



Staff Report to the Zoning Administrator

Application Number: **121309**

Applicant: Noel Cross, Architect
Owner: Scott W. Dale and Kelly P. Dale
APN: 028-431-09

Agenda Date: June 14, 2013
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: The proposal is to reconfigure and reduce the size of an existing single-family dwelling in the R-1.3.5 zone district, that is nonconforming to current setback, Floor Area Ratio and Lot Coverage requirements. The proposed modifications include: reconstruction of part of the second floor to be re-oriented southwards for solar access; conversion of a portion of the lower floor habitable area to a covered porch; and the reconfiguration of the exterior of the entire dwelling to include revised windows, revised roof pitches, the addition of a clerestory, revised decks and entries and re-siding of the entire structure.

Location: The property is located on the west side of 13th Avenue (135 13th Avenue) at about 735 feet south of the intersection with Prospect Street.

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: An Amendment to Coastal Development Permit 89-1142 and a Residential Development Permit for reduced setbacks to allow re-orientation at the second floor for solar access.

Technical Reviews: none

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121309, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. Modification worksheet |
| C. Conditions | G. Solar energy analysis report. |
| D. Project plans | |

Parcel Information

Parcel Size: 3,728 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential neighborhood
Project Access: 13th Avenue
Planning Area: Live Oak
Land Use Designation: R-UH (Urban High Residential)
Zone District: R-1-3.5 (Single-Family Residential)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Site is roughly level
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Santa Cruz City Water
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

History

The original 975 square foot one-story dwelling on the parcel was constructed in the early 1900's and was located towards the front of the parcel with a setback of only 5 feet 6 inches to 13th Avenue. A small non-habitable structure of 265 square feet was also constructed in the northwestern corner of the parcel approximately two feet from the side and rear property boundaries.

In 1989 application 89-1142 was submitted for a Coastal Development Permit to construct a 1,489 square foot addition to the existing nonconforming dwelling. Plans on file for the Coastal Development Permit show the non-habitable structure as a guest house. Following the approval of the Coastal Development Permit on August 24, 1990, Building Permit #102496 was issued for the remodeling and addition to the dwelling to result in a two-story dwelling with 2

bedrooms, 2½ bathrooms an attached garage and decks. In addition, Building Permit #101656 was issued to recognize the unpermitted conversion of the non-habitable structure to a habitable Guest House with one room and a bathroom.

Project Setting

The house and detached garage on the parcel are located on the western side of 13th Avenue one parcel back from the point where the road dead-ends at the coastal bluff. At the end of the street beyond a metal guard rail there is a public beach view point with a bench. The street is continuously developed on both sides and constitutes a mixed neighborhood that is made up of mostly older one and two story single-family residential homes along with some newer or remodeled structures. Almost all of the structures in the vicinity of the project site are nonconforming, having been constructed prior to permit requirements, and/or have been granted a Variance or other approvals recognizing noncompliance with site standards.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 3,728 square feet, located in the R-1-3.5 (Single-Family Residential) 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-UH) Urban High Residential General Plan designation.

The house and habitable guest unit that exist on the parcel today conform to the approved plans for Coastal Development Permit 89-1142. However, at the time that permits were issued for the remodel and addition to the dwelling there was no maximum floor area ratio (FAR) requirement within the County Code. Further, at that time the total allowable lot coverage for any parcel with an area of less than 5,000 square feet was delineated by the building envelope described by the required yard setbacks, which would have allowed lot coverage of up to 2,013 square feet for this parcel. As a result, the dwelling that was constructed, together with the guest house, is nonconforming to the current requirements for a maximum 50% FAR and 40% lot coverage, and has a total FAR of around 65% and lot coverage of around 63.3%.

The existing dwelling is further nonconforming in that the second story was constructed at a 10 foot front yard setback, allowed in 1990 based on front yard averaging of the setbacks on adjacent parcels on the block. However the current zoning ordinance only allows for front yard averaging at the lower floor with the standard front yard setback required at the second floor. The front setback in the R-1-3.5 zone district is 15 feet, therefore the second floor of the dwelling is now nonconforming to current setback requirements. Further, the lower floor that was originally constructed with a 5 foot 6 inch setback to the street continues to be nonconforming to the required 10 foot minimum average front setback.

The current proposal is to upgrade and modernize the existing two-story dwelling and to reconfigure the upper floor to orient the living space southwards for passive solar gain. As set out in County Code section 13.10.323(E)(2) "Structures Designed for Solar Access", a reduction in setbacks may be authorized to facilitate either an active or a passive solar system. As proposed, the re-orientation of the second floor of the structure meets all the requirements of that section as further detailed in the attached findings. Further, the re-orientation will result in a

reduction in floor area and also bring the structure into greater compliance with the 15 foot front yard requirement at the second floor.

Overall the project will result in a reduction in the size of the dwelling so that the FAR will be reduced from 65% to just over 60%, and the lot coverage will be reduced from just over 63% to around 57%. In addition, as detailed above, the resulting dwelling will also be in greater conformance with current setback requirements. Further, at the lower floor, the front wall of the dwelling will be moved back away from the street so that the habitable portion of the dwelling will comply with the minimum 10 foot average setback, although the nonconforming portion of the original dwelling will be retained as a covered porch.

The existing dwelling complies with the maximum 28 foot height limit allowed in a residential zone district and is currently around 27 feet 3 inches in height as measured to the peak of the roof. The proposed remodel will result in revised roof pitches and the addition of a new clerestory in the center of the roof area. However the resulting height of the reconfigured roofline will be 26 feet 9 inches which represents in a slight reduction in height

Local Coastal Program Consistency

The proposed project is in conformance with the County's certified Local Coastal Program, in that the proposed remodel and reconfiguration of the existing structure has been designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood as detailed in the Coastal Development Permit findings. Developed parcels in the area contain single family dwellings and the size and architectural styles vary widely in the area. The design submitted is consistent with the existing range of styles. Although the existing approved dwelling is larger than would currently be allowed on a lot of this size, as detailed above, the remodeled and reconfigured dwelling will result in a net reduction in the size of the structure to more closely meet zone district standards.

Because the proposed remodel and reconfiguration of the existing dwelling will slightly reduce the size and height of the house, the project will not increase or significantly alter the bulk and mass of the structure or its impact on the surrounding neighborhood. In fact, as set out below, by breaking up the mass of the existing building, the remodel will result in a structure that will better harmonize with the eclectic nature of the surrounding homes and be an improvement on the existing bland structure. The impact of the dwelling as viewed along 13th Avenue from the north will not be significantly altered by the proposed project. Similarly, the impact of the remodeled dwelling as viewed from the beach to the south will not change compared with the existing structure. As with the existing structure, because of the height of the coastal bluff and due to existing dense trees along the southern property boundary, the dwelling will continue to be largely screened from most beach views.

The project site is located between the shoreline and the first public road and there is a public beach access located immediately opposite the dwelling as well as a second unofficial unpaved beach access that exists at the end of 13th Avenue. The proposed remodeling and reconfiguration of the dwelling will not impact either of these pathways in any way.

Design Review

The proposed Single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed reconfiguration of the existing dwelling includes for architectural design features that will break up the mass of the building and help to better integrate the house into its neighborhood setting. These include a revised roofline with a variety of different roof levels and a new clerestory that will add visual interest; the reconstruction of walls at the upper floor, with the new walls and windows oriented for solar gain that serves also to break up the rigid angles and level planes of the existing structure; the addition of shade trellises; new windows and revised entries; replacing the existing reflective glass panels at the second floor deck with an cable wire fence and also re-siding of the entire structure to provide a more varied palette of exterior materials that incorporates a mixture of board and batt wood siding, cedar shingle siding and horizontal wood clapboard siding, stained or lacquered to provide a palette of muted earth-toned natural colors. In addition, the front wall of the structure at the lower floor will be relocated further back away from the street, which will help to open up views towards the ocean as seen from neighboring parcels and from the north along the street.

Environmental Review

Environmental Review has not been required for the proposed project since, as proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 15301: Existing Facilities, in that the remodel and reconfiguration of the existing dwelling to increase the passive solar design and to upgrade and modernize the structure will not cause environmental impact due to the small scale of the proposed project.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121309**, 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 Department, 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

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are available online at: www.co.santa-cruz.ca.us

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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: 121309

Assessor Parcel Number: 028-431-09

Project Location: 135 13th Avenue, Santa Cruz, CA

Project Description: Proposal to remodel, reconfigure and reduce the size of an existing nonconforming single-family dwelling, including the reconstruction of a portion of the second floor to be oriented for solar access, the conversion of a portion of the first floor to a new covered porch and revised roof pitches, windows, decks and entries and re-siding of the entire structure.

Person or Agency Proposing Project: Noel Cross, Architect

Contact Phone Number: (408) 216 0222

- 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 1 - Existing Facilities (15301)

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

Reconfiguring and reducing the size of an existing single family dwelling

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

Lezanne Jeffs, Project Planner

Date: _____

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.**

This finding can be made, in that the property is zoned R-1-3.5 (Single-Family Residential), 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-UH) Urban High Residential General Plan designation.

Although the existing approved dwelling is larger than would currently be allowed on a lot of this size in the same zone district, the proposed project will result in a reduction in the size of the dwelling so that the FAR will be reduced from 65% to around 60%, and the lot coverage will be reduced from just over 63% to around 57%. In addition, the resulting dwelling will be in greater conformance with current setback requirements.

- 2. 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. There is a beach access easement immediately opposite the subject property but this will not be affected by the proposed development.

- 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.**

This finding can be made, 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 that are made up of mostly older one and two story single-family residential homes, along with some newer or remodeled structures, that exhibit a range of sizes and architectural style. The proposed remodel of the dwelling has been designed to be visually compatible, in scale with, and integrated into the character of this eclectic neighborhood.

The proposed reconfiguration of the existing dwelling includes architectural design features that will break up the mass of the building and help to better integrate the house into its neighborhood setting. These include a revised roofline with a variety of different roof levels and a new clerestory that will add visual interest; the reconstruction of walls at the upper floor, with the new walls and windows oriented for solar gain that serves also to break up the rigid angles and level planes of the existing structure; the addition of shade trellises; new windows and revised entries; replacing the existing reflective glass panels at the second floor deck with a cable wire fence and also re-siding of the entire structure to provide a more varied palette of exterior materials that incorporates a mixture of board and batt wood siding, cedar shingle siding and horizontal wood clapboard siding, stained or lacquered to provide a palette of muted earth-toned natural colors.

Although the parcel is located close to the top of the coastal bluff and the beach, the dwelling is set back one lot from the bluff edge and behind an existing dwelling. As with the existing house

on the parcel, because of the height of the coastal bluff and due to existing dense trees along the southern property boundary, the remodeled building will continue to be largely screened from most beach views.

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.**

This finding can be made, in that, although the project site is located between the shoreline and the first public road, the proposed remodel and reconfiguration of the existing single-family dwelling on the parcel will not interfere with public access to the beach, ocean, or any nearby body of water. Neither the beach access stairs that are located immediately opposite the subject parcel nor the unofficial, unpaved beach access that runs down the bluff at the end of 13th Avenue will be affected by the proposed project. 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.**

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings and the size and architectural styles vary widely in the area. The design submitted is consistent with the existing range of styles. The parcel is currently developed with an existing two story dwelling that was approved by Coastal Development Permit 89-1142 and this structure exceeds current floor area ratio (FAR) and lot coverage standards as well as being nonconforming to current front yard requirements at both the first and second floor. The proposed project will remodel and reconfigure this nonconforming structure to reduce the overall size of the dwelling and in addition bring the structure into greater compliance with current setbacks.

Residential uses are allowed uses in the R-1-3.5 (Single-Family Residential) zone district, as well as the General Plan and Local Coastal Program land use designation.

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 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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed Single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current side and rear setbacks and height limits that ensure access to these amenities. The proposed re-orientation of the second story to allow for a passive solar energy system will not be detrimental or injurious to property or improvements in the neighborhood and will not restrict solar access on neighboring property to a greater extent than would the structure as it currently exists. Further, the proposed project will result in an overall reduction in the size of the dwelling and bring the structure into greater conformity with current front yard setback requirements, so that overall the project will result in a reduced impact on neighboring properties.

Therefore this finding can be made.

- 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.**

This finding can be made, in that the proposed location of the Single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single-Family Residential) zone district as the primary use of the property will be one single-family dwelling and one habitable accessory structure with a bathroom but no kitchen facilities (guest house) that was approved by prior Coastal Development Permit 89-1142. The existing approved dwelling is nonconforming to current site standards in that it is larger than would currently be allowed on a lot of this size in the same zone district and does not meet all of the required yard setback requirements. However, the proposed project will result in a reduction in the size of the dwelling so that the FAR will be reduced from 65% to around 60%, and the lot coverage will be reduced from just over 63% to around 57%. The resulting dwelling will also be in greater conformance with current setback requirements in that, although the existing nonconforming roof will remain as a covered porch, the existing nonconforming front wall of the structure will be relocated to conform to the minimum 10 foot average setback. In addition, the upper floor will be revised to comply with section 13.10.323(E)(2) "Structures Designed for Solar Access" as set out below .

A nonconforming dwelling may be reconstructed without the requirement for Development Permit review so long as the proposed reconstruction does not exceed 65% of the existing structure. The applicant has submitted plans and a "Modification Worksheet" (included as Exhibit F) that shows that only around 48% of the current structure will be altered by the

proposed project. Therefore, because the total modification does not exceed 65%, the proposed alteration of the existing structure is allowed without the approval of a Variance. However, because the project also includes for the re-orientation of the structure to allow for a passive solar system the walls at the front portion of the upper floor will not be re-constructed in the same location as the existing approved structure but will be rotated southwards. This rotation is allowed subject to the approval of a Development Permit, as set out in County Code section 13.10.323(E)(2) "Structures Designed for Solar Access".

As set out in that section, where, for the purpose of incorporating either an active or a passive solar energy system, it is not possible to orient a building southwards and to also comply with the applicable yard requirements, a reduction in setbacks may be authorized provided that the structure would meet all of the required setbacks if oriented parallel to the property lines. In addition the reduced yards may not restrict emergency access, present a fire hazard or restrict solar access on neighboring property to a greater extent than would otherwise be allowed. As proposed the project complies with these requirements. Further, even with the proposed re-orientation at the second floor, the dwelling will be in conformance with the required side yard setbacks and will also be brought into greater conformance with the required front yard setback at the second floor, in that portions of the existing structure currently within the 15 foot front setback will be rotated so that only the corner of the structure will remain in the setback area.

An energy analysis report prepared by the applicant, that compares the passive solar design included into the proposed project with the existing structure, shows that the re-oriented structure will outperform current design by a 42.4% margin (Exhibit G).

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 proposed residential use is consistent with the use and density requirements specified for the Urban High Residential (R-UH) land use designation in the County General Plan.

The existing single-family dwelling does not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in the neighborhood. Therefore, because the proposed remodel and re-configuration of the existing dwelling will reduce the size of the structure and will bring it into greater compliance with the current site and development standards for the zone district, as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), there will be no negative effect on adjacent properties from the proposed project.

The proposed Single-family dwelling will be properly proportioned to the parcel size and 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 existing nonconforming single-family dwelling complies with approved Coastal Development Permit 89-1142 that was approved based on the site standards of the R-1-3.5 zone district in effect at that time (including setbacks, lot coverage, height, and number of stories). Although the resulting dwelling does not conform to the current standards for the zone district, the existing house is well integrated into the neighborhood and does not detract from the overall character of other homes along the street. Further, the proposed re-configuration and remodel of the dwelling to incorporate a passive solar energy system and to upgrade and modernize the structure, will result in an overall reduction in

size of the building (including height, FAR, lot coverage and nonconformity to setbacks) and thereby result in a structure that is in greater conformance with current site standards. In addition, design elements have been included into the proposed remodel that will break up the visual mass of the structure to better integrate it into the streetscape along 13th Avenue.

A specific plan has not been adopted for this portion of the County.

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.

This finding can be made, in that the re-orientation of the structure to incorporate a passive solar energy system will result in a reduction in the energy consumption required by the remodeled structure as compared to the existing dwelling. In addition, the proposed remodel and reconfiguration of the existing single-family dwelling will not adversely impact existing roads or intersections in the surrounding area in that there will be no intensification of the existing use of the parcel. The current dwelling has two bedrooms in the main structure and one additional sleeping room in the guest house which will be unchanged by the proposed project.

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.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed reconfiguration and remodeling of the existing single-family dwelling 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.

This finding can be made, in that the proposed single-family dwelling 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. The proposed reconfiguration of the existing dwelling includes architectural design features that will break up the mass of the building and help to better integrate the house into its neighborhood setting. These include a revised roofline with a variety of different roof levels and a new clerestory that will add visual interest; the reconstruction of walls at the upper floor, with the new walls and windows oriented for solar gain that serves also to break up the rigid angles and level planes of the existing structure; the addition of shade trellises; new windows and revised entries; replacing the existing reflective glass panels at the second floor deck with an cable wire fence and also re-siding of the entire structure to provide a more varied palette of exterior materials that incorporates a mixture of board and batt wood siding, cedar shingle siding and horizontal wood clapboard siding, stained or lacquered to provide a palette of muted earth-toned natural colors. In addition, the front wall of the structure at the lower floor will be relocated further back away from the street, which will help to open up views towards the ocean as seen from neighboring parcels and from the north along the street.

Conditions of Approval

Exhibit D: 13 sheets prepared by Noel Cross + Architects, dated 4/3/13 and 1 sheet prepared by Christopher Yates Landscape Architecture, dated 4/2/13.

- I. This permit authorizes the remodel and re-configuration of an existing single-family dwelling. 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 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.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. In addition to showing the materials and colors on the elevation, the applicant shall supply two additional copies of the color and material board in 8 1/2" x 11" format for inclusion into the Building Permit plan sets.
 2. 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 28 feet.

3. Details showing compliance with fire department requirements.
 4. Detailed framing and foundation plans to verify the exact numbers used in the area modification worksheets.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- C. Submit two additional sets of the energy calculations with regard to the proposed passive solar energy system.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- E. Provide required off-street parking for 3 cars. Two parking spaces must be a minimum of 8.5 feet wide by 18 feet long and one space may be a minimum of 7.5 feet wide and 16 feet long as originally approved by 89-1142. All spaces must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County

inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- B. Existing landscaping in the right-of-way may remain until the County requires this area for future street improvements.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - 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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Application #: 121309
APN: 028-431-09
Owner: Scott William Dale and Kelly Plater Dale

development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

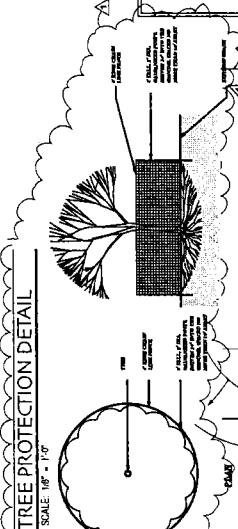
Wanda Williams
Deputy Zoning Administrator

Lezanne Jeffs
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.

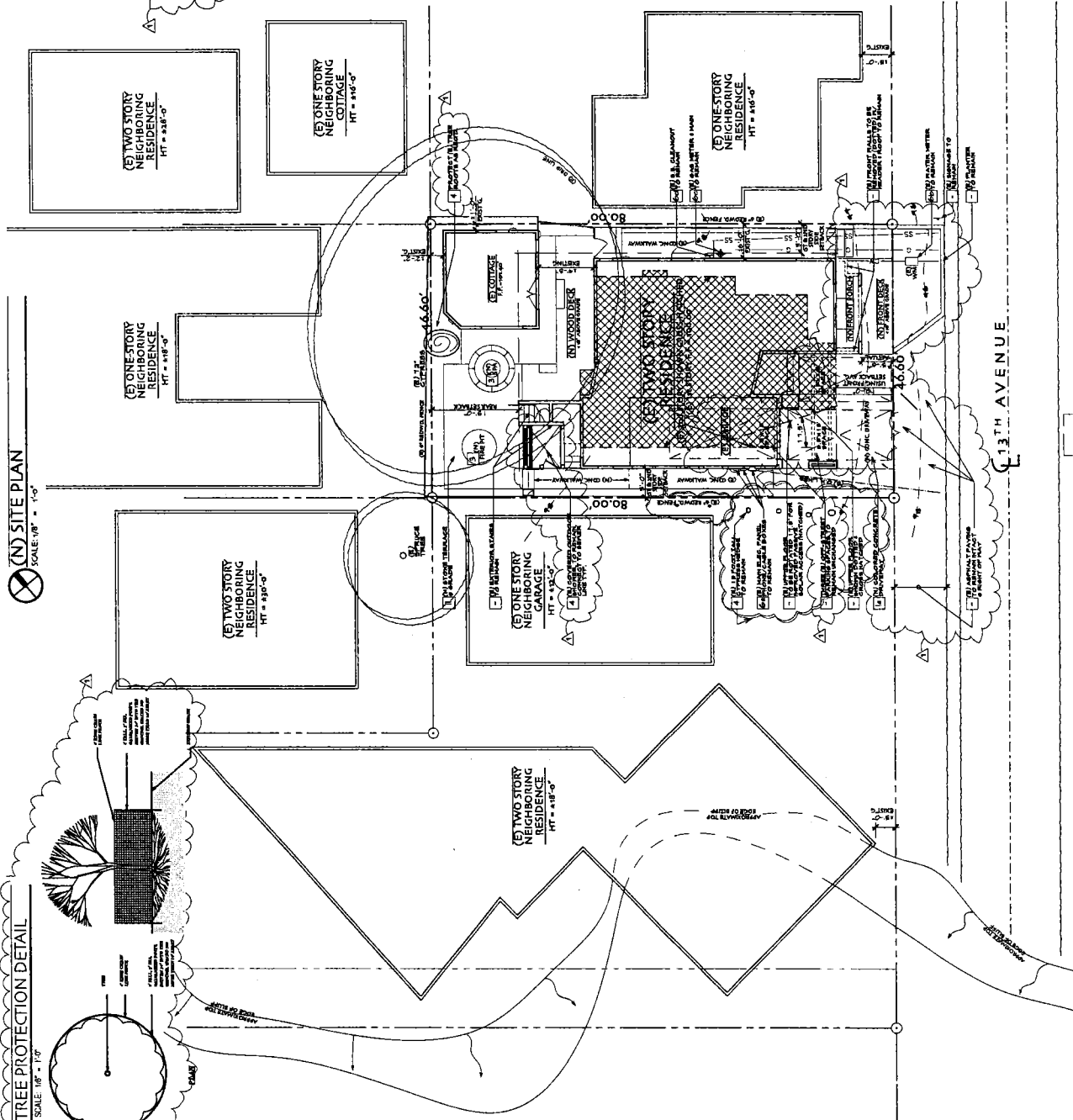
TREE PROTECTION DETAIL

SCALE: 1/8" = 1'-0"



(N) SITE PLAN

SCALE: 1/8" = 1'-0"



SITE PLAN NOTES

1. General: The site plan is a preliminary plan and is subject to change without notice. The site plan is not to be used for construction purposes without the approval of the architect.
2. Dimensions: All dimensions are in feet and inches. Dimensions are given to the center of the lot or building.
3. Easements: The site plan shows the location of all easements. The easements are shown with a dashed line and a label.
4. Utilities: The site plan shows the location of all utilities. The utilities are shown with a solid line and a label.
5. Landscaping: The site plan shows the location of all landscaping. The landscaping is shown with a solid line and a label.
6. Fencing: The site plan shows the location of all fencing. The fencing is shown with a solid line and a label.
7. Driveways: The site plan shows the location of all driveways. The driveways are shown with a solid line and a label.
8. Parking: The site plan shows the location of all parking. The parking is shown with a solid line and a label.
9. Access: The site plan shows the location of all access. The access is shown with a solid line and a label.
10. Elevation: The site plan shows the location of all elevation. The elevation is shown with a solid line and a label.
11. Orientation: The site plan shows the location of all orientation. The orientation is shown with a solid line and a label.
12. Notes: The site plan includes the following notes:
 - Note 1: The site plan is a preliminary plan and is subject to change without notice.
 - Note 2: All dimensions are in feet and inches.
 - Note 3: The easements are shown with a dashed line and a label.
 - Note 4: The utilities are shown with a solid line and a label.
 - Note 5: The landscaping is shown with a solid line and a label.
 - Note 6: The fencing is shown with a solid line and a label.
 - Note 7: The driveways are shown with a solid line and a label.
 - Note 8: The parking is shown with a solid line and a label.
 - Note 9: The access is shown with a solid line and a label.
 - Note 10: The elevation is shown with a solid line and a label.
 - Note 11: The orientation is shown with a solid line and a label.

ARCHITECT



Noel Cross-Architects

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Fax: (602) 441-1112

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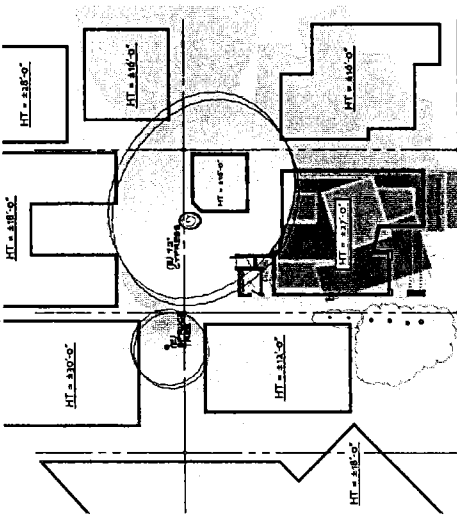
1418 S. Virginia Street, Suite 200, Las Vegas, NV 89102
702.735.1111 www.noelcross.com

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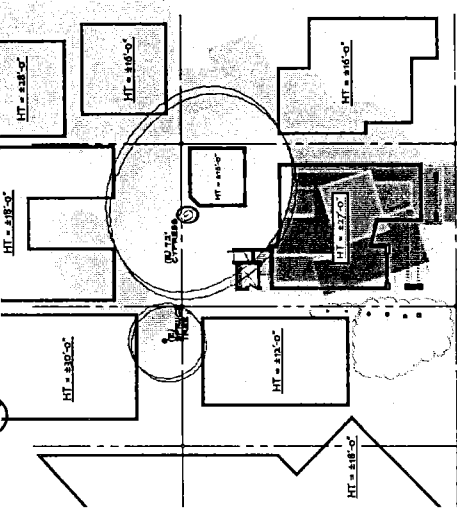


This project will be attended to by a "General Contractor" and all other trades. The Architect is not responsible for any construction or other work shown on these drawings. The Architect is not responsible for any construction or other work shown on these drawings.

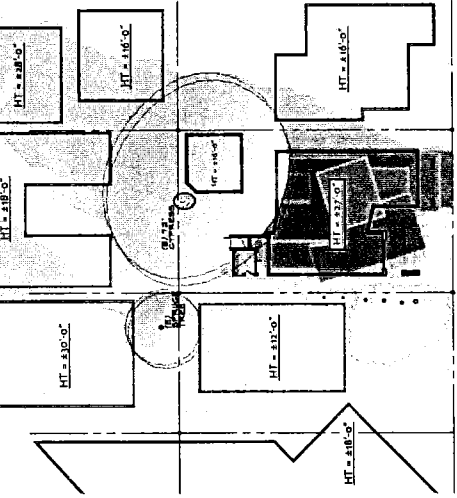
SHADOW STUDY



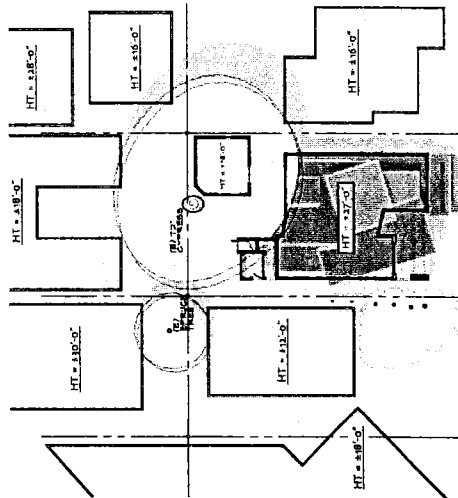
WINTER 2:00PM
DEC. 21



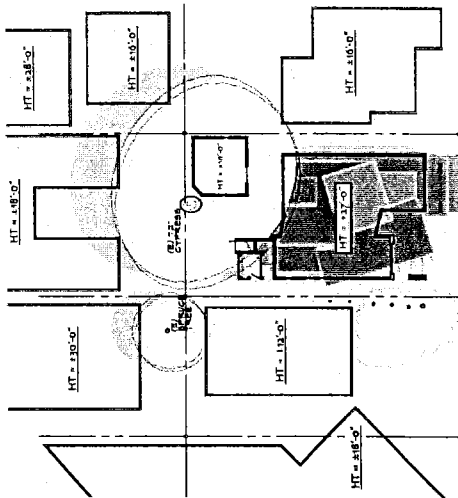
WINTER NOON
DEC. 21



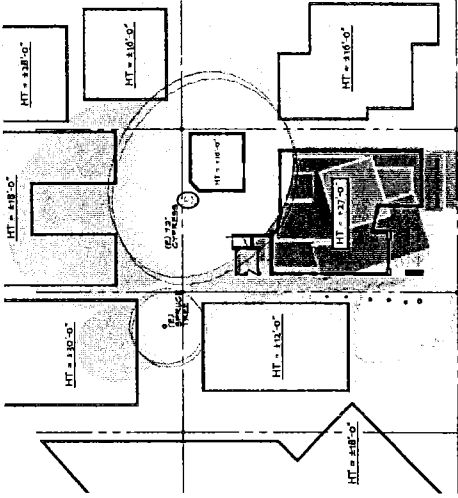
WINTER 10:00AM
DEC. 21



SUMMER 2:00PM
JUNE 21



SUMMER NOON
JUNE 21



SUMMER 10:00AM
JUNE 21

DALE RESIDENCE

Property Owner	Scott Dale
Project Address	1818 S. Virginia Street, Suite 200, Las Vegas, NV 89102
Phone	702.735.1111
Parcel	APN: 008-01-09
Site Area	2,200 sq. ft.
Zoning	R-1.5 Single Family Residential, County of Clark
Setbacks	Front: 10'-0" (N/C) Side: 5'-0" (N/C) Rear: 5'-0" (N/C) Height: 35'-0"
Construction	Type V-8
Occupancy	R-1 & U

PROJECT DATA

Project No.	1010
Drawn By	NPC/CK/MS/TH/JP
Checked By	NPC
Date	14 DECEMBER 2010
Revisions	14 FEBRUARY 2012 DESIGN REVISIONS NEIGHBORHOOD PERMIT RESIDENTIAL DEV. RESPONSE

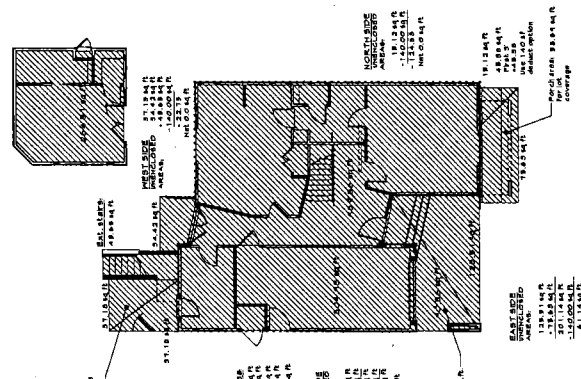


A1.2

Sheet No.
of
date plotted: 4/4/13

SCALE: 1/8" = 1'-0"

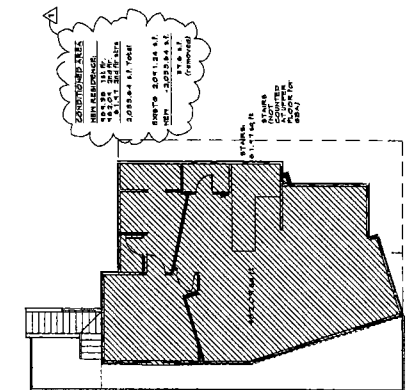
SCALE: $1/8" = 1'-0"$



SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

SCALE: $1/8" = 1'-0"$



SUPPLEMENTAL APPLICATION FOR FINANCIAL ASSISTANCE

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

DATE: _____

1. PERSONAL INFORMATION

1.1 Name: _____

1.2 Address: _____

1.3 City: _____ State: _____

1.4 Date of Birth: _____

1.5 Date of Application: _____

1.6 Date of Completion: _____

1.7 Date of Review: _____

1.8 Date of Decision: _____

1.9 Date of Appeal: _____

1.10 Date of Final Decision: _____

2. FINANCIAL INFORMATION

2.1 Income: _____

2.2 Assets: _____

2.3 Liabilities: _____

2.4 Net Worth: _____

2.5 Credit Score: _____

2.6 Debt-to-Income Ratio: _____

2.7 Liquid Assets: _____

2.8 Monthly Expenses: _____

2.9 Monthly Income: _____

2.10 Monthly Savings: _____

3. EDUCATION INFORMATION

3.1 Highest Degree: _____

3.2 Institution: _____

3.3 Graduation Date: _____

3.4 GPA: _____

3.5 Major: _____

3.6 Minor: _____

3.7 Honors: _____

3.8 Awards: _____

3.9 Scholarships: _____

3.10 Grants: _____

3.11 Fellowships: _____

3.12 Other Financial Aid: _____

3.13 Total Financial Aid: _____

3.14 Total Cost of Attendance: _____

3.15 Total Financial Need: _____

3.16 Total Expected Family Contribution: _____

3.17 Total Expected Student Contribution: _____

3.18 Total Expected Institutional Contribution: _____

3.19 Total Expected External Contribution: _____

3.20 Total Expected Total Contribution: _____

3.21 Total Expected Gap: _____

3.22 Total Expected Shortfall: _____

3.23 Total Expected Surplus: _____

3.24 Total Expected Balance: _____

3.25 Total Expected Net Worth: _____

3.26 Total Expected Assets: _____

3.27 Total Expected Liabilities: _____

3.28 Total Expected Net Worth: _____

3.29 Total Expected Assets: _____

3.30 Total Expected Liabilities: _____

3.31 Total Expected Net Worth: _____

3.32 Total Expected Assets: _____

3.33 Total Expected Liabilities: _____

3.34 Total Expected Net Worth: _____

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3.96 Total Expected Liabilities: _____

3.97 Total Expected Net Worth: _____

3.98 Total Expected Assets: _____

3.99 Total Expected Liabilities: _____

3.100 Total Expected Net Worth: _____

ARCHITECT



NOEL F. CROSS
ARCHITECT AIA

307 ORCHARD CITY DR., #107
CAMPBELL, CA 95008-3145
V. 408-377-7600 F. 408-377-5604

www.nfarchitect.com

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NOEL F. CROSS, ARCHITECT, AIA.

G! this symbol calls attention to a "green" material or construction process. The general contractor should give special attention to locating, procuring and installing this specific material, or one that is at equally environmentally sustainable. In many cases vendor phone numbers have been included; call the architect in the event you cannot locate the specified material.

DALE RESIDENCE

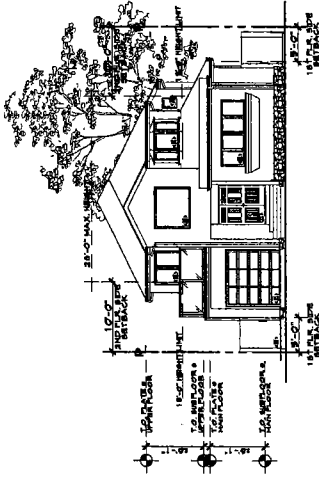
Property Owners	Scott Dale Kelly Dale
Project Address	155 14th Avenue Santa Cruz, CA 95060
Phone	
Parcel	APN: 028-031-09
Site Area	0.086 acres 7,728 sq. ft.
Zoning	R-1.5 Single Family Residential, County of Santa Cruz
Setbacks	Front 10'-0" (ave.) Left Side 5'-0" Right Side 5'-0" and 10'-0" Height 28'-0"

PROJECT DATA

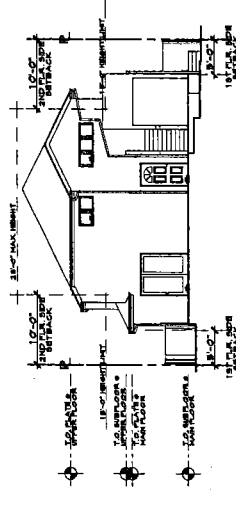
Project No.	10-10
Drawn by	NFC/DSK/JMS/JTF/jll
Checked by	NFC
Date	14 DECEMBER 2010 PROJECT REVIEW CONSULTATION
Revisions	14 FEBRUARY 2012 DESIGN REVISIONS NEIGHBORHOOD COMPATIBILITY
	30 NOVEMBER 2010 PERIODICAL REV


 PENNY I
 3 APRIL 2013
 RESIDENTIAL DEV.
 RESPONSE
F1.0
 GROSS BUILDING CALC.
 Sheet
 No.
 Of
 date printed: 4/3/13

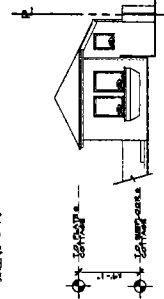
(E) SOUTHEAST ELEVATION



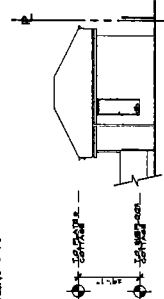
(E) NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



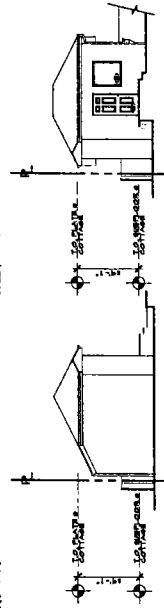
(E) N.E. ELEV. @ COTTAGE



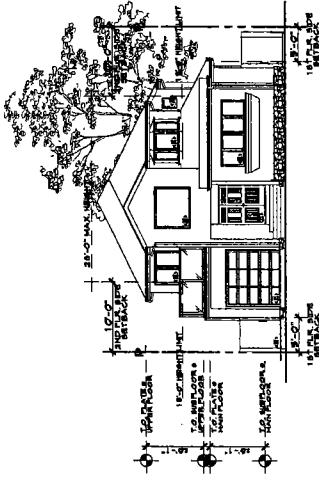
(E) N.W. ELEV. @ COTTAGE



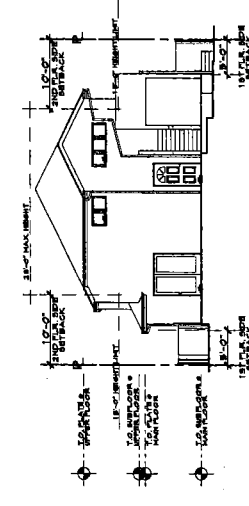
(E) S.W. ELEV. @ COTTAGE



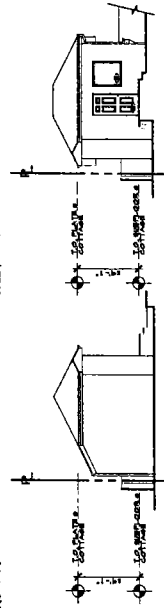
(E) SOUTHWEST ELEVATION



(E) NORTHEAST ELEVATION



(E) N.E. ELEV. @ COTTAGE



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408-216-0223 www.infoarchitect.com

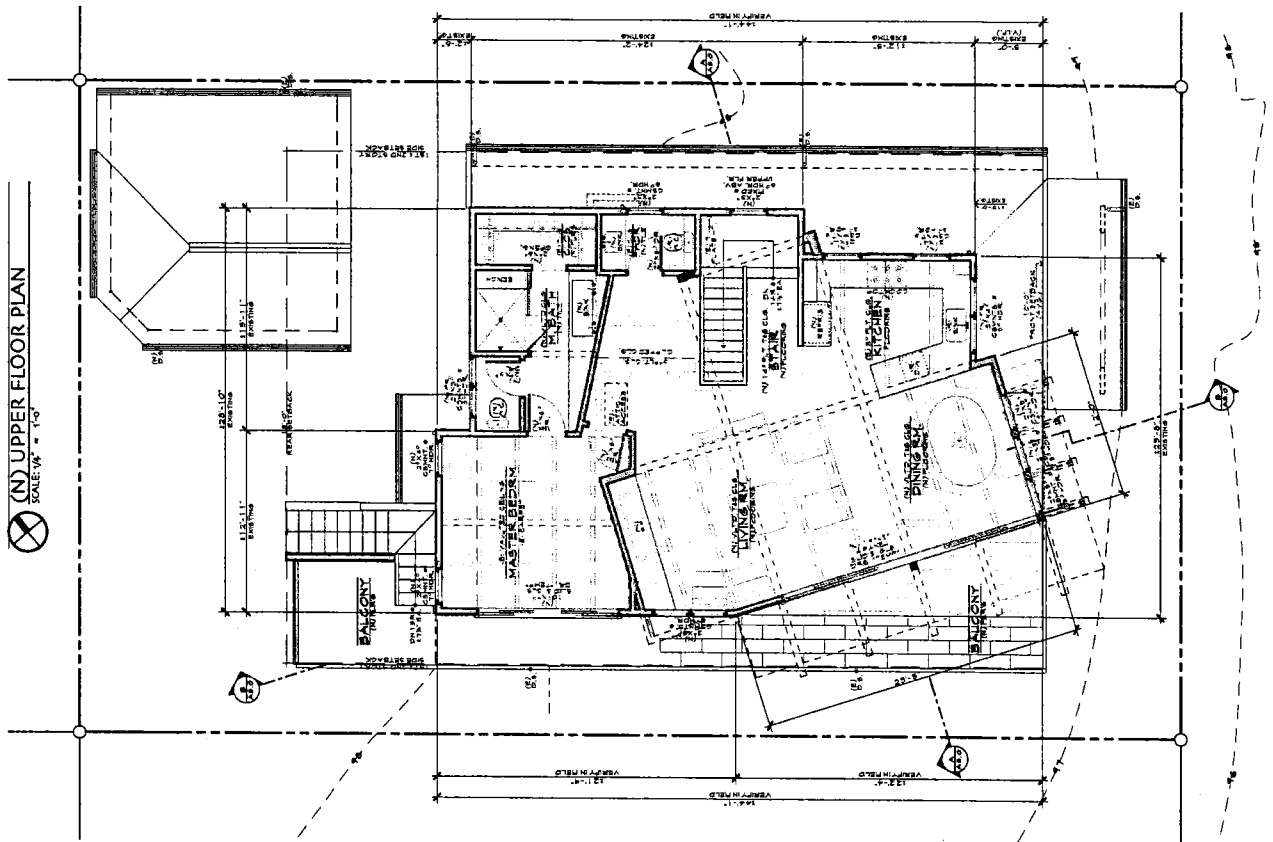
5

this symbol calls attention to a "green" material or construction process. The general contractor and all subcontractors shall give special attention to locating, procuring, and installing this specific material, or one that is as equally environmentally sustainable. In many cases vendor phone numbers have been included. Call the architect in the event you cannot locate the specified material.

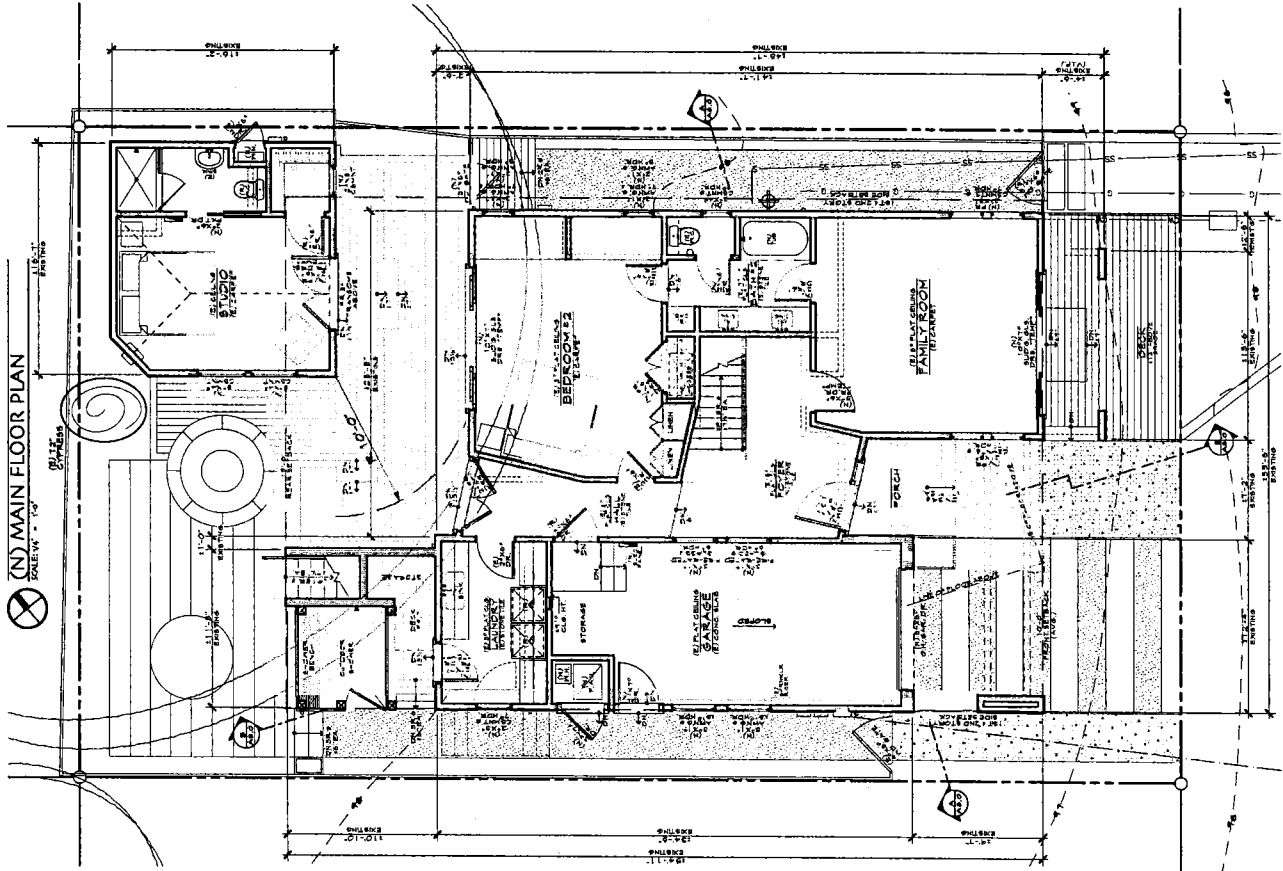
Property Owners	Scott Dale Melly Dale	APN: 028-000-000	0.066 ac	R-1.5, SDC
Project Address	315 15th Ave Santa Cruz,		3,728 sq ft	Family Res
Phone				County of S
Parcel				
Site Area				
Zoning				

Project No.	10-10
Drawn By	NFC/NFC
Checked By	NFC
Date	14 DEC 1968
Revisions	14 FEB 1969 DESIGN NEIGHBORHOOD COMMUNITY NO. 10 RESIDENTS PERMANENT REPAIRS EXISTING
Sheet No.	A
Of date printed:	4/4/79

(N) UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



(N) MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



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G: This symbol calls attention to a "green" or environmentally friendly feature. It is intended to highlight the use of sustainable materials and practices in the design of this project. In the event you cannot locate the specified material,

DALE RESIDENCE

Property: Scott Dale
Owner: Dale Family
Project: 1510 Avenue
Address: Santa Cruz, CA 95060
Phone: (408) 431-09
Parcel: 0.084 acre
Site Area: 3.728 sq. ft.
Zoning: R-1.5 Single Residential
County of Santa Cruz
Setbacks: Front 10'-0" (AVC), Side 5'-0", Rear 5'-0", Corner 5'-0"
Construction: Type V-B
Occupancy: R-3 & U

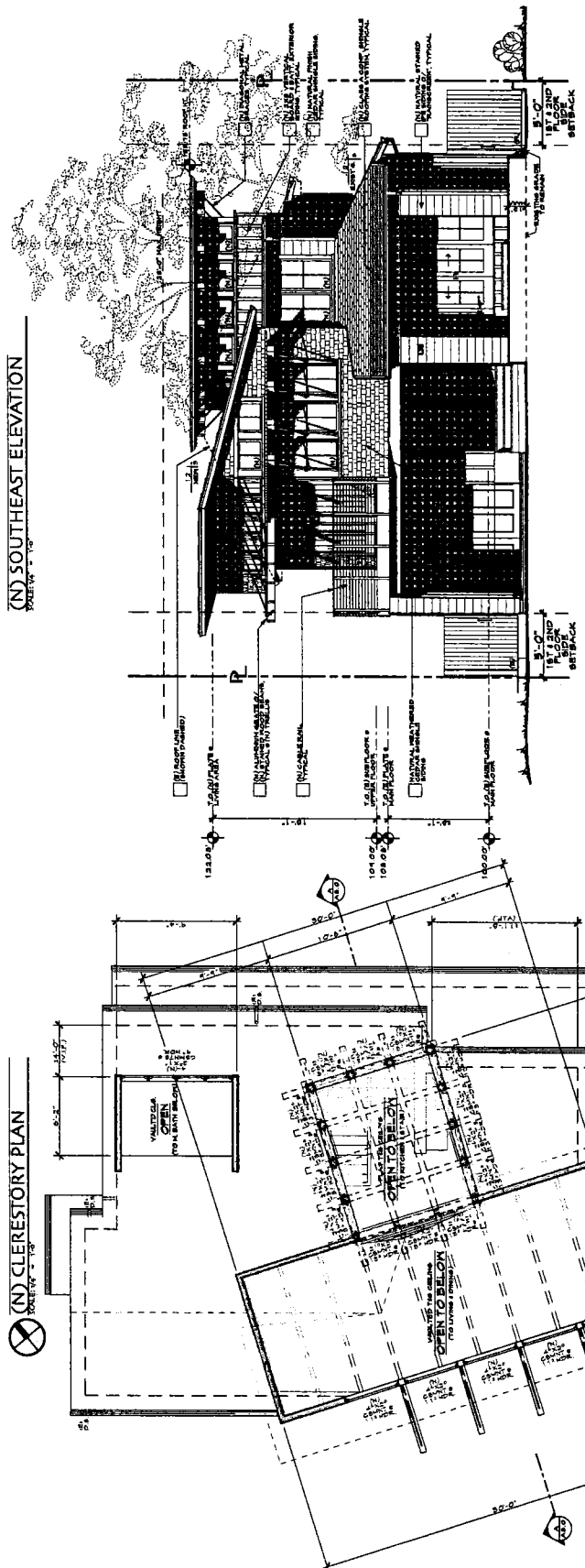
PROJECT DATA

Project No.: 1510
Drawn By: NCA/CKM/JTH/JIF
Checked By: NCA
Date: 14 DECEMBER 2010
Revisions: PROJECT REVIEW, CONSULTATION, DESIGN REVISIONS, NEIGHBORHOOD COMPATIBILITY, ENVIRONMENTAL REVIEW, RESIDENTIAL DEV. PERMIT
Sheet No.: A3.0
Date Printed: 4/4/13

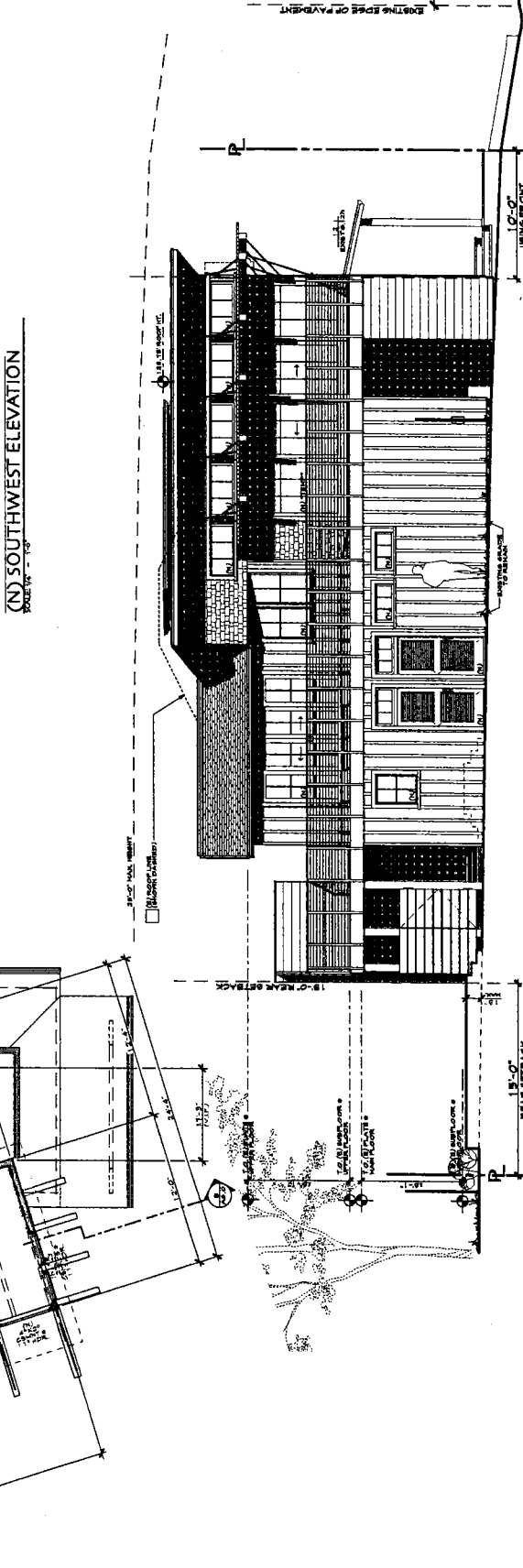


(N) SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

(N) CLERESTORY PLAN
SCALE: 1/8" = 1'-0"



(N) SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



ARCHITECT

Noel Cross-Architects

1415 S. Virginia Street #3, San Jose, CA 95128
408-281-8888 www.noelcross.com

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G: This symbol identifies the location of a "green" building feature. The contractor shall install all green building features in accordance with the specifications and standards set forth in the project manual. The contractor shall also ensure that the green building features are installed in a manner that is consistent with the overall design and construction of the building.

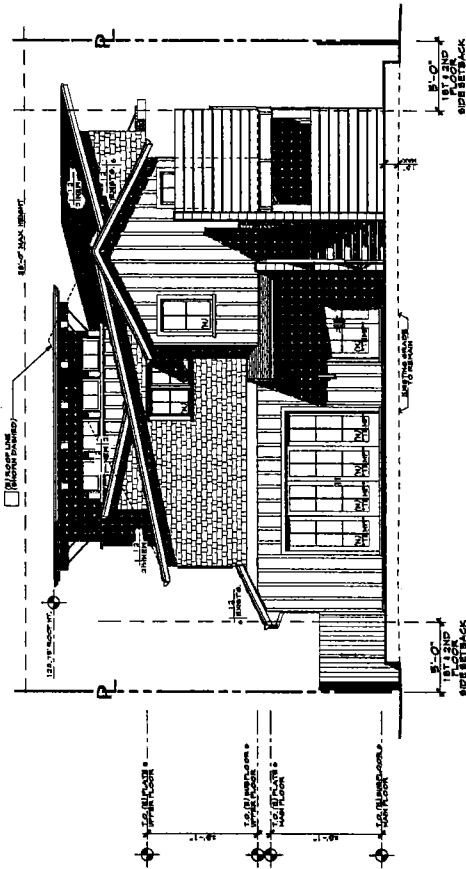
DALE RESIDENCE	
Property	Scott Dale
Owner	Relly Dale
Project	135 1st Avenue
Address	San Jose, CA 95128
Phone	408-491-09
Parcel	6.000 acre
Site Area	27.26 sq. ft.
Zoning	R-1.5 Single
Setbacks	Front: 10'-0" (AVC) Rear: 10'-0" (AVC) Side: 10'-0" (AVC) Height: 38'-0"
Construction	Type V-8
Occupancy	Is & U
PROJECT DATA	
Project No.	1010
Drawn By	NFC/DK/JMT/JIF
Checked By	NFC
Date	14 DECEMBER 2010
Revisions	PROJECT REVIEW CONSULTATION DESIGN REVISIONS NEIGHBORHOOD COMPATIBILITY PERMIT 3 APRIL 2011 RESPONSE
Sheet	No.

A6.0

NEW ELEVATIONS

Of date printed: 4/4/13

(N) NORTHWEST ELEVATION



ARCHITECT



Noel Cross Architects

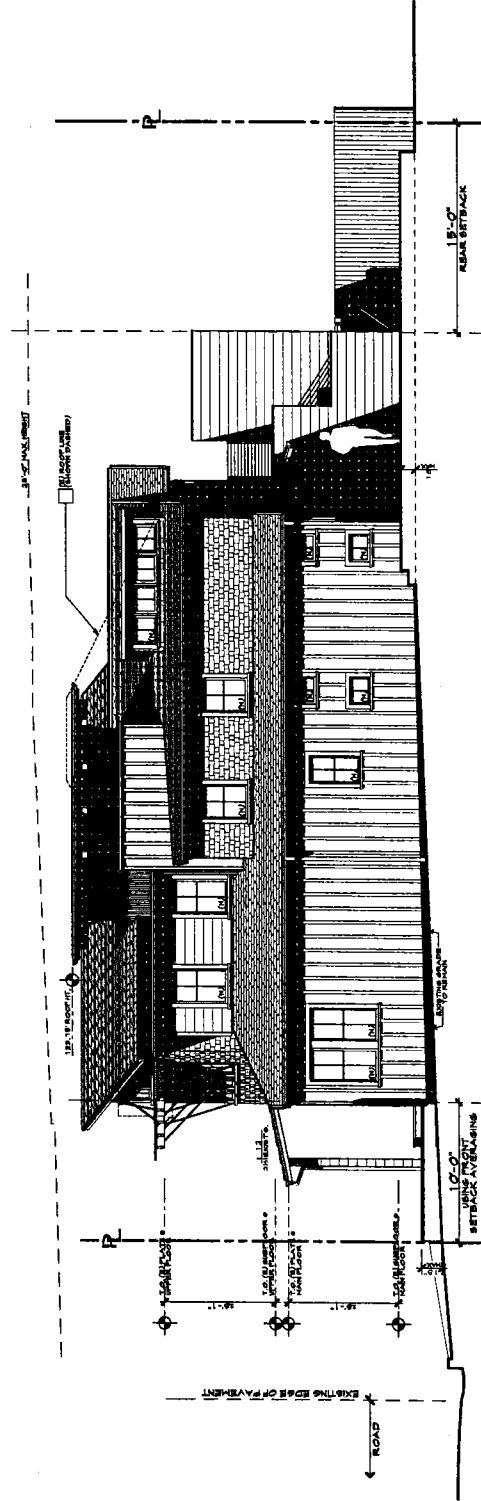
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G1

This symbol calls attention to a "green" building feature. The green building features are intended to reduce the environmental impact of the building and provide a healthier environment for the occupants. The green building features are intended to be sustainable, in many cases, water, energy, and materials. The green building features are intended to be sustainable, in many cases, water, energy, and materials. The green building features are intended to be sustainable, in many cases, water, energy, and materials.

(N) NORTHEAST ELEVATION



DALE RESIDENCE

Property: Scott Dale
Owner: Kelly Dale
Project: 95 1st Avenue
Address: Santa Cruz, CA 95060
Phone: 408.263.8833
Parcel: 0.066 acres
Site Area: 3,230 sq. ft.
Zoning: R-1.5 Single
County of Santa Cruz
Setbacks: Front: 10'-0" (M.C.)
Rear: 15'-0" (M.C.)
Side: 5'-0" (M.C.)
Height: 18'-0"
Construction: Type V-8
Occupancy: R-3 & U

PROJECT DATA

Project No.: 1010
Drawn By: NHC/SJM/STH/HF
Checked By: NHC
Date: 14 DECEMBER 2010
PROJECT REVIEW
CONSULTATION
DESIGN REVISIONS
NEIGHBORHOOD
COMMUNITY
RESIDENTIAL DEV.
PERMIT
23 MARCH 2010
RESPONSE

A6.1

NEW ELEVATIONS
4/5/13

G!

this symbol calls attention to a "green" material or construction process. The general contractor and all subcontractors shall give special attention to locating, procuring, and installing this specific material, or one that is as equally environmentally sustainable. In many cases vendor phone numbers have been included. Call the architect in the event you cannot locate the specified material.

(N) SOUTH ELEVATION

DALE RESIDENCE

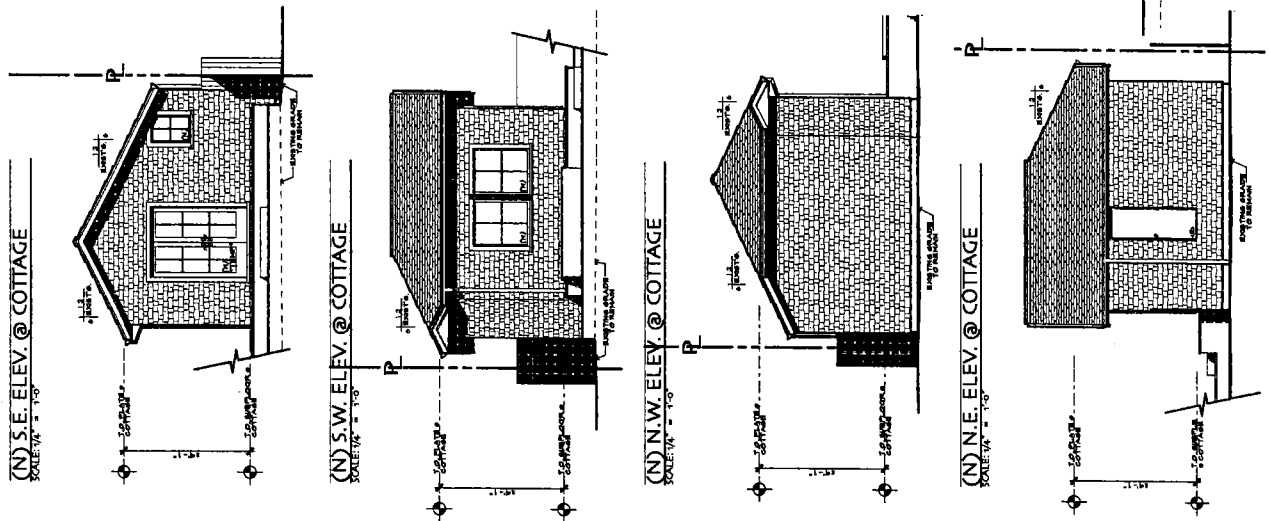
Property Owners	Scout Dale
Project Address	115 19th Avenue Santa Cruz, CA 95060
Phone	APN: 028-431-09
Parcel	0.016 acres
Site Area	3,728 sq. ft.
Zoning	R-1.5, Single Family Residential, County of Santa Cruz
Setbacks	Front: 10'-0" (AVG); Left: 10'-0"; Right: 5'-0" and 10'-0"; Rear: 10'-0" and 10'-0"; and Height: 38'-0"
Construction	Type V-B

PROJECT DATA

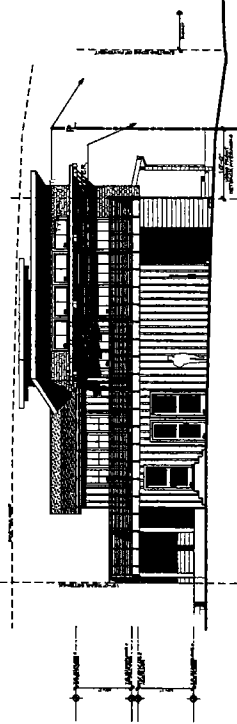
Project No.	10.10	NFC05KJMSJ/TJ/IT/
Drawn By		NFC
Checked By		14 DECEMBER 2019 PROJECT REVIEW
Date		CONSULTATION
Revisions		14 FEBRUARY 2020 DESIGN REVISION NEIGHBORHOOD COMPATIBILITY
		30 NOVEMBER 2019 RESIDENTIAL DEV PERMIT
		23 MARCH 2020 RESIDENTIAL DEV RESPONSE

Sheet
No. **A6.2**

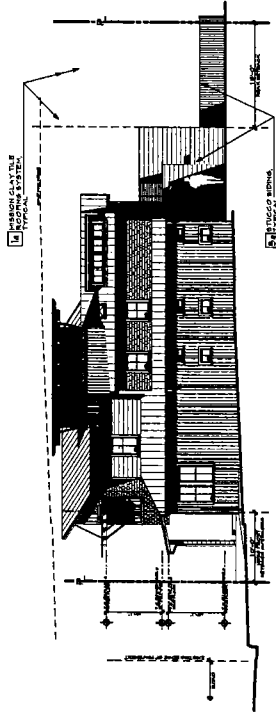
Of
date printed: **NEW ELEVATIONS 4/5/13**



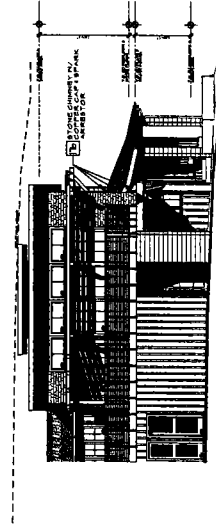
(N) SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



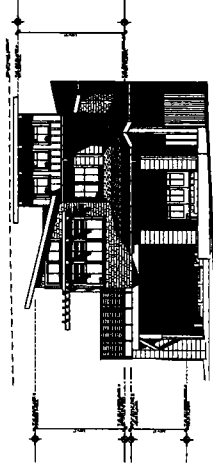
(N) NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



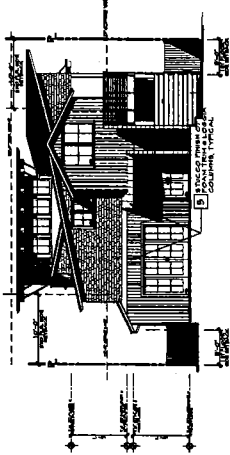
(N) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



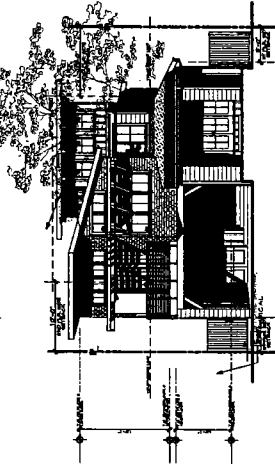
(N) EAST ELEVATION
SCALE: 1/8" = 1'-0"



(N) NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



(N) SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



ARCHITECT



The plans, floor arrangements, and designs indicated or represented by this drawing are the property of Noel F. Cross Architect AIA and are not to be used, in whole or in part, for any other project without the written permission of Noel F. Cross Architect AIA.

G

This symbol calls attention to a "green" material or construction process. The material or process is described in the project description. The green symbol is intended to encourage the use of environmentally friendly materials and construction methods. The green symbol is not intended to indicate that the material or process is "green" or "eco-friendly".

DALE RESIDENCE

Property Owner: Scott Dale
Project Address: 135 1st Avenue, Santa Cruz, CA 95060
Phone: (408) 431-0099
Parcel: 0.066 acres
Site Area: 0.066 acres
Zoning: R-1.5 Single-Family
Setbacks: Front 10'-0" (MVC), Side 5'-0", Rear 5'-0", Height 28'-0"

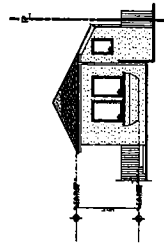
Construction Type: V-8
Occupancy: R-3 & U

PROJECT DATA

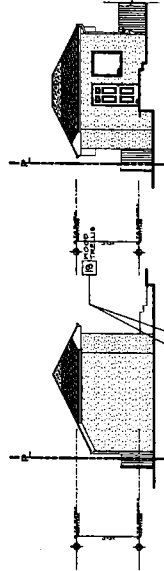
Project No.: 10-10
Drawn By: NFO/DSK/JMS/TFE/JF
Checked By: NFO
Date:

Revisions:

(N) S.E. ELEV. @ COTTAGE (N) N.E. ELEV. @ COTTAGE
SCALE: 1/8" = 1'-0"



(N) N.W. ELEV. @ COTTAGE (N) S.W. ELEV. @ COTTAGE
SCALE: 1/8" = 1'-0"

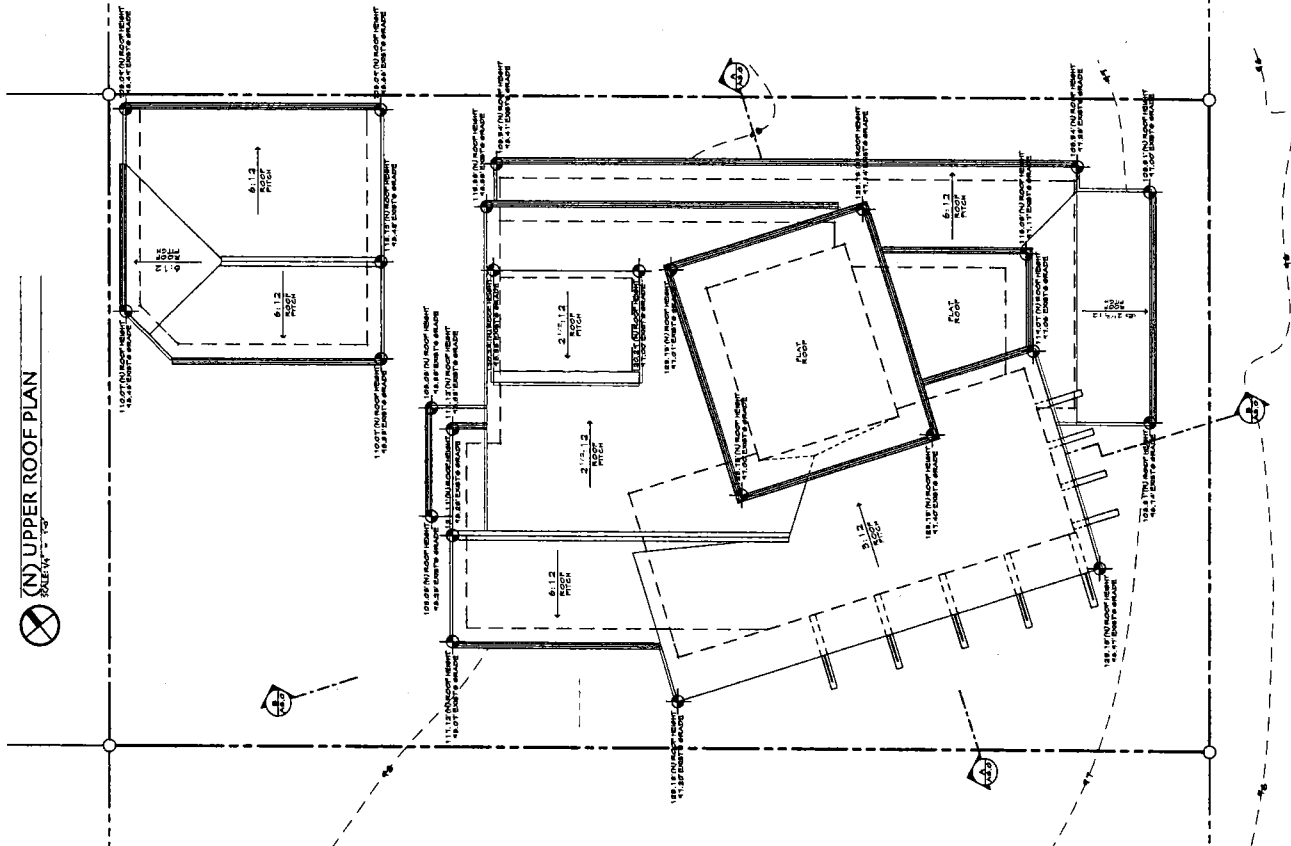


A6.3

Sheet No.:
Of date printed: 4/5/13

this symbol calls attention to a "green" material or construction process. The general contractor and all subcontractors shall give special attention to locating, procuring, and installing this specific material, or one that is as equally environmentally sustainable. In many cases vendor phone numbers have been included. Call the architect in the event you cannot locate the specified material.

of
date printed:



CHRISTOPHER
YATES
LANDSCAPE
ARCHITECTURE
3744 Mount Diablo Blvd.
San Rafael, California
94549
TEL (825) 299-1005
www.christopheryates
design.com

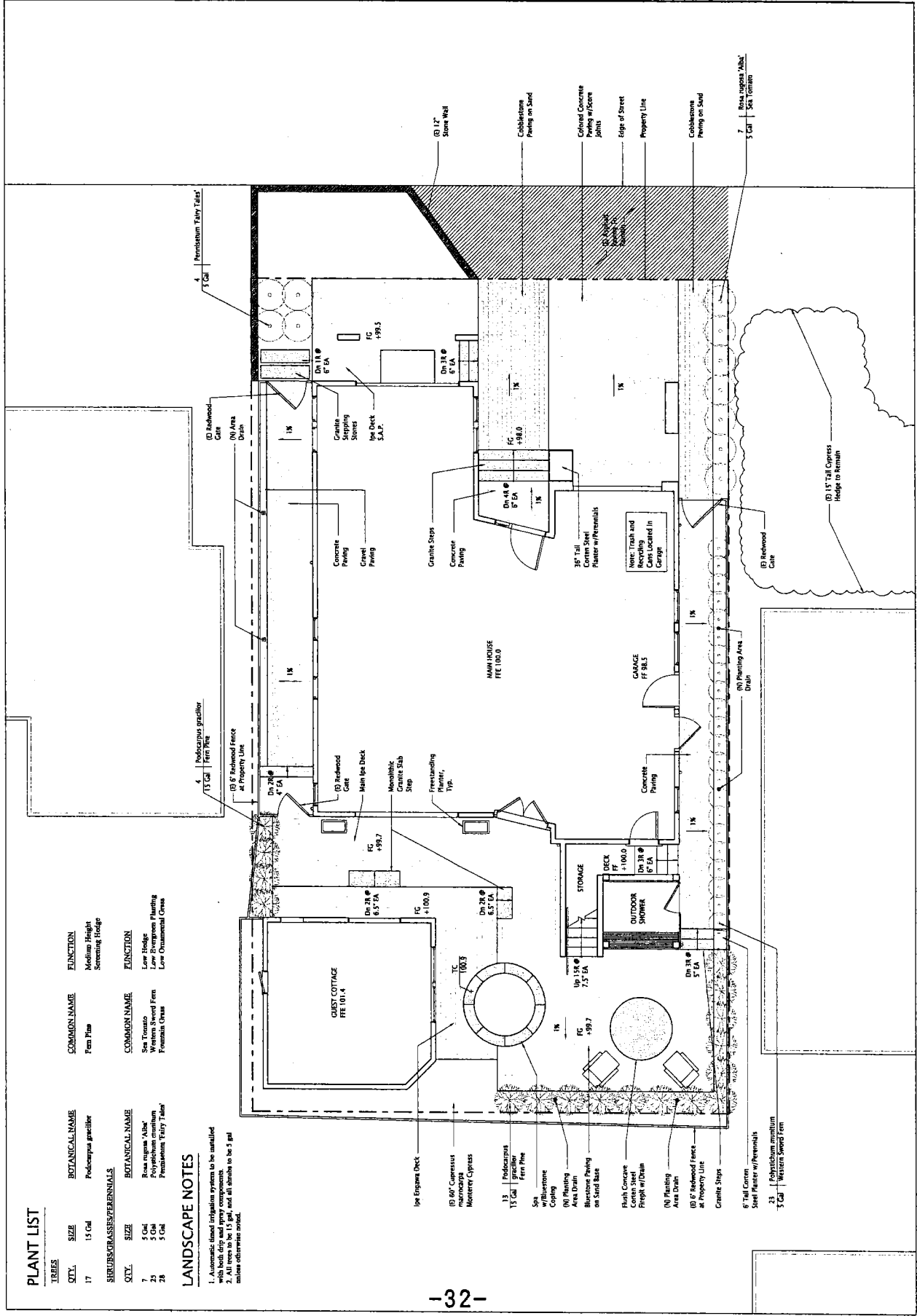


PRELIMINARY
LANDSCAPE PLAN

DALE
RESIDENCE
135 13th Avenue
Santa Cruz, California 95062

Project: DALE
By: CY
Scale: 1/8" = 1'-0"
Sheet: 100-1 of 1
Date: 10/11/2004
Project Planning Date: 10/11/2004

PRELIMINARY
LANDSCAPE
PLAN
L-1.0



PLANT LIST

QTY.	SIZE	BOTANICAL NAME	COMMON NAME	FUNCTION
17	15 Gal	Podocarpus gracillior	Fern Pine	Medium Height Screening Hedge
SHRUBS AND PERENNIALS				
7	4 Gal	Rosa rugosa 'Mabey'	Low Hedge	Low Hedge
25	2 Gal	Polystichum medium	Western Sword Fern	Low Evergreen Planting
28	5 Gal	Penstemon 'Fairy Tale'	Low Ornamental Grass	Low Ornamental Grass

LANDSCAPE NOTES

- Automatic flood irrigation system to be installed with both drip and spray components.
- All trees to be 15 gal. and all shrubs to be 5 gal. unless otherwise noted.

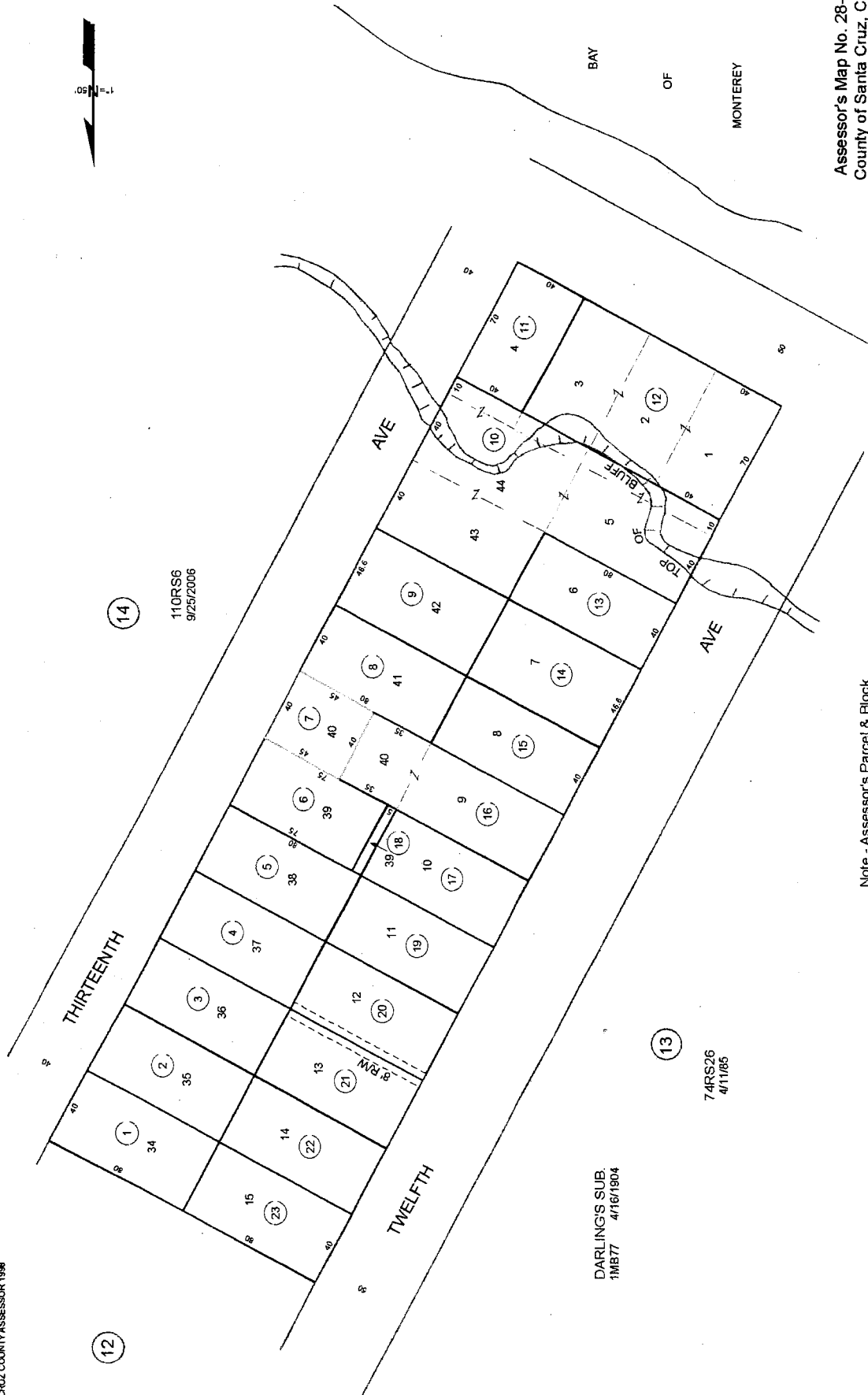
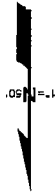
FOR TAX PURPOSES ONLY

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**POR. OF N.W. 1/4 SEC. 20,
T.11S., R.1W., M.D.B. & M.**

**Tax Area Code
82-040**

28-43

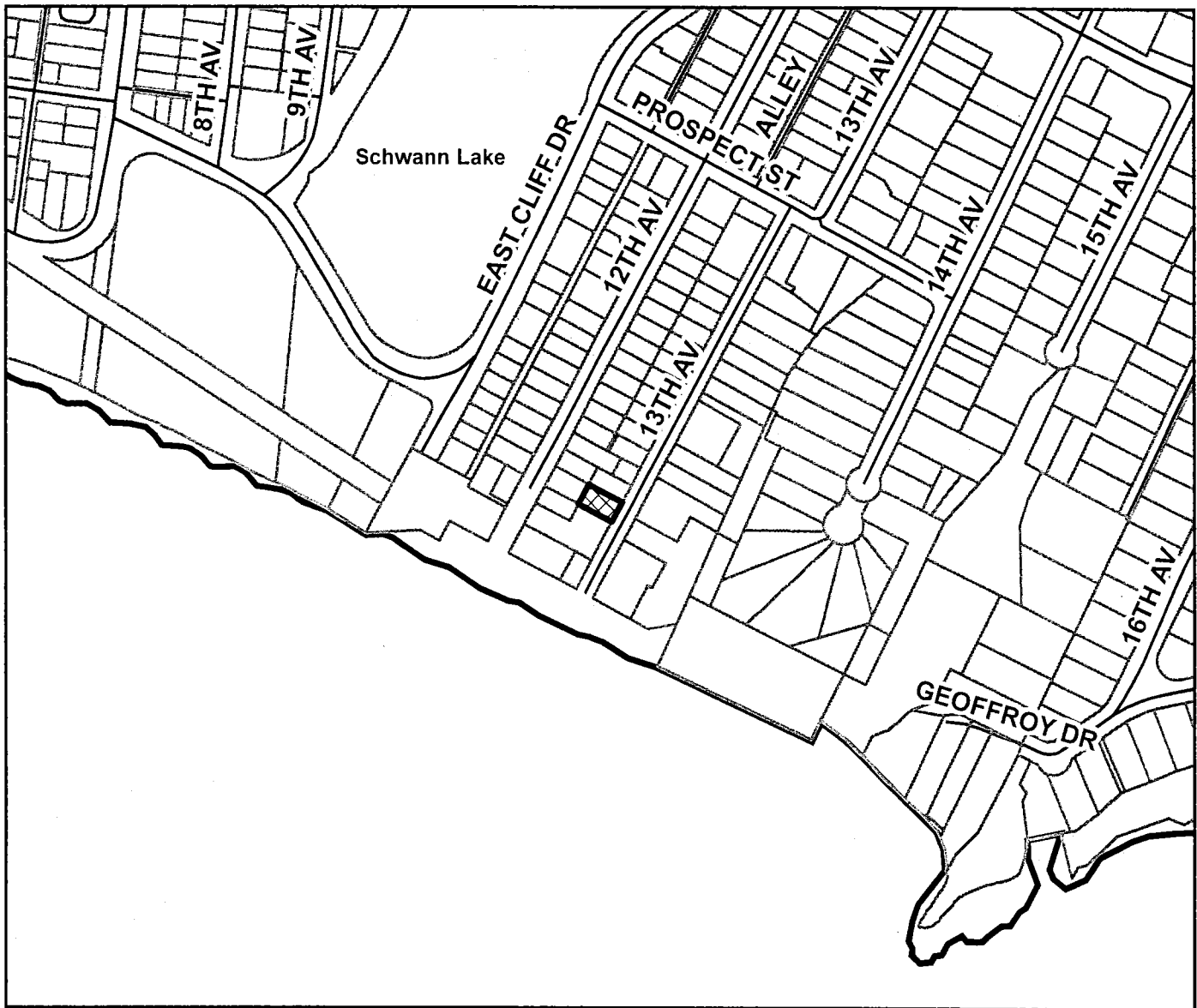


**Assessor's Map No. 28-43
County of Santa Cruz, Calif.
August, 1998**






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

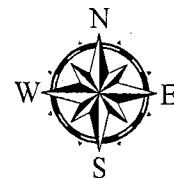


Location Map



LEGEND

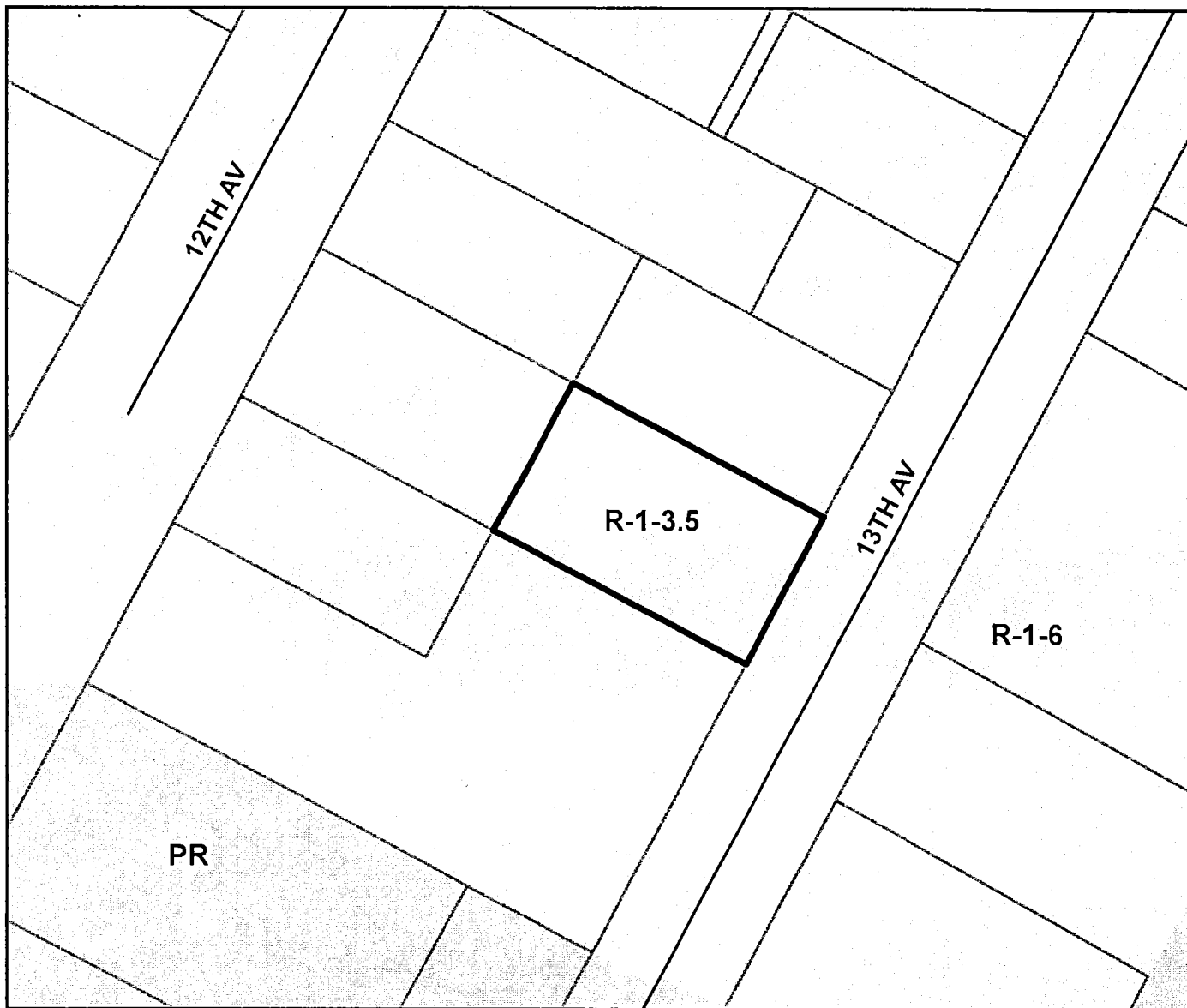
-  APN: 028-431-09
-  Assessors Parcels
-  Streets
-  County Boundary
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
December 2012



Zoning Map



LEGEND



APN: 028-431-09



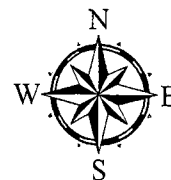
Assessors Parcels



Streets

RESIDENTIAL-SINGLE FAMILY

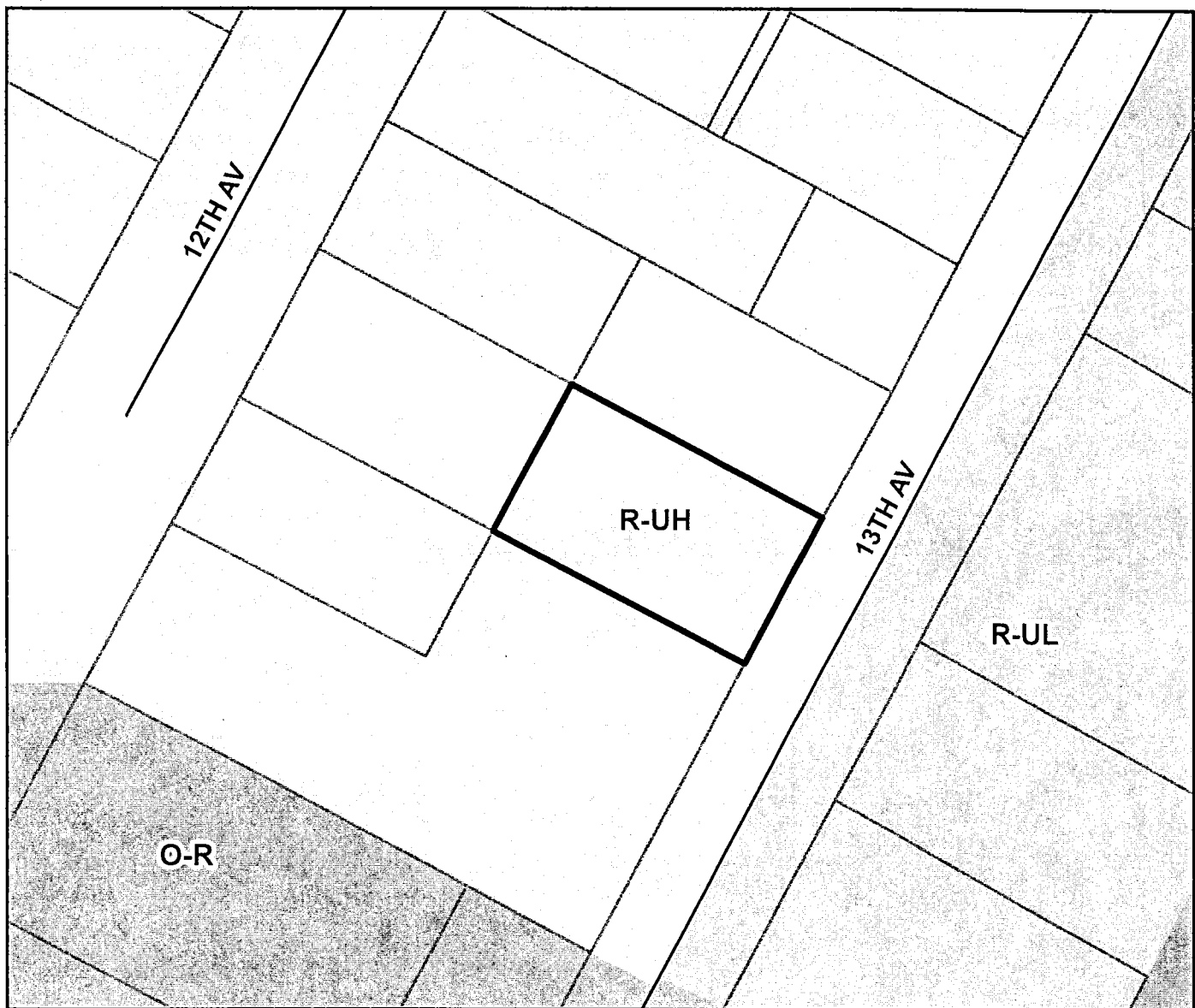
PARK



Map Created by
County of Santa Cruz
Planning Department
December 2012



General Plan Designation Map



LEGEND



APN: 028-431-09



Assessors Parcels



Streets

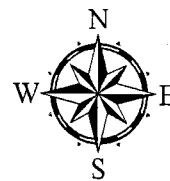
Residential - Urban High Density



Residential - Urban Low Density



Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
December 2012

Modification Worksheet

To be used in association with evaluating the extent of proposed modifications of the major structural components of a nonconforming structure or structure accommodating a nonconforming use, and for a determination whether a structure may be considered development per the Geologic Hazards Ordinance and thus may be required to prepare a geologic report or geologic assessment.

How to use this calculator:

For each building component (roof, exterior walls, floor framing or foundation), you may enter either an estimated percentage to be modified or you can enter the actual measurements and use the calculator to obtain the percent modification of that component. Enter values only in the green fields. The result is given in the blue box at the bottom of the spreadsheet.

For spreadsheet guidelines, click the index tab (below page margin at bottom of this page) called "User Guide".

Roof

Enter either		Do not enter words or symbols
Estimated % of roof to be modified		
or		
Area of Existing Roof	557	SF
Total Modified Area of Roof	1020	SF
		86%

Calculation Tips

Roof Calculation Notes:

Measure as a flat plane, neglecting slope. Do not count deck roofs or eaves. Do count sealed decks that are part of the main roof system. On most one-story structures, the roof area will equal the floor area.

Exterior Walls

Enter either		Do not enter words or symbols
Estimated % of exterior walls to be modified		
or		
Total length of existing exterior walls	207.5	LF
Total length of modified exterior walls	155.77	LF
		44%

Exterior Walls Calculation Notes:

Modified segments wrap around corners and have no minimum separation. Attic walls and most cripple walls do not count. To assist with measuring modified segments in multiples of four feet, use the wall modification calculator.

Floors

Enter either		Do not enter words or symbols
Estimated % of floor area to be modified		
or		
Total area of existing floors	207.5	SF
Total area of modified floors	68.6	SF
		32%

Floor Calculation Notes:

The modified area of each structural member extends halfway to each adjacent member. For cross pieces and diagonal members, the modified area extends 16 inches on either side. Exclude decks and additions. Do not use FAR guidelines.

Foundations

Enter either		Do not enter words or symbols
Estimated % of foundations to be modified		
or		
Perimeter Foundations		
Total length of existing perimeter foundation	151.2	LF
Total length of modified perimeter foundation	53.5	LF
Area of first floor supported by perimeter foundation	1015.73	SF
Slab Foundations		
Total area of existing slab foundation	1015.73	SF
Total area of modified slab foundation	1015.73	SF
Area of first floor supported by slab foundation	1015.73	SF
Pier and Grade Beam Foundation		
Total length of existing pier and grade beam foundation		LF
Total length of modified pier and grade beam foundation		LF
Area of first floor supported by pier and grade beam foundation		SF
		26%

Foundation Calculation Notes:

Modification of a perimeter and pier and grade beam foundations are measured as percentage of length;

Modification of a slab is measured as percentage of area.

Where piers are added or reinforced, multiply the number of modified piers by the average spacing. Where one pier or anchor is added, count as a modification of 4'.

Modification of an existing foundation to enable an addition is included, but not a separate addition foundation.

Summary

Roof Modification (15%)	13%
Exterior Wall Modification (65%)	29%
Floor Framing Modification (10%)	3%
Foundation Modification (10%)	3%
	48%

For Planning Staff Only

If structural modifications exceed the level of modification indicated below, a discretionary application is required.

- ☐ 65% ☐ Other*
☐ 50% ☐ No Maximum*

*Explain: _____

APN: 028-431-09 Owner Name: Scott & Kelly Dale Date: 12/4/12

I certify that this worksheet is accurate. I understand that when the worksheet is evaluated as part of the application review, if the proposed work exceeds the established threshold additional permits, information, and fees may be required for my project.

Signature: _____

Print Name: Noel F. Cross AIA

REVISED
- COMPARISON +
- EXISTING BACKUP DATA
- NEW " "

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

Dale Residence -- COMPARISON REPORT
135 13th Ave.
Santa Cruz, CA 95062

Project Designer:

Noel Cross Architects
148 East Virginia St. #2
San Jose, CA 95112
408-216-0222

Report Prepared by:

John Hermannsson
The Architectural Machine
2659 Spring St.
Redwood City, CA 94063
650.364.8016

Job Number:

12129

Date:

1/15/2013

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2008 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC - www.energysoft.com.

TABLE OF CONTENTS

Cover Page	1
Table of Contents	2
Form CF-1R Certificate of Compliance	3
Form MF-1R Mandatory Measures Summary	12
HVAC System Heating and Cooling Loads Summary	15
Form ECON-1 Energy Use and Cost Summary	16

PERFORMANCE CERTIFICATE: Residential

(Part 1 of 5)

CF-1R

Project Name Dale Residence	Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration	Date 1/15/2013		
Project Address 135 13th Ave. Santa Cruz	California Energy Climate Zone CA Climate Zone 03	Total Cond. Floor Area 2,034	Addition -57	# of Stories 2

FIELD INSPECTION ENERGY CHECKLIST

☐ Yes ☒ No HERS Measures -- If Yes, A CF-4R must be provided per Part 2 of 5 of this form.
☒ Yes ☐ No Special Features -- If Yes, see Part 2 of 5 of this form for details.

INSULATION

Construction Type	Cavity	Area (ft ²)	Special Features (see Part 2 of 5)	Status
Floor Wood Framed w/Crawl Space	R-25	947		Altered
Wall Wood Framed	R-13	698		New
Wall Wood Framed	R-11	1,302		Existing
Door Opaque Door	None	43		New
Roof Wood Framed Attic	R-30	254		Altered
Floor Wood Framed w/Crawl Space	R-25	43		New
Roof Wood Framed Attic	R-30	28		New
Floor Wood Framed w/o Crawl Space	R-19	312		Existing

FENESTRATION

Orientation	Area(ft ²)	U-Factor	SHGC	Overhang	Sidelines	Exterior Shades	Status
Front (SE)	105.8	0.330	0.43	none	none	Bug Screen	New
Left (SW)	119.3	0.330	0.43	none	none	Bug Screen	New
Rear (NW)	55.3	0.550	0.67	none	none	Bug Screen	Removed
Rear (NW)	157.7	0.330	0.43	none	none	Bug Screen	New
Right (NE)	19.8	0.550	0.67	none	none	Bug Screen	Removed
Right (NE)	110.7	0.330	0.43	none	none	Bug Screen	New
Front (SE)	96.1	0.550	0.67	none	none	Bug Screen	Removed
Left (SW)	144.9	0.550	0.67	none	none	Bug Screen	Removed
Front (SE)	10.6	0.330	0.43	none	none	Bug Screen	New
Front (SE)	42.0	0.330	0.43	2.0	none	Bug Screen	New
Front (SE)	25.2	0.330	0.43	2.0	none	Bug Screen	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Central Furnace	76% AFUE	No Cooling	13.0 SEER	Setback	Existing

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ducted	Ducted	Attic, Ceiling Ins, vented	4.2	Existing

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
------	------	---------	----------	--------------	--------

PERFORMANCE CERTIFICATE: Residential

(Part 1 of 5)

CF-1R

Project Name <i>Dale Residence</i>	Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration	Date <i>1/15/2013</i>		
Project Address <i>135 13th Ave. Santa Cruz</i>	California Energy Climate Zone <i>CA Climate Zone 03</i>	Total Cond. Floor Area <i>2,034</i>	Addition <i>-57</i>	# of Stories <i>2</i>

FIELD INSPECTION ENERGY CHECKLIST

- ☐ Yes ☒ No HERS Measures -- If Yes, A CF-4R must be provided per Part 2 of 5 of this form.
☒ Yes ☐ No Special Features -- If Yes, see Part 2 of 5 of this form for details.

INSULATION

Construction Type	Cavity	Area (ft ²)	Special Features (see Part 2 of 5)	Status
Roof Wood Framed Rafter	R-30	1,030		Altered
Roof Wood Framed Rafter	R-30	14		New
Floor Wood Framed w/o Crawl Space	R-19	24		New

FENESTRATION

Orientation	Area(ft ²)	U-Factor	SHGC	Overhang	Sidelines	Exterior Shades	Status
Left (SW)	78.0	0.330	0.43	4.5	none	Bug Screen	New
Left (SW)	27.0	0.330	0.43	3.0	none	Bug Screen	New
Left (SW)	21.3	0.330	0.43	2.0	none	Bug Screen	New
Rear (NW)	25.2	0.330	0.43	2.0	none	Bug Screen	New
Right (NE)	21.3	0.330	0.43	2.0	none	Bug Screen	New
Skylight	32.0	1.300	0.73	none	none	None	Removed
Left (SW)	78.0	0.330	0.43	4.5	none	Bug Screen	New
Left (SW)	18.0	0.330	0.43	3.0	none	Bug Screen	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
------	---------	----------	---------	----------	------------	--------

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
----------	---------	---------	---------------	--------------	--------

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
------	------	---------	----------	--------------	--------

PERFORMANCE CERTIFICATE: Residential

(Part 2 of 5)

CF-1R

Project Name

Dale Residence

Building Type

☒ Single Family ☐ Addition Alone☐ Multi Family ☒ Existing+ Addition/Alteration

Date

1/15/2013

SPECIAL FEATURES INSPECTION CHECKLIST

The enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification to be used with the performance approach. The enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.

The Existing Furnace Furnace - A/C has an AFUE less than the Vintage Defaults. Field verification is required.

The HVAC System Furnace - A/C does not include a cooling system, field verification is not necessary.

HIGH MASS Design - Verify Thermal Mass: 895.0 ft² Tile in Mortar Interior Mass, 3.500" thick at Existing + Alteration

HERS REQUIRED VERIFICATION

Items in this section require field testing and/or verification by a certified HERS Rater. The inspector must receive a completed CF-4R form for each of the measures listed below for final to be given.

PERFORMANCE CERTIFICATE: Residential (Part 3 of 5) **CF-1R**

Project Name <i>Dale Residence</i>	Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration	Date <i>1/15/2013</i>
---------------------------------------	--	--------------------------

ANNUAL ENERGY USE SUMMARY

TDV (kBtu/ft ² -yr)	Standard	Proposed	Margin
Space Heating	44.47	24.79	19.68
Space Cooling	18.05	4.71	13.34
Fans	9.96	4.56	5.40
Domestic Hot Water	18.11	18.11	0.00
Pumps	0.00	0.00	0.00
Totals	90.58	52.17	38.41
Percent Better Than Standard:			42.4 %

BUILDING COMPLIES - NO HERS VERIFICATION REQUIRED

Building Front Orientation:	(SE) 130 deg	Ext. Walls/Roof	Wall Area	Fenestration Area
Number of Dwelling Units:	1.00	(SE)	585	184
Fuel Available at Site:	Natural Gas	(SW)	895	342
Raised Floor Area:	1,326	(NW)	622	183
Slab on Grade Area:	0	(NE)	781	132
Average Ceiling Height:	8.0	Roof	1,326	0
Fenestration Average U-Factor:	0.33	TOTAL:		840
Average SHGC:	0.43	Fenestration/CFA Ratio:		41.3 %

REMARKS

The proposed alteration performs 42.4% better than the existing residence.

STATEMENT OF COMPLIANCE

This certificate of compliance lists the building features and specifications needed to comply with Title 24, Parts 1 the Administrative Regulations and Part 6 the Efficiency Standards of the California Code of Regulations.

The documentation author hereby certifies that the documentation is accurate and complete.

Documentation Author

Company	<i>The Architectural Machine</i>	Name	<i>John Hermannsson</i>	Date	<i>1/15/2013</i>
Address	<i>2659 Spring St.</i>	Phone	<i>650.364.8016</i>	Signed	
City/State/Zip	<i>Redwood City, CA 94063</i>			Date	

The individual with overall design responsibility hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with this permit application, and recognizes that compliance using duct design, duct sealing, verification of refrigerant charge, insulation installation quality, and building envelope sealing require installer testing and certification and field verification by an approved HERS rater.

Designer or Owner (per Business & Professions Code)

Company	<i>Noel Cross Architects</i>	Name	<i>Noel Cross</i>	Signed		License #		Date	
Address	<i>148 East Virginia St. #2</i>	Phone	<i>408-216-0222</i>						
City/State/Zip	<i>San Jose, CA 95112</i>								

CERTIFICATE OF COMPLIANCE: Residential

(Part 4 of 5)

CF-1R

Project Name

Dale Residence

Building Type

☒ Single Family ☐ Addition Alone

☐ Multi Family ☒ Existing+ Addition/Alteration

Date

1/15/2013

OPAQUE SURFACE DETAILS

Surface Type	Area	U-Factor	Insulation				Azm	Tilt	Status	Joint Appendix 4	Location/Comments
			Cavity	Exterior	Frame	Interior					
Floor	947	0.031	R-25				0	180	Altered	4.4.1-A6 (E=4.4.1-A4)	First Floor
Wall	181	0.110	R-11				130	90	Removed	4.3.1-A2	First Floor
Door	40	0.500	None				130	90	Removed	4.5.1-A4	First Floor
Wall	60	0.102	R-13				130	90	New	4.3.1-A3	First Floor
Wall	28	0.110	R-11				220	90	Removed	4.3.1-A2	First Floor
Wall	278	0.110	R-11				220	90	Existing	4.3.1-A2	First Floor
Door	40	0.500	None				220	90	Removed	4.5.1-A4	First Floor
Door	20	0.500	None				220	90	New	4.5.1-A4	First Floor
Wall	25	0.110	R-11				310	90	Removed	4.3.1-A2	First Floor
Wall	159	0.110	R-11				310	90	Existing	4.3.1-A2	First Floor
Wall	4	0.102	R-13				310	90	New	4.3.1-A3	First Floor
Wall	54	0.110	R-11				40	90	Removed	4.3.1-A2	First Floor
Wall	245	0.110	R-11				40	90	Existing	4.3.1-A2	First Floor
Wall	12	0.102	R-13				40	90	New	4.3.1-A3	First Floor
Roof	254	0.031	R-30				30	18	Altered	4.2.1-A20 (E=4.2.1-A16)	First Floor
Floor	70	0.037	R-19				0	180	Removed	4.4.1-A4	First Floor

FENESTRATION SURFACE DETAILS

ID	Type	Area	U-Factor ¹	SHGC ²	Azm	Status	Glazing Type	Location/Comments
1	Window	70.0	0.330 NFRC	0.43 NFRC	130	New	Double Wood - Kolbe	First Floor
2	Window	35.3	0.330 NFRC	0.43 NFRC	220	New	Double Wood - Kolbe	First Floor
3	Window	38.3	0.550 Default	0.67 Default	310	Removed	Double Non Metal Clear	First Floor
4	Window	88.7	0.330 NFRC	0.43 NFRC	310	New	Double Wood - Kolbe	First Floor
5	Window	35.0	0.330 NFRC	0.43 NFRC	310	New	Double Wood - Kolbe	First Floor
6	Window	7.2	0.550 Default	0.67 Default	40	Removed	Double Non Metal Clear	First Floor
7	Window	42.5	0.330 NFRC	0.43 NFRC	40	New	Double Wood - Kolbe	First Floor
8	Window	28.0	0.550 Default	0.67 Default	130	Removed	Double Non Metal Clear	First Floor
9	Window	9.2	0.550 Default	0.67 Default	220	Removed	Double Non Metal Clear	First Floor
10	Window	10.5	0.330 NFRC	0.43 NFRC	130	New	Double Wood - Kolbe	First Floor
11	Window	7.6	0.330 NFRC	0.43 NFRC	40	New	Double Wood - Kolbe	First Floor
12	Window	19.6	0.550 Default	0.67 Default	130	Removed	Double Non Metal Clear	Second Floor
13	Window	25.3	0.330 NFRC	0.43 NFRC	130	New	Double Wood - Kolbe	Second Floor
14	Window	10.6	0.330 NFRC	0.43 NFRC	113	New	Double Wood - Kolbe	Second Floor
15	Window	42.0	0.330 NFRC	0.43 NFRC	113	New	Double Wood - Kolbe	Second Floor
16	Window	25.2	0.330 NFRC	0.43 NFRC	113	New	Double Wood - Kolbe	Second Floor

(1) U-Factor Type: 116-A = Default Table from Standards, NFRC = Labeled Value

(2) SHGC Type: 116-B = Default Table from Standards, NFRC = Labeled Value

EXTERIOR SHADING DETAILS

ID	Exterior Shade Type	SHGC	Window		Overhang				Left Fin			Right Fin		
			Hgt	Wd	Len	Hgt	LExt	RExt	Dist	Len	Hgt	Dist	Len	Hgt
1	Bug Screen	0.76												
2	Bug Screen	0.76												
3	Bug Screen	0.76												
4	Bug Screen	0.76												
5	Bug Screen	0.76												
6	Bug Screen	0.76												
7	Bug Screen	0.76												
8	Bug Screen	0.76												
9	Bug Screen	0.76												
10	Bug Screen	0.76												
11	Bug Screen	0.76												
12	Bug Screen	0.76												
13	Bug Screen	0.76												
14	Bug Screen	0.76												
15	Bug Screen	0.76	5.3	8.0	2.0	0.1	5.0	1.7						
16	Bug Screen	0.76	2.5	10.0	2.0	0.1	2.5	2.5						

CERTIFICATE OF COMPLIANCE: Residential

(Part 4 of 5)

CF-1R

Project Name

Dale Residence

Building Type

☒ Single Family ☐ Addition Alone

☐ Multi Family ☒ Existing+ Addition/Alteration

Date

1/15/2013

OPAQUE SURFACE DETAILS

Surface Type	Area	U-Factor	Insulation				Azimuth	Tilt	Status	Joint Appendix 4	Location/Comments
			Cavity	Exterior	Frame	Interior					
Wall	102	0.110	R-11				130	90	Removed	4.3.1-A2	First Floor
Wall	20	0.110	R-11				220	90	Removed	4.3.1-A2	First Floor
Wall	38	0.110	R-11				310	90	Removed	4.3.1-A2	First Floor
Door	20	0.500	None				310	90	Removed	4.5.1-A4	First Floor
Wall	49	0.110	R-11				40	90	Removed	4.3.1-A2	First Floor
Roof	53	0.048	R-19				30	18	Removed	4.2.1-A16	First Floor
Floor	43	0.031	R-25				0	180	New	4.4.1-A6	First Floor
Wall	123	0.102	R-13				130	90	New	4.3.1-A3	First Floor
Door	23	0.500	None				130	90	New	4.5.1-A4	First Floor
Wall	16	0.102	R-13				220	90	New	4.3.1-A3	First Floor
Wall	46	0.102	R-13				40	90	New	4.3.1-A3	First Floor
Roof	28	0.031	R-30				30	18	New	4.2.1-A20	First Floor
Floor	17	0.048	R-19				0	180	Removed	4.4.2-A4	Second Floor
Floor	312	0.048	R-19				0	180	Existing	4.4.2-A4	Second Floor
Wall	61	0.110	R-11				130	90	Existing	4.3.1-A2	Second Floor
Wall	9	0.102	R-13				130	90	New	4.3.1-A3	Second Floor

FENESTRATION SURFACE DETAILS

ID	Type	Area	U-Factor ¹		SHGC ²		Azm	Status	Glazing Type	Location/Comments
17	Window	25.7	0.550	Default	0.67	Default	220	Removed	Double Non Metal Clear	Second Floor
18	Window	57.7	0.550	Default	0.67	Default	220	Removed	Double Non Metal Clear	Second Floor
19	Window	84.0	0.330	NFRC	0.43	NFRC	220	New	Double Wood - Kolbe	Second Floor
20	Window	78.0	0.330	NFRC	0.43	NFRC	203	New	Double Wood - Kolbe	Second Floor
21	Window	27.0	0.330	NFRC	0.43	NFRC	203	New	Double Wood - Kolbe	Second Floor
22	Window	21.3	0.330	NFRC	0.43	NFRC	203	New	Double Wood - Kolbe	Second Floor
23	Window	17.0	0.550	Default	0.67	Default	310	Removed	Double Non Metal Clear	Second Floor
24	Window	34.0	0.330	NFRC	0.43	NFRC	310	New	Double Wood - Kolbe	Second Floor
25	Window	25.2	0.330	NFRC	0.43	NFRC	293	New	Double Wood - Kolbe	Second Floor
26	Window	4.6	0.550	Default	0.67	Default	40	Removed	Double Non Metal Clear	Second Floor
27	Window	45.4	0.330	NFRC	0.43	NFRC	40	New	Double Wood - Kolbe	Second Floor
28	Window	15.2	0.330	NFRC	0.43	NFRC	40	New	Double Wood - Kolbe	Second Floor
29	Window	21.3	0.330	NFRC	0.43	NFRC	23	New	Double Wood - Kolbe	Second Floor
30	Skylight	32.0	1.300	Default	0.73	Default	30	Removed	Double Metal Clear skylight	Second Floor
31	Window	48.5	0.550	Default	0.67	Default	130	Removed	Double Non Metal Clear	Second Floor
32	Window	52.3	0.550	Default	0.67	Default	220	Removed	Double Non Metal Clear	Second Floor

(1) U-Factor Type: 116-A = Default Table from Standards, NFRC = Labeled Value

(2) SHGC Type: 116-B = Default Table from Standards, NFRC = Labeled Value

EXTERIOR SHADING DETAILS

ID	Exterior Shade Type	SHGC	Window		Overhang				Left Fin			Right Fin		
			Hgt	Wd	Len	Hgt	LExt	RExt	Dist	Len	Hgt	Dist	Len	Hgt
17	Bug Screen	0.76												
18	Bug Screen	0.76												
19	Bug Screen	0.76												
20	Bug Screen	0.76	8.0	9.8	4.5	0.1	3.5	13.0						
21	Bug Screen	0.76	2.0	13.5	3.0	0.1	6.5	11.0						
22	Bug Screen	0.76	2.5	8.5	2.0	0.1	2.5	2.5						
23	Bug Screen	0.76												
24	Bug Screen	0.76												
25	Bug Screen	0.76	2.5	10.0	2.0	0.1	2.5	2.5						
26	Bug Screen	0.76												
27	Bug Screen	0.76												
28	Bug Screen	0.76												
29	Bug Screen	0.76	2.5	8.5	2.0	0.1	2.5	2.5						
30	None	1.00												
31	Bug Screen	0.76												
32	Bug Screen	0.76												

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Surface Type	Area	U-Factor	Insulation				Azim	Tilt	Status	Joint Appendix 4	Location/Comments	
			Cavity	Exterior	Frame	Interior						Frame
Wall	125	0.102	R-13					113	90	New	4.3.1-A3	Second Floor
Wall	54	0.110	R-11					220	90	Removed	4.3.1-A2	Second Floor
Wall	90	0.110	R-11					220	90	Existing	4.3.1-A2	Second Floor
Door	17	0.500	None					220	90	Removed	4.5.1-A4	Second Floor
Wall	111	0.102	R-13					203	90	New	4.3.1-A3	Second Floor
Wall	200	0.110	R-11					310	90	Existing	4.3.1-A2	Second Floor
Wall	9	0.102	R-13					310	90	New	4.3.1-A3	Second Floor
Wall	67	0.102	R-13					293	90	New	4.3.1-A3	Second Floor
Wall	54	0.110	R-11					40	90	Removed	4.3.1-A2	Second Floor
Wall	270	0.110	R-11					40	90	Existing	4.3.1-A2	Second Floor
Wall	12	0.102	R-13					40	90	New	4.3.1-A3	Second Floor
Wall	65	0.102	R-13					23	90	New	4.3.1-A3	Second Floor
Roof	1,030	0.035	R-30					30	18	Altered	4.2.2-A17 (E=4.2.1-A16)	Second Floor
Floor	36	0.048	R-19					0	180	Removed	4.4.2-A4	Second Floor
Wall	100	0.110	R-11					130	90	Removed	4.3.1-A2	Second Floor
Wall	49	0.110	R-11					220	90	Removed	4.3.1-A2	Second Floor

[illegible]

(2) SHGC Type: 116-B = Default Table from Standards, NFRC = Labeled Value

[illegible]

CF-1R

1/15/2013

[illegible][illegible]

(2) SHGC Type: 116-B = Default Table from Standards, NFRC = Labeled Value

[illegible]

CERTIFICATE OF COMPLIANCE: Residential (Part 5 of 5) **CF-1R**

Project Name <i>Dale Residence</i>	Building Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Addition Alone <input type="checkbox"/> Multi Family <input checked="" type="checkbox"/> Existing+ Addition/Alteration	Date <i>1/15/2013</i>
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BUILDING ZONE INFORMATION

System Name	Zone Name	Floor Area (ft ²)				Volume	Year Built
		New	Existing	Altered	Removed		
<i>HVAC System</i>	<i>Existing + Alteration</i>			<i>947</i>		<i>7,576</i>	<i>1990</i>
	<i>Existing: to Remove</i>				<i>70</i>	<i>560</i>	<i>1990</i>
	<i>Addition</i>	<i>43</i>				<i>344</i>	
	<i>Existing + Alteration</i>			<i>1,030</i>		<i>8,240</i>	<i>1990</i>
	<i>Existing: to Remove</i>				<i>44</i>	<i>352</i>	<i>1990</i>
	<i>Addition</i>	<i>14</i>				<i>140</i>	
Totals		<i>57</i>	<i>0</i>	<i>1,977</i>	<i>114</i>		

HVAC SYSTEMS

System Name	Qty.	Heating Type	Min. Eff.	Cooling Type	Min. Eff.	Thermostat Type	Status
<i>HVAC System</i>	<i>1</i>	<i>Central Furnace</i>	<i>76% AFUE</i>	<i>No Cooling</i>	<i>13.0 SEER</i>	<i>Setback</i>	<i>Existing</i>

HVAC DISTRIBUTION

System Name	Heating	Cooling	Duct Location	Duct R-Value	Ducts Tested?	Status
<i>HVAC System</i>	<i>Ducted</i>	<i>Ducted</i>	<i>Attic, Ceiling Ins, vented</i>	<i>4.2</i>	<input type="checkbox"/>	<i>Existing</i>
					<input type="checkbox"/>	
					<input type="checkbox"/>	
					<input type="checkbox"/>	
					<input type="checkbox"/>	

WATER HEATING SYSTEMS

System Name	Qty.	Type	Distribution	Rated Input (Btuh)	Tank Cap. (gal)	Energy Factor or RE	Standby Loss or Pilot	Ext. Tank Insul. R-Value	Status
<i>Standard Gas 50 gal or Le</i>	<i>1</i>	<i>Small Gas</i>	<i>No Pipe Insulation</i>	<i>40,000</i>	<i>50</i>	<i>0.58</i>	<i>n/a</i>	<i>n/a</i>	<i>Existing</i>

MULTI-FAMILY WATER HEATING DETAILS

HYDRONIC HEATING SYSTEM PIPING

Control	Hot Water Piping Length (ft)			Add 1/2" Insulation	System Name	Pipe Length	Pipe Diameter	Insul. Thick.
	Qty.	HP	Plenum	Outside	Buried			

MANDATORY MEASURES SUMMARY: Residential

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MF-1R

Project Name

Dale Residence

Date

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NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures Summary shall be incorporated into the permit documents, and the applicable features shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary. Submit all applicable sections of the MF-1R Form with plans.

Building Envelope Measures:

§116(a)1: Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.

§116(a)4: Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).

§117: Exterior doors and windows are weather-stripped; all joints and penetrations are caulked and sealed.

§118(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-6R Form.

§118(i): The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §118(i) when the installation of a Cool Roof is specified on the CF-1R Form.

*§150(a): Minimum R-19 insulation in wood-frame ceiling or equivalent U-factor.

§150(b): Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.

*§150(c): Minimum R-13 insulation in wood-frame wall or equivalent U-factor.

*§150(d): Minimum R-13 insulation in raised wood-frame floor or equivalent U-factor.

§150(f): Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.

§150(g): Mandatory Vapor barrier installed in Climate Zones 14 or 16.

§150(l): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perm/inch and shall be protected from physical damage and UV light deterioration.

Fireplaces, Decorative Gas Appliances and Gas Log Measures:

§150(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.

§150(e)1B: Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper and or a combustion-air control device.

§150(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.

Space Conditioning, Water Heating and Plumbing System Measures:

§110-§113: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.

§113(c)5: Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §113(c)5.

§115: Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.

§150(h): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.

§150(i): Heating systems are equipped with thermostats that meet the setback requirements of Section 112(c).

§150(j)1A: Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.

§150(j)1B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

§150(j)2: First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes are insulated per Standards Table 150-B.

§150(j)2: Cooling system piping (suction, chilled water, or brine lines), and piping insulated between heating source and indirect hot water tank shall be insulated to Table 150-B and Equation 150-A.

§150(j)2: Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meets the requirements of Standards Table 123-A.

§150(j)3A: Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.

§150(j)3A: Insulation for chilled water piping and refrigerant suction lines includes a vapor retardant or is enclosed entirely in conditioned space.

§150(j)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.

MANDATORY MEASURES SUMMARY: Residential		(Page 2 of 3)	MF-1R
Project Name <i>Dale Residence</i>		Date <i>1/15/2013</i>	
<p>§150(m)1: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used</p> <p>§150(m)1: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.</p> <p>§150(m)2D: Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.</p> <p>§150(m)7: Exhaust fan systems have back draft or automatic dampers.</p> <p>§150(m)8: Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.</p> <p>§150(m)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.</p> <p>§150(m)10: Flexible ducts cannot have porous inner cores.</p> <p>§150(o): All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2-2007 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.</p> <p>Pool and Spa Heating Systems and Equipment Measures:</p> <p>§114(a): Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating or a pilot light.</p> <p>§114(b)1: Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating.</p> <p>§114(b)2: Outdoor pools or spas that have a heat pump or gas heater shall have a cover.</p> <p>§114(b)3: Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.</p> <p>§150(p): Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150(p).</p> <p>Residential Lighting Measures:</p> <p>§150(k)1: High efficacy luminaires or LED Light Engine with Integral Heat Sink has an efficacy that is no lower than the efficacies contained in Table 150-C and is not a low efficacy luminaire as specified by §150(k)2.</p> <p>§150(k)3: The wattage of permanently installed luminaires shall be determined as specified by §130(d).</p> <p>§150(k)4: Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.</p> <p>§150(k)5: Permanently installed night lights and night lights integral to a permanently installed luminaire or exhaust fan shall contain only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and shall not contain a line-voltage socket or line-voltage lamp holder; OR shall be rated to consume no more than five watts of power as determined by §130(d), and shall not contain a medium screw-base socket.</p> <p>§150(k)6: Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150(k).</p> <p>§150(k)7: All switching devices and controls shall meet the requirements of §150(k)7.</p> <p>§150(k)8: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy. EXCEPTION: Up to 50 watts for dwelling units less than or equal to 2,500 ft² or 100 watts for dwelling units larger than 2,500 ft² may be exempt from the 50% high efficacy requirement when: all low efficacy luminaires in the kitchen are controlled by a manual on occupant sensor, dimmer, energy management system (EMCS), or a multi-scene programmable control system; and all permanently installed luminaires in garages, laundry rooms, closets greater than 70 square feet, and utility rooms are high efficacy and controlled by a manual-on occupant sensor.</p> <p>§150(k)9: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.</p>			
<p>EnergyPro 5.1 by EnergySoft User Number: 1349 RunCode: 2013-01-15T11:23:00 ID: 12129 Page 13 of 16</p>			

MANDATORY MEASURES SUMMARY: Residential

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Project Name

Dale Residence

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§150(k)10: Permanently installed luminaires in bathrooms, attached and detached garages, laundry rooms, closets and utility rooms shall be high efficacy.

EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by a manual-on occupant sensor certified to comply with the applicable requirements of §119.

EXCEPTION 2: Permanently installed low efficacy luminaires in closets less than 70 square feet are not required to be controlled by a manual-on occupancy sensor.

§150(k)11: Permanently installed luminaires located in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, closets, and utility rooms shall be high efficacy luminaires. EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided they are controlled by either a dimmer switch that complies with the applicable requirements of §119, or by a manual-on occupant sensor that complies with the applicable requirements of §119. EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site is not required to comply with §150(k)11.

§150(k)12: Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling.

§150(k)13: Luminaires providing outdoor lighting, including lighting for private patios in low-rise residential buildings with four or more dwelling units, entrances, balconies, and porches, which are permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy. EXCEPTION 1: Permanently installed outdoor low efficacy luminaires shall be allowed provided that they are controlled by a manual on/off switch, a motion sensor not having an override or bypass switch that disables the motion sensor, and one of the following controls: a photocontrol not having an override or bypass switch that disables the photocontrol; OR an astronomical time clock not having an override or bypass switch that disables the astronomical time clock; OR an energy management control system (EMCS) not having an override or bypass switch that allows the luminaire to be always on. EXCEPTION 2: Outdoor luminaires used to comply with Exception 1 to §150(k)13 may be controlled by a temporary override switch which bypasses the motion sensing function provided that the motion sensor is automatically reactivated within six hours. EXCEPTION 3: Permanently installed luminaires in or around swimming pool, water features, or other location subject to Article 680 of the California Electric Code need not be high efficacy luminaires.

§150(k)14: Internally illuminated address signs shall comply with Section 148; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §130(d).

§150(k)15: Lighting for parking lots and carports with a total of for 8 or more vehicles per site shall comply with the applicable requirements in Sections 130, 132, 134, and 147. Lighting for parking garages for 8 or more vehicles shall comply with the applicable requirements of Sections 130, 131, 134, and 146.

§150(k)16: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires. EXCEPTION: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by an occupant sensor(s) certified to comply with the applicable requirements of §119.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name
Dale Residence

Date
1/15/2013

System Name
HVAC System

Floor Area
2,034

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	58,000
Total Output (Btuh)	58,000
Output (Btuh/sqft)	28.5
Cooling System	
Output per System	0
Total Output (Btuh)	0
Total Output (Tons)	0.0
Total Output (Btuh/sqft)	0.0
Total Output (sqft/Ton)	0.0

SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	1,490	30,153	859	832	31,776
Return Vented Lighting		0			
Return Air Ducts		1,286			1,595
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		1,286			1,595
TOTAL SYSTEM LOAD		32,725	859		34,966

Air System

CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0 %
Outside Air (cfm/sqft)	0.00

HVAC EQUIPMENT SELECTION

Furnace - A/C	0	0	58,000
Total Adjusted System Output (Adjusted for Peak Design conditions)	0	0	58,000

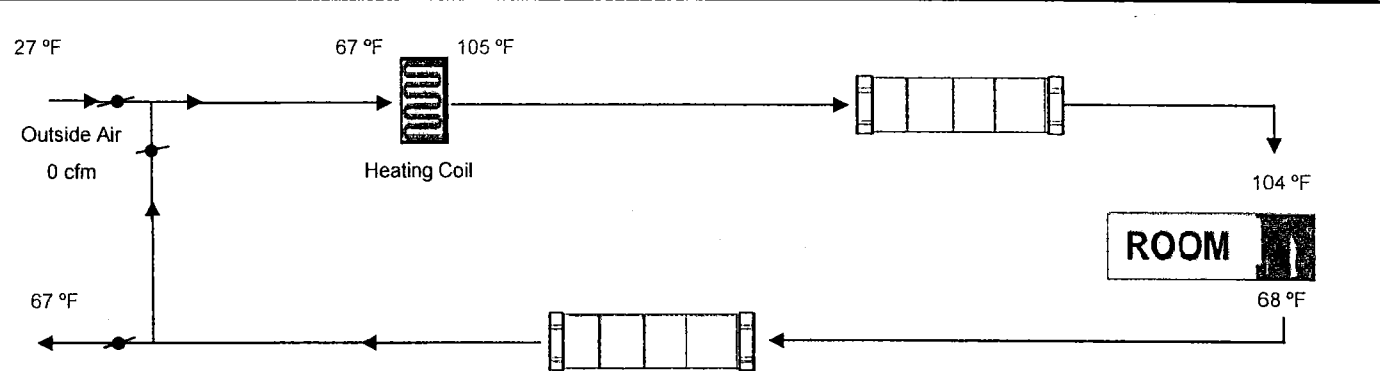
Note: values above given at ARI conditions

TIME OF SYSTEM PEAK

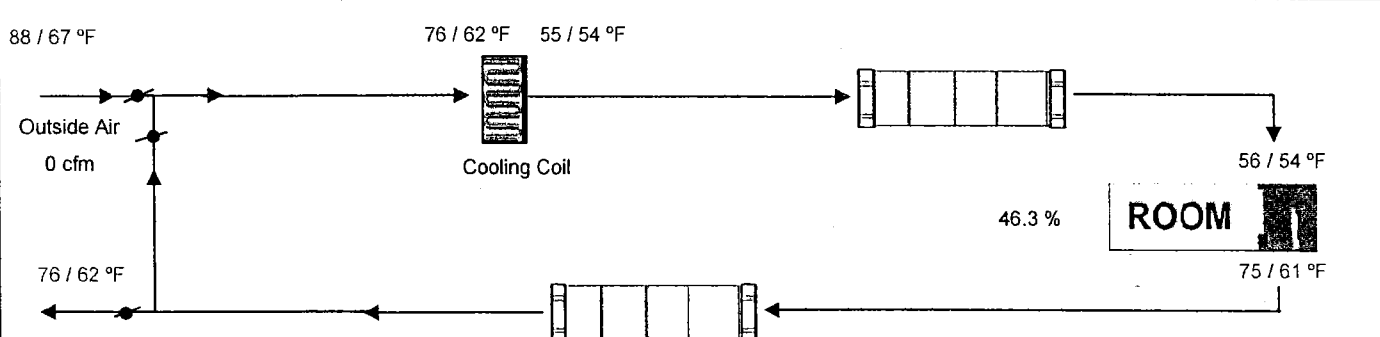
Aug 3 PM

Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



ENERGY USE AND COST SUMMARY

ECON-1

Project Name

Dale Residence

Date

1/15/2013

Rate:

Fuel Type: Electricity

	STANDARD			PROPOSED			MARGIN		
	Energy Use (kWh)	Peak Demand (kW)	Cost (\$)	Energy Use (kWh)	Peak Demand (kW)	Cost (\$)	Energy Use (kWh)	Peak Demand (kW)	Cost (\$)
Jan	172	1		117	1		55	0	
Feb	136	7		71	1		65	6	
Mar	129	5		57	1		72	4	
Apr	164	6		54	4		110	2	
May	305	9		115	6		190	3	
Jun	264	10		71	7		193	3	
Jul	172	7		38	4		134	3	
Aug	180	6		20	4		161	2	
Sep	377	10		131	7		246	3	
Oct	320	10		111	8		208	3	
Nov	181	6		67	3		114	3	
Dec	170	1		115	1		55	0	
Year	2,570	10		966	8		1,604	3	
CO ₂		lbs/yr			lbs/yr			lbs/yr	

Rate:

Fuel Type: Natural Gas

	STANDARD			PROPOSED			MARGIN		
	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost (\$)	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost (\$)	Energy Use (therms)	Peak Demand (kBtu/hr)	Cost (\$)
Jan	144	78		102	72		42	6	
Feb	98	64		67	60		32	4	
Mar	89	66		57	60		32	7	
Apr	69	54		38	49		30	5	
May	61	54		35	50		27	4	
Jun	32	55		23	44		8	11	
Jul	22	18		21	6		1	12	
Aug	22	20		20	5		1	14	
Sep	21	24		20	12		1	13	
Oct	41	50		28	48		13	3	
Nov	89	70		57	59		32	11	
Dec	143	76		101	68		42	8	
Year	830	78		569	72		261	6	
CO ₂		lbs/yr			lbs/yr			lbs/yr	

Annual Totals	Energy	Demand	Cost	Cost/sqft	Virtual Rate
Electricity	966 kWh	8 kW	\$ 0	\$ 0.00 /sqft	\$ 0.00 /kWh
Natural Gas	569 therms	72 kBtu/hr	\$ 0	\$ 0.00 /sqft	\$ 0.00 /therm
		Total	\$ 0	\$ 0.00 /sqft	

Avoided CO₂ Emissions:

0 lbs/yr



County of Santa Cruz Planning Department

Approval of application **121309** (Scott William Dale and Kelly Plater Dale)

Following a Public Hearing heard by the Zoning Administrator, your Coastal and Residential Development Permits have been approved by the Planning Department, subject to completion of a 14 day appeal period. In addition, because your project lies within the appeals jurisdiction of the California Coastal Commission it is also subject to an additional appeal period of 10 working days from the receipt of the Final Local Action Notice (FLAN) that is sent to the Coastal Commission following the end of the 14 day appeal period. This decision is appealable by you, or by any other interested person. Any appeal to the County must be filed in writing and be accompanied by the current appeal filing fee.

This approval is not final and cannot be exercised until both appeal periods are completed.

In order to validate this approval, you must sign the permit, affirming that you have reviewed the permit and agree to the conditions imposed by it. Until this occurs, the permit is not active. **This means that no building permit will be issued, nor can the use begin unless and until the permit is signed and returned.** Within this mailing are two separate pages which require your signature to validate this permit. Please sign, detach, and return one "Signature Page" for our files, and retain the other signed signature page for your records. **This approval is for the discretionary review of this project only and any additional permits required as Conditions of Approval of this permit (i.e. Building Permits, Grading Permits, Encroachment Permits, etc.) must be obtained prior to beginning construction.** You should carefully review the attached conditions, as these are the terms under which your project can proceed. If you are the agent for the property owner, you may sign the permit only if you provide proof of service by mail that the signed conditions have been provided to the owner.

Please contact the project planner at (831) 454-2480 or lezanne.jeffs@co.santa-cruz.ca.us should you have further questions about the processing of your application.



County of Santa Cruz Planning Department

Signature Page

(County copy)

(To be signed and returned to the Santa Cruz County Planning Department to demonstrate acknowledgement of the issuance of this permit and the acceptance of all permit conditions)

By signing this permit below, the owner(s) agree(s) to accept the terms and conditions of permit number **121309** (APN 028-431-09) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject property (APN 028-431-09) must sign this form.

Signature of Owner

Print Name

Date

Signature of Owner

Print Name

Date

Signature of Owner

Print Name

Date

Signature of Owner

Print Name

Date

Please return to:

Lezanne Jeffs
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

*(Records room staff: Please file this page with the discretionary application listed above.)



County of Santa Cruz Planning Department

Signature Page

(Owner copy)

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By signing this permit below, the owner(s) agree(s) to accept the terms and conditions of permit number **121309** (APN 028-431-09) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject property (APN 028-431-09) must sign this form.

Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date