



Staff Report to the Zoning Administrator

Application Number: **261060**

Owner: Marc Peters

APN: 043-041-13

Site Address: 451 Townsend Drive, Aptos

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to construct a detached 2-story 824 square foot Accessory Dwelling Unit (ADU) on a property with existing single-family residence.

Location: Property located on the northeast side of Townsend Drive (451 Townsend Dr.), about 100 feet southeast of the intersection of Townsend Drive and Baldwin Drive in Aptos.

Permits Required: Requires a Conditional Site Development Permit to increase the allowed height of a detached ADU from 16 feet to about 20 feet 10 inches.

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 261060, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is located in the Aptos Planning Area, approximately two blocks from the coastal bluff, with Platform State Beach to the west. The immediate neighborhood comprises a mix of one and two-story mid-century era residences. Townsend Drive sits above and parallel to the Regional Transportation Commission Rail Trail to the east, beyond which single-family homes across the railroad right of way - along the west side of Sumner Avenue.

The proposed ADU will be located behind the primary residence at the rear of the parcel within a level area that is currently developed with a deck and that has an associated upslope retaining wall. To accommodate the proposed ADU and associated drainage, the existing graded pad is required to be enlarged slightly, necessitating construction of a replacement retaining wall. As designed, the proposed ADU includes a second-story loft bedroom. This application requests an increase in height of the ADU from the standard maximum of 16 feet to about 20 feet 10 inches. No additional approvals are required for the proposed retaining wall, which complies with all standards for walls set out in SCCC 13.10.525

Pursuant to SCCC 13.10.681(D)(7)(b)(ii)D, an additional height allowance of up to five feet may

be approved for ADUs exceeding zoning district height limit, but in no case exceeding 28 feet, subject to design review and Conditional Site Development Permit (CSP) approval by the Zoning Administrator during a public hearing.

Zoning & General Plan Consistency

The subject property is a 7,361 square foot lot, located in the R-1-6 (Single-Family Residential) zone district, a designation which allows residential uses. The existing 2-story single-family dwelling with attached garage was built in 1967 (BP#1451). The proposed ADU is an ancillary permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density) General Plan designation.

The proposed ADU meets the Zoning standards listed in SCCC 13.10.681 in that it complies with the minimum 4-foot side and rear yard setbacks; the size of the ADU also is less than the maximum 1,000 square feet of floor area allowed for new construction ADUs within the Urban Services Line on a parcel less than one-acre. The subject parcel is located completely outside the Regional Transportation Commission's designated 25-foot Rail Trail setback, and the proposed ADU is located approximately 8 feet from the rear property line, so does not encroach into this setback.

The parcel is also within the Sea Cliff / Aptos / La Selva Beach designated area (SALSDA) which requires one parking space for an ADU in addition to the parking spaces required for the primary dwelling. Building permit and Assessor's records indicate that the primary dwelling is 3 bedrooms, therefore required parking is 2 spaces plus one space for the ADU. The submitted plans show 4 full sized spaces, plus one additional compact space.

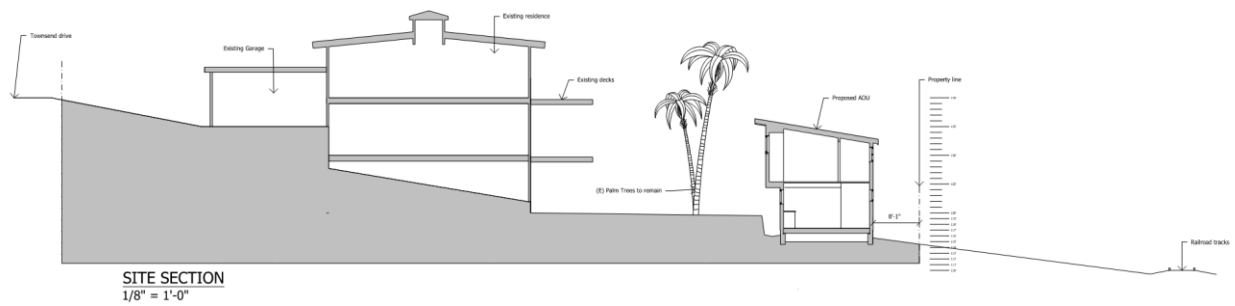
Design Review

The proposed ADU complies with the County Design Review Ordinance and constitutes infill development, which is encouraged by the County General Plan. Pursuant to SCCC 13.11.070(3), the site plan considers neighborhood context and reduces impacts on existing adjacent development by siting the structure behind and below the primary dwelling at the back of the parcel, away from neighboring structures. The ADU design provides adequate transitions in building massing and rooflines, setbacks, and landscape buffering at property lines shared with lower density development.

The proposed site plan follows the existing topography. The required grading to accommodate the ADU relates to improved drainage and not an intent to change the natural slope. Although not native, the existing mature palm trees shall be retained.

The ADU is out of view from the right-of-way (Townsend Drive), thus protecting the public viewshed. The parcels along the northeast side of Townsend Drive slope down away from the road toward the rail corridor, and therefore the houses sit below street level. Consistent with this pattern, the subject site slopes downward, dropping by about 40 feet over the length of the parcel and with a grade of around 23% closer to the street. The peak height of the ADU is approximately 18 feet below the peak roof height of the primary dwelling and approximately 20 feet below street level at Townsend Drive. The shed roof slope follows the natural topography of the site. The proposed ADU will not be visible above the home.

Section view of the proposed site



The historical development pattern of the neighborhood includes homes built to the full width of the building envelope. The minimal side-yard setbacks (generally less than 10 feet) have resulted in a continuous pattern of development along the street frontage, with minimal visibility between homes. Even with the requested height increase, the proposed ADU will not be visible between, above, or beyond the existing residence when viewed from Townsend Drive due to the site's steep downward slope and surrounding development pattern.

Significant foliage exists along the railroad line, beyond the property line. While it may be possible to view this new construction from the backyards of homes located along Sumner to the east, it would be mostly screened by the existing trees and shrubs.

As proposed, the ADU will result in minimal light, air, or private view impacts on neighboring parcels, as the rear portions of the adjacent sites are mostly undeveloped (left natural) or landscaped, and, due to the natural slope of the site eastwards, away from the coast, the ADU will not block any ocean views.

Conclusion

As proposed and conditioned, the project is consistent with the applicable provisions of the Zoning Ordinance, General Plan, and certified Local Coastal Program. 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 **261060**, 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

Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
Phone Number: (831) 454-3121
E-mail: rebecca.rockom@santacruzcountyca.gov

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: 261060
Assessor Parcel Number: 043-041-13
Project Location: 451 Townsend Drive, Aptos

Project Description: Proposal to construct a detached 2-story 824 square foot Accessory Dwelling Unit (ADU) on a property with existing single-family residence and the relocation of existing 2.5-foot-tall site retaining wall.

Person or Agency Proposing Project: J D Allen-Young

Contact Phone Number: 831-227-0354

- 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 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

The addition of an Accessory Dwelling Unit (ADU) on a site with an existing single-family dwelling in a residential zone district.

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



Rebecca Rockom, Project Planner

Date: _____

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made in that the project is located in an area designated for 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 Accessory Dwelling Unit and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-6 (Single-Family Residential) zone district as the primary use of the property will be one Accessory Dwelling Unit with the approval of the Conditional Site Development Permit to allow for an increase in maximum height, substantially meets all current site standards for the zone district.

The proposed ADU meets the Zoning standards listed in SCCC 13.10.681 in that it complies with the minimum 4-foot side and rear yard setbacks; the size of the ADU also is less than the maximum 1,000 square feet of floor area allowed for new construction ADUs within the Urban Services Line on a parcel less than one-acre

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

This finding can be made, in that the proposed residential use is in substantial conformance with the use and density requirements specified for the R-UL (Urban Low Density) land use designation in the County General Plan.

General Plan Policy BE-2.3.1 (LCP) encourages the provision of context-appropriate ADUs associated with single-family and multifamily dwellings, to enable seniors to age in place, allow for extended families to live together, and facilitate efficient land use in established neighborhoods. The proposed ADU contributes to the range of housing options within neighborhoods, thereby helping to increase housing affordability.

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 Accessory Dwelling Unit will add one residential unit on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day. Such an increase 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 Accessory Dwelling Unit is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

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

This finding can be made in that while the subject parcel is within the Coastal Zone but located inside the mapped Residential Exclusion Area. Therefore the proposed ADU does not require the approval of a Coastal Development Permit pursuant to SCCC 13.20.071(1) which excludes the construction of a residential accessory structure on a legal lot from permit requirements.

The proposed ADU is further in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Surrounding developed parcels are improved primarily with single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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

The proposed ADU constitutes infill development, which is encouraged by the County General Plan. Pursuant to SCCC 13.11.070(3), the site plan considers neighborhood context and reduces impacts on existing adjacent development by siting the structure behind and below the primary dwelling at the far rear of the parcel, away from neighboring structures. The ADU design provides adequate transitions in building massing and rooflines, setbacks, and landscape buffering at property lines shared with lower density development.

The proposed site plan follows the existing topography. The required grading to accommodate the ADU relates to improved drainage and not an intent to increase building mass or change the natural slope. Although not native, the existing mature palm trees between the dwelling and the ADU shall be retained.

The historical development pattern of the neighborhood includes homes built to the full width of the building envelope. The minimal side-yard setbacks (generally less than 10 feet) have resulted in a continuous pattern of development along the street frontage, with minimal visibility between homes. Even with the requested height increase, the proposed ADU will not be visible between, above, or beyond the existing residence when viewed from the public right-of-way due to the site's steep downward slope and surrounding development pattern.

Add something about views of the ADU from Sumner Avenue / houses located on Sumner to the east

As proposed, the ADU will result in minimal light, air, or private view impacts on neighboring parcels, as the rear portions of the adjacent sites are mostly undeveloped (left natural) or landscaped, and, due to the natural slope of the site, the ADU eastwards, away from the coast, will not block any ocean views.

- (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 Accessory Dwelling Unit is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project

will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

The proposed ADU is not within view of a public-right of way. The parcels along the northeast side of Townsend Drive slope down away from the street toward the rail corridor, and therefore the houses sit below the road level. The subject site slopes steeply downward from Townsend Drive, dropping by about 40 feet over the length of the parcel and with a grade of around 23% near the front of the parcel. Even with the requested height increase, the peak height of the ADU is approximately 18 feet below the peak roof height of the primary dwelling and 20 feet below street level at Townsend Drive. The shed roof slope follows the natural topography of the site. The proposed ADU will not be visible above the home.

Significant foliage exists along the railroad line, beyond the property line. While it may be possible to view this new construction from the backyards of homes located along Sumner to the east, it would be mostly screened by the existing trees and shrubs.

The proposed ADU is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Conditions of Approval

Exhibit D: Project plans, prepared by JD Allen-Young Inc, dated 04/21/2026.

- I. This permit authorizes the construction of an Accessory Dwelling Unit as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. 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 application submittal shall adhere to the County Design Criteria (CDC). Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 2. Improvement Plan T-104 shows a storm drainpipe and 5-ft wide drainage easement near the northwest property boundary. Plans submitted with the building permit application shall show and label the storm drainpipe, outfall, and drainage easement. No permanent structures of any kind are allowed within the drainage easement.
 3. Please evaluate whether the proposed ADU and associated improvements will adversely affect the storm drainpipe and/or outfall, given that the ADU will be 4 feet from the property boundary. Also evaluate whether the existing storm drain system will adversely impact the proposed ADU.
- C. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
1. Per District Code 7.04.375, connecting to an existing sewer lateral requires that the existing sewer lateral be video inspected and submitted for review. Any defects noted in the existing sewer lateral must be repaired as a condition of the building permit.
<https://cdi.santacruzcountycalifornia.gov/Portals/19/pdfs/Sanitation/Forms%20FAQs%20Laterals/Video%20Submittal%20Criteria%20rev%2012-2023.pdf>
 2. Pressure-gravity discharge with cleanout is required per SCCDC Fig SS-13.
 3. Sewer connection fees shall be owed in conformance with the most recently approved sewer fee ordinance and CA Government Code 65852.2 at the time of building permit application.
 4. The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, latest edition.
<https://cdi.santacruzcountycalifornia.gov/Portals/35/CDI/PublicWorks/Transportation/2024DesignCriteria.pdf>
- D. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
- E. Submit a copy of Geotechnical report (REV261029) review letters prepared and stamped by the project Geotechnical Engineer.
- F. Pay the current fees for Parks mitigation. Currently, these fees are \$7.45 per square

foot for ADUs with habitable square footage over 750 square feet.

- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.92 per square foot for ADUs with habitable square footage over 750 square feet.
 - H. Pay the current fees for Roadside and Transportation improvements for bedroom(s). Currently, these fees are, respectively, \$1,000 and \$1,000 per bedroom.
 - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.
 - J. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. 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.

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: _____

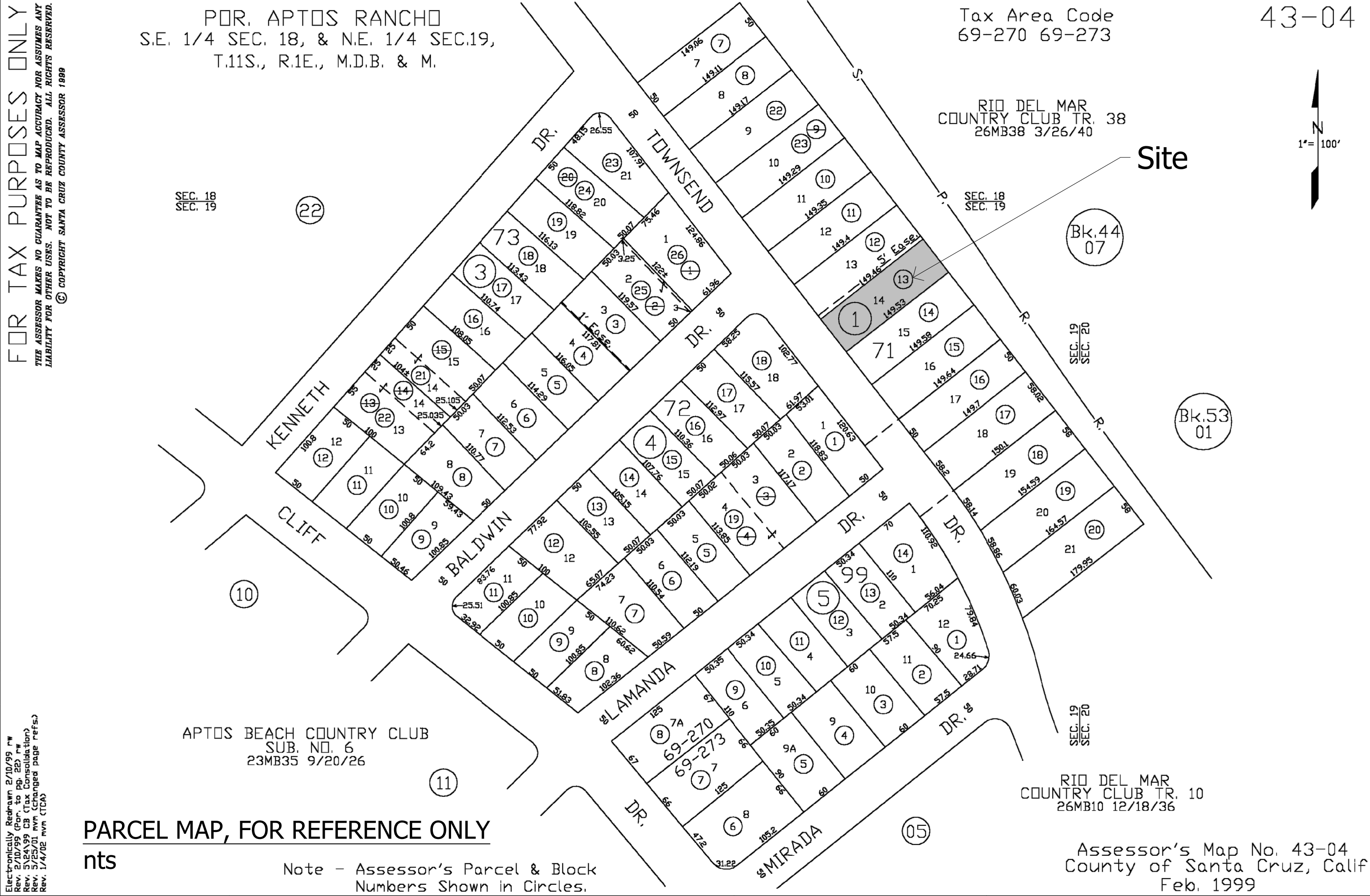
Deputy Zoning Administrator

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.



Site

VICINITY MAP, FOR REFERENCE ONLY
nts



Project Information

Project Location:
451 Townsend Drive
Aptos, CA

Parcel Number: 043-04-113

Zoning District: R-1-6

State Response Area: LRA Non-Wildland(Unzoned)

Fire Hazard Area: No

Occupancy Group: R3

Construction Type: V-B with no Fire Sprinklers

Existing Lot Area: 7,362 SF .1690 Acres

Building Areas:

Existing Residence:	
Garage	420 SF
Floor	3,064 SF
	3,484 SF

Proposed ADU:

Main Floor	484 SF
Upper Floor	345 SF
Total Area	829 SF

ADU Height: Two Story ~ 20.75'

ADU Height Limits: 21' , 2 story.

Project Description:

Detached new construction 824 SF two story ADU inside Urban Services Line. Relocation of existing site retaining wall and modifications of existing pervious patio paving. Removal of an existing accessory structure. Extension of site utilities to new ADU location.

Project Directory

Project Owner:
Marc Peters
451 Townsend Drive
Aptos, CA 95003
(408) 591-1863

Architect:
James D Allen-Young
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Santa Cruz, CA 95061
jday@baymoon.com
831.227.0354

Geotechnical:
Phillip Edwards, PE
All Earth Engineering
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SANTA CRUZ, CA 95060
831.345.8852

Engineer:
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111 Otis Street
Santa Cruz, CA 95060
scper@aol.com
831.425.8401

Energy Consultant:
Linda Butler, CEPE
124 Otis Street
Santa Cruz, CA 95060
831-345-1028
lbutler0853@gmail.com

- Codes in Effect:**
2025 California Codes with local amendments
- Santa Cruz County Code
 - 2025 California Building Code
 - 2025 California Residential Code
 - 2025 California Wildland-Urban Interface Code
 - 2025 California Green Building Code
 - 2025 California Electrical Code
 - 2025 California Energy Code
 - 2025 California Plumbing Code
 - 2025 California Mechanical Code
 - 2025 California Fire Code

Note: Divert a minimum of 65% of the construction waste generated at the site to recycle or salvage per CGBC 4.408.

Sheet Index:

- | | |
|-----|---|
| T-1 | Vicinity Map, Project Data |
| C-1 | Site Plans |
| A-1 | Lower, Upper Floor Plans, and Roof Plan |
| A-2 | Proposed Building Elevations |
| A-3 | Building Sections |

Job copies of the building and fire systems plans and permits must be on-site during inspections

Only plans approved by the permitting agency shall be used for construction. Contractor and all subcontractors shall verify that the plans they are using are the most current permitted construction documents and are a complete set of plans



02/09/2026

04/21/2026

All ideas, design, arrangements and plans indicated or represented by this drawing are owned by and the property of J D Allen-Young, Inc. and were created, evolved and developed for use on and in connection with the specified project contained herein. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever, without the written permission of J D Allen-Young, Inc.

Written dimensions on these drawings shall have precedence over scaled dimensions, written dimensions are approximate and must be verified. Contractor to verify and be responsible for all existing conditions and dimensions prior to and during all phases of work. This office must be notified of any variation from the dimensions and conditions shown by these drawings.

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Detached Accessory Dwelling Unit
451 Townsend Drive, Aptos, CA 95003

Vicinity Map and Project Information

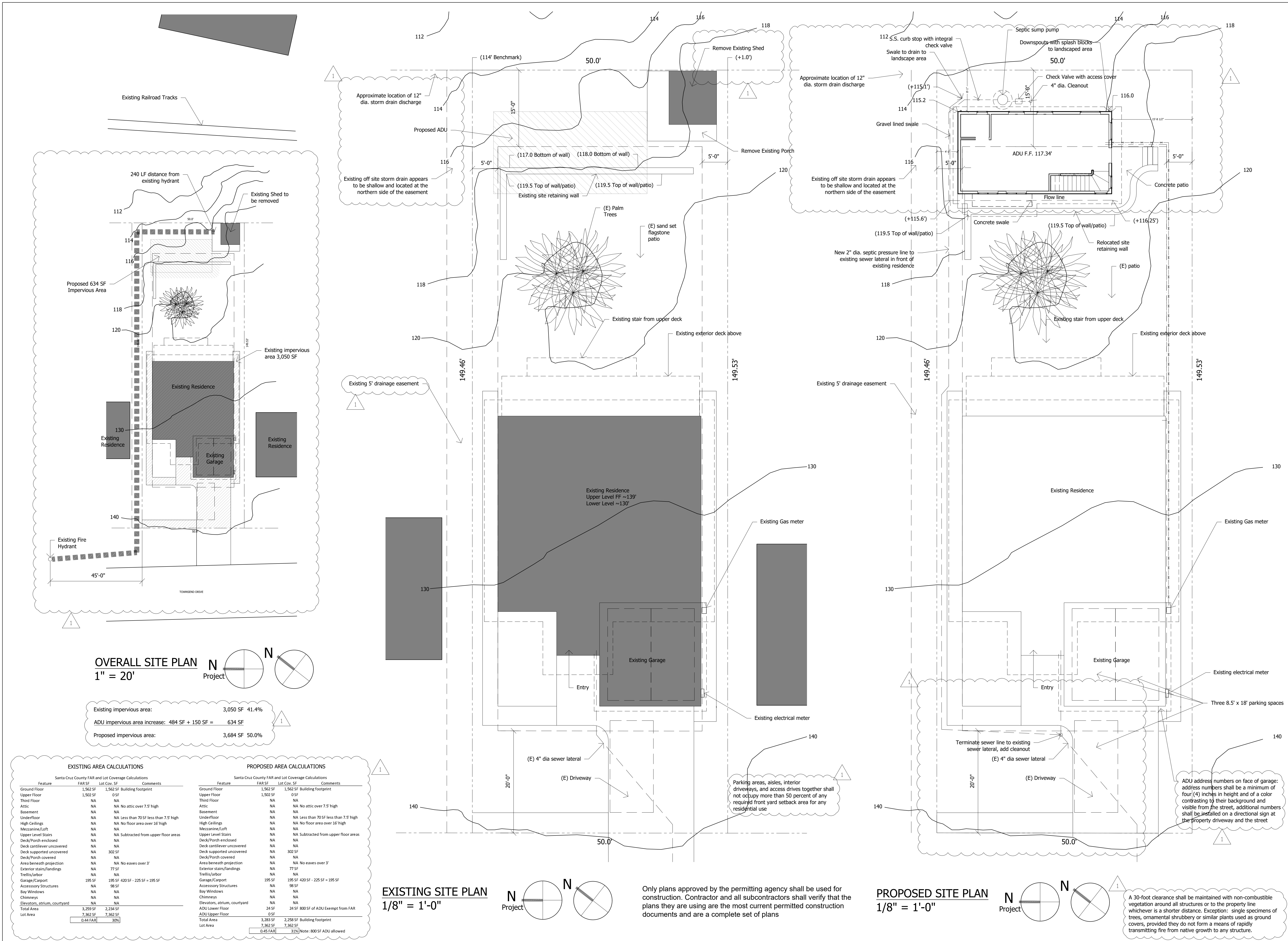
J D Allen-Young, Inc.

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Sheet

T-1



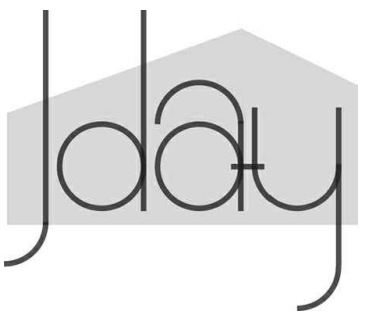
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Detached Accessory Dwelling Unit
451 Townsend Drive, Apts, CA 95003

Proposed Site Plan

C-1

EXHIBIT D



02/09/2026	
04/21/2026	1

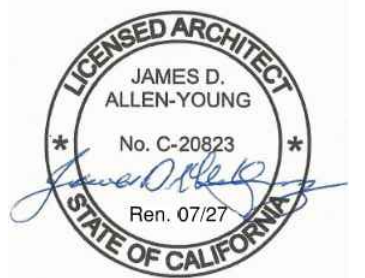
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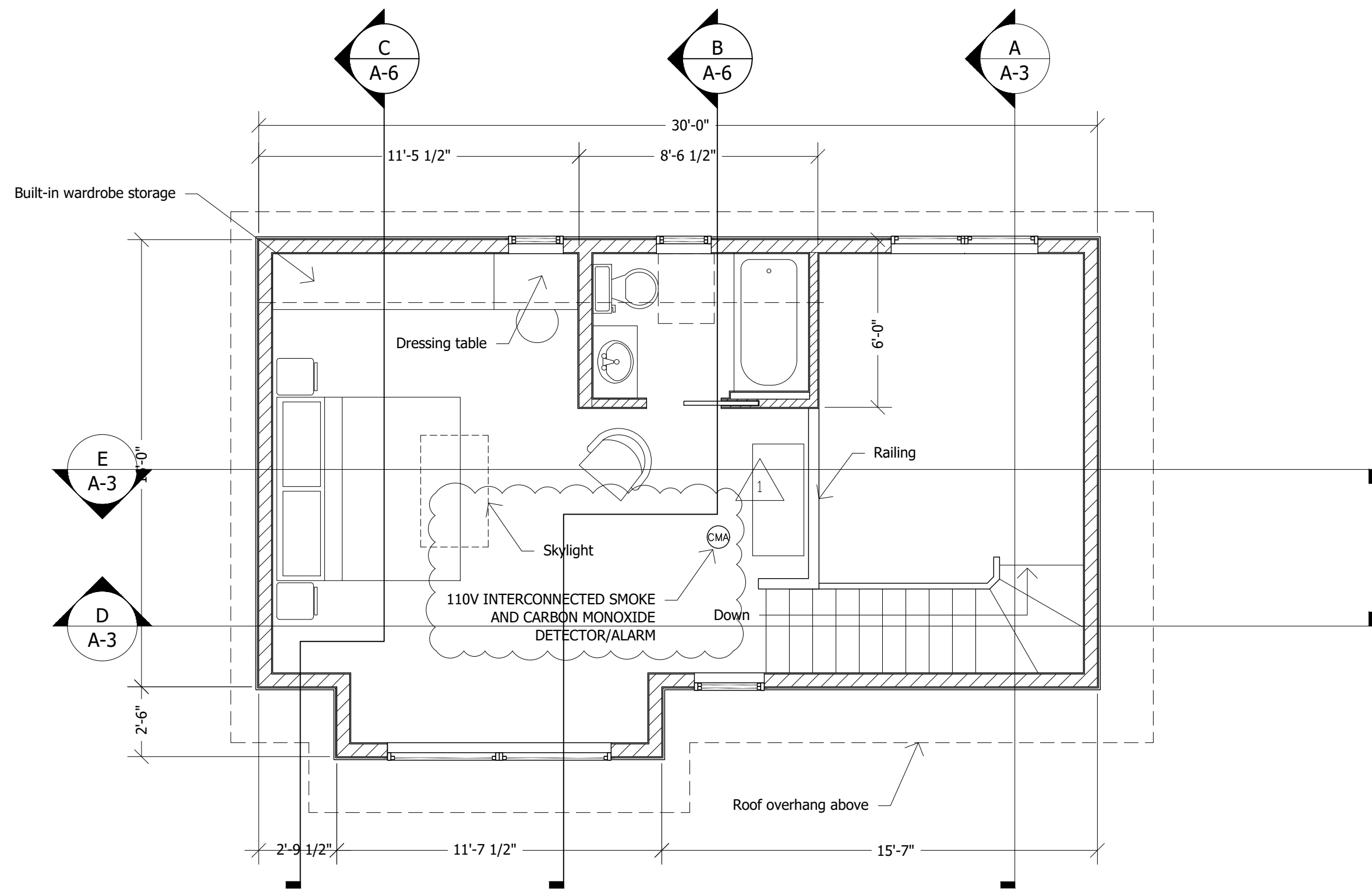
Detached Accessory Dwelling Unit
451 Townsend Drive, Aptos, CA 95003
Proposed Floor Plans

J D Allen-Young, Inc.
P O Box 428
Santa Cruz, CA 95061
831.227.0354
jday@baymoon.com



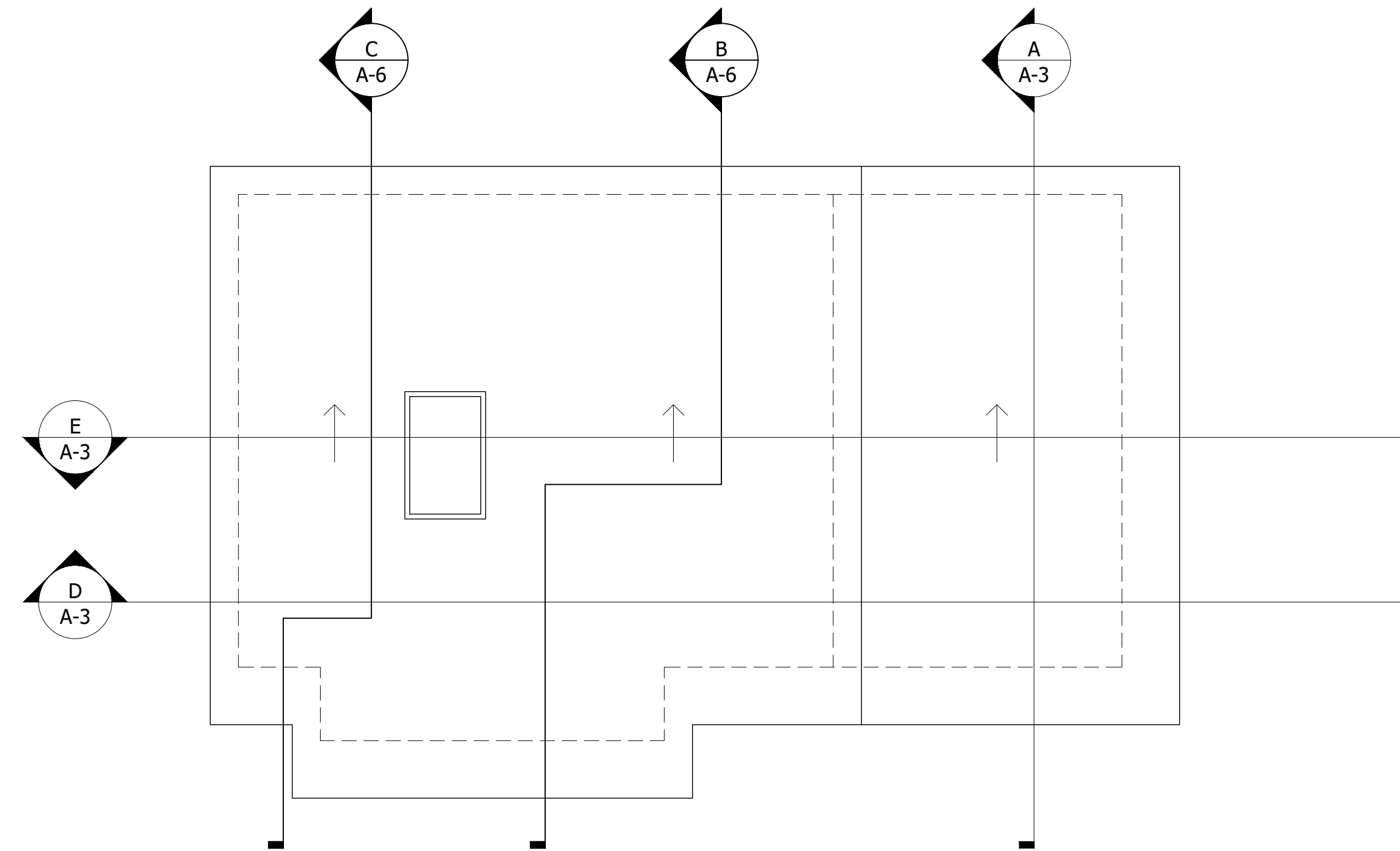
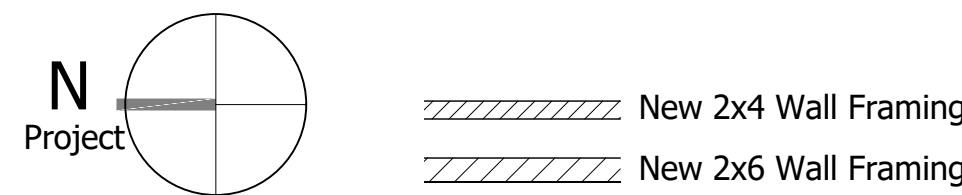
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A-1

EXHIBIT D



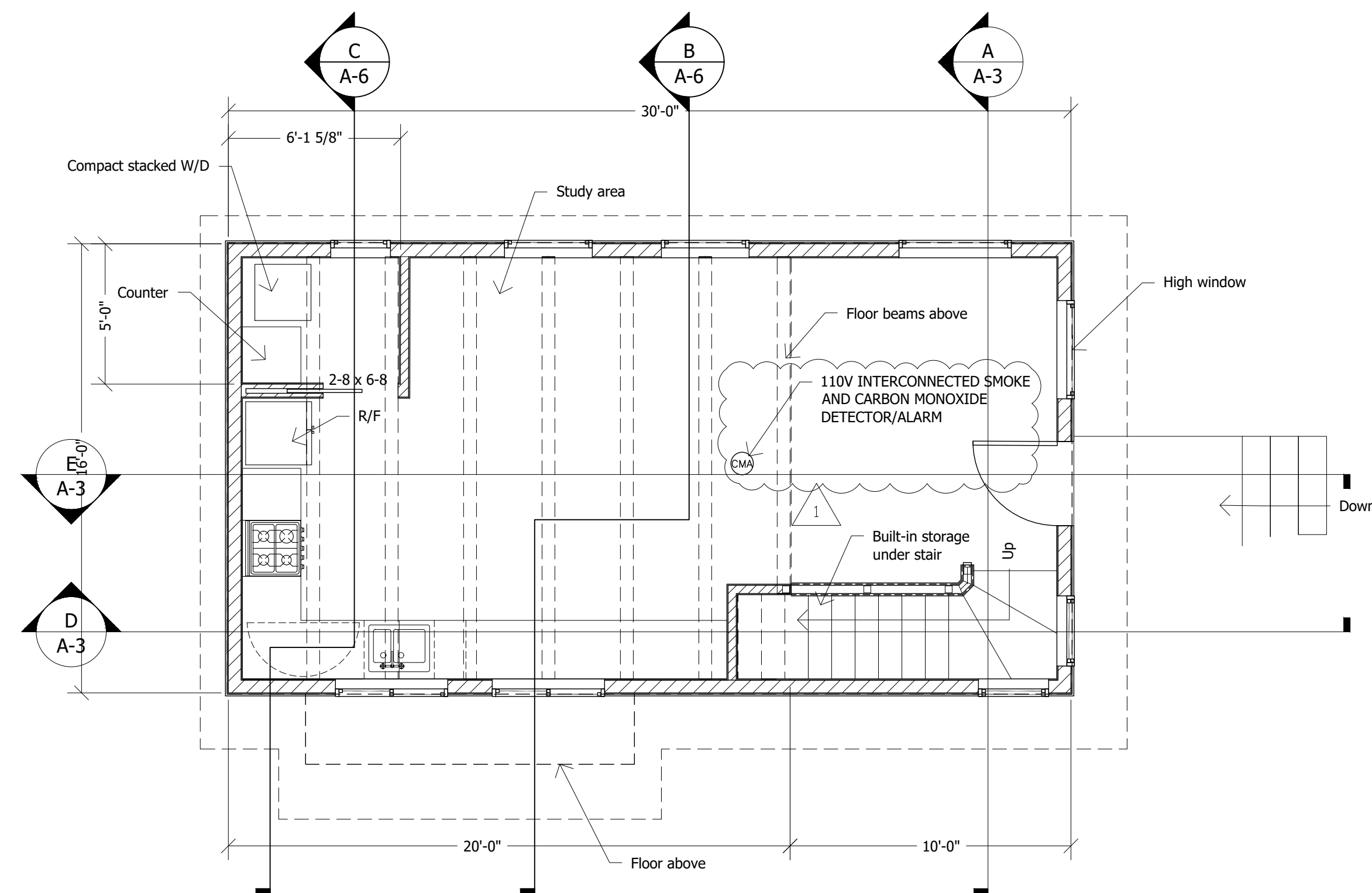
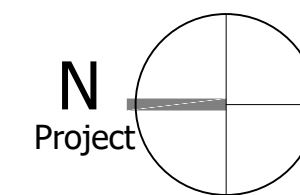
PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0" 344 SF (298 SF over 7' high)



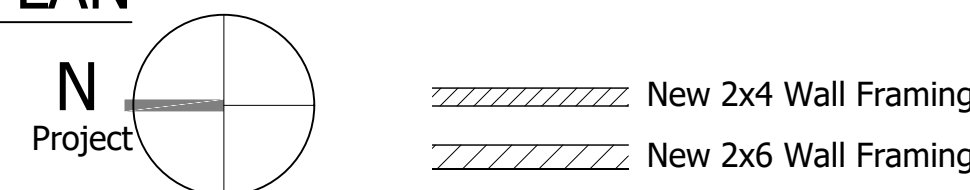
PROPOSED ROOF PLAN

1/4" = 1'-0"



PROPOSED LOWER FLOOR PLAN

1/4" = 1'-0" 480 SF



Only plans approved by the permitting agency shall be used for construction. Contractor and all subcontractors shall verify that the plans they are using are the most current permitted construction documents and are a complete set of plans



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04/21/2026	1

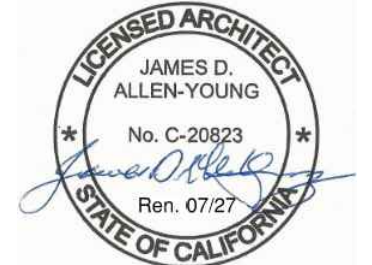
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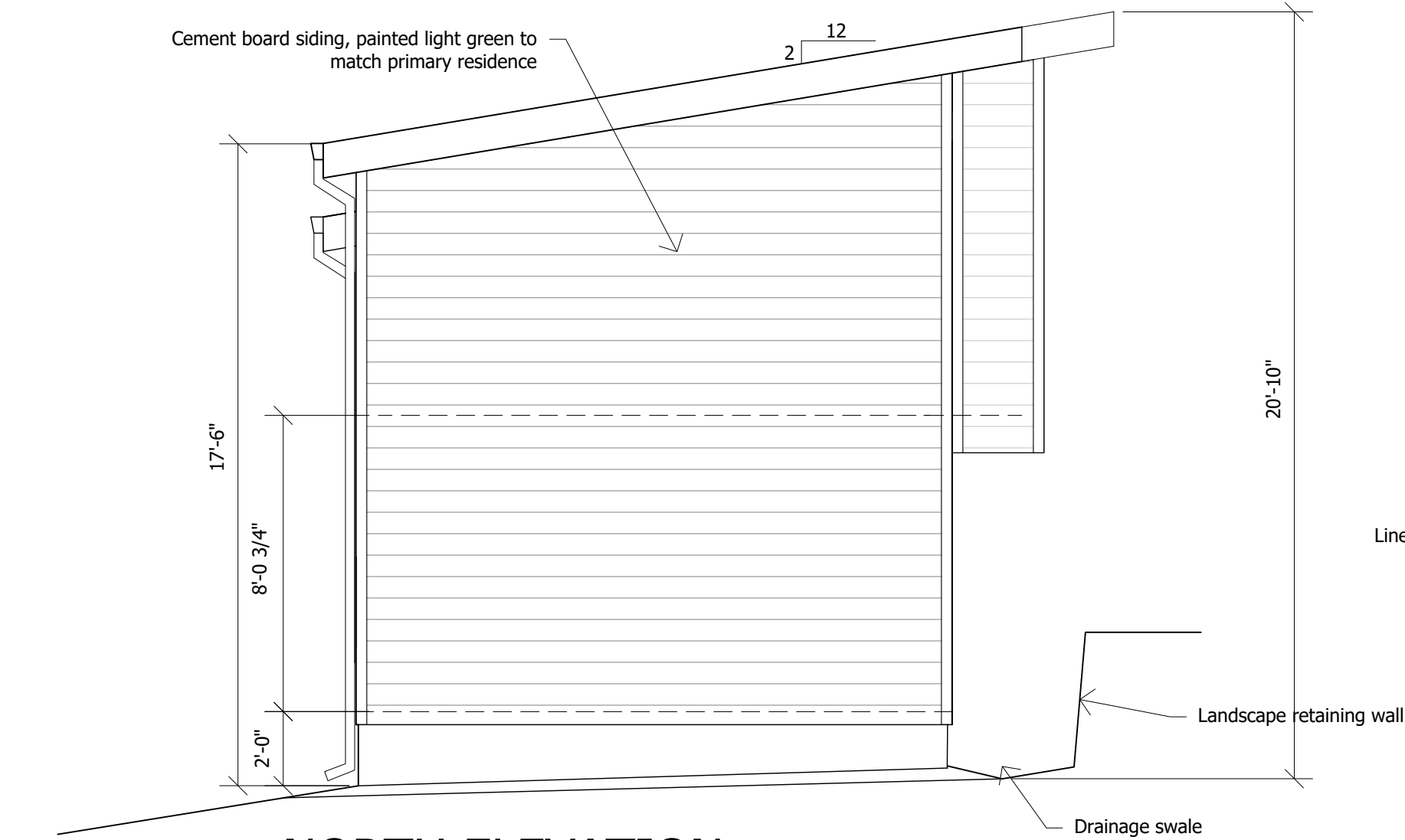
Detached Accessory Dwelling Unit
451 Townsend Drive, Aptos, CA 95003
Proposed Elevations

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Santa Cruz, CA 95061
831.227.0354
jday@baymoon.com



Sheet
A-2

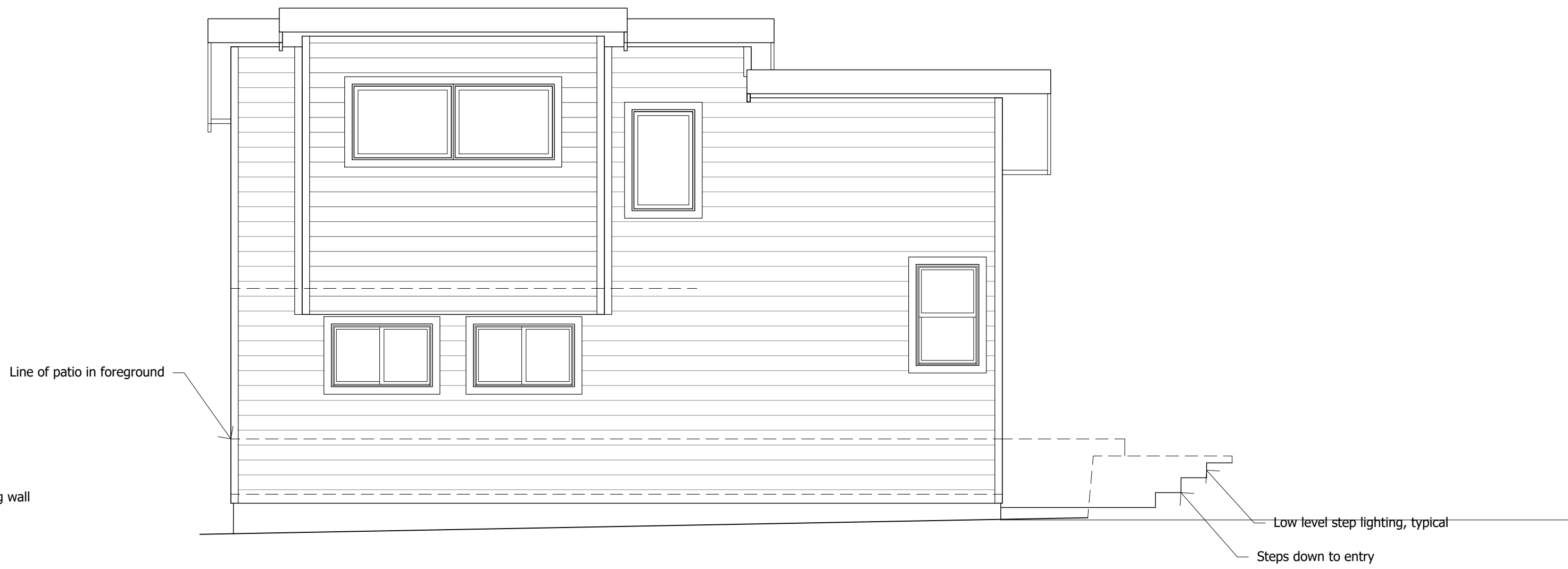
EXHIBIT D



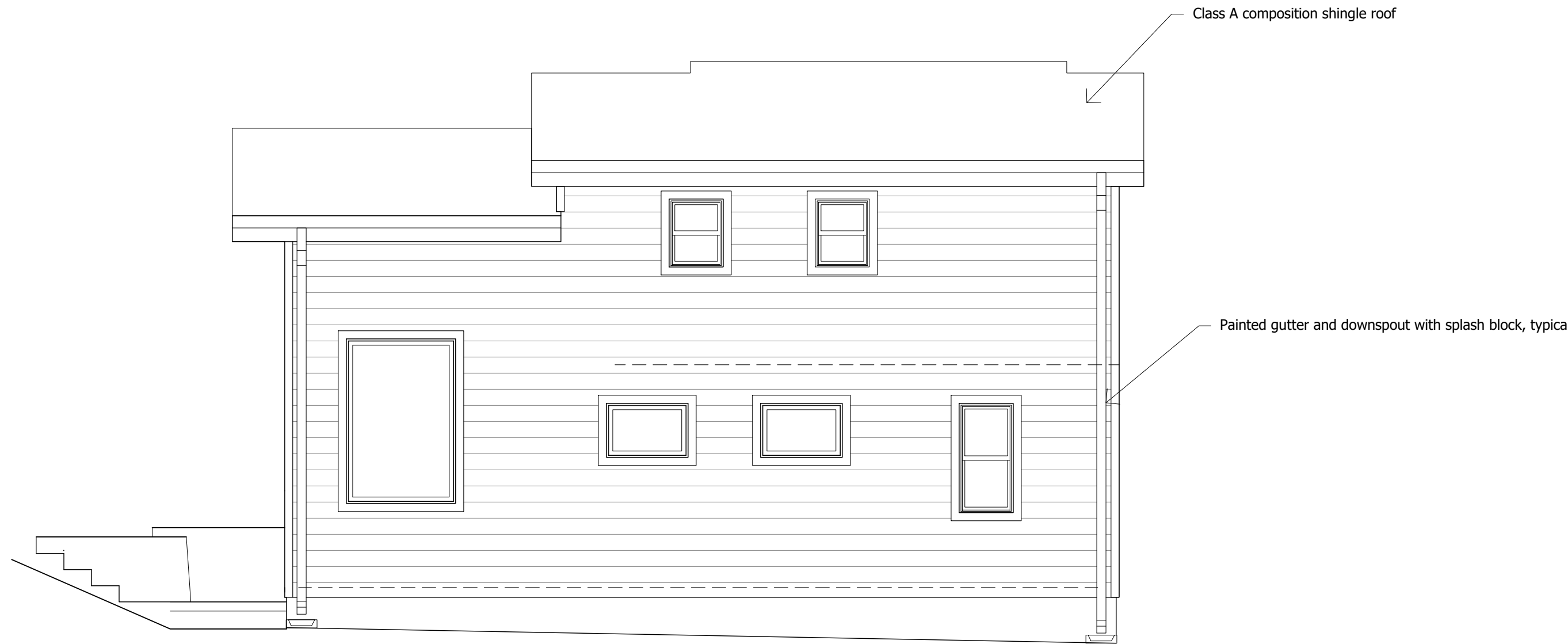
NORTH ELEVATION
1/4" = 1'-0"



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



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



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

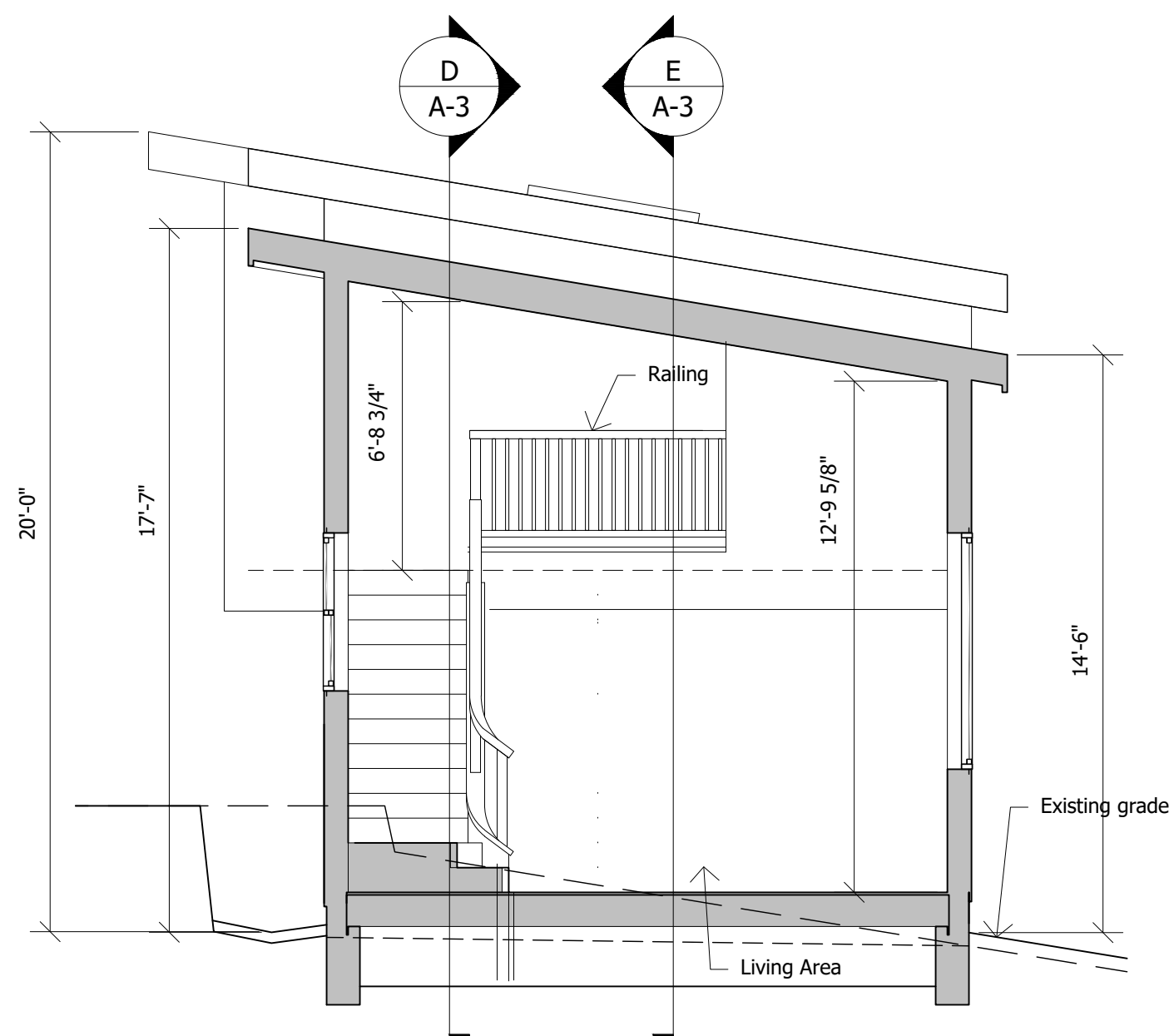
Rescue Openings:

Emergency and escape rescue window openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.

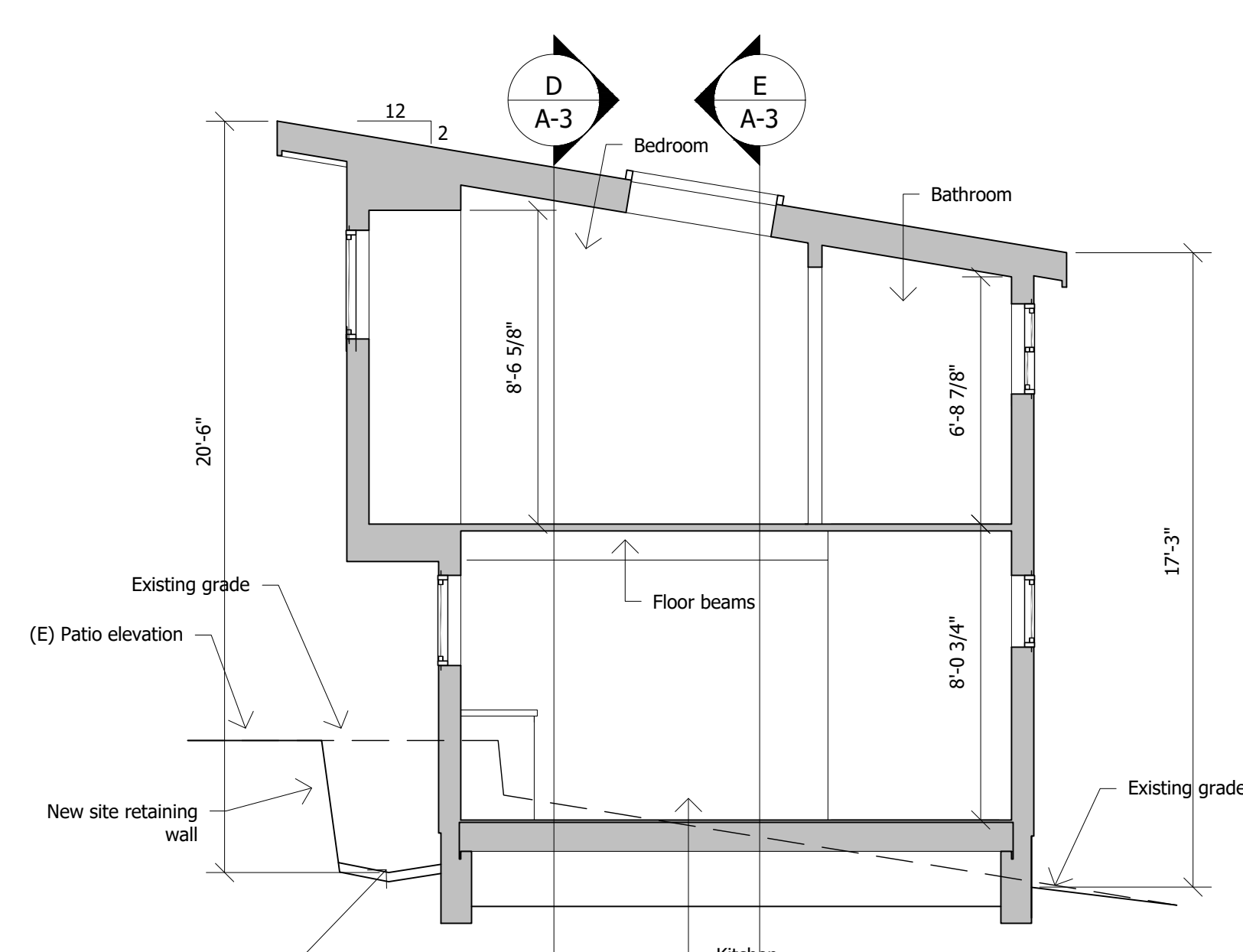
Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet.

Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have the bottom of the clear opening not greater than 44 inches measured from the floor; where the sill height is below grade, it shall be provided with a window well.

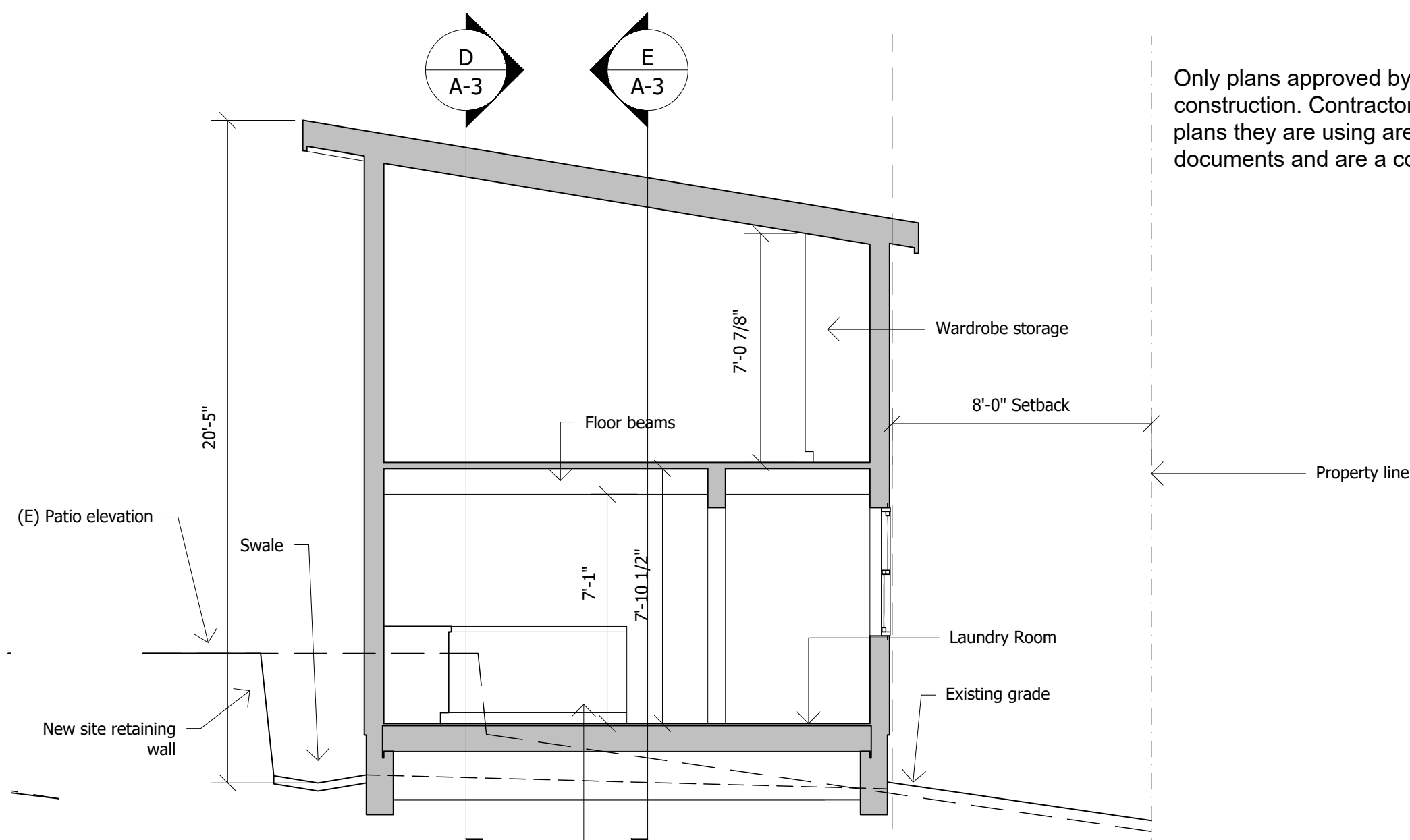
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SECTION A
1/4" = 1'-0"

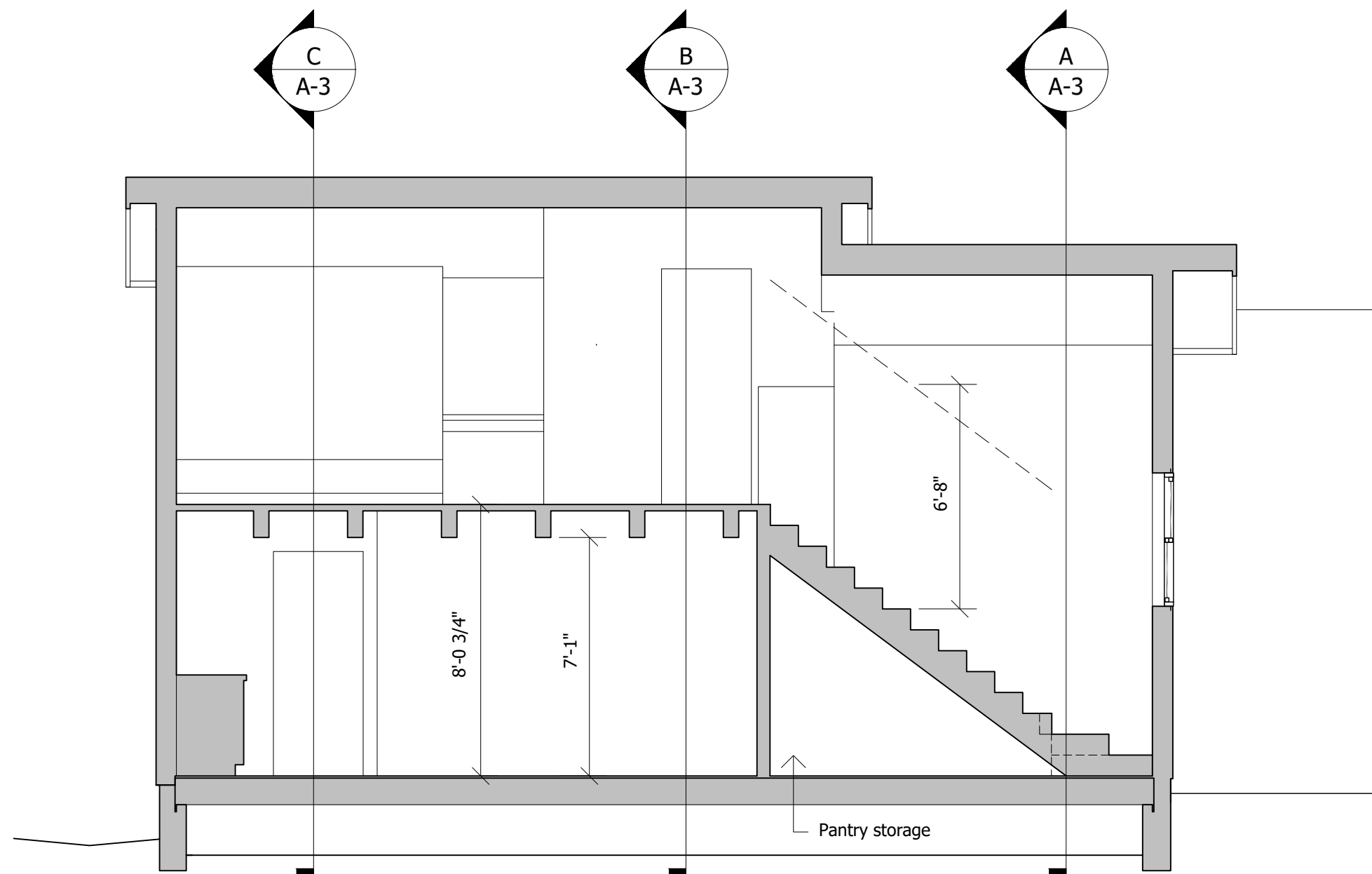


SECTION B
1/4" = 1'-0"

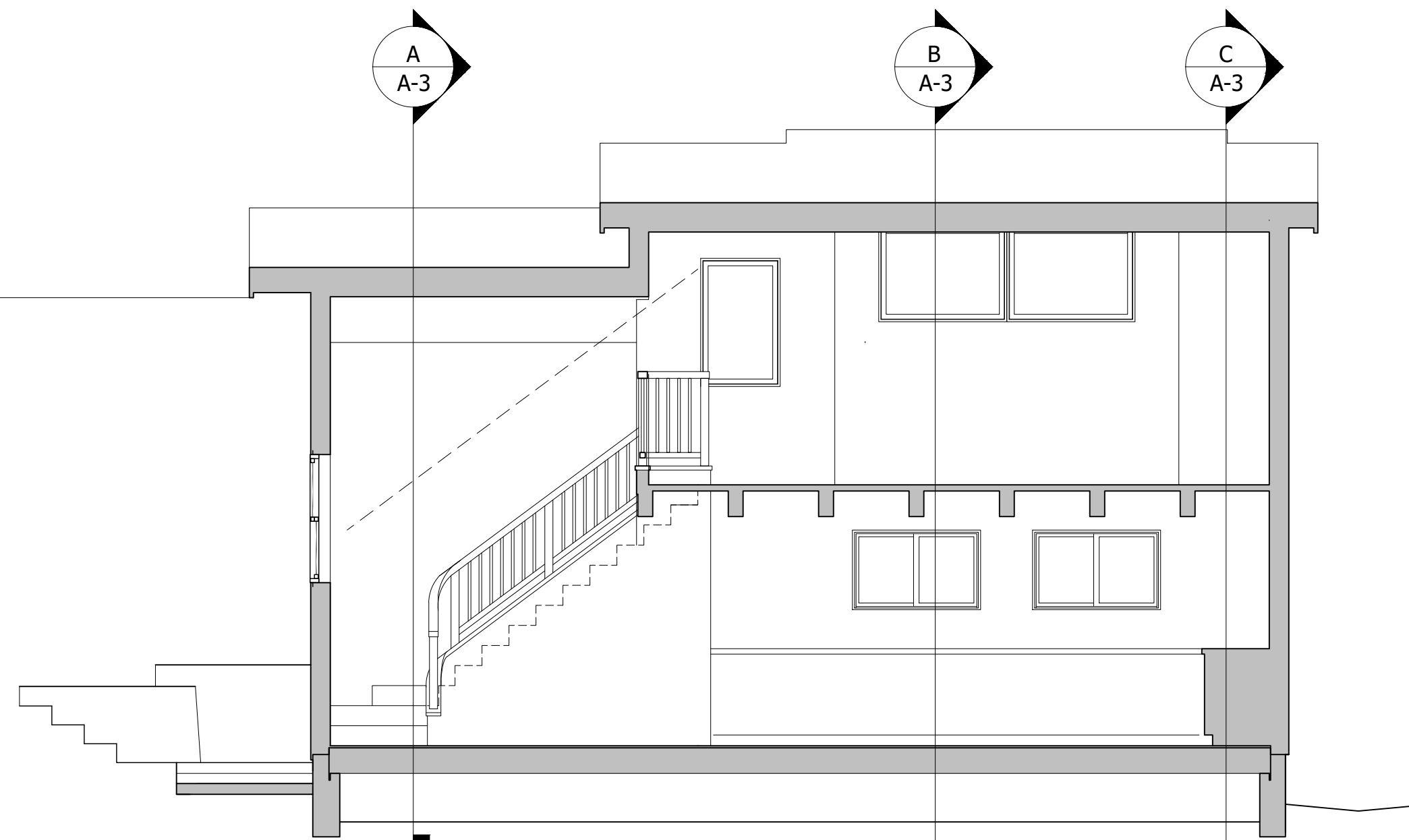


SECTION C
1/4" = 1'-0"

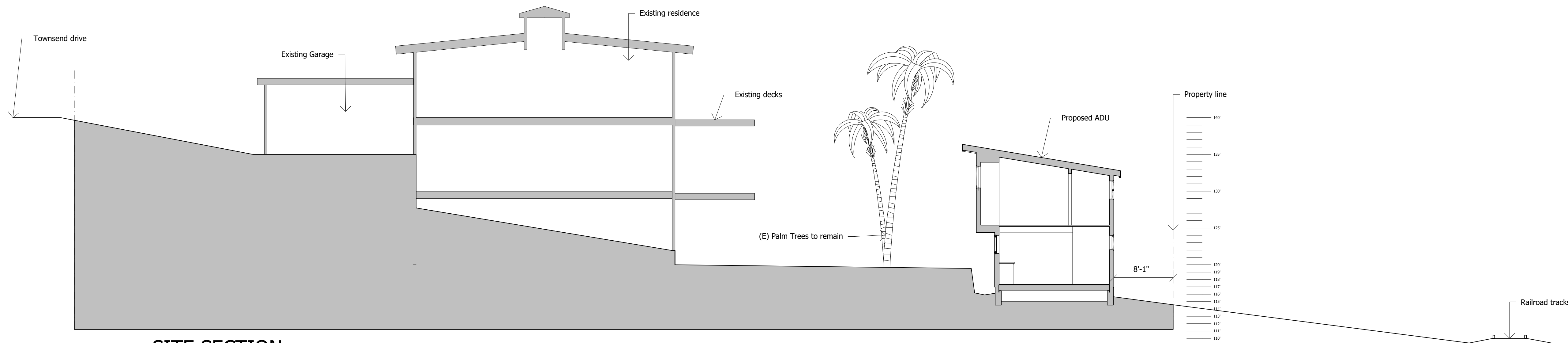
Only plans approved by the permitting agency shall be used for construction. Contractor and all subcontractors shall verify that the plans they are using are the most current permitted construction documents and are a complete set of plans



SECTION D
1/4" = 1'-0"



SECTION E
1/4" = 1'-0"



SITE SECTION
1/8" = 1'-0"



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04/21/2026	1

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Detached Accessory Dwelling Unit
451 Townsend Drive, Aptos, CA 95003

Building Sections

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jday@baymoon.com



Sheet

A-3

EXHIBIT D

FOR TAX PURPOSES ONLY

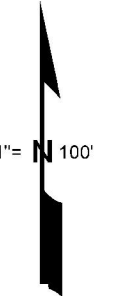
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POR. APTOS RANCHO
S.E. 1/4 SEC. 18, & N.E. 1/4 SEC. 19,
T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-270 69-273

43-04

RIO DEL MAR COUNTRY CLUB TRACT # 38
26MB38 3/26/1940



SEC. 18
SEC. 19

SEC. 18
SEC. 19

Bk. 44
07

SEC. 19
SEC. 20

Bk. 53
01

SEC. 19
SEC. 20

APTOS BEACH COUNTRY CLUB SUB #6
23MB35 9/20/1926

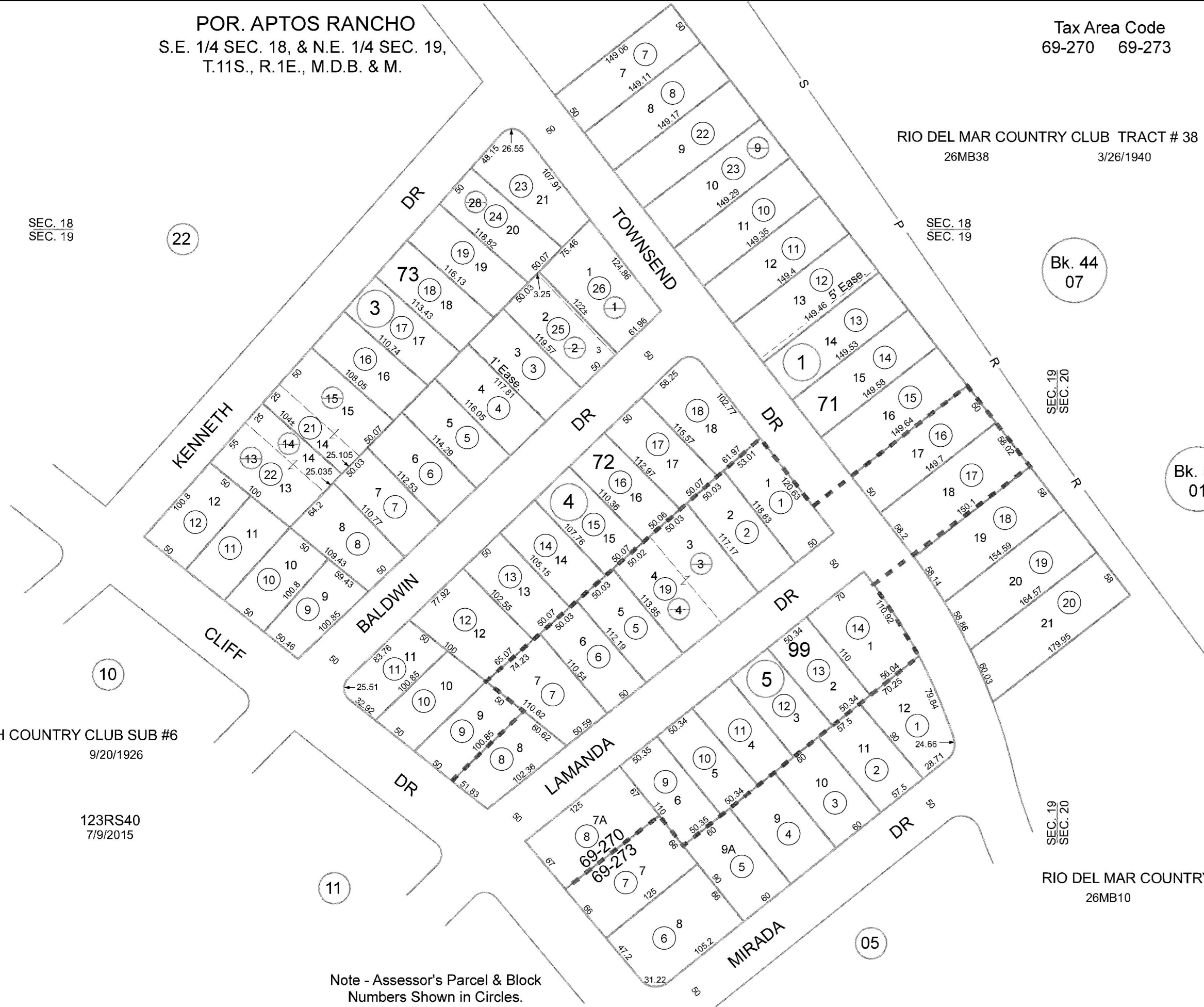
123RS40
7/9/2015

RIO DEL MAR COUNTRY CLUB TRACT # 10
26MB10 12/18/1936

Assessor's Map No. 43-04
County of Santa Cruz, Calif.
Feb. 1999

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

Electronically Redrawn 2/10/99 rw
Rev. 2/10/99 (Port to pg 22) rw
Rev. 5/24/99 CB (Tax Consolidation)
Rev. 5/25/01 mvm (changed page refs)
Rev. 1/4/02 mvm (TCA)
Rev. 3/15/17 jg (123RS40)





Santa Cruz County Planning Department

Parcel Location Map



Parcel: 04304113

☐ Subject Parcel

Map printed: 8 Jul. 2026

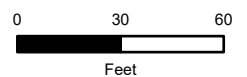
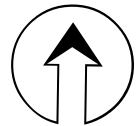
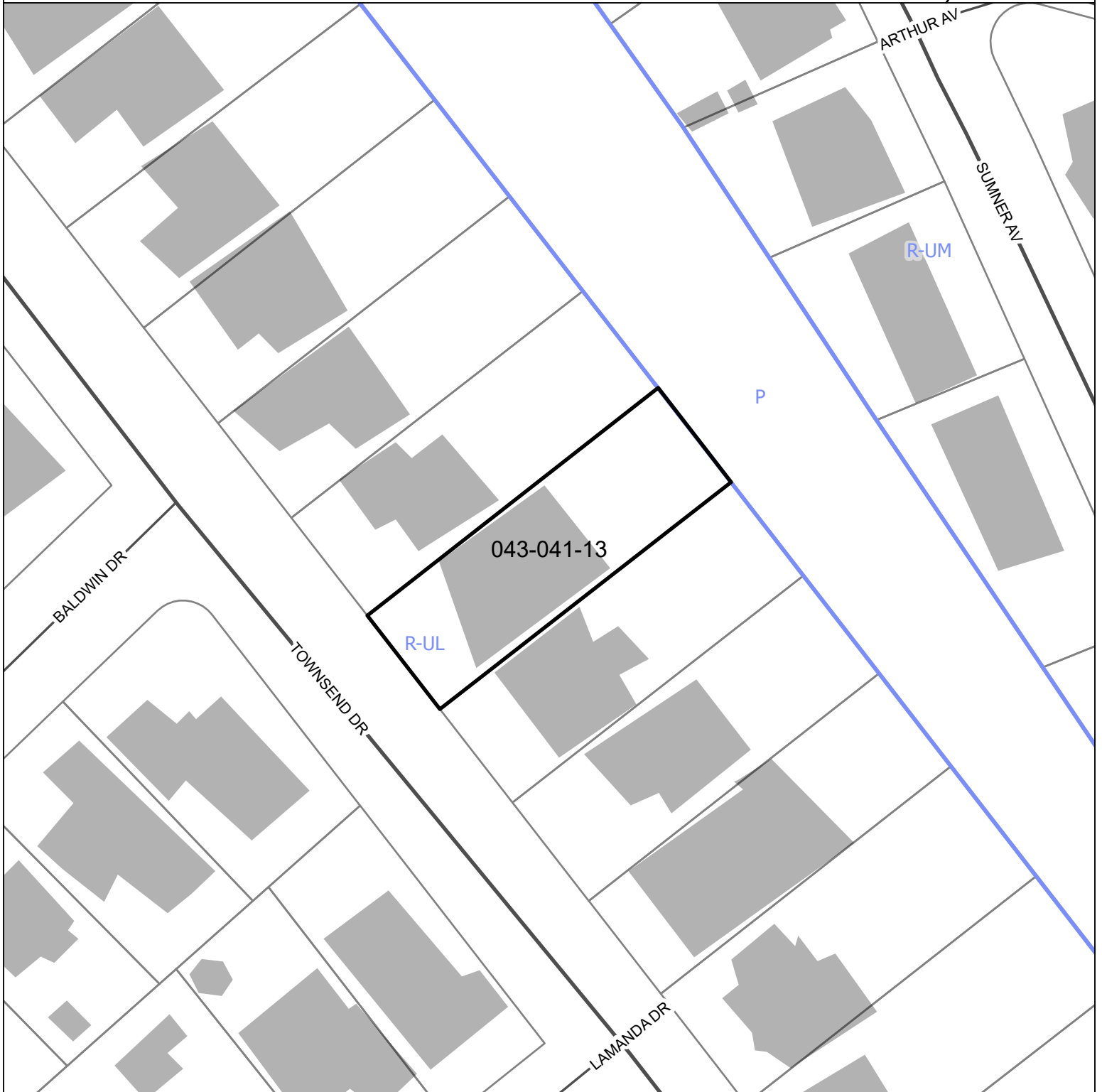


EXHIBIT E

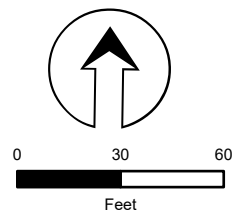


Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel



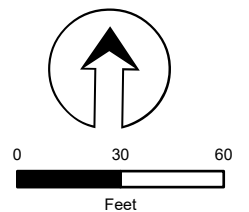


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line:	<u>X</u> 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:	7361 SF
Existing Land Use - Parcel:	Single-Family Residential
Existing Land Use - Surrounding:	Single-Family Residential
Project Access:	Townsend Drive
Planning Area:	Aptos Planning Area
Land Use Designation:	R-UL (Urban Low Density)
Zone District:	R-1-6 (Single-Family Residential)
Coastal Zone:	<u>X</u> Inside ___ Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes ___ No

Technical Reviews: REV261029

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	15% – 30%
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	60 cubic yards net grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site