

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 04-0134

APN: 052-281-25

APPLICANTS: Krish & Nina Panu

OWNERS: Krish & Nina Panu

PROJECT DESCRIPTION: Proposal to replace one window with a larger one in a bedroom and to remove an existing solarium and replace it with a new roof and windows for **an** existing 3-story single-family dwelling. Requires a Coastal Zone Permit.

LOCATION: Property located on the south side of Plover Court (20 Plover Court), about 240 feet west of the intersection of Plover Court and Rio Boca Road in Pajaro Dunes, Watsonville.

PERMITS REQUIRED: Coastal Development Permit

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 3

COASTAL ZONE: ☒ Yes ☐ No

APPEALABLE TO CCC: ☒ Yes ☐ No

PARCEL INFORMATION

PARCEL SIZE: 14,113 square feet

EXISTING LAND USE:

PARCEL: Single-family dwellings

SURROUNDING: Single-family dwellings, state beach

PROJECT ACCESS: Beach *Road* to Rio Boca Road

PLANNING AREA: San Andreas

LAND USE DESIGNATION: R-UL (Urban Low Density Residential)

ZONING DISTRICT: SU (Special Use)

SUPERVISORIAL DISTRICT: Second District (Pirie)

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|--------------------------------------|
| a. Geologic Hazards | b. Mapped flood zone A |
| b. Soils | 128, Dune land |
| c. Fire Hazard | C Not a mapped constraint |
| d. Slopes | d. Gentle dune slopes |
| e. Env. Sen. Habitat | Mapped biotic/no ground disturbance |
| f. Grading | f. No grading proposed |
| g. Tree Removal | g. No trees proposed to be removed |
| h. Scenic | h. Mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |

- | | |
|-----------------------|--|
| m. Sewer Availability | m. Yes |
| n. Water Availability | n. Yes |
| o. Archeology | o. Not mapped/no physical evidence on site |

SERVICES INFORMATION

Inside Rural Services Line: X Yes No
Water Supply: City of Watsonville
Sewage Disposal: City of Watsonville
Fire District: California Department of Forestry
Drainage District: Zone 7

HISTORY

The existing residence was constructed in 1980 under Building Permit #60303 and received final inspection approval on 2/11/80 (Exhibit H). Subsequent Building Permits issued were: 120415 to replace an existing electrical service panel box, 127478 to replace built up roofing, 136734 electrical work in a bathroom, and 136837 to replace windows at the kitchen and closet. The original approval was for a 2,015 square foot, 3 story, 4 bedroom, 2.5 bath single-family dwelling with no garage and deck areas of 576 square feet.

The application was accepted by the Planning Department on 3/31/04 and deemed complete on 4/12/04, having received Priority Processing due to the nature of the required repairs, as the structure is not weather-tight due to the deteriorating solarium.

ANALYSIS AND DISCUSSION

The subject property is a 14,113 square foot lot, located in the SU (Special Use) zone district, a designation that allows residential uses. The proposed solarium replacement in the existing single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation. The proposed reconstruction is in conformance with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The proposal does not expand the existing building footprint and shall utilize solid wood siding of the same style and quality as the original construction. The project was reviewed and approved by the Pajaro Dunes Homeowner's Association, and by the County Urban Designer (Exhibit G).

The project site is located between the shoreline and the first public road but 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, as access is available for an entry fee at the Palm Beach State Park adjacent to Pajaro Dunes.

As proposed and conditioned, the project is consistent with all applicable codes and policies of

the Zoning Ordinance, General Plan/LCP and the Planned Unit Development Permit #74-400-PUD. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **04-0134**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map/Location map
- F. Zoning map/General Plan map
- G. Comments & Correspondence
- H. Building Permit #60303 Inspection record and site plan
- I. Site and structural photographs

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 ~~Ocean~~ Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174 (or, pln140@co.santa-cruz.ca.us)

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The property is zoned SU (Special Use), a designation which allows residential uses. The proposed solarium replacement and window replacement to the existing single-family residence is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site. Public access to the adjacent Palm Beach State Park is available for a fee.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge or bluff top. The project was reviewed and approved by the Pajaro Dunes Homeowner's Association (Exhibit G).

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is located between the shoreline and the first public road. However, the residential addition will not interfere with public access to the beach, ocean, or any nearby body of water as public access is available at the adjacent Palm Beach State Park. Further, the project

site is not identified as a priority acquisition site in the County Local Coastal Program.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE
CERTIFIED LOCAL COASTAL PROGRAM.

The proposed project **is** in conformity with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential ~~uses~~ are allowed ~~uses~~ in the SU (Special Use) zone ~~district~~ of the area, ~~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 widely in the area, and the design submitted is not inconsistent with the existing range. The project is in conformance with the design standards of the Pajaro Dunes Planned Unit Development, #74-400-PUD

DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE 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 RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed residential addition (solarium and window replacement) and the conditions under which it would be 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 result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an **area** designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the SU (Special Use) zone district. The proposed location of the solarium and window replacement and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU zone district in that the primary use of the property remains residential that meets all current site standards for the Planned Unit Development 74-400-PUD.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Urban Low Density Residential (R-UL) land use designation. The continuous residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Urban Low Density Residential).

The proposed residential remodel will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in PUD 74-400, in that the residential addition will not adversely shade adjacent properties, and will meet current setbacks for the zone

district that ensure access to light, air, and open space in the neighborhood.

The proposed solarium and window replacement will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential addition will comply with the site standards for the SU zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. No expansion in the building footprint is proposed.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a residential addition to an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be **only** peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed second story solarium and window replacement will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity, in that the proposed structure is three stories, in a mixed neighborhood of two and three story homes allowed by the Planned Unit Development, and the proposed residential addition is consistent with the land use intensity and density of the neighborhood.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed residential addition will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

CONDITIONS OF APPROVAL

Exhibit A: Project plans by M.L. Couper, 7 sheets dated 1/27/04 revised 2/4 & 2/25/04.

- I. This permit authorizes the replacament and exterior reconfiguration of a solarium and a window replacement on an existing 3-story single-family dwelling. 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 the Planning Department 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 - 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in **8.5"** x 11" format.
 - 2. Drainage and erosion control plans.
 - 3. Details showing compliance with fire department requirements.
 - B. Meet all requirements and pay any applicable plan check fee of the CDF Fire Protection District.
 - C. Submit a ~~written~~ statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

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.

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 TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 5/7/04

Effective Date: 5/21/04

Expiration Date: 5/21/06

Don Bussey
Deputy Zoning Administrator

Joan **Van der** Hoeven
Project **Planner**

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department ~~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: 04-0134

Assessor Parcel Number: 052-281-25

Project Location: 20 Plover Circle, Watsonville CA 95076

Project Description: Proposal to construct a residential addition which replaces an existing solarium and window ~~for~~ an existing single-family dwelling.

Person or Agency Proposing Project: Krish & Nina Panu

Contact Phone Number: 510-656-3187

- 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).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 3. New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

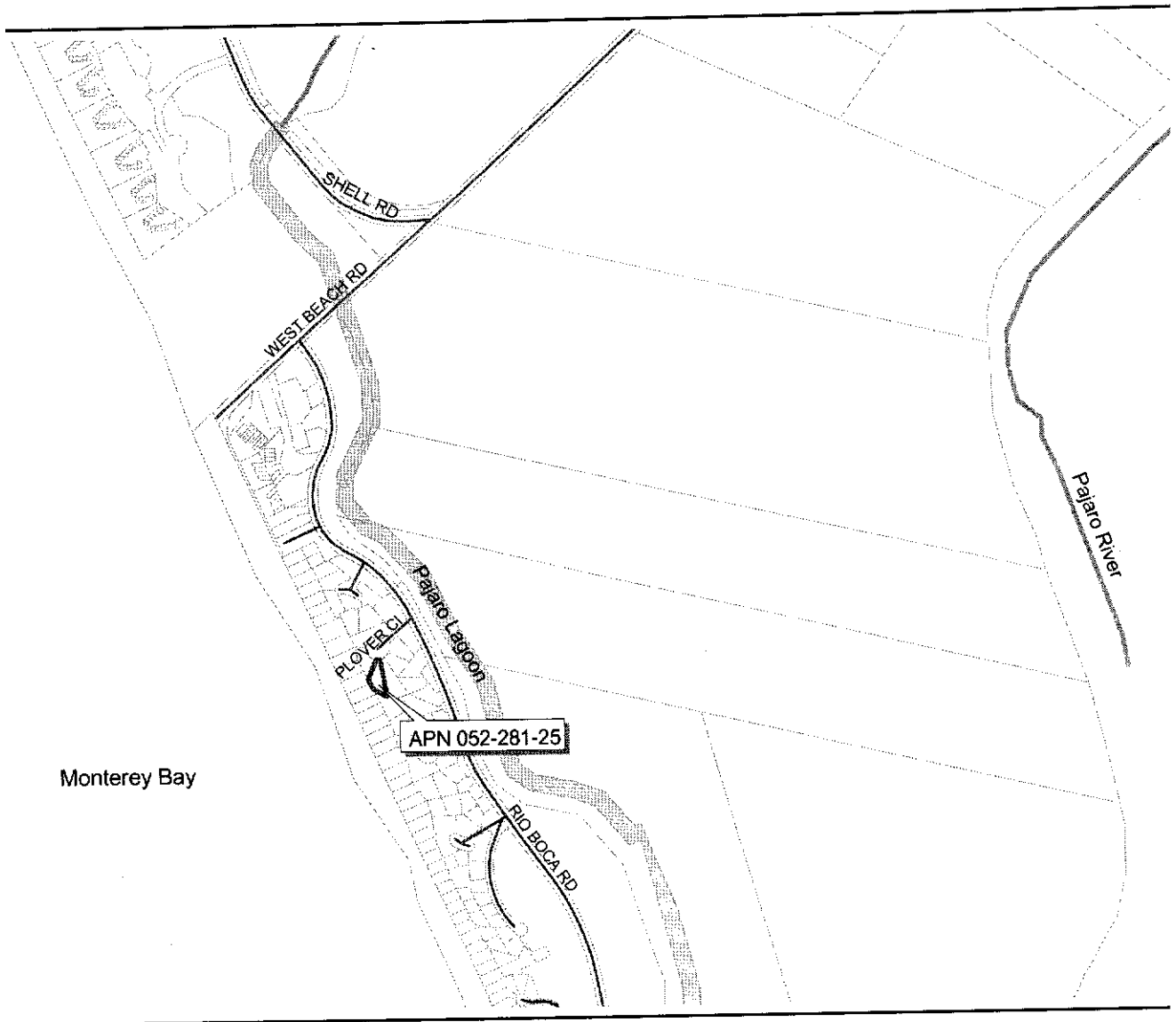
Construction of a residential addition in an area designated for residential use

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


Joan Van der Hoeven, Project Planner

Date: May 7, 2004

Location Map



1000 0 1000 2000 3000 Feet

Map created by Santa Cruz County
Planning Department:
April 2004



EXHIBIT E

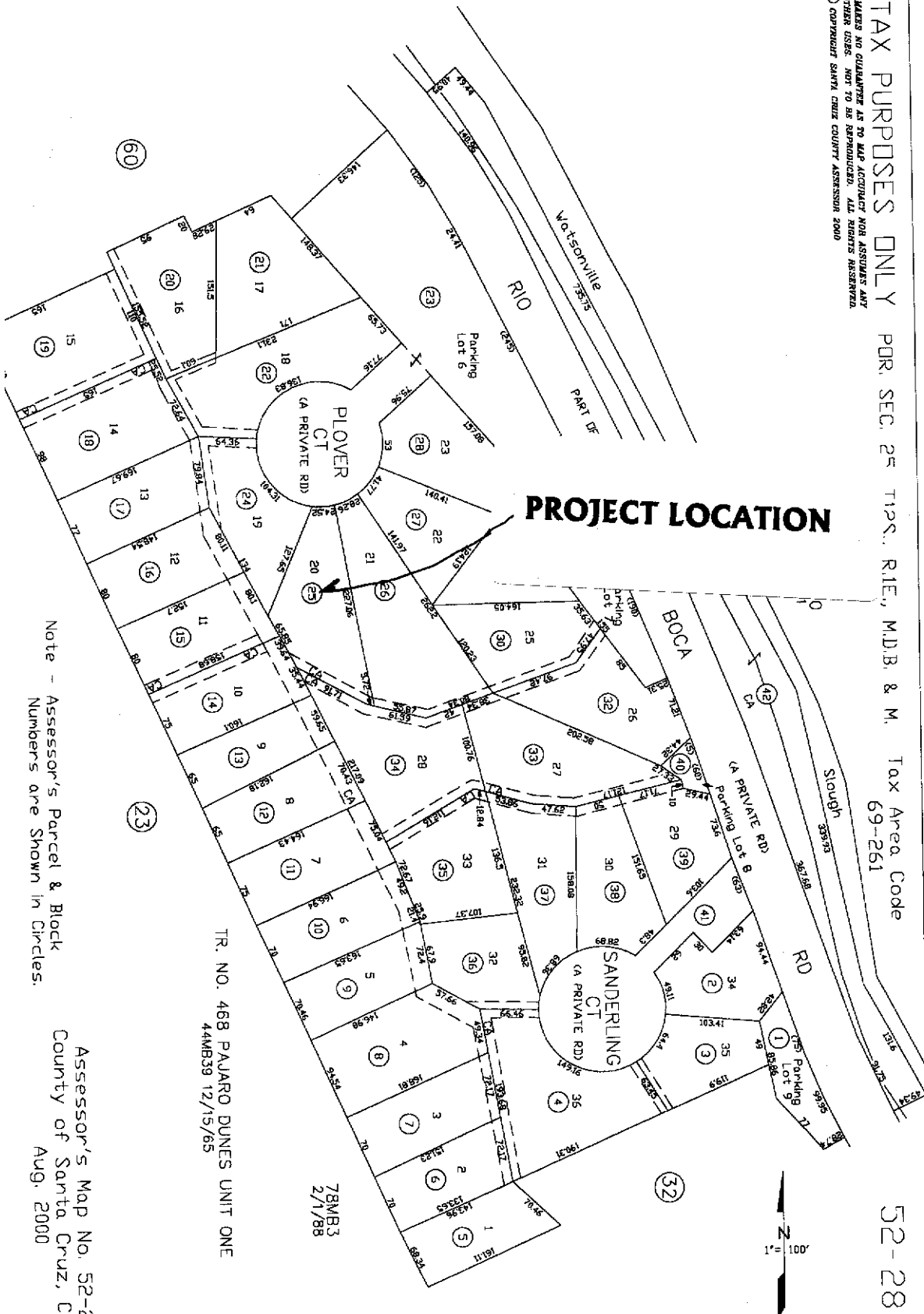
FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

POR. SEC. 25 TRAC. R.I.E., M.D.B. & M. Tax Area Code
 69-261

52-28

EXHIBIT E

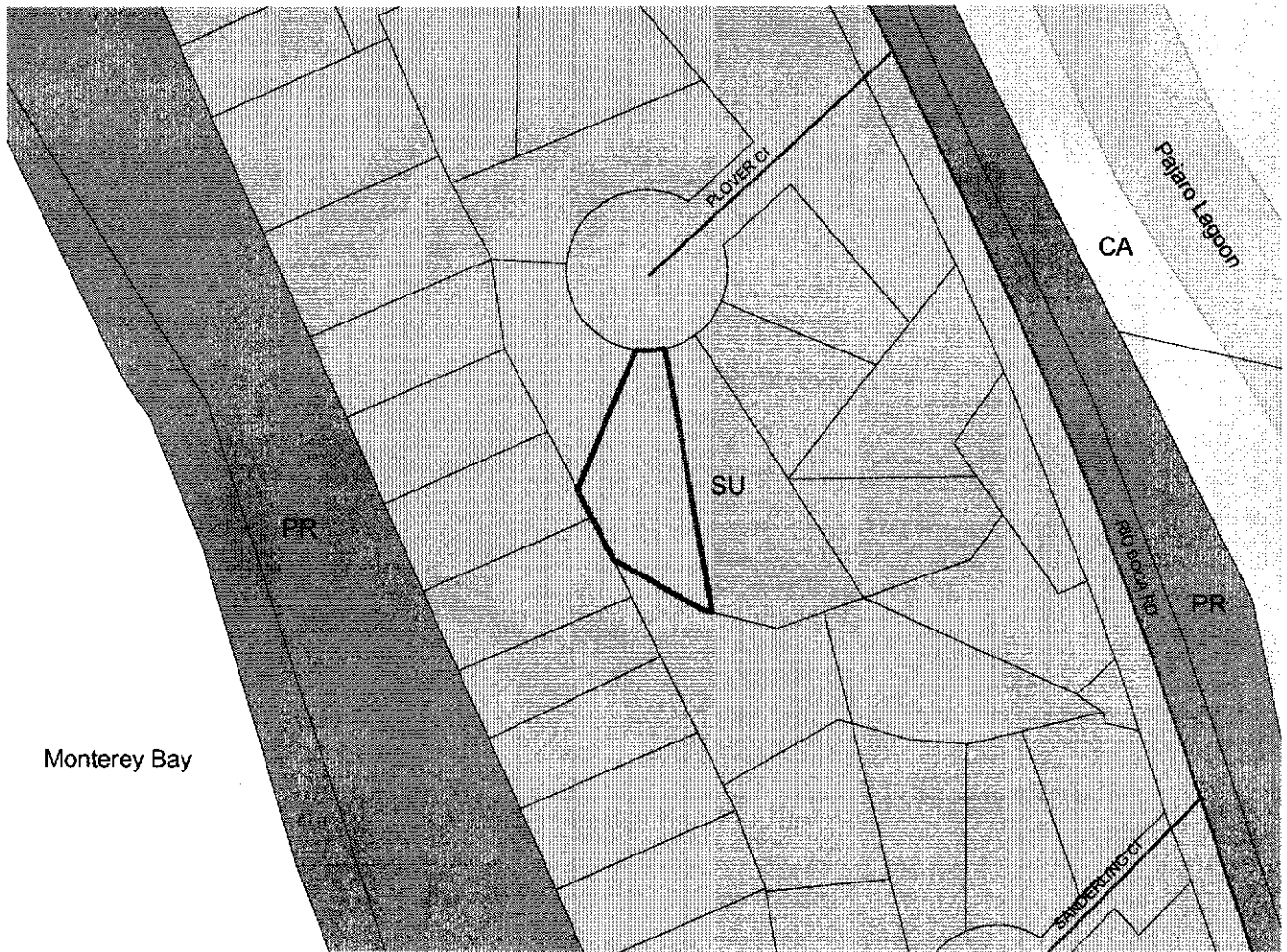
electronically redrawn 8/18/00 KSA



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

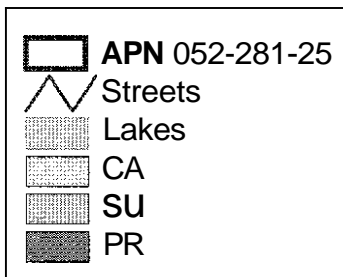
Assessor's Map No. 52-28
 County of Santa Cruz, Calif.
 Aug. 2000

Zoning Map



200 0 200 400 600 800 Feet

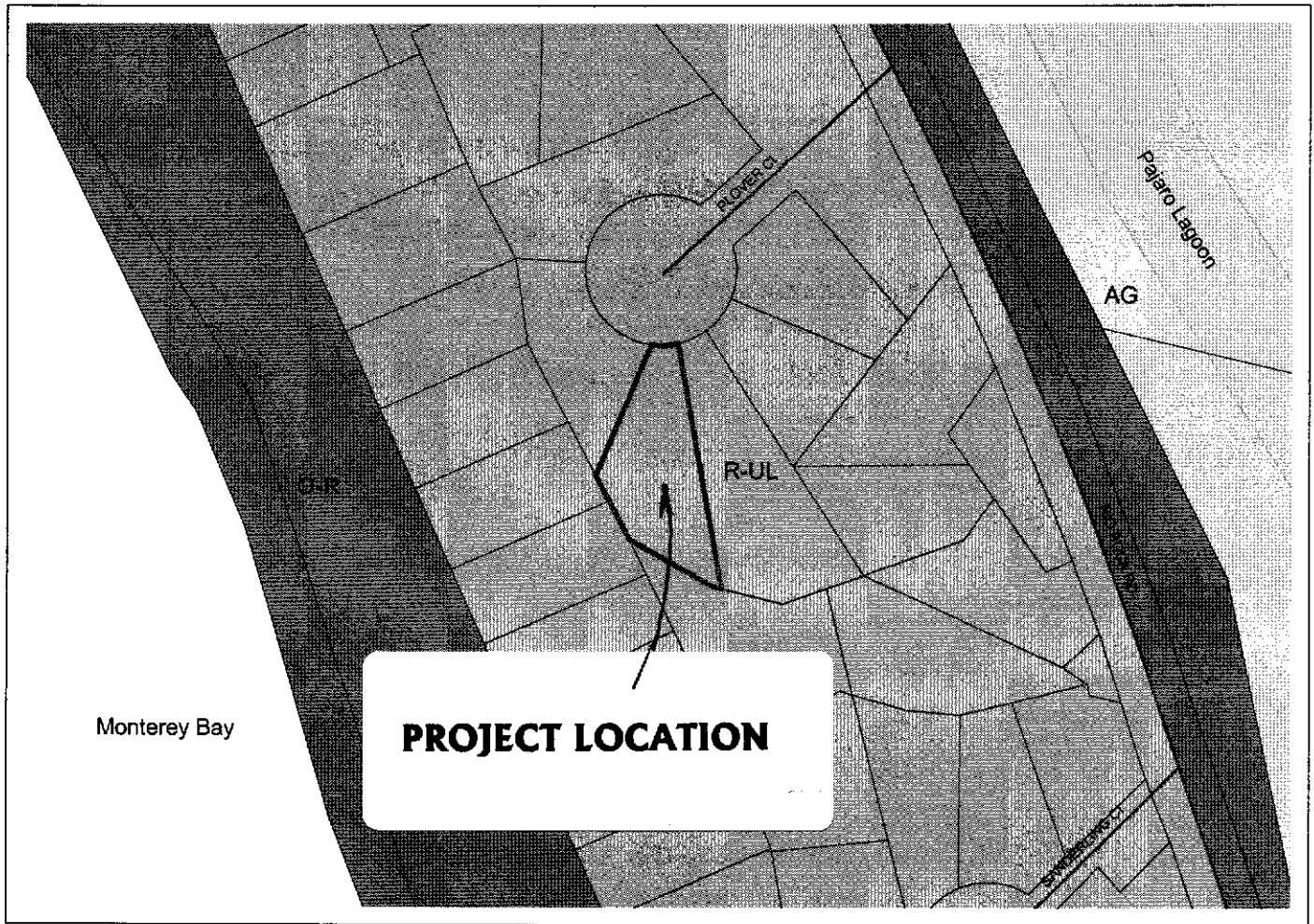
Legend



Map created by Santa Cruz County
Planning Department:
March 2004

EXHIBIT F

General Plan Map



200 0 200 400 600 800 Feet

Legend

	APN 052-281-25
	Streets
	Lakes
	Agriculture
	Residential - Urban Low Density
	Parks and Recreation



Map created by Santa Cruz County
Planning Department:
April 2004

EXHIBIT F



Pájaro Dunes Association
2661 Beach Road • Watsonville, CA 95076
gatehouse@pajarodunesassociation.com
(831) 761-7744

H-20

SECTION 2 (Design Committee to Complete)

Approved ☒ Approved with Contingencies ☐ Denied ☐ Incomplete Application ☐

Enclose two sun porches with material to match the house as depicted on submitted blue print.

Design Committee communication to homeowner/Agent The Design Committee approved the request to enclose the two glassed sun rooms with siding to match the existing house as shown on submitted plan.

Design Committee Approval Date: March 18, 2004 Design Committee Fees \$ 500

Approval Expiration Date: Sept 2005 18 months from date of approval or an extension must be obtained.

Committee signature: [Signature]

(print Design Committee representative name) Anna A. Sweeney

SECTION 3 (Homeowner to complete)

I/We are aware that this form **MUST** be approved and on file before any workers will be admitted.

We are aware that all work done to the exterior of our house must have written Design Committee approval prior to work commencing. In addition to new construction or remodeling, **I/We** are aware that this includes:

- Repainting with the existing color
- Replacing existing windows, roof windows or skylights. (Approval for windows will only be given for replacement of ALL windows.)
- Replacing existing exterior light fixtures
- Relocating utility lines, cables, dishes and appurtenant structures
- Replanting existing landscaping
- Placement of a dumpster
- Placement of a portable toilet (placement on common area is discouraged)

I/We are aware that work is only permitted to be done during the following hours:

Monday through Friday - 8:00 a.m. to 5:00 p.m.

Saturday - with prior WRITTEN approval from the PDA Manager

Exceptions **are** situations where further damage to the structure will occur

I/We are aware that no one will be permitted to bring any animals into the complex even if they are confined to the vehicle.

I/We understand that most work requires regulatory agency permits. Design Committee approval is NOT in lieu of a permit. Copy of Santa Cruz County permit attached ☐

Owner Signature acknowledges Design Committee approval/contingencies

Signature [Signature]

Print Name Anna A. Sweeney

Date: 3/24/04

EXHIBIT

G

April 6, 2004

Ms. Joan Van Der Hoeven, AICP
Planner
Development Review
County of Santa Cruz
Planning Department
701 Ocean Street
Santa Cruz, CA 95060

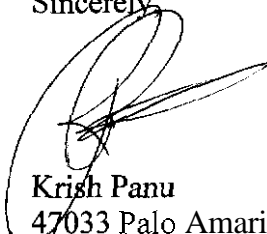
Re: 20 Plover, Pajaro Dunes

Dear Ms. Van Der Hoeven:

Thank you for meeting with me today. I appreciate your help in expediting the process of issuing a development permit for our above-referenced property. As you and your engineers observed, it is ~~an~~ emergency situation that can present a health and safety hazard, not to mention the financial hardship that we have already endured. In addition, we request that the building permit be processed concurrently with the development (coastal) permit. We understand that if *the* development (coastal) permit is not granted, the building permit fees are non-refundable.

Once again, we thank you so much for your assistance in processing this as quickly ~~as~~ possible so that we may move into our house.

Sincerely,



Krish Panu
47033 Palo Amarillo Drive
Fremont, CA 94538
510-656-3187 (phone)

BP # 136734



County of Santa Cruz
PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, DIRECTOR

Priority Processing

PROJECT COMMENT SHEET

AT COST

DATE: April 2, 2004

☐ Accessibility
☐ Code Compliance

☒ Environmental Planning Bob Loveland

☐ Fire District

☐ Housing

☐ Long Range/Advanced Planning

☒ Project Review Joan Van der Hoeven

☒ Urban Design Larry Kasparowitz

☐ Planning Director

☐ Other

DUPLICATE FOLDERS:

☐ DEPT. OF PUBLIC WORKS

☐ Drainage District

☐ Driveway Encroachment

☐ Road Engineering / Transportation

☐ Sanitation

☐ Surveyor

☐ Environmental Health

☐ RDA

☒ Supervisor Ellen Pirie

☐ Clerk of the Board

TO BE MAILED:

FROM: DEVELOPMENT REVIEW DIVISION

PROJECT PLANNER: Joan Van der Hoeven 454-5174

SUBJECT APN: 052-281-25

APPLICATION NUMBER 04-0134

APPROVED

SEE ATTACHED FOR PROJECT DESCRIPTION

THE ATTACHED APPLICATION FOR A DEVELOPMENT PERMIT, LAND DIVISION PERMIT OR GENERAL PLAN AMENDMENT HAS BEEN RECEIVED BY THE PLANNING DEPARTMENT.

PLEASE SUBMIT YOUR COMMENTS TO THE PROJECT PLANNER VIA THE DISCRETIONARY APPLICATION COMMENTS/REVIEW FUNCTION IN A.L.U.S.

PLEASE COMPLETE BY: April 21, 2004

EXHIBIT G

OWNER STAUFFER, Charles. 2661 Beach Road, Wat.				PARCEL NUMBER 52-281-25	
LOCATION Pajaro Dunes, 21 Plover Ct., Wat		DESCRIPTION Construct 3 story, 4 bdrm. 2½ bath sfd. no garage, deck area.		VALUATION 58,500	
BUILDING		PLUMBING - GAS		ELECTRIC	
PERMIT NO. 60303	DATE 5.17.79	PERMIT NO. 60303	DATE 5.17.79	PERMIT NO. 60303	DATE 5/17/79
NAME Pollack Constr. 359 465 25 Morehouse Dr., L.S.B.		NAME same		NAME same	
		INSPECTIONS tpp		60303 5/17.79	
BUILDING		PLUMBING - GAS		OTHER	
FOUNDATION 6/29/79 E	ROUGH 12/5/79 E	PLANNING			
UNDERFLOOR 6/29/79 E	GAS PT NA	ENVIRONMENTAL HEALTH			
INSULATION CERT.	FINAL OK 2/11/80 E	PUBLIC WORKS: SANITATION			
STUCCO WIRE NA	CLEAR	PUBLIC WORKS: DRIVEWAY			
SCRATCH NA		DRAINAGE:			
FRAME 12/5/79 E	ROUGH 12/5/79 E	FIRE DISTRICT:			
SHEETROCK	FINAL 2-11-80	GRADING:			
FINAL OK 2/11/80 E	CLEAR 2-11-80	OTHER:			
BLDG. 8 (REV. 12/78)		REMARKS ON REVERSE		pp 2-12-80 ps 5-50	

STAUFFER, Charles.

Pajaro Dunes. 21 Plover, Watsonville.

sfd

Issued permits: -

- 120415 - Electrical service panel box replaced
- 127478 - Built up roofing
- 136734 - Electrical - bathroom
- 136837 - Windows @ kitchen & closet
- 02-0196 - Gas line

EXHIBIT H







