



Staff Report to the Zoning Administrator

Application Number: **141185**

Applicant: Dennis Anderson
Owner: Schuerman-Gen
APN: 052-321-02

Agenda Date: April 3, 2015
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to remodel an existing three bedroom single family dwelling including enclosure of an approximately 440 square foot patio courtyard in the Special Use zone district.

Location: Property located at 91 Cormorant Way in Pajaro Dunes.

Supervisory District: 2nd District (District Supervisor: Zach Friend)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141185, 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. Comments & Correspondence |
| C. Conditions | |
| D. Project plans | |

Parcel Information

Parcel Size:	8,320 square feet (GIS)
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Single family residential neighborhood (Pajaro Dunes), Pacific Ocean
Project Access:	Cormorant Way (access via private walkway)
Planning Area:	San Andreas
Land Use Designation:	R-UL (Urban Low Density Residential)

Zone District: SU (Special Use)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: VE (wave run-up) 100 year flood zone
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: 5 percent
Env. Sen. Habitat: Beach/dune habitat
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: City of Watsonville
Sewage Disposal: City of Watsonville
Fire District: CalFire
Drainage District: Zone 7 Flood Control District

Project Setting & Scope

The subject property is located within the single family residential portion of Pajaro Dunes, a private beachside development located in the dunes beside the mouth of the Pajaro River. Homes in this area are accessed via private boardwalks from the access roadway (Cormorant Way). The predominant vegetative cover is dune grasses and associated vegetation, and the Pacific Ocean is located to the west of the subject property.

The project proposal consists of a remodel of the existing residence that includes the removal of a pitched roof element, reorganization of the interior space (including the enclosure of an existing patio of approximately 440 square feet), relocation of the existing entry walkway, and installation of updated doors, windows, and exterior siding materials.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 8,320 square feet, located in the SU (Special Use) zone district, a designation which allows residential uses when paired with a residential General Plan land use designation. The proposed residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

Local Coastal Program Consistency

The proposed residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, with additional review and oversight by the Pajaro Dunes Homeowners Association, and the design submitted is consistent with the existing range of styles in the development. The subject property is not identified as a priority acquisition site in the County's Local Coastal Program. The project site is located between the shoreline and the first public road, with private beach access available on a boardwalk located one property to the north of the subject property, and public beach access available at Sunset State Beach (Palm Beach Day Use) to the north at West Beach Road. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review & Scenic Resources

The subject property is located within a mapped scenic beach viewshed. The proposed remodel of the existing residence complies with the requirements of the County Design Review Ordinance and General Plan/Local Coastal Program policies to protect designated scenic resources. The proposed project will retain the style, character, and general form of the existing residence (while reducing overall structure height) to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141185**, 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 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: 141185

Assessor Parcel Number: 052-321-02

Project Location: 91 Cormorant way, Watsonville

Project Description: Remodel an existing single family dwelling including enclosure of an existing courtyard

Person or Agency Proposing Project: Dennis Anderson

Contact Phone Number: (831) 457-8348

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

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

F. Reasons why the project is exempt:

Remodel an existing single family dwelling in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts 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 SU (Special Use), a designation which allows residential uses when implementing a residential General Plan/Local Coastal Program land use designation. The proposed residence is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

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

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

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 and Section 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the colors will be natural in appearance and complementary to the site; and the building will not increase in visual bulk, mass, or height.

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 the subject property is not identified as a priority acquisition site in the County's Local Coastal Program. The project site is located between the shoreline and the first public road, with private beach access available on a boardwalk located one property to the north of the subject property, and public beach access available at Sunset State Beach (Palm Beach Day Use) to the north at West Beach Road. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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. Additionally, residential uses are allowed uses in the SU (Special Use) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles are reviewed by the Pajaro Dunes Homeowners Association, and the design submitted is consistent with the existing range of styles in the neighborhood.

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.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The modifications to the existing residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all required setbacks that ensure access to these amenities.

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 modifications to the existing residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district and residential General Plan land use designation, as the primary use of the property will be one residence that meets all current site standards for the zone district.

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.

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

The modifications to the existing residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the residence will not adversely shade adjacent properties, and will meet all required setbacks.

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 project consists of modifications to an existing residence. The expected level of traffic generated by the proposed project is anticipated to remain at only one peak trip per day (1 peak trip per dwelling unit). The project will not overload utilities or adversely impact existing roads or intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the existing residence is located in a mixed neighborhood containing a variety of architectural styles, as determined by the Pajaro Dunes Homeowners Association, and the proposed residence 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 modifications to the existing residence will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit D: Project plans, prepared by Anderson-McKelvey Architects, dated 9/8/14.

- I. This permit authorizes modifications to an existing residence as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to 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. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- 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. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.

- 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. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. 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 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

Randall Adams
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.



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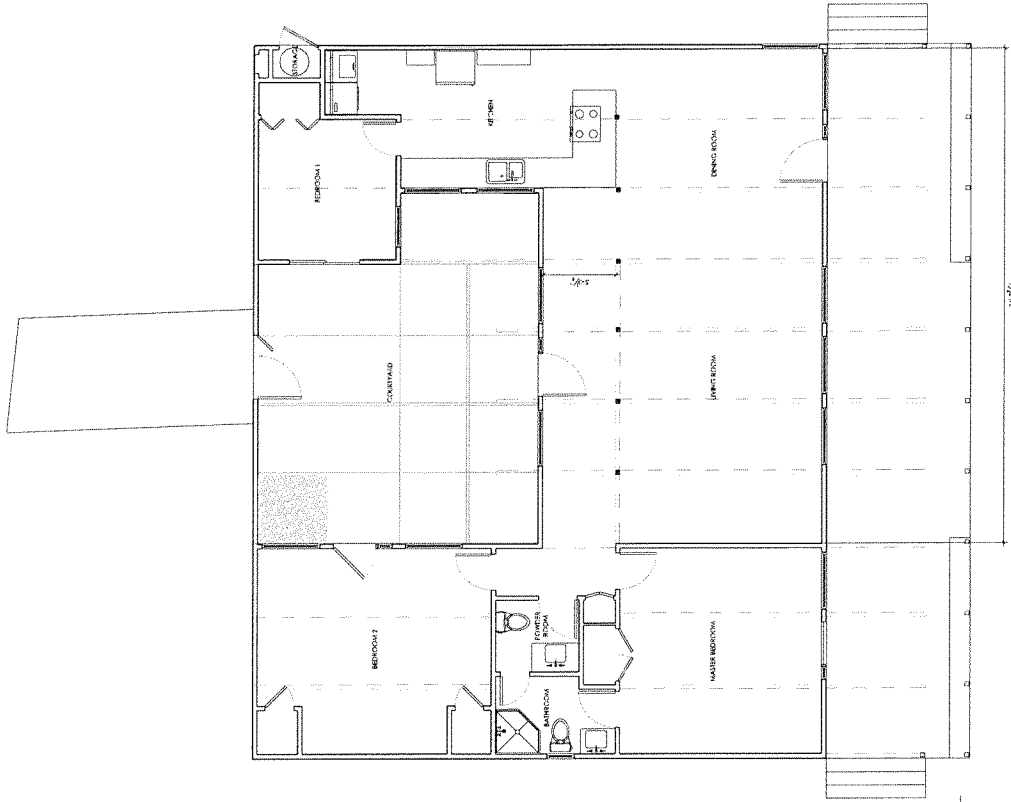
HOUSE 91
RESIDENTIAL RENOVATION
31 CROMWELL WAY
PALO ALTO, CA 94306
APN: 059-321-02



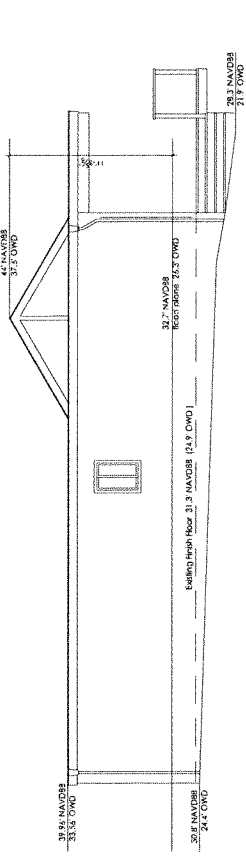
EXISTING
FLOOR PLAN
&
EXTERIOR
ELEVATIONS

DRAWN: RCE
CHECKED: JCE
DATE: 8 September 2014

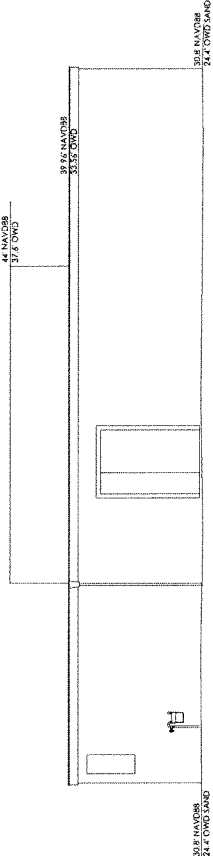
A2



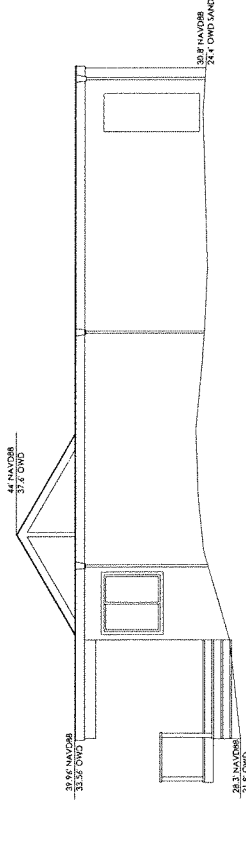
1 EXISTING FLOOR PLAN
Scale: 1/4" = 1'-0"



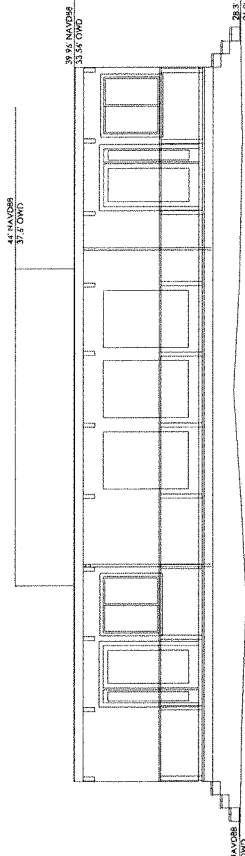
2 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



5 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"

□ EXTERIOR DOOR SCHEDULE

LOCATION	#	SIZE	TYPE	MANUFACTURE/UNIT	HARDWARE/NOTES
SANBY ROOM 8	BA	1.5' x 6.0'	HUNGRO SINGLE	REINVENT	HUNGRO
LD	1.4' x 1.4'	UNDER		REINVENT	HUNGRO
HYPER ROOM 9	WD	6.0' x 6.5'	SURF	REINVENT	HUNGRO
HYPER ROOM 10	VO	7.8' x 6.5'	HUNGRO SINGLE	REINVENT	HUNGRO

○ INTERIOR DOOR SCHEDULE

LOCATION	#	SIZE	TYPE	MANUFACTURER	HARDWARE NOTES
RESEARCH	1	25 x 12	PERFORMER	?	
RESEARCH 1	2	25 x 12	PERFORMER	?	
RESEARCH 2	3	25 x 12	PERFORMER	?	LOCK
RESEARCH 3	4	25 x 12	PERFORMER	?	LOCK
RESEARCH 4	5	25 x 12	PERFORMER	?	LOCK
RESEARCH 5	6	25 x 12	PERFORMER	?	LOCK
RESEARCH 6	7	25 x 12	PERFORMER	?	LOCK
RESEARCH 7	8	25 x 12	PERFORMER	?	LOCK
RESEARCH 8	9	25 x 12	PERFORMER	?	LOCK
RESEARCH 9	10	25 x 12	PERFORMER	?	LOCK
RESEARCH 10	11	25 x 12	PERFORMER	?	LOCK
RESEARCH 11	12	25 x 12	PERFORMER	?	LOCK
RESEARCH 12	13	25 x 12	PERFORMER	?	LOCK
RESEARCH 13	14	25 x 12	PERFORMER	?	LOCK
RESEARCH 14	15	25 x 12	PERFORMER	?	LOCK
RESEARCH 15	16	25 x 12	PERFORMER	?	LOCK
RESEARCH 16	17	25 x 12	PERFORMER	?	LOCK
RESEARCH 17	18	25 x 12	PERFORMER	?	LOCK
RESEARCH 18	19	25 x 12	PERFORMER	?	LOCK
RESEARCH 19	20	25 x 12	PERFORMER	?	LOCK
RESEARCH 20	21	25 x 12	PERFORMER	?	LOCK
RESEARCH 21	22	25 x 12	PERFORMER	?	LOCK
RESEARCH 22	23	25 x 12	PERFORMER	?	LOCK
RESEARCH 23	24	25 x 12	PERFORMER	?	LOCK
RESEARCH 24	25	25 x 12	PERFORMER	?	LOCK
RESEARCH 25	26	25 x 12	PERFORMER	?	LOCK
RESEARCH 26	27	25 x 12	PERFORMER	?	LOCK
RESEARCH 27	28	25 x 12	PERFORMER	?	LOCK
RESEARCH 28	29	25 x 12	PERFORMER	?	LOCK
RESEARCH 29	30	25 x 12	PERFORMER	?	LOCK
RESEARCH 30	31	25 x 12	PERFORMER	?	LOCK
RESEARCH 31	32	25 x 12	PERFORMER	?	LOCK
RESEARCH 32	33	25 x 12	PERFORMER	?	LOCK
RESEARCH 33	34	25 x 12	PERFORMER	?	LOCK
RESEARCH 34	35	25 x 12	PERFORMER	?	LOCK
RESEARCH 35	36	25 x 12	PERFORMER	?	LOCK
RESEARCH 36	37	25 x 12	PERFORMER	?	LOCK
RESEARCH 37	38	25 x 12	PERFORMER	?	LOCK
RESEARCH 38	39	25 x 12	PERFORMER	?	LOCK
RESEARCH 39	40	25 x 12	PERFORMER	?	LOCK
RESEARCH 40	41	25 x 12	PERFORMER	?	LOCK
RESEARCH 41	42	25 x 12	PERFORMER	?	LOCK
RESEARCH 42	43	25 x 12	PERFORMER	?	LOCK
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RESEARCH 44	45	25 x 12	PERFORMER	?	LOCK
RESEARCH 45	46	25 x 12	PERFORMER	?	LOCK
RESEARCH 46	47	25 x 12	PERFORMER	?	LOCK
RESEARCH 47	48	25 x 12	PERFORMER	?	LOCK
RESEARCH 48	49	25 x 12	PERFORMER	?	LOCK
RESEARCH 49	50	25 x 12	PERFORMER	?	LOCK
RESEARCH 50	51	25 x 12	PERFORMER	?	LOCK
RESEARCH 51	52	25 x 12	PERFORMER	?	LOCK
RESEARCH 52	53	25 x 12	PERFORMER	?	LOCK
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RESEARCH 76	77	25 x 12	PERFORMER	?	LOCK
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RESEARCH 79	80	25 x 12	PERFORMER	?	LOCK
RESEARCH 80	81	25 x 12	PERFORMER	?	LOCK
RESEARCH 81	82	25 x 12	PERFORMER	?	LOCK
RESEARCH 82	83	25 x 12	PERFORMER	?	LOCK
RESEARCH 83	84	25 x 12	PERFORMER	?	LOCK
RESEARCH 84	85	25 x 12	PERFORMER	?	LOCK
RESEARCH 85	86	25 x 12	PERFORMER	?	LOCK
RESEARCH 86	87	25 x 12	PERFORMER	?	LOCK
RESEARCH 87	88	25 x 12	PERFORMER	?	LOCK
RESEARCH 88	89	25 x 12	PERFORMER	?	LOCK
RESEARCH 89	90	25 x 12	PERFORMER	?	LOCK
RESEARCH 90	91	25 x 12	PERFORMER	?	LOCK
RESEARCH 91	92	25 x 12	PERFORMER	?	LOCK
RESEARCH 92	93	25 x 12	PERFORMER	?	LOCK
RESEARCH 93	94	25 x 12	PERFORMER	?	LOCK
RESEARCH 94	95	25 x 12	PERFORMER	?	LOCK
RESEARCH 95	96	25 x 12	PERFORMER	?	LOCK
RESEARCH 96	97	25 x 12	PERFORMER	?	LOCK
RESEARCH 97	98	25 x 12	PERFORMER	?	LOCK
RESEARCH 98	99	25 x 12	PERFORMER	?	LOCK
RESEARCH 99	100	25 x 12	PERFORMER	?	LOCK

◇ WINDOW SCHEDULE

LOCATION	#	SIZE	TYPE	MANUFACTURE/UNIT	HARDWARE/NOTES
ROOM 1	1	2' x 2'	FRIO		
ROOM 2	2	2' x 2'	CABINET		
ROOM 3	3	2' x 2'	CABINET		
ROOM 4	4	2' x 2'	CABINET		
ROOM 5	5	2' x 2'	CABINET		
ROOM 6	6	2' x 2'	REFRIGERATOR		
ROOM 7	7	2' x 2'	REFRIGERATOR		
ROOM 8	8	2' x 2'	WATER HEATER		
ROOM 9	9	2' x 2'	WATER HEATER		
ROOM 10	10	2' x 2'	CABINET		

◇ WINDOW SCHEDULE

[illegible]

WALL LEGEND

(N) FULL-HEIGHT 2x #16" O.C. WALL
(E) 2x4 WALL
WALL TO BE REMOVED
CHANGE IN CEILING HEIGHT

SYMBOL LEGEND

	KEYNOTE
	EXTERIOR DOOR SYMBOL
	INTERIOR DOOR SYMBOL
	WINDOW SYMBOL

KEYNOTES

GENERAL	
1	1/2" gyp. board on 2x4 studs @ 16" o.c. hyp.
2	1/2" gyp. board on 2x4 studs steel framed.
3	2x8 studs to allow for plumbing & pocket door
4	New boardwalk
5	Line of soffit above
6	24" x 54" drop down ladder 127" x 30" min. air cessed

☐ 3. Closest plate & shelf w/ brace

Excess window w/ min. net clear opening of 5.7 ft. min. net clear opening width of 24" min. net clear width opening width of 20" & ill not more than 4" above fin. flc.

Bulkhead cabinet

Mechanical Equipment

Energy Star washing machine, stacked

Energy Star clothes dryer, stacked

(E) Water storage tank, seismically strapped

High-efficiency boiler

Smooth, metal dryer exhaust to exterior w/

MECHANICAL EQUIPMENT

- MECHANICAL EQUIPMENT
 - Energy Star washing machine, stacked
 - Energy Star clothes dryer, stacked
 - (E) Water storage tank, seismically strapped
 - High-efficiency boiler
 - Smooth, metal dryer exhaust to exterior w/ backdraft damper

KITCHEN

KITCHEN	
1	Floor mounted base cabinet w/ countertop selected by owner
2	Range hood exhaust fan vented to the outside
3	Faucet to be 1.8gpm at 60psi
4	Wall-mounted upper cabinets
5	Energy Star Refrigerator
6	Energy Star Dishwasher
7	36" tall kitchen island; floor mounted base cabinet w/ countertop

BATHROOM

BATHROOM	<p>Showers w/ ceramic tile & floor & walls 1/2" min. above drain (inlet) over fiber cement, fiberglass reinforced cement, glass mat gypsum board or fiber reinforced gypsum board. Showers to be 2-gpm @ 80 psi.</p> <p>Toilets w/over w/ tempered glass door & ceramic tile walls to ceiling. Showers to be 2-gpm @ 80 psi.</p> <p>Precast sink selected by owner. Faucet shall have a maximum flow rate of 1.5 gpm @ 60 psi.</p> <p>Laundry sink w/ base cabinet, countertop & backsplash selected by owner. Faucet shall have a maximum flow rate of 1.5 gpm @ 60 psi.</p> <p>Urins (flushes)</p> <p>Double-flush toilet, 1.28 gal max.</p> <p>1/2" Tempered Glass Door.</p>
-----------------	---

FLOORING

FLOORING:

- ☐ Carpet & Pad (selected by owner) on concrete slab
- ☐ Engineered wood finish flooring (selected by owner) on concrete slab
- ☐ Colored concrete, 1/2" per foot away from house
- ☐ Ceramic tile flooring (selected by owner) on concrete slab

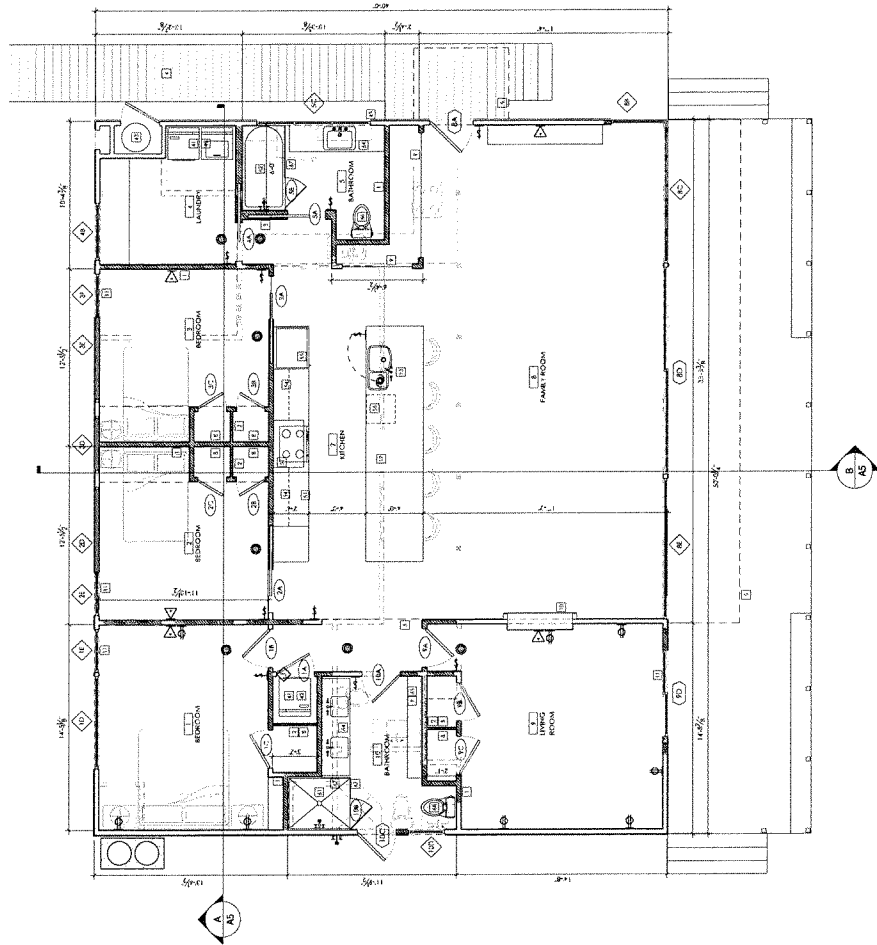
CEILING

CEILING

☒ Flat 5/8" gyp. bd., ceiling @ 8'-6" ±

☒ Flat 5/8" gyp. bd., ceiling @ 9'-0" ±

☒ T & G ceiling at porches



1 PROPOSED FLOOR PLAN
Scale: 1/4" = 1'-0"



ANDERSON
& CO.
ARCHITECTS
1000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON, CT 06030
TEL: 860.633.1234
FAX: 860.633.1235

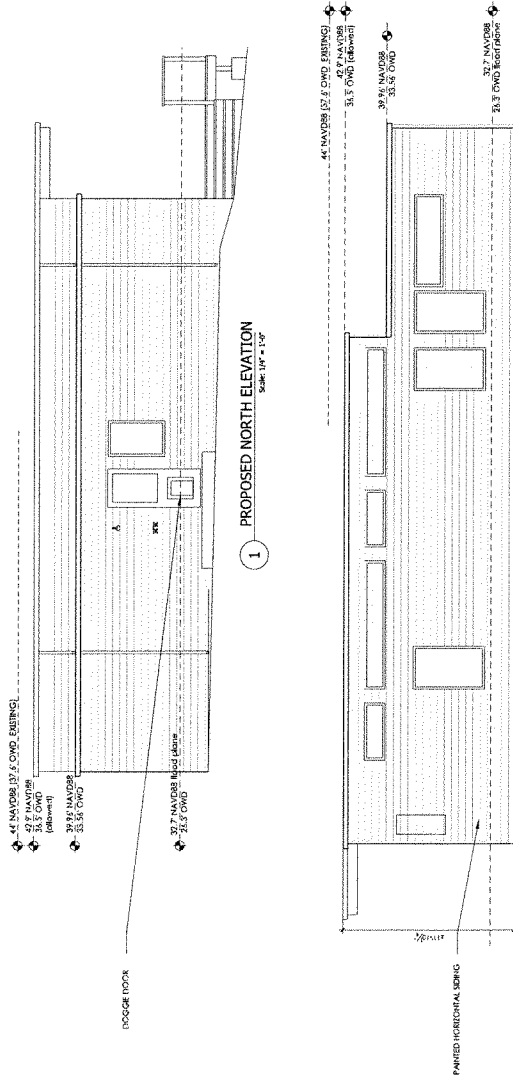


HOUSE 91
RESIDENTIAL RENOVEL/ADDITION
91 CROMWELL WAY
PALMDALE, CA 93550
APN: 002-321-02

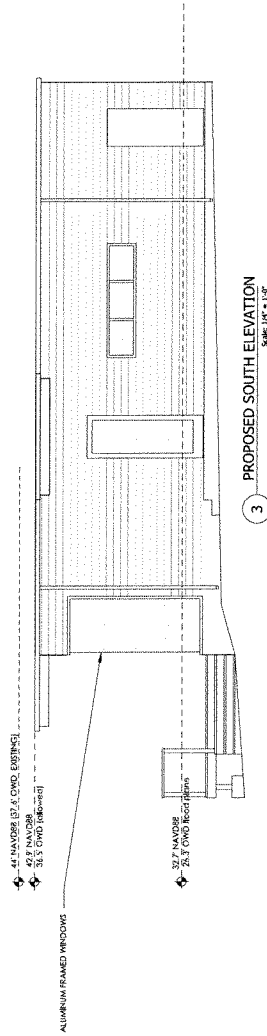
PROPOSED
EXTERIOR
ELEVATIONS

DRAWN: RCE
SCALE: 1/4" = 1'-0"
DATE: 8 September 2014

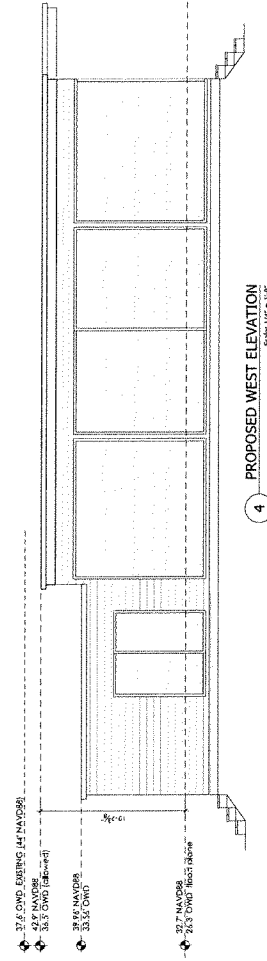
A4



2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



ANDERSON
McFELLEVY
ARCHITECTS
3400 CALIFORNIA
AVENUE, SUITE 200
SAN JOSE, CA 95134
TEL: 408.261.1100
FAX: 408.261.1101

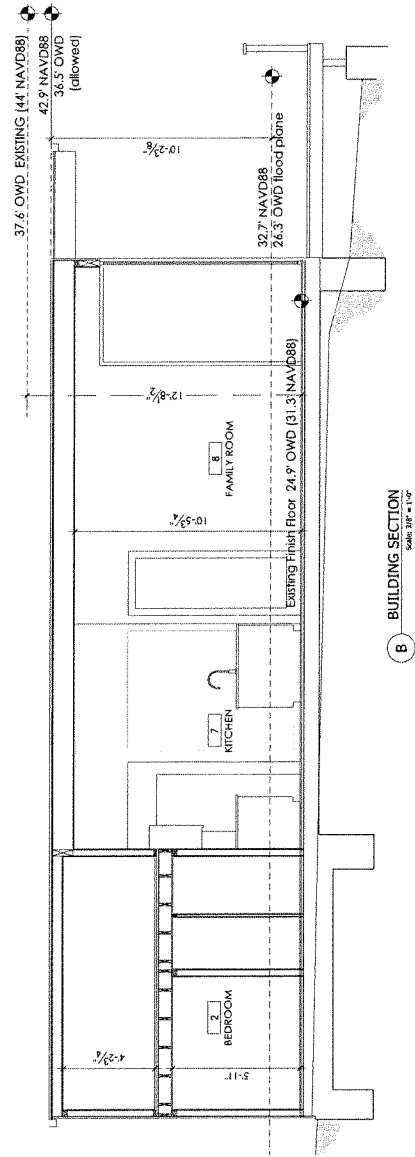
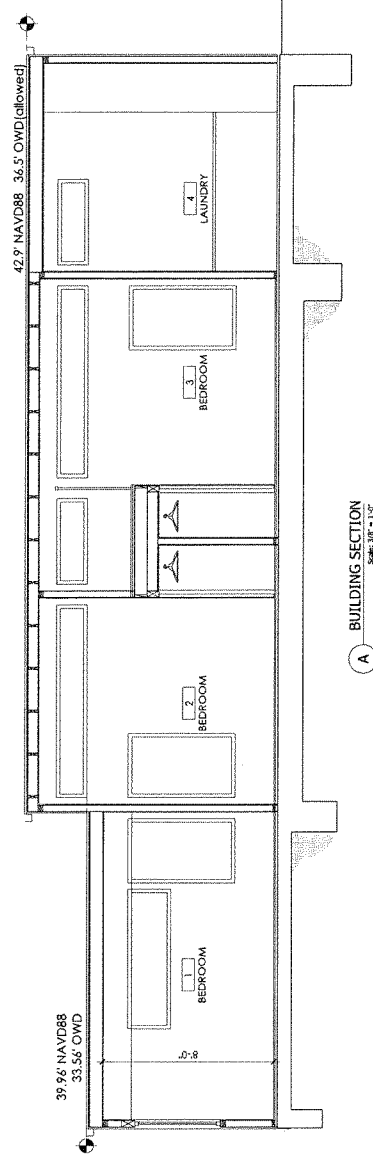


HOUSE 91
RESIDENTIAL REMODEL/ADDITION
91 COMBARK WAY
PALMDALE, CA 93550
APN: 052-221-02

BUILDING
SECTIONS

DRAWN: RCR
SCALE: 1/8" = 1'-0"
DATE: 8 September 2014

A5

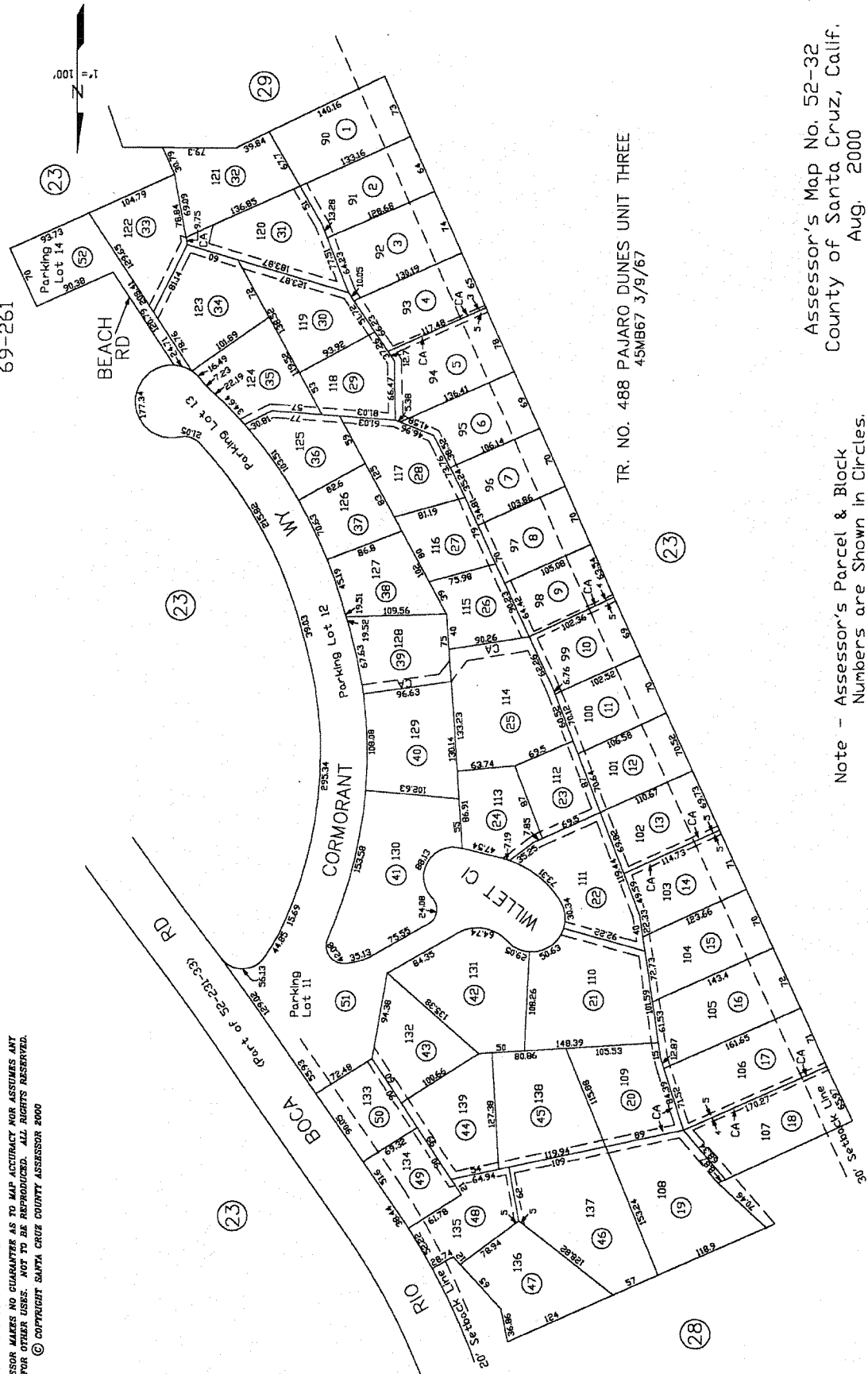


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POR. SEC. 25, T.12S., R.1E., M.D.B. & M.

Tax Area Code
 69-261

52-32



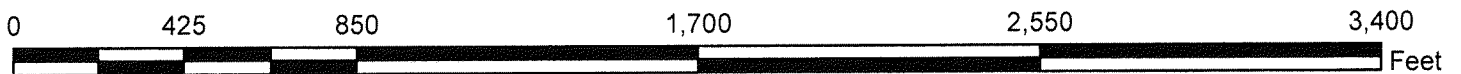
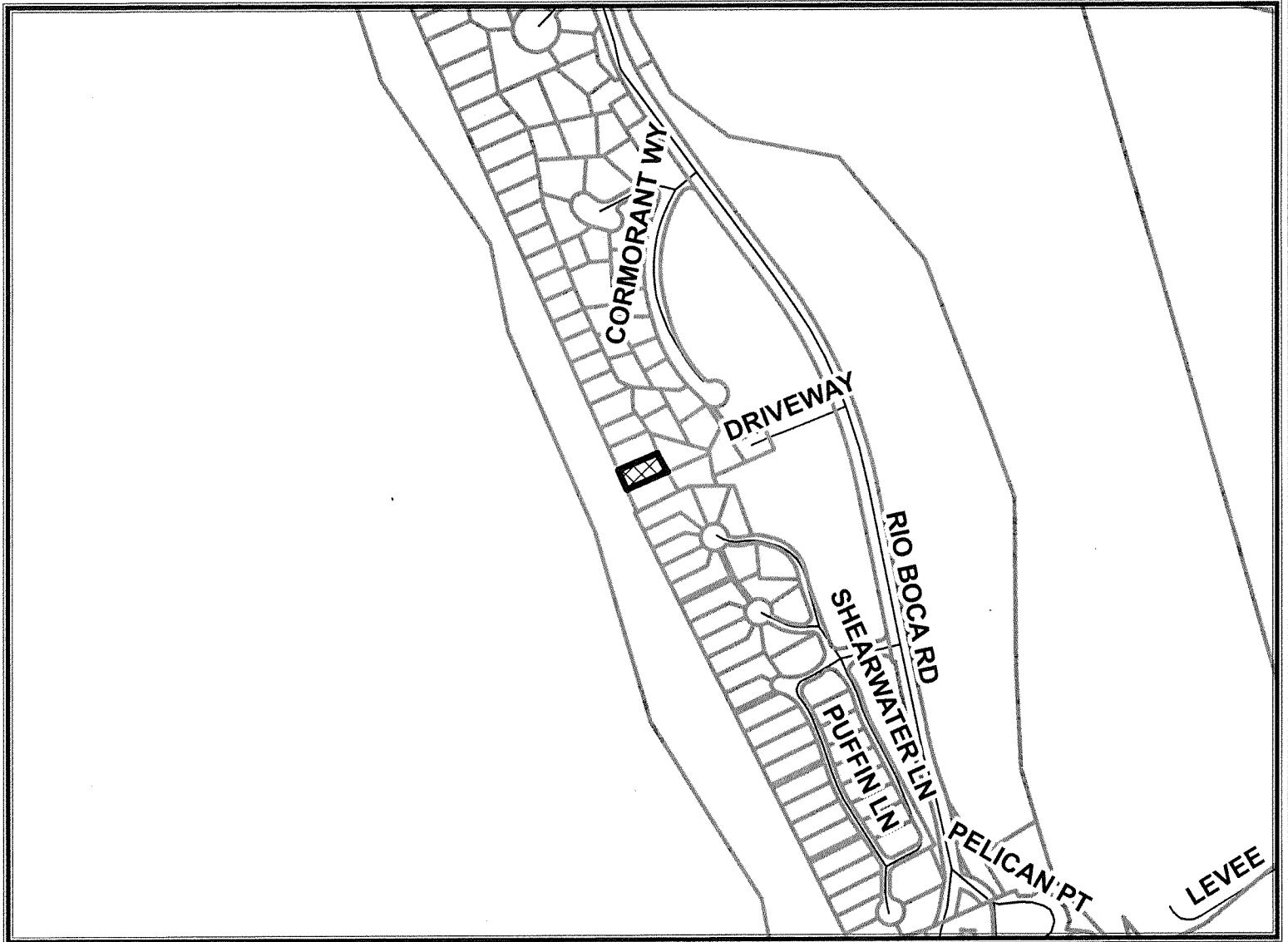
TR. NO. 488 PAJARO DUNES UNIT THREE
 45MB67 3/9/67

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





Assessor's Map No. 52-32
 County of Santa Cruz, Calif.
 Aug. 2000

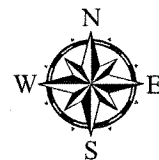


Location Map



LEGEND

-  APN: 052-321-02
-  Assessors Parcels
-  Street
-  County Boundary

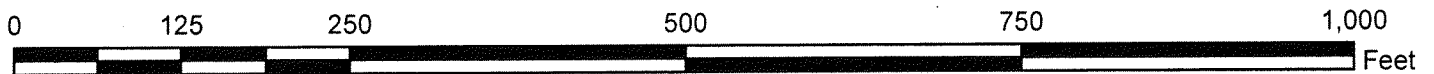
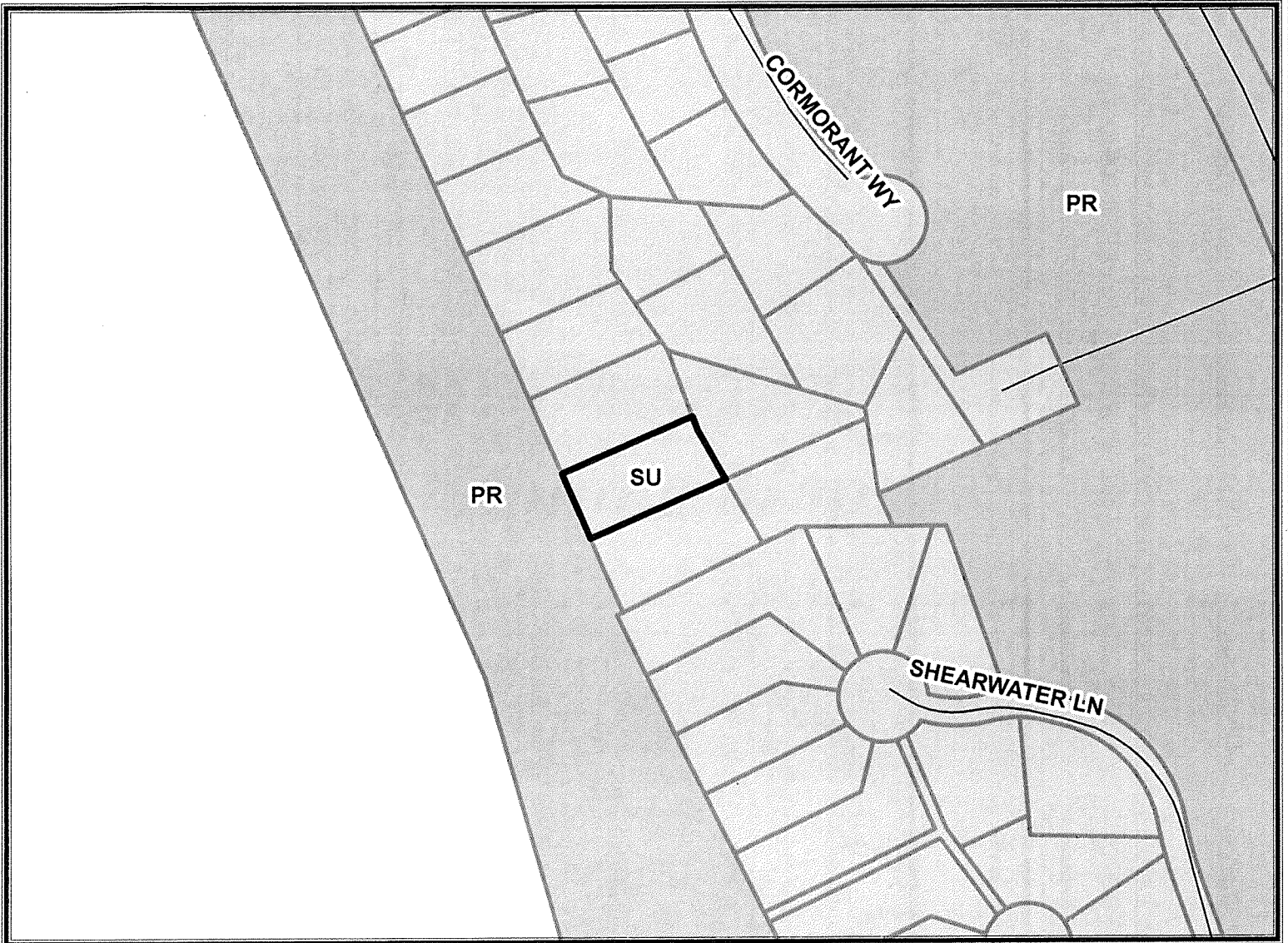


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Planning Department
October 2014







EXHIBIT E

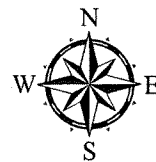


Zoning Map



LEGEND

-  APN: 052-321-02
-  Assessors Parcels
-  Street
-  County Boundary
-  SPECIAL USE
-  PARK

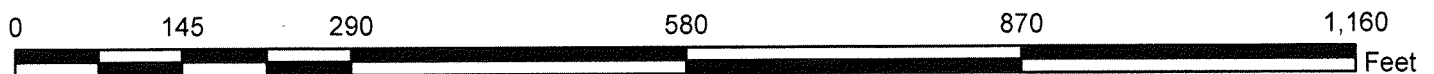
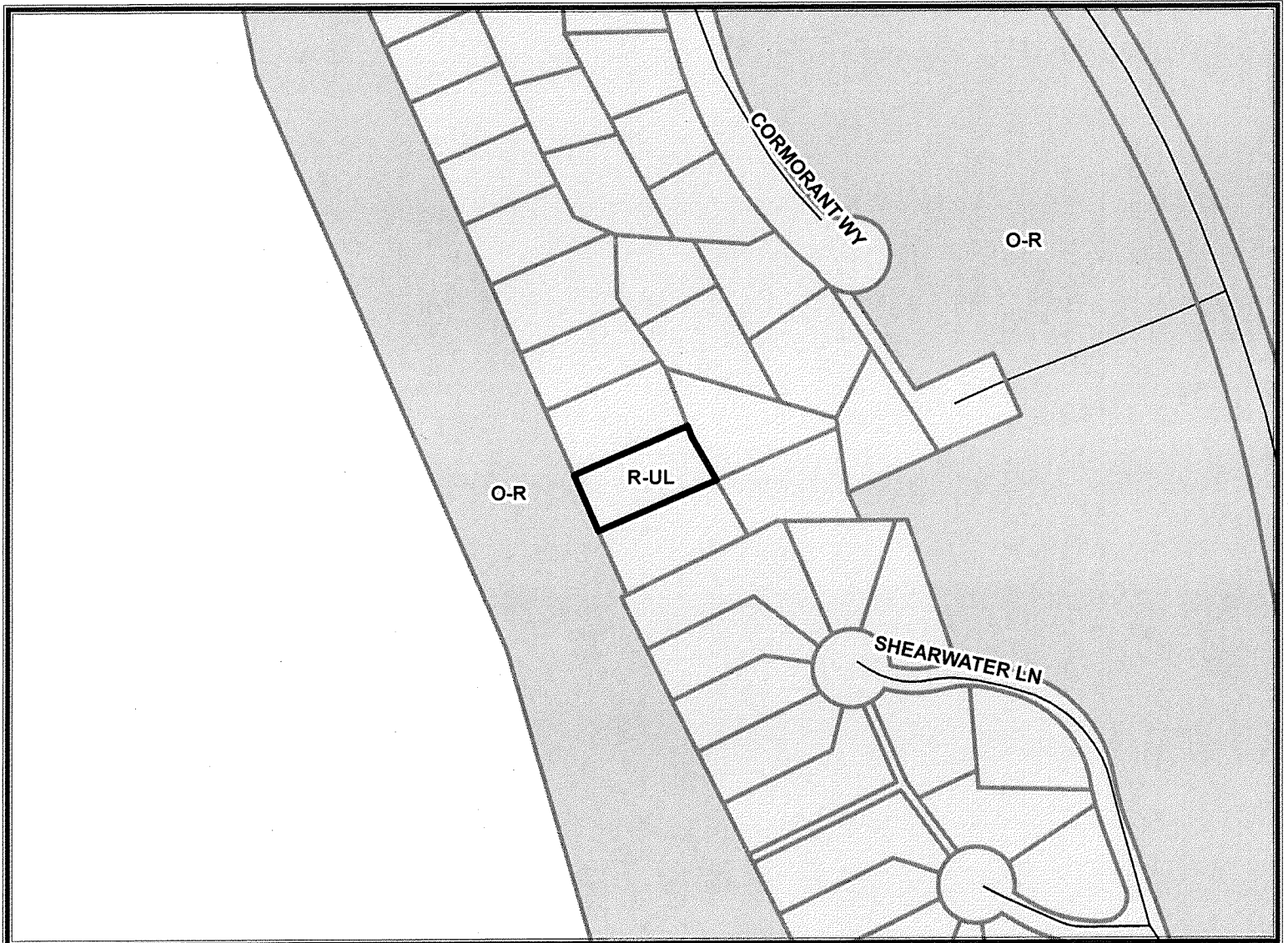


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EXHIBIT E

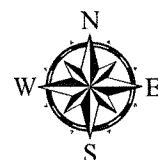


General Plan Designation Map



LEGEND

-  APN: 052-321-02
-  Assessors Parcels
-  Street
-  County Boundary
-  Residential - Urban Low Density
-  Parks and Recreation



Map Created by
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Planning Department
October 2014