of all fees and deposits:
 - Exceeding the occupancy limits.
 - Engaging in illegal activities, including underage alcohol consumption.
 - Causing disturbances or nuisances.
 - Violating rules or regulations, including Santa Cruz County's quiet hours (10 PM to 8 AM).
 - **Fireworks are prohibited** in Santa Cruz County.

12. Pets:

Pets are not allowed unless expressly permitted by the Manager and Owner. If allowed, a pet deposit is required. Violation of pet restrictions may result in termination of the agreement and forfeiture of all fees and deposits.

13. Rates/Owner's Cancellation:

Rates are subject to change with at least 60 days' notice. The Owner reserves the right to cancel any reservation with 60 days' notice. In such cases, the \$50 reservation fee will be refunded or transferred to another rental.

14. Use of the Beach:

The use of the beach and swimming in the ocean are at the guest's own risk.

15. Personal Property, Injury, and Indemnification:

Guests and occupants are not insured by the Owner or Manager for loss, injury, or damages. Manager recommends guests carry personal insurance.

16. Termination of Occupancy:

Upon termination of the rental period, guests must vacate the premises in the same condition as received, less ordinary wear and tear.

17. Mediation:

Guests agree to mediate any dispute arising out of this agreement before resorting to arbitration or court action. Mediation fees, if any, shall be shared equally among the parties involved.

18. Joint and Several Obligations:

If there is more than one guest, each is individually and jointly responsible for the performance of all obligations under this agreement.

19. Transient Occupancy:

Guests are renting the premises as transient lodgers for the stated occupancy period. The Owner retains all legal, possessory, and access rights to the premises.

General Provisions:

- **Amendment:** This agreement may only be amended by a written agreement signed by all parties.
 - **Attorneys' Fees:** The prevailing party in any action to enforce rights under this agreement shall be entitled to recover reasonable attorneys' fees and costs.
 - **Complete Agreement:** This document constitutes the entire agreement between the parties and supersedes all prior agreements.
 - **Counterparts:** This agreement may be executed in multiple counterparts, each of which shall be considered an original.
 - **Time of the Essence:** Time is of the essence for every provision in this agreement.
-

IN WITNESS WHEREOF, Guest and Manager (on behalf of the Owner) have entered into this Rental Agreement as of the ____ day of _____, 2025/2026

Manager:

Guest:

Bailey Property Management, Inc.

3/24/25

Contact person for 204 Beach drive short term rental in Rio Del Mar CA

Rick Brereton

838 Riverside Ave

Santa Cruz, CA 95060

707 480 1153

Or

Brad & Maria Brereton

838 Riverside Ave

Santa Cruz, CA 95060

408 482 4942