



AGENDA CITY OF WATSONVILLE PLANNING COMMISSION MEETING

Working with our community to create positive impact through service with heart.

Values: Teamwork, Integrity, Honesty, Service and Respect

**Chair, Ed Acosta, District 7
Vice-Chair, Peter Radin, District 5**

**Daniel Dodge, District 1
Brando Sencion, District 2
Jenni Veitch-Olson, District 3
Martha V. Vega, District 4
Lucy Rojas, District 6**

**Suzi Merriam, Secretary to Planning Commission
Denise Bazzano, Assistant City Attorney
Celia Castro, Recording Secretary**

**Location:
City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076**

Anyone addressing the Planning Commission is asked to fill out a yellow card and leave it at the podium for recording purposes

IF YOU CHALLENGE ANY ACTION APPEARING ON THIS AGENDA IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC MEETING DESCRIBED ON THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CLERK PRIOR TO, OR AT, THE PUBLIC MEETING.

SPANISH INTERPRETATION AVAILABLE INSIDE THE COUNCIL CHAMBERS

Americans with Disabilities Act



The Council Chambers is an accessible facility. If you wish to attend a meeting and you will require assistance in order to attend and/or participate, please call the Community Development at least three (3) business days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

**For more information regarding this agenda, please call the
Community Development Department at (831) 768-3050**



**AGENDA
CITY OF WATSONVILLE
PLANNING COMMISSION MEETING**

Opportunity Through Diversity; Unity Through Cooperation.

Working with our community to create positive impact through service with heart.

Location:

**City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076**

Tuesday, July 2, 2024, 6:00 p.m.

Pages

FACE COVERINGS HIGHLY RECOMMENDED

1. ROLL CALL

- 1.a Motion to excuse absent Planning Commissioners (If any)**
Pursuant to Charter Section 900, Paragraph 2.

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS & ORAL COMMUNICATIONS

This time is set aside for members of the general public to address the Planning Commission on any item not on the Agenda, which is within the subject matter jurisdiction of the Planning Commission. No action or discussion shall be taken on any item presented except that any Commissioner may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Planning Commission will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Commissioner may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED ANNOUNCE THEIR NAME IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES

- 3.a ORAL COMMUNICATIONS FROM THE PUBLIC (3 MINUTES)**

- 3.b ORAL COMMUNICATIONS FROM THE COMMISSION (3 MINUTES)**

4. PUBLIC HEARINGS

- 4.a RECOMMENDATION TO CITY COUNCIL TO ALLOW A MAJOR MODIFICATION TO SPECIAL USE PERMIT U-122-88 (PP2024-7115) TO ADD PODIATRY RELATED USES TO THE PAJARO HILL COMMERCIAL**

CENTER MASTER USES LIST LOCATED AT 1051 SOUTH GREEN VALLEY RD (APN: 018-281-32)

(Item cancelled. Item will be considered by City Council on July 9, 2024)

- 4.b SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2023-6388) TO ESTABLISH A DUPLEX USE BY CONSTRUCTING A 406-SQUARE-FOOT SECOND UNIT ON AN EXISTING SINGLE-FAMILY DWELLING LOCATED AT 225 ELM STREET (APN: 017-201-23) AND FINDING THE PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS A CLASS 1 CATEGORICAL EXEMPTION, PURSUANT TO SECTION 15301 OF THE STATE CEQA GUIDELINES**

3

- 1) Staff Report
- 2) Planning Commission Clarifying & Technical Questions
- 3) Applicant Presentation
- 4) Planning Commission Clarifying & Technical Questions
- 5) Public Hearing
- 6) Appropriate Motion(s)
- 7) Deliberation
- 8) Chair Calls for a Vote on Motion(s)

5. REPORT OF THE SECRETARY

6. ADJOURNMENT

The next Planning Commission meeting will be held on August 6, 2024.

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day and on the City of Watsonville website at <https://www.cityofwatsonville.org/195/Planning-Commission>

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department (250 Main Street) during normal business hours.

Such documents are also available on the City of Watsonville website at: <https://www.cityofwatsonville.org/195/Planning-Commission> subject to staff's ability to post the document before the meeting.

Agenda Report



Watsonville
CALIFORNIA

MEETING DATE: Tuesday, July 2, 2024

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DIRECTOR MERRIAM
ASSOCIATE PLANNER IVAN CARMONA

SUBJECT: SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2023-6388) TO ESTABLISH A DUPLEX USE BY CONSTRUCTING A 406-SQUARE-FOOT SECOND UNIT ON AN EXISTING SINGLE-FAMILY DWELLING LOCATED AT 225 ELM STREET (APN: 017-201-23)

STATEMENT OF ISSUES:

The project involves the establishment of duplex use by constructing an attached, one-story, one-bedroom, 406-square-foot second unit for a property located within the RM-3 (Multiple Residential – High Density) Zoning District. The project entitlements consist of a Special Use Permit with Design Review and Environmental Review.

RECOMMENDED ACTION:

Staff recommends the Planning Commission adopt a resolution:

- 1) Approving Special Use Permit with Design Review and Environmental Review #PP2023-6388 to establish a duplex use by allowing construction of an attached, one-story, one-bedroom, 406-square-foot second unit and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage located at 225 Elm Street (APN: 017-201-23) based on the attached findings and conditions of approval; and
- 2) Finding the project is exempt from review under the California Environmental Quality Act (CEQA) as a Class 1 Categorical Exemption, pursuant to Section 15301 of the State CEQA Guidelines.

BASIC PROJECT DATA

Application: PP2023-6388
Location: 225 Elm Street
Parcel Size: 0.1560± acres (6,795± SF)
General Plan: Residential High Density

Zoning: RM-3 (Multiple Residential-High Density)
Surrounding: Residential High Density in the RM-3 Zoning District to the south and east, and Public/Quasi Public in the N Zoning District to the north and west.
Existing Use: Single Family Residential
Surrounding: A mix of single and multi-family residential to the north and south, an elementary school to the east, and a high school to the north.
Proposed: Multiple Family Residential
Flood Zone: AH
CEQA Review: The project is eligible for a Class 1 Categorical Exemption, in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines.
Applicant: Soufyane Zatlá with Inspired ADUs, 1940 Union Street, Suite 22, Oakland, CA 94607
Property Owner: Juan Ortega, 225 Elm Street, Watsonville, CA 95076

BACKGROUND

According to the Santa Cruz County Assessor's Office, in 1930, the subject parcel was developed with a 1,232-square-foot single family dwelling with two detached garages totaling 748 square feet.

Proposal

On November 14, 2023, Soufyane Zatlá with Inspired ADUs, on behalf of property owner, Juan Ortega, submitted an application for a Special Use Permit with Design Review and Environmental Review (PP2023-6388) requesting construction of an attached, one-story, one-bedroom, 406-square-foot second unit; a detached, 322-square-foot, one-car garage; and a detached, 446-square-foot, two-car garage located at 225 Elm Street (APN: 017-201-23).

PROCESS

Special Use Permit

Pursuant to [WMC Section 14-16.403\(b\)](#), establishment of a duplex within the RM-3 Zoning District is subject to a Special Use Permit approved by the Planning Commission if the lot area allows more than two units.

The Planning Commission is authorized to approve Special Use Permits in accordance with the procedures set forth in WMC Sections [14-12.509](#) through [14-12.512](#) if it can make the findings required by [14-12.513](#).

The purpose of the Special Use Permit is to ensure the proper integration of uses which, because of their special nature, may be suitable only in certain locations or zoning districts

or only provided that such uses are arranged or designed in a particular manner.¹ This special review shall be for the purpose of determining that the proposed use is, and will continue to be, compatible with surrounding, existing, or planned uses; and for the further purpose of establishing such special conditions as may be necessary to ensure the harmonious integration and compatibility of uses in the neighborhood and with the surrounding area.²

Design Review

Pursuant to [WMC Section 14-12.400](#), construction of residential multi-family projects is subject to a Design Review Permit. No Building Permit shall be issued for a development subject to Design Review until a Design Review Permit has been approved. The Zoning Administrator is the final decision-maker for Design Review permits, but because the proposed project requires a Special Use Permit in addition to Design Review, it has been forwarded to the Planning Commission for review and approval per [WMC §14-12.402\(b\)](#).

Environmental Review

The California Environmental Quality Act (CEQA) requires local and state governments to consider the potential environmental effects of a project before making a decision on it. CEQA's purpose is to disclose any potential impacts of a project and suggest methods to minimize identified impacts so that decision-makers will have full information upon which to base their decision. Certain classes of projects, however, have been identified that do not have a significant effect on the environment, and are considered categorically exempt from the requirement for the preparation of environmental documents. [State CEQA Guidelines § 15300](#).

STANDARD OF REVIEW & APPEAL PROCESS

The decision whether to approve this Special Use Permit with Design Review and Environmental Review is adjudicative and requires environmental review. For more information on standard of review and process, see the [Standard of Review and Process Overview](#) on the City website.

DISCUSSION

Existing Site

The subject site is located within the RM-3 Zoning District with a General Plan Land Use designation of Residential High Density (RHD). According to the County of Santa Cruz Assessors Office, the existing 1,232-square-foot single-family residence was developed in 1930 on a 6,795-square-foot parcel. The single-family residence is situated at the front of the property, fronting Elm Street. The rear of the property contains the backyard with two detached garages totaling 748 square feet. Access at the front of the site is achieved via a 15-foot-wide driveway approach off Elm Street and at the rear of the site via an existing 20-foot-wide alleyway.

¹ [WMC § 14-12.500](#)

² [WMC § 14-12.501](#)

The surrounding uses consist of single and multi-family residential, Linscott Elementary, and Watsonville High School. Figure 1 provides an aerial of the subject site and surrounding uses.



FIGURE 1. Subject site and surrounding uses.
Source: Google Aerial 2024

Proposed Project

The project includes the construction of a one-story 406-square-foot second unit attached to the primary dwelling. This unit will feature one bedroom, one bathroom, a kitchen, and a living room (Attachment 1). The proposed project also includes demolition of the two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage.

Special Use Permit

When considering applications for a Special Use Permit, the Planning Commission shall evaluate the impact of the project on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the project at a particular location. This includes being able to make the finding that the proposed project is consistent with policies of the General Plan.

Design Review Permit

When considering applications for a Design Review Permit, the Zoning Administrator shall evaluate the design of the residential project to ensure the project is consistent with the City of Watsonville's Multi-Family Residential Development Standards. Due to the fact that this residential development requires a Special Use Permit in addition to Design Review, it has been forwarded to the Planning Commission for review and approval.

General Plan

The parcel is designated Residential High Density on the 2005 General Plan Land Use Diagram. The purpose of the Residential High-Density designation is to provide living environments through multi-story apartment and condominium type housing at densities equal to 14, up to and including 36.99 dwelling units per net acre (du/acre). This allows for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of the families and single persons living in the district.

The project proposes construction of a one-story 406-square-foot addition to the primary dwelling to create a new second unit with one bedroom, one bathroom, kitchen, and living room.

The proposed project is also consistent with the following General Plan goals, policies, and implementation measures:

- **Goal 4.7 Land Use Suitability.** Ensure the orderly development of land for the needs of the existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including; the accessibility of existing and proposed public facilities, services, utilities; physical and financial constraints; and/or growth inducing impacts.
- **Policy 4.G Land Use Suitability.** The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.
- **Implementation Measure 4.A.2 Land Use Compatibility.** The City shall monitor housing production to ensure compatibility with surrounding land uses.

The subject site, located in the RM-3 Zoning District, features a one-story, 1,232-square-foot, three-bedroom single-family residence on a 6,795-square-foot parcel. Approval of the second unit would create a duplex use. Therefore, the city is encouraging residential development on lands best suited for residential development.

Zoning

The purpose of the RM-3 Zoning District is to provide for the development of areas for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of families and single persons living in the district. [WMC Section 14-16.400](#).

The proposed duplex is conditionally permitted use within the RM-3 Zoning District, requiring approval of a Special Use Permit by the Planning Commission.

Conformity with Multi-Family Residential Design Guidelines (Rentals)

The project is also consistent with all development regulations relating to the Multi-Family Residential Design Guidelines and the RM-3 Zoning District regulations.

Density. Table 1 below identifies the RM-3 Density requirements and how the project meets the density standards for the RM-3 Zoning District.

Table 1.
Density

Lot Size (square feet)	Existing (E) and Proposed (P)	Minimum Net Land Area
6,795	(E) 3-bedroom unit	2,875
	(P) 1-bedroom unit	2,125
	Total	5,000
	6,795 – 5,000 = 1,795 net land remaining	Complies

Setbacks. Table 2 identifies the multi-family residential setback standards and how the project is consistent with those standards.

Table 2.
Multi-Family Residential Setback standards

	FT	Project	Conformance
Front	15	15	Yes
Side(s)	5	5	Yes
Rear from alley	5	5	Yes

Building Height. Table 3 identifies the RM-3 building height standards.

Table 3.
Building Height

	FT	Project	Conformance
RM-3 District Max Height	28	15	Yes

Design. The existing primary single-family dwelling has a wood timber construction with artisan cement board for siding. The proposed second unit would provide the same finish materials, matching the existing single-family dwelling.

Pedestrian Circulation. The Multi-Family Residential Design Standards require a pedestrian circulation system accessed from the public right-of-way and internally throughout the

residential development. As shown on the site plan (Attachment 1, sheet A1.1), the project is providing the pedestrian circulation system accessed from the public right-of-way and throughout the residential development meeting the Multi-Family Residential Design Standards.

Landscaping. Table 4 identifies the multi-family residential design standards for landscaping.

Table 4.
Multi-Family Residential Landscaping Standards

	SF /percentage	Project/SF /percentage	Conformance
Landscaping 20 percent of lot size	20 percent = 1,359 SF	33 percent = 2,268 SF	Yes

Private Open Space. Table 5 identifies the multi-family residential design standards for private open space.

Table 5.
Multi-Family Residential Private Open Space Standards

	SF Standard	Project SF	Conformance
Unit 1	200 SF	220 SF	Yes
Unit 2	200 SF	132 SF	Yes
Common Open Space	104 SF	116 SF	Yes

Parking. Table 6 identifies the parking standards for the multi-family residential design standards.

Table 6.
Multi-Family Residential Parking Standards

	Parking Standard	Project	Conformance
Unit 1	2 spaces/1 covered	2 spaces/2 covered	Yes
Unit 2	2 spaces/1 covered	2 space/1 covered	Yes
Total	4 spaces/2 covered	4 spaces/3 covered	Yes

Yard Storage. Table 7 identifies the yard storage standards for the multi-family residential design guidelines.

Table 7.
Multi-Family Residential Yard Storage Standards

	Cubic Feet	Cubic Feet/Project	Conformance
Unit 1	200 CF	726 CF	Yes
Unit 2	200 CF	726 CF	Yes

Trash Bin Area. The Multi-Family Residential Design Guidelines requires a trash bin area for the proposed residential development. As shown in the site plan (Attachment 1, sheet A1.1) the project is providing a trash bin area meeting the Multi-Family Residential Design Standards. The project will provide 2 bins per unit (recycle and trash) with a shared yard and food waste bin for a total of 10 bins.

Drainage. In 2014, the City adopted Ordinance No. 1299-14 (CM), amending WMC Section 6-3.535 to require that Resolution No. 4-14 (CM) be implemented for all applicable new development and redevelopment construction projects. Resolution No. 4-14 (CM) provides post-construction stormwater management requirements (PCRs) for applicable projects. The primary objective of the PCRs is to ensure the reduction of pollutant discharges to the maximum extent possible and prevent stormwater runoff from causing or contributing to a violation of water quality standards. The PCRs categorize projects into four primary tiers based primarily on the net increase in impervious surfaces that would result from a project (i.e., the amount of new and replaced impervious surfaces). Each PCR tier is linked to increasingly stringent performance requirements for stormwater management and treatment. Each PCR tier is subject to the performance requirements of that tier, plus the performance requirements of the lower tiers, as applicable.

The proposed project would create 736± square feet of new impervious surface area. The project does not exceed the minimum requirement of 2,500 square feet of new impervious surface. Therefore, the project is conditioned to meet the City of Watsonville's Erosion Control Measures for best management practices.

Flood Plain Development. The subject property is located within FEMA Special Flood Hazard Area (SFHA) AH. The SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. As shown in the plans (Attachment 1, sheet 1), the topographic map identifies the base flood elevation at 33 Feet above sea level. Pursuant to [WMC Section 9-2.500\(c\)](#), all new residential construction shall have the lowest floor of the entire structure, including basement, one foot above the base flood elevation. Therefore, the project is conditioned to submit a Flood Elevation Certificate prior to submittal of a building permit application, during construction, and at building permit final. The building permit plans shall also be stamped by a certified registered civil engineer or surveyor before submittal of a building permit application.

Environmental Review

Categorical Exemption

A Categorical Exemption has been prepared for the construction of an attached 406-square-foot second unit. The subject site is 6,795± square feet in size located in an urbanized area where it can be adequately served by all required utilities and public services. This project is eligible for a Class 1 Categorical Exemption, pursuant to Section 15301 of the State CEQA Guidelines because the project involves an addition that will not result in an increase of more than 10,000 square feet. The project is consistent with the applicable general plan

designation and all application polices, as well as with applicable zoning designation and regulations. The proposed development is also located within city limits on a project site no more than five acres in size and substantially surrounded by urban uses and all public services and facilities are available to allow for maximum development permissible in the General Plan. The project site is not located in an area that is environmentally sensitive. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

ATTACHMENTS:

1. Plan Set (Dated March 28, 2024)
2. Site and vicinity map

DESCRIPTION OF WORK :

ADDITION OF (N) ONE BEDROOM SINGLE FAMILY HOUSE ATTACHED TO THE (E) FAMILY RESIDENCE AND ADDITION OF A DUPLEX ADU (ONE BEDROOM EACH) IN THE BACKYARD

ADDRESS: 225 ELM STREET, WATSONVILLE, CA 95076
 ZONING DESIGNATION: RM-3
 APN: 017-201-23
 LOT SIZE: 6,874 SQ FT
 (E) TOTAL BUILDING AREA: 1,228 SQ FT (MAIN HOUSE) + 729 SQ FT (GARAGES) = 1973 SQ FT
 (N) TOTAL BUILDING AREA: 1,228 SQ FT ((E) MAIN HOUSE) + 867 SQ FT ((N) GARAGES) + 406 SQ FT ((N) SECOND RESIDENCE) + 498 SQ FT ((N) ADU 1) + 464 SQ FT ((N) ADU 2) + 229 SQ FT (STORAGE AREA) = 3692 SQ FT
 (N) TOTAL ADUS AREA: 962 SQ FT
 NUMBER OF STORIES: (E) 1, (N) 2
 FIRE SPRINKLERS: PROPOSED (N) FIRE SPRINKLERS FOR ALL UNITS TO BE DEFERRED.
 CONSTRUCTION TYPE: (E) VB - (N) VB
 OCCUPANCY GROUP: (E) R-3 - (N) R-3
 FEMA FLOOD ZONE: AH, BASE FLOOR ELEVATION 31'

ACCESSORY DWELLING UNIT DEVELOPMENT STANDARDS:

PROPOSED	REQUIRED
962 SQ FT	1000 SQ FT
21'-4" MAX HEIGHT	28'-0" MAX HEIGHT
5'-0" INTERIOR SIDE SETBACK	4'-0" INTERIOR SIDE SETBACK
5'-0" REAR SETBACK (FROM ALLEY WAY)	5'-0" REAR SETBACK (FROM ALLEY WAY)

3 PROJECT DESCRIPTION

OWNER: JUAN ORTEGA
 225 ELM ST
 WATSONVILLE CA 95076
 TEL: 831.722.2606
 EMAIL: arthurortega@msn.com

ARCHITECT: CARRIE SHORES DILLER
 LARSON SHORES ARCHITECTURE + INTERIORS
 1940 UNION STREET #22
 OAKLAND, CA 94607
 TEL: 510.444.9788; CELL: 510.725.9788
 EMAIL: carrie@inspiredadus.com

STRUCTURAL ENGINEER: ANTHONY B. SCHMID
 MCNEIL ENGINEERING
 8610 SANDY PARKWAY, SUITE 200
 SANDY, UT 84070
 EMAIL: ANTHONY@MCNEILENG.COM

TITLE 24 CONSULTANT: ROY ASI
 DELTA T ENERGY CONSULTING
 TEL: 707.827.0233 x403
 EMAIL: roy@deltatenergyconsulting.com

CIVIL ENGINEER: AUSTIN PAYNE
 UPRIGHT ENGINEERING
 TEL: 925-275-5304
 EMAIL: info@uprightengineeringinc.com

2 PROJECT TEAM

&	AND	DR	DOOR	INCL	INCLUDE	RO	ROUGH OPENING OR ROLL OUT
<	ANGLE, LESS THAN	DSP	DOWNSPOUT	INSUL	INSULATION	RS	RING SHANK
>	ANGLE, GREATER THAN	DW	DISHWASHER	INT	INTERIOR	RWD	REDWOOD
@	AT	DWG	DRAWING	JST	JOIST	RWL	RAIN WATER LEADER
/	PER	DWR	DRAWER	JT	JOINT	SAD	SEE ARCHITECTURAL DRAWINGS
#	POUND OR NUMBER	EA	EACH	KD	KILN-DRIED	SC	SOLID CORE
AB	ANCHOR BOLT	EB	EXPANSION BOLT	LAV	LAVATORY	SCHE	SCHEDULE
ABV	ABOVE	EF	EXPANSION FACE	LB	POUND	SD	SECTION
A/C	AIR CONDITIONING	EJ	EXPANSION JOINT	LH	LEFT HAND	SECT	SEE ELECTRICAL DRAWINGS
AD	AREA DRAIN	ELECT	ELECTRIC	LP	LOW POINT	SED	SEE ELECTRICAL DRAWINGS
ADJ	ADJUSTABLE	ELEV	ELEVATION	LT	LIGHT	SH	SHEET
AFF	ABOVE FINISHED FLOOR	EN	EDGE NAIL	MAX	MAXIMUM	SHT	SIMILAR
AIA	AMERICAN INSTITUTE OF ARCHITECTS	ENGR	ENGINEER	MB	MACHINE BOLT	SIM	SEE LANDSCAPE DRAWINGS
ALT	ALTERNATE	EQ	EQUAL	MED	MEDIUM	SMD	SEE MECHANICAL DRAWINGS
ALUM	ALUMINUM	ES	EACH SIDE	MEMB	MEMBRANE	SND	SEE PLUMBING DRAWINGS
APPROX	APPROXIMATELY	EW	EACH WAY	MEZ	MEZZANINE	SPD	SPECIFICATION
ARCH	ARCHITECTURAL	(E)	EXISTING	MFR	MANUFACTURER	SPK	SPEAKER
ASPH	ASPHALT	EXP	EXPANSION	MIN	MINIMUM	SS	SEE STRUCTURAL DRAWINGS
AWG	AMERICAN WIRE GAGE	EXT	EXTERIOR	MISC	MISCELLANEOUS	SSD	STAGGERED
BD	BOARD	FB	FLAT BAR	MO	MASONRY OPENING	STD	STANDARD
BETW	BETWEEN	FD	FLOOR DRAIN	MSRY	MASONRY	STL	STEEL
BLDG	BUILDING	FDN	FOUNDATION	MTD	MOUNTED	STR	STRUCTURAL
BLKG	BLOCKING	FIN	FINISH	MTL	METAL	SUSP	SUSPEND (ED)
BM	BEAM	FJ	FLOOR JOIST	(N)	NEW	SYM	SYMMETRICAL
BOF	BOTTOM OF FOOTING	FL FLR	FLOOR	NIC	NOT IN CONTRACT	T & B	TOP & BOTTOM
BOT	BOTTOM	FOC	FACE OF CONCRETE	NOAM	NOMINAL	TC	TOP OF CURB
BUR	BUILT-UP ROOF	FOF	FACE OF FINISH	NTS	NOT TO SCALE	T & G	TONGUE & GROOVE
C	CENTERLINE	FOS	FACE OF STUD	O	DIAMETER	TEMP	TEMPERED
CAB	CABINET	FP	FIREPLACE OR FULL PENETRATION	O/	OVER	THK	THICK
CAR	COLD AIR RETURN	FR	FLOOR REGISTER	OA	OVERALL	TOB	TOP OF BEAM
CB	CATCH BASIN	FS	FAR SIDE	OC	ON CENTER	TOC	TOP OF CONCRETE
CC	CEMENT COATED	FT	FOOT OR FEET	OCW	ON CENTER EACH WAY	TOF	TOP OF FOOTING
CEC	CALIFORNIA ENERGY COMMISSION	FTG	FOOTING	OD	OUTSIDE DIAMETER	TOP	TOP OF PLATE
CJ	CAST IRON	FURR	FURRING	OF	OUTSIDE FACE	TOS	TOP OF STEEL
CI	CEILING JOIST	FUT	FUTURE	OFCI	OWNER FURNISH, CONTRACTOR INSTALL	TPH	TOILET PAPER HOLDER
CLO	CLOSET	G	GAS	OH	OVERHANG	TW, TOW	TOP OF WALL
CLG	CEILING	GA	GUAGE	OPPHAND	OPPOSITE HAND	TYP	TYPICAL
CMU	CONCRETE MASONRY UNIT	GALV	GALVANIZED	OPNG	OPENING	UN	UNLESS OTHERWISE NOTED
CO	CLEANOUT	GB	GRADE BEAM	OVHD	OVERHEAD	UON	VERTICAL
COAX	COAXIAL CABLE	GEN	GENERAL	PL	PLATE	VERT	VERT. GRAIN DOUG. FIR (10 RING/IN. MIN.)
COL	COLUMN	GFI	GROUND FAULT INTERRUPTOR	PLAM	PLASTIC LAMINATE	VGDF	VERIFY IN FIELD
COMM	COMMUNICATION	GI	GALVANIZED IRON	PLF	POUNDS PER LINEAL FOOT	VIF	WITH
CONC	CONCRETE	GL	GLAZING OR GLASS	PLY	PLYWOOD	W/	WATER CLOSET
CON	CONNECTION	GRD	GRADE	PR	PAIR	WC	WOOD
CONST	CONSTRUCTION	GSM	GALVANIZED SHEET METAL	PRCST	PRECAST	WDW	WINDOW
CONT	CONTINUOUS	GYP	GYPSON	PSF	POUNDS PER SQUARE FOOT	WP	WATERPROOF
CONTR	CONTRACTOR	HB	HOSE BIBB	PSI	POUNDS PER SQUARE INCH	WP'ING	WATERPROOFING
CPTR	COMPUTER	HC	HOLLOW CORE	PT	PRESSURE TREATED WITH PRESERVATIVE	WR	WALL REGISTER
CUB	CUBIC	HDR	HOT DIP GALVANIZED	RD	ROOF DRAIN		
CON	CONNECTION	HDR	HEADER	REIN	REINFORCEMENT		
DF	DOUGLAS FIR	HORIZ	HORIZONTAL	REQ	REQUIRED		
DET	DETAIL	HT	HEIGHT	RESIL	RESILIENT		
DIA	DIAMETER	HTR	HEATER	REV	REVISION OR REVISED		
DIM	DIMENSION	HW	HOT WATER	RH	RIGHT HAND		
DISP	DISPOSAL	HWH	HOT WATER HEATER	RJ	ROOF JOIST		
DIST	DISTRIBUTION	ID	INSIDE DIAMETER	RM	ROOM		
DIV	DIVIDED OR DIVISION	IN	INCH				
DN	DOWN						

1 ABBREVIATIONS

ARCHITECTURAL:

A0.0	PROJECT INFORMATION
A0.7	CALGREEN RESIDENTIAL CHECKLIST
A0.8	CALGREEN RESIDENTIAL CHECKLIST SURVEY
A1.0	EXISTING AND PROPOSED SITE PLANS
A1.1	PROPOSED PLANNING SITE PLAN
A1.2	EXISTING MAIN HOUSE FLOOR PLAN
A2.0	PROPOSED SECOND RESIDENCE FLOOR PLAN & ROOF PLAN
A2.1	PROPOSED SECOND RESIDENCE REFLECTED CEILING PLAN & MEP PLAN
A2.2	PROPOSED ADU FLOOR & ROOF PLANS
A3.0	EXISTING/PROPOSED SECOND RESIDENCE EXTERIOR ELEVATIONS
A3.1	PROPOSED ADU EXTERIOR ELEVATIONS & SCHEDULES
A4.0	PROPOSED SECOND RESIDENCE BUILDING SECTIONS

CIVIL:

1 of 5	COVER SHEET
2 of 5	GRADING & EROSION CONTROL PLAN
3 of 5	DRAINAGE PLAN
4 of 5	UTILITY PLAN
5 of 5	DETAILS

LANDSCAPE:

L 1	EXISTING AND PROPOSED SITE PLANS
L 2	PROPOSED PLANTING PLAN
L 3	PROPOSED IRRIGATION PLAN
L 4	PLANTING IMAGES & NOTES

5 DRAWING INDEX

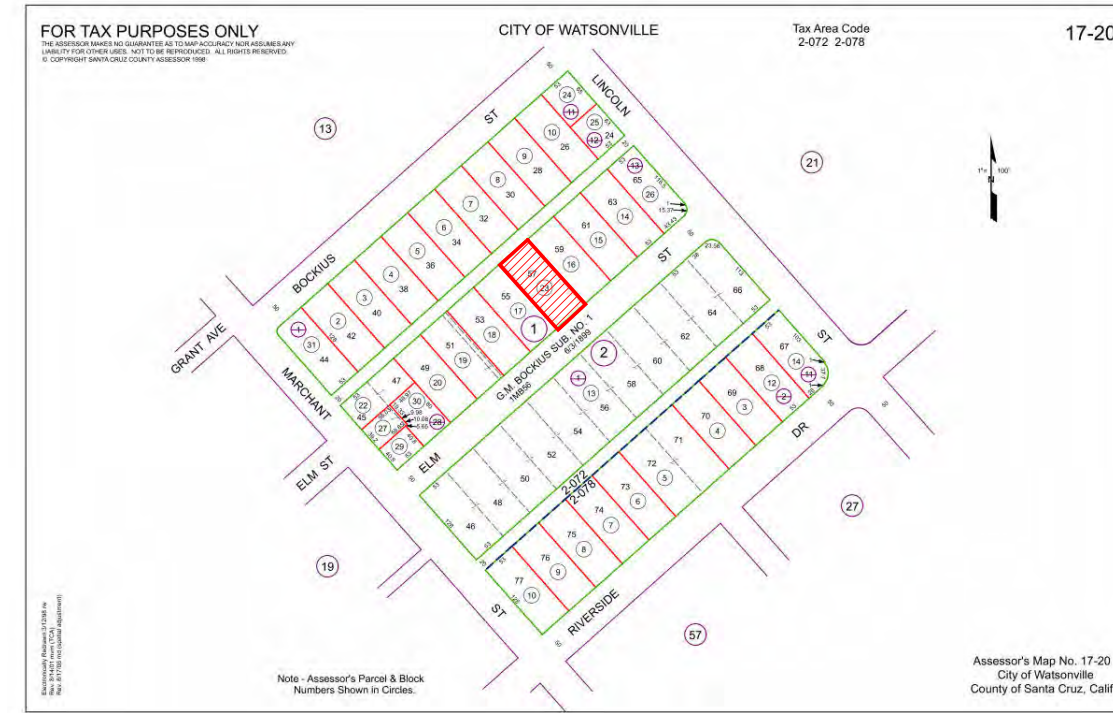
ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES, AND THE CODES LISTED BELOW:

2022 CALIFORNIA CODE

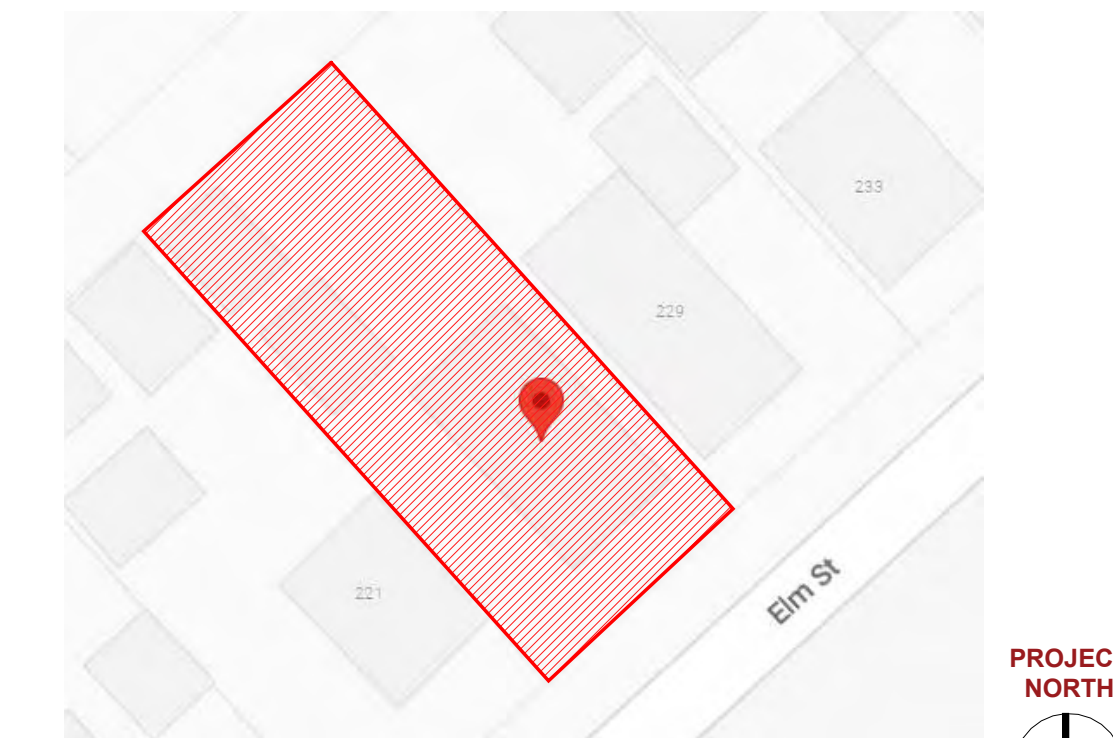
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA FIRE CODE

CALGREEN RESIDENTIAL CHECKLIST, SEE A0.7 & A0.8

4 APPLICABLE CODES



8 ASSESSOR'S MAP NOT TO SCALE



7 VICINITY MAP NOT TO SCALE

⊕	CENTERLINE OF ELEMENT	DIMENSIONING
⊕	FACE OF STUD (F.O.S.) TYP.	
⊕	FACE OF FINISH (F.O.F.)	
X	DRAWING + SHEET NUMBER	BUILDING SECTION IDENTIFICATION
1/A101	DRAWING + SHEET NUMBER	EXTERIOR ELEVATION IDENTIFICATION
1/A101	DRAWING + SHEET NUMBER	DETAIL IDENTIFICATION
1/A101	DRAWING + SHEET NUMBER	INTERIOR ELEVATION IDENTIFICATION
⊕	DATUM POINT	DATUM POINT
1'-0" AFF	Ceiling Height	CEILING HEIGHT
1	SHEET NOTE	SHEET NOTE
ROOM 101	ROOM NAME ROOM NUMBER	ROOM IDENTIFICATION (SEE INTERIOR FINISH SCHEDULE FOR ALL FINISHES.)
1	DRAWING REVISION (MOST RECENT IS CLOUDED; PRIOR REVISIONS ARE PERMANENT)	DRAWING REVISION (MOST RECENT IS CLOUDED; PRIOR REVISIONS ARE PERMANENT)
A	DOOR MARK	DOOR IDENTIFICATION (SEE DOOR/WINDOW SCHEDULE.)
11	WINDOW MARK	WINDOW TYPE (SEE DOOR/WINDOW SCHEDULE)
XX	WALL/PARTITION TYPE (SEE WALL DETAILS)	WALL/PARTITION TYPE (SEE WALL DETAILS)
1	APPLIANCE	APPLIANCES (SEE APPLIANCE SCHEDULE)

6 DRAWING SYMBOLS



10 AERIAL VIEW NOT TO SCALE

- ALL WORK SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY CODES AND REGULATIONS LISTED HEREIN AND AS REQUIRED BY THE STATE OF CALIFORNIA AND ALL RELATED REGULATORY BODIES.
- VERIFY LOCAL CODE AMENDMENTS ADOPTED BY AHJ RELATED TO ADU REQUIREMENTS.
- ALL EXISTING DIMENSIONS ARE BASED ON SURVEY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT PROMPTLY OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK. FOLLOW NUMERICAL DIMENSIONS: DO NOT SCALE.
- ADU SHALL NOT BE PLACED ON TOP OF AN EXISTING EASEMENT.
- SITE PLAN LAYOUT AND FIRE SEPARATION DISTANCE ASSUME ADU IS NOT EQUIPPED WITH A FIRE SPRINKLER SYSTEM.
- FLOOR PLAN DIMENSIONS SHOWN ARE FACE OF FINISH AT NEW CONSTRUCTION. DIMENSIONS NOTED AS "CLEAR" ARE TO BE PRECISELY MAINTAINED.
- BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE AND THROUGHOUT THE COURSE OF WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE DOING THE WORK RELATED TO THAT BEING INSPECTED.
- BEFORE BEGINNING WORK AT THE SITE, INSPECT THE EXISTING SITE CONDITIONS AND DETERMINE THE EXTENT OF THE EXISTING FINISHES, SPECIALTIES, AND OTHER ITEMS WHICH MUST BE REMOVED AND INSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT. COORDINATE AND MAKE THIS INSPECTION WITH THE OWNER.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. SUCH WORK IS ALSO PART OF THIS CONTRACT.
- DO NOT DRILL OR CUT JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. MAKE OPENINGS OF PROPER SIZE FOR CONDUITS, DUCTS, PIPES, AND OTHER ITEMS PASSING THROUGH OPENINGS.
- WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION OR FINISHES, APPROPRIATE TO THE NOTE, SHALL MATCH TO THE SATISFACTION OF THE ARCHITECT.
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEPT AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
- BLOCKING TO BE PROVIDED BEHIND ALL WALL-MOUNTED ACCESSORIES.
- AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. THE ENGINEERING PERMIT CAN BE ISSUED AFTER THE BUILDING PERMIT IS APPROVED AND ISSUED. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY.

11 GENERAL AND ACCESSIBILITY NOTES

INSPIRED ADUS
 ELEVATING BACKYARD LIVING

INSPIRED ADUS
 1940 UNION STREET #22
 OAKLAND, CA 94607
 PHONE/FAX: 510-444-9788
 INSPIREDADUS.COM

PROJECT ARCHITECT
 CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL
 BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS
 2 03/28/2024 Planning Plan Check Comments I

* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

* You may change or modify the plans. By changing or modifying the plans, you relieve Inspired ADUs and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.

* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

* Final selections of materials are the responsibility of the homeowner and/or builder, including but not limited to proper installation of materials, sealing, gluing, caulking, insulating, flashing, roofing, waterproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUs and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

* You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

* CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.

* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

PROJECT INFORMATION

A0.0



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Table with 4 columns: Y, N/A, RESPON, PARTY. Contains sections 301.1, 301.2, 302, 4.1, 4.102, 4.106, 4.106.2, 4.106.3, 4.106.4, 4.106.4.1, 4.106.4.2, 4.106.4.2.1, 4.106.4.2.2, 4.106.4.2.3, 4.106.4.2.4, 4.106.4.3, 4.106.4.3.1, 4.106.4.3.2, 4.106.4.3.3, 4.106.4.3.4, 4.106.4.4, 4.106.4.4.1, 4.106.4.4.2, 4.106.4.4.3, 4.106.4.4.4, 4.106.4.5, 4.106.4.5.1, 4.106.4.5.2, 4.106.4.5.3, 4.106.4.5.4, 4.106.4.5.5, 4.106.4.5.6, 4.106.4.5.7, 4.106.4.5.8, 4.106.4.5.9, 4.106.4.5.10, 4.106.4.5.11, 4.106.4.5.12, 4.106.4.5.13, 4.106.4.5.14, 4.106.4.5.15, 4.106.4.5.16, 4.106.4.5.17, 4.106.4.5.18, 4.106.4.5.19, 4.106.4.5.20, 4.106.4.5.21, 4.106.4.5.22, 4.106.4.5.23, 4.106.4.5.24, 4.106.4.5.25, 4.106.4.5.26, 4.106.4.5.27, 4.106.4.5.28, 4.106.4.5.29, 4.106.4.5.30, 4.106.4.5.31, 4.106.4.5.32, 4.106.4.5.33, 4.106.4.5.34, 4.106.4.5.35, 4.106.4.5.36, 4.106.4.5.37, 4.106.4.5.38, 4.106.4.5.39, 4.106.4.5.40, 4.106.4.5.41, 4.106.4.5.42, 4.106.4.5.43, 4.106.4.5.44, 4.106.4.5.45, 4.106.4.5.46, 4.106.4.5.47, 4.106.4.5.48, 4.106.4.5.49, 4.106.4.5.50, 4.106.4.5.51, 4.106.4.5.52, 4.106.4.5.53, 4.106.4.5.54, 4.106.4.5.55, 4.106.4.5.56, 4.106.4.5.57, 4.106.4.5.58, 4.106.4.5.59, 4.106.4.5.60, 4.106.4.5.61, 4.106.4.5.62, 4.106.4.5.63, 4.106.4.5.64, 4.106.4.5.65, 4.106.4.5.66, 4.106.4.5.67, 4.106.4.5.68, 4.106.4.5.69, 4.106.4.5.70, 4.106.4.5.71, 4.106.4.5.72, 4.106.4.5.73, 4.106.4.5.74, 4.106.4.5.75, 4.106.4.5.76, 4.106.4.5.77, 4.106.4.5.78, 4.106.4.5.79, 4.106.4.5.80, 4.106.4.5.81, 4.106.4.5.82, 4.106.4.5.83, 4.106.4.5.84, 4.106.4.5.85, 4.106.4.5.86, 4.106.4.5.87, 4.106.4.5.88, 4.106.4.5.89, 4.106.4.5.90, 4.106.4.5.91, 4.106.4.5.92, 4.106.4.5.93, 4.106.4.5.94, 4.106.4.5.95, 4.106.4.5.96, 4.106.4.5.97, 4.106.4.5.98, 4.106.4.5.99, 4.106.4.5.100.

Table with 4 columns: Y, N/A, RESPON, PARTY. Contains sections 4.106.4.2.1, 4.106.4.2.2, 4.106.4.2.3, 4.106.4.2.4, 4.106.4.3, 4.106.4.3.1, 4.106.4.3.2, 4.106.4.3.3, 4.106.4.3.4, 4.106.4.4, 4.106.4.4.1, 4.106.4.4.2, 4.106.4.4.3, 4.106.4.4.4, 4.106.4.5, 4.106.4.5.1, 4.106.4.5.2, 4.106.4.5.3, 4.106.4.5.4, 4.106.4.5.5, 4.106.4.5.6, 4.106.4.5.7, 4.106.4.5.8, 4.106.4.5.9, 4.106.4.5.10, 4.106.4.5.11, 4.106.4.5.12, 4.106.4.5.13, 4.106.4.5.14, 4.106.4.5.15, 4.106.4.5.16, 4.106.4.5.17, 4.106.4.5.18, 4.106.4.5.19, 4.106.4.5.20, 4.106.4.5.21, 4.106.4.5.22, 4.106.4.5.23, 4.106.4.5.24, 4.106.4.5.25, 4.106.4.5.26, 4.106.4.5.27, 4.106.4.5.28, 4.106.4.5.29, 4.106.4.5.30, 4.106.4.5.31, 4.106.4.5.32, 4.106.4.5.33, 4.106.4.5.34, 4.106.4.5.35, 4.106.4.5.36, 4.106.4.5.37, 4.106.4.5.38, 4.106.4.5.39, 4.106.4.5.40, 4.106.4.5.41, 4.106.4.5.42, 4.106.4.5.43, 4.106.4.5.44, 4.106.4.5.45, 4.106.4.5.46, 4.106.4.5.47, 4.106.4.5.48, 4.106.4.5.49, 4.106.4.5.50, 4.106.4.5.51, 4.106.4.5.52, 4.106.4.5.53, 4.106.4.5.54, 4.106.4.5.55, 4.106.4.5.56, 4.106.4.5.57, 4.106.4.5.58, 4.106.4.5.59, 4.106.4.5.60, 4.106.4.5.61, 4.106.4.5.62, 4.106.4.5.63, 4.106.4.5.64, 4.106.4.5.65, 4.106.4.5.66, 4.106.4.5.67, 4.106.4.5.68, 4.106.4.5.69, 4.106.4.5.70, 4.106.4.5.71, 4.106.4.5.72, 4.106.4.5.73, 4.106.4.5.74, 4.106.4.5.75, 4.106.4.5.76, 4.106.4.5.77, 4.106.4.5.78, 4.106.4.5.79, 4.106.4.5.80, 4.106.4.5.81, 4.106.4.5.82, 4.106.4.5.83, 4.106.4.5.84, 4.106.4.5.85, 4.106.4.5.86, 4.106.4.5.87, 4.106.4.5.88, 4.106.4.5.89, 4.106.4.5.90, 4.106.4.5.91, 4.106.4.5.92, 4.106.4.5.93, 4.106.4.5.94, 4.106.4.5.95, 4.106.4.5.96, 4.106.4.5.97, 4.106.4.5.98, 4.106.4.5.99, 4.106.4.5.100.

Table with 4 columns: Y, N/A, RESPON, PARTY. Contains sections 4.304, 4.304.1, 4.304.2, 4.304.3, 4.304.4, 4.304.5, 4.304.6, 4.304.7, 4.304.8, 4.304.9, 4.304.10, 4.304.11, 4.304.12, 4.304.13, 4.304.14, 4.304.15, 4.304.16, 4.304.17, 4.304.18, 4.304.19, 4.304.20, 4.304.21, 4.304.22, 4.304.23, 4.304.24, 4.304.25, 4.304.26, 4.304.27, 4.304.28, 4.304.29, 4.304.30, 4.304.31, 4.304.32, 4.304.33, 4.304.34, 4.304.35, 4.304.36, 4.304.37, 4.304.38, 4.304.39, 4.304.40, 4.304.41, 4.304.42, 4.304.43, 4.304.44, 4.304.45, 4.304.46, 4.304.47, 4.304.48, 4.304.49, 4.304.50, 4.304.51, 4.304.52, 4.304.53, 4.304.54, 4.304.55, 4.304.56, 4.304.57, 4.304.58, 4.304.59, 4.304.60, 4.304.61, 4.304.62, 4.304.63, 4.304.64, 4.304.65, 4.304.66, 4.304.67, 4.304.68, 4.304.69, 4.304.70, 4.304.71, 4.304.72, 4.304.73, 4.304.74, 4.304.75, 4.304.76, 4.304.77, 4.304.78, 4.304.79, 4.304.80, 4.304.81, 4.304.82, 4.304.83, 4.304.84, 4.304.85, 4.304.86, 4.304.87, 4.304.88, 4.304.89, 4.304.90, 4.304.91, 4.304.92, 4.304.93, 4.304.94, 4.304.95, 4.304.96, 4.304.97, 4.304.98, 4.304.99, 4.304.100.

INSPIRED ADUS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
INSPIREDADUS.COM
PROJECT ARCHITECT
CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT
225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS

* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

* You may change or modify the plans. By changing or modifying the plans, you release Inspired ADUS and CARRIE SHORES DILLER of all liability associated with the modified design and plans.

* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, sealing, gasketing, caulking, insulating, flashing, roofing, waterproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUS and CARRIE SHORES DILLER has no control or responsibility. Inspired ADUS and CARRIE SHORES DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

* You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to release all third parties from the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

CALGREEN RESIDENTIAL CHECKLIST

A0.7

Notes

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BOUNDARY LINES SHOWN HEREON ARE COMPILED FROM THE COUNTY RECORDS. THE FOUR CORNER MONUMENTS WERE NOT FOUND. A COMPLETE BOUNDARY SURVEY TO SET THE MISSING MONUMENTS AND RECORD THE SURVEY AT THE COUNTY IS RECOMMENDED.
- NOT ALL EASEMENTS OR RIGHT OF WAYS MAY BE SHOWN. A TITLE REPORT WAS NOT PROVIDED.
- ALL DATA POINTS REPRESENT GROUND ELEVATIONS UNLESS OTHERWISE LABELLED.
- BUILDING LINES SHOWN ARE TRIM LINES (FOUNDATION MAY BE DIFFERENT)

Base Flood Elevation:

33 FEET NAVD88

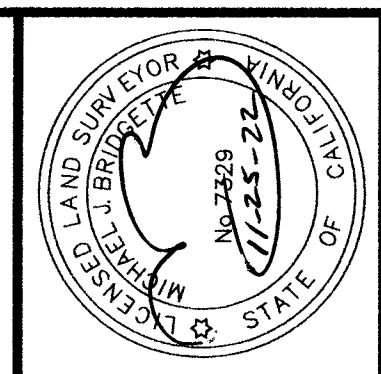
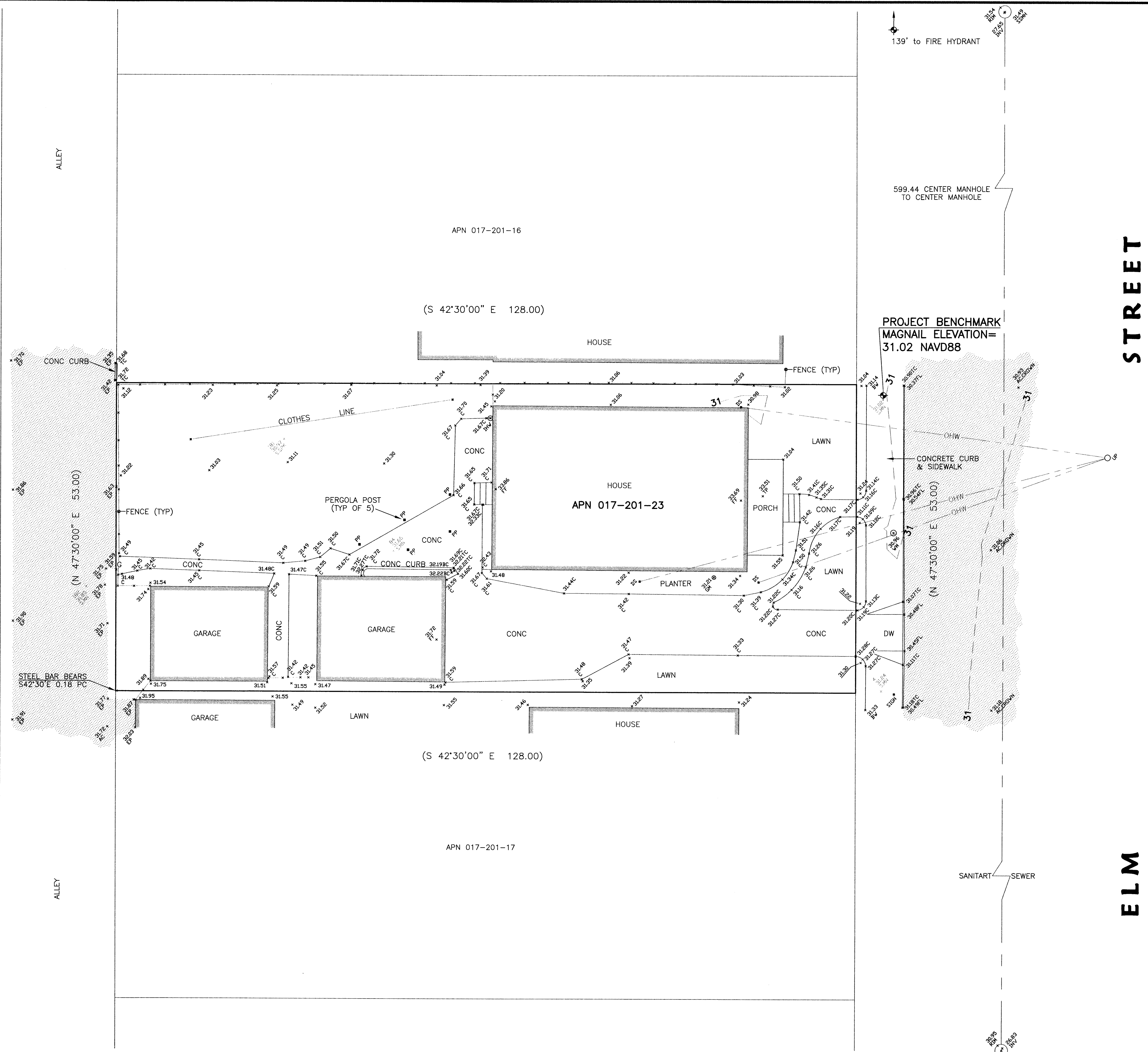
Legend

- AC ASPHALTIC CONCRETE
- BC BACK OF CURB
- BW BACK OF WALK
- C CONCRETE
- CONC CONCRETE
- DS DROP SERVICE
- DW DRIVEWAY
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FL FLOW LINE
- GM GAS METER
- IHW INSTANT HOT WATER (WALL MOUNT)
- INV INVERT
- PC PRELIMINARY CALCULATION
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TP TOP OF PORCH
- UP UTILITY POLE
- WM WATER METER

ASPHALTIC CONCRETE



Scale: 1" = 8'
Contour Interval: 1 FT.



BRIDGETTE LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
80 ASPEN WAY, STE. A WATSONVILLE, CA 95076
831-722-5800 bridgettelandsurveying.com

TOPOGRAPHIC MAP
PREPARED FOR: **JUAN ORTEGA**

ASSESSOR PARCEL NUMBER
017 - 201 - 23
SANTA CRUZ COUNTY CALIFORNIA
225 ELM STREET WATSONVILLE, CA 95076

DATE: 11-22-2022
SCALE: 1" = 8'
CONTOUR INTERVAL: 1 FT.
REVISIONS:
REVISIONS:

Sheet
1
of 1
22 - 51

SITE PLAN NOTES :

- RAINWATER SHALL NOT BE PERMITTED TO FLOW INTO PUBLIC PROPERTY OR TO ADJOINING PROPERTIES. ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA AT LEAST 10 FEET FROM ANY PROPERTY LINE WHEREVER PRACTICAL.
- THE GROUND IMMEDIATELY ADJACENT TO THE ADU FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6" (5% SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM BUILDING PER R401.1.
- APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE ADDRESS IDENTIFICATION SIGNS SHALL BE ILLUMINATED DURING ALL HOURS OF DARKNESS TO FACILITATE EMERGENCY RESPONDERS IDENTIFY THE BUILDING IN AN EVENT OF EMERGENCY. LETTERS OR NUMBERS SHALL BE A MINIMUM 4 INCHES IN HEIGHT AND STROKE OF MINIMUM 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF PER R319.1.
- ADDRESS ASSIGNMENT IS REQUIRED PRIOR TO FINAL INSPECTION OF THE BUILDING PERMIT.
- PRIOR TO FOUNDATION INSPECTION AND POURING OF CONCRETE, PROVIDE A LETTER PREPARED BY A CALIFORNIA LICENSED LAND SURVEYOR STATING THAT "... THE NEW STRUCTURE IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS".
- ALL EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND MEET REQUIREMENTS OF CALIFORNIA ENERGY CODE 150.0(K)(3).
- CONTRACTOR TO VERIFY THAT THE SANITARY SEWER SERVING THE ADU WILL HAVE A MINIMUM SLOPE OF 2% FROM THE LOWEST PART OF THE SYSTEM IN THE ADU TO THE POINT IT CONNECTS TO THE SEWER SYSTEM OF THE MAIN HOUSE. IF EXISTING SLOPE IS LESS THAN 2%, A PUMP MAY BE USED.
- PROVIDE 1" PVC CONDUIT WITH PULL STRING IN SAME TRENCH AS ELECTRICAL FOR FUTURE CABLE TV INSTALLATION.
- OUTDOOR BOLLARD LIGHTING SHOULD BE WITH ZERO DEGREE TILT AND/OR SHIELDING. ENSURE THE FOOTCANDLES DO NOT SPILL OVER ACROSS THE PROPERTY LINES. ALL LIGHTING SHALL NOT EXCEED 2.0 FOOTCANDLE THROUGHOUT THE RESIDENTIAL DEVELOPMENT AND SHALL NOT EXCEED 0.5 FOOTCANDLES AT ANY PROPERTY LINE ADJACENT TO A RESIDENTIAL USE.

SITE PLAN LEGEND :

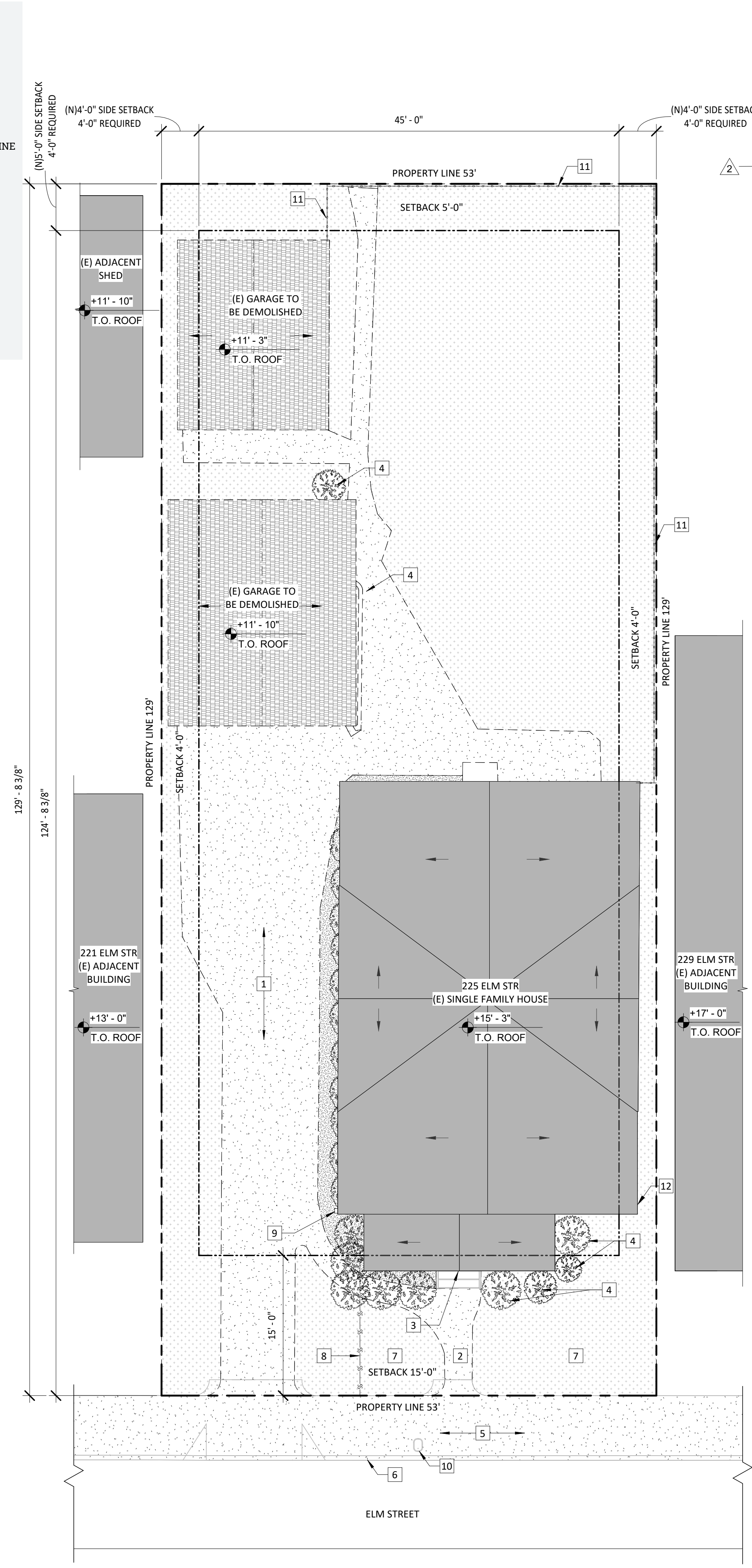
	(E) BUILDING		TO BE DEMOLISHED
	(N) ADU		SANITARY SEWER
	PLANTING		ELECTRICAL LINE
	CONCRETE PAVING		OVERHEAD ELECTRICAL LINE
	AC PAVING		WATER LINE
	36" WIDE UNOBSTRUCTED FIRE ACCESS WALKWAY		WOOD FENCE
	DRAINAGE AREA		CHAIN LINK FENCE
	ELECTRICAL METER OR PANEL		CLEANOUT
	CONDENSER		FIRE HYDRANT
	OUTDOOR BOLLARD LIGHTING		

EXISTING SITE PLAN KEYNOTES:

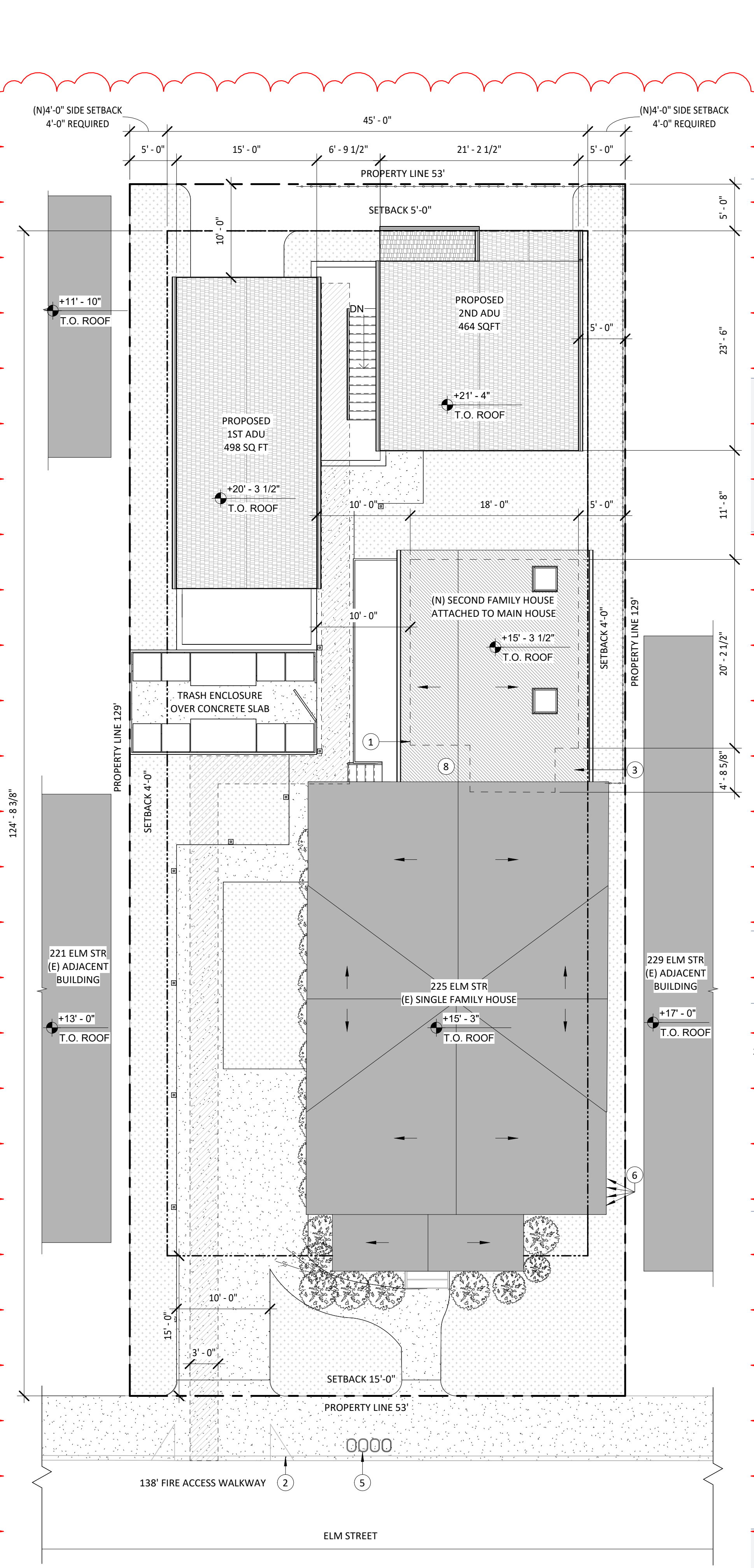
- (E) CONCRETE DRIVEWAY TO REMAIN
- CONCRETE WALKWAY TO RMAIN
- MAIN HOUSE ENTRY
- (E) PLANTING TO BE REMOVED
- CONCRETE SIDEWALK
- STREET CURB
- NO WORK TO (E) LANDSCAPE
- 4" SANITARY SEWER LATERAL
- GAS METERS
- WATER METER
- WOOD FENCE
- ELECTRICAL METER

PROPOSED SITE PLAN KEYNOTES:

- (N) ADDRESS LOCATION, SEE SITE PLAN NOTES #3 AND #4
- REQUIRED 36" WIDE MINIMUM FIRE ACCESS WALKWAY TO REMAIN FREE AND UNOBSTRUCTED AT ALL TIMES
- (N) CONDENSER UNIT
- (N) SEWER CLEANOUT
- (N) WATER METER
- (N) ELECTRICAL METERS
- (N) SEWER TO TIE INTO EXISTING SEWER LATERAL
- MAIN ENTRANCE



1 EXISTING SITE PLAN
SCALE : 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE : 1/8" = 1'-0"

INSPIRED ADUS
1340 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
INSPIREDADUS.COM
PROJECT ARCHITECT
CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL
BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS
2 03/28/2024 Planning Plan Check Comments I

You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.
You may change or modify the plans. By changing or modifying the plans, you disavow Inspired ADUs and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.
Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, and conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.
Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, roofing, glazing, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUs and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or discrepancies in any form by any party whatsoever.
You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.
CARRIE SHORES-DILLER retains copyright ownership of the original plans and disavows sole copyright ownership of the modified plans. Your payment of a fee for one of the plans does not transfer any rights, title, or interest in the plans.
Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$10,000 per infringement.

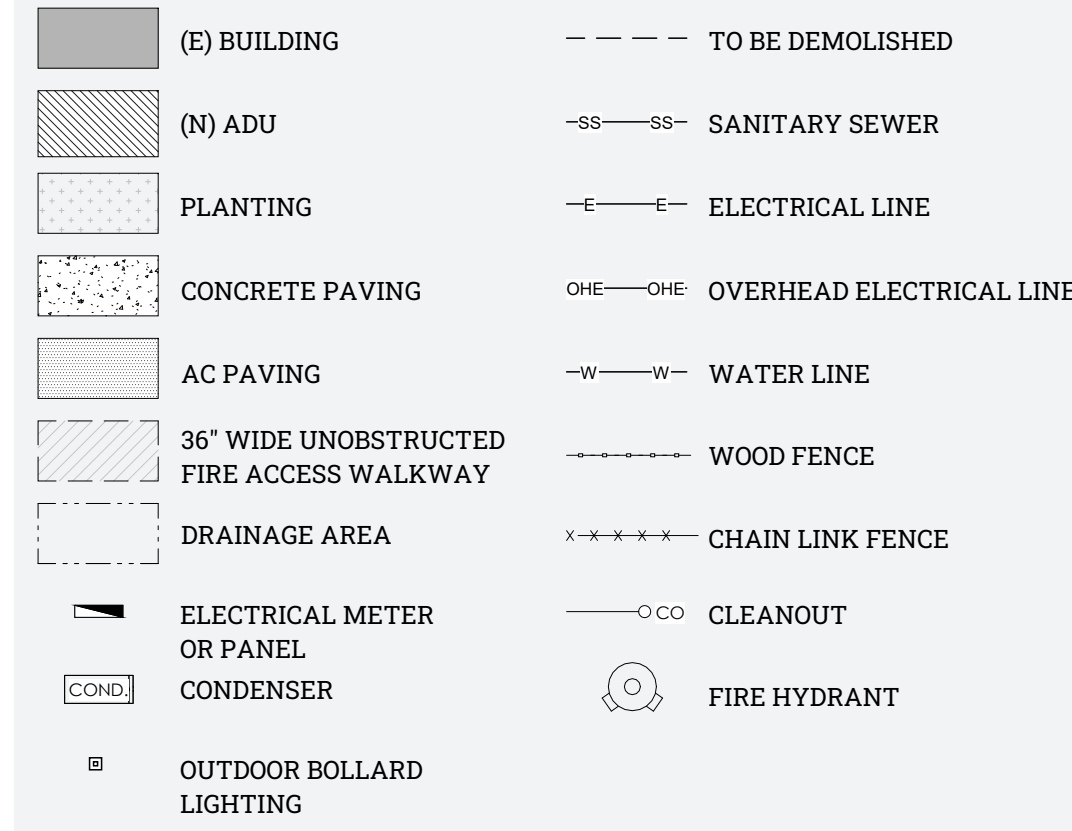
EXISTING AND PROPOSED SITE PLANS

PROJECT NORTH
A1.0

SITE PLAN NOTES :

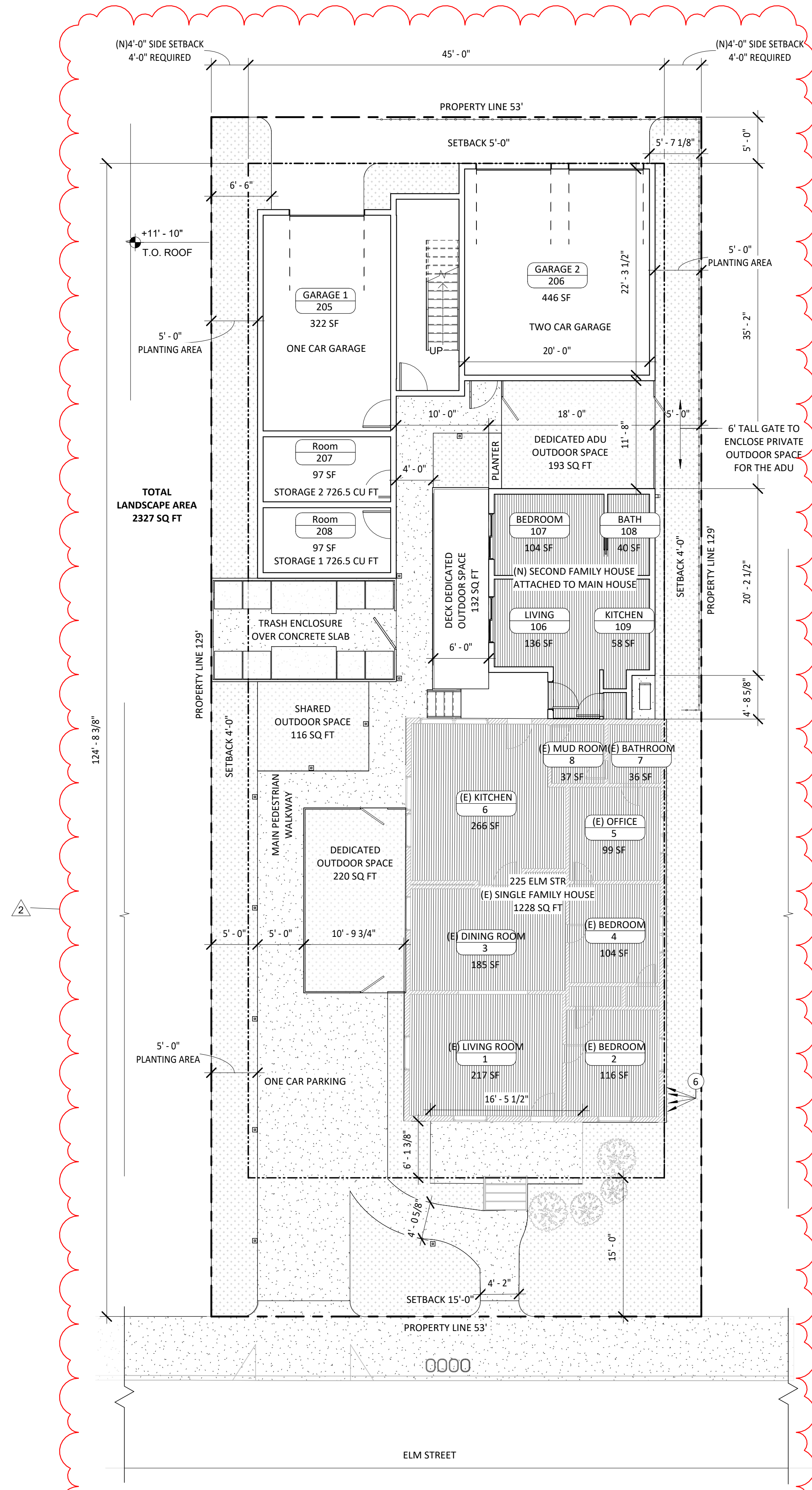
- RAINWATER SHALL NOT BE PERMITTED TO FLOW INTO PUBLIC PROPERTY OR TO ADJOINING PROPERTIES. ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA AT LEAST 10 FEET FROM ANY PROPERTY LINE WHEREVER PRACTICAL.
- THE GROUND IMMEDIATELY ADJACENT TO THE ADU FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6% (5% SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM BUILDING PER R401.1.
- APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE ADDRESS IDENTIFICATION SIGNS SHALL BE ILLUMINATED DURING ALL HOURS OF DARKNESS TO FACILITATE EMERGENCY RESPONDERS IDENTIFY THE BUILDING IN AN EVENT OF EMERGENCY. LETTERS OR NUMBERS SHALL BE A MINIMUM 4 INCHES IN HEIGHT AND STROKE OF MINIMUM 0.5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF PER R319.1
- ADDRESS ASSIGNMENT IS REQUIRED PRIOR TO FINAL INSPECTION OF THE BUILDING PERMIT
- PRIOR TO FOUNDATION INSPECTION AND POURING OF CONCRETE, PROVIDE A LETTER PREPARED BY A CALIFORNIA LICENSED LAND SURVEYOR STATING THAT "... THE NEW STRUCTURE IS LOCATED IN ACCORDANCE WITH THE APPROVED PLANS"
- ALL EXTERIOR LUMINAIRES TO BE HIGH EFFICACY AND MEET REQUIREMENTS OF CALIFORNIA ENERGY CODE 150.0(K)(3).
- CONTRACTOR TO VERIFY THAT THE SANITARY SEWER SERVING THE ADU WILL HAVE A MINIMUM SLOPE OF 2% FROM THE LOWEST PART OF THE SYSTEM IN THE ADU TO THE POINT IT CONNECTS TO THE SEWER SYSTEM OF THE MAIN HOUSE. IF EXISTING SLOPE IS LESS THAN 2%, A PUMP MAY BE USED.
- PROVIDE 1" PVC CONDUIT WITH PULL STRING IN SAME TRENCH AS ELECTRICAL FOR FUTURE CABLE TV INSTALLATION
- OUTDOOR BOLLARD LIGHTING SHOULD BE WITH ZERO DEGREE TILT AND/OR SHIELDING. ENSURE THE FOOTCANDLES DO NOT SPILL OVER ACROSS THE PROPERTY LINES. ALL LIGHTING SHALL NOT EXCEED 2.0 FOOTCANDLE THROUGHOUT THE RESIDENTIAL DEVELOPMENT AND SHALL NOT EXCEED 0.5 FOOTCANDLES AT ANY PROPERTY LINE ADJACENT TO A RESIDENTIAL USE.

SITE PLAN LEGEND :



RM-3 DUPLEX DEVELOPMENT STANDARDS:

REQUIRED	PROPOSED
4 FEET WALKWAY	PROVIDED
20% (1359 SQ FT) LANDSCAPED	2274 SQ FT LANDSCAPED
5 FEET PLANTING BETWEEN PARKING SPACES AND PROPERTY LINES	PROVIDED
DECK OR PATIO ADJOINING EACH UNIT	PROVIDED
STORAGE UNIT FOR EACH UNIT	PROVIDED
TWO PARKING SPACES FOR EACH UNIT	PROVIDED



1 PROPOSED SITE PLAN Copy 1
SCALE : 1/8" = 1'-0"

INSPIRED ADUS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9378
INSPIREDADUS.COM
PROJECT ARCHITECT
CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT
225 ELM ST, WATSONVILLE
RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL
BUILDING PERMIT SET / MAY 2023
SUBMITTAL HISTORY & REVISIONS
2 03/28/2024 Planning Plan Check Comments I

* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.
* You may change or modify the plans. By changing or modifying the plans, you relieve Inspired ADUs and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.
* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.
* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, roofing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUs and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.
* You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.
* CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.
* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

PROPOSED PLANNING SITE PLAN



A1.1

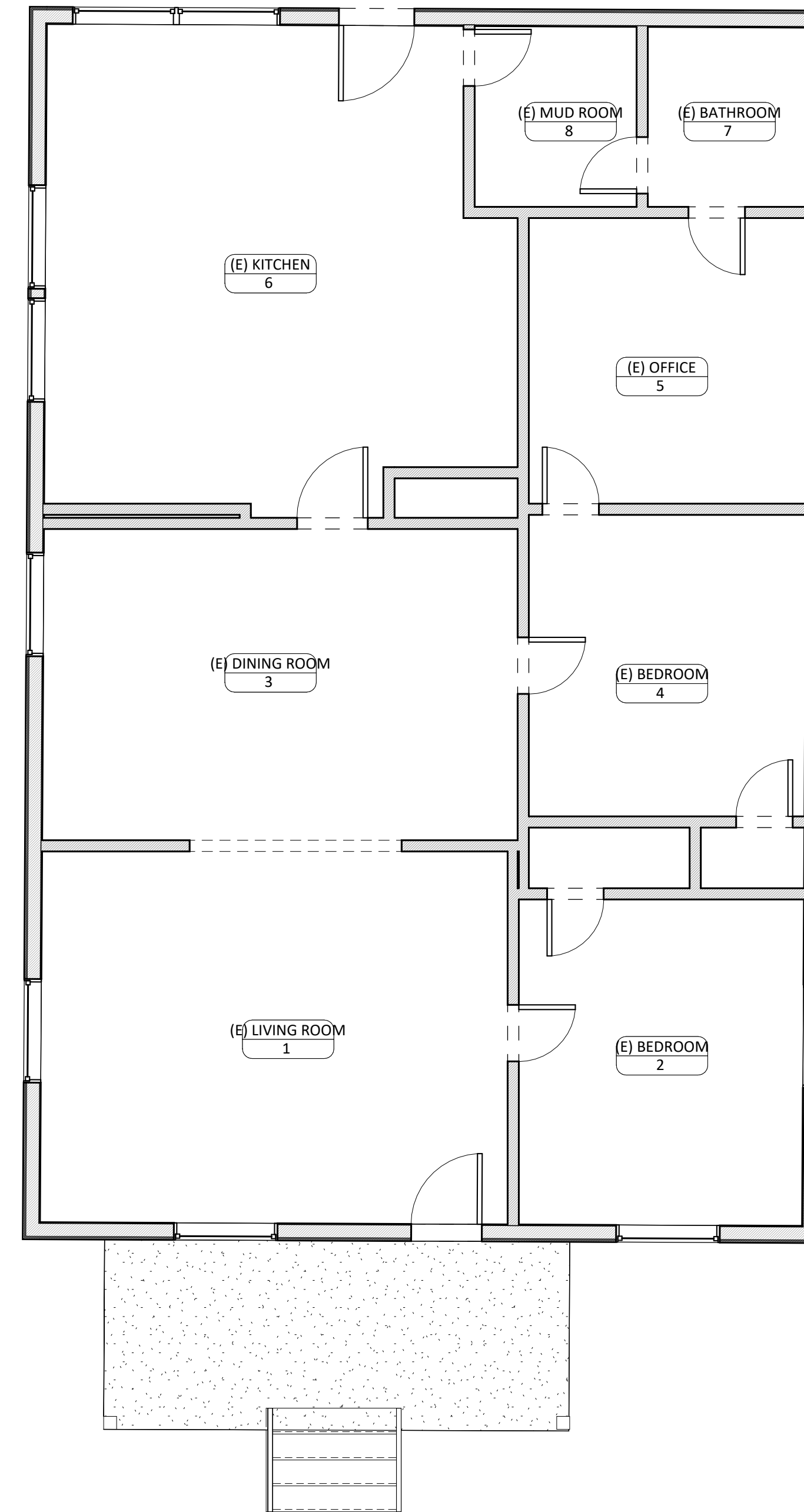
INSPIRED ADUS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
INSPIREDADUS.COM
PROJECT ARCHITECT
CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS



1 PROPOSED FLOR PLAN
SCALE : 1/4" = 1'-0"

* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

* You may change or modify the plans. By changing or modifying the plans, you release Inspired ADUS and CARRIE SHORES DILLER of all liability associated with the modified design and plans.

* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUS and CARRIE SHORES DILLER has no control or responsibility. Inspired ADUS and CARRIE SHORES DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

* You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

* CARRIE SHORES DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.

* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

EXISTING MAIN HOUSE FLOOR PLAN

A1.2

FLOOR PLAN:

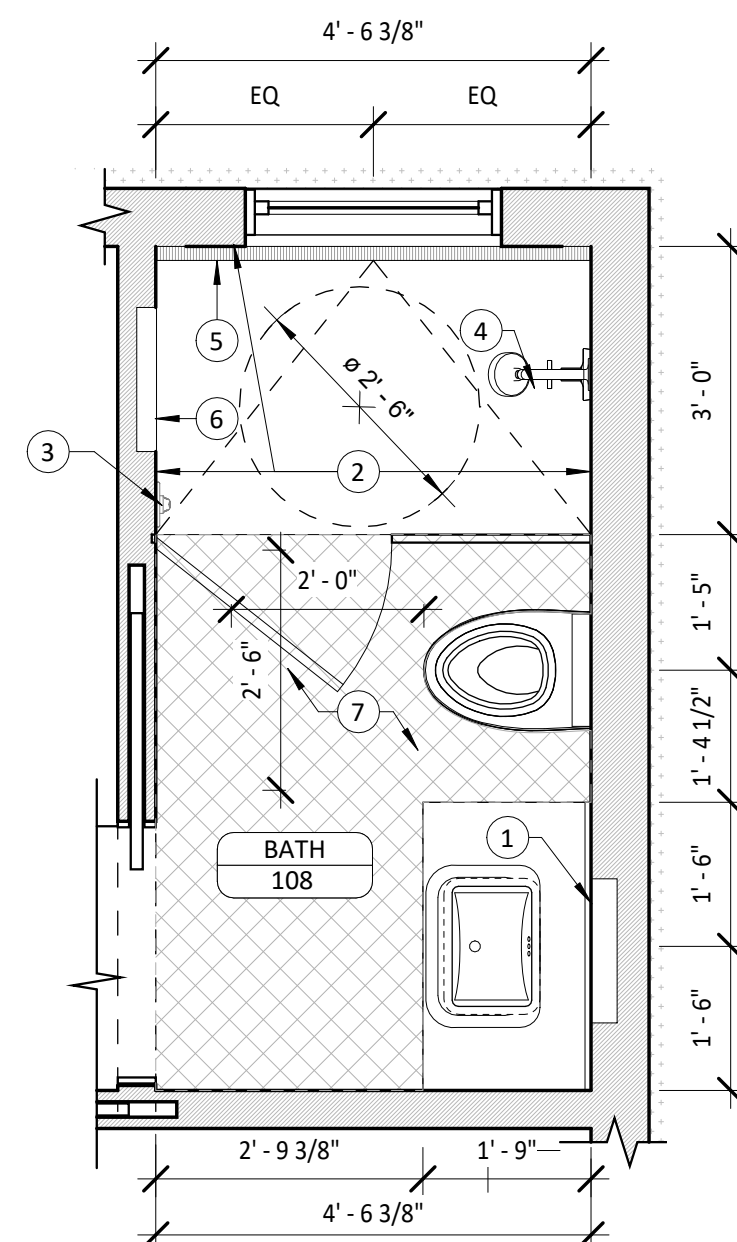
1. CONCRETE SLABS BELOW CONDITIONED SPACES SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6-MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6".

PLAN LEGEND :

- EXISTING WALL
- NEW WALL
- ASPHALTIC SHINGLE ROOF
- RADIANT HEAT MAT
- WALL TYPE TAG
- DOOR TAG
- WINDOW TAG
- 1 HR RATED ASSEMBLY WALL

ENLARGED BATHROOM PLAN KEYNOTES:

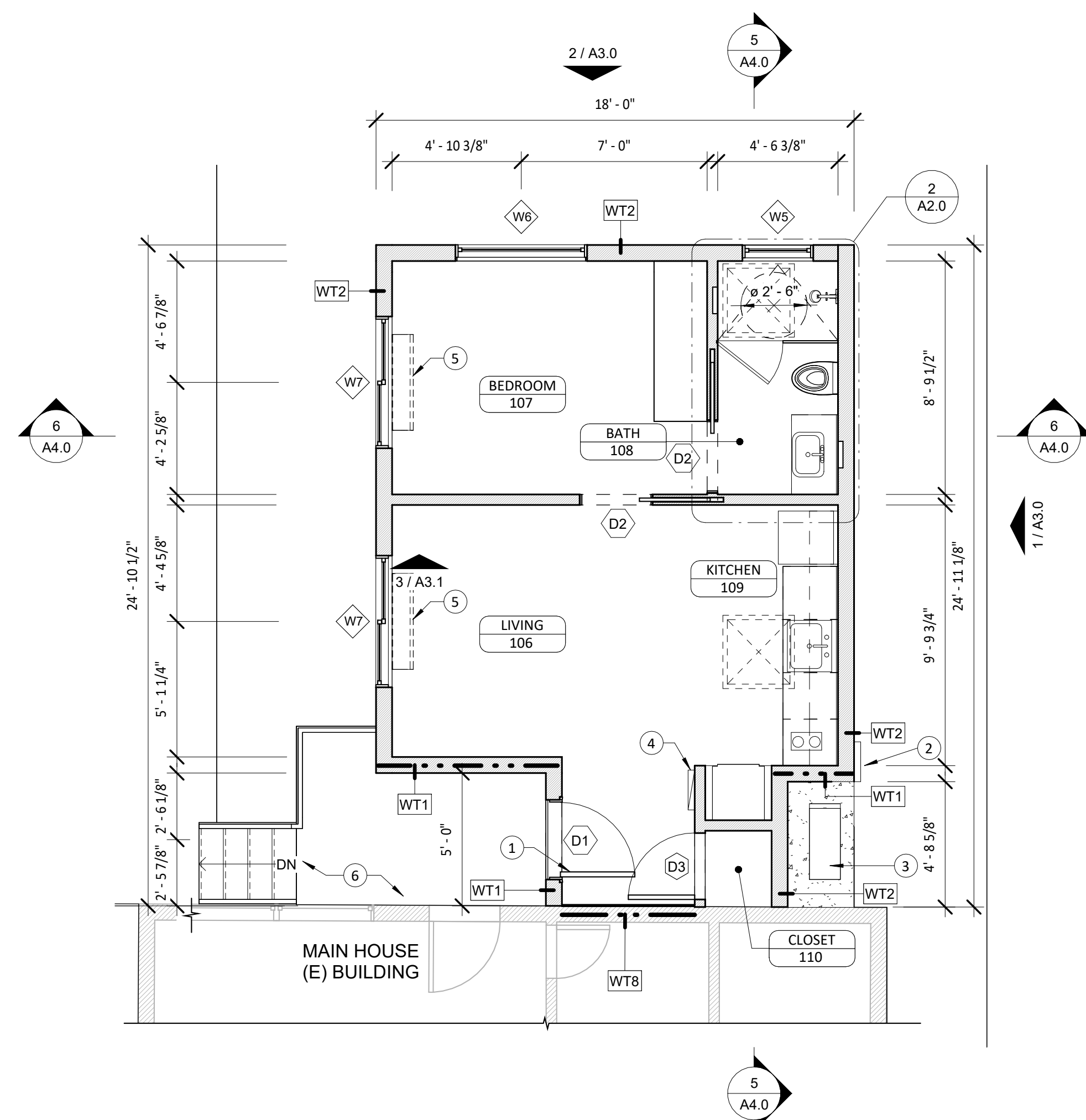
- 1 MEDICINE CABINET
- 2 NON-ABSORBENT SURFACE AT SHOWER UP TO 72" MINIMUM PER CRC R307.2
- 3 SHOWER CONTROLS
- 4 SHOWER HEAD
- 5 LINEAR DRAIN
- 6 SHOWER NICHE
- 7 ELECTRIC HEAT MAT BELOW TILE FLOORING



2 ENLARGED BATHROOM PLAN
SCALE : 1/2" = 1'-0"

SECOND RESIDENCE FIRST FLOOR PLAN KEYNOTES:

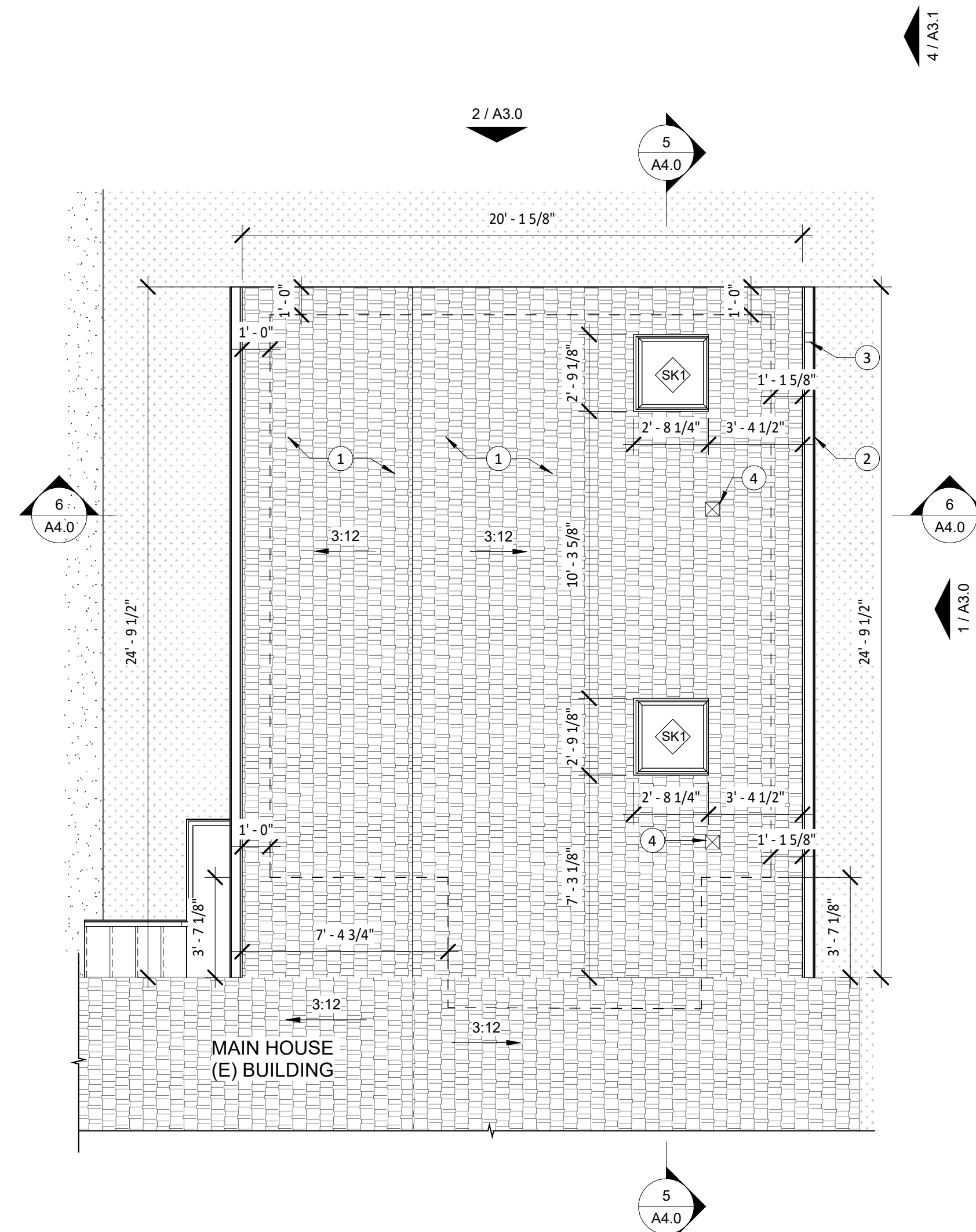
- 1 EGRESS DOOR MIN. 32" CLEAR. 1/2" MAX THRESHOLD
- 2 (N) ELECTRIC TANKLESS WATER HEATER
- 3 (N) CONDENSER UNIT
- 4 (N) ELECTRICAL PANEL
- 5 MINI-SPLIT ABOVE
- 6 WOOD LANDING



1 PROPOSED SECOND RESIDENCE FLOOR PLAN
SCALE : 1/4" = 1'-0"

SECOND RESIDENCE ROOF PLAN KEYNOTES:

- 1 ASPHALT SHINGLE ROOF
- 2 4" GUTTER
- 3 DOWNSPOUT
- 4 EXTERIOR VENT TERMINATION



3 PROPOSED SECOND RESIDENCE ROOF PLAN
SCALE : 1/4" = 1'-0"



NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL
BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS

* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.

* You may change or modify the plans. By changing or modifying the plans, you release INSPIRED ADUS and CARRIE SHORES DILLER of all liability associated with the modified design and plans.

* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural designs. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

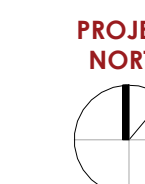
* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to, proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, waterproofing and many other small items and details not necessarily indicated on the plans, and over which INSPIRED ADUS and CARRIE SHORES DILLER has no control or responsibility. INSPIRED ADUS and CARRIE SHORES DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

* You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

* CARRIE SHORES DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.

* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

PROPOSED SECOND RESIDENCE FLOOR PLAN & ROOF PLAN



A2.0

MECHANICAL :

1. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. PROVIDE SEISMIC STRAPPING OR ANCHORAGE RESISTING OVERTURNING OF WATER HEATER. STRAPPING SHALL BE AT THE POINTS WITHIN THE UPPER ONE THIRD AND LOWER ONE THIRD OF THE WATER HEATER. A MINIMUM DISTANCE OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING AT THE LOWER POINT.
2. PROVIDE BACKFLOW PREVENTERS ON ALL HOSE BIBS.
3. ALL ENVIRONMENTAL AIR DUCT EXHAUSTS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINES OR OPENINGS INTO BUILDINGS.
4. AUTOMATIC GAS SHUT-OFF VALVE REQUIRED.
5. CLOTHES DRYER EXHAUST DUCTS ARE NOT TO EXCEED A TOTAL COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14 FEET.

ELECTRICAL :

1. KITCHENS, DINING, LAUNDRY AND GARAGE AREAS MUST HAVE A MINIMUM OF 20 AMP CIRCUITS.
2. BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS MUST BE ACCESSIBLE AND OF AN APPROVED TYPE.
3. ALL 120-VOLT 15 AND 20 AMP CIRCUITS IN DWELLING UNITS EXCEPT THOSE IN BATHROOMS, UNFINISHED BASEMENTS, GARAGES AND OUTDOORS SHALL HAVE AFCI PROTECTION.
4. BATH RECEPTACLE OUTLETS TO BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT PER CEC 210.11(C)(9). THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.
5. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS OR DEVICES INSTALLED IN LOCATIONS LISTED UNDER 210.12(A) SHALL BE PROTECTED BY ANY MEANS PER 210.12(A) (1) THROUGH (6).
6. ALL EXTERIOR OUTLETS SHALL BE IN WATERPROOF ENCLOSURES.
7. INSTALL 120V-POWERED SMOKE ALARM IN THE FOLLOWING LOCATIONS:
 - A. IN EVERY SLEEPING ROOM
 - B. OUTSIDE EACH SLEEPING ROOM
 - C. ON EVERY STORY INCLUDING BASEMENTS AND HABITABLE ATTICS.
8. INSTALL CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS:
 - A. IN EVERY SLEEPING ROOM WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED
 - B. OUTSIDE OF EACH SLEEPING AREA
 - C. ON EACH OCCUPIABLE LEVEL
 - D. CARBON MONOXIDE ALARMS ARE NOT REQUIRED IN DWELLINGS WHERE THERE IS NO FUEL-FIRED APPLIANCE OR ATTACHED GARAGE.
 - E. WHEN MORE THAN ONE SMOKE ALARM OR CARBON MONOXIDE ALARM
 - F. IS REQUIRED THE ALARM DEVICES SHALL BE INTERCONNECTED.
 - G. ALARMS MUST BE HARD-WIRED AND INCORPORATED WITH A BATTERY
 - H. BACK-UP IN THE EVENT OF A POWER FAILURE PER CRC R314 & R315.
9. ALL INDOOR AND OUTDOOR LIGHTING MUST BE HIGH EFFICACY.
10. ALL LAMPS OR LUMINAIRES MUST BE CONTROLLED BY A DIMMER SWITCH OR VACANCY SENSOR, WITH THE EXCEPTION OF THOSE INSTALLED IN CLOSETS LESS THAN 70 SQ. FT. OR ALONG HALLWAYS.
11. ALL EXTERIOR OUTLETS TO BE IN WATERPROOF ENCLOSURES.

PLUMBING :

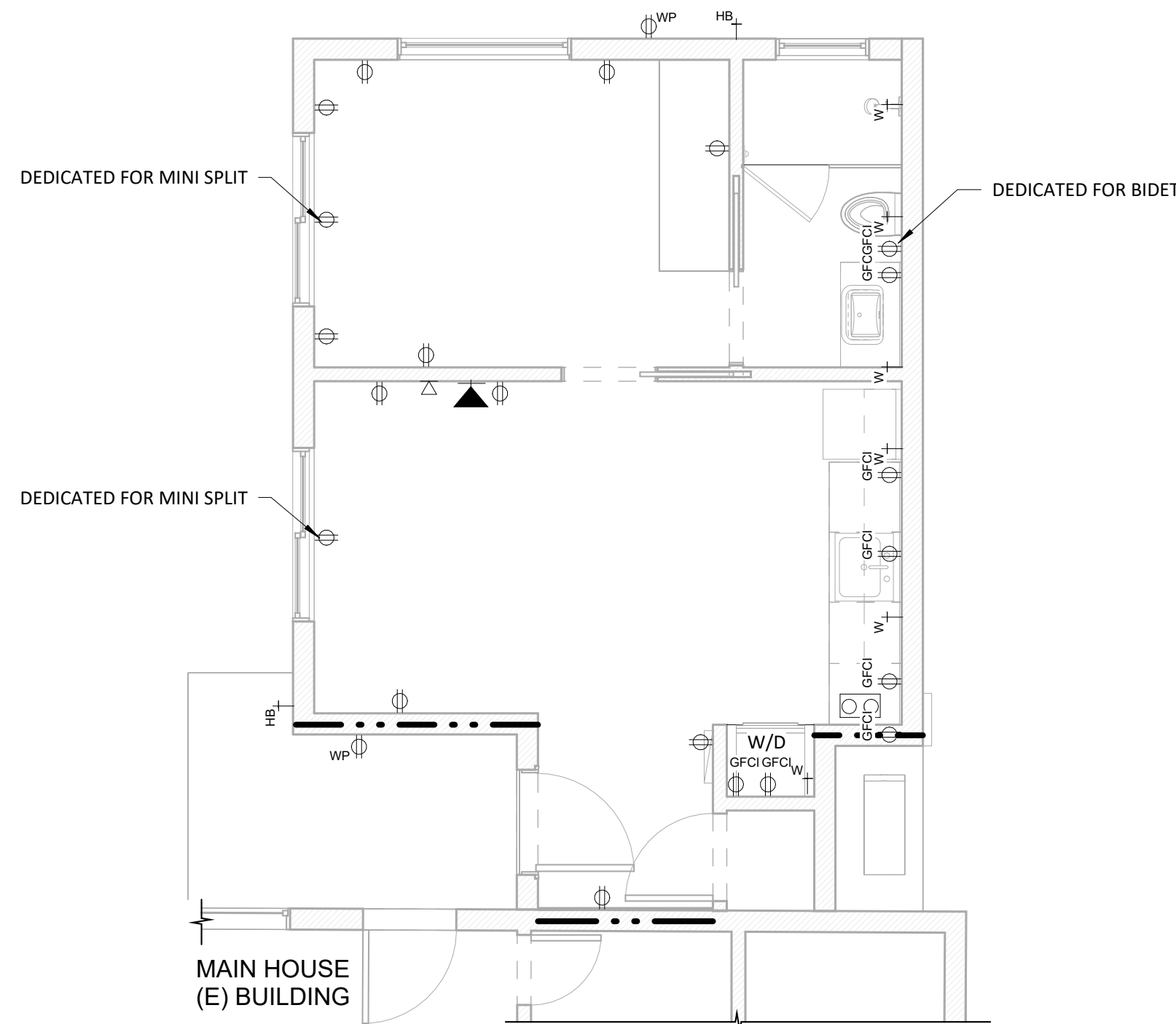
1. PLUMBING FIXTURE FLOW-RATE REQUIREMENTS:
 - A. WATER CLOSETS: ≤ 1.28 GAL/FLUSH.
 - B. SINGLE SHOWERHEADS: ≤ 1.8 GPM @ 80 PSI.
 - C. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.
 - D. RESIDENTIAL LAVATORY FAUCETS: ≤ 1.2 GPM @ 60 PSI AND ≤ 0.8 GPM @ 20 PSI.
 - E. KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM @ 60 PSI.
2. SHOWER & TUB COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC OR COMBINATION MIXING VALVE TYPE PER CPC 408.3.

SYMBOLS LEGEND :

	TAMPER-RESISTANT DUPLEX OUTLET, ARC FAULT CIRCUIT INTERRUPTER, +15" A.F.F. OR AS INDICATED
	WET LOCATION DUPLEX OUTLET, +15" A.F.F. OR AS INDICATED
	WET LOCATION DUPLEX OUTLET, WATER-PROOF, +15" A.F.F. OR AS INDICATED
	TAMPER-RESISTANT DUPLEX FLOOR-MOUNT OUTLET
	WET LOCATION DUPLEX OUTLET FOR ON-DEMAND H2O HEATER 120V/60HZ
	DATA OUTLET
	CABLE OUTLET
	SWITCH, +48" A.F.F. OR AS INDICATED
	3-WAY SWITCH, +48" A.F.F. OR AS INDICATED
	VACANCY SENSOR SWITCH, +48" A.F.F. OR AS INDICATED
	WALL MOUNTED LIGHT FIXTURE
	COVE LIGHT / UNDER CABINET LIGHT
	RECESSED LED CEILING LIGHT, SINGLE LAMP
	RECESSED LED CEILING LIGHT, SINGLE LAMP WET OR DAMP LOCATION
	JUNCTION BOX, FIXTURE BY OWNER
	SURFACE MOUNTED FLUORESCENT, SINGLE LAMP
	FAN, FAN HEAT, OR FAN HEAT LIGHT, 50 CFM MINIMUM
	SMOKE & CARBON MONOXIDE ALARM
	THERMOSTAT
	RANGE HOOD W/POWER
	GAS LINE
	WATER LINE
	HOSE BIB

SECOND RESIDENCE MEP LEVEL 1 KEYNOTES:

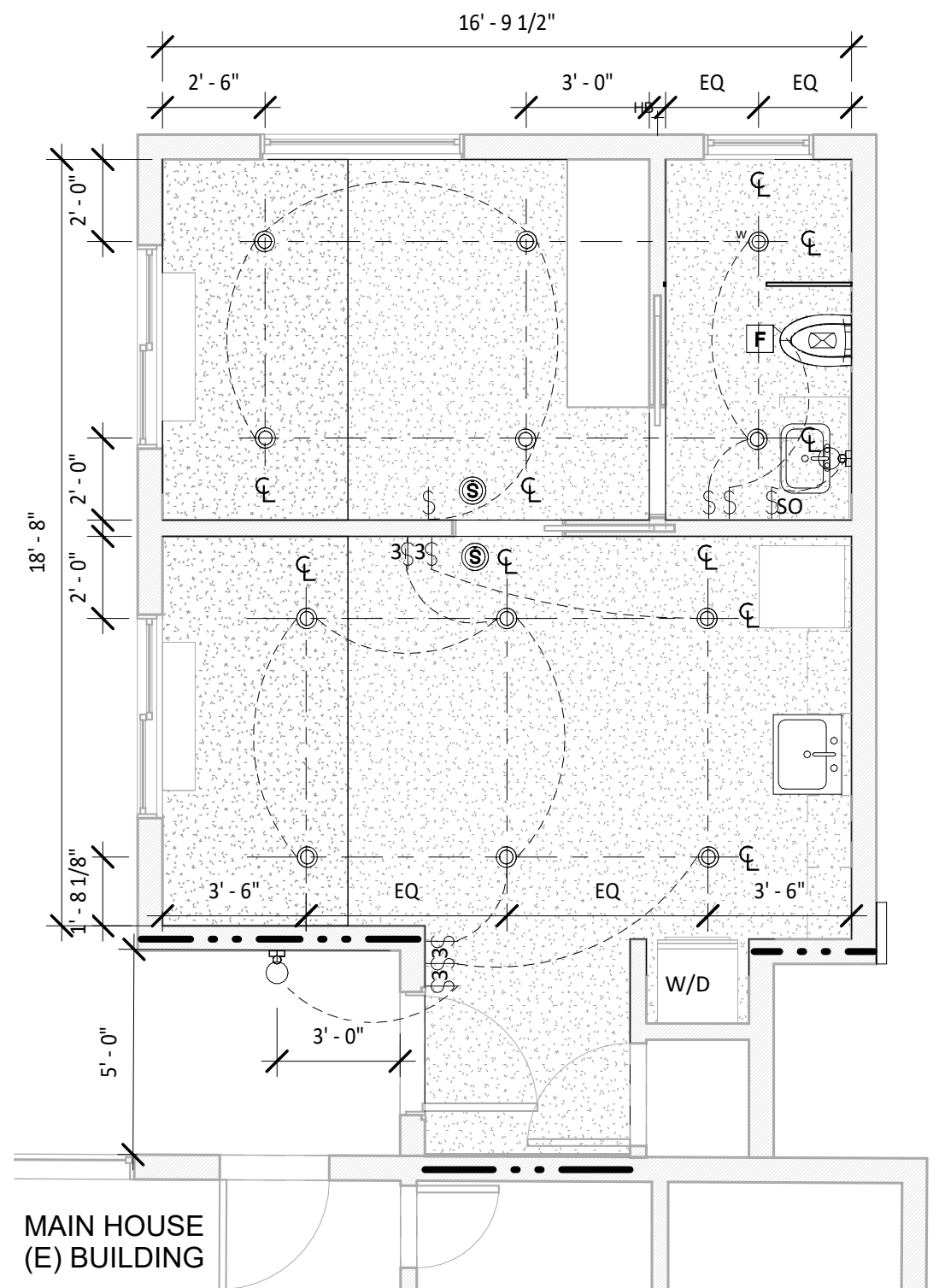
- ① SUBPANEL . MIN. 100 AMPERES, 3-WIRE PER CEC 230.79 (C).
- ② TANKED WATER HEATER
- ③ CONDENSER UNIT
- ④ MINI SPLIT
- ⑤ WALL-MOUNTED MINI SPLIT, +/- 7'-6" AFF



2 PROPOSED SECOND RESIDENCE MECHANICAL, ELECTRICAL, & PLUMBING FLOOR PLAN
SCALE : 1/4" = 1'-0"

PLAN LEGEND :

	NEW WALL
	GYPSUM BOARD CEILING
	1 HR RATED ASSEMBLY WALL



1 PROPOSED SECOND RESIDENCE REFLECTED CEILING PLAN
SCALE : 1/4" = 1'-0"

INSPIRED ADUS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
INSPIREDADUS.COM
PROJECT ARCHITECT
CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT
225 ELM ST, WATSONVILLE
RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL
BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS

** You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.*
** You may change or modify the plans. By changing or modifying the plans, you release INSPIRED ADUS and CARRIE SHORES DILLER of all liability associated with the modified design and plans.*
** Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.*
** Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, waterproofing and many other small items and details not necessarily indicated on the plans, and over which INSPIRED ADUS and CARRIE SHORES DILLER has no control or responsibility. INSPIRED ADUS and CARRIE SHORES DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.*
** You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.*
** CARRIE SHORES DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.*
** Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.*

PROPOSED SECOND RESIDENCE REFLECTED CEILING PLAN & MEP PLAN





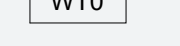
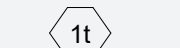

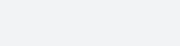



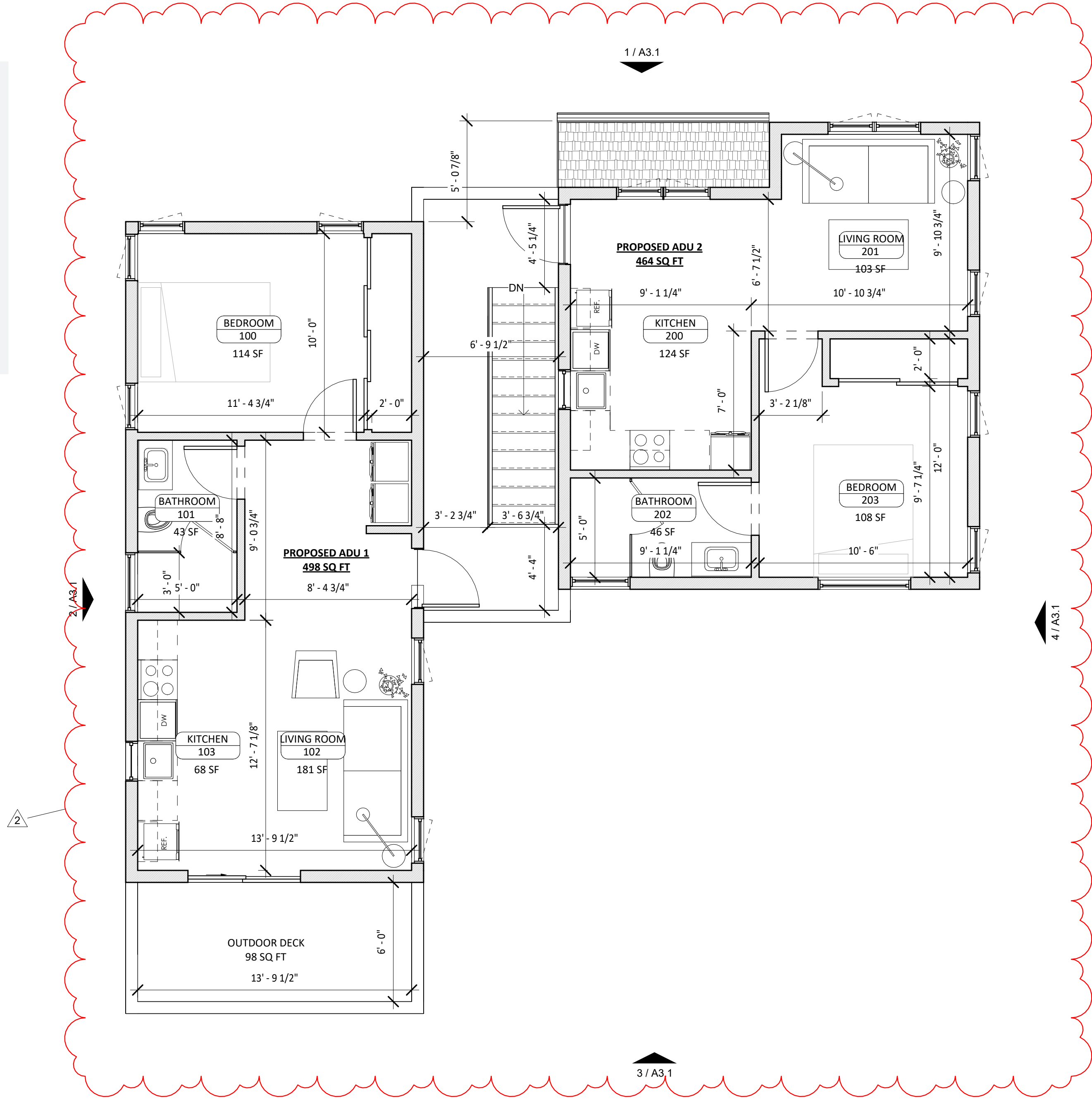
A2.1

FLOOR PLAN:

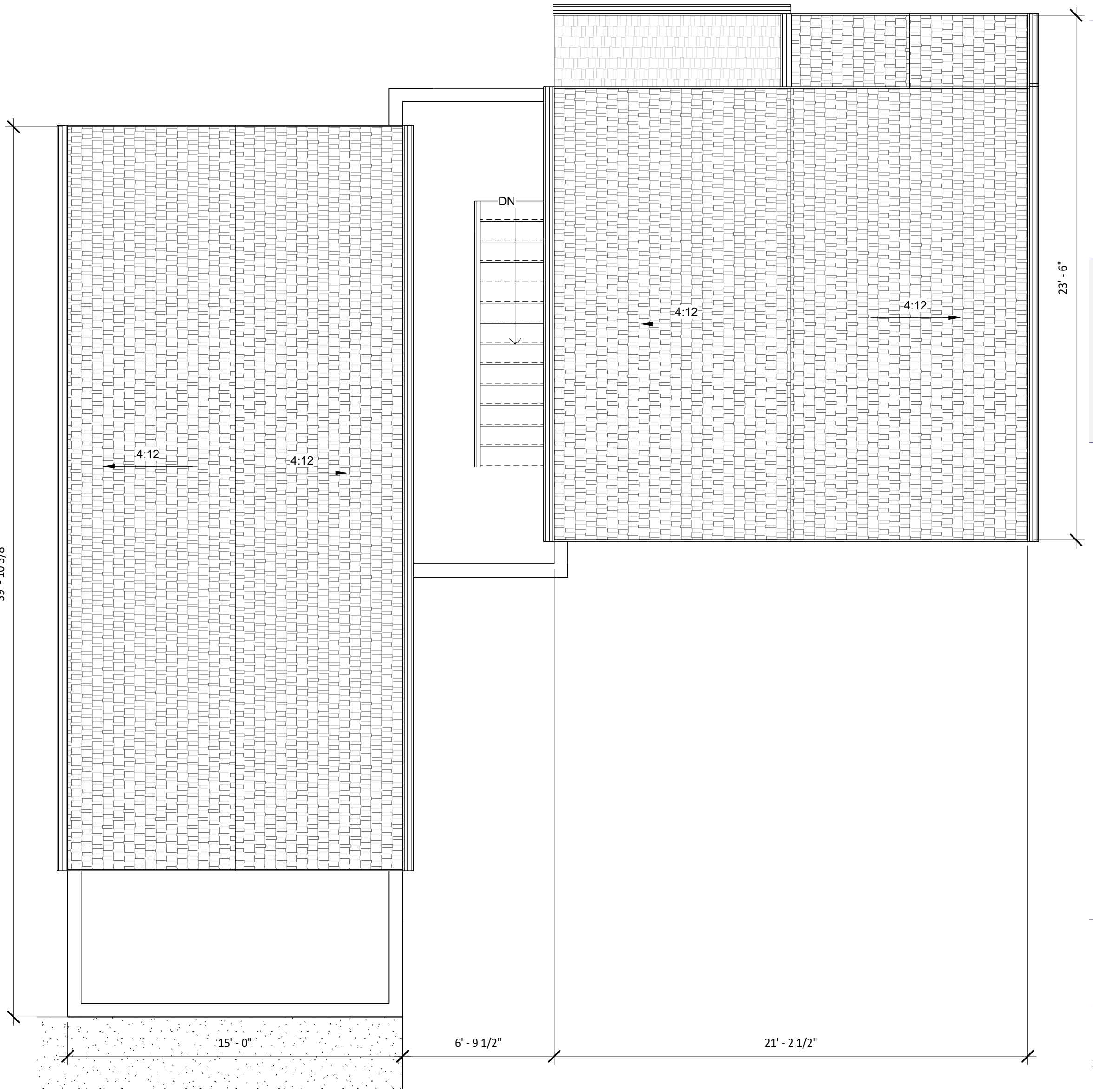
1. CONCRETE SLABS BELOW CONDITIONED SPACES SHALL BE SEPARATED FROM EARTH BY A MINIMUM 6-MIL VAPOR RETARDER, WITH EDGES LAPPED A MINIMUM OF 6".

PLAN LEGEND :

-  EXISTING WALL
-  NEW WALL
-  ASPHALTIC SHINGLE ROOF
-  RADIANT HEAT MAT
-  WTO
-  WALL TYPE TAG
-  DOOR TAG
-  WINDOW TAG
-  1 HR RATED ASSEMBLY WALL



1 PROPOSED ADU SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE : 1/4" = 1'-0"

INSPIRED ADUS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
INSPIREDADUS.COM
PROJECT ARCHITECT
CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT
225 ELM ST, WATSONVILLE
RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL
BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS
2 03/28/2024 Planning Plan Check Comments I

* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.
* You may change or modify the plans. By changing or modifying the plans, you relieve Inspired ADUs and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.
* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.
* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUs and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.
* You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.
* CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.
* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

PROPOSED ADU FLOOR & ROOF PLANS



A2.2

DOOR AND WINDOW NOTES:

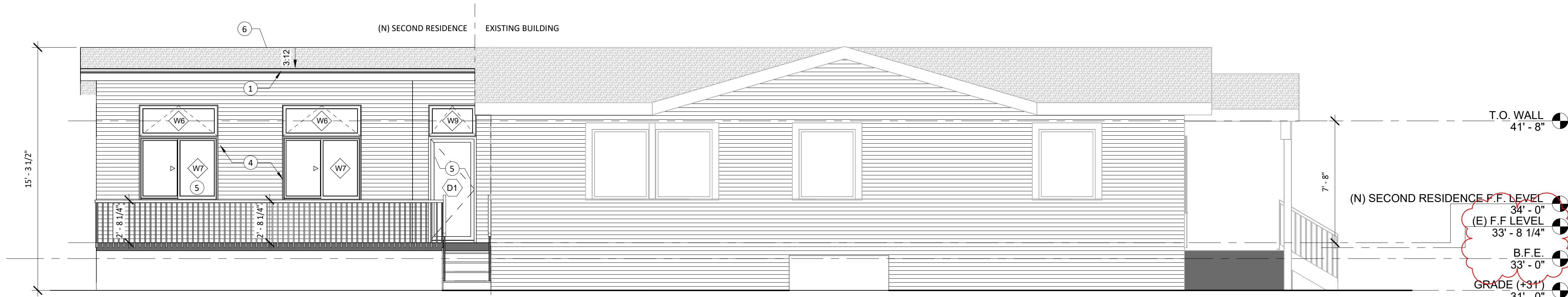
- ALL EXTERIOR WINDOWS AND DOORS TO BE THERMALLY-BROKEN ALUMINUM FRAME BY MARVIN WINDOWS AND DOORS.
- WINDOW SIZES ARE ACTUAL. CONTRACTOR TO VERIFY ROUGH-IN DIMENSIONS IN FIELD AND WITH MANUFACTURER PRIOR TO ORDERING.
- GLAZING SHALL BE SAFETY GLASS AT HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - GLASS DOORS AND WINDOWS WITHIN 18" OF FINISHED FLOOR;
 - WITHIN 24" OF OPERABLE DOORS;
 - WINDOWS LESS THAN 60" ABOVE STANDING SURFACE OR DRAIN INLET OF TUB, SHOWER, AND OTHER BATHING ENCLOSURES.
 U-VALUES TO BE PER TITLE 24 REPORT.
- WINDOW & DOOR DIMENSIONS ARE FRAME SIZE. CONTRACTOR TO CALCULATE ROUGH OPENING.
- COMBINED WINDOWS SHOWN AS ONE UNIT, CONTRACTOR TO VERIFY OPERATION PER ELEVATION.
- GLAZING SHALL BE LABELED ACCORDING TO LOCAL CODES.

PROPOSED SECOND RESIDENCE ELEVATION KEYNOTES:

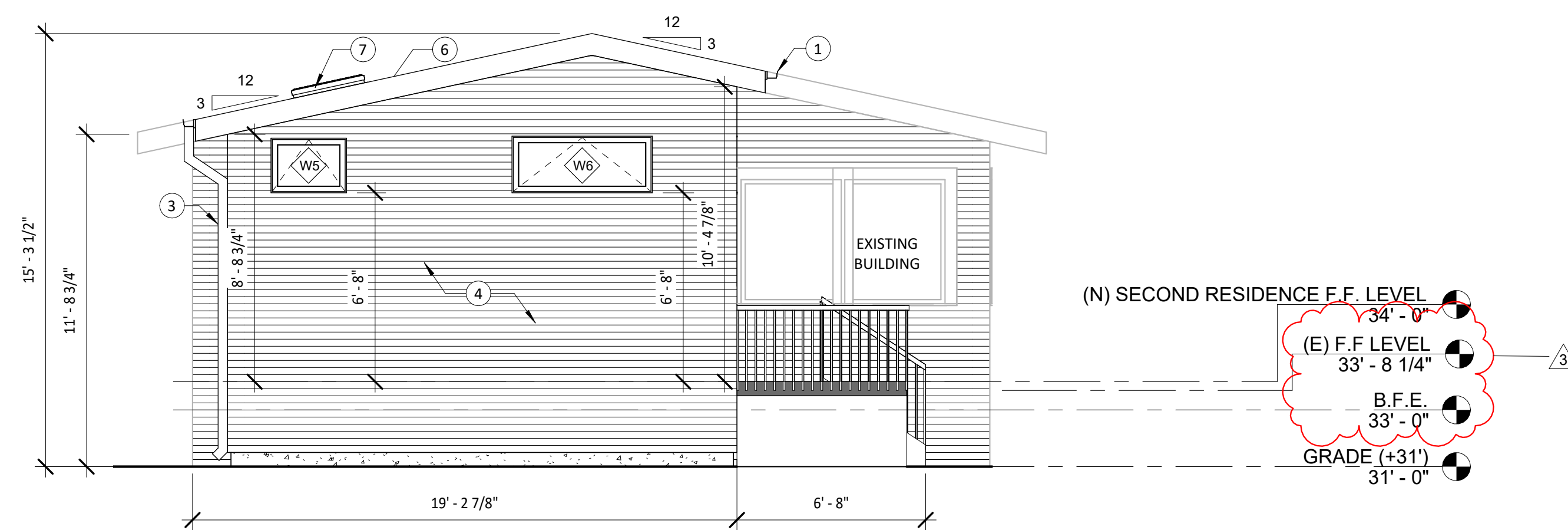
- GUTTER
- HOSE BIB
- DOWNSPOUT
- 'ARTISAN' CEMENT BOARD SIDING
- EGRESS WINDOW, 5.7 SQ FT MIN. OPENING SIZE, 24" MIN. CLEAR HEIGHT X 20" MIN. CLEAR WIDTH PER CRC R310.2
- (N) ASPHALTIC SHINGLE ROOF
- SKYLIGHT

PROPOSED SECOND RESIDENCE ELEVATION LEGEND:

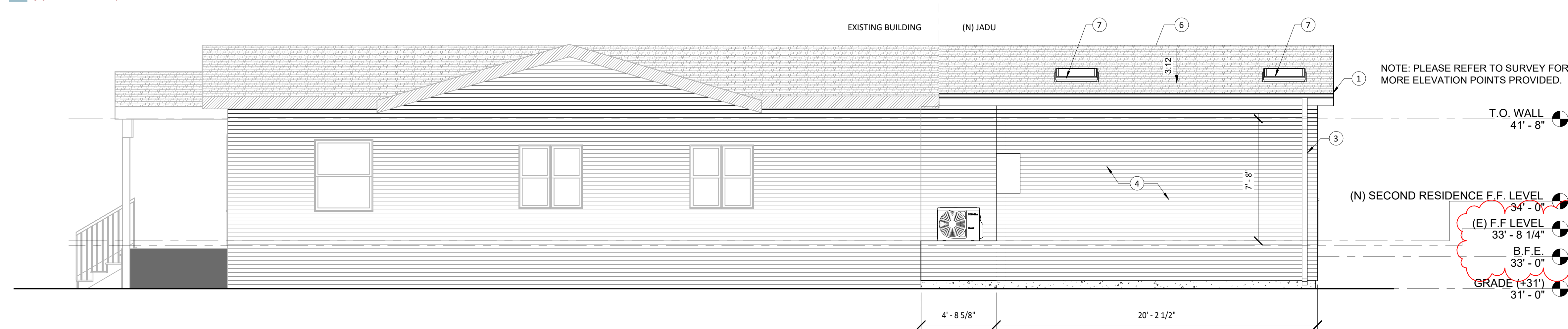
- (N) DOOR TAG
- (N) WINDOW TAG



3 PROPOSED SECOND RESIDENCE ELEVATION - WEST
SCALE : 1/4" = 1'-0"



2 PROPOSED SECOND RESIDENCE ELEVATION - NORTH
SCALE : 1/4" = 1'-0"



1 PROPOSED SECOND RESIDENCE ELEVATION - EAST
SCALE : 1/4" = 1'-0"

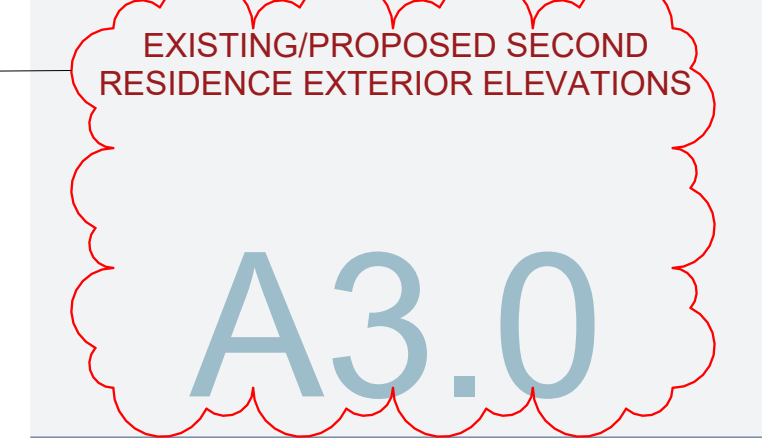
WINDOW & SKYLIGHT SCHEDULE ATTACHED UNIT												
TAG	ROOM	MANUFACTURER	WIDTH	HEIGHT	QNTY	OPERATION	TEMPERED	SILL HEIGHT	INSECT SCREEN	EXTERIOR FINISH	INTERIOR FINISH	REMARKS
SK1	BATH 107, KITCHEN 108	VELUX	2' - 7 1/2"	2' - 7 1/2"	2	SKYLIGHT						
W5	BATH 107	MARVIN	2' - 8"	1' - 11 1/8"	1	AWNING		6' - 8"				
W6	BEDROOM 106, LIVING 105	MARVIN	4' - 11 1/2"	2' - 0"	3	AWNING		6' - 8"				
W7	LIVING 105, BEDROOM 106	MARVIN	4' - 11 1/2"	3' - 11 3/4"	2	CASEMENT		2' - 8 1/4"				
W9	LIVING 105	MARVIN	3' - 0"	2' - 0"	1	AWNING		6' - 8"				

EXTERIOR DOOR SCHEDULE ATTACHED UNIT												
TAG	ROOM	MANUFACTURER	WIDTH	HEIGHT	QNTY	OPERATION	HARDWARE	TEMPERED	D-EXTERIOR FINISH	D-INTERIOR FINISH	REMARK	FUNCTION
D1	LIVING 106	MARVIN	3' - 0"	6' - 8"	1	SWING					3678 DOOR	Exterior

INTERIOR DOOR SCHEDULE ATTACHED UNIT												
TAG	ROOM	WIDTH	HEIGHT	QNTY	OPERATION	HARDWARE	EXTERIOR FINISH	EXTERIOR TRIM	INTERIOR FINISH	REMARK		
D1	LIVING 106	3' - 0"	6' - 8"	1	SWING					3678 DOOR		
D2	BEDROOM 107, BATH 108	2' - 8"	6' - 8"	2	SINGLE POCKET					INTERIOR POCKET DOOR		
D3	LIVING 106	2' - 6"	6' - 8"	1	SWING							



* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.
* You may change or modify the plans. By changing or modifying the plans, you relieve Inspired ADUs and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.
* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.
* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, caulking, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUs and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.
* You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.
* CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.
* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

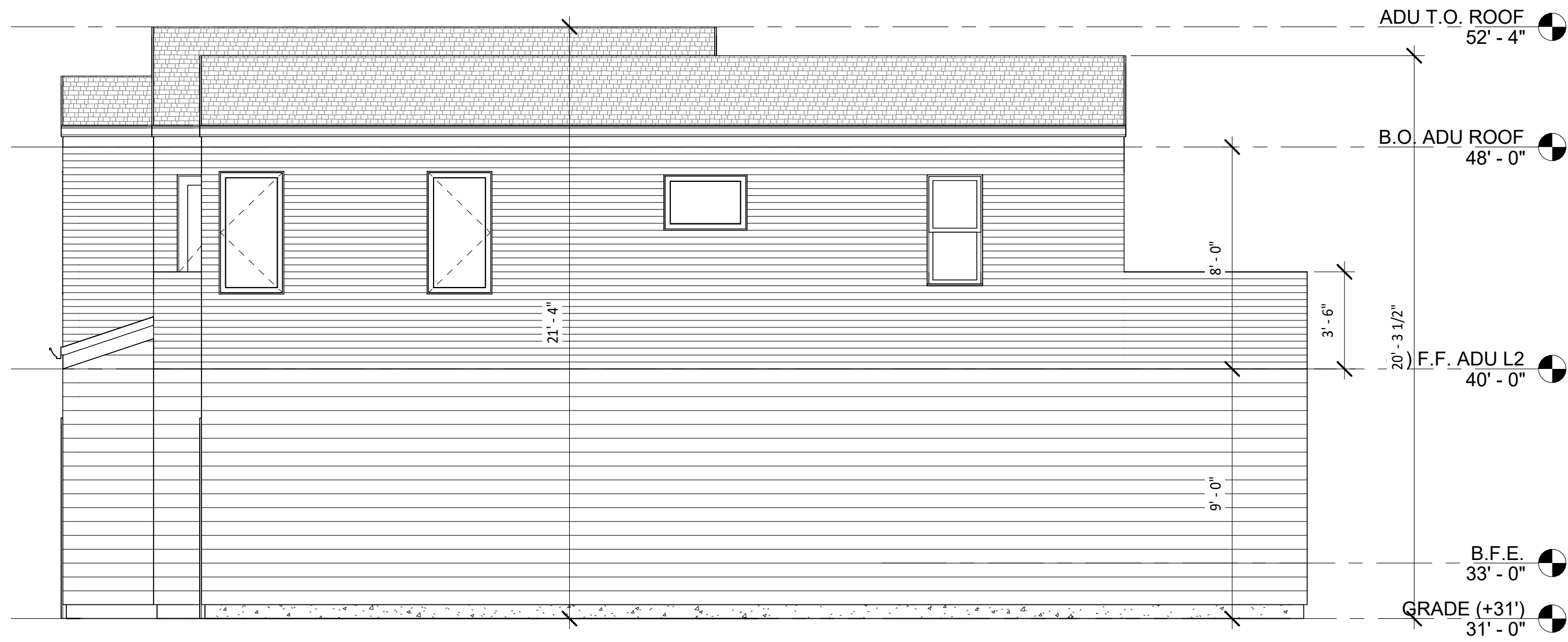




NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS



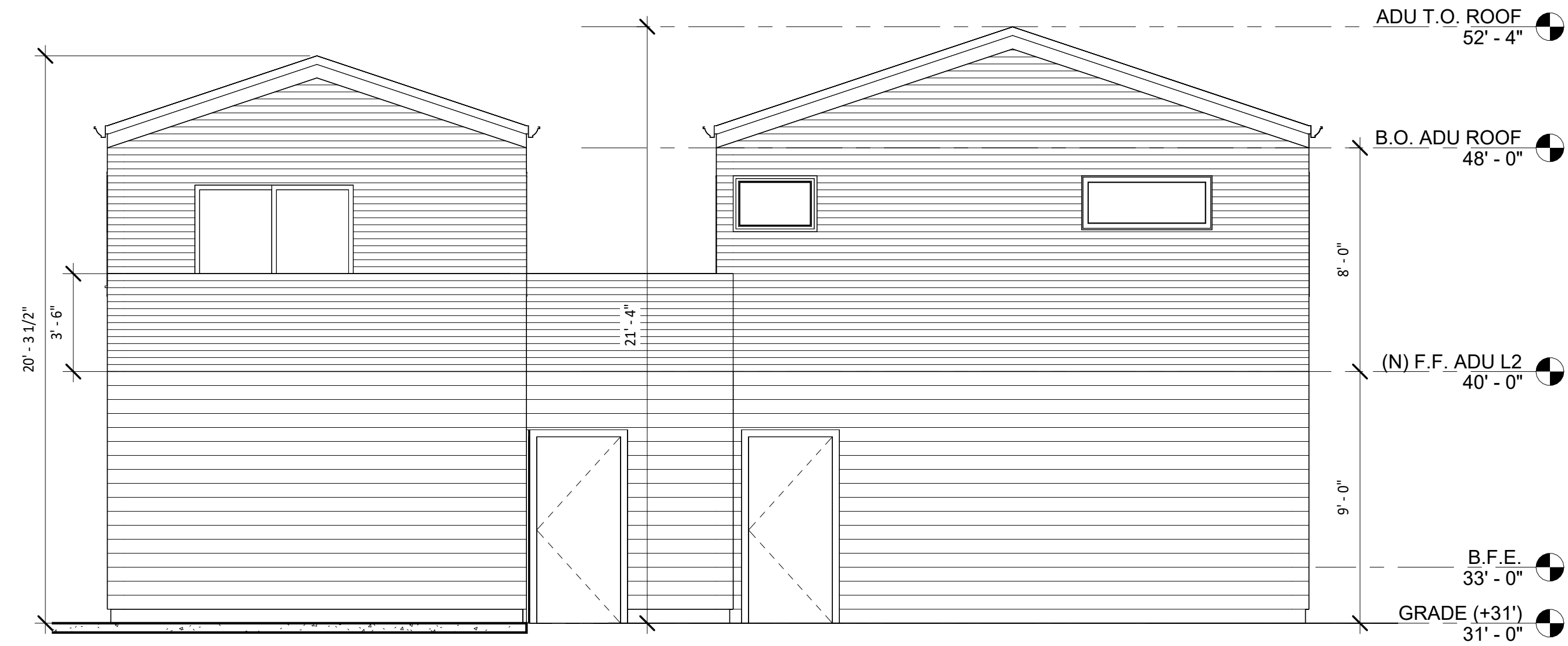
2 PROPOSED ADU ELEVATION - WEST
SCALE : 1/4"=1'-0"



4 PROPOSED ADU ELEVATION - EAST
SCALE : 1/4"=1'-0"



1 PROPOSED ADU ELEVATION - NORTH
SCALE : 1/4"=1'-0"



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

SUBMITTAL
BUILDING PERMIT SET / MAY 2023

SUBMITTAL HISTORY & REVISIONS

3 06/03/2024 Planning Plan Check Comments II

* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.
* You may change or modify the plans. By changing or modifying the plans, you relieve Inspired ADUs and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.
* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.
* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, caulking, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUs and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUs and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.
* You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.
* CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.
* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

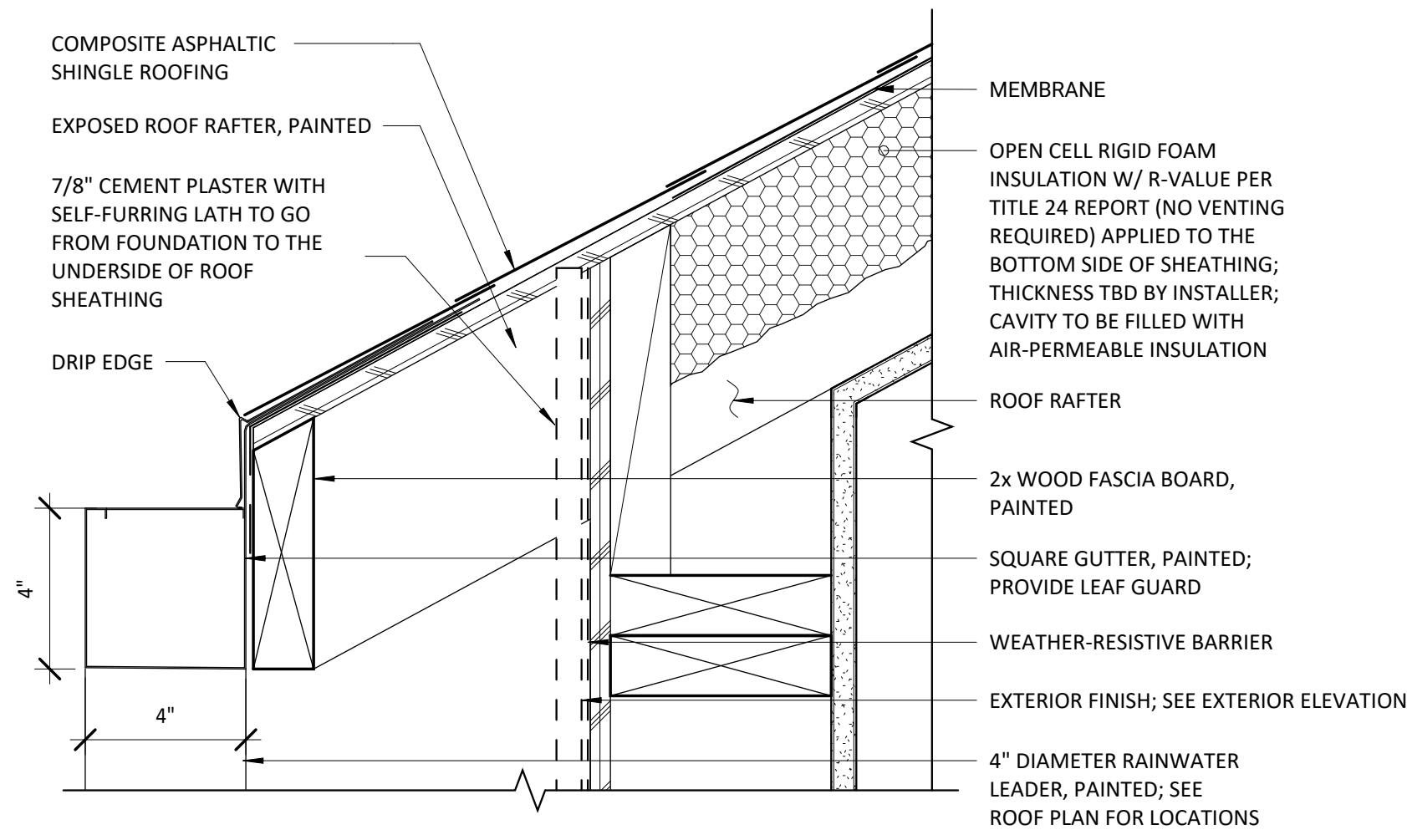




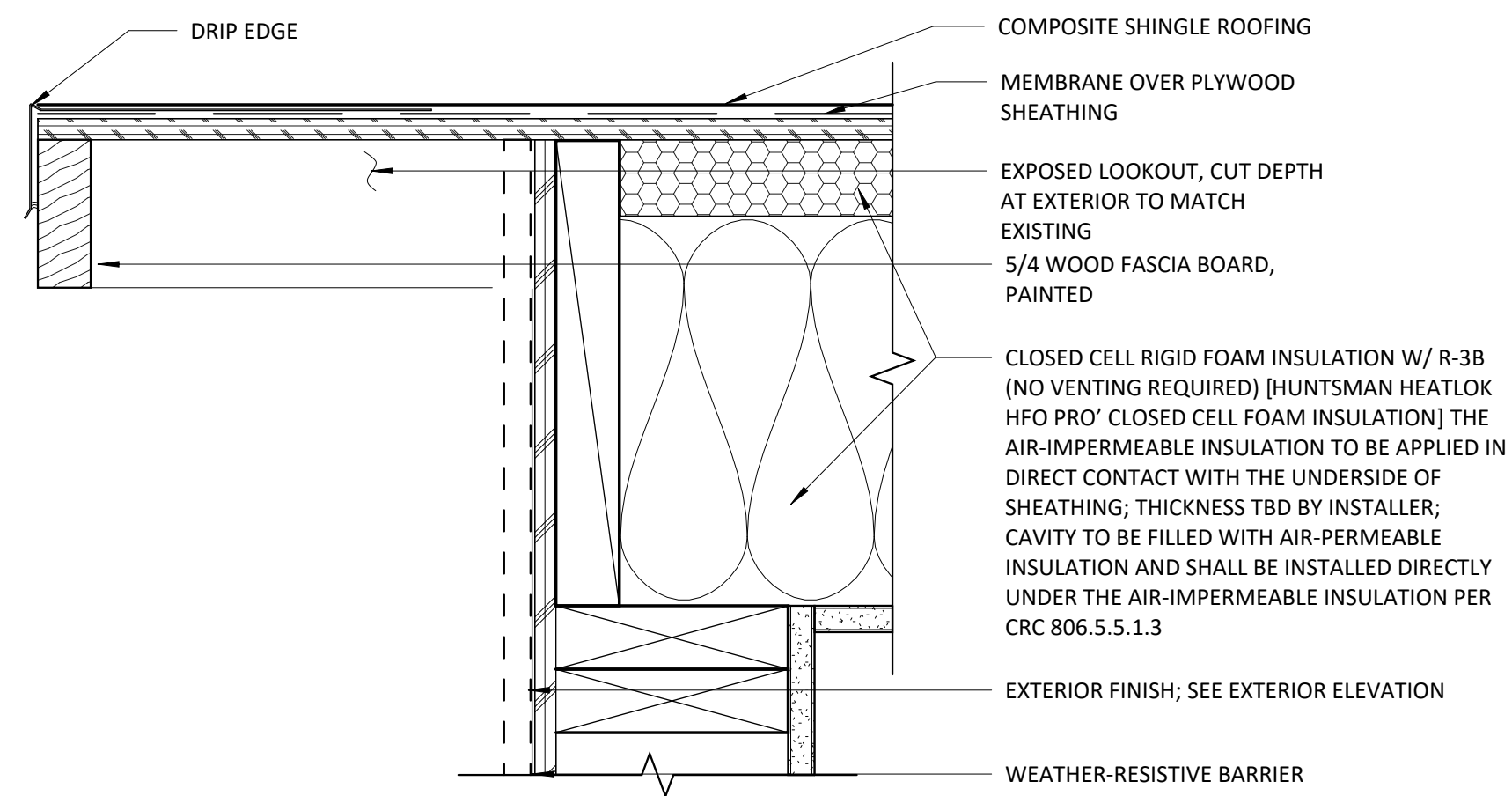
NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

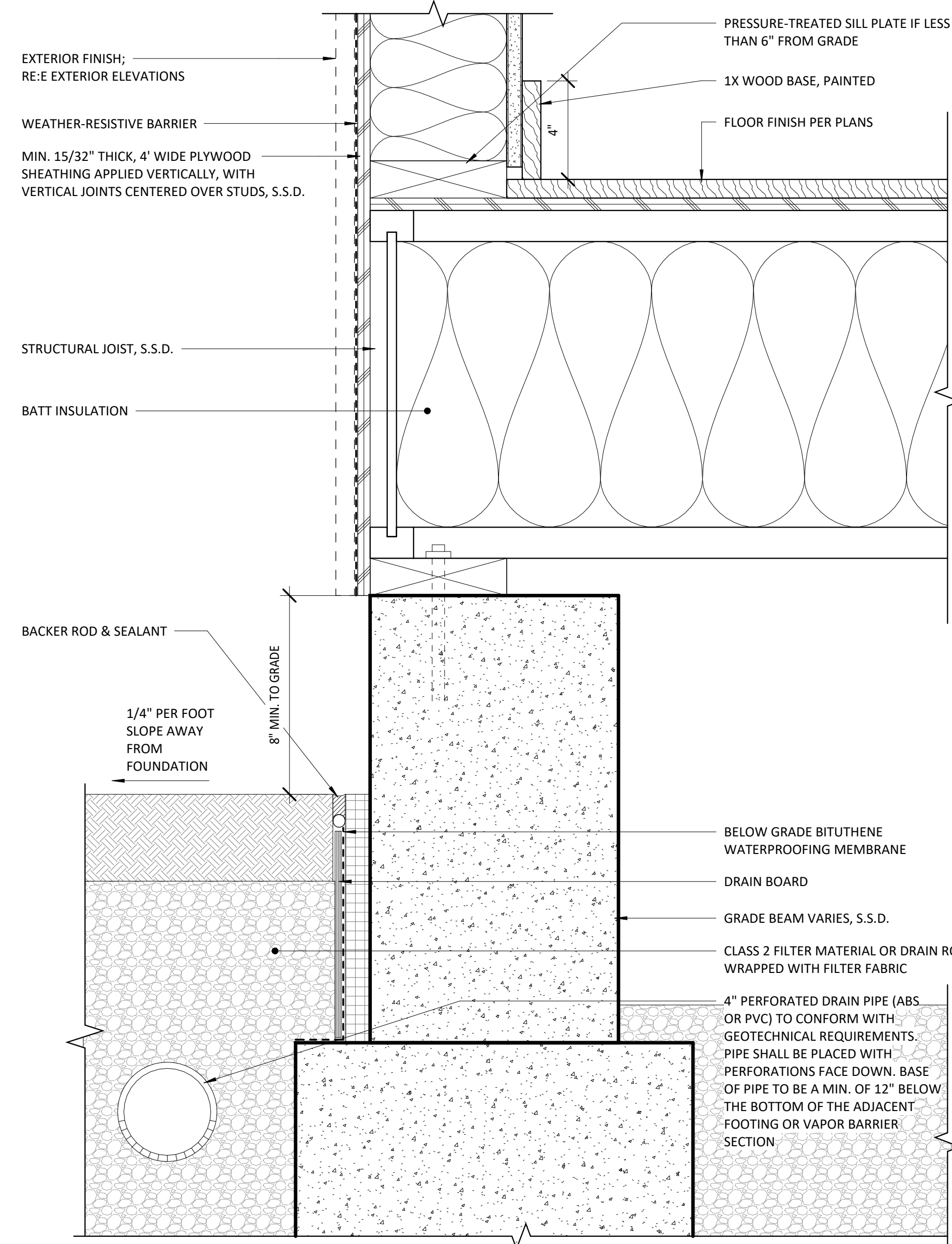
RESERVED AREA FOR CITY DATE & APPROVAL STAMPS



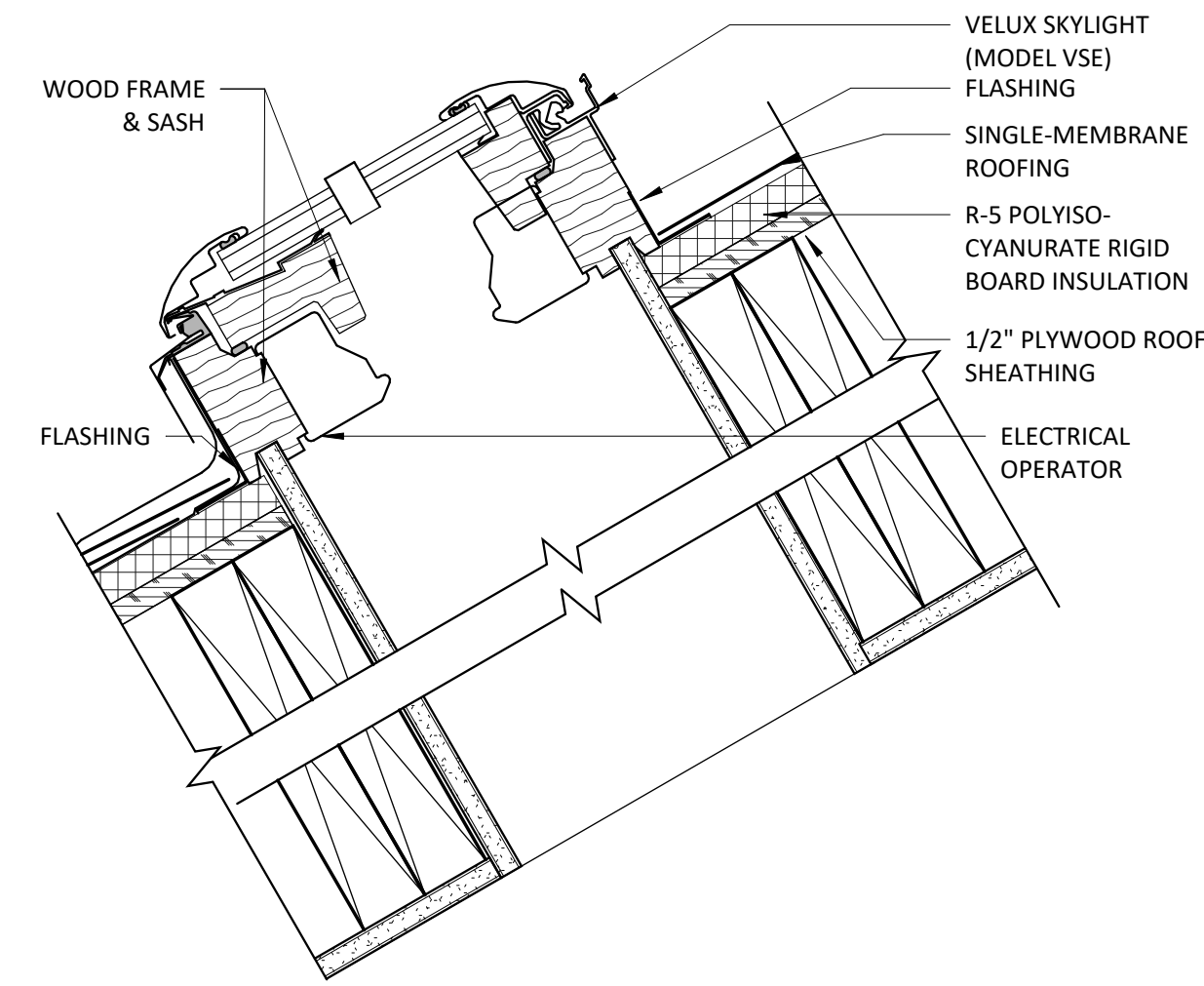
3 EAVE AND GUTTER
SCALE: 3" = 1'-0"



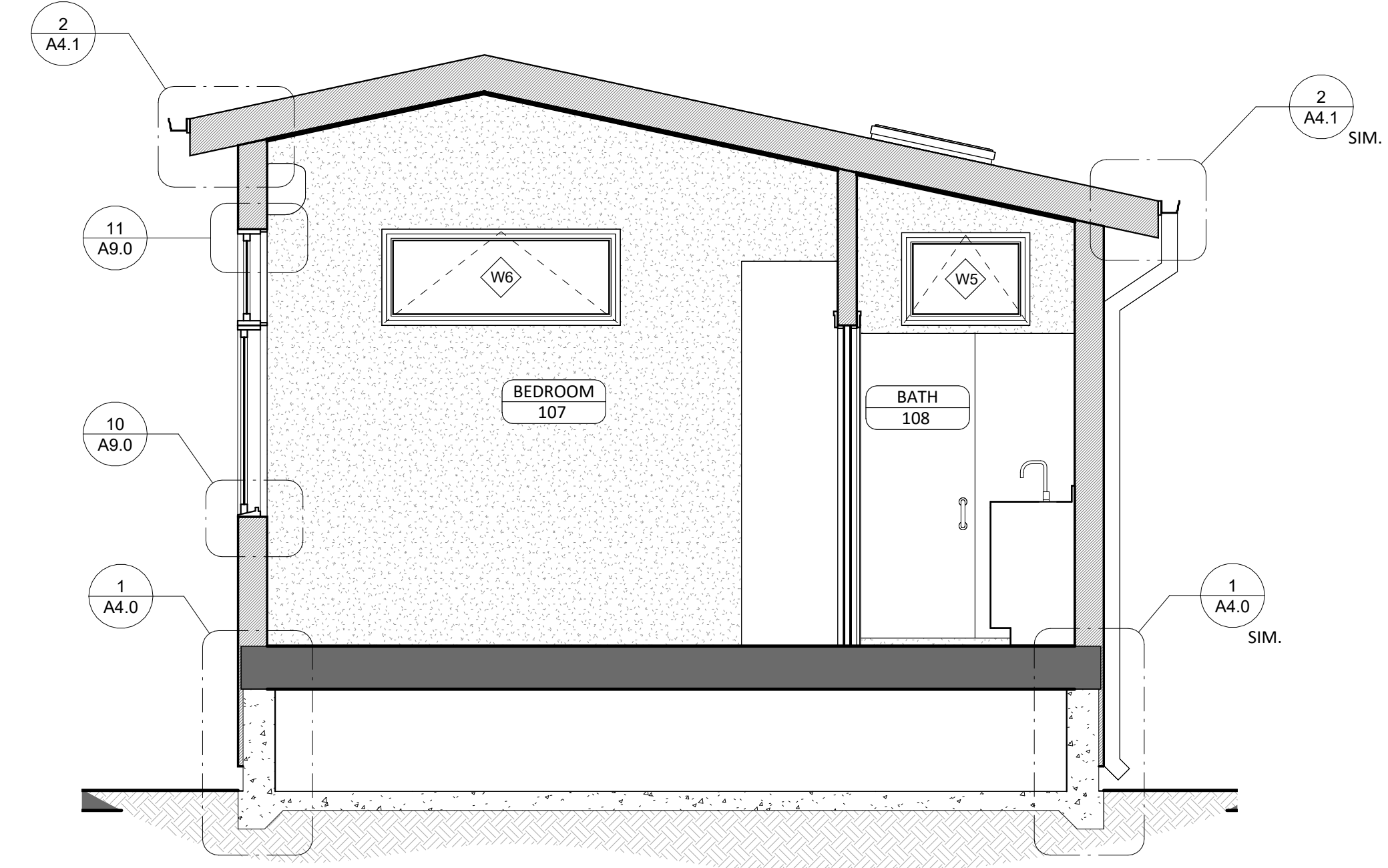
2 RAKE AT GABLED END
SCALE: 3" = 1'-0"



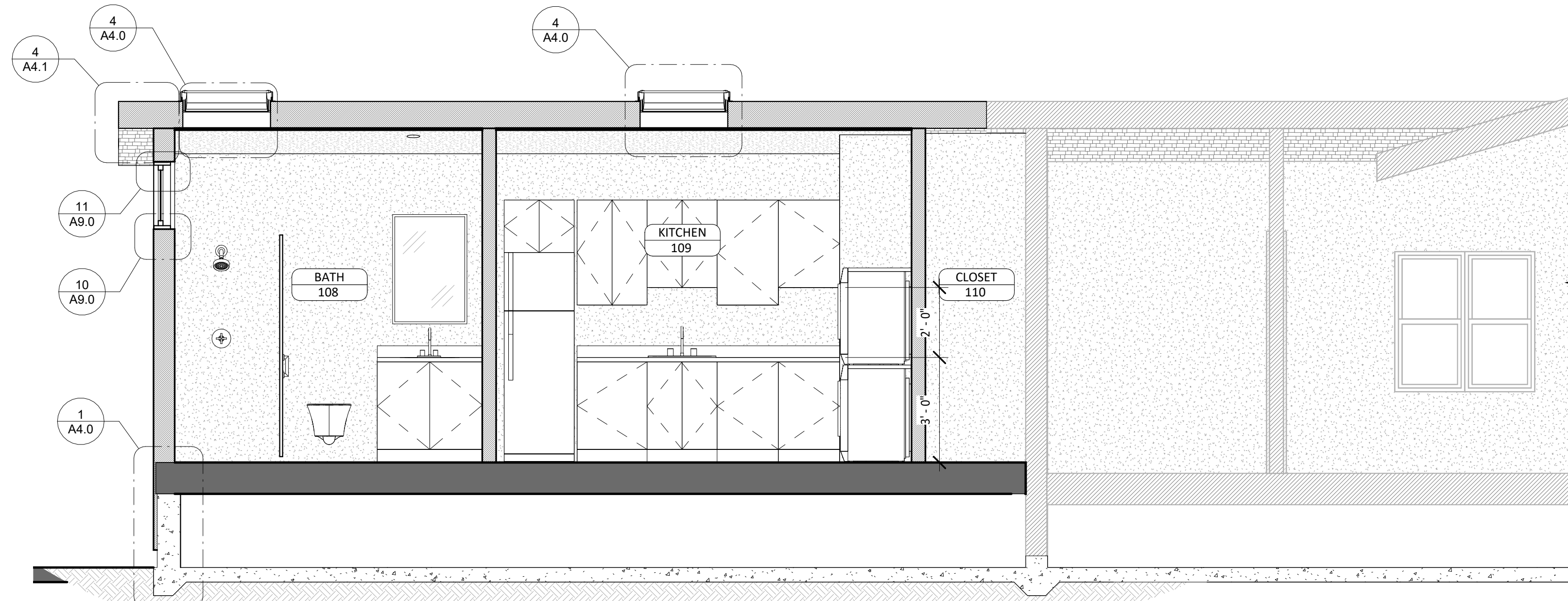
1 FOUNDATION
SCALE: 3" = 1'-0"



4 DECK-MTD. SKYLIGHT @ PITCHED ROOF
SCALE: 3" = 1'-0"



6 SECOND RESIDENCE CROSS SECTION
SCALE: 3/8" = 1'-0"



5 SECOND RESIDENCE LONGITUDINAL SECTION
SCALE: 3/8" = 1'-0"

* You may use these plans for the construction of one and only one house as depicted by the plans. This license is non-transferable.
* You may change or modify the plans. By changing or modifying the plans, you release Inspired ADUS and CARRIE SHORES DILLER of all liability associated with the modified design and plans.
* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.
* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, waterproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUS and CARRIE SHORES DILLER has no control or responsibility. Inspired ADUS and CARRIE SHORES DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.
* You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.
* CARRIE SHORES DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.
* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

PROPOSED SECOND RESIDENCE BUILDING SECTIONS

A4.0

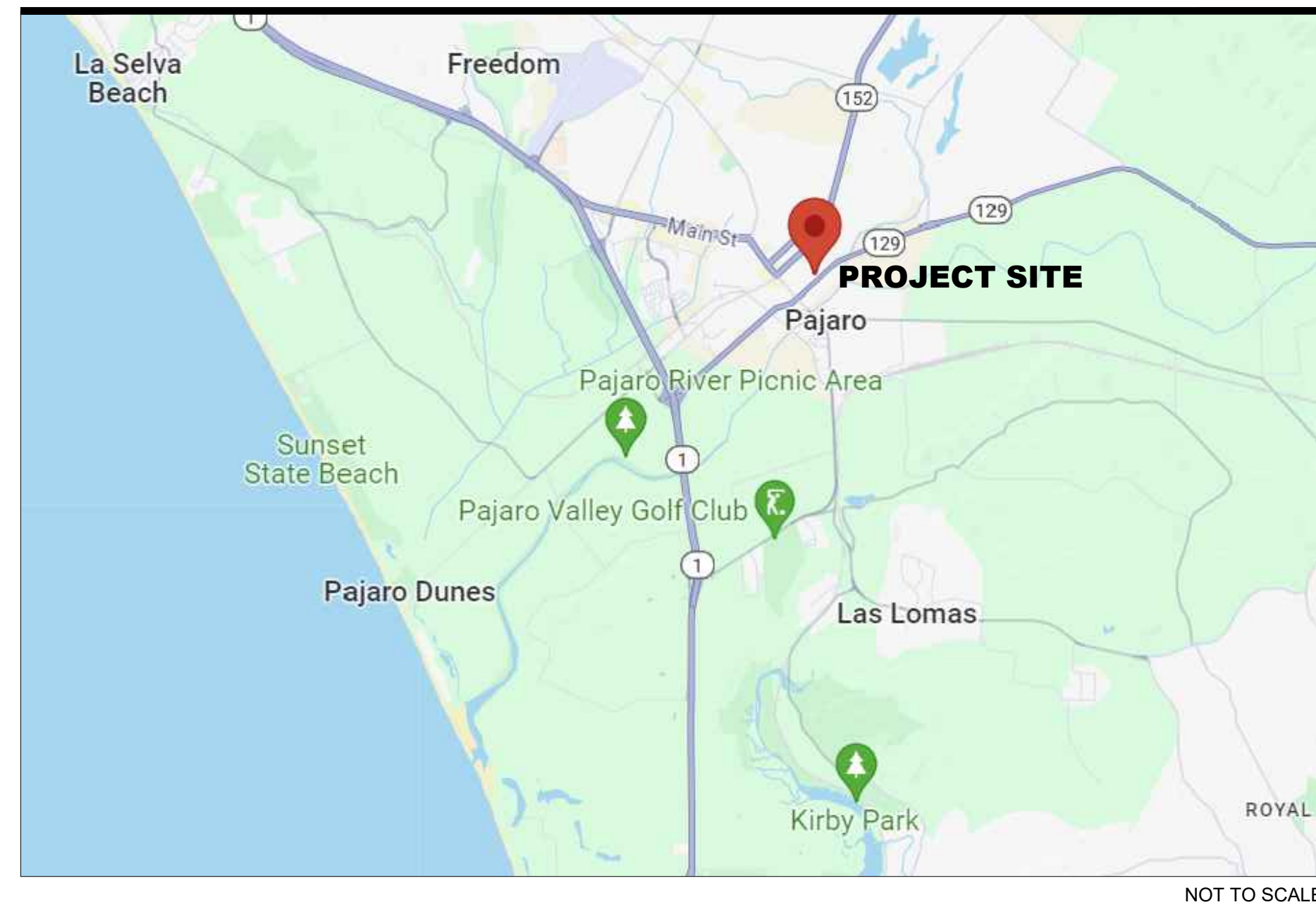
NEW ADDITION & ADUs

225 ELM STREET

WATSONVILLE, CA

GRADING & DRAINAGE PLANS

VICINITY MAP



SURVEY DATUM

Topographic Survey provided by Bridgette Land Surveying dated 11/22/2022.

MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

SHEET INDEX

- 1 COVER SHEET
- 2 GRADING & EROSION CONTROL PLAN
- 3 DRAINAGE PLAN
- 4 UTILITY PLAN
- 5 DETAILS

GENERAL NOTES

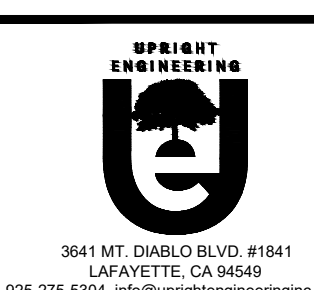
1. THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND SLOPE FAILURE.
2. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT SOIL ENGINEER.
3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.
4. LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

GENERAL STORMWATER NOTES

1. STOCKPILES: ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
2. DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST NUISANCE AND THE DISCHARGE OF SMOKE OR ANY OTHER AIR CONTAMINANTS INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY REGIONAL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY.
3. INTERIM EROSION AND SEDIMENT CONTROL: THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION, EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.
4. PERMANENT EROSION AND SEDIMENT CONTROL: PERMANENT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR ALL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED. DOWNSPOUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE DRAINAGE PLAN OR AWAY FROM STRUCTURES.
5. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDSCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
6. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS NOT PERMITTED.
7. WASH OUT CONCRETE EQUIPMENT/TRUCKS OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH WATER ONTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.

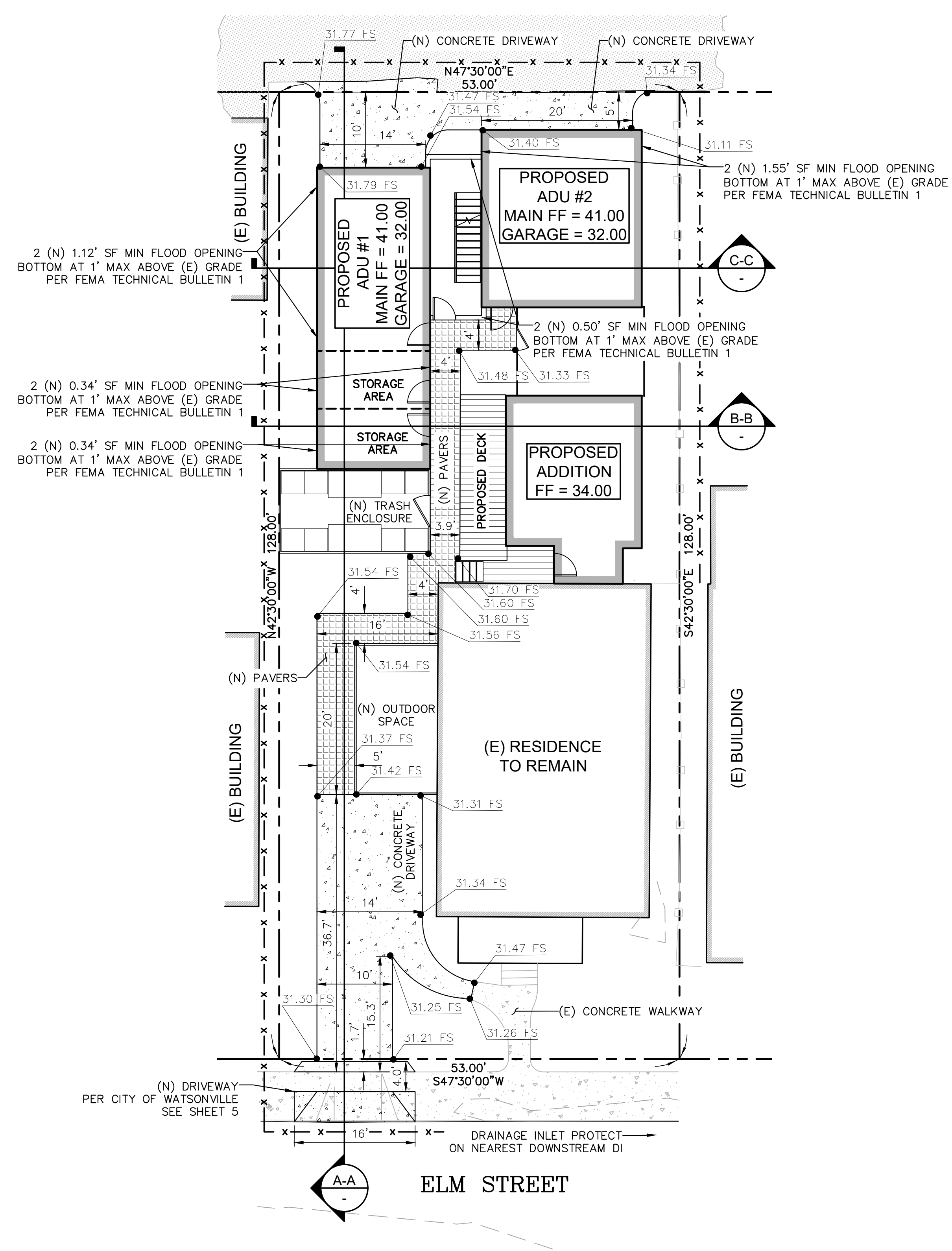


REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			
5			



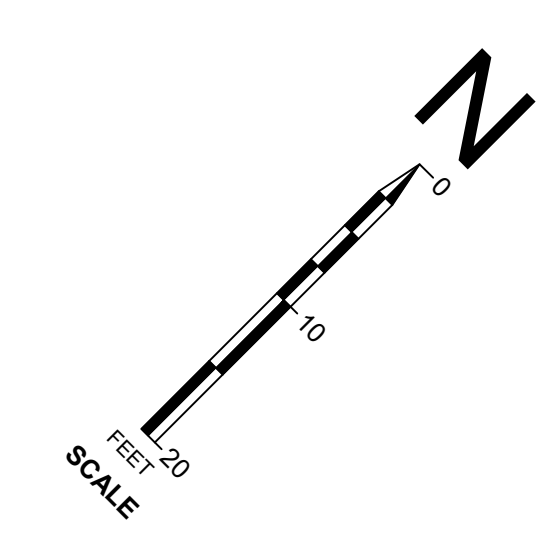
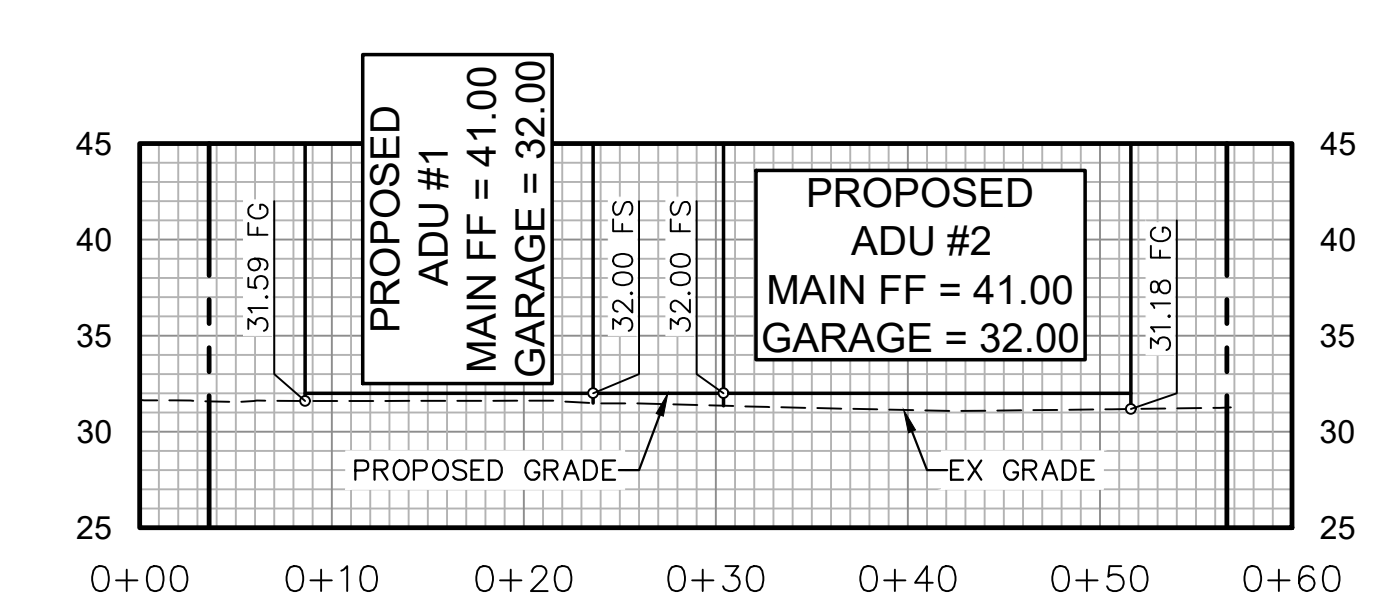
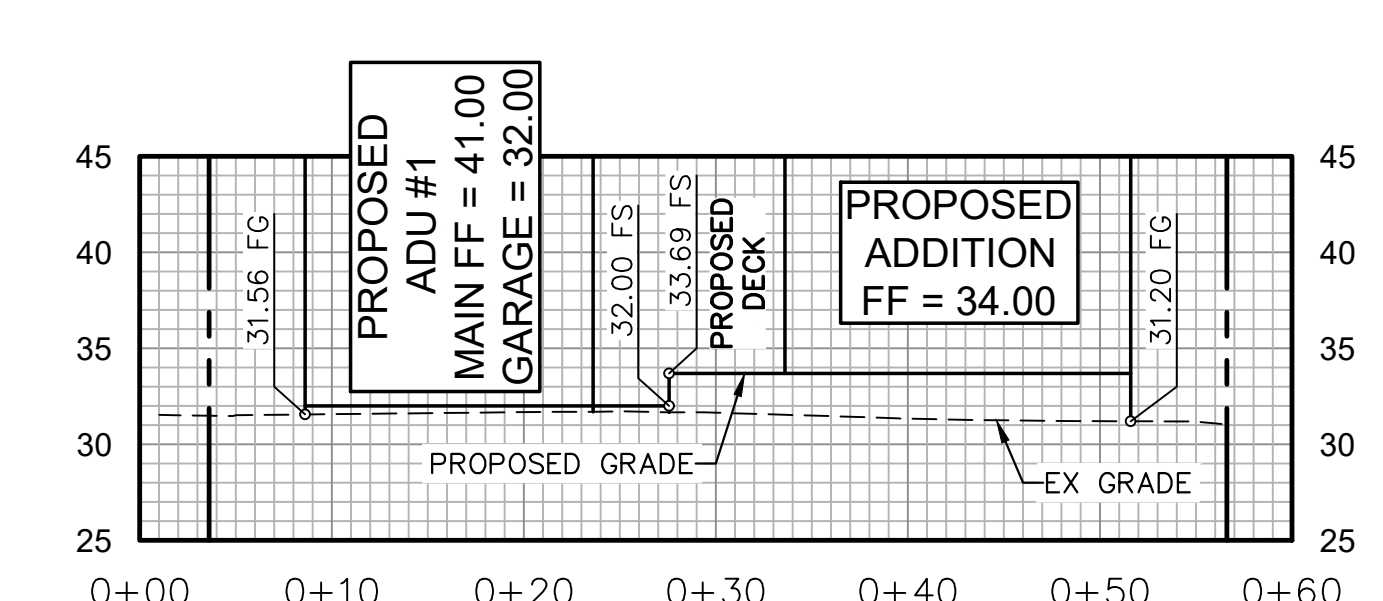
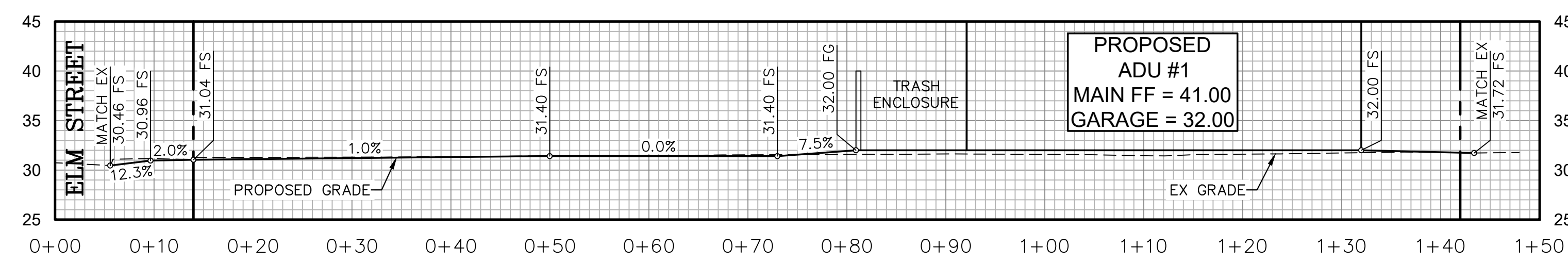
DATE: 6/3/2024	DESIGNED BY: AP
NEW ADDITION & ADUs 225 ELM STREET WATSONVILLE, CA	DRAWN BY: WZ
	SURVEYED BY: WS
CHECKED BY: AP	
SHEET NO.	1 OF 5

PERMIT SET



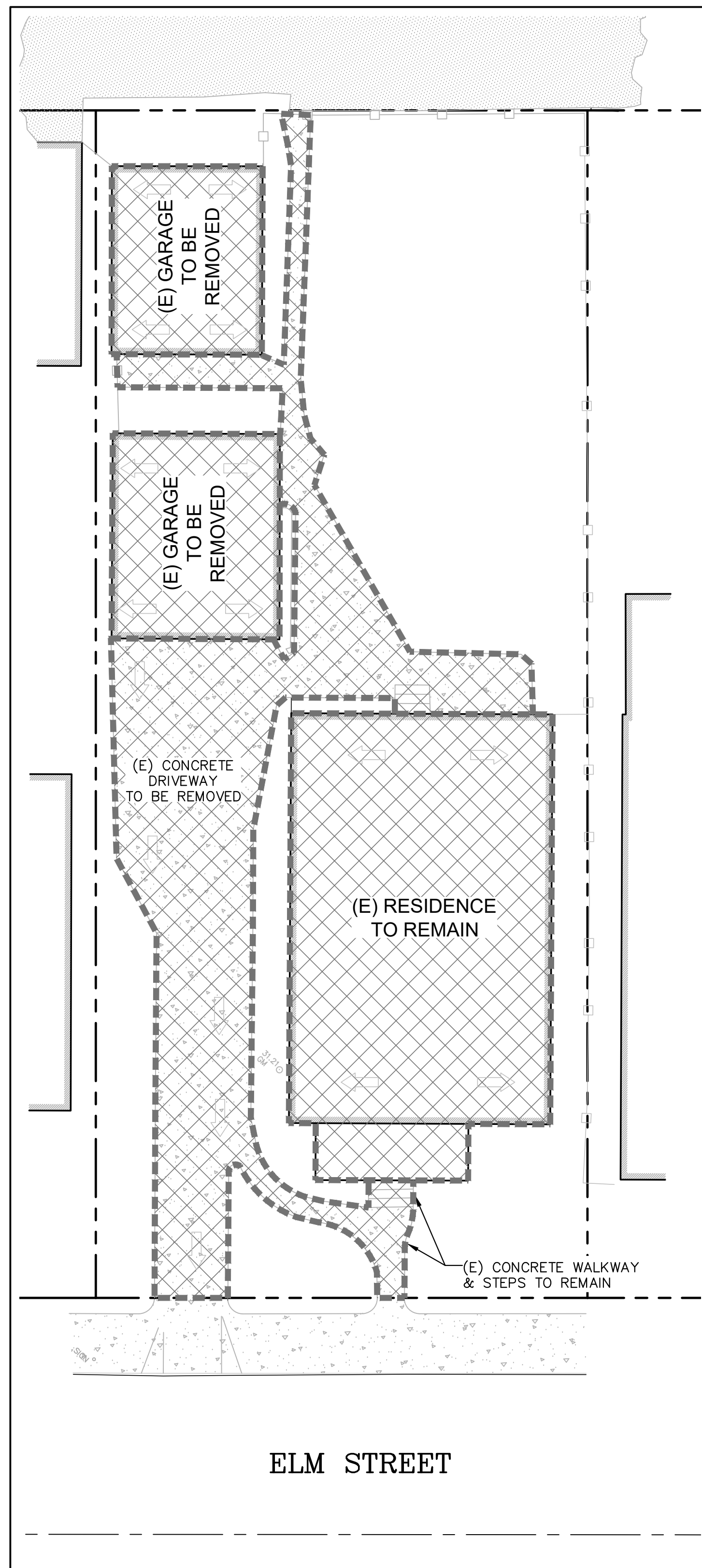
GRADING & EROSION CONTROL PLAN
SCALE: 1" = 10'

- ### GRADING NOTES
1. LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.
 2. ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
 3. CONTRACTOR SHALL CONSTRUCT DRAINAGE IMPROVEMENTS PRIOR TO GRADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRADING, TEMPORARY DRAINAGE FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR.
 4. MAXIMUM FILL SLOPE SHALL BE 2:1 (HORIZ:VERT)
 5. MAXIMUM CUT SLOPE SHALL BE 1.5:1 (HORIZ:VERT)
 6. FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS. MOISTURE CONDITIONED TO WITHIN 3% OF OPTIMUM, AND COMPACTED USING SHEEPS FOOT ROLLER OR SIMILAR EQUIPMENT TO 95% RELATIVE COMPACTION AS MEASURED USING THE MODIFIED PROCTOR METHOD.
- ### LEGEND
- PROPERTY LINE
 - x-x- PROPOSED STRAW WATTLE SEE DETAIL 1 ON SHEET 5
 - (E) EXISTING
 - (N) PROPOSED
 - FS FINISH SURFACE
- | ELEMENT | FILL (CY) | CUT (CY) | NET (CY) |
|----------------------------------|-----------|----------|----------|
| GRADING | 40 | 10 | 30 |
| TOTAL DISTURBED AREA: 3,300 SQFT | | | |



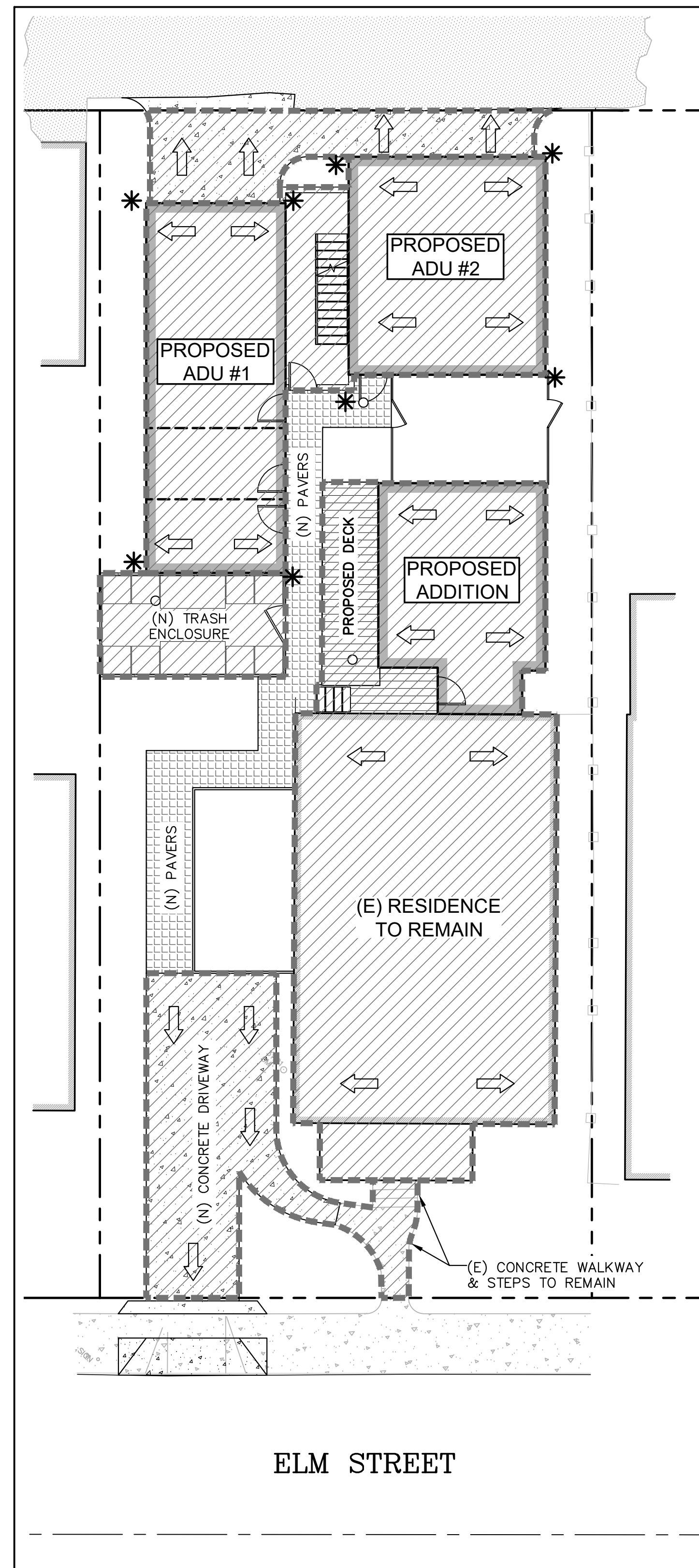
PERMIT SET

REVISIONS				DATE	APPROVED	 <small>3641 MT. DIABLO BLVD #1841 LAFAYETTE, CA 94549 925-275-5304 info@uprightengineering.com</small>	DATE: 6/3/2024		DESIGNED BY: AP
REV. NO.	DESCRIPTION								
1						NEW ADDITION & ADUs 225 ELM STREET WATSONVILLE, CA	DRAWN BY: WZ	SHEET NO.	
2							CHECKED BY: AP		
GRADING & EROSION CONTROL PLAN							2 OF 5		



EXISTING IMPERVIOUS AREAS

SCALE: 1" = 10'



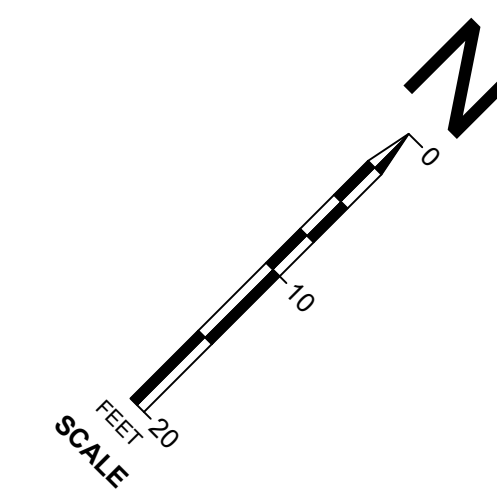
PROPOSED IMPERVIOUS AREAS

SCALE: 1" = 10'

LEGEND

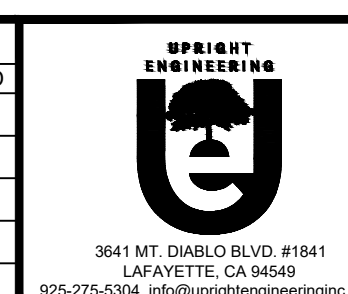
- PROPERTY LINE
- PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- EXISTING IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- PROPOSED DOWNSPOUT TO BE DIRECTED TOWARDS LANDSCAPING VIA SPLASHBLOCK

IMPERVIOUS AREAS TABLE		
ELEMENT	PROPOSED AREA (SF)	EXISTING AREA (SF)
STRUCTURES	3181	2074
EXTERIOR HARDSCAPE	1036	1406
TOTAL	4217	3481
NET INCREASE IN IMPERVIOUS AREA: 736 SF		



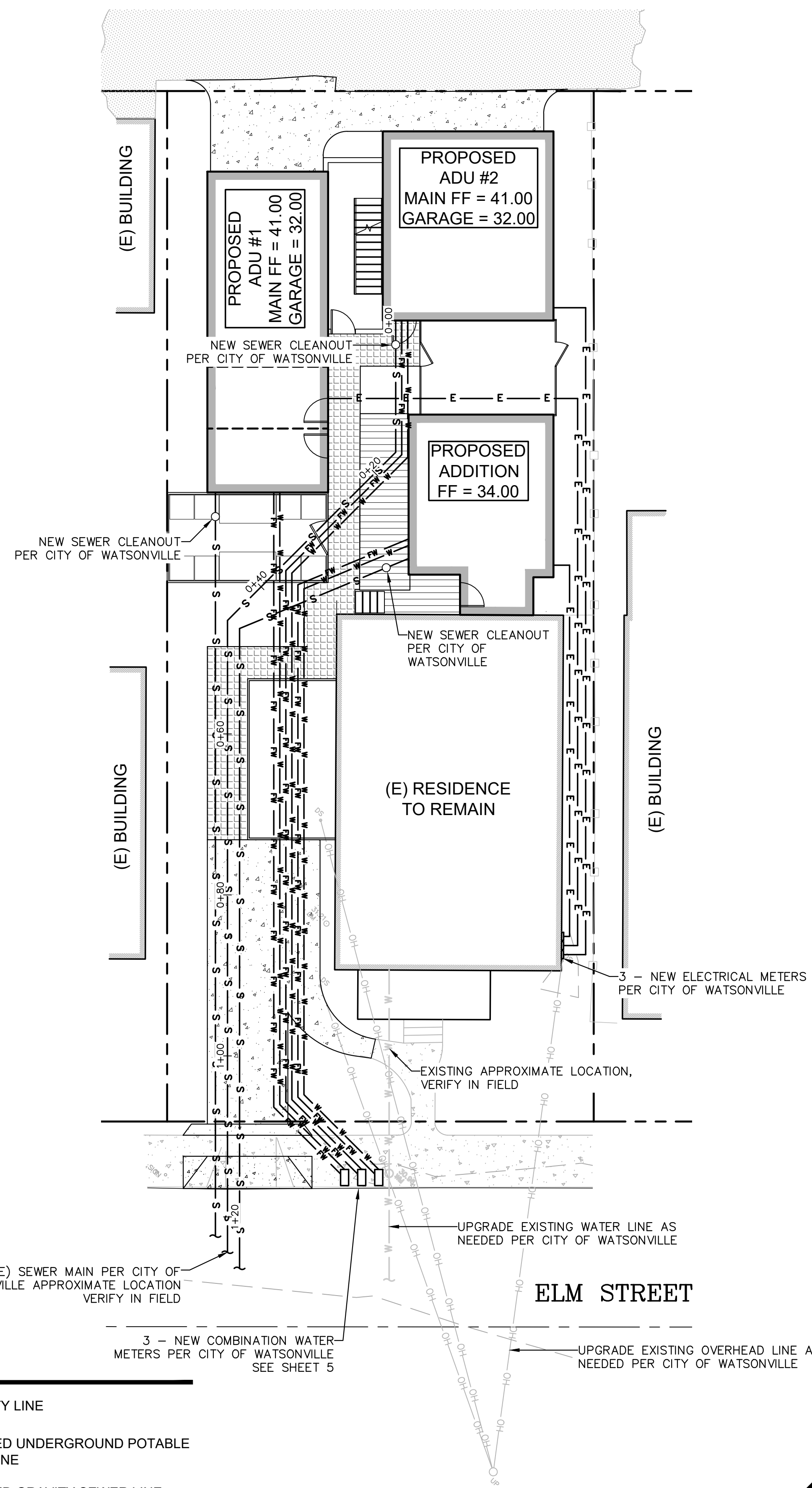
PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED



DATE: 6/3/2024
NEW ADDITION & ADUs
225 ELM STREET
WATSONVILLE, CA
DRAINAGE PLAN

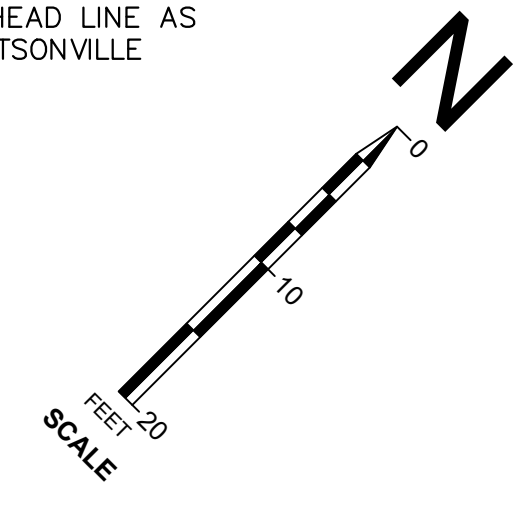
DESIGNED BY: AP
 DRAWN BY: WZ
 SURVEYED BY: WS
 CHECKED BY: AP
 SHEET NO.
3 OF 5



LEGEND

- PROPERTY LINE
- w-w- PROPOSED UNDERGROUND POTABLE WATER LINE
- s-s- PROPOSED GRAVITY SEWER LINE 4" ABS SCH40, 2% MIN SLOPE
- E-E- PROPOSED ELECTRICAL CONNECTION
- FW- PROPOSED 1" FIRE LINE INSTALLED PER CITY OF WATSONVILLE

UTILITY PLAN
SCALE: 1" = 10'



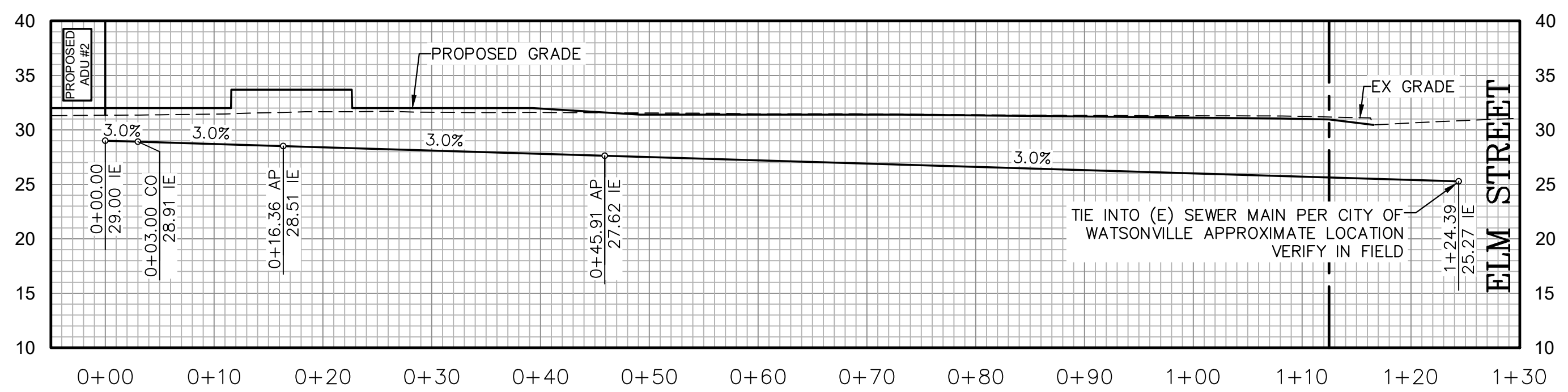
GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
2. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FINALIZED BY THE CONTRACTOR IN THE FIELD.
3. ALL UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE, REGIONAL, AND LOCAL CODES AND REQUIREMENTS.
4. MINIMUM BURIAL DEPTH SHALL BE 18" FOR ALL UTILITIES.
5. ALL UTILITIES SHALL BE BURIED WITH DETECTABLE UNDERGROUND MARKING TAPE MEETING APWA STANDARDS. TAPE SHALL BE BURIED 12" ABOVE TOP OF UTILITY.
6. PULL BOXES FOR ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE SIZED AND SPACED PER CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
7. ELECTRICAL AND COMMUNICATION UTILITIES SHALL UTILIZE RACEWAYS WITH BENDS CONFORMING TO CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
8. UTILITIES SHALL MAINTAIN 3FT MIN CLEARANCE FROM ALL CONCRETE FOOTINGS, SLABS, AND BUILDING FOUNDATIONS.
9. UTILITY TRENCH BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION, THE UTILITY COMPANY, AND AS FOLLOWS:
 - 9.1. UTILITY TRENCH BACKFILL SHALL BE CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION AT NEAR OPTIMUM MOISTURE CONTENT. BACKFILL SHALL BE PLACED IN 6" LIFTS, WETTED, AND COMPACTED USING A VIBRATING PLATE OR JUMPING JACK. CARE SHOULD BE TAKEN NOT TO HARM UTILITIES DURING PRELIMINARY BACKFILL.
10. THE FOLLOWING APPLIES TO THE PROPOSED PRIVATE SEWER LATERAL (PSL):
 - 10.1. ALL SEWER LINES AND ASSOCIATED STRUCTURES, CLEANOUTS, BACKFLOW DEVICES, OVERFLOW PROTECTION DEVICES AND POINT OF CONNECTION TO THE CITY MAIN SHALL COMPLY WITH CITY STANDARDS.
 - 10.2. THE PSL SHALL BE KEPT FREE FROM ROOTS, GREASE DEPOSITS, AND OTHER SOLIDS WHICH MAY IMPEDE OR OBSTRUCT THE FLOW.
 - 10.3. ALL JOINTS SHALL BE TIGHT AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION BY WASTE OR INFILTRATION BY GROUND WATER OR STORM WATER.
 - 10.4. THE GRADE OF EVERY PSL SHALL BE UNIFORM WITHOUT SAGS OR OFFSETS.
 - 10.5. THE PSL SHALL HAVE A TWO-WAY CLEANOUT LOCATED AT OR NEAR THE STRUCTURE. ALL CLEANOUTS SHALL BE SECURELY CAPPED AT ALL TIMES.
 - 10.6. THE PSL SHALL BE EQUIPPED WITH A BACKFLOW DEVICE/OVERFLOW DEVICE.
 - 10.7. IN CONJUNCTION WITH A PSL SERVING A STRUCTURE IN WHICH THERE ARE PLUMBING FIXTURES AT AN ELEVATION TOO LOW TO PERMIT DRAINAGE BY GRAVITY FROM THE FIXTURES TO THE SEWER MAIN, THE PROPERTY OWNER SHALL INSTALL AND MAINTAIN A PUMP OR OTHER APPROPRIATE DEVICE OR DEVICES TO LIFT THE CONTENTS OF THE PSL TO THE CITY'S SANITARY SEWER SYSTEM. SUCH DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UNIFORM BUILDING AND PLUMBING CODES AND ALL APPLICABLE PROVISIONS OF THE CITY MUNICIPAL CODE, AND SHALL BE SUBJECT TO TESTING, REPAIR AND REPLACEMENT UNDER THE PROVISIONS OF THE CITY.
 - 10.8. THERE SHALL BE NO NON-SANITARY SEWER CONNECTIONS TO THE PSL PLUMBING THAT CONNECTS THERETO.

MINIMUM UTILITY SEPARATION REQUIREMENTS

UTILITY	POTABLE WATER*	STORM WATER	SANITARY SEWER	GAS	ELECTRIC	COMM
POTABLE WATER	-	12"	12"	0"	12"	12"
STORM WATER	12"	-	12"	0"	24"	12"
SANITARY SEWER	12"	12"	-	0"	24"	12"
GAS	0"	0"	0"	-	24"	12"
ELECTRIC	12"	24"	24"	24"	-	12"
COMM	12"	12"	12"	12"	12"	-

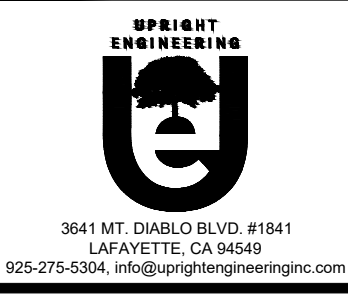
* WHEN POTABLE WATER SHARES A JOINT TRENCH OR CROSSES SEWER AND/OR STORMWATER, POTABLE WATER SHALL ALWAYS BE ABOVE.



SEWER PROFILE
SCALE: 1" = 10'



REV. NO.	DESCRIPTION	DATE	APPROVED
1			
2			
3			
4			



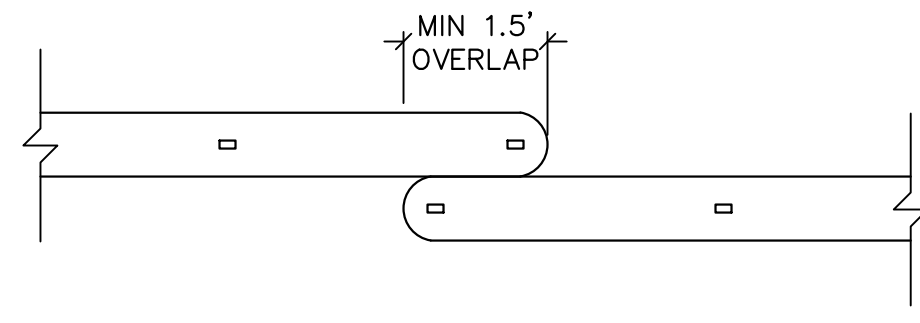
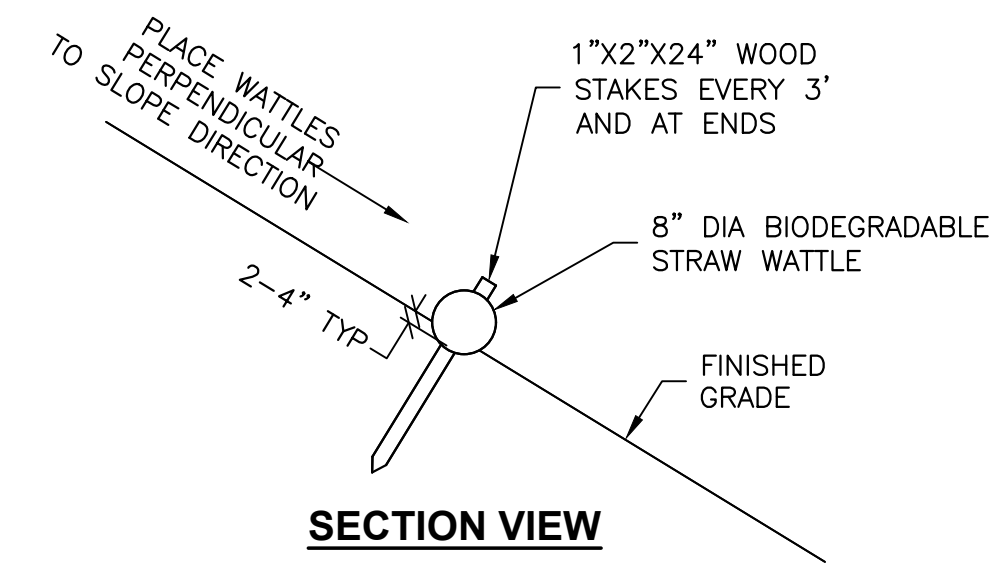
PERMIT SET

DATE: 6/3/2024

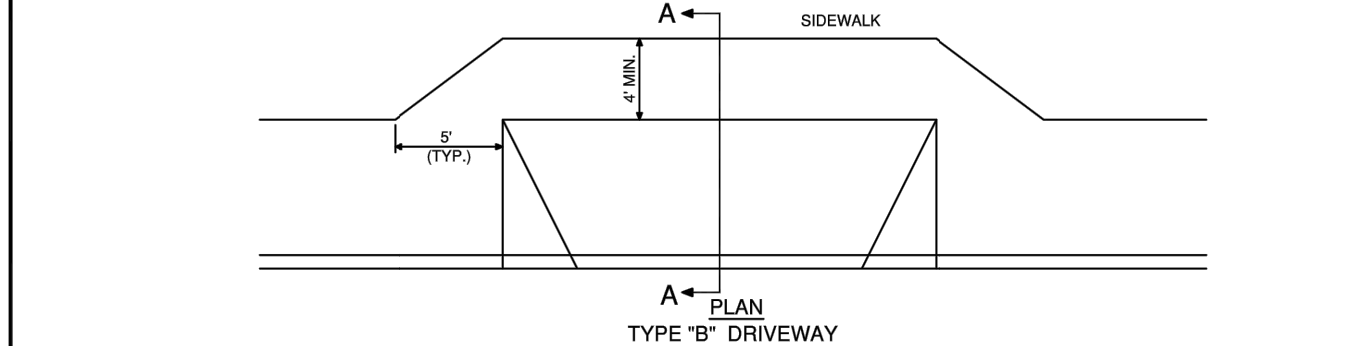
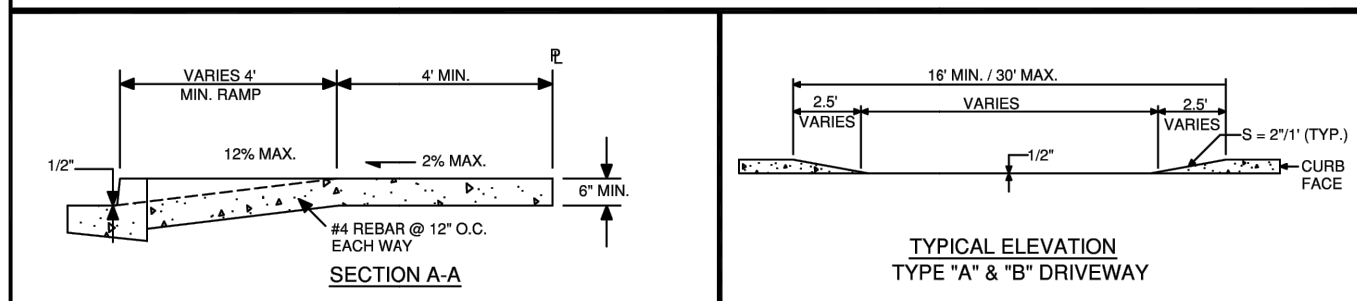
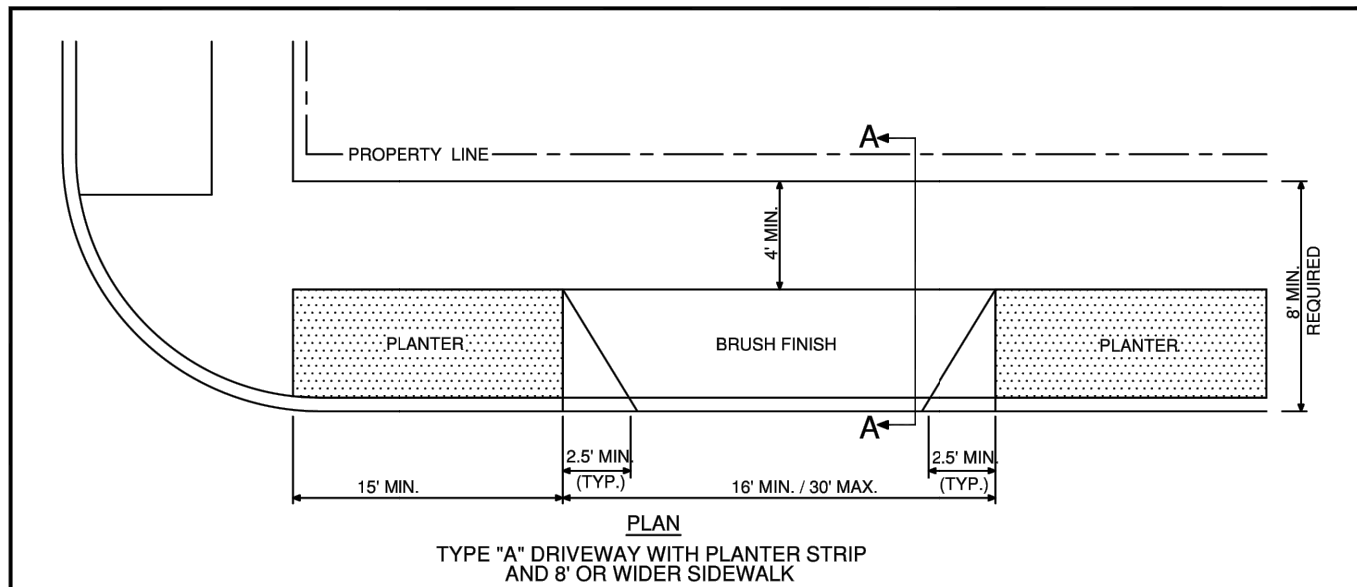
NEW ADDITION & ADUs
225 ELM STREET
WATSONVILLE, CA

DESIGNED BY: AP
DRAWN BY: WZ
SURVEYED BY: WS
CHECKED BY: AP
SHEET NO. **4 OF 5**

UTILITY PLAN

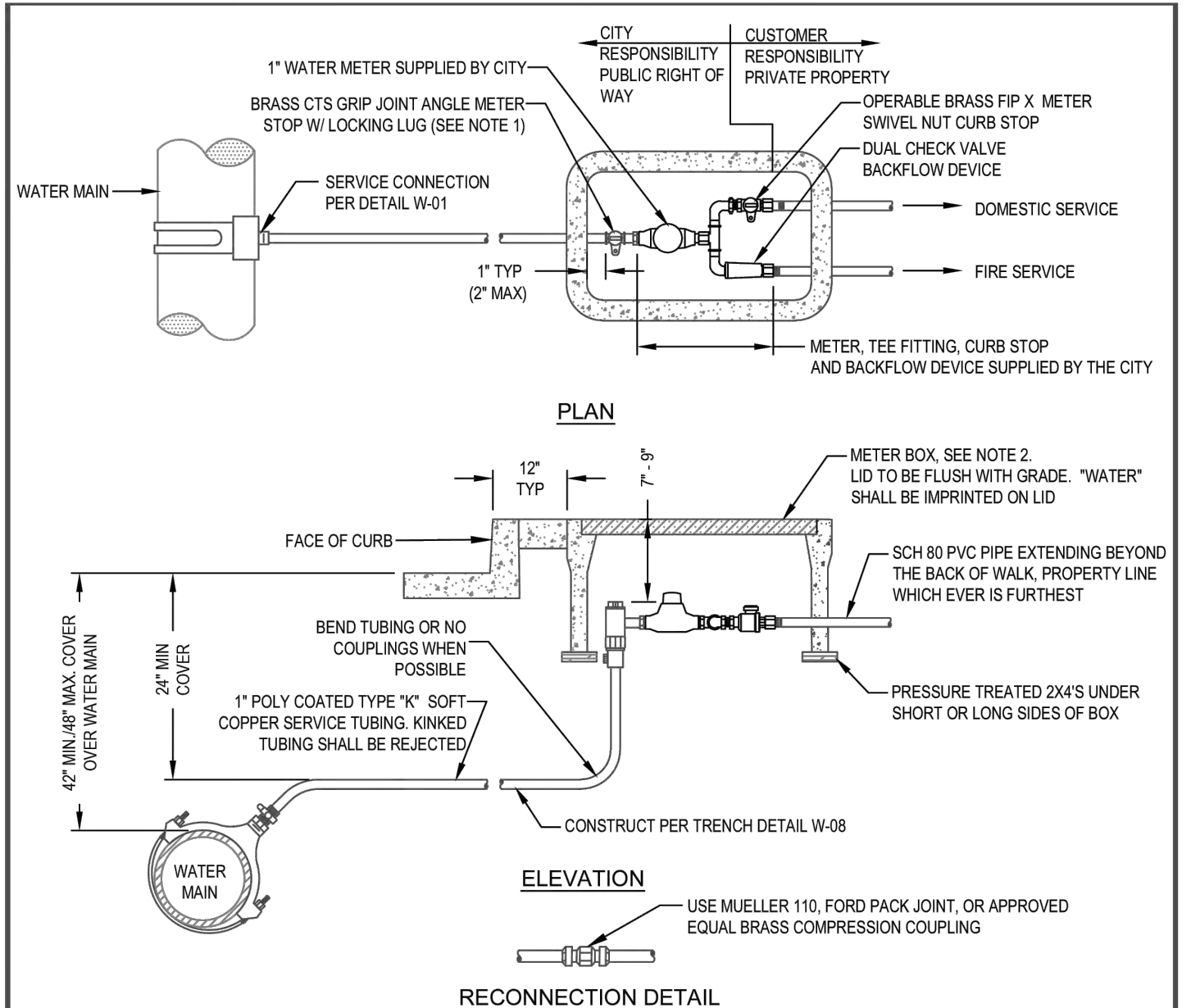


1 STRAW WATTLE DETAILS
NOT TO SCALE



- NOTES:**
- 1) ALL CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE TO THE PROVISIONS OF SECTION 73, "CONCRETE CURBS AND SIDEWALKS" OF THE CALTRANS STANDARD SPECIFICATIONS.
 - 2) CURBS, GUTTERS AND SIDEWALK APPROACHES SHALL BE UNDERLAIN WITH 6" CLASS 2 AGGREGATE BASE.
 - 3) RELATIVE COMPACTION OF NOT LESS THAN 95% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW CURBS, GUTTERS AND DRIVEWAY APPROACHES.
 - 4) THE DRIVEWAY APPROACH SHALL BE REINFORCED WITH #4 REBAR PLACED AT 12" ON CENTER EACH WAY.
 - 5) LIMITS OF REMOVAL OF ALL CURBS, GUTTERS, SIDEWALKS AND APPROACHES SHALL BE SAWS ALONG EXISTING JOINTS AND SCORELINES.
 - 6) CONCRETE WHICH HAS BEEN MARKED OR SCRATCHED SHALL BE REMOVED AND REPLACED.
 - 7) SEE PUBLIC IMPROVEMENT STANDARD S-101 FOR SCORING AND JOINTING REQUIREMENTS.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT	
NOT TO SCALE	STANDARD DRAWING FOR DRIVEWAY APPROACH
DRAWN BY: P.A.C.	DRAWN: 8/11 REV.: 12/12
CHECKED BY: M.E.C.R.	RESOLUTION: 76-13 (CM) DRAWING No. S-105



- NOTES:**
1. BALL ANGLE CURB METER VALVES: MUELLER #110 COMPRESSION TYPE 3/4" B-24258, MUELLER #110 COMPRESSION TYPE 1" B-24258, FORD COMPRESSION TYPE "Q", OR CITY APPROVED EQUAL 3/4" BA-43-33WQ, 1" BA-43-44WQ
 2. METER BOX: CHRISTY B-36 W/ NBRP R-COMPOSITE LID NON TRAFFIC, B-1730 BOX W/ B1730-51GH STEEL CHECKER PLATE LID FOR TRAFFIC. ALL LIDS SHALL HAVE A PORT ACCEPTING THE WIRELESS METER READER.
 3. ALL CORPORATION STOPS, ANGLE METER STOPS, COUPLINGS AND CONNECTIONS SHALL BE MUELLER 110, OR FORD TYPE "Q" COMPRESSION TYPE FITTINGS WITH GC THREAD, OR CITY APPROVED EQUAL.
 4. ALL PRIVATE INSTALLATION SHALL COMPLY WITH CITY ORDINANCE NO. 503-80 AS AMENDED REGARDING "WATER SERVICES AND CHARGES". DOMESTIC AND FIRE SERVICE LINE SHALL BE SIZED PER CALIFORNIA PLUMBING AND FIRE CODES.
 5. THE CUSTOMER SHALL INSTALL SUITABLE CONTROL VALVES ON EACH PRIVATE SERVICE LINE ON THE RISER TO EACH BUILDING OR A MAXIMUM OF 50 FEET FROM THE METER. THE VALVES SHALL CONTROL THE ENTIRE WATER SUPPLY FROM THE SURFACE.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT			
SCALE: NTS		WATER DIVISION STANDARD DRAWING	DRAWN: MAY 2018
DRAWN BY: STAFF		1-INCH COMBINATION METER	REV: MAY 2018
CHECKED BY: TC		RESOLUTION: 98-18 (CM)	DWG NO. W-02



PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED

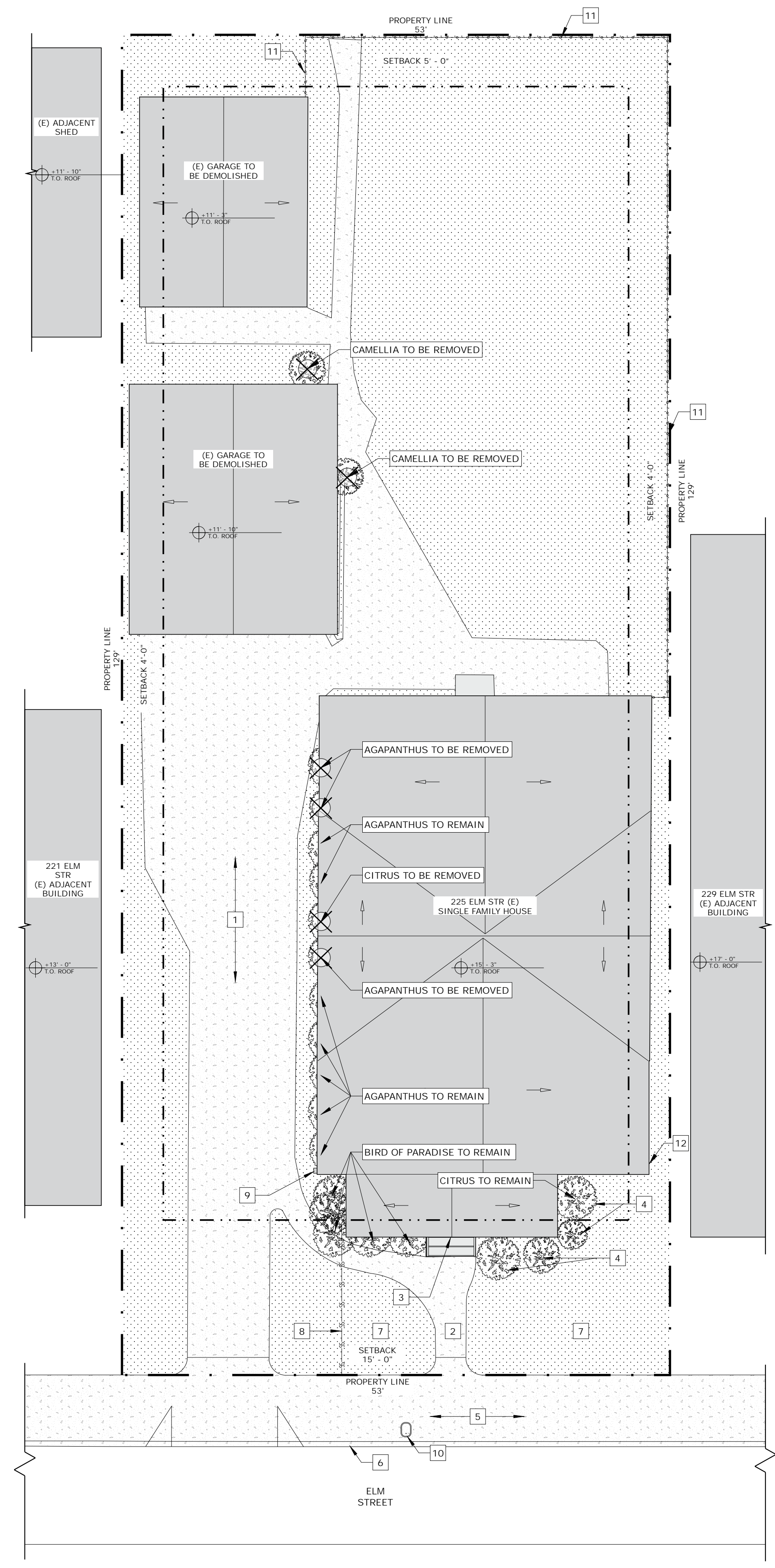
DATE: 6/3/2024	DESIGNED BY: AP
NEW ADDITION & ADUs	DRAWN BY: WZ
225 ELM STREET	SURVEYED BY: WS
WATSONVILLE, CA	CHECKED BY: AP
DETAILS	SHEET NO. 5 OF 5

SITE PLAN LEGEND:

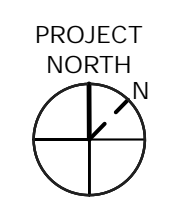
- (E) BUILDING
- PLANTING - EXPOSED SOIL & SEASONAL WEEDS
- CONCRETE PAVING
- (E) VEGETATION TO BE REMOVED
- SANITARY SEWER

KEYNOTES:

- 1 (E) CONCRETE DRIVEWAY TO REMAIN
- 2 (E) CONCRETE WALKWAY TO REMAIN
- 3 MAIN HOUSE ENTRY
- 4 (E) PLANTING TO REMAIN
- 5 CONCRETE SIDEWALK
- 6 STREET CURB
- 7 NO WORK TO (E) LANDSCAPE
- 8 4" SANITARY SEWER LATERAL
- 9 GAS METERS
- 10 WATER METER
- 11 WOOD FENCE
- 12 ELECTRICAL METER



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN LEGEND:

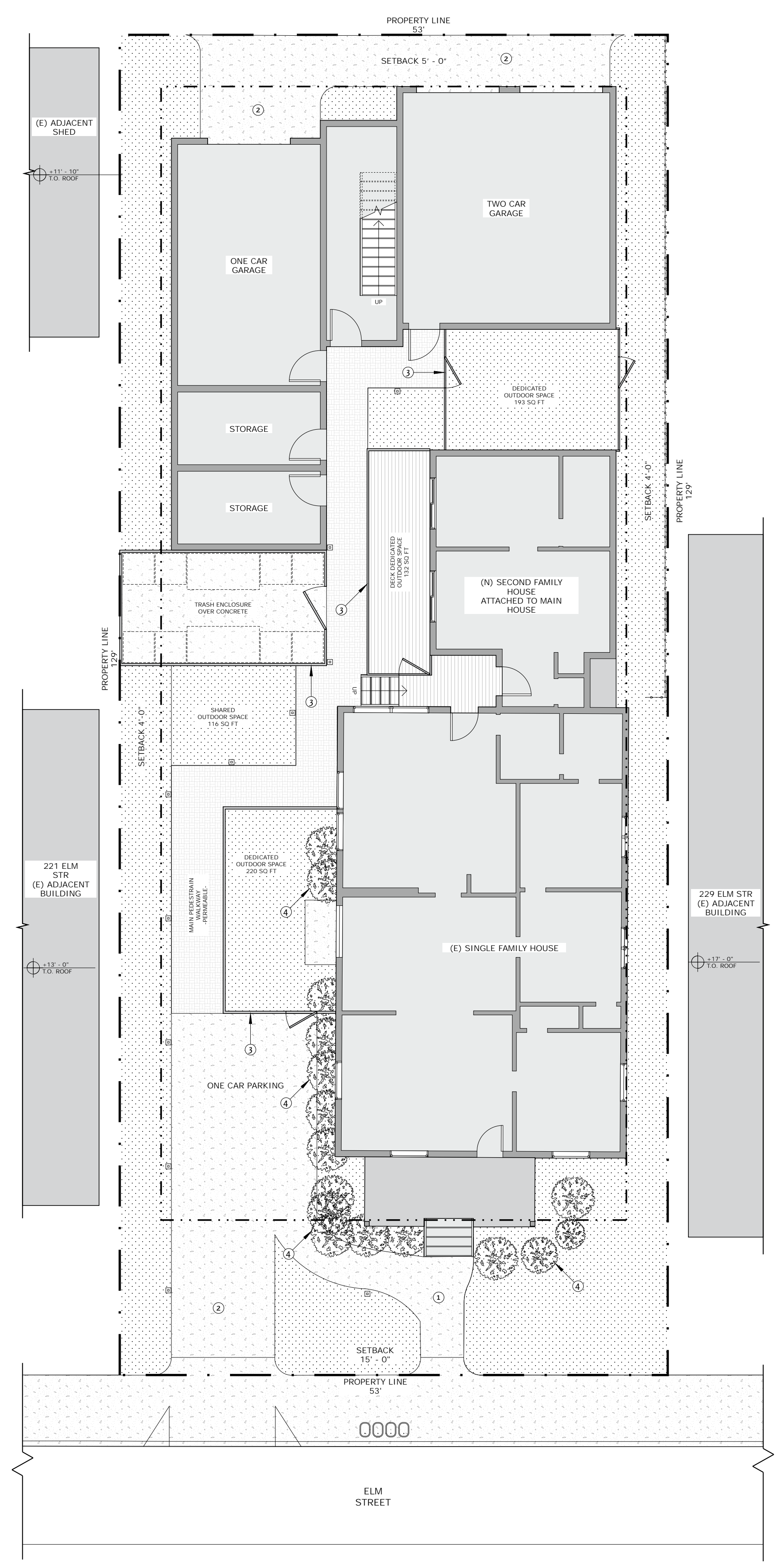
- (E) ADJACENT BUILDING
- NEW & (E) BUILDINGS IN PROPERTY
- NEW FENCES & GARDEN GATES
- COMPOSITE DECK
- PLANTING, MULCH &/or GRAVEL - SEE PLANTING PLAN
- CONCRETE PAVING
- PERMEABLE PAVERS
- OUTDOOR BOLLARD LIGHTING

KEYNOTES:

- 1 ENTRANCE PATHWAY
- 2 DRIVEWAY
- 3 FENCE
- 4 (E) PLANTING

NOTES:

1. TOTAL LANDSCAPE AREA (EXCLUDING DRIVEWAYS, PATHS & DECKS): 2268.5 SQ FT



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



INSPIRED ADUS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
INSPIREDADUS.COM
PROJECT ARCHITECT
CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT
225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL
PLANNING PERMIT SET / MARCH 2024

SUBMITTAL HISTORY & REVISIONS
06/03/2024 PLANNING PLAN CHECK COMMENTS II

* You may use these plans for the construction of use and only use house as depicted by the plans. This license is non-transferable.
* You may change or modify the plans. By changing or modifying the plans you relieve Inspired ADUS and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.
* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.
* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, sealing, gluing, caulking, insulating, flashing, roofing, waterproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUS and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUS and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.
* You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.
* CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.
* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

EXISTING AND PROPOSED SITE PLANS

L. 1

SITE PLAN LEGEND:

- (E) ADJACENT BUILDING
- NEW & (E) BUILDINGS IN PROPERTY
- NEW FENCES & GARDEN GATES
- COMPOSITE DECK
- CONCRETE PAVING
- PERMEABLE PAVERS
- OUTDOOR BOLLARD LIGHTING
- 4" LAYER OF MINI-MULCH
- 4" LAYER OF 3/8" PEA GRAVEL OVER WEED BARRIER
- LANDSCAPE EDGING (USE BETWEEN MINI-MULCH & PEA GRAVEL & BY ALL PROPERTY LINES)

NOTES:

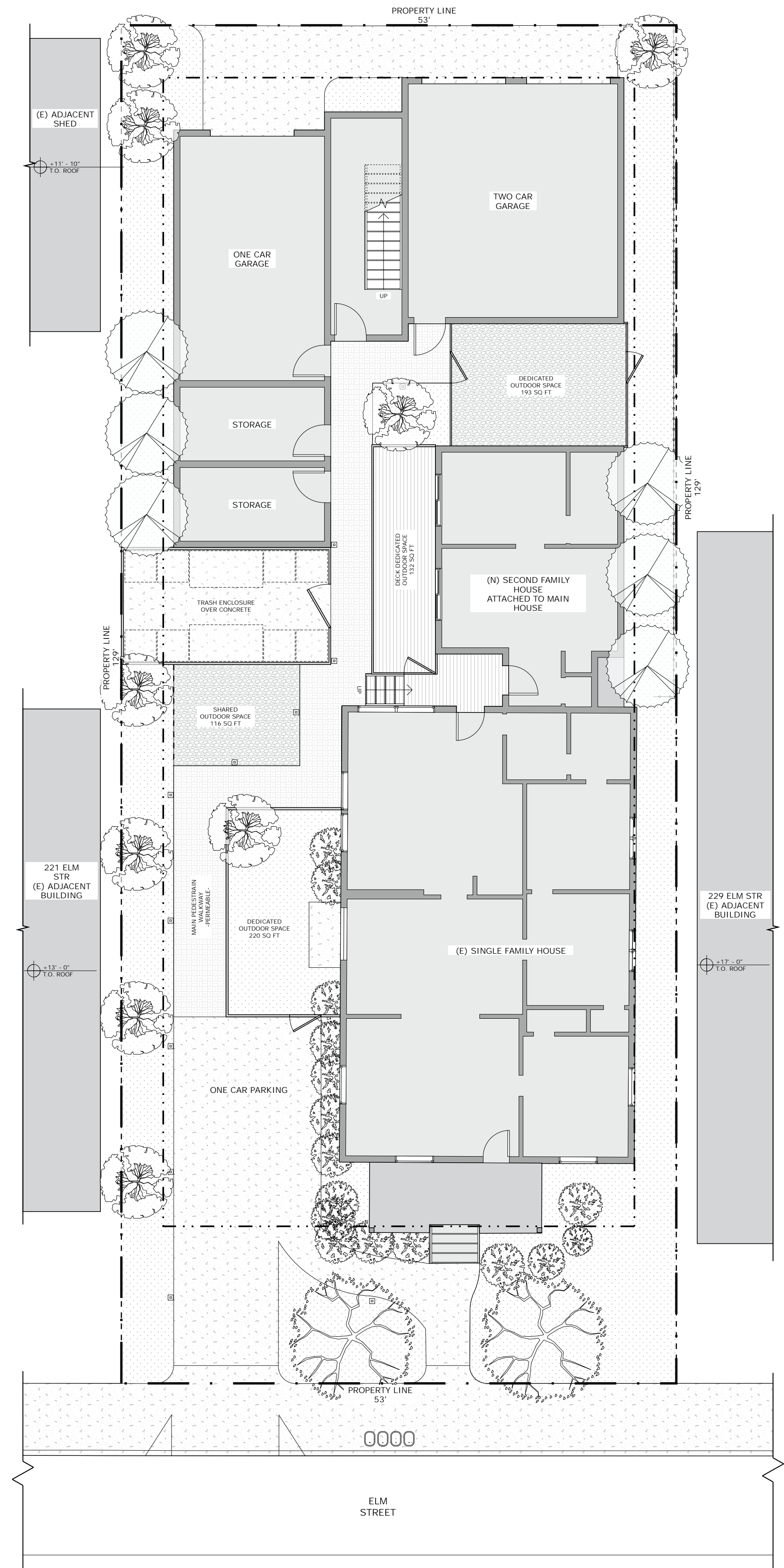
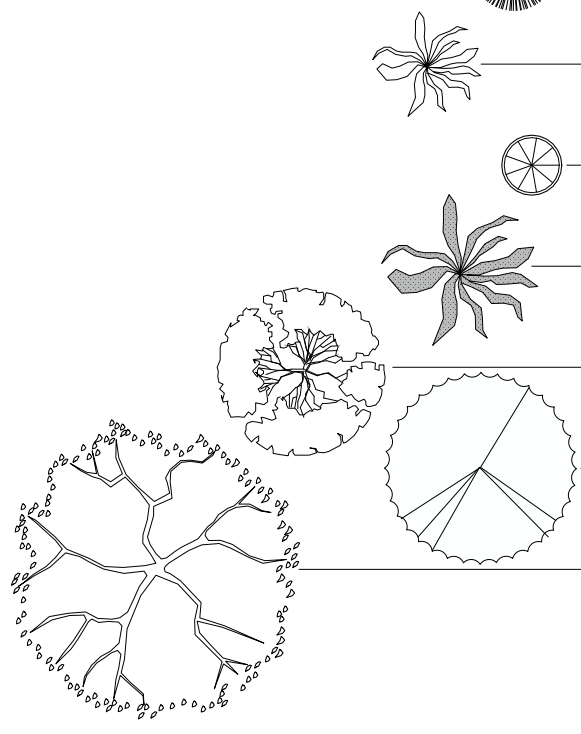
- TOTAL LANDSCAPE AREA (EXCLUDING DRIVEWAYS, PATHS & DECKS): 2268.5 SQ FT
- TOTAL LANDSCAPE AREAS AS DEFINED BY THE CALIFORNIA CODE OF REGULATIONS MODEL WATER EFFICIENT LANDSCAPE ORDINANCE*: 1535.7 SQ FT

* LANDSCAPE AREA MEANS ALL THE PLANTING AREAS, TURF AREAS, AND WATER FEATURES IN A LANDSCAPE DESIGN PLAN. THE LANDSCAPE AREA DOES NOT INCLUDE FOOTPRINTS OF BUILDINGS OR STRUCTURES, SIDEWALKS DRIVEWAYS, PARKING LOTS, DECKS, PATIOS, GRAVEL OR STONE WALKS, OTHER PERVIOUS OR NON-PERVIOUS HARDSCAPES, AND OTHER NON-IRRIGATED AREAS DESIGNED FOR NON-DEVELOPMENT

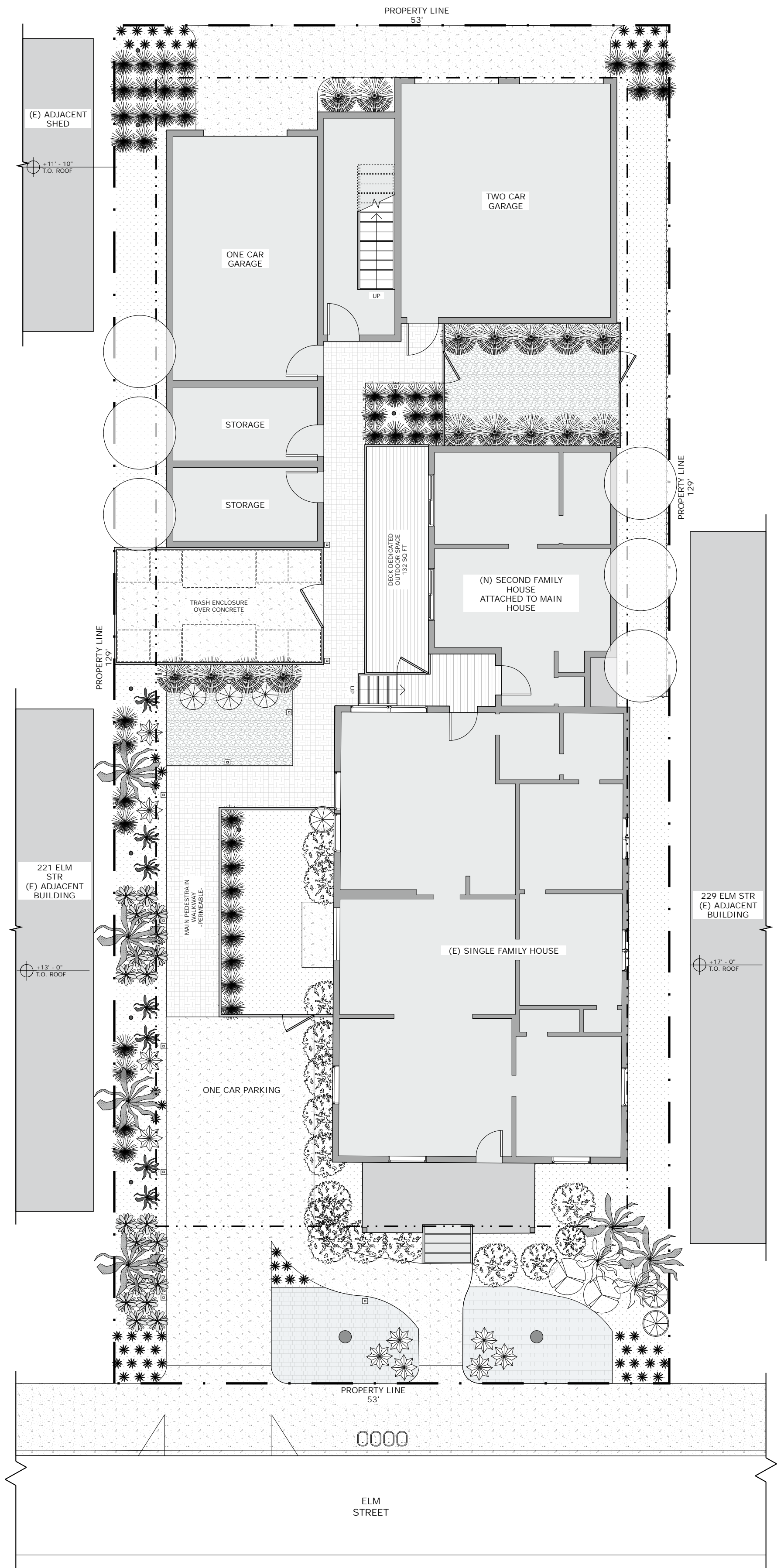
PLANT LIST 225 Elm St. Watsonville, CA 95076 USDA 9b

Type	Scientific Name	Common Name	Mature Size	Size	Qty	USDA	WUCOLS
Groundcover	<i>Dymondia margaretae</i>	Silver Carpet	2-3" H & 1-2" W	Mudflat	20	9-11	Low
Perennial/Ornamental Grass	<i>Libertia peregrinans</i>	Orange New Zealand Iris	1-2' H & 1' W	4"	55	8-10	Low
Groundcover/Succulent	<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1-2' H & 2-3' W	1 gal	20	9-11	Low
Succulent/Perennial	Agave x 'Blue Glow'	Blue Glow Agave	1-2' H & 2-3' W	5 gal	10	9-11	Very Low
Perennial/Ornamental Grass	<i>Lomandra longifolia</i> 'Pum Pum'	Shorty Mat Rush	1-2' H & 2-3' W	1 gal	47	8-10	Low
Shrub	<i>Rosmarinus officinalis</i> 'Roman Beauty'	Roman Beauty Rosemary	2-3' H & W	5 gal	3	8-11	Low
Perennial	<i>Phormium 'Black Rage'</i>	Black Rage New Zealand Flax	2-3' H & W	5 gal	7	8-11	Low
Shrub	<i>Phlomis fruticosa</i>	Jerusalem Sage	3-4' H & W	1 gal	2	7-10	Low
Perennial	<i>Chondropetalum tectorum</i>	Cape Rush	3-4' H & W	5 gal	16	8-10	Low
Perennial	<i>Phormium 'Golden Ray'</i>	Golden Ray New Zealand Flax	4-5' H & W	5 gal	2	8-11	Low
Shrub	<i>Rosmarinus officinalis</i> 'Blue Spires'	Blue Spires Rosemary	4-6' H & 2-3' W	5 gal	3	8-11	Low
Perennial	<i>Phormium 'Sundowner'</i>	Sundowner New Zealand Flax	5-6' H & 6-7' W	5 gal	6	8-11	Low
Tree	<i>Lagerstroemia indica</i> x 'fauriei' 'Zuni multitrunk'	Multi-trunk Zuni Grape Myrtle	8-10' H & 6-8' W	24" Box	9	6-9	Low
Small Tree/Hedge	<i>Ligustrum ovalifolium</i>	California privet	8-15' H & 6-10' W	5 gal	6	5-9	Low
Tree	<i>Olea europaea</i> multi-trunk	Multi-trunk Olive Tree	Kept at 14' H & 12' W	24" Box	2	8-11	Very Low

WUCOLS IV CLASSIFICATION FOR WATSONVILLE
 VL: VERY LOW
 L: LOW
 M: MODERATE
 H: HIGH



1 PROPOSED PLANTING PLAN - TALL VEGETATION ONLY (TREE & SMALL TREE/HEDGE)
 SCALE : 1/8" = 1'-0"



2 PROPOSED PLANTING PLAN - MEDIUM & SHORT VEGETATION
 SCALE : 1/8" = 1'-0"

INSPIRED ADUS
 1940 UNION STREET #22
 OAKLAND, CA 94607
 PHONE/FAX: 510-444-9788
 INSPIREDADUS.COM
 PROJECT ARCHITECT
 CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT
 225 ELM ST, WATSONVILLE
 RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL
 PLANNING PERMIT SET / MARCH 2024
 SUBMITTAL HISTORY & REVISIONS
 06/03/2024 PLANNING PLAN CHECK COMMENTS II

* You may use these plans for the construction of use and only use house as depicted by the plans. This license is non-transferable.
 * You may change or modify the plans by changing or modifying the plans you receive Inspired ADUS and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.
 * Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.
 * Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, sealing, gluing, caulking, insulating, flashing, roofing, waterproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUS and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUS and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.
 * You may loan all or part of the plans to third parties including contractors and sub-contractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.
 * CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.
 * Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.



SITE PLAN LEGEND:

- (E) ADJACENT BUILDING
- NEW & (E) BUILDINGS IN PROPERTY
- NEW FENCES & GARDEN GATES
- COMPOSITE DECK
- CONCRETE PAVING
- PERMEABLE PAVERS
- OUTDOOR BOLLARD LIGHTING
- 4" LAYER OF MINI-MULCH
- 4" LAYER OF 3/8" PEA GRAVEL OVER WEED BARRIER
- LANDSCAPE EDGING (USE BETWEEN MINI-MULCH & PEA GRAVEL & BY ALL PROPERTY LINES)

IRRIGATION TYPE & NOTES:

- WATER SUPPLY: CITY WATER
- TOTAL LANDSCAPE AREA (EXCLUDING DRIVEWAYS, PATHS & DECKS): 2268.5 SQ FT
- TOTAL LANDSCAPE AREA AS DEFINED BY THE CALIFORNIA CODE OF REGULATIONS MODEL WATER EFFICIENT LANDSCAPE ORDINANCE*: 1535.7 SQ FT
- SPECIAL LANDSCAPE AREA**: 0.0 SQ FT
- IRRIGATION TYPE: DRIP-LINE SOURCE 18" DRIP DISTANCE 18" ROW SPACING

* LANDSCAPE AREA MEANS ALL THE PLANTING AREAS, TURF AREAS, AND WATER FEATURES IN A LANDSCAPE DESIGN PLAN. THE LANDSCAPE AREA DOES NOT INCLUDE FOOTPRINTS OF BUILDINGS OR STRUCTURES, SIDEWALKS, DRIVEWAYS, PARKING LOTS, DECKS, PATIOS, GRAVEL OR STONE WALKS, OTHER PERVIOUS OR NON-PERVIOUS HARDSCAPES, AND OTHER NON-IRRIGATED AREAS DESIGNED FOR NON-DEVELOPMENT.

** SPECIAL LANDSCAPE AREA MEANS AN AREA OF THE LANDSCAPE SOLELY TO EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATED WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER.

HYDROZONES

ZONE NUMBER	SYMBOL	WATER USE	WATER USE FACTOR*	EMITTER FLOW RATE (gph)	EMITTER & ROW SPACING (emitter/row)	APPLICATION RATE (in/hr)	AREA (sq ft)	ZONE FLOW (gpm)
1		LOW	0.3	0.4	18 in / 18 in	0.30	1027.3	3.04
2		LOW	0.3	0.4	18 in / 18 in	0.30	508.4	1.51
LANDSCAPE AREA							1535.7	
SPECIAL LANDSCAPE AREA							0.0	
TOTAL LANDSCAPE AREA							1535.7	

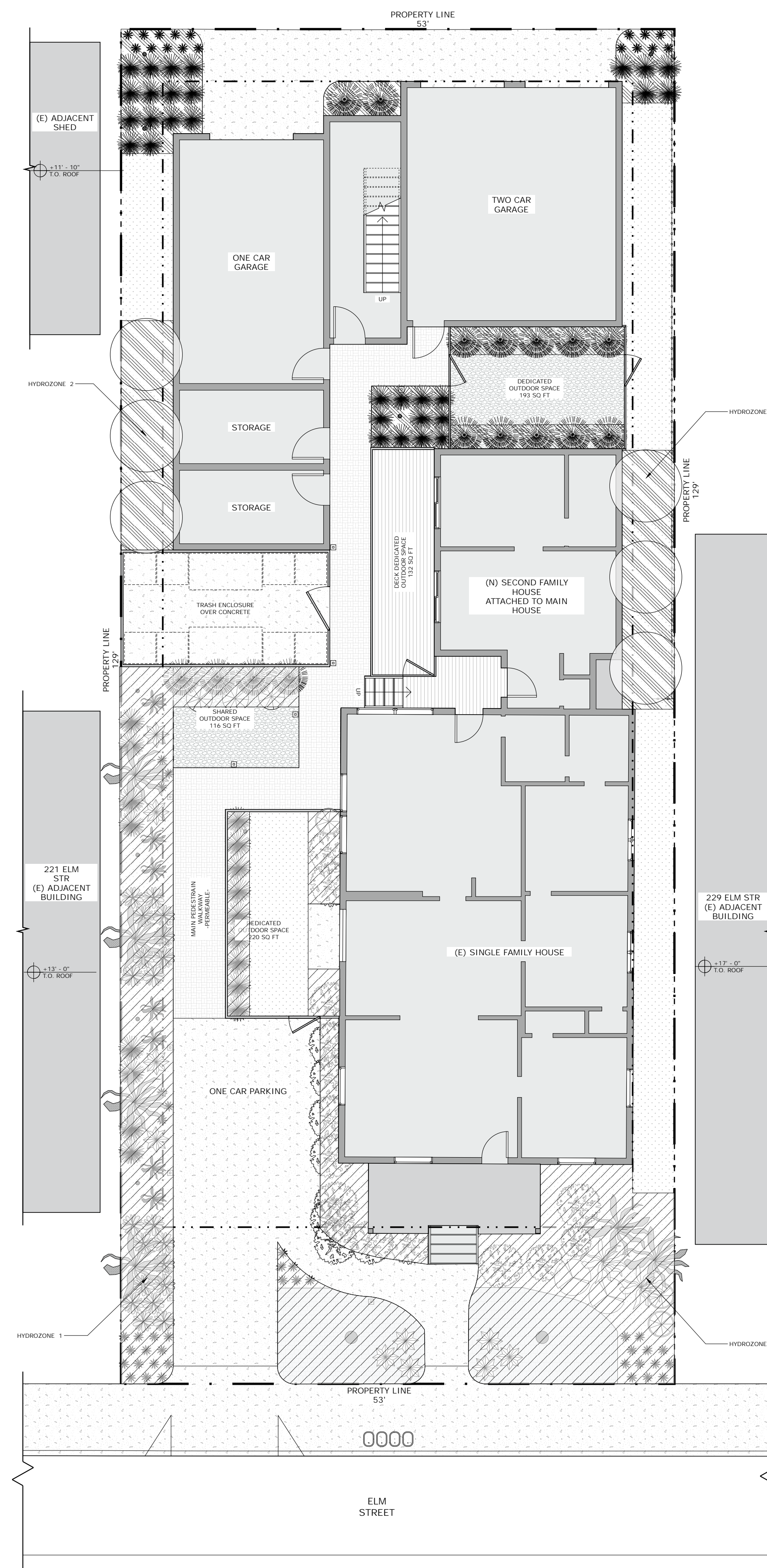
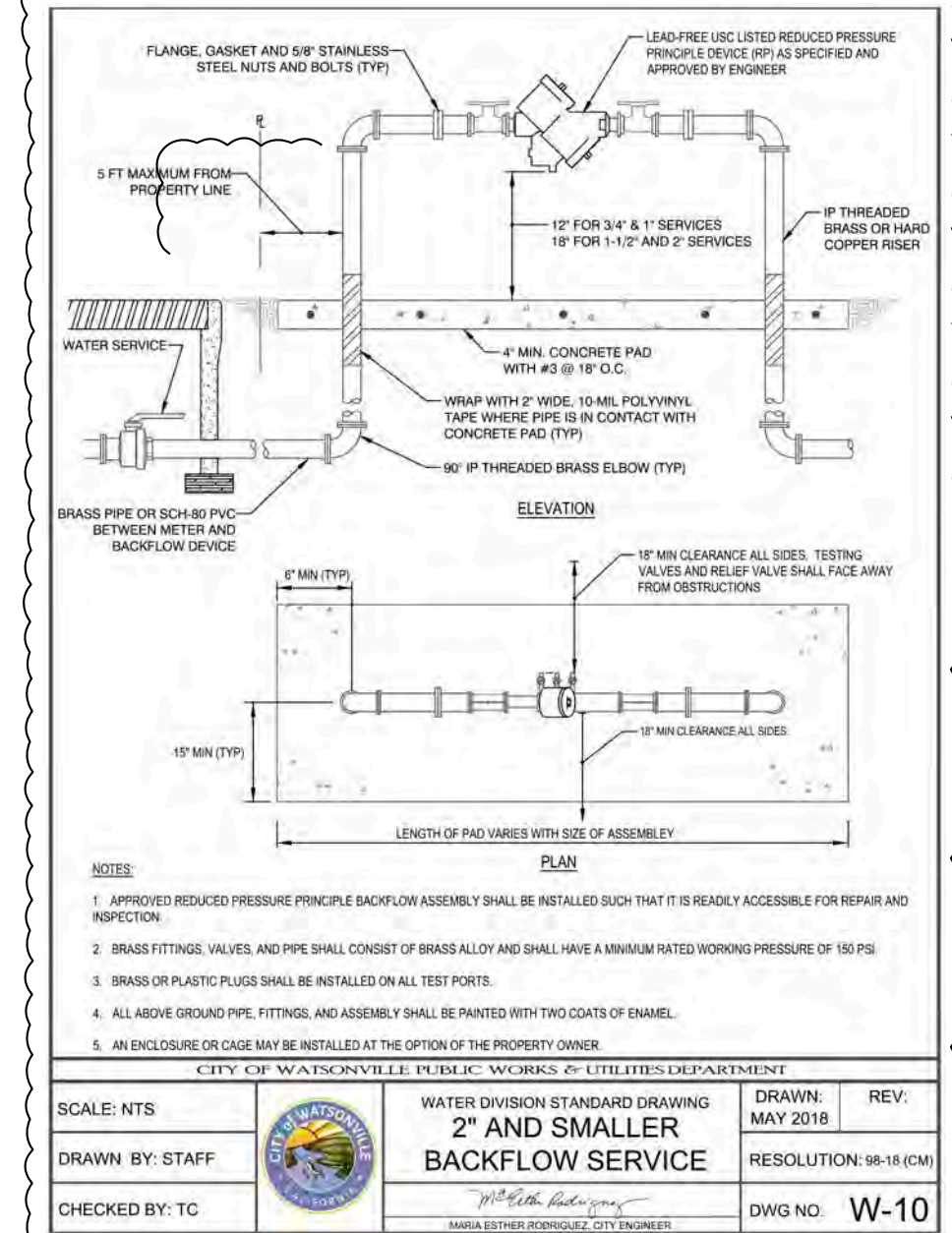
***WATER USE FACTORS**

	SHADE	PART SUN	SUN
LOW	0.1	0.2	0.3
MODERATE	0.4	0.5	0.6
HIGH	0.7	0.8	0.9

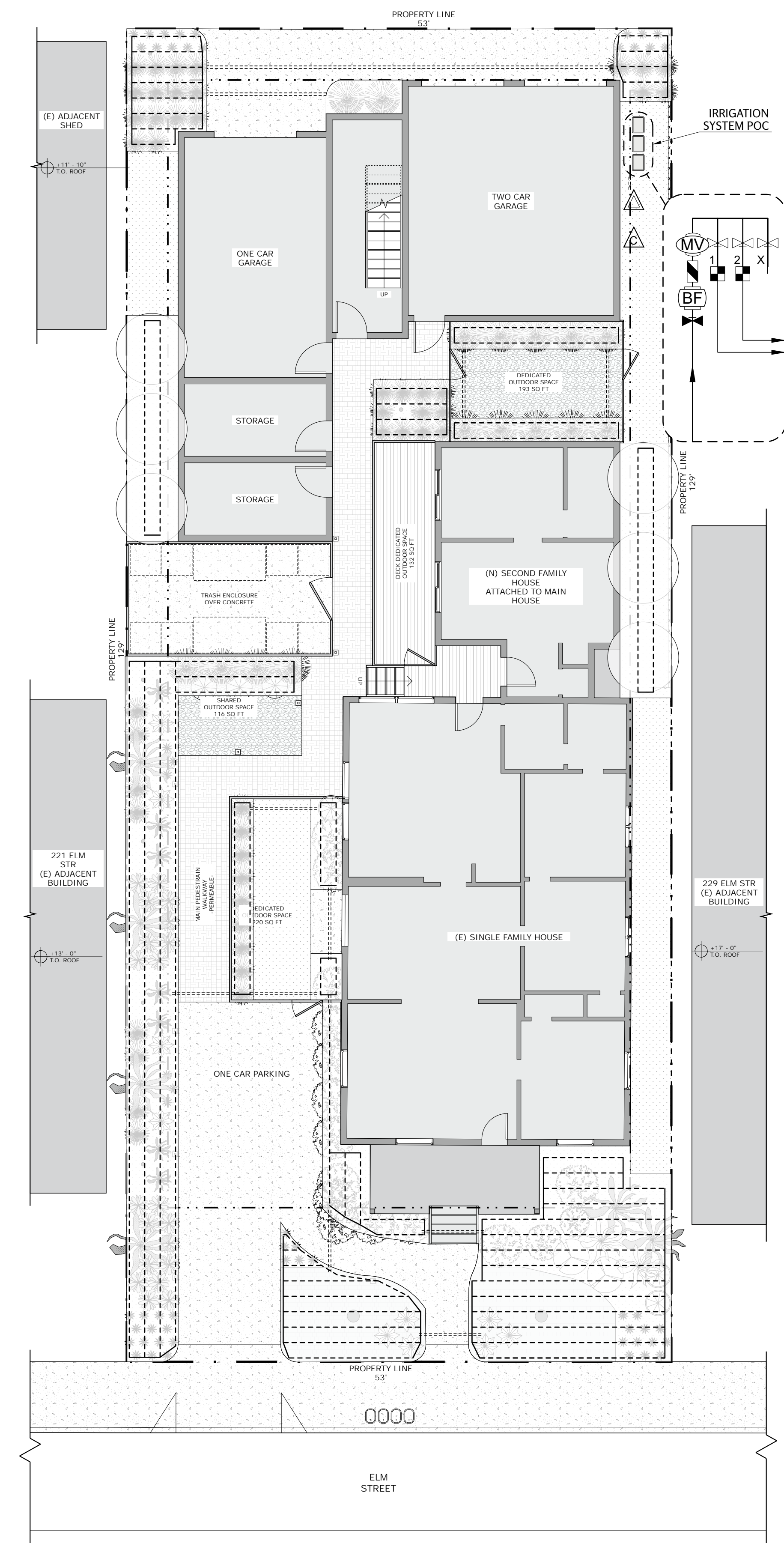
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	ISOLATION VALVE NIBCO 1" TI-8	3
BF	BACKFLOW PREVENTER TO MEET THE REQUIRED CITY STANDARD DETAIL W-10. SEE DETAIL	1
	FLOW SENSOR HUNTER HC-100-FLOW	1
MV	MASTER VALVE HUNTER 1" PGV-101G	1
	SHUT OFF VALVE NIBCO T-580-S6-R-66-LL	3
	CONTROL KIT, INCLUDES FILTER & PRESSURE REGULATOR HUNTER 1" PCZ-101 25 PSI	2
	MAIN PIPE & LATERAL LINE PIPE SCHEDULE 40 PVC	AS NEEDED
	SLEEVES SLEEVE 2" CLASS-200 PVC	PROVIDE SLEEVES AS NEEDED
	FITTINGS USE RAINBIRD 'EASY FIT' COMPRESSION SYSTEM	AS NEEDED
F	FLUSH RAINBIRD MDCFAP	AT THE END OF DRIP LINE
A	AIR RELIEF SYSTEM RAINBIRD ARV 050	AT THE END OF DRIP LINE
	DRIP LINE HUNTER PLD-CV-04-18 (0.4 GPH, 18" SPACING)	AS NEEDED
	DRIP LINE FITTINGS HUNTER PLD-FITTING-LOC	AS NEEDED
C	CONTROLLER HUNTER PHC-1200 (OUTDOOR)	1
A	RAIN SENSOR HUNTER RAIN CLICK	1

BACKFLOW PREVENTER DETAIL



1 PROPOSED IRRIGATION PLAN - HYDROZONES
SCALE: 1/8" = 1'-0"



2 PROPOSED IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

INSPIRED ADUS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
INSPIREDADUS.COM
PROJECT ARCHITECT
CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT
225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL
PLANNING PERMIT SET / MARCH 2024

SUBMITTAL HISTORY & REVISIONS
06/03/2024 PLANNING PLAN CHECK COMMENTS II

* You may use these plans for the construction of use and only one house as depicted by the plans. This license is non-transferable.

* You may change or modify the plans by changing or modifying the plans you receive Inspired ADUS and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.

* Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.

* Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, painting, glazing, caulking, insulating, flashing, roofing, waterproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUS and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUS and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

* You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.

* CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.

* Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.

INSPIRED ADUS
1940 UNION STREET #22
OAKLAND, CA 94607
PHONE/FAX: 510-444-9788
INSPIREDADUS.COM
PROJECT ARCHITECT
CARRIE SHORES DILLER



NEW DETACHED ACCESSORY DWELLING UNIT

225 ELM ST, WATSONVILLE

RESERVED AREA FOR CITY DATE & APPROVAL STAMPS

SUBMITTAL
PLANNING PERMIT SET / MARCH 2024

SUBMITTAL HISTORY & REVISIONS
06/03/2024 PLANNING PLAN CHECK COMMENTS II

** You may use these plans for the construction of use and only use house as depicted by the plans. This license is non-transferable.*

** You may change or modify the plans by changing or modifying the plans you receive Inspired ADUS and CARRIE SHORES-DILLER of all liability associated with the modified design and plans.*

** Building codes are subject to various changes and interpretations. The purchaser is responsible for compliance with all local and national building codes, ordinances, site conditions, subdivision restrictions, and structural design. A licensed engineer should review your plans before you apply for a building permit and before construction begins.*

** Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, sealing, caulking, insulating, flashing, roofing, waterproofing and many other small items and details not necessarily indicated on the plans, and over which Inspired ADUS and CARRIE SHORES-DILLER has no control or responsibility. Inspired ADUS and CARRIE SHORES-DILLER shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.*

** You may loan all or part of the plans to third parties including contractors and subcontractors for the sole purpose of the construction of your house. You agree to retrieve all loaned copies of the plans after construction is completed. Mortgage companies and building officials may retain plans for their records.*

** CARRIE SHORES-DILLER retains copyright ownership of the original plans and assumes sole copyright ownership of the modified plans. Your payment of a fee for use of the plans does not transfer any right, title, or interest in the plans.*

** Unauthorized use or copying of the plans, or the design they depict, infringes upon rights under the copyright act. Copyright infringement carries penalties of up to \$100,000 per infringement.*

PLANTING IMAGES & NOTES

L. 4

CAPE RUSH & ROSEMARY AGAINST THE FENCE TO CONCEAL IT & CREATE A COMMON OUTDOOR SPACE



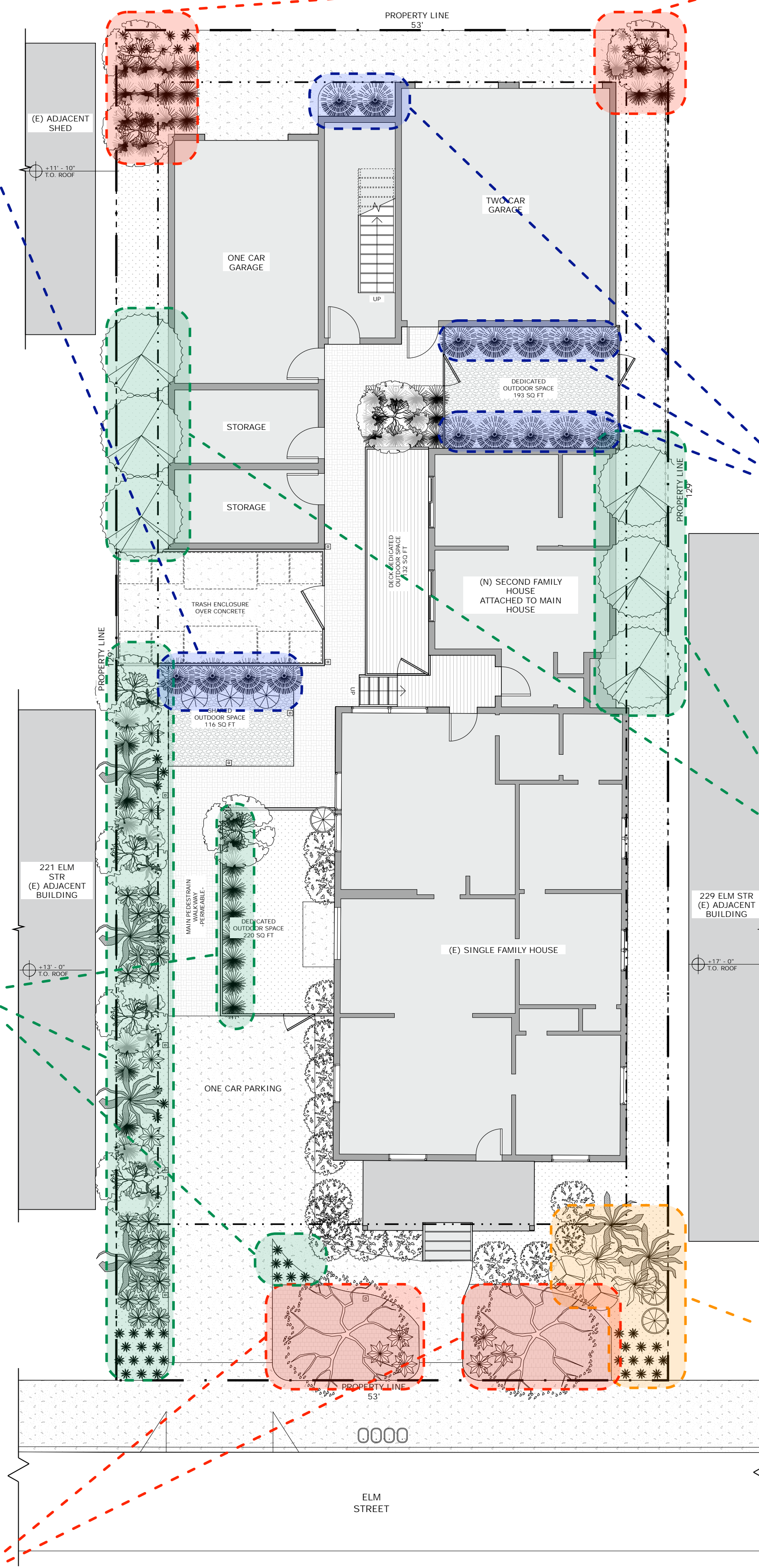
A COLORFUL PLANT COMBINATION WILL DELINEATE THE SIDE YARD & ADD PRIVACY



TWO OLIVE TREES WILL CREATE A WELCOMING APPROACH TO THE PROPERTY & BEAUTIFY ELM STREET

THE SILVER CARPET WILL KEEP THE SPACE OPEN & VISIBLE FROM THE STREET

THE SMALL AGAVE COMBINATION WILL BREAK THE HOMOGENEITY OF THE SILVER CARPET & FLANK THE MAIN PATHWAY



1 PLANTING IMAGES & NOTES
SCALE: 1/8" = 1'-0"



CAPE MYRTLES FLANKING THE DRIVEWAY TO ADD SEASONAL INTEREST AND AN ANCHOR TO THE GARDENS. THE USE OF CAPE MYRTLES THROUGHOUT THE GARDEN WILL CREATE A CONNECTION BETWEEN THE DIFFERENT GARDEN AREAS



EVERGREEN MAT RUSH TO ADD MOVEMENT

EVERGREEN ORANGE NEW ZEALAND IRIS WILL ADD AN ALL-YEAR-ROUND POP OF COLOR



CAPE RUSH WILL SOFTEN THE WALLS FOR THE DEDICATED OUTDOOR SPACE



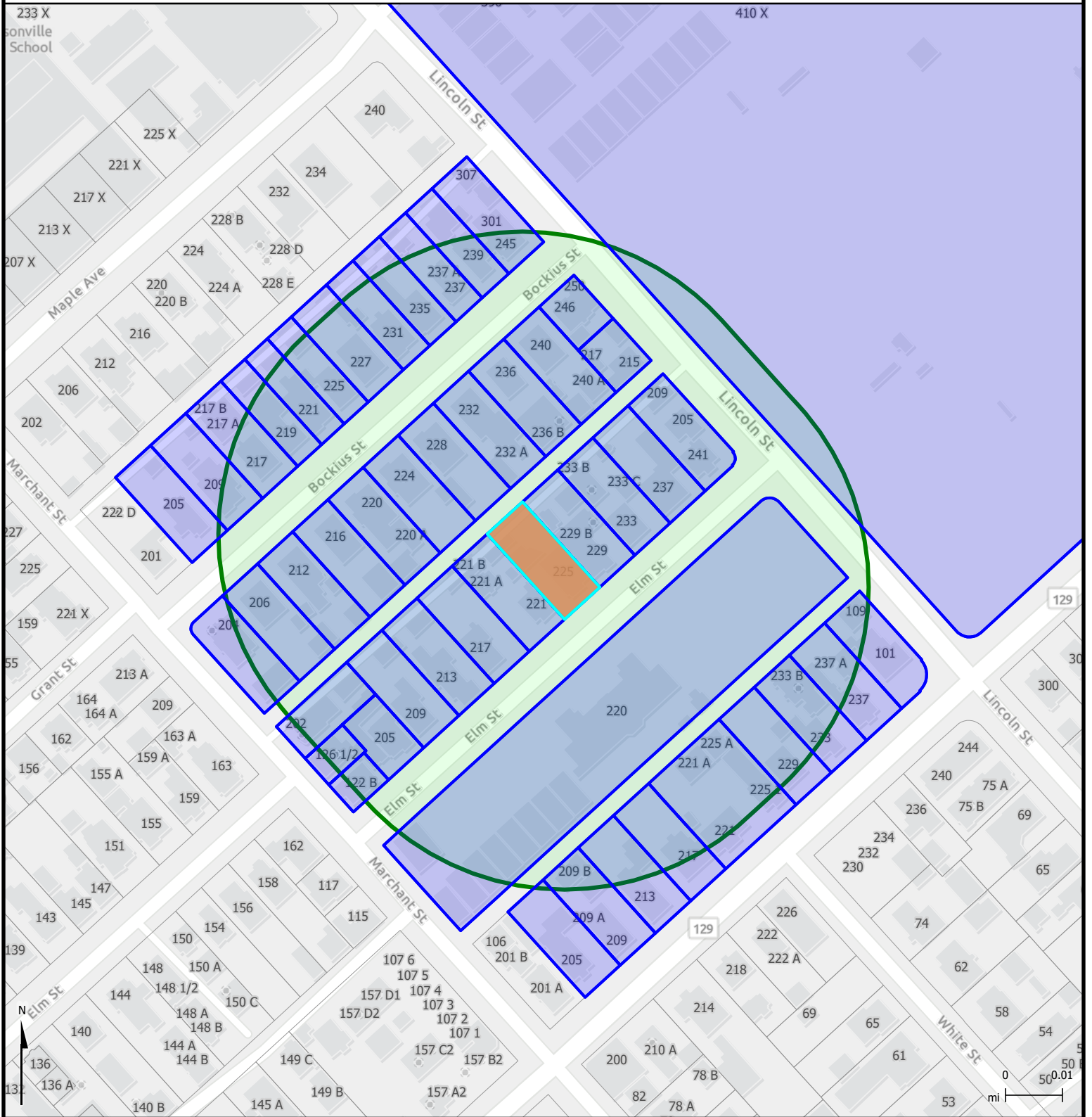
THE CALIFORNIA PRIVETS WILL MAKE THE NEW BUILDINGS LESS VISIBLE FOR THE NEIGHBORING PROPERTIES



A COLORFUL PLANT COMBINATION WILL CREATE AN END TO THE FRONT YARD THAT ADDS SEASONAL & ALL-YEAR-ROUND INTEREST



Site & Vicinity Map



* Site Addresses

□ Tax Parcels



Disclaimer: This information has been compiled from many sources and is provided 'as-is', with no guarantee, and without warranty of any kind. The City of Watsonville is not responsible for any errors or omissions, or for the results obtained from the use of this information. Sources: Esri Community Maps Contributors, County of Santa Clara, Santa Cruz County, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, City of

RESOLUTION NO. _____ (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2023-6388) TO ESTABLISH A DUPLEX USE BY CONSTRUCTING A 406-SQUARE-FOOT SECOND UNIT ON AN EXISTING SINGLE-FAMILY DWELLING AND DEMOLITION OF TWO EXISTING DETACHED GARAGES AND CONSTRUCTION OF A NEW DETACHED, 322-SQUARE-FOOT, ONE-CAR GARAGE AND A NEW DETACHED, 446-SQUARE-FOOT, TWO-CAR GARAGE LOCATED AT 225 ELM STREET, WATSONVILLE, CALIFORNIA (APN 017-201-23); AND FINDING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES

**Project: Duplex Use for 225 Elm Street
APN: 017-201-23**

WHEREAS, on November 14, 2023, an application for a Special Use Permit with Design Review and Environmental Review (PP2023-6388) to establish a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling located at 225 Elm Street, Watsonville, California, was filed by Soufyane Zatla with Inspired ADUs, on behalf of property owner and applicant, Juan Ortega; and

WHEREAS, the project site is designated Residential High Density on the General Plan Land Use Diagram and is within the Multiple Residential High Density (RM-3) Zoning District; and

WHEREAS, the project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, the property is established with an existing 1,232± square foot one-story single-family residence consisting of three bedrooms and one bathroom; and

WHEREAS, notice of time and place of the hearing to consider approval of Special Use Permit with Design Review and Environmental Review (PP2023-6388) was given at the time and in the manner where appropriate public noticing procedures has been followed

and a public hearing was held according to Section 14-10.900 of the Watsonville Municipal Code; and

WHEREAS, the Planning Commission has considered all evidence both oral and documentary introduced and received, and the matter submitted for decision; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

Good cause appearing, and upon the Findings, attached hereto and incorporated herein as Exhibit "A", the Planning Commission of the City of Watsonville does hereby resolve as follows:

1) The project is exempt from review under CEQA pursuant to Section 15301 (Class 1) of the CEQA Guidelines. The subject site is 6,795± square feet in size located in an urbanized area where it can be adequately served by all required utilities and public services. This project is exempt because the project involves an addition that will not result in an increase of more than 10,000 square feet. The project is consistent with the applicable general plan designation and all application polices, as well as with applicable zoning designation and regulations. The proposed development is also located within city limits on a project site no more than five acres in size and substantially surrounded by urban uses and all public services and facilities are available to allow for maximum development permissible in the General Plan. The project site is not located in an area that is environmentally sensitive. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

2) The Planning Commission hereby grants approval of Special Use Permit with Design Review and Environmental Review (PP2023-6388), attached hereto and marked as Exhibit "D," subject to the Conditions of Approval attached hereto and marked as Exhibit "C," to allow establishment of a duplex use by constructing a 406-square-foot second unit

on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage located at 225 Elm Street (APN 017-201-23).

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 2nd day of July 2024, by Commissioner _____, who moved its adoption, which motion being duly seconded by Commissioner _____, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:
Noes: Commissioners:
Absent: Commissioners:

Suzi Merriam, Secretary
Planning Commission

Ed Acosta, Chairperson
Planning Commission

Application No: PP2023-6388

APN: 017-201-23

Applicant: Soufyane Zatla, Inspired ADUs

Hearing Date: July 2, 2024

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

The purpose of the Special Use Permit is to allow the establishment of a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage ("Project") pursuant to Chapter 14-16 of the Watsonville Municipal Code (WMC).

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.**

Supportive Evidence

The parcel is designated Residential High Density on the 2005 General Plan Land Use Diagram. The purpose of the Residential High-Density designation is to provide living environments through multi-story apartment and condominium type housing at densities equal to 14, up to and including 36.99 dwelling units per net acre (du/acre). This allows for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of the families and single persons living in the district.

The project will establish a duplex use by constructing a one-story 406-square-foot addition to the primary dwelling to create a new second unit with one bedroom, one bathroom, kitchen, and living room and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage.

The project is also consistent with the following General Plan goals, policies, and implementation measures:

- **Goal 4.7 Land Use Suitability.** Ensure the orderly development of land for the needs of the existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including; the accessibility of existing and proposed public facilities, services, utilities; physical and financial constraints; and/or growth inducing impacts.
- **Policy 4.G Land Use Suitability.** The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.
- **Implementation Measure 4.A.2 Land Use Compatibility.** The City shall monitor housing production to ensure compatibility with surrounding land uses.

The subject site, located in the RM-3 Zoning District, features a one-story, 1,232-square-foot, three-bedroom single-family residence on a 6,795-square-foot parcel. The project will establish a duplex use on the parcel. Therefore, the city is encouraging residential development on lands best suited for residential development.

2. **The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

Supportive Evidence

Establishment of a duplex use within the RM-3 Zoning District is subject to a Special Use Permit with Design Review approved by the Planning Commission. The City of

Watsonville's Multi-Family Residential Design Standards requires multi-family residential development to meet the following standards: parking, landscaping, private open space, trash bin enclosure area, and a pedestrian circulation system.

The project is consistent with the Multi-Family Residential Design Standards and is compatible with and preserves the character and integrity of adjacent development and neighborhood. The project includes off-site improvements within the public rights-of-way and is subject to an off-site encroachment permit as well as issuance of a building permit. With issuance of a building permit and off-site encroachment permit, the project would not cause any related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. The project, as proposed, is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

- 3. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

Supportive Evidence

The construction of a duplex use attached to an existing single-family dwelling is consistent with the RM-3 Zoning District and the surrounding neighborhood development. The proposed duplex use would not generate additional pedestrian or vehicular traffic above existing levels for the neighborhood.

- 4. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

Supportive Evidence

No additional traffic impacts are anticipated to occur as part of the establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling. Required parking can be accommodated in the existing driveway and in the two new garages that will replace the existing garages.

- 5. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not pose adverse effects, including visual impacts and noise to the adjacent properties. The property is located within the RM-3 zoning district, where multi-family residential development is allowed and surrounds the subject site. As conditioned, the project would be required to comply with the current California Building Code for construction of the project.

- 6. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this**

title applicable to the proposed special use and uses within the applicable base zoning district.

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot addition to an existing single-family residence is consistent with the RM-3 District Standards as well as the Multi-Family Residential Design Standards. The project is also conditioned to comply with the current California Building Code for construction of the project via issuance of a building permit.

- 7. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.**

Supportive Evidence

As conditioned, establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not be materially detrimental to the public health, safety, convenience and welfare, and would not result in material damage or prejudice to other property in the vicinity. The subject property is located within the RM-3 Zoning District and establishment of a duplex use is subject to a Special Use Permit approved by the Planning Commission. The surrounding uses are predominantly single and multi-family residential, and the proposed project is consistent with the adjacent land uses.

DESIGN REVIEW PERMIT FINDINGS (WMC § 14-12.403)

The purpose of the Design Review Permit is to evaluate the establishment of a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage (“Project”) and the Project’s compatibility with surrounding properties and neighborhoods and to ensure the appropriateness of the development, pursuant to Chapter 14-12 of the Watsonville Municipal Code (WMC).

- 1. The proposed development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.**

Supportive Evidence

The parcel is designated Residential High Density on the 2005 General Plan Land Use Diagram. The purpose of the Residential High-Density designation is to provide living environments through multi-story apartment and condominium type housing at densities equal to 14, up to and including 36.99 dwelling units per net acre (du/acre). This allows for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of the families and single persons living in the district.

The project proposes the establishment of a duplex use by constructing a one-story 406-square-foot addition to the primary dwelling to create a new second unit with one bedroom, one bathroom, kitchen, and living room and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage (“Project”).

The project is also consistent with the following General Plan goals, policies, and implementation measures:

- **Goal 4.7 Land Use Suitability.** Ensure the orderly development of land for the needs of the existing and projected population within the City limit and Sphere of Influence is based on the land’s overall suitability, including; the accessibility of existing and proposed public facilities, services, utilities; physical and financial constraints; and/or growth inducing impacts.
- **Policy 4.G Land Use Suitability.** The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.
- **Implementation Measure 4.A.2 Land Use Compatibility.** The City shall monitor housing production to ensure compatibility with surrounding land uses.

The subject site, located in the RM-3 Zoning District, features a one-story, 1,232-square-foot, three-bedroom single-family residence on a 6,795-square-foot parcel. The project will establish a duplex use on the parcel. Therefore, the city is

encouraging residential development on lands best suited for residential development.

2. **The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

Supportive Evidence

Establishment of a duplex use within the RM-3 Zoning District is subject to a Special Use Permit with Design Review approved by the Planning Commission. The City of Watsonville's Multi-Family Residential Design Standards requires multi-family residential development to meet the following standards: parking, landscaping, private open space, trash bin enclosure area, and a pedestrian circulation system.

The project is consistent with the Multi-Family Residential Design Standards and is compatible with and preserves the character and integrity of adjacent development and neighborhood. The project includes off-site improvements within the public rights-of-way and is subject to an off-site encroachment permit as well as issuance of a building permit. With issuance of a building permit and off-site encroachment permit, the project would not cause any related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. The project, as proposed, is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

3. **The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

Supportive Evidence

The construction of a duplex use attached to an existing single-family dwelling is consistent with the RM-3 Zoning District and the surrounding neighborhood development. The proposed duplex use would not generate additional pedestrian or vehicular traffic above existing levels for the neighborhood.

4. **The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

Supportive Evidence

No additional traffic impacts are anticipated to occur as part of the establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling. Required parking can be accommodated in the existing driveway and in the two new garages that will replace the existing garages.

5. **The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not pose adverse effects, including visual impacts and noise to the adjacent properties. The property is located within the RM-3 zoning district, where multi-family residential development is allowed and surrounds the subject site. As conditioned, the project would be required to comply with the current California Building Code for construction of the project

6. **The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed development.**

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot addition to an existing single-family residence is consistent with the RM-3 District Standards as well as the Multi-Family Residential Design Standards. The project is also conditioned to comply with the current California Building Code for construction of the project via issuance of a building permit.

7. **The proposed development will not be materially detrimental to the public health, safety, convenience and welfare or result in material damage or prejudice to other property in the vicinity.**

Supportive Evidence

As conditioned, establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not be materially detrimental to the public health, safety, convenience and welfare, and would not result in material damage or prejudice to other property in the vicinity. The subject property is located within the RM-3 Zoning District and establishment of a duplex use is subject to a Special Use Permit with Design Review approved by the Planning Commission. The surrounding uses are predominantly single and multi-family residential, and the proposed project is consistent with the adjacent land uses.

NOTICE OF EXEMPTION

EXHIBIT "B"

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Dept.
Sacramento, CA 95812-3044
Email: state.clearinghouse@opr.ca.gov

FROM: City of Watsonville
Community Development

250 Main Street
Watsonville, CA 95076

Clerk of the Board
Santa Cruz County
701 Ocean Street, Room 500
Santa Cruz, CA 95060

FILE NO.: PP2023-6388

Project Title: 225 Elm Street - Duplex

Project Location - Specific: 225 Elm Street

Project Location - City: Watsonville

Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project: Special Use Permit with Design Review and Environmental Review (PP2023-6388) to establish a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage.

Name of Public Agency Approving Project: City of Watsonville

Name of Person or Agency Carrying Out Project: Juan Ortega, 225 Elm Street, Watsonville, CA 95076

Exempt Status (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1, Section 15301
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: This project is exempt as a Class 1 Categorical Exemption per Section 15301 of the *State CEQA Guidelines*. The subject site is 6,795± square feet in size located in an urbanized area where it can be adequately served by all required utilities and public services. This project is exempt because the project involves a 406-square-foot addition to an existing 1,232-square-foot single-family dwelling that will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

Lead Agency Contact Person: Suzi Merriam

Telephone: 831-768-3074

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____

Date: July 2, 2024

Title : CDD Director

- Signed by Lead Agency
- Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

Date Received for filing at OPR: .

Application No: PP2023-6388

APN: 017-201-23

Applicant: Soufyane Zatlá, Inspired ADUs

Hearing Date: July 2, 2024

**SPECIAL USE PERMIT WITH DESIGN REVIEW
CONDITIONS OF APPROVAL**

General Conditions:

1. **Approval.** This approval applies to the application resubmitted on June 7, 2024, by Soufyane Zatlá with Inspired ADUs on behalf of property owner, Juan Ortega, and identified as “Special Use Permit with Design Review” to establish a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage (“Project”). (CDD-P)
2. **Conditional Approval Timeframe.** This Special Use Permit (Application No. PP2023-6388) shall be null and void if not acted upon within **24 months** from the effective date of the approval thereof. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)
3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with WMC Section 14-10.1305. (CDD-P)
4. **Compliance.** The proposed use shall be in compliance with Use Permit Conditions of Approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Use Permit, pursuant to Part 13 of WMC Chapter 14-10. (CDD-P)
5. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)
6. **Appeal Period/Effective Date.** This Special Use Permit shall not be effective until **14 days** after approval by the decision-making body or following final action on any appeal. (CDD-P)

7. **Necessary Revisions.** The applicant shall make and not all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)
8. **Conditions of Approval.** A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. Plans without the conditions of approval printed directly on the first or second page will not be accepted at the plan check phase. (CDD-P)
9. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7:00 PM to 7:00 AM Monday through Friday, nor prior to 8:00 AM or after 5:00 PM on Saturday. No work shall be performed on Sundays or holidays. A sign shall be posted at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone number of the Job superintendent. (CDD-P, B)
10. **Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become a condition of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Special Use Permit. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

Signature of Building Contractor

Date

Project Specific Conditions:

10. **Post Construction Stormwater Requirements.** The applicant shall submit a Post Construction Storm Water Control Plan for the proposed ADU, as the project is categorized as a Tier 1 project. A Building Permit will not be issued until the Post Construction Stormwater plan is submitted and approved by the Community Development Department. All project that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site) are required to implement design strategies and design measures that demonstrate stormwater best management practices. Provide calculations documenting the amount of impervious surface created or replaced by the project. (CDD-P, PW)

11. **Erosion Control.** At time of building permit application submission, fill out and submit the erosion sediment control plan to the Community Development Department. A building permit will not be issued until the erosion and sediment control plan is submitted to the Community Development Department. (CDD-P, PW)
12. **On-Site Water Service.** Prior to issuance of a building permit, the applicant/property owner and/or contractor must confirm existing $\frac{3}{4}$ inch water service is sufficiently sized for existing and proposed additional ADU water demand. At time of building permit application submission, submit calculations for the Community Development Department to review. If determined to be undersized, the water service line shall be replaced on private property to accommodate total water demand. (CDD-P, PW)
13. **Sewer Later Requirements.** Prior to issuance of a building permit, the applicant/property owner and/or contractor must confirm existing lateral size and slope is sufficient for proposed additional flow contributed from the proposed ADU. If undersized, replace later to sewer main in the street to accommodate flows. If the existing lateral is confirmed appropriately sized for the existing home and proposed ADU flows, submit calculations for City review.
14. **Sewer Lateral Video Inspection.** Prior to issuance of a certificate of occupancy, the applicant/property owner and/or contractor shall verify existing sewer lateral condition through video inspection and make necessary repairs (if any) per Municipal Code 6-3.506. The video inspection shall be submitted to the Community Development Department prior to issuance of a certificate of occupancy. (CDD-P, PW)
15. **Utilities Underground.** The project is required to underground all utilities and no over electrical lines are allowed for this project. Revise the plans to show all utilities to be underground. (CDD-P, PW)
16. **Landscaping.** Prior to issuance of a certificate of occupancy, all landscaping shall be installed as per the Landscaping Plan. As per plan, the minimum landscaping requirements are 20 percent of the lot size. Submittal of a landscaping and irrigation plan is required for this project. The landscaping plan shall identify all planting via common name, scientific name, size, and quantity of plantings. The landscaping plan shall be in compliance with all MWELo requirements. (CDD-P, PW)
17. **Parking.** Per the approved plans, the project is providing 4 parking spaces, 3 of them included within two new detached garages. Each parking space shall measure 9-feet in width by 19-feet in depth. (CDD-P)
18. **Address Assignment.** At building permit application submission, submit the address assignment request to the Community Development Department for the proposed residential development. No building permit shall be issued until an address is assigned to the proposed residential development. (CDD-P, PW)
19. **Open Space Requirement.** Per approved plan, the project is required to provide a minimum of 200 square feet of open space for the proposed duplex use. No certificate of occupancy shall be issued until the required 200 square feet of open space is verified via site inspection by project planner Ivan Carmona. (CDD-P, PW)

20. **Exterior Design.** As per plan, the design of the duplex shall be substantially similar as the primary single-family residence and compatible with the surrounding neighborhood. Building materials, color, roof form and pitch, shall be consistent with the primary single-family residence and surrounding neighborhood. (CDD-P)
21. **Encroachment Permit.** The applicant shall obtain an encroachment permit for all work proposed within the public right-of-way. (CDD-P,PW)

Building and Engineering-related Conditions:

22. **Required Permits.** The applicant shall obtain all required building permits for this project. (CDD-B, CDD-E)
23. **Flood Plain Development.** Before submitting a building permit application to the Community Development Department, be sure to include a FEMA Flood Elevation Certificate prior to constructing, during construction, and at time of certificate of occupancy. (CDD-P, PW)
24. **Building Code.** Project construction shall comply with California Building Code requirements as adopted by the City of Watsonville (CDD-B)
25. **Construction Plans.** Project construction drawings shall include the following information and shall be reviewed and approved by the City of Watsonville's Building Official. Plans shall be drafted by a Licensed Architect or Engineering Professional for Commercial Project and designers shall drafts plan for single family residential projects. (CDD-B, CDD-E)
26. **Accessibility.** The project shall conform with accessibility requirements to buildings and facilities by individuals with disabilities under the American Disabilities Act. (CDD-B)
27. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measure to reduce energy consumption such as low-flow shower heads, flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)
28. **Preconstruction Meeting.** Prior to issuance of a Building Permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-P-B-E)

Prior to or concurrent with the issuance of a Building Permit, the following requirements shall be met:

29. **Landscaping & Irrigation Plan.** The applicant shall submit three copies of the final Landscaping and Irrigation Plan for review and approval by the Community Development Director prior to issuance of a building permit. The Landscaping Plan shall provide drought-tolerant plants suitable for the Central Coast region in landscaping the front yard, patio, planter and perimeter areas. The Irrigation Plan shall provide an automatic water system (e.g., drip system) to irrigate all landscape areas. (CDD-B-E-P)
- A. Landscaping - The Landscape Plan shall indicate the types, quantities, locations and sizes of all plant material, including any existing major vegetation designated to remain and method of protecting planting areas from vehicular traffic. The Landscape Plan shall be drawn to scale, and plant types shall be clearly located and labeled. The plant list shall give the botanical name, common name, gallon sizes to be planted, and quantity of each planting. A minimum of 25 percent of all shrub material shall have a minimum 5-gallon container size. (CDD-E-P)
 - B. IRRIGATION SYSTEM – Automatic, low-flow irrigation system(s) shall be installed in all landscaped areas. Irrigation shall be programmed for night or early morning hours in order to minimize evaporation. (CDD-P)
 - C. WATER CONSERVATION – The project shall utilize water conservation, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. (CDD-B-E-P)
 - D. NEW TREES – The site plan shall be revised to indicate the number of trees to be installed. The new trees shall be planted in 25 each box containers as indicated on the site plan. All dead, dying and diseased trees shall be immediately replaced in kind, and there shall be no net loss of trees (CDD-P)
 - E. LANDSCAPE & IRRIGATION INSTALLATION – All landscaping and irrigation shall be approved and installed prior to occupancy of the project. (CDD-P)
 - F. Water Efficient Landscape Ordinance – The applicant shall submit a landscape documentation package and demonstrate compliance with the California Model Water Efficient Landscape Ordinance, pursuant to WMC Section 6-3.801. (CDD-P, -E)
30. **Lighting.** A comprehensive photometric lighting plan shall be submitted at time of building permit review for the project development. All light fixtures or wall mounted lighting shall be screened so as to prevent glare and to prevent light shed on adjacent properties. A sufficient number of fixtures shall be installed to provide an

adequate quality and quantity of light. The photometric lighting plan shall be subject to review by the Community Development Department. (CDD-P)

31. **Construction Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the Solid Waste Division. Applicant shall submit a Solid Waste Service Plan for review and approval by the Community Development Department. (CDD-P, -E)

Prior to the Final Inspection or Final Occupancy:

32. **Landscape Installation.** All landscaping and irrigation shall be installed and approved by the Community Development Department staff prior to final inspection or occupancy of the project. (CDD-E-P)
33. **Letters from Design Professionals.** Prior to final city acceptance of the project, all project design professionals who prepared improvement plans for the project (i.e., civil, geotechnical, electrical, and structural engineers) shall provide letters attesting that they have periodically monitored the construction and have reviewed the completed work and that it was constructed in substantial conformance with their plans and recommendations. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-E)

On-Going Conditions:

34. **Solid Waste Service.** All trash, recycling and green waste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The Applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling and green waste materials. (PWD)
35. **Lighting and Landscaping Maintenance.** Lighting, landscaping and all other site improvements shall be maintained in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include, where appropriate, weeding, mowing, pruning, cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation and trees shall be immediately replaced in kind. (CDD-P)

Indemnity Provision:

36. **Indemnity Provision.** If any Legal Challenge against the Project approvals is submitted to the City or filed in a court of law, Applicant will promptly honor and comply with its obligations under the Reimbursement Agreement executed by the Applicant, including but not limited to the "Indemnity" obligations in section 7, which requires the Applicant, to the greatest extent authorized by law, defend (with counsel approved by City, which approval shall not be unreasonably withheld), indemnify, and hold harmless the City, its officials, employees, volunteers and agents from and against any and all loss, liability, expenses, claims, costs (including reasonable attorneys' fees), suits and damages of every kind nature, and description, directly or indirectly arising from any third party legal challenge to the Project approvals, or the implementation of the Reimbursement Agreement.)

Key to Department Responsibility

- CDD-B – Community Development Department (Building)
- CDD-P – Community Development Department (Planning)
- CDD-E – Community Development Department (Engineering)
- PW – Public Works Department
- WFD – Watsonville Fire Department
- WPD – Watsonville Police Department
- CA – City Attorney

**CITY OF WATSONVILLE
PLANNING COMMISSION**

EXHIBIT “D”

Application No: PP2023-6388

APN: 017-201-23

Applicant: Soufyane Zatla, Inspired ADUs

Hearing Date: July 2, 2024

Applicant: Soufyane Zatla, Inspired ADUs
Address: 1940 Union Street, Suite 22, Oakland, CA 94607
Project: Special Use Permit with Design Review
Location: 225 Elm Street, Watsonville, CA 95076
Purpose: Establish a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling.
Property Owner: Juan Ortega
Address: 225 Elm Street, Watsonville, CA 95076

A Special Use Permit with Design Review (PP2023-6388) to establish a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage located at 225 Elm Street, Watsonville (APN 017-201-23), was reviewed by the Planning Commission at a public hearing on July 2, 2024, and was conditionally approved by adoption of Planning Commission Resolution No. _____ (PC) together with findings and conditions of approval attached hereto and made a part of this permit.

CITY OF WATSONVILLE
Planning Commission

Suzi Merriam
Community Development Director