Staff Report to the Zoning Administrator

Application Number: 261218

Applicant: Cheshire Rio Realty - Sue Lane
Owner: McDevco Amo Cantare
APN: 043-105-14
Site Address: 427 Beach Dr., Aptos, CA 95003

Agenda Date: November 20, 2026
Agenda Item #:
Time: After 9:00 a.m.

Project Description:

Proposal to establish a new four-bedroom non-hosted short-term rental for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Non-Hosted Short-Term Rental Permit.

Location: Property is located approximately 3,000 feet northwest from where Beach Dr. intersects with Rio Del mar Blvd. (427 Beach Dr., Aptos, CA 95003).

Permits Required: Non-Hosted Short-Term Rental Permit

Supervisorial District: Second District (District Supervisor: Kim DeSerpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 261218, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing four bedroom single-family residence, located in the Seacliff/Aptos/La Selva Designated No Limit Area. The original residence was constructed in 1963 and was subsequently remodeled in 1997, when a first-floor addition was constructed pursuant to building permit 114544. In 2025, the second floor was remodeled to its current four-bedroom configuration pursuant to building permit B-247203.

Non-hosted short-term rentals (non-hosted rentals) within residential structures are permitted within the R-1-8 zone district, and the operation of the non-hosted rental is required to comply with all requirements of the short-term rental ordinance.

Parking
The provided parking will meet the requirements of SCCC 13.10.694(D)(9)(h)(ix). Pursuant to this Code Section, parking for non-hosted rentals is limited to the number of on-site parking spaces.

A minimum of one on-site space is required for non-hosted rentals containing one or two bedrooms and a minimum of two on-site spaces is required for rentals containing three or more bedrooms. Guests are also allowed to park one additional off-site vehicle in the vicinity of the non-hosted rental but shall not have any exclusive or assigned use of any available street parking. The subject dwelling is comprised of four bedrooms; therefore, two on-site parking spaces are required. Two parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(9)(h)(ix)).

Emergency Contact
Cheshire Rio Realty has been designated as the 24-hour contact for the non-hosted rental. Cheshire Rio Realty is located at 107 Aptos Beach, Aptos, CA 95003 within the required 30-mile response radius from the proposed non-hosted rental property.

Designated Area
The property is located with the Seacliff/Aptos/La Selva Designated No Limit Area, in which there is no limit on the total number of non-hosted short-term rental permits may be issued

Proximity in SALSDA Exclusion Zone
The proximity rule does not apply within the SALSDA exclusion zone as it was the intent of the regulations to preclude caps and limits there. As proposed, if a permit were granted at this site it would not cause a residentially zoned parcel to share two or more property lines with a short-term rental.

Permit Expiration
This permit is provisional for a one-year period subject to review for compliance with short-term rental code requirements prior to granting the remainder of the standard five-year term. Non-hosted rental permits are subject to renewal pursuant to County Code Section 13.10.694(D)6, as conditioned.

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 **261218,** 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.cdi.santacruzcountyca.gov

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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

Application #: 261218
APN: 043-105-14
Owner: McDevco Amo Cantare

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: 261218
Assessor Parcel Number: 043-105-14
Project Location: 427 Beach Dr., Aptos, CA 95003

Project Description: Proposal to establish a new four-bedroom non-hosted short-term rental in an existing single-family residence for the purpose of overnight lodging for periods of no more than thirty days at a time. Requires a non-hosted short-term rental permit. Property is located approximately 3,000 feet northwest from where Beach Dr. intersects with Rio Del mar Blvd. (427 Beach Dr., Aptos, CA 95003).

Person or Agency Proposing Project: Cheshire Rio Realty - Sue Lane

Contact Phone Number: (831) 688-2041

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. X Categorical Exemption

F. Reasons why the project is exempt:

Class 1 – Existing Facilities: Conversion of an existing single family residence, to a residential non-hosted short-term rental, will not result in environmental impacts in that a non-hosted short-term rental use is synonyomous with a residential use.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for non-hosted short-term rental use, will not result in modifications to the existing, legally constructed residential structure.

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

_____ Date:_____

EXHIBIT A

Application #: 261218
APN: 043-105-14
Owner: McDevco Amo Cantare

Nicholas Brown, Project Planner

EXHIBIT A

Application #: 261218
APN: 043-105-14
Owner: McDevco Amo Cantare

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

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

This finding can be made, in that the location of the proposed non-hosted short-term rental and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances, including the short-term rental ordinance, and the purpose of the R-1-8 (Single family residential - 8,000 square feet) zone district as the primary use of the property will be a residential non-hosted short-term rental dwelling that meets all requirements of the short-term rental ordinance.

(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 non-hosted short-term rental use is consistent with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan as it is a residential use in an existing residential structure and the short-term rental ordinance implements the standards contained in the Noise Element of the General Plan.

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 residential non-hosted short-term rental is to be located within an existing single family residential structure. The expected level of traffic generated by the proposed non-hosted short-term rental is commensurate to any other residential use of the dwelling because the short-term rental occupancy of a residence does not change the type of use within the dwelling and, further, guest celebrations that result in temporary increased traffic can occur with both non-hosted short-term rental residential use and residential use. 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 non-hosted short-term rental is proposed to be located within an existing residential dwelling located within a residential neighborhood, consistent with the land use intensity and density of residential neighborhoods. Both non-hosted short-term rental uses and residential uses can include celebrations that result in a temporary increase in vehicles and building occupancy.

(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 short-term non-hosted short-term rental of an existing residential dwelling 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 non-hosted short-term rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior changes to the existing residence are proposed as part of this application.

(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 non-hosted short-term rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior changes to the existing residence are proposed as part of this application.

Conditions of Approval

Exhibit D: Project plans, prepared by Clearprint, dated September 30, 2024.

I. This permit authorizes the operation of a non-hosted short-term rental (non-hosted rental) for the purpose of overnight lodging for a period of not more than 30 days at a time, 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.

II. Operational Conditions

A. The non-hosted rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Non-hosted Rental Certification form on file with the Department of Community Development and Infrastructure.

B. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term “new development” shall include, but is not limited to, fencing, patios, and accessory structures. The term “use” shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.

C. The maximum, overnight occupancy of the non-hosted rental shall not exceed 10 people (two per bedroom, plus two additional people, children under eight not counted).

D. The maximum number of vehicles associated with the non-hosted rental overnight occupants shall not exceed three (number of on-site parking spaces, plus one additional non-exclusive on-street parking space).

E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the number of overnight occupants, children under 8 not counted).

F. No weddings, outdoor parties, or similar activities are authorized under a short-term rental permit.

G. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). A copy of the County Noise Ordinance (County Code Chapter 8.30) shall be posted inside the non-hosted rental in a location readily visible to all guests.

H. Non-hosted rental rules (house rules) shall be posted inside the non-hosted rental in a location readily visible to all guests. The rules shall include, but not necessarily be limited to the following: maximum number of guests allowed; maximum number of people allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m.; maximum number of vehicles allowed' restrictions on noise (contained in the County Noise Ordinance), illegal behavior, and disturbances, including an explicit statement that fireworks are illegal in Santa Cruz County; and directions for trash management.

I. Fireworks are illegal in Santa Cruz County and prohibited at the non-hosted rental.

J. A Short-Term Rental Hotline Sign shall be placed on the subject property so as to be clearly seen and readily readable from each right-of-way providing primary vehicle access to the subject property. Signs shall be located so as to not interfere with vehicular line of sight. This sign shall include the County's short-term rental hotline number ({831} 316-3795), identify the structure as a non-hosted rental, and display the beginning and end dates of the five-year term of the permit (the permit effective date and permit expiration date). The sign must conform to the requirements outlined in SCCC 13.10.580 (B): One non-illuminated sign not larger than six square feet in area pertaining to the sale, lease, rental, or display of a structure or land. The sign shall be continuously maintained while the dwelling is used as a non-hosted rental.

K. The name, address, and telephone number(s) of the local property manager (24-Hour contact person) shall be posted inside the non-hosted rental in a location readily visible to all guests.

L. Any change in the local property manager's name, address, or telephone number shall be promptly furnished to the Community Development and Infrastructure Department, the local Sheriff Substation, the Auditor-Controller-Treasurer Tax Collector, the main County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the non-hosted rental is located. Proof of mailing or delivery of the updated contact information to all of the above shall be submitted to the Planning Department within 30 days of change in the local property manager's contact information.

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

M. The local property manager (24-hour contact person) shall be located within 30 miles of the non-hosted rental. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. Failure

to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC 18.10.136.

N. The local property manager shall be registered for the County Emergency Alert and Warning platform, CruzAware to ensure that if there is an emergency or pending emergency, they can notify non-hosted rental occupants in a timely manner. CruzAware registration information shall be posted in a prominent location inside the short-term rental to ensure access to emergency alerts is available to occupants during their stay.

O. All listings on hosting platforms and any other advertising for short-term rentals shall include the short-term rental permit number in a prominent location. Where photos with numbers are allowed, a photo containing the permit number shall be included where the permit number is visible and legible. Additionally, for non-hosted rentals, a photo of the required signage, if applicable, that includes the Hotline number and non-hosted rental identification is required. Advertising shall also include the number of overnight guests allowed, maximum number of people allowed for celebrations, number and location of on-site parking spots, approximate location of off-site parking spots, restrictions on noise, permit number, and language on road conditions if the property is located in a mountainous area.

P. The owner/applicant shall comply with the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for the non-hosted rental unit.

Q. Permits for non-hosted rentals shall expire five years from the date of approval. To continue in operation as a legal non-hosted rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. non-hosted rental permits are non-transferable and become void when a property transfer triggers reassessment.

R. This permit is provisional for a one-year period subject to review for compliance with short-term rental code requirements prior to granting the remainder of the standard five-year term. In the event of a substantiated significant violation within this one-year period, the permit shall become null and void. If there are no substantiated violations in this one-year period, the short-term rental permit shall expire five years from the date of approval. To continue in operation as a legal short-term rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Non-hosted rental permits are non-transferable and become void when a property transfer triggers reassessment.

S. A violation of any of the requirements to obtain a non-hosted rental permit may be grounds for denial of a new non-hosted rental permit application. Further, violations of non-hosted rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an

existing non-hosted rental permit after consideration at a public hearing by the Zoning Administrator (or by the Planning Commission upon referral).

T. If more than two significant violations occur on a non-hosted rental property within a 12-month period, a permit shall be noticed for a public hearing to consider permit revocation, pursuant to SCCC 18.10.117. "Significant violations" are: citations for violation of SCCC 8.30 (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the non-hosted rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of non-hosted rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a non-hosted rental permit for the same parcel without prior consent of the Board of Supervisors.

U. The non-hosted rental shall provide overnight lodging for a period of not more than 30 days at a time.

V. Trash cans (waste and recycling) provided for the Non-hosted Rental shall be 96 gallon in size.

W. In addition to any other permits required for a proposal to expand the square footage of a permitted non-hosted rental structure by an amount equal to or more than 50 percent or to increase the existing number of bedrooms by demolition or remodeling, a new non-hosted rental permit shall be required for an existing non-hosted rental and shall be subject to the limits and caps set forth in SCCC 13.10.964(D)(4).

X. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

III. 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 the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____

Effective Date: _____ (after 5 p.m.)

Expiration Date: _____

Application #: 261218
APN: 043-105-14
Owner: McDevco Amo Cantare

Deputy Zoning Administrator
Nathan MacBeth

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.

EXHIBIT C

EXHIBIT D

STRUCTURAL SPECIFICATIONS

Plywood

All plywood shall conform to U.S. Product Standard PS 1-83, American Plywood Association. Each sheet shall be stamped with the PS and/or APA grademark.

Roof Plywood - Shall be 3 ply interior type, CDX, Group Identification Index 32/16, Species Group 2 or better.

Wall Plywood - Shall be 3 ply interior type, CDX, Group Identification Index 24/0, Species Group 2 or better.

Floor Plywood - Shall be interior type, Sturd-I-Floor, 24 o c , with exterior glue.

All plywood permanently exposed to weather shall be exterior type plywood vs. interior type plywood as referenced above.

All plywood unsupported edges shall be tongue-and-groove or supported with flat blocking, plywood clees or plywood clips.

Framing - Douglas Fir Coast Region, conforming to West Coast Lumber Inspection Bureau Standard Grading and Dressing Rule No. 16, as amended to date.

1. 2x, 3x, plates, joists, and ledgers, No. 2 (1250F-b), Para. 123-a.
2. 4x, beams, No. 1 (1300F-b), 122-b.
3. 6x beams, No. 1 (1300F-b), Para 130-b.
5. 4x4 posts, No. 1 (1250F-c), Para. 124-b
6. 4x6 posts, No. 1 (1250F-c), Para. 123-b.
7. 6x6 and larger posts, No. 1, (1000F-c), Para. 131-b.
8. 2x4, 3x4, studs and blocking, construction grade, (1050F-b), Para. 122-b.
9. 2x6 or larger studs and blocking, No. 2 (1250F-b), Para. 122-b.
10. Foundation plates: Pressure treated Douglas Fir

All framing lumber 6" or larger in the least dimension shall be F.O.H.C.

MINIMUM NAILING NOTES

Joist or rafter to sill or girder, toenail	3-8d
Blocking, toenail each end	2-8d
Wall sole plate to floor joist or blocking	16d @ 16" o.c.
Top plate or sole plate to stud	2-16d
Double studs	16d @ 16" o.c.
Double	
Ceiling	
Built up	

Not reviewed.
See cover sheet.

Wall fin...

1/2" sheetrock	5d @ 7" o.c. at all framing, unblocked
5/8" sheetrock	6d @ 7" o.c. at all framing, unblocked
3/8" ply	8d @ 6" o.c. edges & 12" o.c. field, blk. all edges

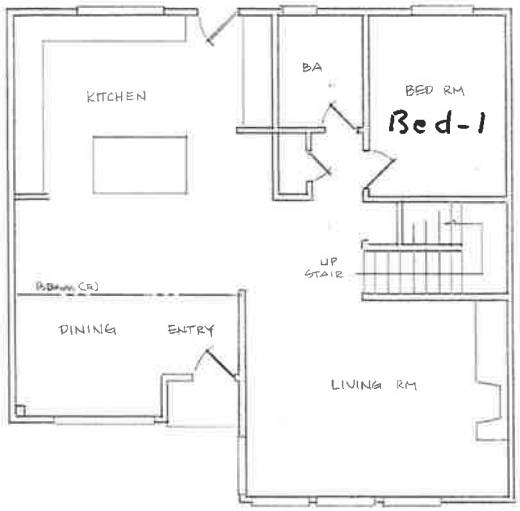
Roof/Floor Plywood:

1/2" ply	8d @ 6" o.c. edges & 12" o.c. field
3/4" ply	10d @ 6" o.c. edges & 10" o.c. field, blk. all edges or use T.& G. edges.

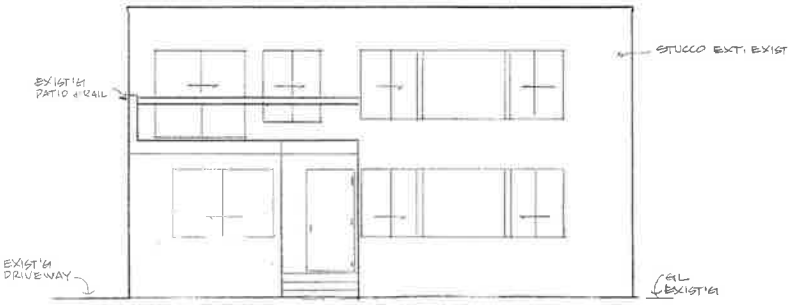
CAL-GREEN STANDARDS & BUILDING CODES:

1. THE BUILDING SHALL COMPLY WITH THE 2016 CAL-GREEN BUILDING STANDARDS CODE.
2. MINIMUM 65% OF THE NON-HAZERDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND WASTE MANAGEMENT PLAN COMPLYING WITH CGBSC SECTION 4.408.2 SHALL BE SUBMITTED FOR APPROVAL (SECTION 4.408.1, 4.408.2 CGBSC).
3. REDUCE LIGHT POLLUTION PER CALIFORNIA ENERGY CODE AND DESIGN INTERIOR & EXTERIOR LIGHTING THAT ZERO DIRECT-BEAM ILLUMINATION LEAVES THE BUILDING SITE (S.106.8)
4. DUCTS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT SHALL HAVE OPENINGS COVERED WITH TAPE, PLASTIC & SHEET METAL OR OTHER ACCEPTABLE METHOD PER SECTION 4.504.1 CGBSC
5. DUCT SYSTEMS TO BE SIZED, DESIGNED AND EQUIPMENT IS SELECTED PER SECTION 4.507.2 CGBSC. HVAC SYSTEM INSTALLER MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
6. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN "ENERGY STAR" EXHAUST FAN AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL PER SECTION 4.506.1 CGBSC
7. FINISH MATERIALS: CARPET SYSTEMS, RESILIENT FLOORING AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.
8. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CGBSC 4.504.2.1 CGBSC. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.3 CGBSC. AEROSOL PAINTS AND COATINGS SHALL MEET SECTION 5.504.4.3.1 CGBSC. CARPET AND CARPET SYSTEMS SHALL MEET SECTION 5.504.1 CGBSC. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
9. HARDWOOD PLYWOOD USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE PER TABLE 5.504.4 VERIFICATIONS OF COMPLIANCE SHALL BE PROVIDED.
10. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS PER SECTION 4.406.1 CGBSC
11. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS PER SECT. 4.505.2 CGBSC.
12. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSING PER SECT. 4.505.3 CGBSC.

427 Beach



EXIST'G FIRST FLOOR PLAN
(NO CHANGES) 1/4"=1'-0"



FRONT ELEVATION
(NO CHANGES TO ELEVATIONS)

REVISIONS	BY

Plot Plan
Parcel 04310514
Address: 427 Beach Drive
Aptos, California

Owners
McDevco - AmoCantare
Terese McNamee/
Marian McNamee Lundell

DRAWN
CHECKED
DATE 2/12/22
SCALE 1/4"=1'-0"
JOB NO.
SHEET 3
OF SHEETS

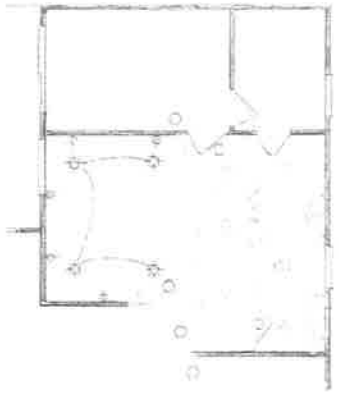
EXHIBIT D

ELECTRICAL NOTES

ALL ☼ FIXTURES TO BE HIGH EFFICIENCY
BATH RM OUTLETS TO HAVE BOTH GFI & AFCI PROTECTION
RECESSED LIGHTS TO MEET CA ENERGY 150.0 (K) 1.C.
SEE GENERAL NOTES FOR ADDITIONAL E.E. SPECS.

☼ LIGHT
RECESSED LIGHT
SWITCH
GFI & BATH PLUG
SMOKE DETECTOR @ BR CEIL'G
DIMMERS @ BR ☼

ELECTRICAL PLAN 1/4" SCALE



Electrical not reviewed,
See cover sheet.

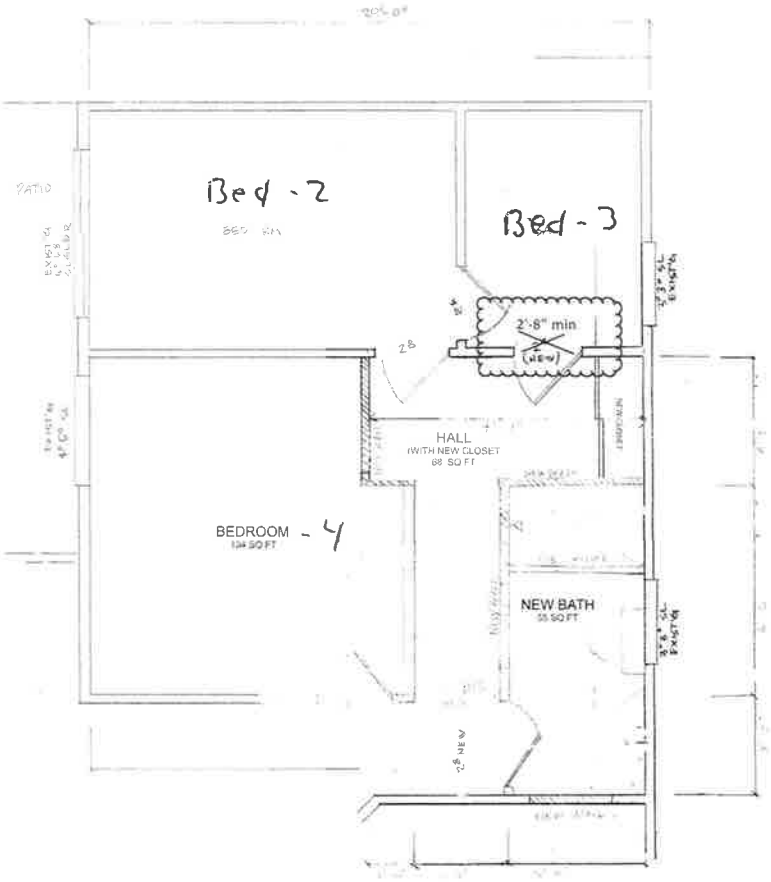
FAN/LITE COMBO
VENT TO EXTERIOR WALL

HEAT/LITE COMBO



EXIST'G SECOND FLOOR PLAN 1/4" = 1'-0"

NEW WALL FRAM'G NOTES
2x4 @ 16" OC
(2) 2x4 TOP PLATE
2x4 SOLE PLATE
4x12 DF HDRS



Proposed Remodel 2nd Floor Plan 1/2" = 1' 0"

REVISIONS	BY

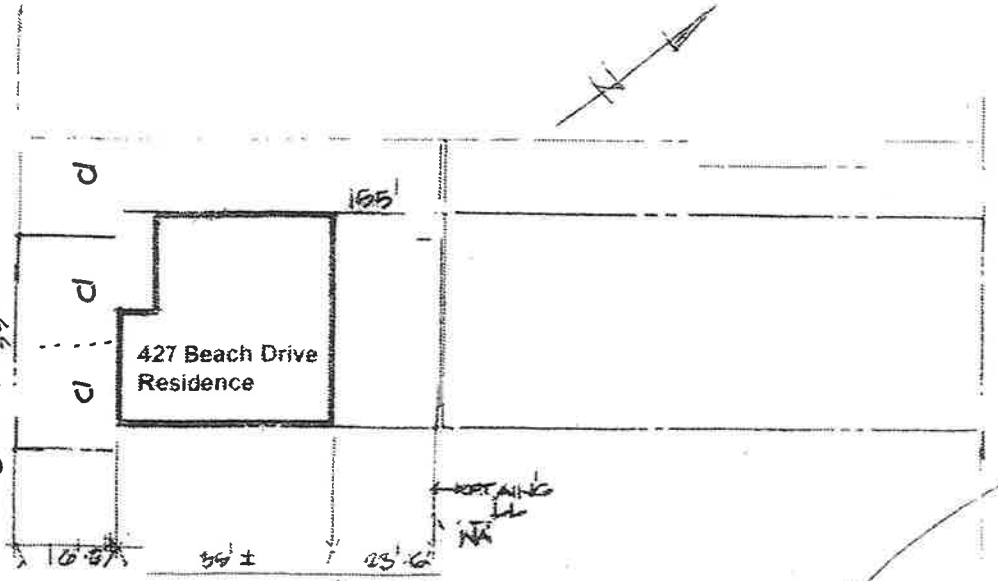
Owners
McDevco - AmoCantare
Terese McNamee/
Marian McNamee Lundell

Plot Plan
Parcel 04310514
Address: 427 Beach Drive
Aptos, California

DRAWN
CHECKED
DATE
SCALE 1/4"=1'-0"
JOB NO.
SHEET 2
OF SHEETS

427 Beach Drive Residence

Beach Drive



ASSESSORS PARCEL NO 43-104-14, NORTH SIDE OF BEACH DR, (RIO DEL MAR AREA)

PLOT PLAN / Parking

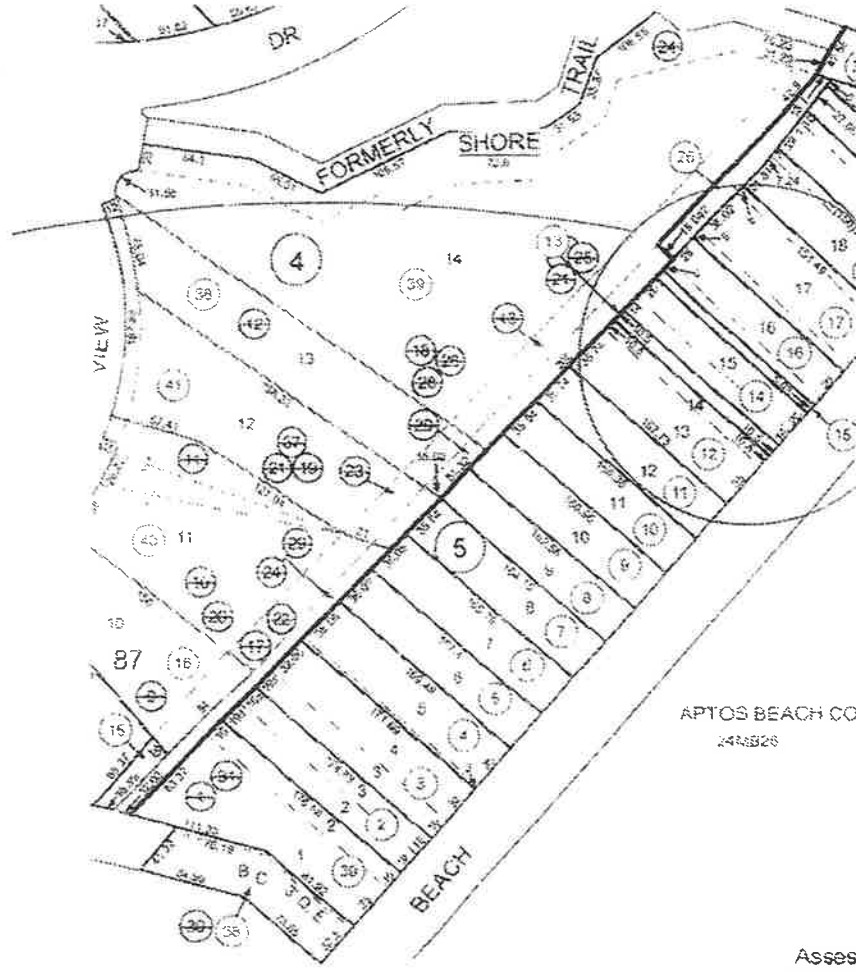


EXHIBIT D

LEARPRINT 10COH

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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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
69-273

43-10

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

45MB44
10/19/1966

APTOS BEACH COUNTRY CLUB SUB #8
24MB26 8/22/1928

7PM66
8/24/1972

6PM3
5/9/1972

9PM39
1/2/1973

Bk.42
11

BALDWIN DR
KENNETH DR
FARLEY DR
SEA VIEW DR
CLIFF DR
KINGSBURY DR
FORMERLY SHORE TRAIL
FORMERLY BEACH TRAIL
SEC. 18 / SEC. 19

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

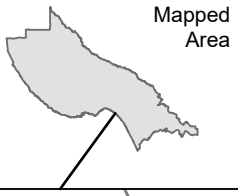
Assessor's Map No. 43-10
County of Santa Cruz, Calif.
Feb. 1999

Electronically Redrawn 2/9/99 rw
Rev. 5/25/01 mvm (changed page refs.)
Rev 3/26/03 CB (3-0027621 & 23, LBA 4-40 & 41)
Rev 10/6/03 CB (Cor to linework)
Rev 4/12/04 DD (3-0105200 & 1 sp into 4-42 to 47)
Rev 4/12/04 DD (corr pg as per 3-0105200 & 01)
Rev 4/12/04 DD (corr apn 2-01)
Rev 9/9/10 CB (Cor dims on 3-16 & 17 & 4-34)

EXHIBIT E

Santa Cruz County Planning Department

Parcel Location Map





Parcel: 04310514

Subject Parcel

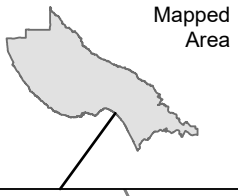
Map printed: 21 Oct. 2026

0 30 60
Feet

EXHIBIT E

Santa Cruz County Planning Department

Parcel General Plan Map





Subject Parcel

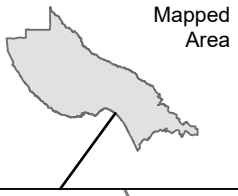
0 30 60

Feet

EXHIBIT E

Santa Cruz County Planning Department

Parcel Zoning Map



R-1-6

043-105-14

R-1-8

PR

BEACH DR

Subject Parcel

0 30 60

Feet

EXHIBIT E

Application #: 261218
APN: 043-105-14
Owner: McDevco Amo Cantare

Parcel Information

Services Information

Urban/Rural Services Line:	_x_ Inside __ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central FPD
Drainage District:	Flood Control Zone 6

Parcel Information

Parcel Size:	5,053 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Beach Drive
Planning Area:	Aptos
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-8 (Single family residential - 8,000 square feet)
Coastal Zone:	X Inside __ Outside
Appealable to Calif. Coastal Comm.	__ Yes _X_ No

Technical Reviews: None

Environmental Information

Geologic Hazards:	VE Flood Plain
Fire Hazard:	Not a mapped constraint
Slopes:	Coastal Bluff in rear yard
Env. Sen. Habitat:	Mapped Biotic resource – no physical improvements
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped scenic resource
Archeology:	Not mapped

EXHIBIT F