



## Staff Report to the Zoning Administrator

Application Number: **251492**

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**Applicant:** Olga Okner

**Agenda Date:** 6/26/2026

**Owner:** Olga Okner

**Agenda Item #:** 3

**APN:** 042-191-12

**Time:** After 9:00 a.m.

**Site Address:** 219 Spreckels Drive, Aptos CA 95003

**Project Description:** Proposal to reconstruct an approximately 1,584 square foot, two-story single-family dwelling, with a 410 square foot carport, and construct additions to result in a 2,161 square foot, two story single-family dwelling with a 212 sunroom and 518 square foot attached garage.

**Location:** Property is located on the west side of Spreckels Drive approximately 260 feet north of the intersection of Spreckels Drive and Aptos Beach Drive at 219 Spreckels Drive in Aptos.

**Permits Required:** Coastal Development Permit, Variance to Height from 28 feet to 30 feet 11 inches, and a Site Development Permit for the reconstruction of a nonconforming structure.

**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 251492, based on the attached findings and conditions.

### Project Description & Setting

The subject parcel, located in the Treasure Island neighborhood of Aptos, is currently developed with a nonconforming two-story, single-family dwelling with an attached carport built in 1976 under Building Permit # 47935. The subject parcel exhibits a significant slope with downward grades of up to 17.3% in the proposed building area, with grades greater than 50% over the southwestern/rear third of the parcel.

The parcel is located on a residential street that features a mix of one- and two-story dwellings situated along the southwestern side of Spreckels Drive. Parcels on this side of the street generally slope downward away from the street, with gentler slopes near the roadway and steeper slopes farther to the southwest. As a result, many of the existing dwellings exceed the height standard at the rear of the structures due to the sloping terrain. Views to the southwest extend across the Rio del Mar beach flats area to the beach and Monterey Bay beyond. Seacliff State Beach is the closest beach to the subject property with beach access located at the end of Aptos Beach Drive, approximately 1,425 feet southwest of the subject property.

The proposal is to reconstruct the existing nonconforming two-story, one-bedroom, single-family dwelling and to add approximately 577 square feet of new floor area to result in an approximately 2,161 square foot, two-story, three-bedroom, single-family dwelling with first- and second-story decks at the rear elevation. The project also includes replacing the existing 410 square foot carport with an attached 518 square-foot two-car garage with an attached 212 square-foot non-habitable sunroom and deck above, at the front of the property.

### **Zoning & General Plan Consistency**

The subject parcel is an approximately 4,574 square foot lot that is located in the R-1-4 (Single family residential, 4,000 square feet) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

The site and development standards applicable to parcels within the R-1-4 Zone District, pursuant to County Code Section 13.10.323, 'Development Standards for Residential Districts,' are set out in Table 1 below.

*Table 1: Compliance with R-1-4 Site Standards*

| <b>Site Standard</b>                                              | <b>Required</b> | <b>Existing</b>  | <b>Proposed</b>                                     |
|-------------------------------------------------------------------|-----------------|------------------|-----------------------------------------------------|
| <b>Front Setback to Garage/Carport Entrance</b> (Spreckels Drive) | 18 feet Minimum | 19 feet          | 18 feet                                             |
| <b>Southeast Side Setback</b>                                     | 5 feet Minimum  | 4 feet 7 inches  | No change*<br>(height and length of wall increased) |
| <b>Northwest Side Setback</b>                                     | 5 feet Minimum  | 5 feet 5 inches  | No change                                           |
| <b>Rear Setback</b>                                               | 15 feet Minimum | 37 feet          | 27 feet 6 inches                                    |
| <b>Height</b>                                                     | 28 feet Maximum | 23 feet 9 inches | 30 feet 11 inches*                                  |
| <b>Lot Coverage</b>                                               | 45 % Maximum    | 31.6 %           | 43 %                                                |
| <b>Floor Area Ratio (FAR)</b>                                     | 60% Maximum     | 34 %             | 58 %                                                |

\*Variance required

The existing house is nonconforming to site standards in that the southeastern side yard setback is only 4 feet 7 inches, which is less than the required setback of 5 feet.

Pursuant to County Code Section 13.10.262, structural alterations to a nonconforming structure that involve modification or replacement of 65 percent or more of the major structural components are classified as reconstruction. The applicant's structural modification worksheet indicates that approximately 90 percent of the major structural components of the existing nonconforming single-family dwelling would be modified or replaced. Because the proposed alterations exceed the 65 percent threshold, the project constitutes reconstruction of a nonconforming structure and therefore requires approval of a Site Development Permit.

The proposed reconstruction includes additions that do not fully comply with current site and development standards. In particular, the project would increase the extent (length) of the existing nonconforming southeastern side yard wall and increase the height of that wall from approximately 19 feet to 25 feet 10 inches. In addition, although this height remains within the 28-foot maximum height limit, it would increase the nonconforming condition by expanding its vertical dimension. Because the project both expands the extent of the nonconforming wall and increases its height by more than 5 percent, a Variance is required in accordance with County Code Section 13.10.230.

A Variance is also required for the overall height of the reconstructed structure. While portions of the dwelling are conforming with respect to setbacks, the site's steep downslope topography results in a maximum ridge height of 30 feet 11 inches when measured from the lower existing grade, exceeding the 28-foot maximum height limit. As designed, the reconstructed dwelling would have a height of 25 feet 10 inches at the front of the structure; however, although the roof includes a 1-foot-6-inch step down approximately 20 feet from the street-facing edge, the ridge line continues across the length of the dwelling while the site slopes downward toward the rear. As a result, the height of the structure increases relative to the lower grade, reaching a maximum height of 30 feet 11 inches at the rear. Therefore, a Variance is required to allow the dwelling to exceed the 28-foot height limit.

As set out above, the project requires a Variance to allow (1) the increase in the nonconforming southeastern side yard wall, including its increased height from 19 feet to 25 feet 10 inches, and (2) the maximum overall building height of 30 feet 11 inches.

The requested Variances and Site Development Permit are necessary to allow reconstruction of the dwelling in a manner consistent with a standard residential design on a steeply sloped parcel. The site's topography limits development potential relative to less constrained parcels, and without such conditions, the proposed structure would comply with applicable height standards.

The project is consistent with zoning and General Plan policies in that it is located within an established residential neighborhood developed at urban densities and characterized by a mix of architectural styles and two-story dwellings on downslope parcels along Spreckels Drive. The site is not located on a prominent ridge, beach, or bluff top, and is surrounded by similarly developed residential lots. As such, the project is consistent with the residential land use designation and applicable zoning intent for the area.

The requested Variances are not expected to result in significant impacts to surrounding properties. The reconstructed dwelling would not result in excessive bulk or mass and is consistent with the character of the surrounding neighborhood, which includes similarly sloped parcels developed with structures that have also required the approval of variances or other site standard relief. Nearby properties with comparable conditions have also received Variances, including parcels at 227 Spreckels Drive and the adjacent parcel to the south of that property. Therefore, the proposed project is considered compatible with surrounding development.

## **Design Review**

The proposed single-family dwelling is consistent with the County Design Review Ordinance. The project incorporates a pitched roof, varied wall planes and elevations, and frameless glass deck railings, which reduce the visual prominence and perceived mass of the structure. These design

features result in a visually appealing structure that is compatible with the surrounding neighborhood and that will contribute positively to the overall aesthetic character of the area.

### **Local Coastal Program Consistency**

The project is located within the Coastal Zone but is not inside the Appeals Jurisdiction. While the project includes improvements to an existing single-family residence, it does not qualify for the residential exclusion under SCCC Section 13.20.071 or the exemption for improvements to existing single-family residences under SCCC Section 13.20.061. Therefore, pursuant to Santa Cruz County Code Chapter 13.20, a Coastal Development Permit is required for the proposed project.

The project does not qualify for the residential exclusion in SCCC Section 13.20.071 because it is located within a scenic area as designated on the Local Coastal Program (LCP) Land Use Plan maps and therefore is not eligible. The project also does not qualify for the exemption for improvements to existing single-family residences under SCCC Section 13.20.061 because it involves reconstruction of an existing structure and includes additions exceeding 500 square feet. As such, the scope of work exceeds a remodel or minor alteration and results in substantial redevelopment of the existing structure.

The proposed single-family dwelling is in conformance with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible with, and integrated into, the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Sizes and architectural styles vary, and the proposed design is consistent with this range of styles, which includes several dwellings that exceed the 28-foot maximum height limit due to steeply sloped parcels in the area. Although the proposed dwelling is mapped within a scenic area and would be visible from public vantage points, including the Rio del Mar beach flats area, it would be viewed in the context of existing development along Spreckels Drive and would blend with surrounding homes in terms of scale, massing, and architectural character. As a result, the project would not be significantly visually prominent in views from the beach flats area or the public beach.

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.

### **Public Outreach/Public Comment**

During an appointment at the zoning counter, several neighbors reviewed the project plans. Staff discussed the reasons why a recommendation to support the project could be made (see above) and outlined the public hearing process.

### **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 **251492**, 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](http://www.sccoplanning.com)**

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### **Exhibits**

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 251492

Assessor Parcel Number: 042-191-12

Project Location: 219 Spreckels Drive, Aptos CA 95003

**Project Description: Reconstruction of an existing single-family residence**

**Person or Agency Proposing Project: Olga Okner**

**Contact Phone Number: (408) 688-7027**

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

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

**F. Reasons why the project is exempt:**

The project is for the reconstruction of an existing single-family dwelling.

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

\_\_\_\_\_  
John Hunter, Project Planner

Date: \_\_\_\_\_

## **Coastal Development Permit Findings**

- (A) That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-4 (Single-Family Residential-4,000 square feet per dwelling), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Residential) General Plan designation.

- (B) That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made in that the proposed development is consistent with the surrounding neighborhood, which features a variety of architectural styles, including two-story dwellings located on the downslope portions of Spreckels Drive, many of which also exceed 28 feet in height at the rear due to the steeply down-sloped parcels.

The site is surrounded by lots developed to an urban residential density and is not located on a prominent ridge, beach, or bluff top. Although the proposed dwelling is located within a mapped scenic area and would be visible from the Rio del Mar beach flats area, it would be viewed in the context of existing development along Spreckels Drive and would blend with surrounding homes along the street due to similar scale, massing, and architectural character. As a result, the project would not be significantly visually prominent in views from the public beach or elsewhere in the beach flats area.

Accordingly, the project is consistent with the design criteria and special use standards of this chapter, as it is compatible in scale, design, and siting with the surrounding neighborhood and does not result in significant visual impacts.

- (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 the end of Aptos Beach Drive, approximately 1,425 feet southwest of the property.

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

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are

allowed in the R-1-4 (Single-Family Residential) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

- (F) If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the single-family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Public beach access is available at the end of Aptos Beach Drive, approximately 1,425 feet southwest of the property. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

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

## **Discretionary Permit Findings**

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

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed reconstructed single-family dwelling and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-4 (Single-Family Residential-4,000 square feet per dwelling) zone district as the primary use of the property will be one single-family dwelling that with the approval of Variances to allow for an increase to the height and extent of the nonconforming southeastern wall and to increase the maximum height from 28 feet to 30 feet 11 inches, will conform to all other site standards for the zone district.

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

**BE-4.4.1 Nonconforming Structures.** Encourage legal nonconforming structures to be maintained and improved. Allow additions and renovations, with variable permit requirements depending upon whether the owner does or does not propose to increase the degree of structural nonconformity. Allow reconstruction after a catastrophic event. Require discretionary review for voluntary reconstruction of nonconforming structures, subject to appropriate findings and conditions to ensure that the proposed project will not be detrimental to public health, safety or welfare.

- (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 reconstruction of a single-family dwelling will be on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to change as a result of the project and, as such, 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 single-family dwelling is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

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

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

## Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made in that the proposed development is located and designed to respond to existing site conditions and the surrounding development patterns. The project is situated within an established residential neighborhood developed at urban densities and characterized by a mix of architectural styles and two-story dwellings on similarly sloped parcels along Spreckels Drive. The site is not located on a prominent ridge, beach, or bluff top, and is surrounded by comparable residential development. Although the reconstructed dwelling would be visible from surrounding public vantage points, including the Rio del Mar beach flats area, it would be viewed in the context of existing development along the street and would be compatible in scale, massing, and architectural character with nearby homes. As such, the project would complement and harmonize with the physical design of existing and proposed development in the neighborhood as designated by the General Plan, Local Coastal Program, and implementing ordinances.

- (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 development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines and with the requirements of SCCC Chapter 13.11, except as necessitated by site constraints, including steeply sloped topography and existing nonconforming site conditions. The project incorporates a pitched roof with varied wall planes and elevations, along with frameless glass deck railings that reduce visual mass and minimize the apparent bulk of the structure. While Variances are required to address the increased height and for an expansion of existing nonconforming conditions, these deviations are driven by site constraints rather than design intent and do not result in a structure that is out of scale or inconsistent with neighborhood development patterns. The resulting design is compatible with surrounding residential development and maintains consistency with the intent of the Design Guidelines.

The site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and the coastal regulations of SCCC Chapter 13.20, as the project is sited within an established residential area, does not obstruct public coastal access, and is consistent with the scale and character of surrounding development.

- (c) Any additional parking requirements created by the project can be met in accordance with SCCC 13.10.551;

This finding can be made, in that the proposed project does not result in the requirement for additional off-street parking on the project site.

- (d) The proposed project will not significantly impair economic development goals or key land use goals of the General Plan;

This finding can be made, in that reconstruction of the existing nonconforming single-family dwelling will not result in a change in the residential use of the subject parcel, which is consistent with the use and density requirements specified for the R-UM (Urban Medium Density) land use designation in the County General Plan. No economic development plans currently exist for the project site.

- (e) For nonconforming commercial, industrial, or residential structures adjacent to residential property, the nonconforming structure does not unreasonably infringe on adequate light, air, solar access, privacy, or the quiet enjoyment of adjacent residences;

The proposed reconstructed single-family dwelling will not adversely impact light, solar access, air, or open space available to adjacent properties. Variances are required to allow for both the increase in the nonconforming southeastern side yard wall, including its increased height from approximately 19 feet to 25 feet 10 inches, and the increase in the maximum overall building height to 30 feet 11 inches. While the existing structure does not meet the southeastern side yard setback requirement, the proposed reconstruction is designed to meet all other current site and development standards for the zone district, except as modified by the requested Variances.

The increase in building height and expansion of the nonconforming wall would not result in a structure that is visibly prominent or out of character with the surrounding neighborhood. As a result, the single-family residence would not unreasonably shade adjacent properties and would maintain adequate access to light, air, solar access, privacy, and open space within the neighborhood.

- (f) For nonconforming structures over a property line, within a riparian corridor, or within five feet of an existing or planned right-of-way, the proposed project has been conditioned to require greater conformance to current site development standards, or has been required to eliminate the nonconformity where feasible, considering economic factors and site conditions including size, shape, topography, existing development or improvements, and environmental constraints; and does not create excessive noise, vibration, illumination, glare, odors, dust, dirt, smoke, or hazards such as noxious fumes to a level that substantially exceeds that of the existing or former legal nonconforming use of the site.

This finding is not applicable, in that the project does not involve a nonconforming structure built over a property line, within a riparian corridor, or within five feet of an existing or planned right-of-way.

## Conditions of Approval

Exhibit D: Project plans, prepared by Jaime Barcelos, dated 4/13/2026.

- I. This permit authorizes the reconstruction of a single-family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
    1. Any work performed in the right-of-way that requires the closure of any or all traffic lanes, such as usage of a crane or for temporary parking purposes, will also require the approval of a Traffic Control Plan by the Department of Public Works
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.

3. Grading, drainage, and erosion control plans.
  4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 30 feet 11 inches feet.
  5. Details showing compliance with fire department requirements.
  6. Plans submitted for the building permit shall show the location of a minimum of two (2) trees to be planted on the property to replace existing trees that were previously removed from the southeastern property line. Trees shall be selected from the County of Santa Cruz Significant Tree Replacement List. The trees shall be selected from the "Tall and Broad" category of the list and shall be planted as part of the approved project in accordance with County standards.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
  2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
  3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- F. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings based on additional habitable floor area.

- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings based on additional habitable floor area.
  - H. Pay the current fees for Roadside and Transportation improvements for two additional bedroom(s). Currently, these fees are, respectively, \$1,000 and \$1,000 per additional bedroom.
  - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot, based on additional habitable floor area.
- 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.**

Application #: 251492  
APN: 042-191-12  
Owner: Olga Okner

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.

FULL HOUSE RENOVATION, ADDITION  
AND ALTERATION  
219 SPRECKELS DR., APTOS, CA 95130  
APN#042-191-12

| PROJECT DATA              |                                                                                                                                                                                                                                                                                                             |                              |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| INFORMATION               | OCCUPANCY GROUP:                                                                                                                                                                                                                                                                                            | R-3                          |
|                           | TYPE OF CONSTRUCTION:                                                                                                                                                                                                                                                                                       | V-B                          |
|                           | NUMBER OF STORIES:                                                                                                                                                                                                                                                                                          | 1                            |
|                           | ZONING:                                                                                                                                                                                                                                                                                                     | R-1-4 RESIDENTIAL-LOW FAMILY |
|                           | YEAR BUILT                                                                                                                                                                                                                                                                                                  | 1977                         |
| SCOPE OF WORK             | 1. FULL LOWER FLOOR (1ST FLOOR) REMODEL AND ALTERATION OF AN EXISTING TWO-STORY SINGLE FAMILY RESIDENCE                                                                                                                                                                                                     |                              |
|                           | 2. DEMOLISH AND REBUILD EXISTING UPPER FLOOR (SECOND FLOOR)                                                                                                                                                                                                                                                 |                              |
|                           | 3. ADD MID-LEVEL FLOOR TO CONNECT NEW GARAGE TO FULLY REMODELED TWO STORY SINGLE FAMILY RESIDENCE                                                                                                                                                                                                           |                              |
|                           |                                                                                                                                                                                                                                                                                                             |                              |
| REGULATIONS               | ENERGY METHOD:                                                                                                                                                                                                                                                                                              | YES                          |
|                           | SPRINKLER SYS:                                                                                                                                                                                                                                                                                              | YES                          |
|                           | FIRE RET. ROOFING:                                                                                                                                                                                                                                                                                          | NOT REQUIRED                 |
|                           | ENGINEERING CALCS:                                                                                                                                                                                                                                                                                          | YES                          |
|                           | GEOTECHNICAL REPORT:                                                                                                                                                                                                                                                                                        | YES                          |
| CODES                     | PROJECT SHALL COMPLY WITH THE COUNTY OF SANTA CRUZ ZONING AND BUILDING CODE AND THE FOLLOWING LATEST CODES:                                                                                                                                                                                                 |                              |
|                           | • 2022 CALIFORNIA RESIDENTIAL CODE • 2022 CALIFORNIA GREEN BUILDING CODE • 2022 CALIFORNIA FIRE CODE • 2022 CALIFORNIA MECHANICAL CODE • CALIFORNIA ADMINISTRATIVE CODE • 2022 CALIFORNIA PLUMBING CODE • CALIFORNIA HISTORIC BUILDING CODE • 2022 CALIFORNIA ELECTRICAL CODE • 2022 CALIFORNIA ENERGY CODE |                              |
| LOT COVERAGE BY FOOTPRINT | LOT SIZE: (0.105 AC) 4,574.0 S.F.                                                                                                                                                                                                                                                                           |                              |
|                           | (E) LOWER FLOOR                                                                                                                                                                                                                                                                                             | 792.0 S.F                    |
|                           | (E) UPPER FLOOR (HAS BEEN DEMOLISHED)                                                                                                                                                                                                                                                                       | 792.0 S.F                    |
|                           | (E) CARPORT (HAS BEEN DEMOLISHED)                                                                                                                                                                                                                                                                           | ±374.0 S.F                   |
|                           | (E) DECKS (HAS BEEN DEMOLISHED)                                                                                                                                                                                                                                                                             | ±780.0 S.F                   |
|                           | (E) TOTAL                                                                                                                                                                                                                                                                                                   | ± 2,738.0 S.F                |
|                           | (E) F.A.R =1584/4574 = 0.34                                                                                                                                                                                                                                                                                 |                              |
|                           | EXISTING LIVABLE TO BE RENOVATED OR REBUILD                                                                                                                                                                                                                                                                 |                              |
|                           | (N) LOWER FLOOR (1ST FLOOR)                                                                                                                                                                                                                                                                                 | 792.0 S.F.                   |
|                           | (N) UPPER FLOOR (2ND FLOOR)                                                                                                                                                                                                                                                                                 | 792.0 S.F                    |
| LOT COVERAGE BY FOOTPRINT | TOTAL                                                                                                                                                                                                                                                                                                       |                              |
|                           | 1584.0 S.F                                                                                                                                                                                                                                                                                                  |                              |
|                           | NEW ADDITION (LIVABLE)                                                                                                                                                                                                                                                                                      |                              |
|                           | (N) LOWE FLOOR ADDITION                                                                                                                                                                                                                                                                                     | 123.0 S.F                    |
|                           | (N) MID-LEVEL FLOOR ADDITION                                                                                                                                                                                                                                                                                | 149.0 S.F                    |
|                           | (N) AREA WITH CLNG. HEIGHT > THAN 18 FT (70.0 S.F)                                                                                                                                                                                                                                                          |                              |
|                           | PLUS MEZZANINE:(40.0 S.F)                                                                                                                                                                                                                                                                                   | 110.0 S.F                    |
|                           | (N) UPPER FLOOR ADDITION                                                                                                                                                                                                                                                                                    | 195.0 S.F                    |
|                           | (N) TOTAL (LIVABLE)                                                                                                                                                                                                                                                                                         | 577.0 S.F                    |
|                           | NEW ACCESSORY STRUCTURES (NON-LIVABLE)                                                                                                                                                                                                                                                                      |                              |
| LOT COVERAGE BY FOOTPRINT | (N) NEW GARAGE AND STO                                                                                                                                                                                                                                                                                      |                              |
|                           | 518.0 S.F                                                                                                                                                                                                                                                                                                   |                              |
|                           | (N) FRONT ENTRANCE DECK AND STAIRS                                                                                                                                                                                                                                                                          | 162.0 S.F                    |
|                           | (N) REAR LOWER FLOOR DECK                                                                                                                                                                                                                                                                                   | 204.0 S.F                    |
|                           | (N) REAR UPPER FLOOR DECK                                                                                                                                                                                                                                                                                   | 204.0 S.F                    |
|                           | (N) FRONT DECK OVER GARAGE                                                                                                                                                                                                                                                                                  | 201.0 S.F                    |
|                           | (N) SUNROOM (NON-HABITABLE)                                                                                                                                                                                                                                                                                 | 212.0 S.F                    |
|                           | (N) TOTAL                                                                                                                                                                                                                                                                                                   | 1,501.0 S.F                  |
|                           | (N) F.A.R =1584+577+212+(518-225)=2666/4574 = 0.58                                                                                                                                                                                                                                                          |                              |
|                           | BUILDING COVERAGE                                                                                                                                                                                                                                                                                           |                              |
| LOT COVERAGE BY FOOTPRINT | % of building coverage= 792+123+149                                                                                                                                                                                                                                                                         |                              |
|                           | +518+162+204= 1,963/4574= 0.43                                                                                                                                                                                                                                                                              |                              |

| SHEET INDEX    |                                             |
|----------------|---------------------------------------------|
| T-1.1          | TITLE SHEET                                 |
| A-1.1          | SITE PLAN                                   |
| A-1.2          | CONSTRUCTION SITE BEST MANAGEMENT           |
| A-2.1          | PROPOSED ADU FLOOR PLAN                     |
| A-2.0          | EXISTING FLOOR PLAN/ DEMO PLAN              |
| A-2.1          | PROPOSED LOWER AND MID-LEVEL FLOOR PLAN     |
| A-2.2          | PROPOSED UPPER LEVEL AND SUNROOM FLOOR PLAN |
| A-2.4          | ROOF PLAN                                   |
| A-3.0          | EXISTING ELEVATIONS                         |
| A-3.1          | PROPOSED ELEVATIONS                         |
| A-3.2          | PROPOSED ELEVATIONS.                        |
| A-4.1          | CROSS SECTIONS                              |
| CIVIL DRAWINGS |                                             |
| T1             | TOPOGRAPHIC SURVEY                          |

| DIRECTORY                           |                           |
|-------------------------------------|---------------------------|
| DESIGN PROFESSIONAL: JAIME BARCELOS |                           |
| TELEPHONE NUMBER                    | 831-756-0324              |
| E-MAIL                              | barceloscruz@gmail.com    |
| OWNER: OLGA OKNER                   |                           |
| TELEPHONE NUMBER                    | 408-688-7027              |
| E-MAIL                              | olga.okner@gmail.com      |
| TOPOGRAPHIC SURVEY                  |                           |
| TELEPHONE NUMBER                    | 831-724-5300              |
| E-MAIL                              | jeff@roperengineering.com |

GENERAL NOTES

- a. Scope: furnish all labor, material, equipment, facilities,transportation, and other services necessary for the reasonably incidental to the construction and improvements for "owner"as shown on the drawings and/or specified herein.
- b. Contractor agrees that he shall assume sole and complete responsibility for job site conditions durin the course of construction of this project, including safety of all person and property: that this requirement shall apply continuously and not limited to the normal working hours: and that the contractor shall defend, indemnify and hold the engineer and designer harmless from any and all liability real or alleged in connection with the performance of work on this project excepting for the liability arising from the sole negligence of the owner, engineer or designer.
- c. Workmanship: where not specifically described in any of the drawings, workmanship shall conform to all methods and operations of the best standards and accepted practices of the trades involved. the contractor shall verify all work, dimensions and drawings and report any discrepancies to the draftman before commencing any work.
- d. Methods of demolition shall be devised by the contractor but within the requirements of all applicable codes and local ordinances.
- e. Clean-up. the entire premises shall be maintained reasonably neat. clean and hazard free during the course of construction. all trades shall remove tools, rubbish, and unused materials as soon as their respective work is complete, leaving all areas in broom clean condition. trash shall be removed daily and not be allowed to accumulate.
- f. Material: unless otherwise noted, all materials shall be new and delivered to the job in the manufacture's original package, and containers or bundles, bearing the full identification. rejected materials shall be immediately removed from the site.
- g. Dimensions: do not scale plans, verify all dimensions prior to start of construction.
- h. Sanitary facilities: the contractor shall provide temporary sanitary facilities during the duration of construction.
- i. Contractor shall furnish and utilize suitable receptacles for waste and recyclables for construction personnel and ensure that all garbage is removed from the site on regular basis and at the end of each construction day.
- j. Construction waste material dumpster shall be covered nightly and protected from rain.
- k.Construction materials that are not actively being used shall be covered and bermed.
- l. Access roads shall be cleaned daily (if necessary) and prior to any rain event.
- m. Remove dirt, debris and weeds from all storm drain inlets and public streets and sidewalk areas.

ENCROACHMENT PERMIT

All construction work in the County right-of-way will require a separate Encroachment Construction Permit. The fee is in addition to and separate from any Development Fees assessed by the building permit. Encroachment permits may be obtained at the same time and run concurrently with the building permit.

FIRE NOTES

1. Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines. CFC 304.3.3 Capacity exceeding 1.5 cubic yards. Exceptions:
- A. Dumpsters or containers in areas protected by an approved automatic sprinkler system installed throughout in accordance with NFPA 13D fire sprinkler system.
2. The provisions of the CFC govern interior finish, interior trim, furniture, furnishings, decorative materials and decorative vegetation in buildings. New buildings shall comply with CFC 804 through 808, NFPA 286, and Section 803 of the California Building Code.
3. All site inspections require a minimum 24 hours notice. ALL FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE PERMIT CENTER, PLEASE BE SPECIFIC AS TO TYPE OF INSPECTION.
4. Fire safety during construction shall follow CFC Chapter 33. Fire extinguishers shall be provided. The automatic fire sprinkler system is to remain in service at all times. Under no circumstance shall the fire sprinkler system be left out of service overnight. Fire department access roads shall be established & maintained in accordance with Section 503.
5. Interior wall, ceiling finishes and trim in existing buildings shall be CLASS B in accordance with Section 803 of the California Building Code. Such materials shall be grouped in accordance with ASTM E 84, as indicated in CFC Section 803.1.1, or in accordance with NFPA 286, as indicated in CFC Section 803.1.2. CFC 803.1
6. The required fire-resistance rating of fire-resistance-rated construction (including walls, fire-stops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced when damaged, altered, breached or penetrated. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly. CFC 703.1 Maintenance.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING  
4.408.1 Construction waste management. Recycle and/or salvage a minimum of 65 percent the non hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4 of the California Green Building Code, or meet a more stringent local construction waste management ordinance.

ADDRESS IDENTIFICATION

Address identification shall be provided in a form of number characters. The characters shall be not less than 4 inches in height, with stroke width of not less than 0.5 inch. The characters shall contrast with their background and shall be visible from the street

BOUNDARY SURVEY

Expansion of building footprint in any direction may require a licensed surveyor to validate the location of a proximate property line(s).

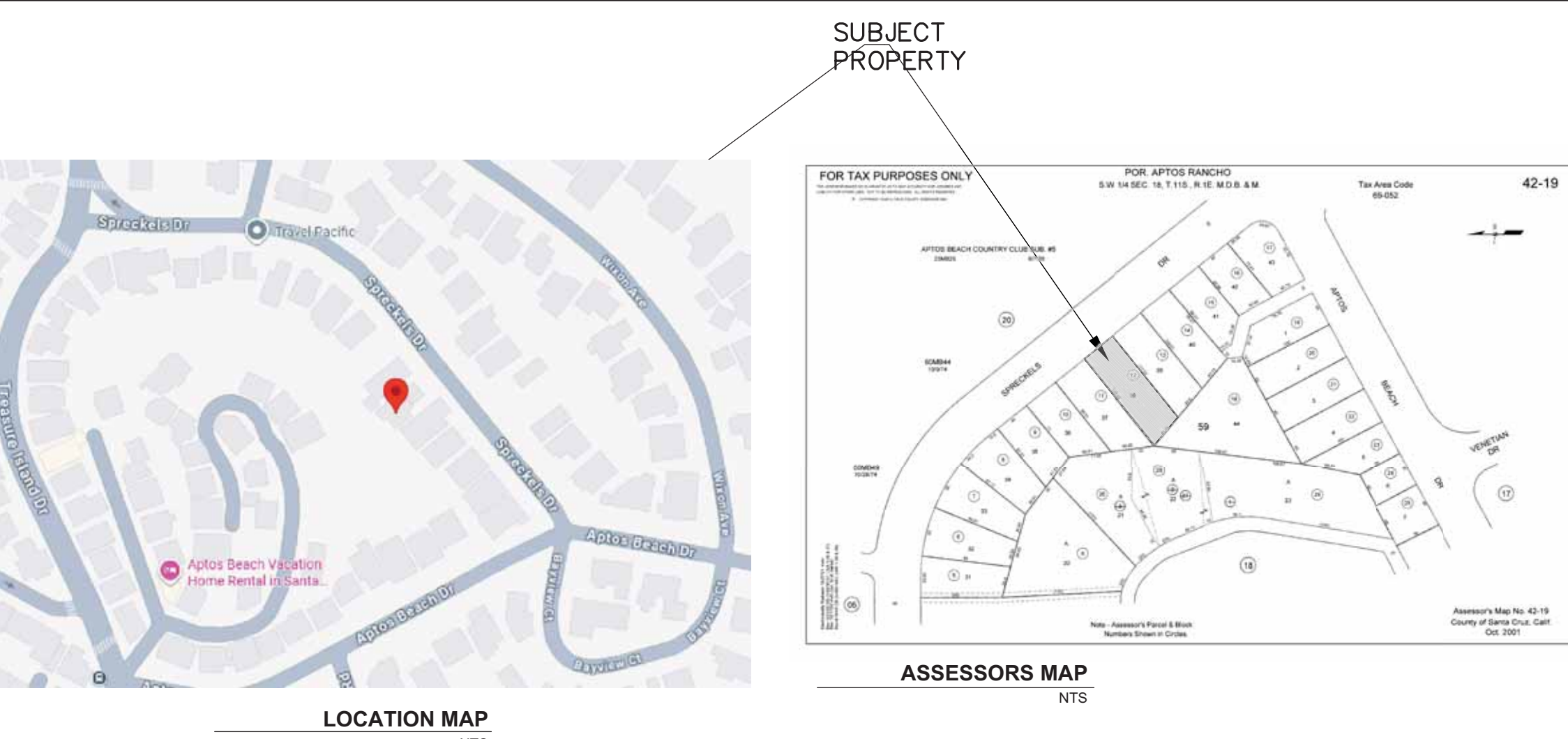


EXHIBIT D

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Jaime Barcelos  
Tel: (831) 7560324,  
(831) 7376434  
barceloscruz@gmail.com  
Signed:  
Jaime Barcelos  
4/13/2026

**Jaime Barcelos Cruz**  
Designs  
(831) 7560324 / (831) 7376434

|          |                                    |                                    |
|----------|------------------------------------|------------------------------------|
| Project: | FULL HOUSE RENOVATION AND ADDITION |                                    |
|          | Address:                           | 219 SPRECKELS DR., APTOS, CA 95003 |
| Owner:   | OLGA OKNER                         |                                    |

|                      |  |
|----------------------|--|
| Sheet Content:       |  |
| Drawn: Manuel Urbano |  |
| TITLE SHEET          |  |
| T-1.1                |  |
| SHEET # ____ OF ____ |  |

COUNTY'S FIRE NOTES

- These plans follow California building and fire codes (2022) and central fire district amendments.
- Designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the underground and overhead residential automatic sprinkler system to this agency for approval. installation shall follow our guide sheet.
- Where address numbers will be posted and maintained, address numbers shall be a minimum of four (4) inches in height and of a color contrasting to their background.
- The installation of an approved spark arrester on the top of the chimney. wire mesh not to exceed ½ inch.
- The roof coverings to be no less than class "B" rated roof.
- "A 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.
  - exception: single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure."
- The job copies of the building and fire system plans and permits must be on-site during inspection.

NEW TREES

- 15 gallon Ulmus parvifolia 'Brea' (Chinese Elm)
- 15 gallon Aesculus californica (California Buckeye)

SITE PLAN

SCALE 1"=8'

EXISTING SITE CONDITIONS

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WHERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN ARE FROM THE RECORDS
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF
- ELEVATIONS SHOWN ARE BASED ON ASSUMED BENCHMARK
- CONTOUR INTERVAL = 2 FT
- 89.50 DENOTES GROUND ELEVATIONS AS SHOWN
- TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETER OF TREES ARE SHOWN IN INCHES

BASIS OF ELEVATIONS

THE ELEVATIONS SHOWN ON THIS MAP ARE BASED ON TOPOGRAPHIC SURVEY DONE BY ROPER ENGINEERING

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON RECORDS

CONTOUR LEGEND

- (E) MAJOR CONTOURS @ 5 INTERVAL
- (E) MINOR CONTOURS @ 1' INTERVAL

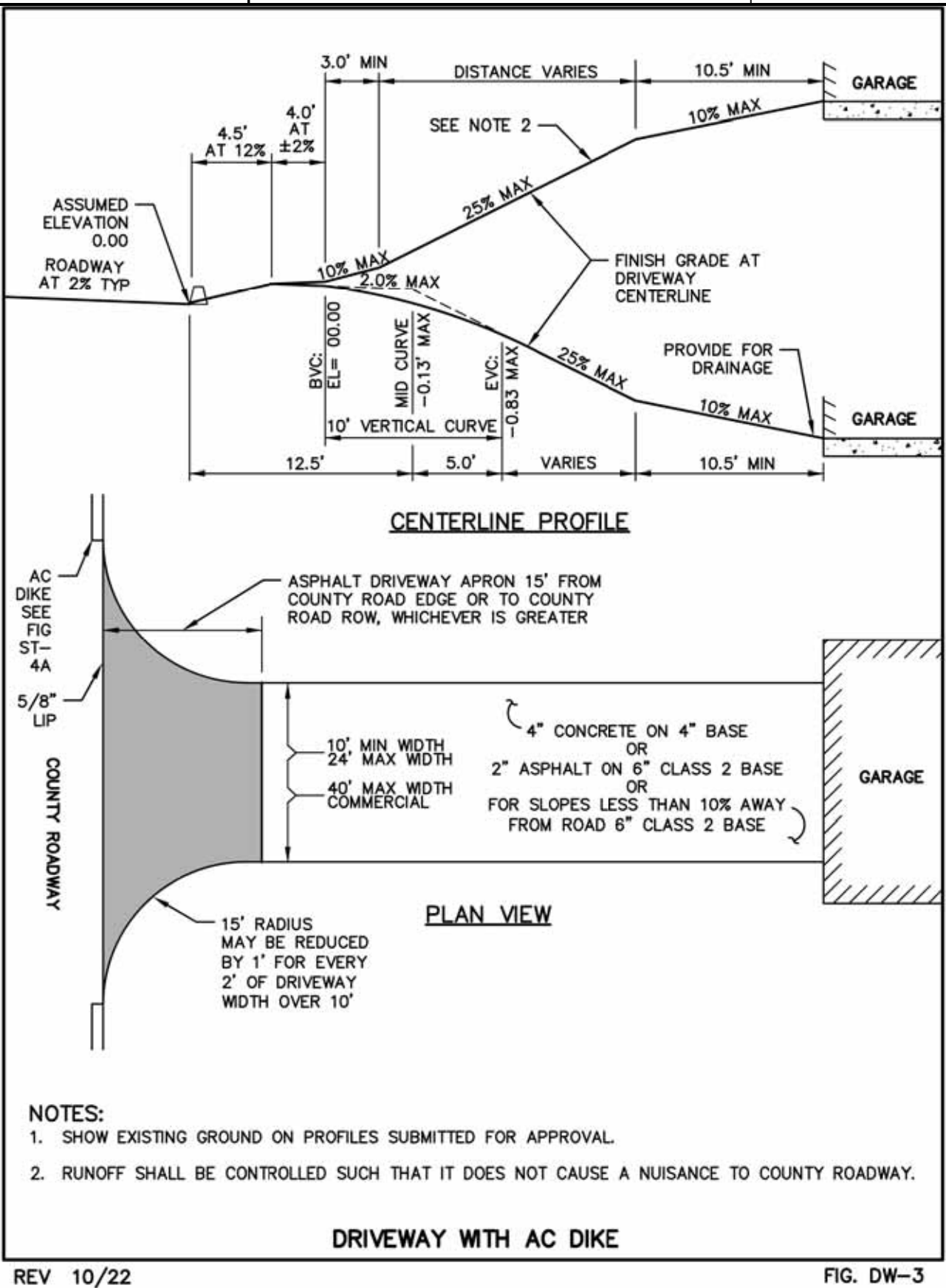
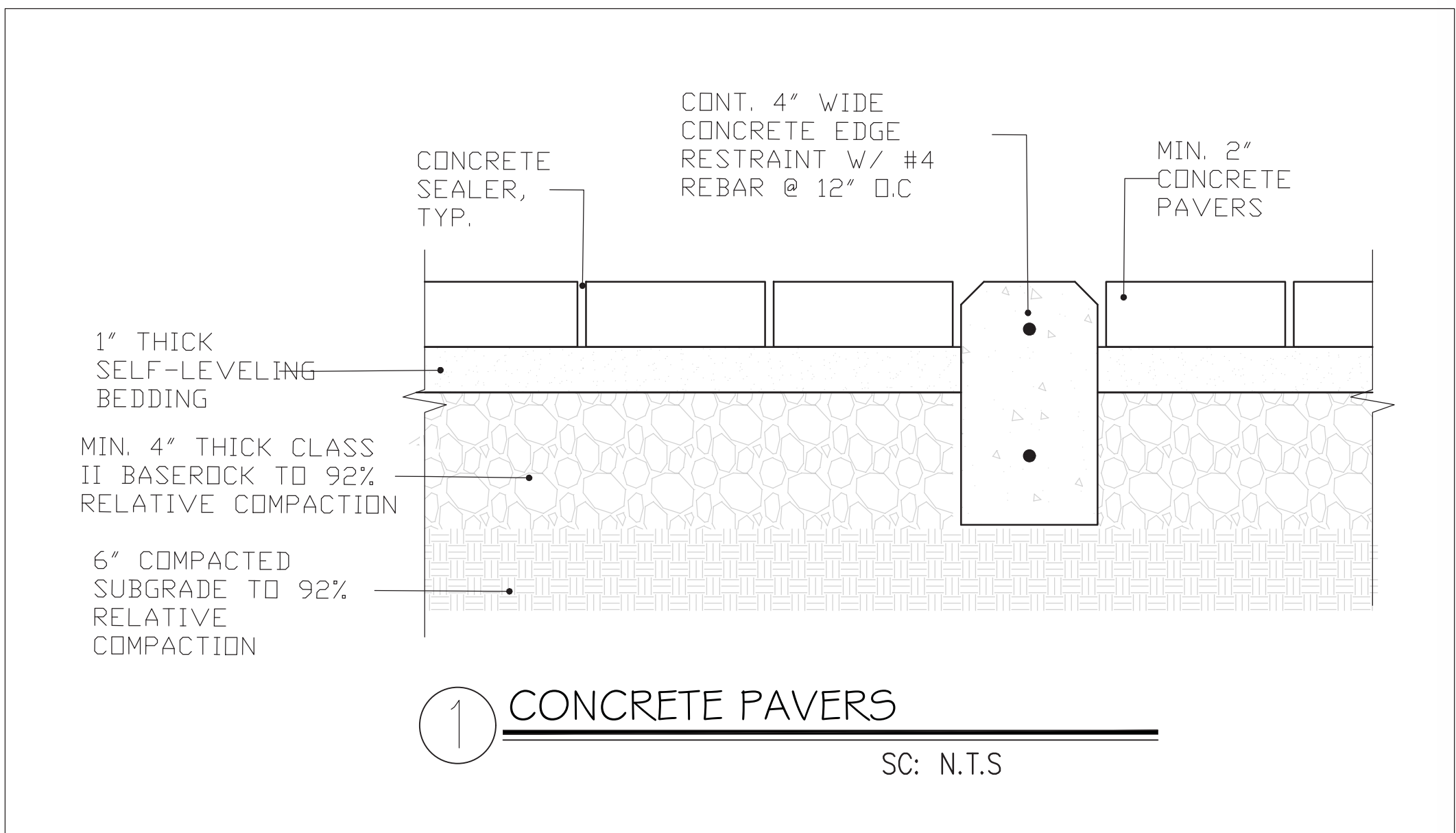
GRADING:

NO GRADING PROPOSED

HATCH LEGEND

|  |                                                         |
|--|---------------------------------------------------------|
|  | CONCRETE/ASPHALT                                        |
|  | PROPOSED STRUCTURE                                      |
|  | CONCRETE PAVERS                                         |
|  | BASEROCK                                                |
|  | WATER RESISTANT GRASS, TO BE MAINTAINED MOWED AND CLEAN |

EXHIBIT D



| NO. | REVISIONS |
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Jaime Barcelos Cruz  
230 5th St.,  
Greenfield, CA 95927  
Tel: (831) 756-0324  
barcelosj@gmail.com

REGISTERED PROFESSIONAL ENGINEER  
No. 96580  
CIVIL  
STATE OF CALIFORNIA

4/13/2026

Jaime Barcelos Cruz  
Designs  
(831) 7560324

Project: FULL HOUSE RENOVATION AND ALTERATION  
Owner: OLGA OKNER  
Address: 219 SPRECKELS DR., APTOS, CA 95003

Sheet Content:  
Drawn: Manuel Urbano

A - 1.1  
SHEET # OF

**(E) LOWER FLOOR PLAN/ DEMO PLAN**  
SCALE 1/4"=1'-0"

**(E) UPPER FLOOR PLAN/ DEMO PLAN**  
SCALE 1/4"=1'-0"

# EXHIBIT D



County of Santa Cruz  
Community Development &  
Infrastructure

**Modification  
Worksheet**

**Form PLG-215**  
1 of 1  
Rev 05/20/25

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

| <b>A. Modification Summary (factored part B)</b>                            |              |
|-----------------------------------------------------------------------------|--------------|
| The CDI website has explanations, instructions and examples. QR code below. |              |
| Roof (15%):                                                                 | 15.00        |
| Exterior Wall (65%):                                                        | 65.00        |
| Floor (10%):                                                                | 10.00        |
| Foundation (10%):                                                           |              |
| <b>Modification Total:</b>                                                  | <b>90.00</b> |



[illegible]

701 Ocean Street 4<sup>th</sup> Floor, Santa Cruz, CA 95060 | [www.cdi.santacruzcountyca.gov](http://www.cdi.santacruzcountyca.gov)

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Signed:  
Jaime B.  
2/24/2026

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|        |            |          |                                       |
|--------|------------|----------|---------------------------------------|
| Owner: | OLGA OKNER | Address: | 219 SPRECKELS DR., APTOS,<br>CA 95003 |
|--------|------------|----------|---------------------------------------|

## EXISTING FLOOR PLAN

## A-2.0

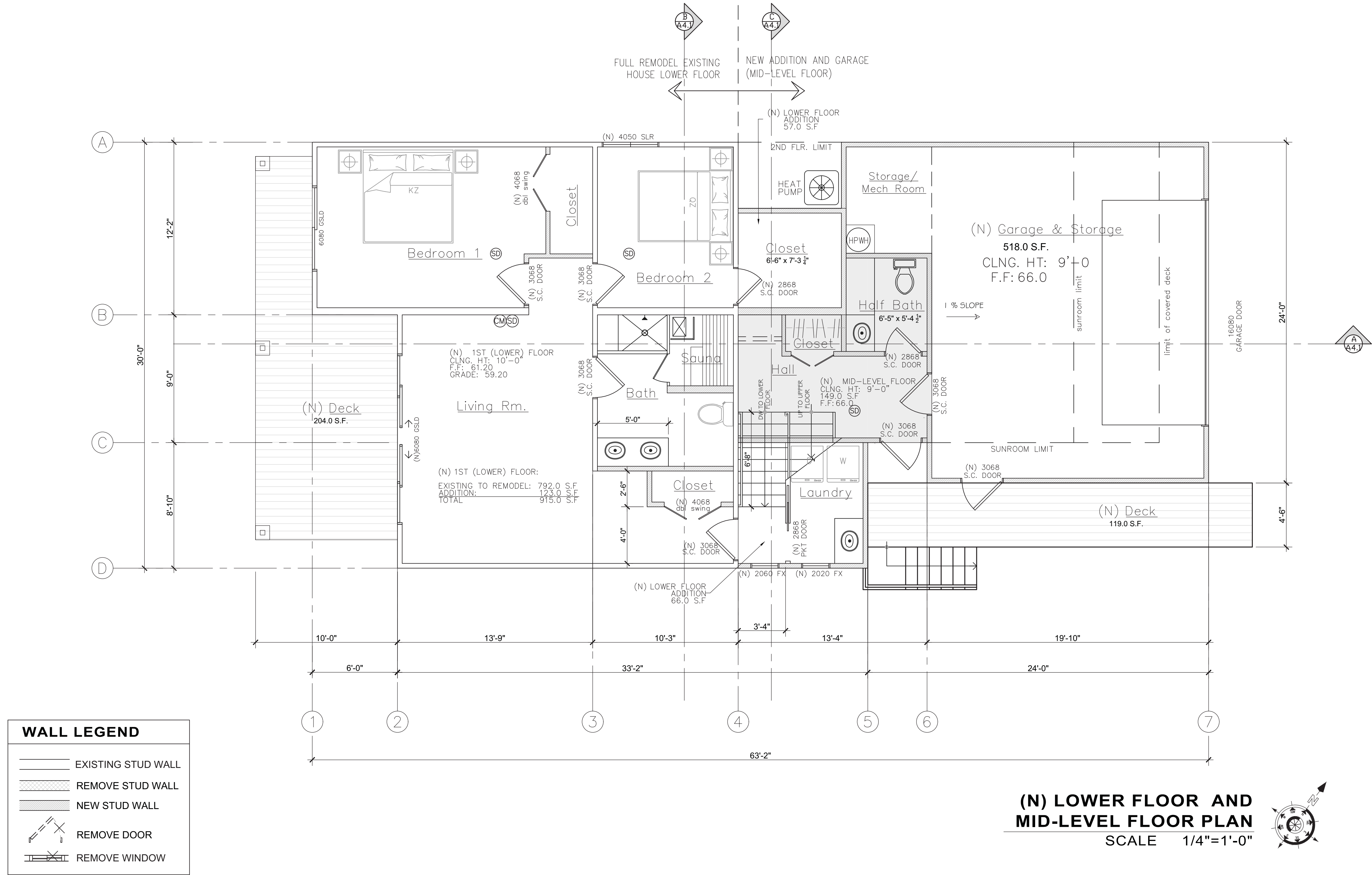


EXHIBIT D

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barcelosj@gmail.com

Signed: *Jaime Barcelos*  
4/13/2026

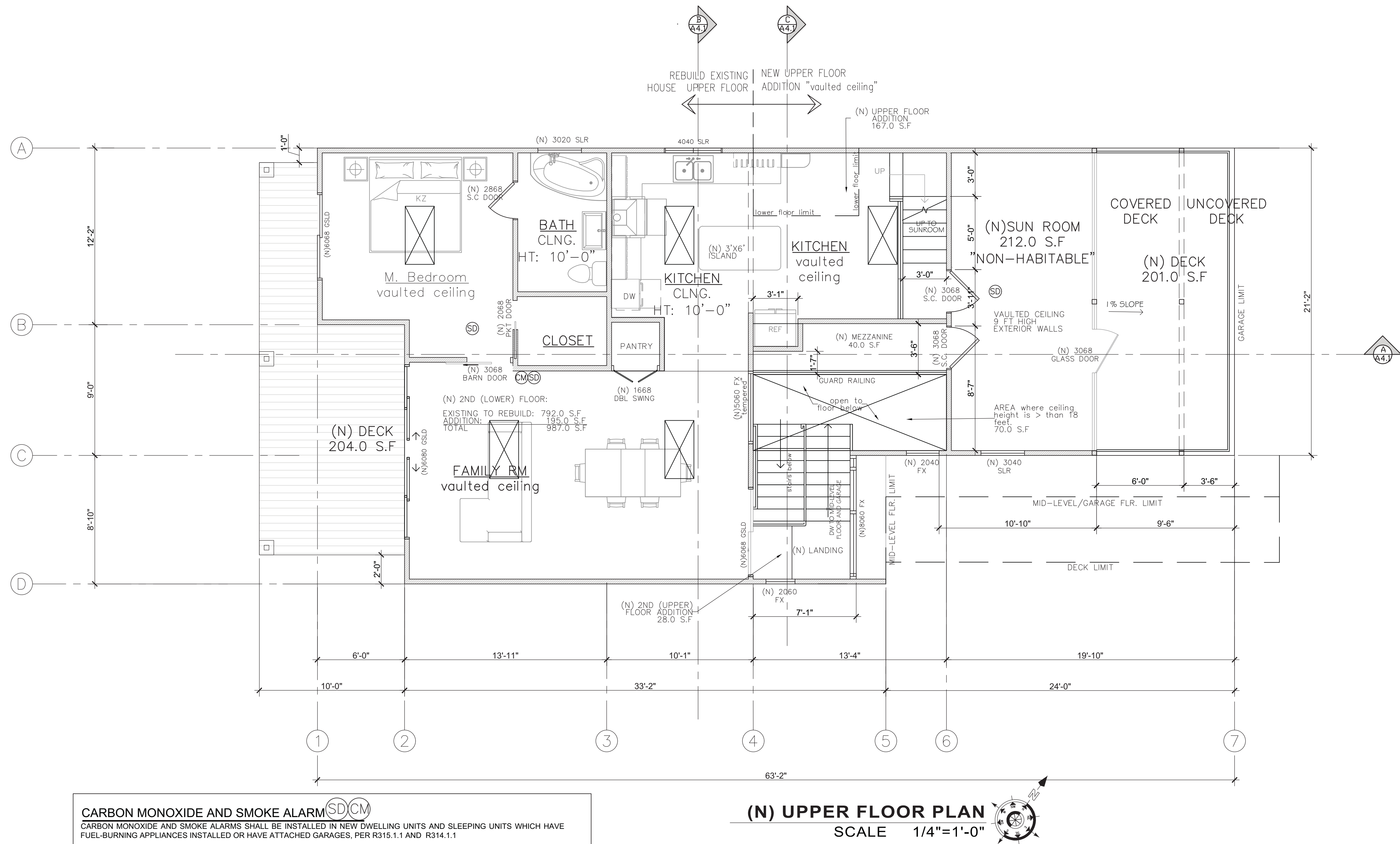
**Jaime Barcelos Cruz**  
Designs  
(831) 7560324 / (831) 7376434

|          |                                      |
|----------|--------------------------------------|
| Project: | FULL HOUSE RENOVATION AND ALTERATION |
| Owner:   | OLGA OKNER                           |
| Address: | 219 SPRECKELS DR., APTOS, CA 95003   |

Sheet Content:  
**PROPOSED 1ST FLOOR PLAN**

Drawn: Manuel Urbano

**A-2.1**  
SHEET # OF



**CARBON MONOXIDE AND SMOKE ALARM** SD CM

CARBON MONOXIDE AND SMOKE ALARMS SHALL BE INSTALLED IN NEW DWELLING UNITS AND SLEEPING UNITS WHICH HAVE FUEL-BURNING APPLIANCES INSTALLED OR HAVE ATTACHED GARAGES, PER R315.1.1 AND R314.1.1

CARBON MONOXIDE AND SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED, THE ALARM SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM ACTIVATES ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SINGLE-AND MULTIPLE-STATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED TO COMPLY WITH UL 217 AND UL 2034. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 72 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

**CARBON MONOXIDE DETECTORS**

R315.7 CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 268 AND UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 72 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

**CFC/CBC 907.2.11**

- One detector adjacent to each sleeping area (hall, foyer, balcony, etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- Provide CO detector outside each sleeping room and on each level at a minimum of the residence (2022 CFC 915.1).

| WALL LEGEND |                    |
|-------------|--------------------|
|             | EXISTING STUD WALL |
|             | REMOVE STUD WALL   |
|             | NEW STUD WALL      |
|             | REMOVE DOOR        |
|             | REMOVE WINDOW      |

(N) UPPER FLOOR PLAN  
SCALE 1/4"=1'-0"

EXHIBIT D

| NO. | REVISIONS |
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barcelosj@icloud.com  
Signed: Jaime Barcelos  
4/13/2026

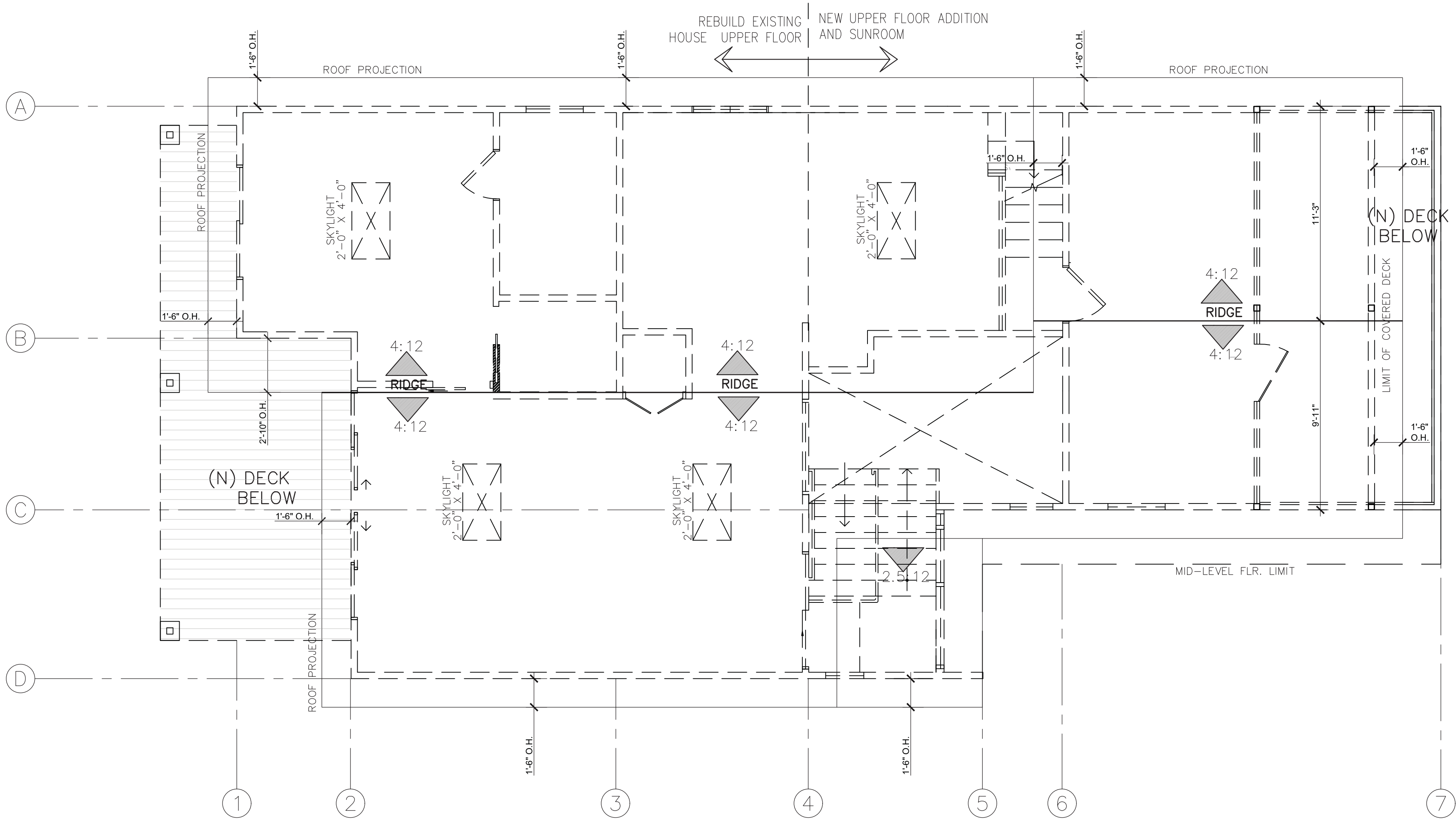
**Jaime Barcelos Cruz**  
Designs  
(831) 7560324 / (831) 7376434

|          |                                      |                                    |
|----------|--------------------------------------|------------------------------------|
| Project: | FULL HOUSE RENOVATION AND ALTERATION |                                    |
|          | Address:                             | 219 SPRECKELS DR., APTOS, CA 95003 |
| Owner:   | OLGA OKNER                           |                                    |

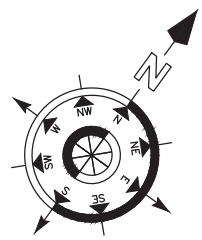
Sheet Content:  
**PROPOSED 2ND FLOOR PLAN**

Drawn: Manuel Urbano

**A-2.2**  
SHEET # OF



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



ROOF NOTES

1. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS
2. FULL UNDERLAYMENT SHALL BE DOUBLE #30 FELT
3. MANUFACTURED TRUSS SHALL BE INSTALL PER MANUFACTURER
4. FLASHING: ALL ROOF VALLEYS AND ROOF PENETRATIONS TO BE FLASHED WITH 26 Ga. GI SHEET METAL
5. ROOF CONSTRUCTION SHALL BE MIN. CLASS B OR AS APPROVED BY THE REVIEWING AUTHORITY. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND/OR REPAIRS THAT AFFECT 50% OR MORE OF AN EXISTING ROOF.
6. PROVIDE DRAFT STOPS.

ROOF COVER

\*CLASS B\* ASPHALT SHINGLES.  
INSTALL ROOFING IN  
ACCORDANCE W/ MANUFACTURER'S  
SPECIFICATION

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|          |                                      |                                             |
|----------|--------------------------------------|---------------------------------------------|
| Project: | FULL HOUSE RENOVATION AND ALTERATION |                                             |
|          | Owner:                               | OLGA OKNER                                  |
|          |                                      | Address: 219 SPRECKELS DR., APTOS, CA 95003 |

Sheet Content:  
**ROOF PLAN**

Drawn: Manuel Urbano

A-2.4  
SHEET # OF

EXHIBIT D

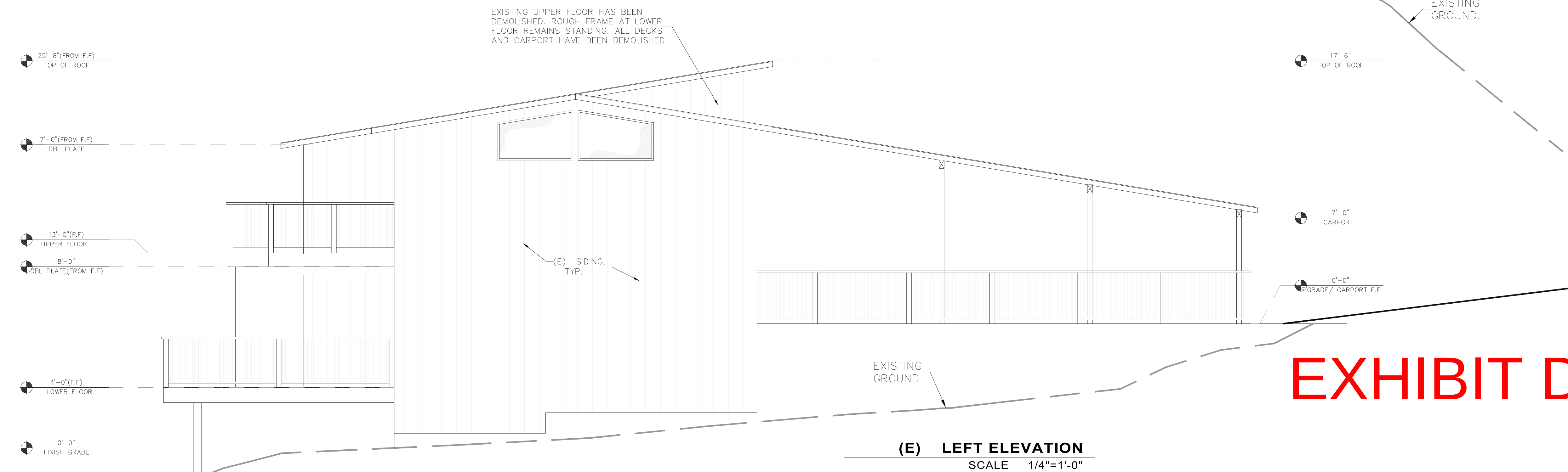
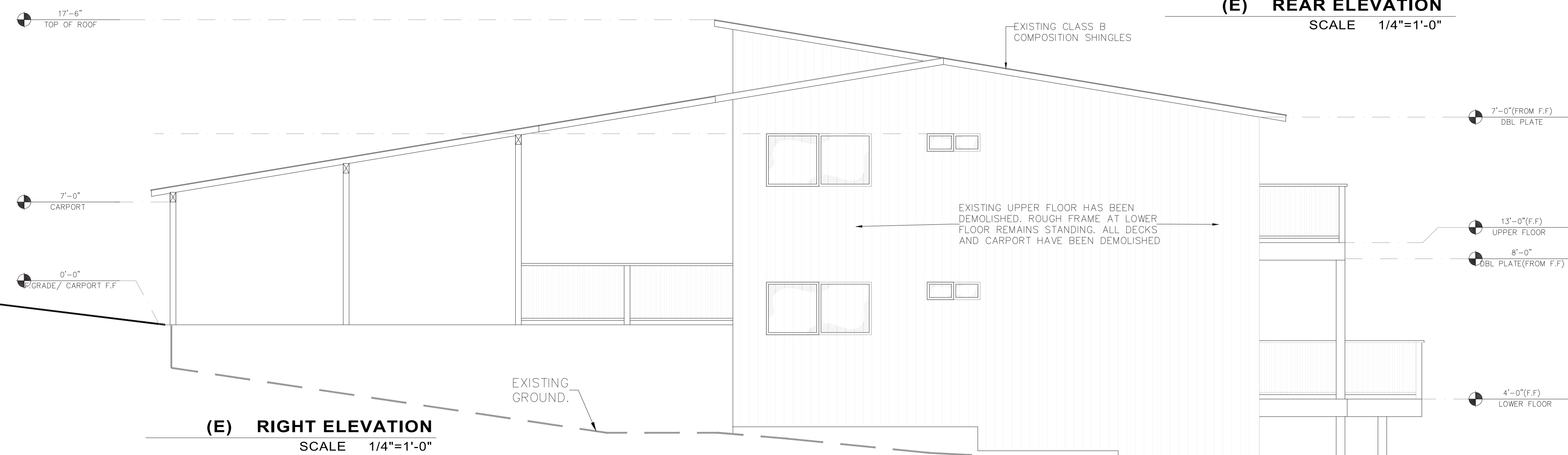
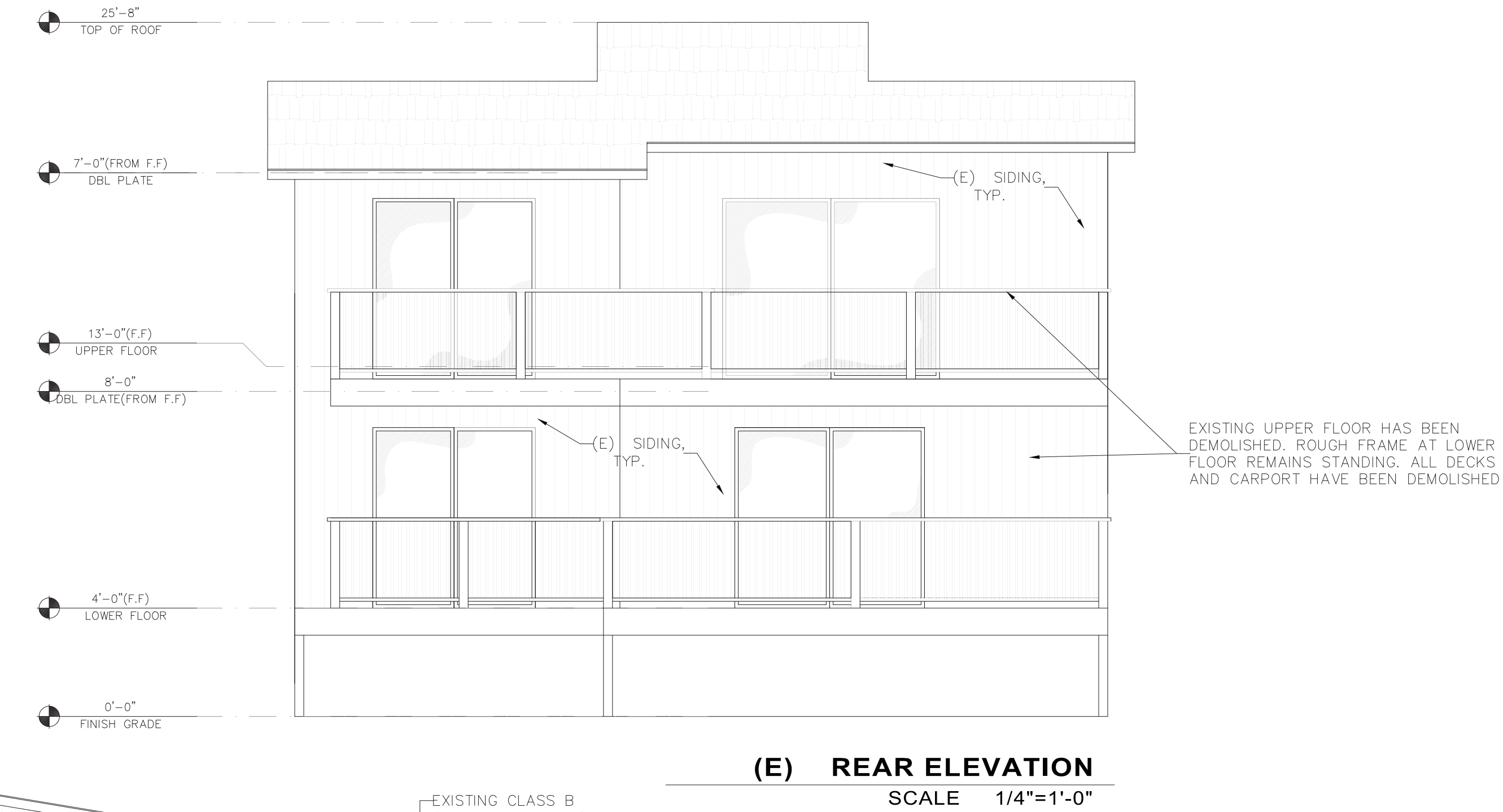
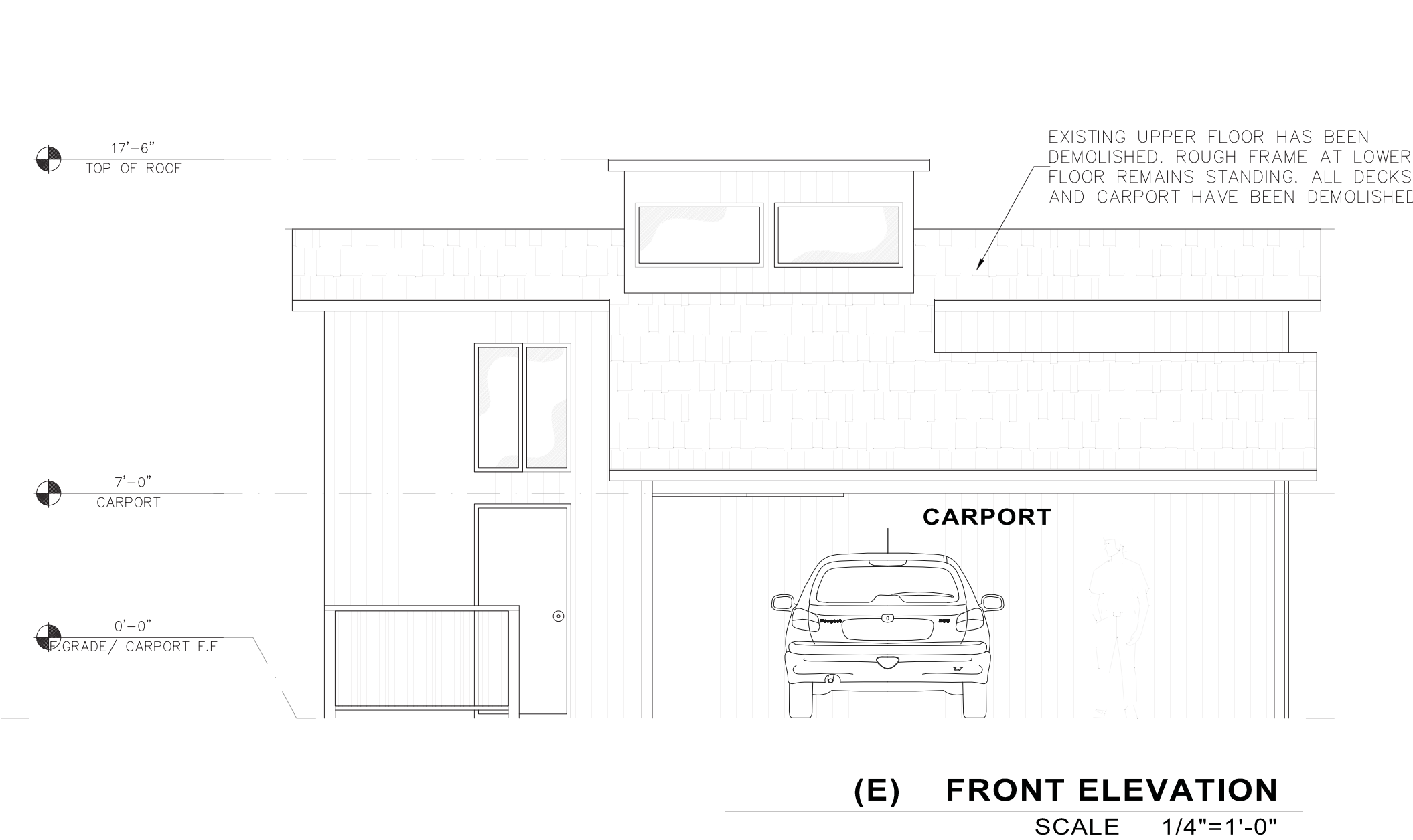


EXHIBIT D

NO. REVISIONS



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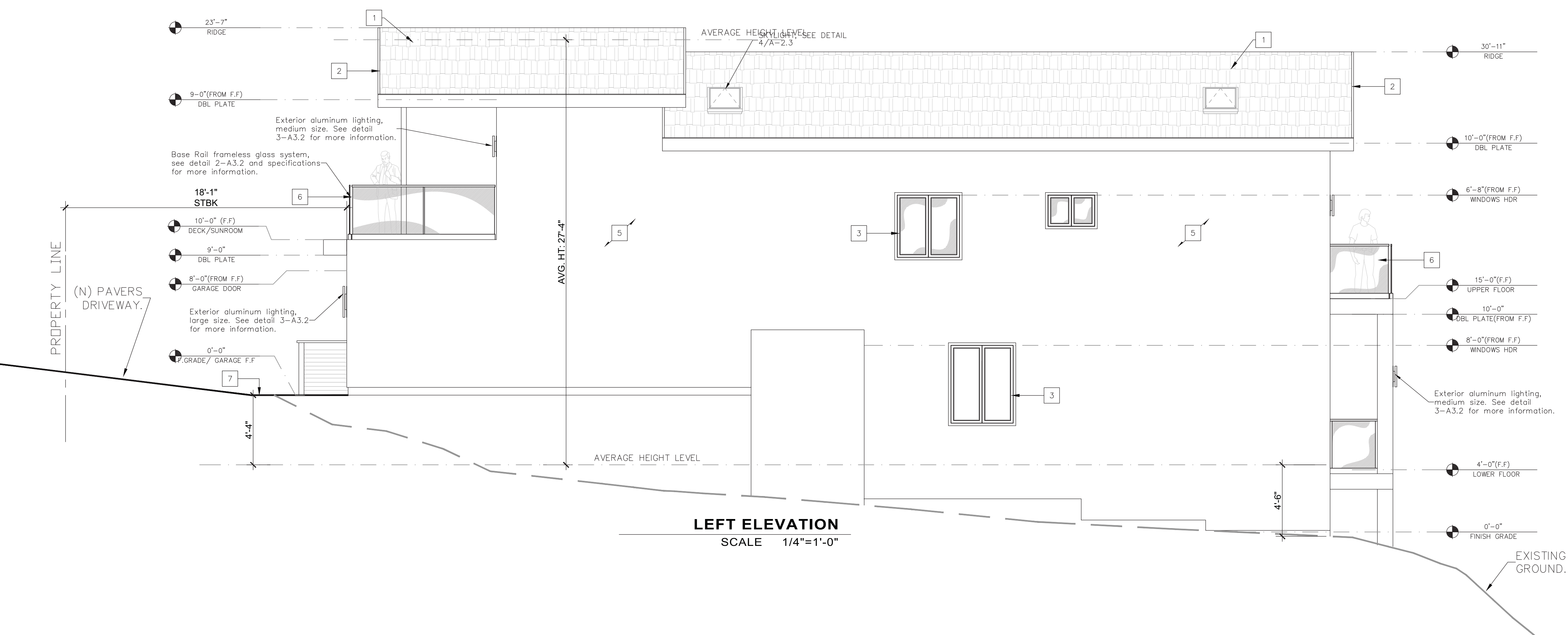
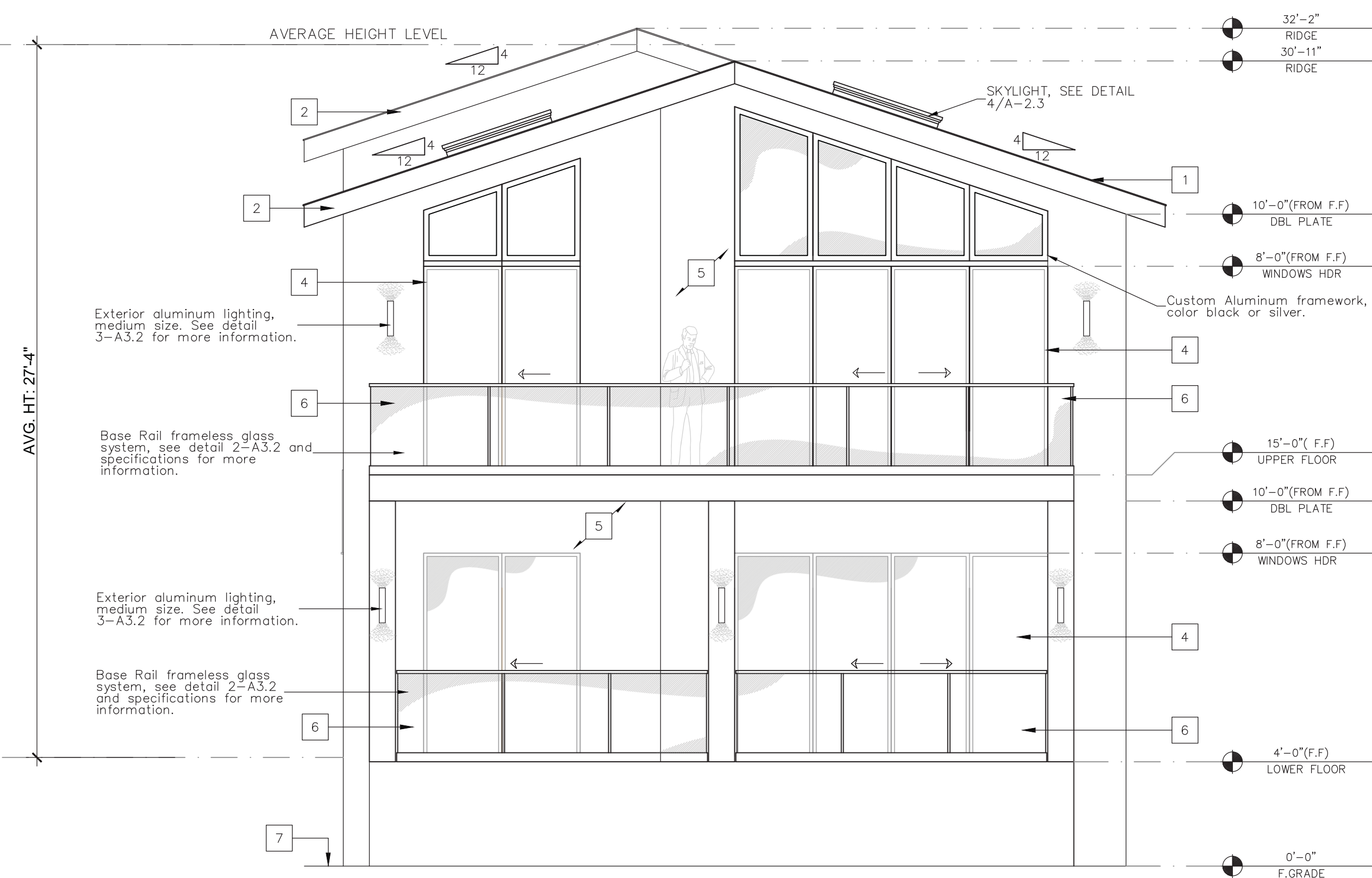
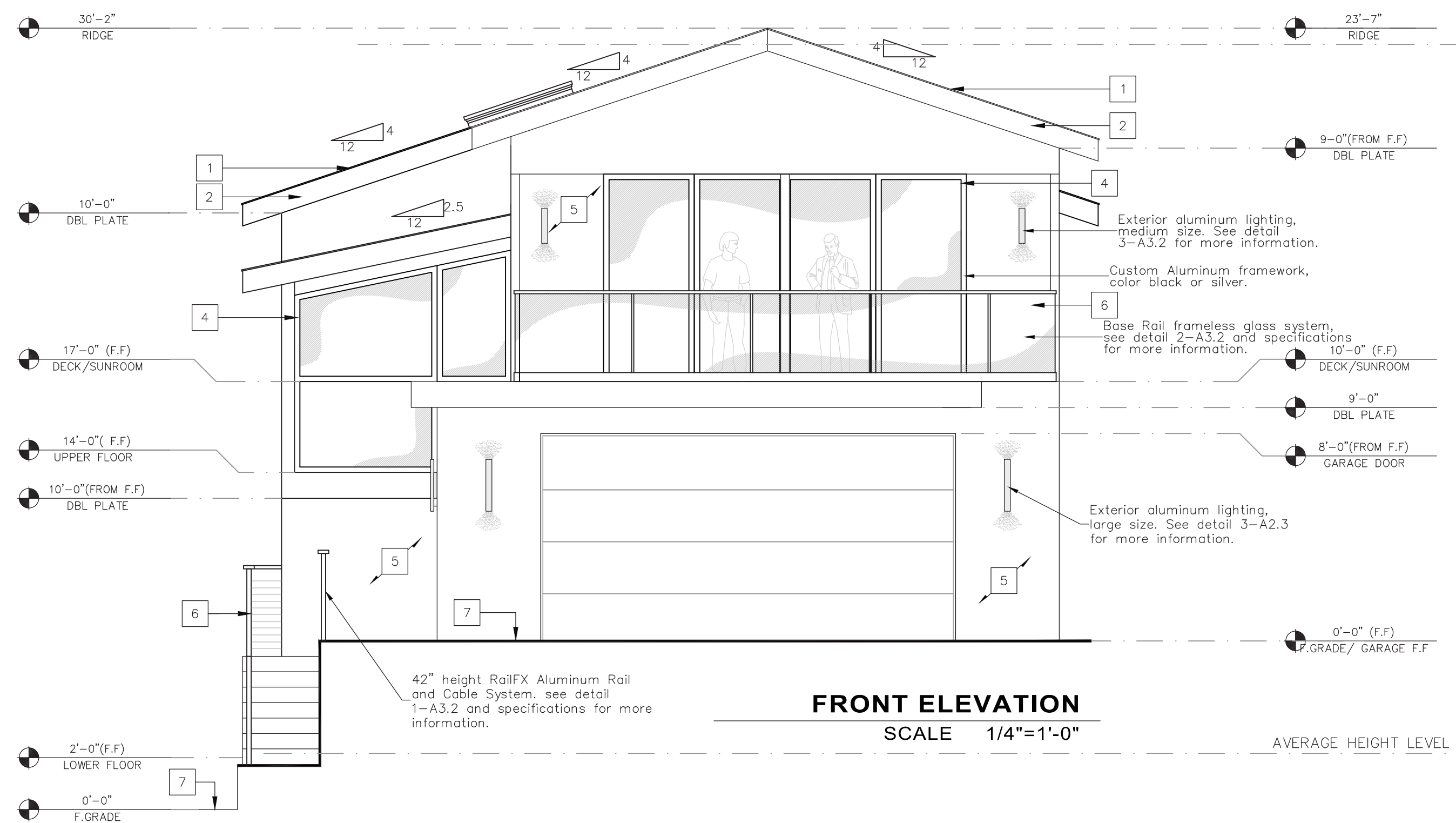
Project: **FULL HOUSE RENOVATION AND ALTERATION**  
Address: 219 SPRECKELS DR., APTOS, CA 95003  
Owner: OLGA OKNER

Sheet Content:  
**EXISTING ELEVATIONS**

Drawn: Manuel Urbano

**A-3.0**

SHEET # \_\_\_\_ OF \_\_\_\_



- ELEVATIONS PLAN KEYNOTES**
- 1 ASPHALT SHINGLE ROOFING (TIMBERLINE HD CLASS B-3 SHINGLES) OVER 1/2" PLYWOOD NAILED W/8D @ 6" O.C. EDGES 12" O.C. FIELD W/30 # FELT UNDERLAYMENT. COLOR: CHARCOAL
  - 2 PAINTED WOOD FACIA, TYP. COLOR: ULTRA OURE WHITE
  - 3 PAINTED WOOD/GLASS WINDOW AND DOOR TYP. TRIM COLOR: ULTRA PURE WHITE
  - 4 CUSTOM ALUMINUM FRAMEWORK/GLASS WINDOW TYP. ALUMINUM COLOR BLACK OR SILVER.
  - 5 2"x4" WOOD STUDS @ 16" O.C. W/ 7/8" THREE COAT CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE OVER 2 - LAYERS TYPE- "D" WATERPROOF PAPER, REINFORCE W/WIRE LATH NAILED @ 6" O.C. VERT. & 16" O.C. HORZ. PLASTER MIX 1:4 FOR SCRATCH COAT, 1:5 FOR BROWN COAT, AND 1:3 FOR FINISH BY VOLUME, CEMENT TO SAND. PER TABLE R702.0(3). COLOR: WHITE ALABASTER
  - 6 MIN. 34" HT. GUARD RAIL @ STAIRS  
MIN. 42" MAX. HT. GUARD WALL(CRC TABLE R301.5) COLOR:CHARCOAL BLACK
  - 7 FINISH GRADE.
- NOTES ON WALL COVERING**
- R337.7.3.1 Extent of exterior wall covering. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

EXHIBIT D

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|----------|--------------------------------------|------------------------------------|
| Project: | FULL HOUSE RENOVATION AND ALTERATION |                                    |
|          | Address:                             | 219 SPRECKELS DR., APTOS, CA 95003 |
| Owner:   | OLGA OKNER                           |                                    |

Sheet Content:  
**PROPOSED ELEVATIONS**

Drawn: Manuel Urbano

**A-3.1**  
SHEET # OF

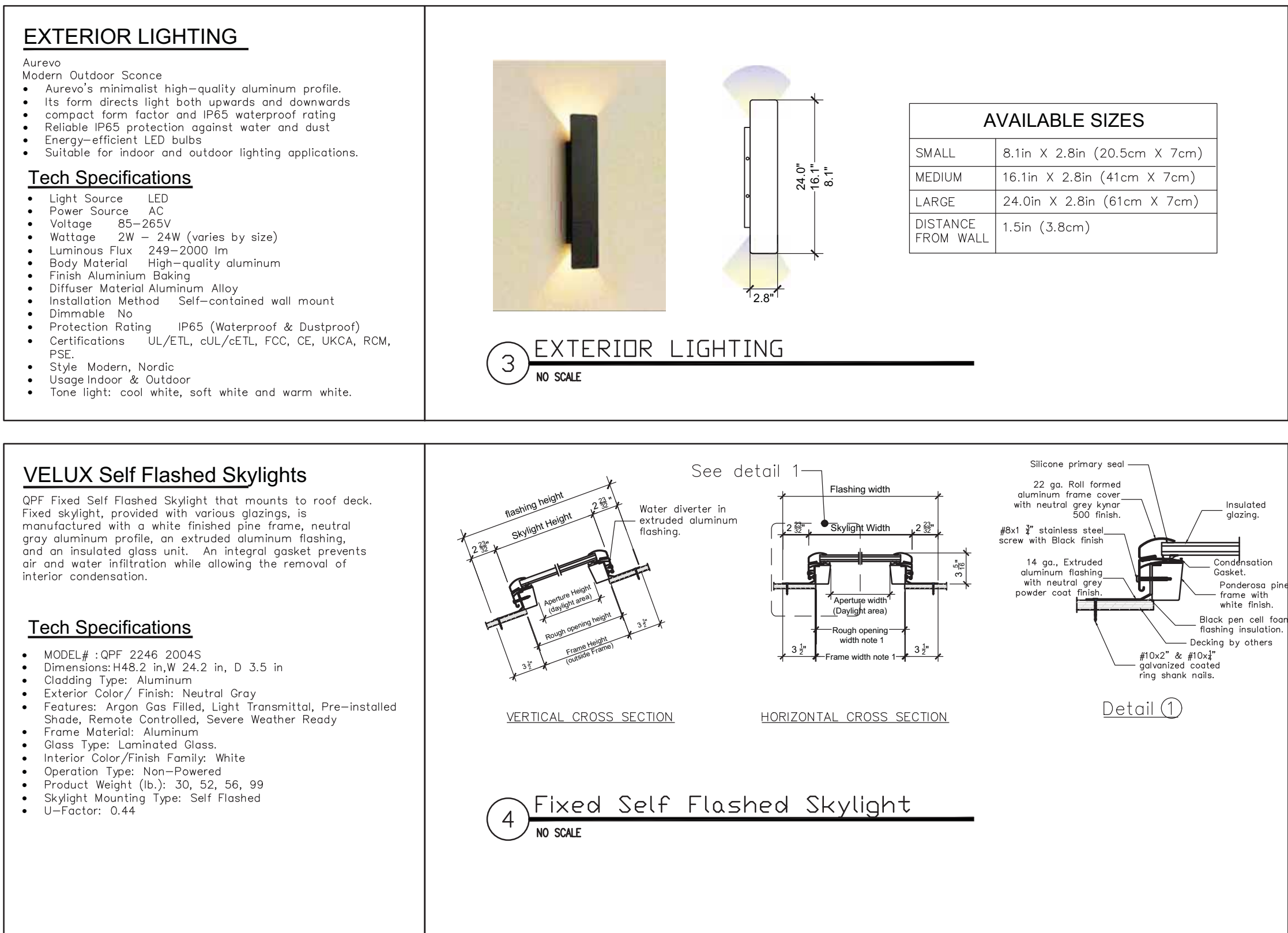
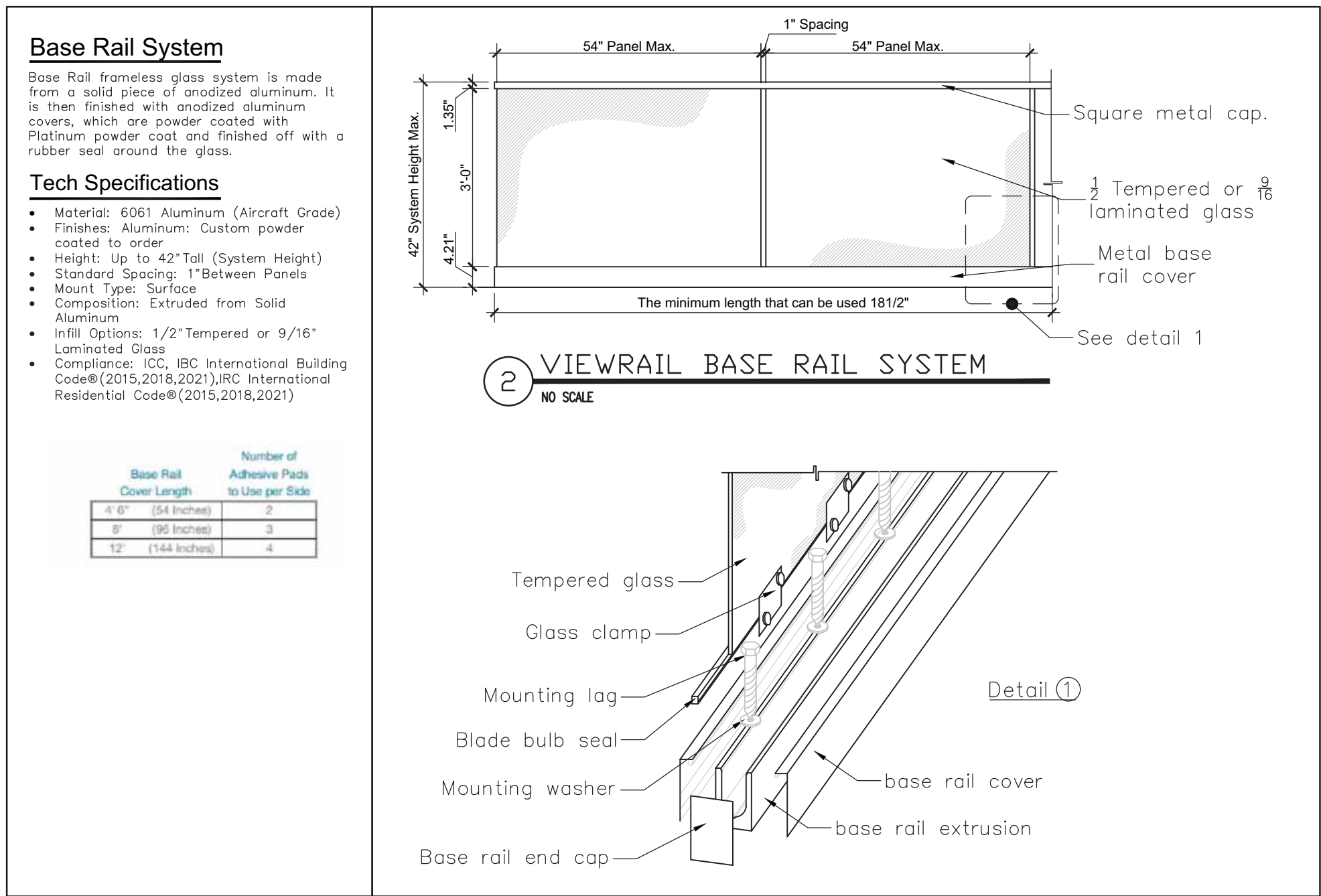
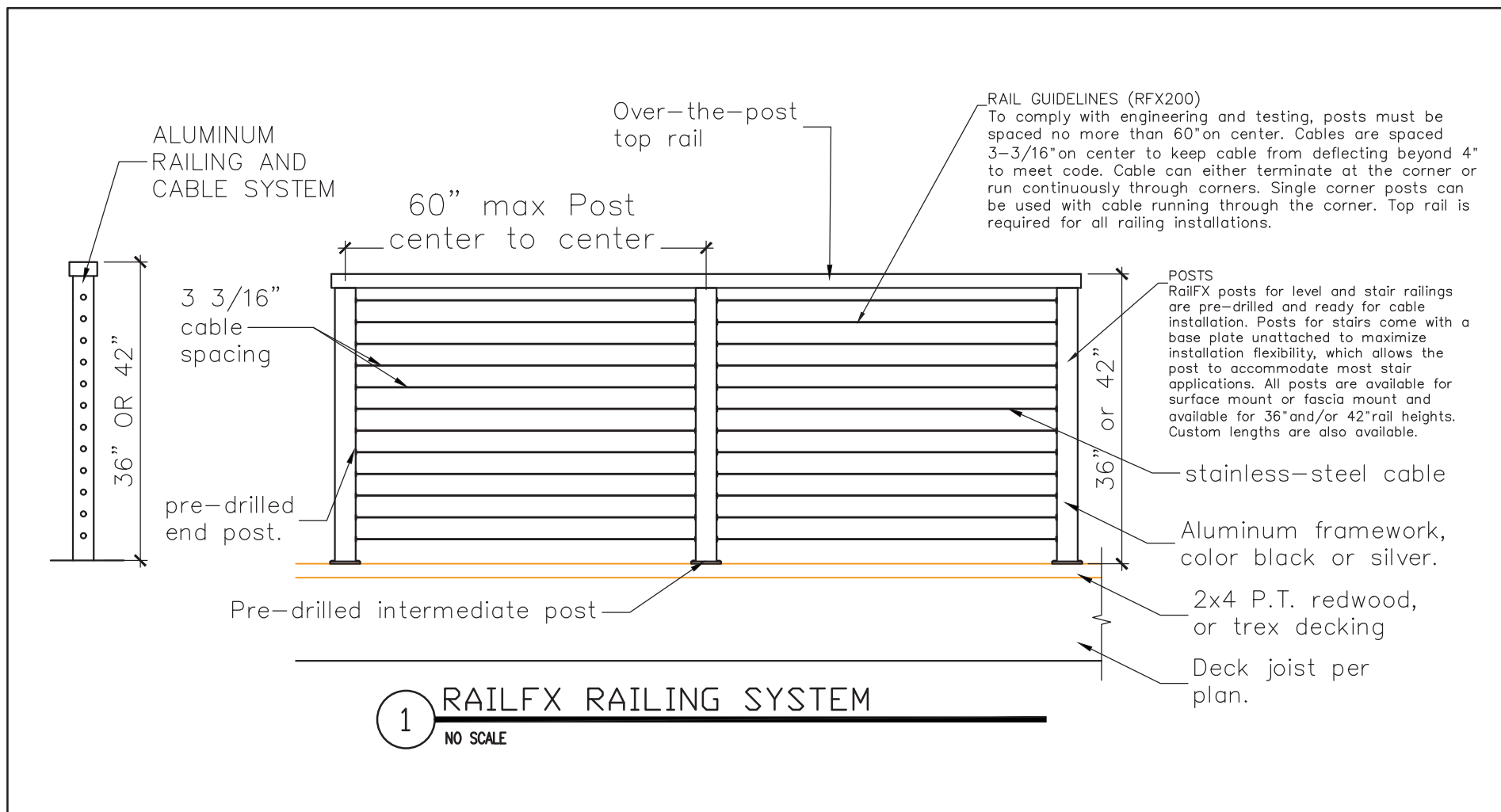
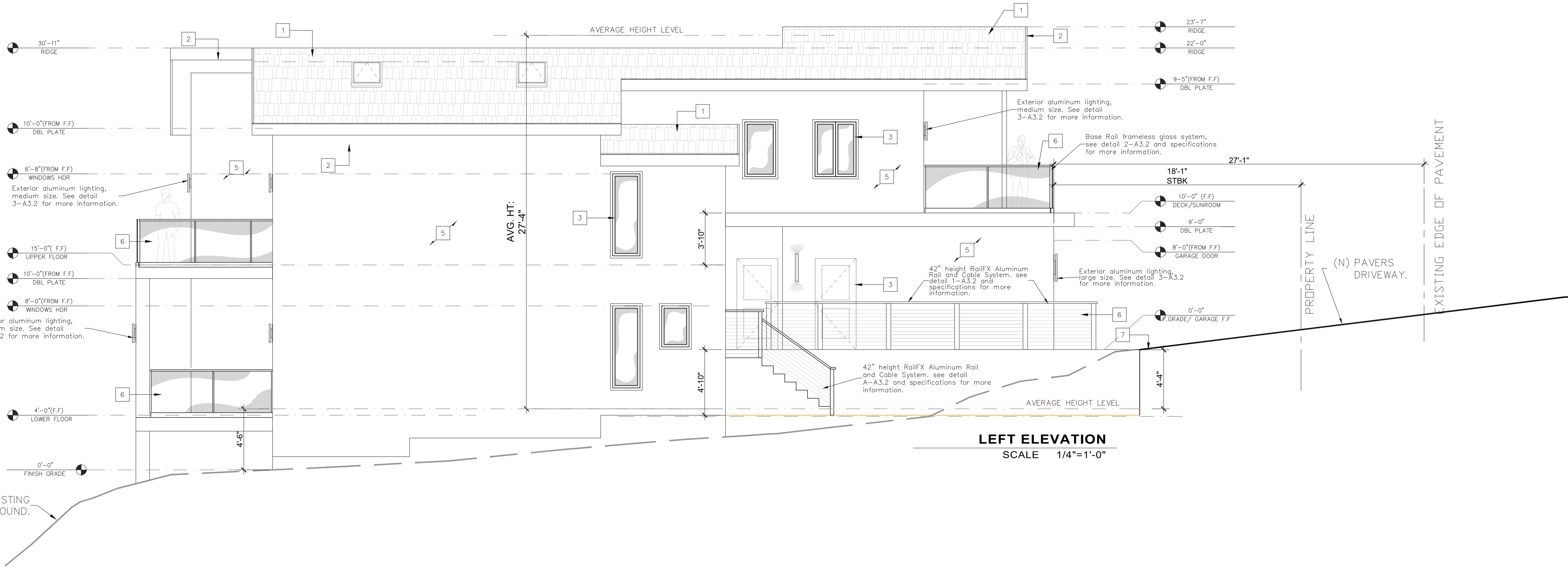


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**SHCHALA**  
DESIGNS

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4/13/2020

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**Project:** FULL HOUSE RENOVATION AND ALTERATION

**Owner:** OLGA OKNER

**Address:** 219 SPRECKELS DR., APTOS, CA 95003

**Sheet Content:** PROPOSED ELEVATIONS

**Drawn:** Manuel Urbano

**A-3.2**

SHEET # OF

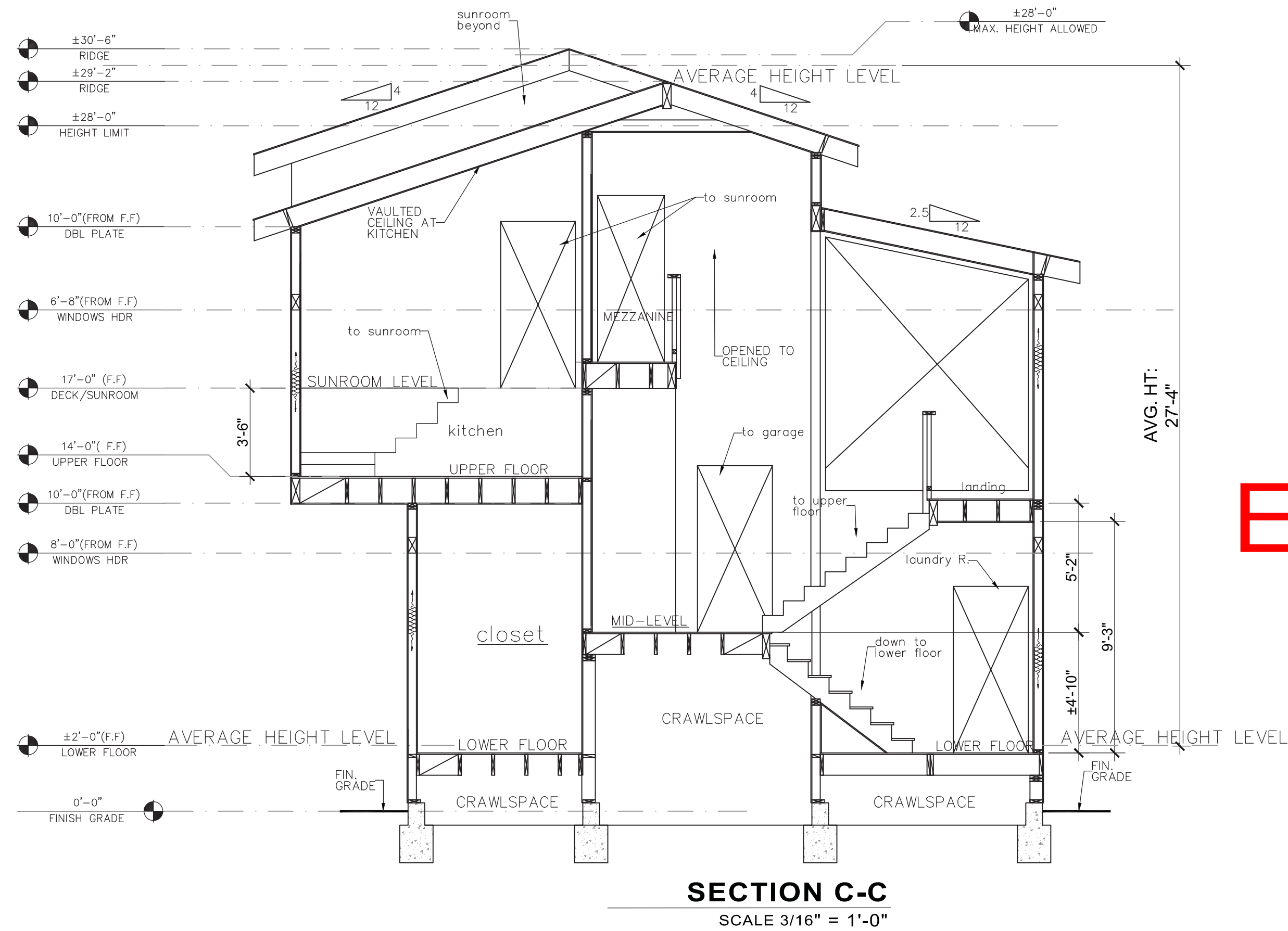
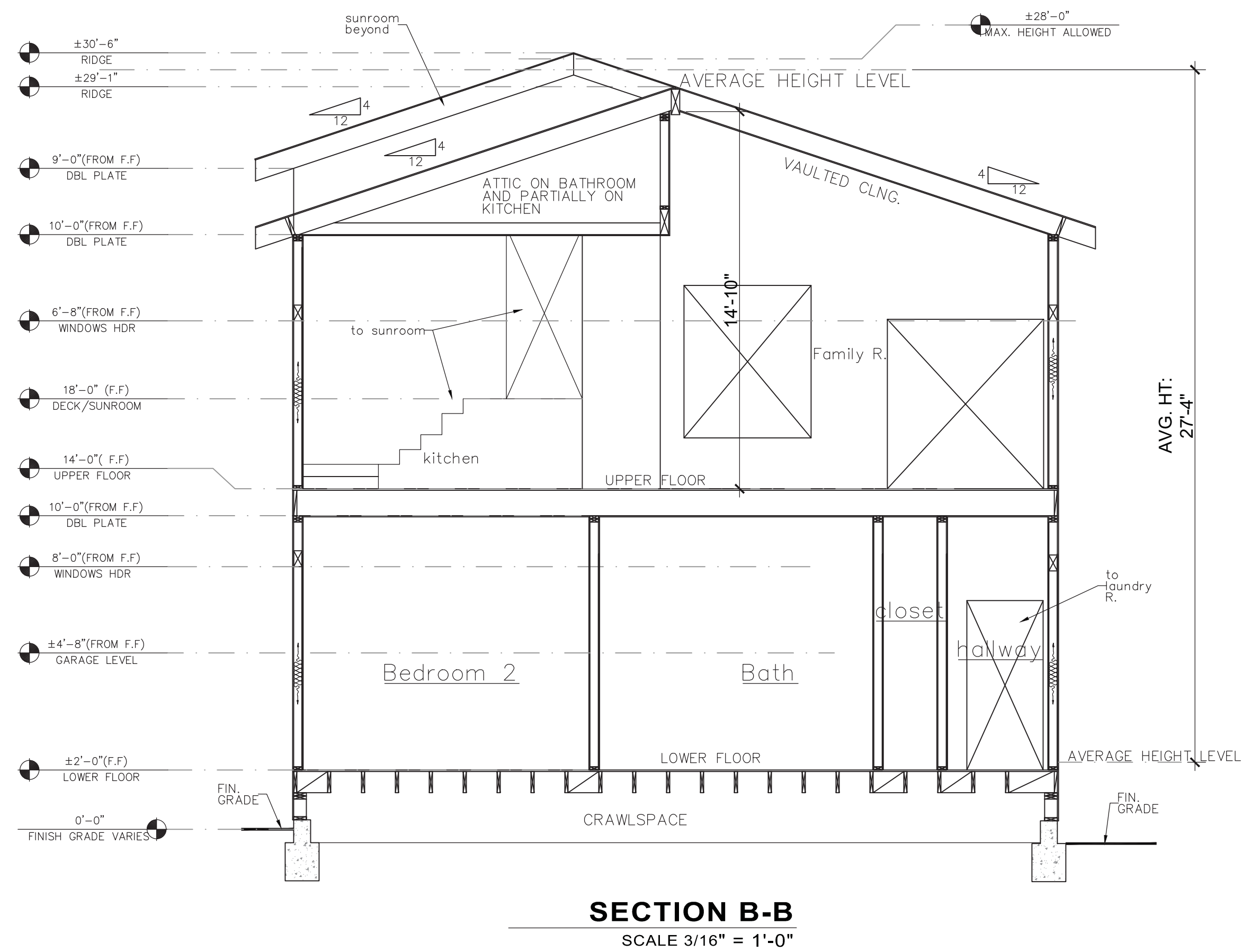
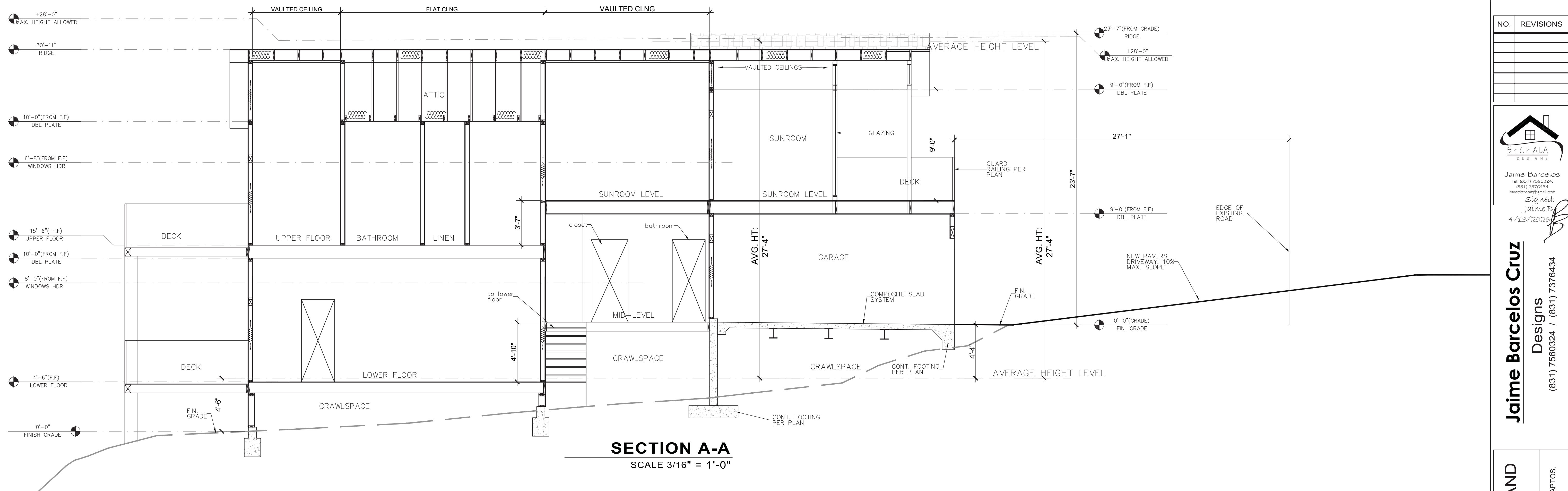


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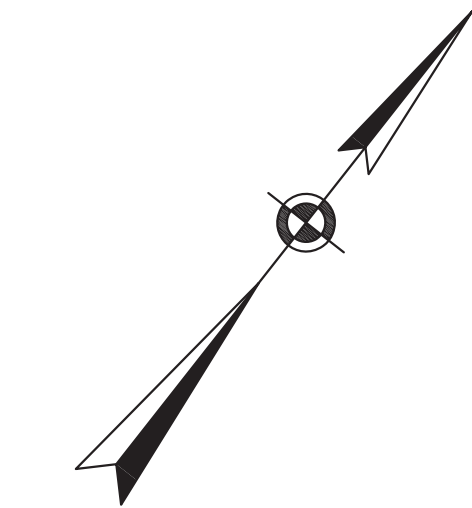
Jaime Barcelos  
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Signed: *Jaime Barcelos*  
4/13/2026

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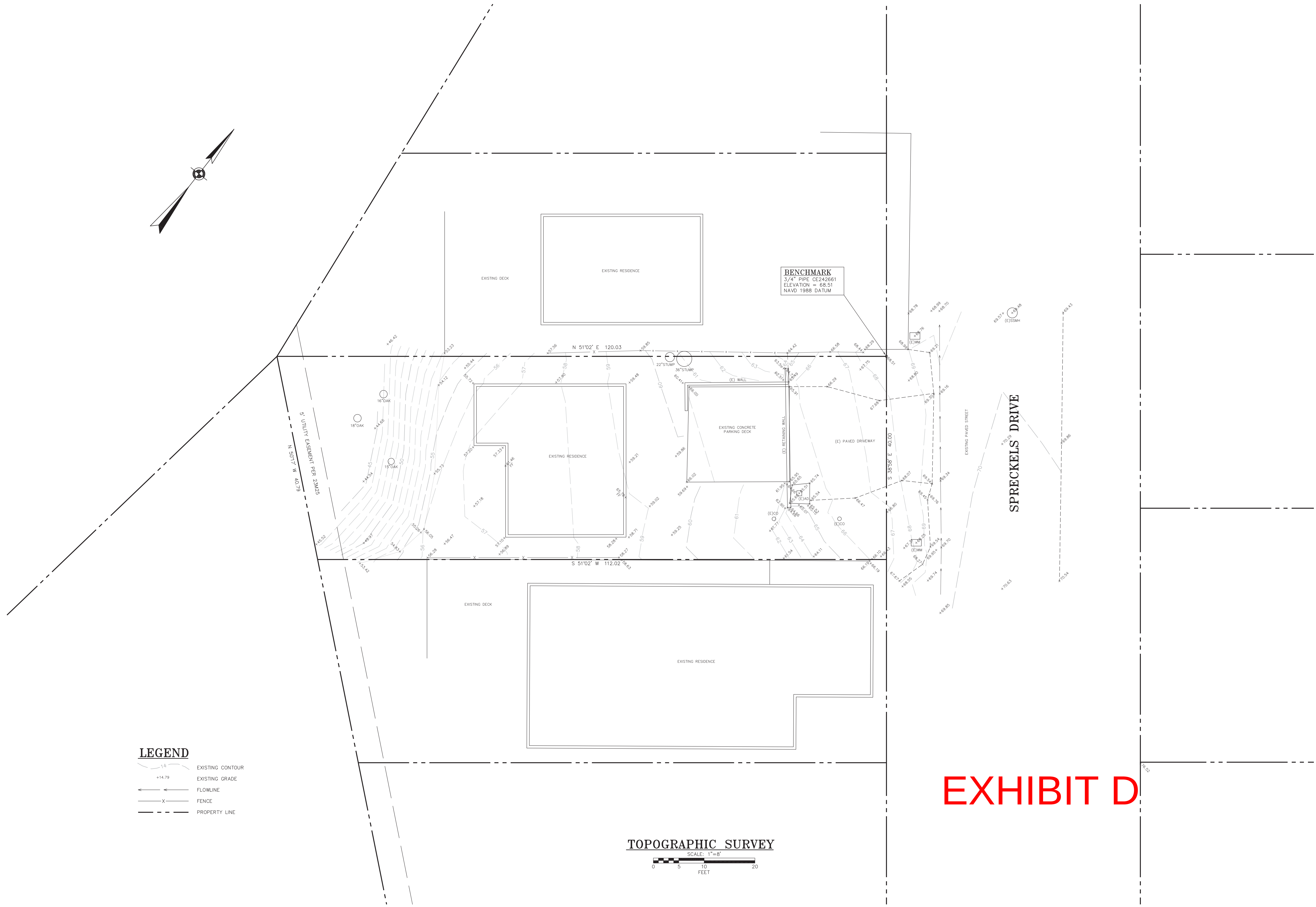
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| Project: | FULL HOUSE RENOVATION AND ALTERATION |
|          | Owner: OLGA OKNER                    |
| Address: | 219 SPRECKELS DR., APTOS, CA 95003   |

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| Sheet Content:       | CROSS SECTIONS |
| Drawn: Manuel Urbano |                |
| A-4.1                | SHEET # OF     |



LEGEND

- EXISTING CONTOUR
- EXISTING GRADE
- FLOWLINE
- FENCE
- PROPERTY LINE



TOPOGRAPHIC SURVEY

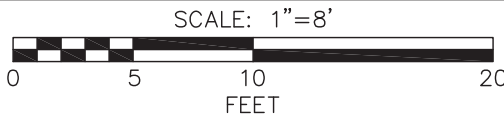
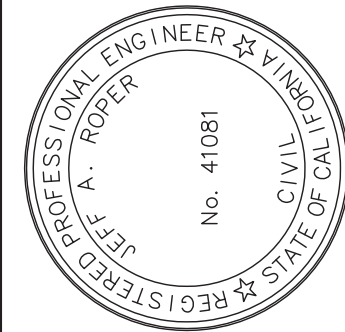
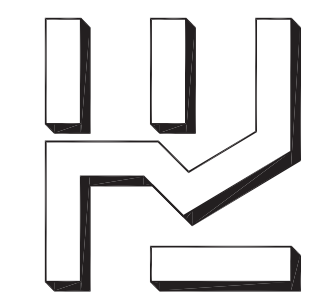


EXHIBIT D



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING  
CIVIL ENGINEERING & LAND SURVEYING  
48 MANN AVENUE CORRALITOS, CA 95076  
(831) 724-5300 jeff@roperengineering.com



RESIDENTIAL REMODEL & ADDITION FOR  
GALLOWAY PROPERTIES LLC  
219 SPRECKELS DRIVE APTOS APN 042-191-12  
TOPOGRAPHIC SURVEY

|              |                |
|--------------|----------------|
| SCALE:       | AS NOTED       |
| DESIGNED BY: | JR             |
| DRAWN BY:    | JR             |
| DATE:        | APRIL 10, 2024 |
| REVISED:     |                |
| JOB NO.:     | 20000          |
| SHEET        |                |

T1

FOR TAX PURPOSES ONLY

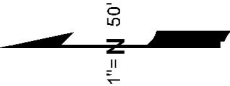
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POR. APTOS RANCHO  
S.W. 1/4 SEC. 18, T.11S., R.1E. M.D.B. & M.

Tax Area Code  
69-052

42-19



APTOS BEACH COUNTRY CLUB SUB. #5  
23MB25 6/7/26

60MB44  
10/9/74

60MB49  
10/28/74

Electronically Redrawn 10/27/01 mvm  
Rev 5/21/03 DD (3-0018757, LBA 1-26 & 27)  
Rev 10/17/03 mvm (cor. to st. name)  
Rev 8/16/05 CB (3-0051083, LBA 1-28 & 29)

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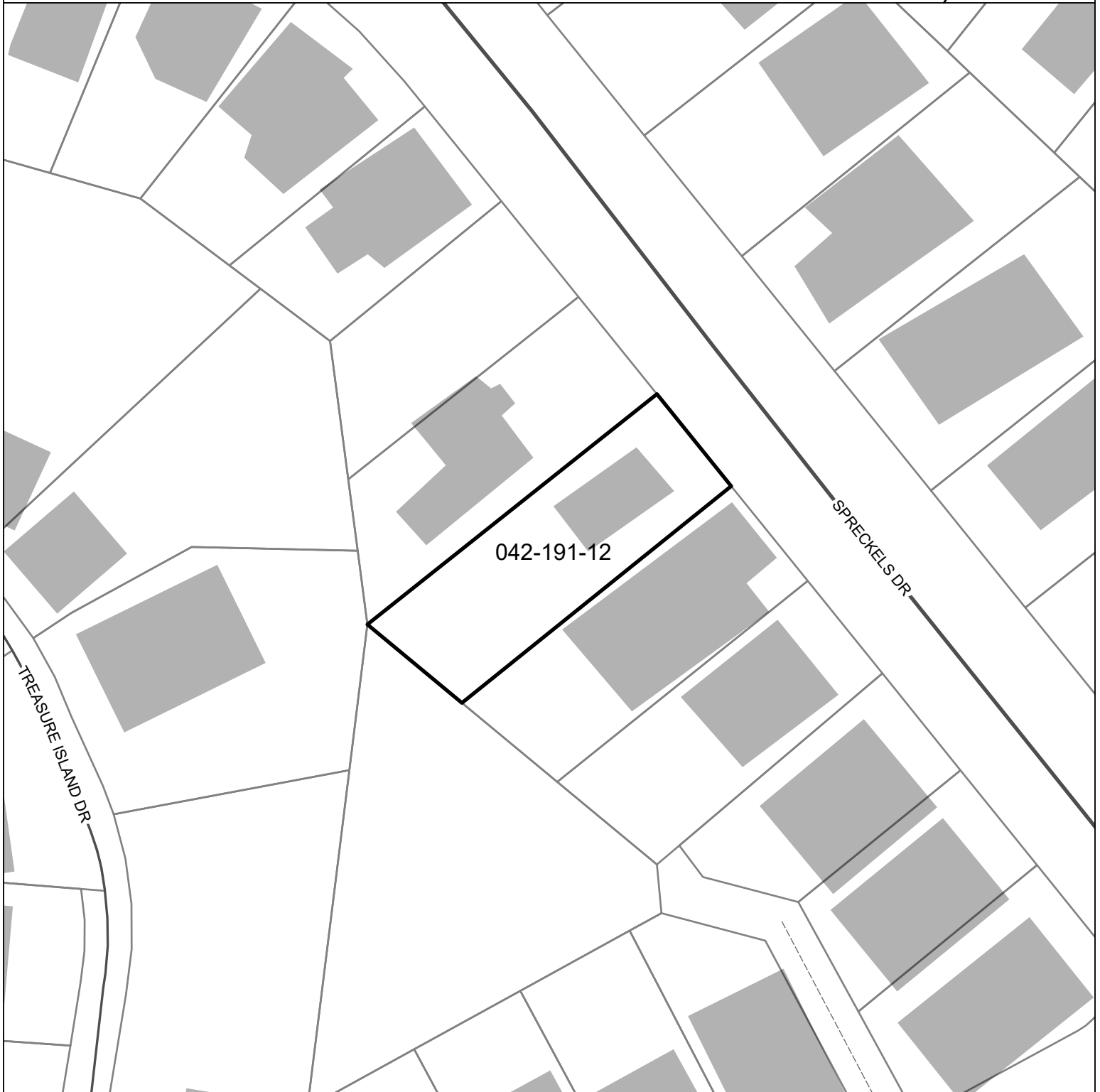
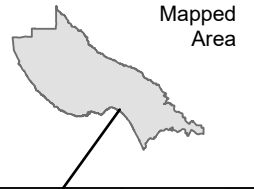


Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 42-19  
County of Santa Cruz, Calif.  
Oct. 2001



## Parcel Location Map

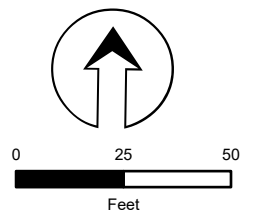


**Parcel: 04219112**

☐ Subject Parcel

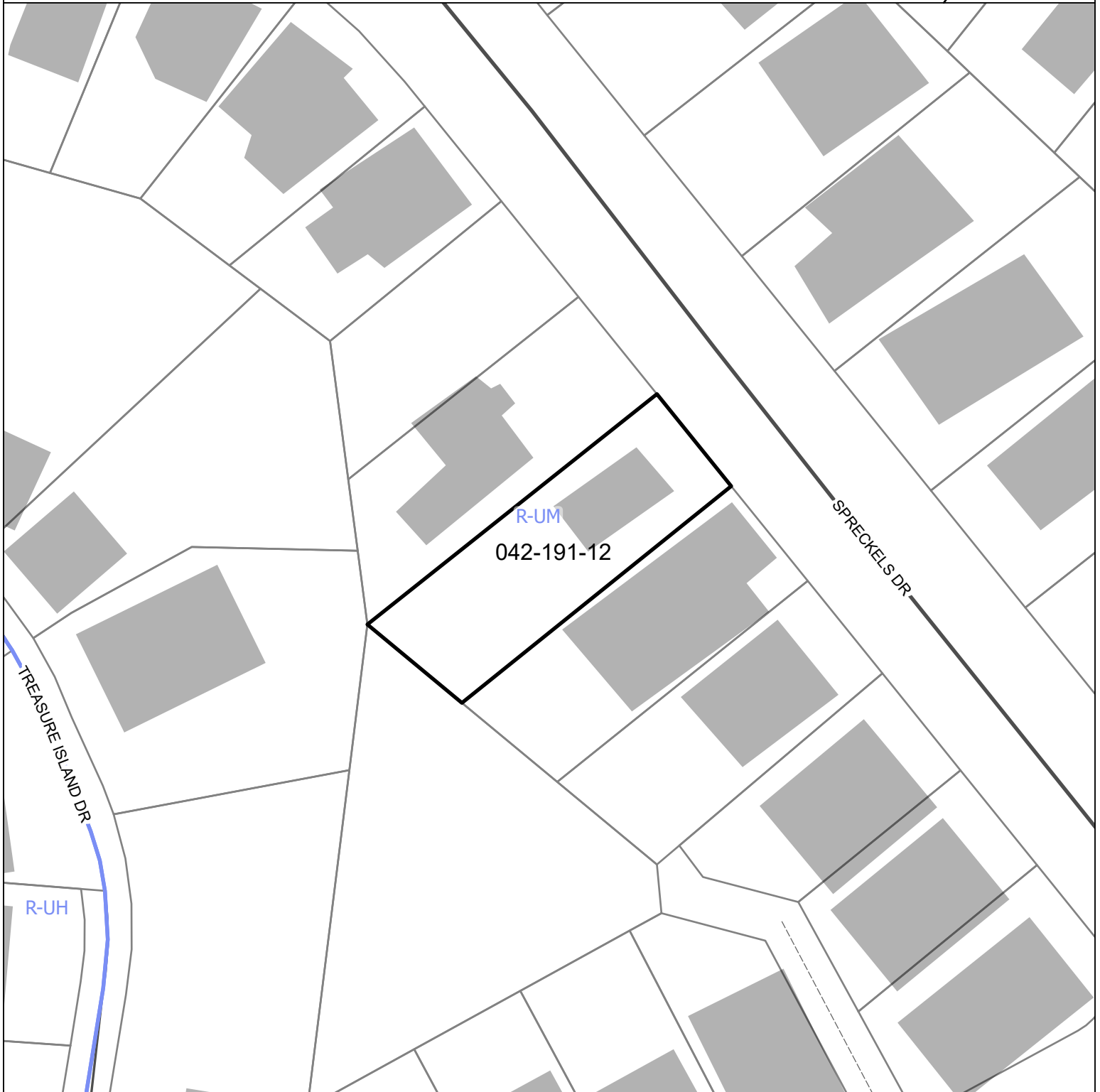
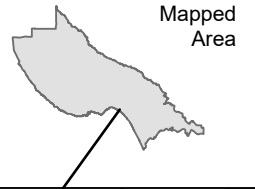
# EXHIBIT E

Map printed: 7 Jul. 2026



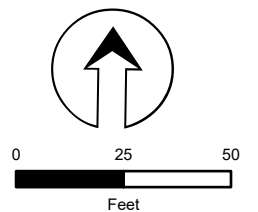


# Parcel General Plan Map



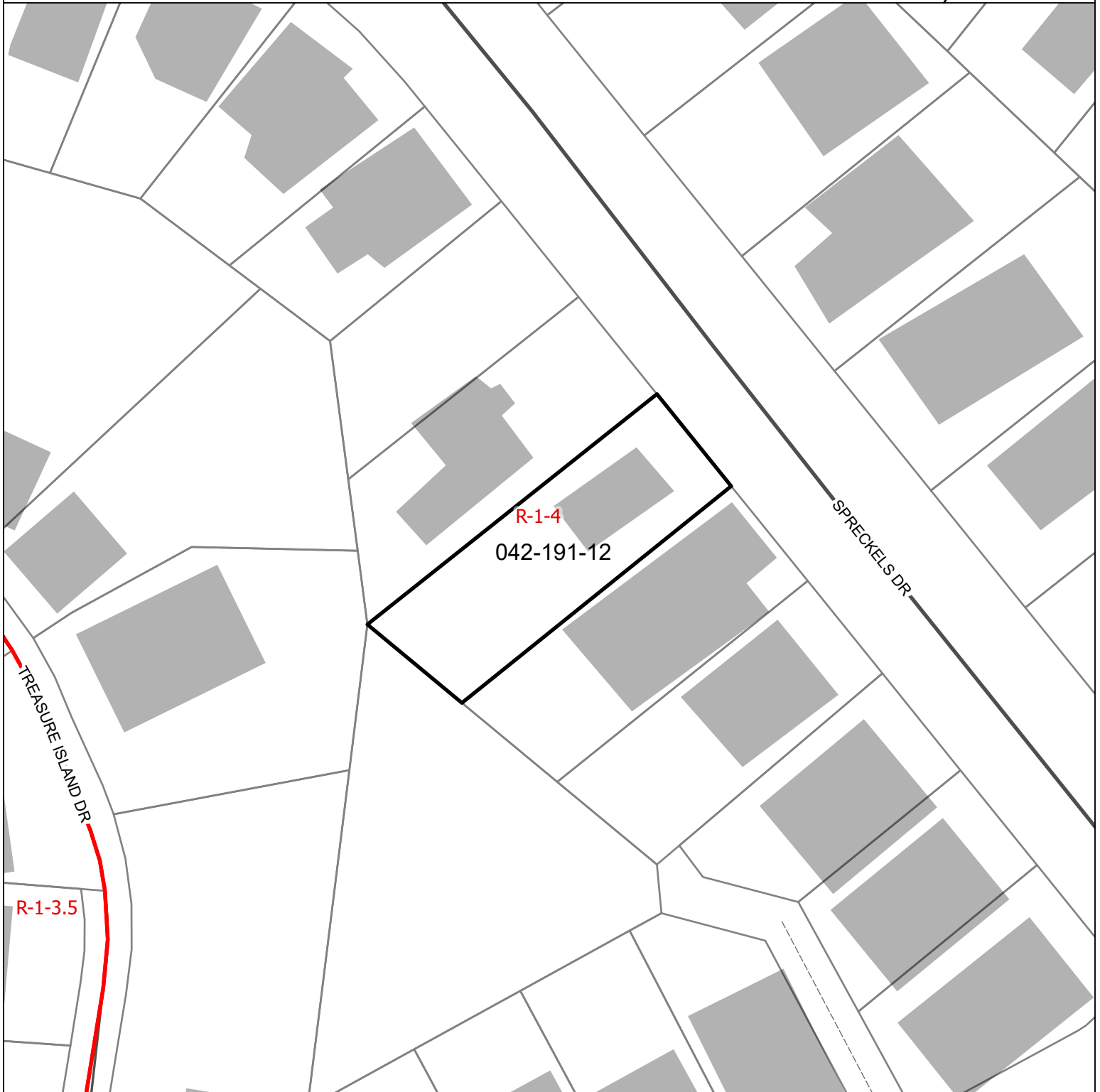
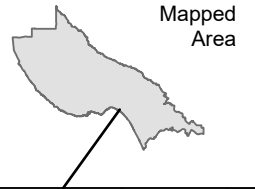
 Subject Parcel

## EXHIBIT E



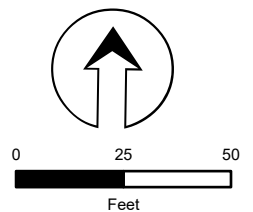


# Parcel Zoning Map



 Subject Parcel

## EXHIBIT E



## 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: Flood Control Zone 6

### Parcel Information

Parcel Size: 4,574 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: Spreckels Drive  
Planning Area: Aptos  
Land Use Designation: R-UM (Urban Medium Density Residential)  
Zone District: R-1-4 (Single-Family Residential-4,000 square feet per dwelling)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Fire Hazard: Not a mapped constraint  
Slopes: 15% to over 50%  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: Survey Plans submitted for the building permit shall show a minimum of 2 trees selected from the County of Santa Cruz Significant Tree replacement list shown on the plans. The trees shall be selected from the Tall and Broad category of the list.  
Scenic: Mapped scenic  
Archeology: Mapped Archeologic Resources

# EXHIBIT F