



AGENDA

Meeting of the
Scotts Valley Planning Commission
In-Person and Remote Access
Date: August 10, 2023
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 8-3-2023 at City Hall, SV Public Works Building, SV Senior Center and online at www.scottsvalley.gov .

ELECTED OFFICIALS	CITY STAFF MEMBERS
Lori Gentile, Chair Chuck Maffia, Vice Chair David Hodgins, Commissioner Shawn Mosley, Commissioner Steve Simonovich, Commissioner	Taylor Bateman, Community Development Director Jonathan Kwan, Contract Planner Cathie Simonovich, City Clerk

MEETING NOTICE AND AGENDA PACKET MATERIALS
Notice regarding Planning Commission Meetings: The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066. Currently meetings are being held remotely. Agenda and Agenda Packet Materials: The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City's website: https://www.scottsvalley.gov/129/Agendas-Minutes Public Participation: The meeting will be available in person and on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: https://us02web.zoom.us/j/88671741298 You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.

How to comment via Zoom:

1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.
2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use *9 to raise your hand at the requested time. Zoom places people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

CALL TO ORDER 6:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA

(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

1. Approve the Action Meeting Minutes from the following meetings: June 8, 2023

ALTERATIONS TO PUBLIC HEARING AGENDA

(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. Consideration of a Variance (V23-001) to allow a 313.5 square foot addition to a single-family home in the R-R-2.5 Zoning District located at 1000 Bethany Drive (APN 023-341-03).

ALTERATIONS TO REGULAR AGENDA

(Commission can remove or add items to the Regular Agenda.)

REGULAR AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.



MINUTES

Meeting of the
Scotts Valley Planning Commission
Date: June 8, 2023
Time: 6:00 PM

CONTACT INFORMATION	MEETING LOCATION	POSTING
City of Scotts Valley 1 Civic Center Drive Scotts Valley, CA 95066 (831) 440-5600	City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066 OR Zoom Video Conference: https://us02web.zoom.us/j/88671741298	The agenda was posted on 06-02-2023 at City Hall, SV Senior Center, SV Public Works Building, and on the Internet at www.scottsvally.gov .

CALL TO ORDER

The Planning Commission meeting was called to order at 6:01 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

APPOINTED OFFICIALS PRESENT: Chuck Maffia, Vice Chair Dave Hodgins, Commissioner Shawn Mosley, Commissioner ABSENT: Lori Gentile, Chair	CITY STAFF MEMBERS PRESENT: Taylor Bateman, Community Development Director Chris Lamm, Public Works Director Sarah Wickle, Senior Planner Cathie Simonovich, City Clerk
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PUBLIC COMMENT TIME

No members of the public came forward to comment.

ALTERATIONS TO CONSENT AGENDA

None

CONSENT AGENDA

1. Approve the Action Meeting Minutes from the following meetings:
April 13, 2023.

M/S: Hodgkin/Mosley

To approve the Consent Agenda with no alterations.

Carried 3/0/1 (AYES: Maffia, Hodgkin, Mosley; NOES: None; ABSENT: Gentile)

PUBLIC HEARING AGENDA

1. Consideration of a Use Permit (U23-001) to allow a 2,000± square-foot Korean martial arts studio in an existing commercial tenant space located in the Commercial - Service (C-S) zoning district located at 5276 Scotts Valley Drive (APN 022-042-05).

Senior Planner Wikle presented this item. The applicant, William Gottfredson, was in attendance and noted that he was available to answer questions. Vice Chair Maffia opened the Public Hearing at 6:11 PM. No members of the public came forward to comment, and Vice Chair Maffia closed the Public Hearing at 6:11 PM.

M/S: Mosley/Hodgkin

To approve the Use Permit (U23-001) to allow a 2,000+- square-foot Korean martial arts studio in an existing commercial tenant space located in the Commercial - Service (C-S) zoning district located at 5276 Scotts Valley Drive (APN 022-042-05).

Carried 3/0/1 (AYES: Hodgkin, Maffia, Mosley; NOES: None; ABSENT: Gentile)

REGULAR AGENDA

1. Five-Year CIP : General Plan Consistency

PWD Lamm presented this item for consistency with the City's General Plan and responded to questions from the Commissioners.

M/S: Hodgkin/Mosley

To approve the resolution recommending the City Council adopt the FY 2023-24 Capital Improvement Program.

Carried 3/0/1 (AYES: Hodgkin, Maffia, Mosley; NOES: None; ABSENT: Gentile)

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY DIRECTOR UPDATES

None.

ADJOURNMENT

The meeting adjourned at 6:25 PM.

City of Scotts Valley
PLANNING COMMISSION STAFF REPORT

Date: August 10, 2023

**Applicant /
Property Owner:** Karen & Grant Andrews

Applications: Variance V23-001
Environmental Assessment EA23-004

Location: 1000 Bethany Drive / APN 023-341-03

General Plan / Zoning: Rural / R-R-2.5

Environmental Status: CEQA Categorical Exemption, Class 1
Section 15301, Minor Additions

Request: Consideration of a Variance Application to allow a 313.5 square foot addition to a single-family home. The proposed addition is located at the front and rear of the existing home. 191 square feet of the proposed addition encroaches into the minimum required front yard setback.

Staff Planner: Jonathan Kwan, Consultant Planner
jonathank@csgengr.com

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Variance V23-001 by adopting the attached resolution, subject to the conditions of approval in Exhibit A.

BACKGROUND

The project site (APN: 023-341-03) is a midblock lot zoned R-R-2.5 located at 1000 Bethany Drive (Attachment 1 - Location Map). The project site is accessed by a private road that serves 5 other homes. The subject lot is considered a substandard lot due to the size of the lot. The lot is approximately 16,400 square feet where the minimum lot size for the R-R-2.5 zone is 108,900 square feet. Almost the entirety of the existing single family home is located within the required minimum 40 foot front yard setback and is considered legal non-conforming. Neighboring lots along Bethany Drive are similarly substandard in lot size and with existing homes located at the front of the property that are likely to be within the required minimum front yard setback.

DISCUSSION AND ANALYSIS

Staff has routed the project plans to the City Departments and the Fire District for comment. In addition, Staff has prepared the following discussion and analysis for Planning Commission consideration:

The proposed project is an addition to two parts of the existing residence, totaling 313.5 square feet. The first addition is proposed at the front of the house, enclosing 161 square feet of an existing veranda, and the remaining 152.5 square feet is proposed as an addition located at the rear of the home. The proposed additions encroach into the standard 40 foot front yard setback and require the approval of a Variance per Scotts Valley Municipal Code Section 17.50.010. While a portion of the addition at the rear of the existing residence is not within the required minimum front yard setback, approval is required for expansions to a legal non-conforming building per Scotts Valley Municipal Code 17.48.080(B). Expansions of nonconforming buildings are typically reviewed and approved by the Community Development Director but have been referred to the Planning Commission due to the request for a Variance.

Zoning

The zoning compliance table provided below is intended to serve as a quick reference to illustrate the R-R-2.5 lot standards compared to the proposed project and that the proposed project is in compliance with the City's General Plan and Zoning Regulations with the approval of a variance.

	R-R-2.5, Rural			
	Standard	Existing	Proposed	Compliance
Max. Lot Density	2.5 du/ac	1 du	1 du	No Change
Min. Lot Area	108,900 sf	16,378 sf	16,378 sf	No Change
Min. Lot Width	100 ft	59 ft	59 ft	No Change
Min. Lot Depth	150 ft	149 ft	149 ft	No Change
Max. Site Coverage	35%	15%	16.6%	Complies
Min. Front Setback	40'	10'-5"	10'-5"	No Change; Variance Requested
Min. Rear Setback	20'	88'	83'-2"	Complies
Min. Side Setback	15'	18'-8"	15'-3"	Complies
Max Building Height	35'	22'	23'-9"	Complies

R-R-2.5 Zoning

The purpose of the R-R-2.5 Zoning District is to achieve the following purposes:

- A. To reserve appropriately located areas for family living in a variety of types of dwellings, at a reasonable range of population densities consistent with sound standards of public health and safety;
- B. To ensure adequate light, air, privacy and open space for each dwelling unit;
- C. To minimize traffic congestion;
- D. To provide necessary space for off-street parking of automobiles;
- E. To protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare and other objectionable influences.

The proposed project is an addition to an existing single family home that would create a new office space, walk-in closet, and hallway. The proposed project would not increase the number of units on the property or additional bedrooms in the home and therefore is not anticipated to intensify the existing use of the property. Given that the existing use is remaining the same, impacts to noise, traffic congestion and parking are not anticipated. In addition, the proposed project would not introduce new uses that would increase the noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare, or objectionable influences.

The portion of the proposed project that encroaches into the front yard setback is also located within the existing footprint of the building and is not anticipated to create a significant visual impact. The nearest neighbors are located at 1010 and 1025 Bethany Drive and are approximately 45 feet and 70 feet away from the proposed project, respectively, with natural vegetation, including large trees, that screen the proposed project. Therefore, the proposed project would not impact adequate light, air, privacy, and open space, traffic, or parking.

Property Constraints

The subject property is constrained by the R-R-2.5 zoning standards that typically apply to a much larger lot. The existing residence is sited within the required front yard setback. The existing property is 16,378 square feet, approximately 15% of the size of the minimum required lot area. Applying the required minimum setbacks to a 108,900 square foot lot compared to a 16,378 square foot lot significantly impacts the developable area. For example, a square 108,900 square foot lot (330' x 330') would have a developable area of 81,000 square feet whereas a square 16,400 square foot lot (128' x 128') lot would be limited to 6,000 square feet of developable area.

The topography and the edge of the right of way further limit the developable area on the property. The required minimum setback is measured from the edge of the right of way that extends across the front of the property. Instead of measuring the setback from the front property line, it is measured from the edge of the right of way. Due to the factors above, the existing home is sited at the front of the property, the majority of which encroaches into the front yard setback.

Due to the existing conditions, the residence at 1000 Bethany Drive only has a small area that is flat and is usable back yard space. Almost any addition would encroach into the front yard setback. Shifting the proposed additions to the rear would eliminate the usable

back yard space and could result in potential grading impacts associated with grading a steeply sloped area. The applicant's proposal to split the proposed addition to enclose the veranda and add to the rear of the residence is a balanced approach that is anticipated to have least impact to the hillside and surrounding neighbors.

Neighborhood Compatibility

As noted above, the existing residence is sited within the required front yard setback. Neighboring properties at 1010 & 1100 Bethany Drive are sited in a similar nature, with existing residences that are likely within the front yard setback, at the front of a steeply sloped property.

The proposed addition at the front of the existing residence is located within the existing building footprint and is not anticipated to impact the surrounding community. The proposed 152.5 square foot addition to the rear of the single-family residence is behind the existing home and is not anticipated to impact the surrounding community.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (CEQA) per CEQA Categorical Exemption, Class 1, Section 15301, Minor Additions.

ATTACHMENTS

1. Resolution (Action Item)	Attached
2. Location Map.....	10
3. Project Plans	11

RESOLUTION NO. ____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SCOTTS VALLEY APPROVING VARIANCE PERMIT NO. V23-001 TO
ALLOW A 313.5 SQUARE FOOT ADDITION TO AN EXISTING SINGLE-
FAMILY HOME LOCATED IN THE R-R-2.5 ZONE AT 1000 BETHANY
DRIVE / 023-341-03**

WHEREAS, the Planning Department of the City of Scotts Valley has received an application filed by Karen & Grant Andrews for a Variance to allow a 313.5 square foot addition to an existing single-family home located in the R-R-2.5 zone at 1000 Bethany Drive / APN 023-341-03; and,

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is Categorically Exempt from the California Environmental Quality Act, under Section 15301, Class 1, Existing Facilities; and,

WHEREAS, the project was reviewed by the Planning Commission at a regularly scheduled public hearing on August 10, 2023.

NOW, THEREFORE, the Planning Commission of the City of Scotts Valley (“Commission”) hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgement of the City.

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: That the Planning Commission of the City of Scotts Valley does hereby specifically make the following findings as required by Section 17.50.010 of the Scotts Valley Municipal Code, and as further clarified in the staff report dated August 10 2023.

1. ***A hardship peculiar to the property and not created by any act of the owner, exists.*** Due to the steeply sloped topography of the site, the existing home is located at the front portion of the property. The lot is zoned R-R-2.5 which is intended for large rural lots with a minimum lot size of 108,900 square feet and requires a 40 foot front yard setback. In addition, the site is constrained by the right-of-way easement that runs along the front of the property. The front yard setback is measured from the right of way easement, requiring any development to be setback further than a typical property. Due to the combination of the topography of the site, the existing zoning, and the right-of-way easement, the majority of the existing home encroaches into the front yard setback of the property. The proposed addition is within the existing building footprint and therefore also encroaches into the front yard setback. However, it would not further encroach into the front yard setback.

2. ***That because of exceptional or extraordinary circumstances of subject property, including size, shape, topography, location or surroundings, the strict application of the terms of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.*** The topography of the property limits the developable area of the site. The back portion of the lot is steeply sloped with a small area that is flat for usable backyard space that is typically enjoyed by other properties. In addition, the alternative of enclosing the veranda within the existing building footprint at the front of the existing building is anticipated to have a minimal impact compared to the potential impacts of grading the steeply sloped hillside which could alter drainage patterns and compromise hillside stability.
3. ***That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.*** The proposed project is an addition to an existing single family home on the subject property. The proposed addition at the front of the home is also located within the existing footprint of the building and would not intensify the existing use. Therefore, the proposed project would not impact adequate light, air, privacy, and open space, traffic, or parking. In addition, the proposed project would not introduce new uses that would increase the noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare, or objectionable influences.
4. ***That the granting of such variance shall not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zone.*** Granting of the variance would not grant special privileges. The proposed addition would not intensify the nonconformity. In addition, neighboring properties at 1010 & 1100 Bethany Drive are sited in a similar nature to the subject property, with existing residences at the front of a steeply sloped property, likely within the front yard setback.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Variance No. U23-001 to allow a 313.5 square foot addition to an existing single-family home located in the R-R-2.5 zoning district at 1000 Bethany Drive / APN 023-341-03, subject to conditions set forth in the attached Exhibit A, which are attached hereto and incorporated herein by this reference.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on August 10, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved:

Lori Gentile
Planning Commission Chair

Attest:

Taylor Bateman
Community Development Director

EXHIBIT A

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. After City Council approval, the property owner shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval prior to the issuance of any building permits, transfer of title, or within 30 days of approval of this application, whichever occurs first.
3. After City Council approval, the property owner shall have a signed and notarized copy of the Notice of Conditions of Approval recognizing this application (provided by the City), recorded at the County Recorder's Office prior to issuance of any building permits or operation of the use.
4. All required building permits shall be obtained and the applicant shall pay all appropriate fees prior to commencement of any construction on the property.

PLANNING DEPARTMENT

5. The color, materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.

BUILDING DEPARTMENT

6. All requirements of the Building Department of the City of Scotts Valley shall be met.
7. The applicant shall affix a copy of the approved resolution and conditions of approval to each set of construction plans which will be submitted to the Building Department.
8. All structures shall comply with the most current Building Codes.
9. All construction within the City shall be limited to the hours between 8 AM and 6 PM, Monday through Friday, and 9 AM through 5 PM on Saturday. No construction activity is allowed on Sundays.

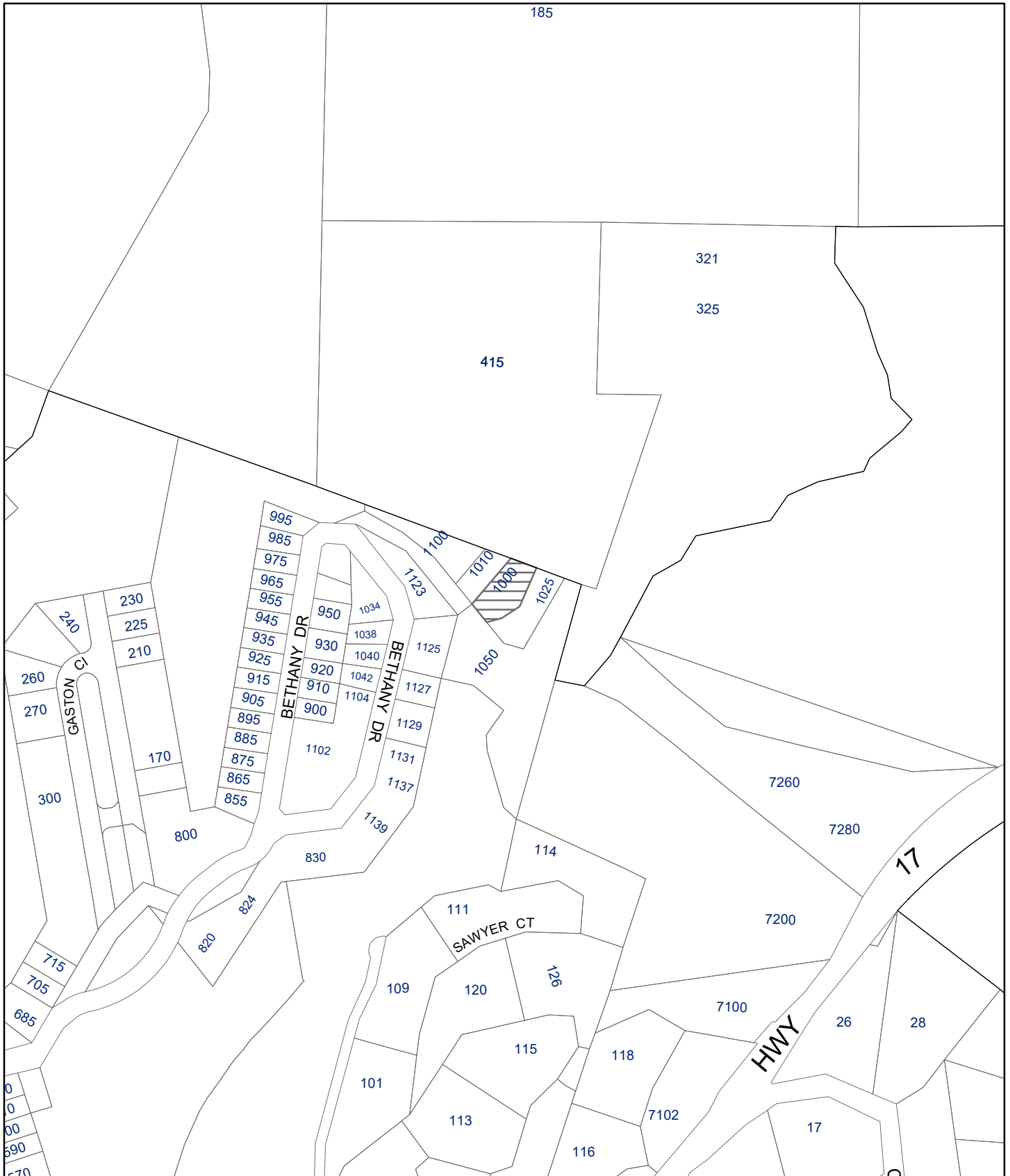
10. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

Property Owner Name

Property Owner Signature

Location Map

1000 Bethany Drive / APN 023-341-03



N

0

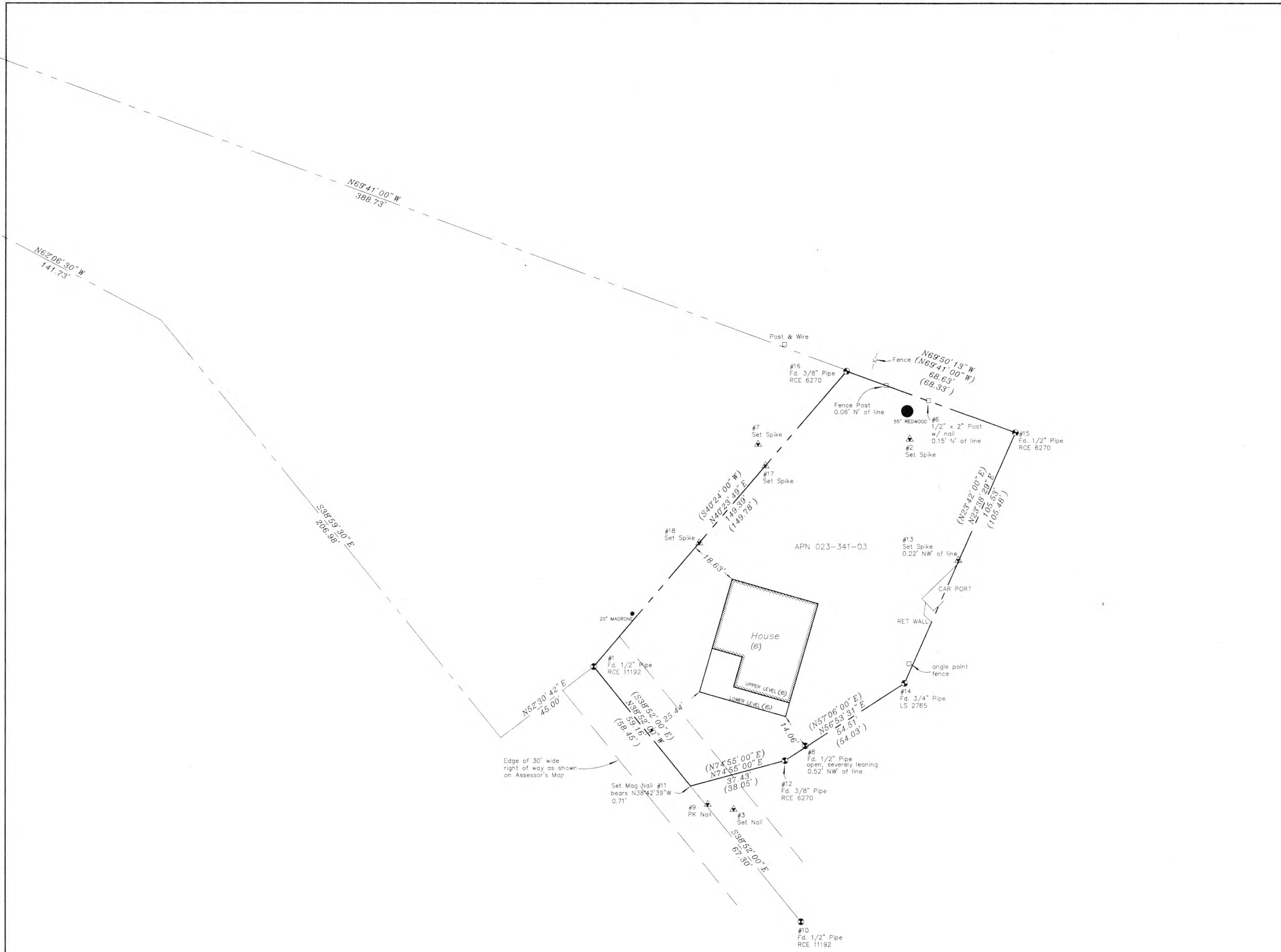
0.125

0.25

Miles



Project Site



Scale
1" = 20'

LEGEND

- Survey control point found as noted
- Survey control point set as noted
- Property line, lands of Andrews
- Other property line
- Edge of Right of Way
- Structure line
- Fence
- Tree
- Record data

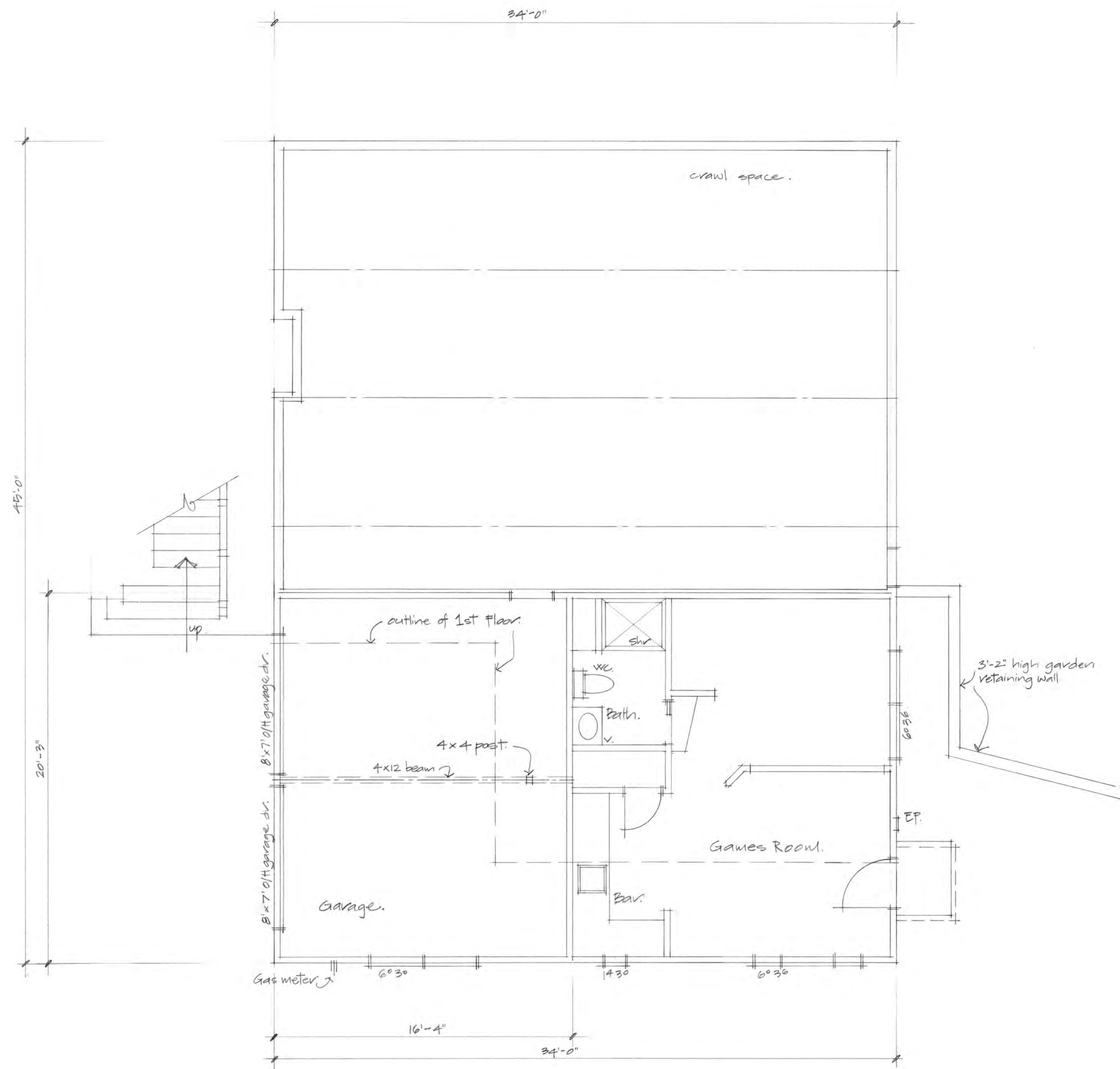
NOTE: This is not a boundary survey. Property lines are shown for orientation only and are based on recorded data. They may be discovered to be different, subject to the results of a complete boundary survey.



Cary D. Edmundson

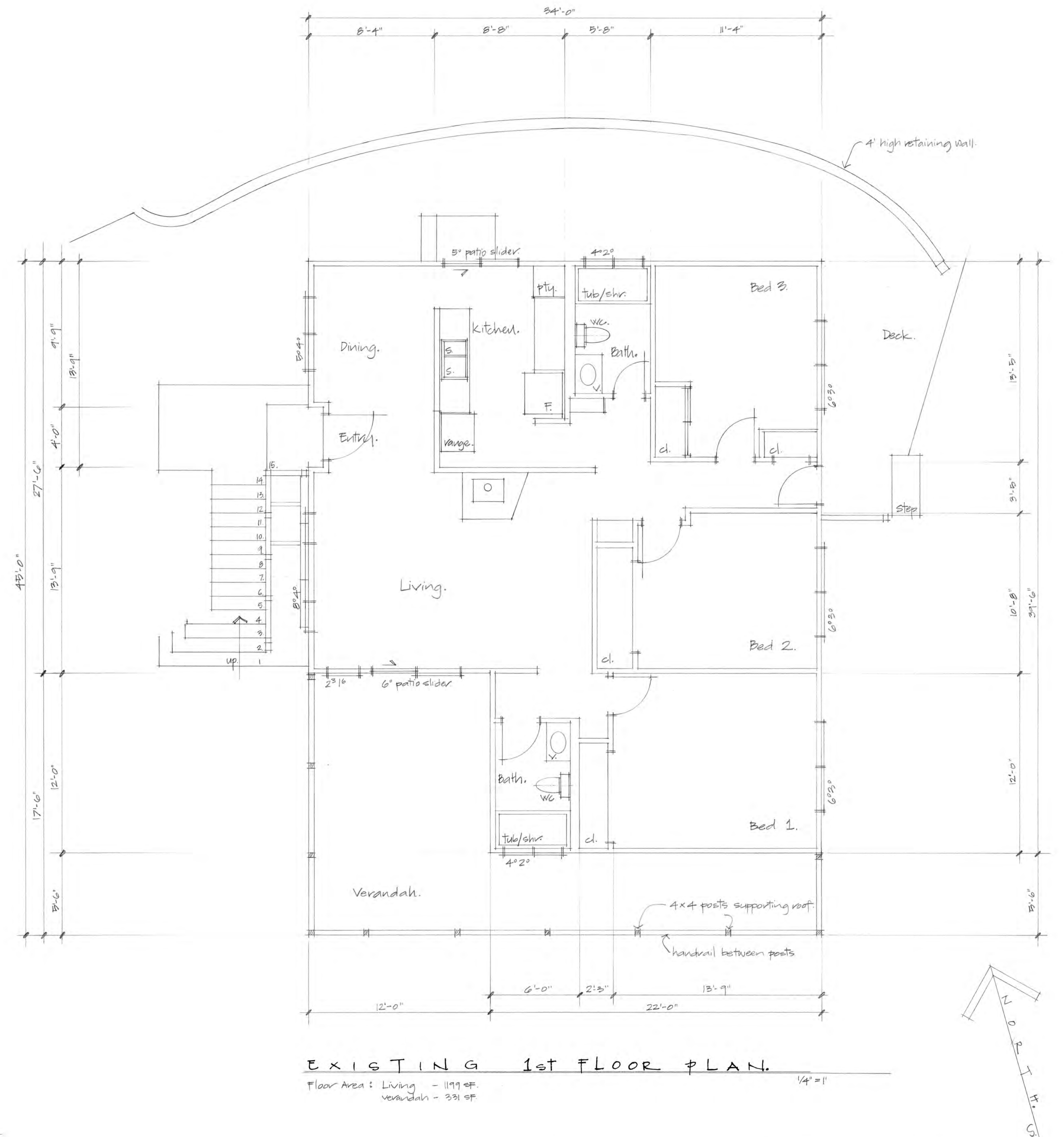
CARY EDMUNDSON & ASSOCIATES
LAND SURVEYING
1512 SEABRIGHT AVENUE-SUITE A
SANTA CRUZ, CA 95062
PHONE (831) 425-1796
FAX (831) 425-1795

LICENSED SURVEYOR'S MAP		
OF ASSESSOR'S PARCEL NO. 023-341-03		
Scale 1" = 20'	Santa Cruz County California	File 05061A.FLX FB 152/25
June 22, 2005	Prepared for Grant Andrews	
		Job #05061



EXISTING GROUND FLOOR PLAN.

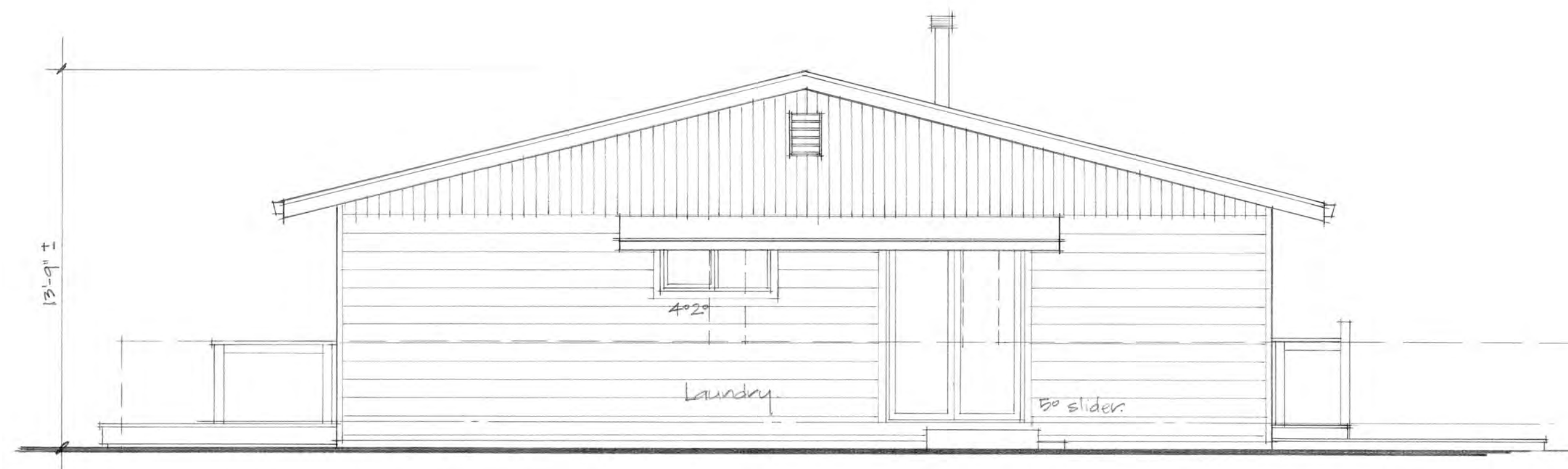
Floor Area: Garage - 331 SF
 Living - 357.5 SF
 Total - 688.5 SF.



EXISTING 1st FLOOR PLAN.

Floor Area: Living - 1197 SF.
 Verandah - 331 SF.

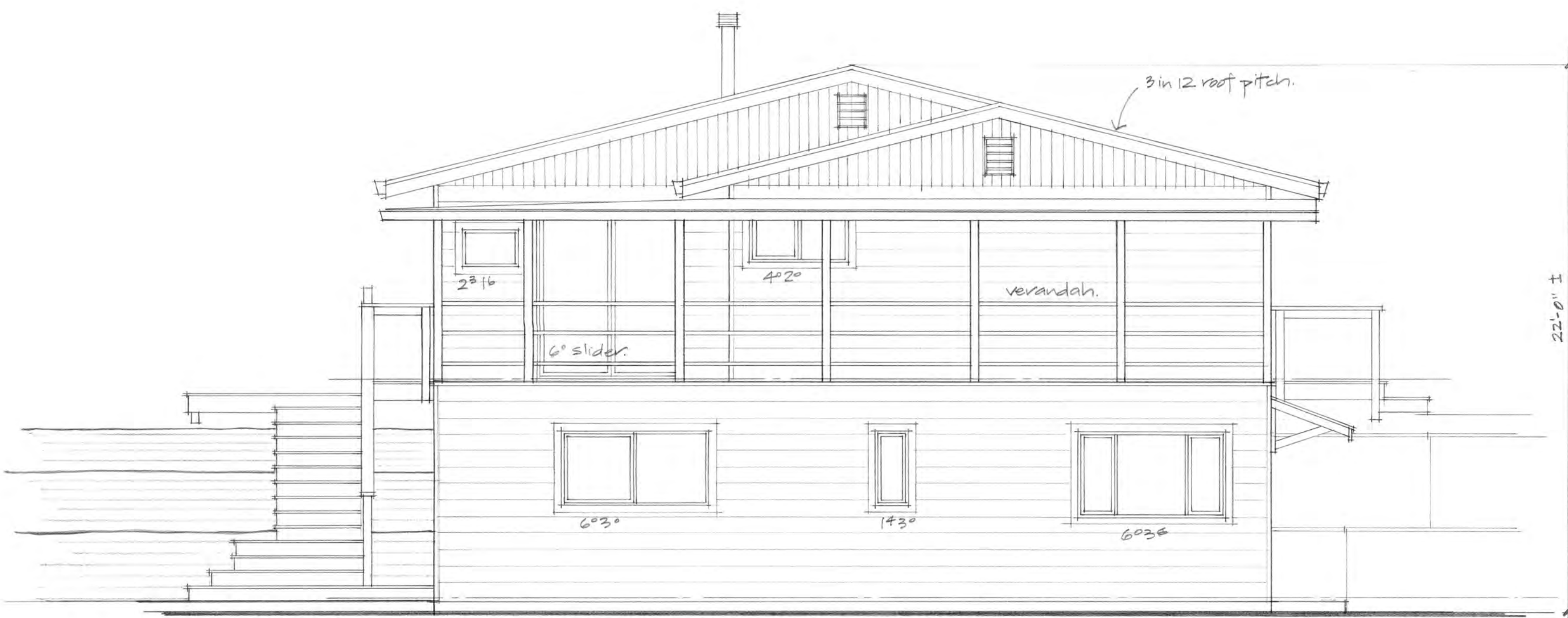
PAUL ARNOLD CONSTRUCTION, INC. GENERAL CONTRACTORS • DESIGN & BUILD (Lic. No. 391957)		ANDREWS RESIDENCE.	
Grant (Charlie) Andrews		date: Dec 2022	design: G.A. Andrews. drawn: g.d.a.
573 E. Campbell Ave. Campbell, CA 95008 Email: charlie@paularnoldconstruction.com		proposed addition/renodel@ 1000 Bethany Drive, Scotts Valley 95066	
Cell: (408) 690-8785 Fax: (408) 866-2308		Existing Floor Plans.	
		A 3	



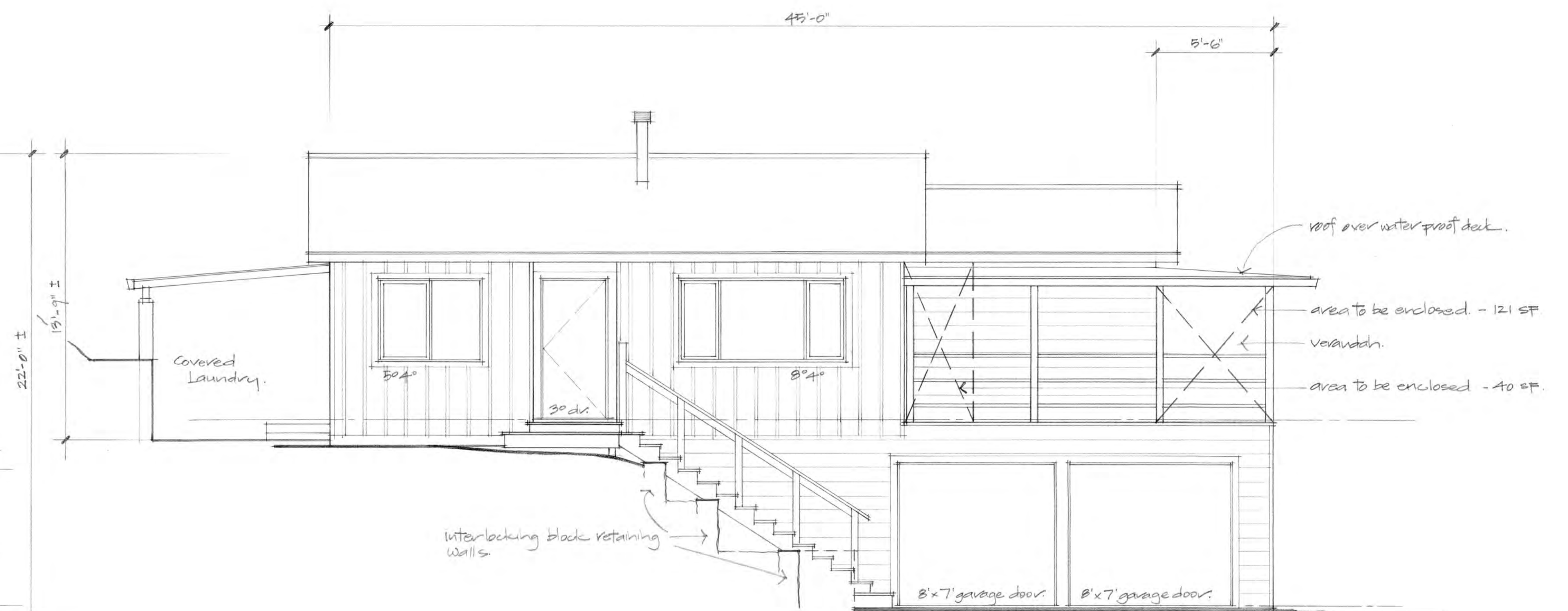
N O R T H.



E A S T.



S O U T H.



W E S T.

EXISTING ELEVATIONS.

1/4" = 1'

PAUL ARNOLD CONSTRUCTION, INC.		ANDREWS RESIDENCE.	
GENERAL CONTRACTORS • DESIGN & BUILD		date: Dec 2022	design: C.A. Andrews.
7573 E. Campbell Ave.		scale: 1/4" = 1'	drawn: g.d.a.
Campbell, CA 95008		proposed addition & remodel @ 1000 Bethany Drive, Scotts Valley 95066	
Cell: (408) 690-8785		Existing Elevations.	
Fax: (408) 866-2308		A = 4.	
Email: charlie@paularnoldconstruction.com			

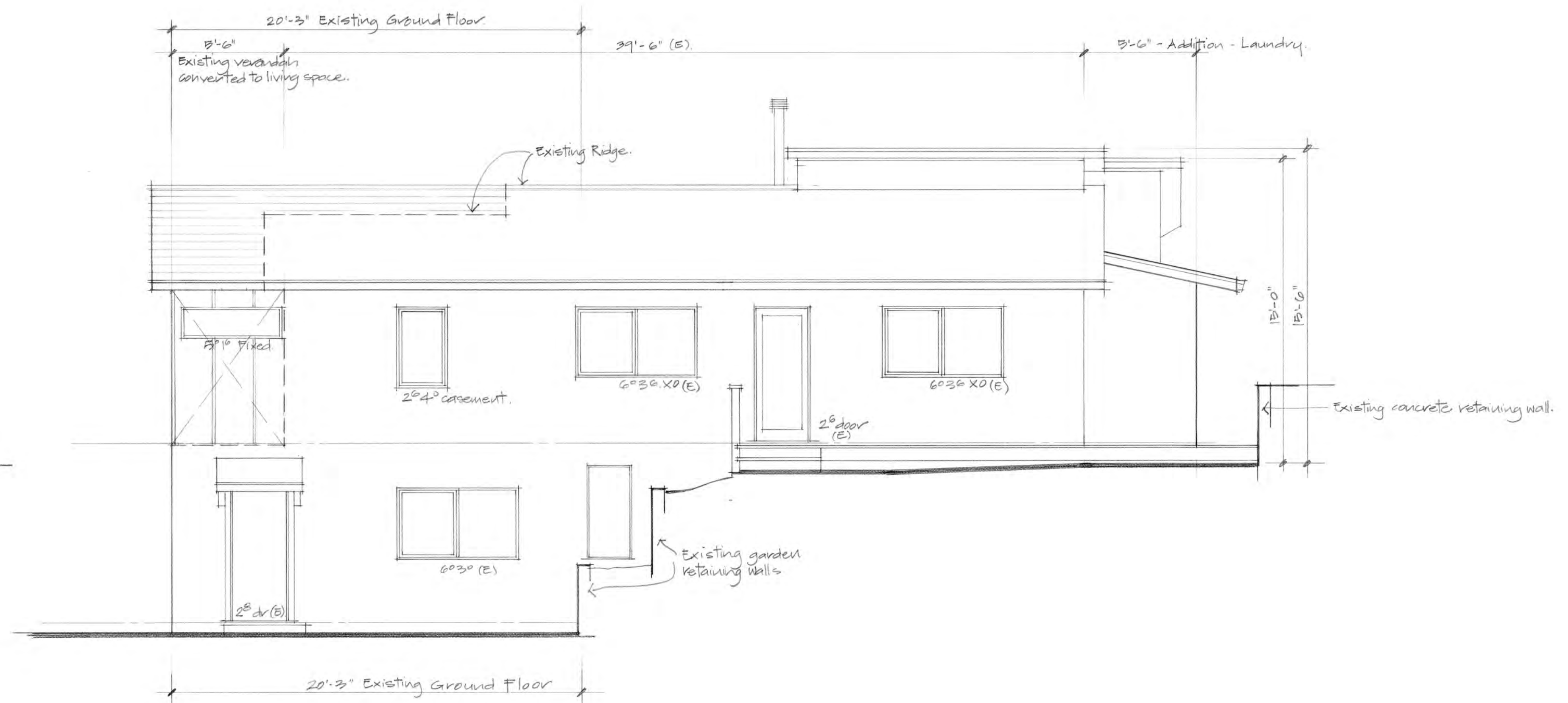


- Floor Area:
- | | |
|-----------------------------|--------------------|
| - Living : | - 1199 SF (E) |
| - Addition : Bed 1/bathroom | - 161 SF |
| : Lbh/dining | - <u>132.5 SF</u> |
| Total Addition: | 313.5 SF |
| Proposed Living Total | - <u>1512.5 SF</u> |
| - Verandah 331 SF (E) | - 170 SF. |

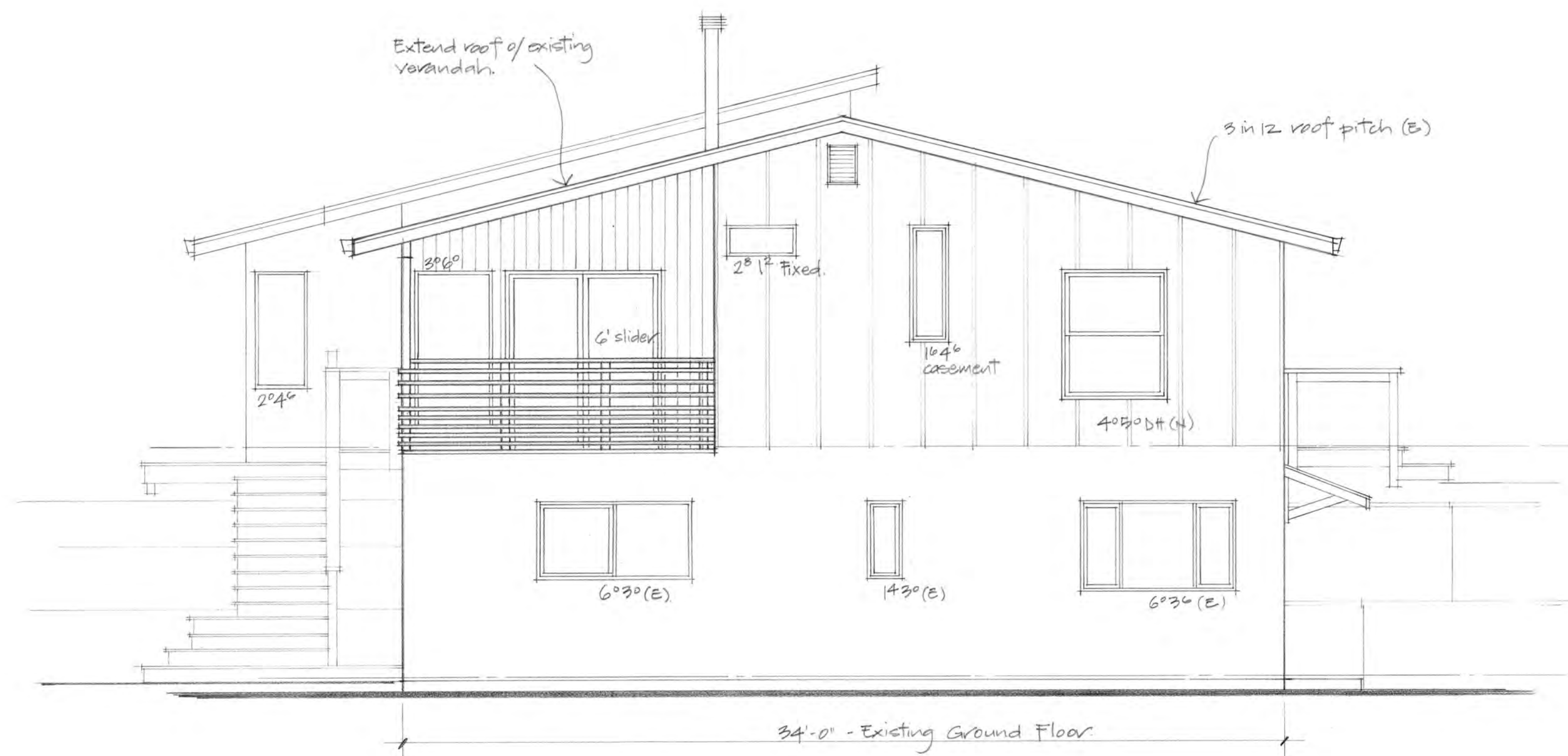
PAUL ARNOLD CONSTRUCTION, INC. GENERAL CONTRACTORS • DESIGN & BUILD Lic. No. 395957	ANDREWS RESIDENCE.		
	date: Dec 2022	design:	drawn: g.d.a.
	scale: 1/4" = 1'	G. D. Andrews.	
	proposed addition / remodel @ 1000 Bethany Drive, Scotts Valley 95066		
573 E. Campbell Ave. Campbell, CA 95008 Email: charlie@paularnoldconstruction.com	Cell: (408) 690-8785 Fax: (408) 866-2308	Proposed Floor Plan.	
		A ↔ B.	



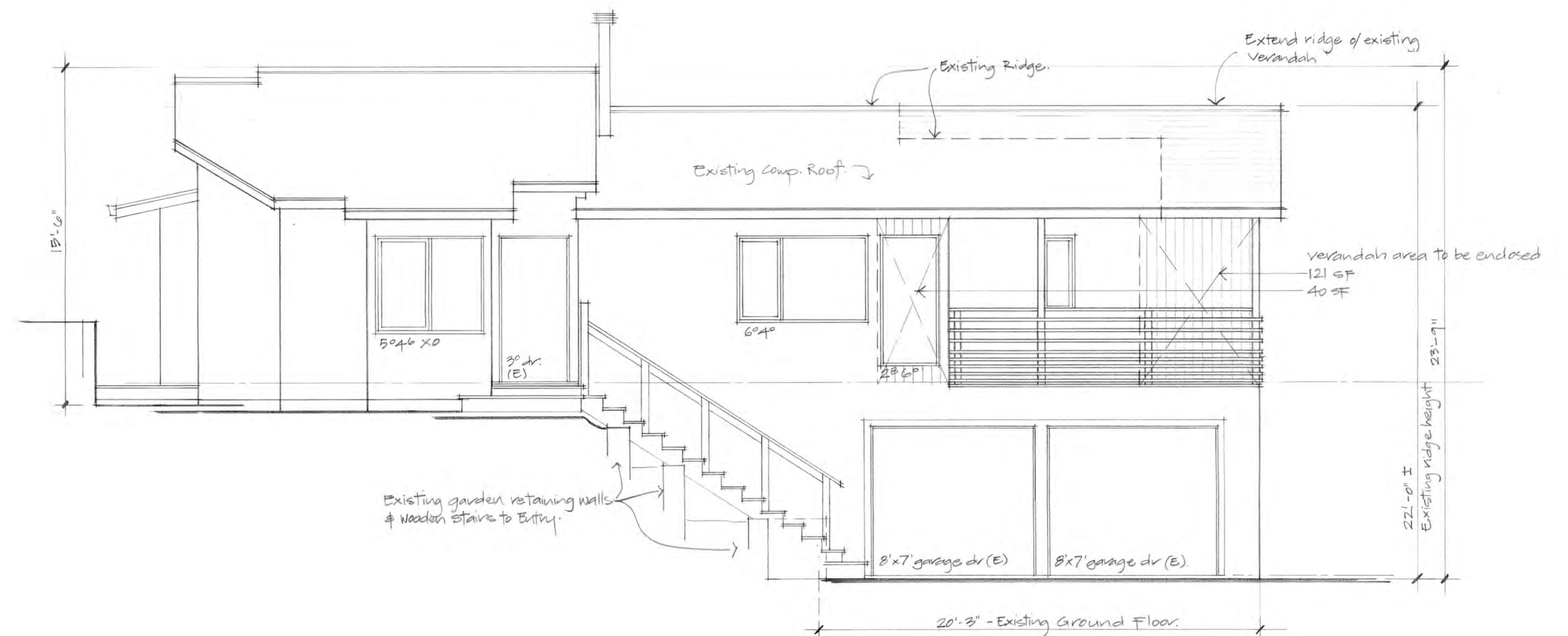
N O R T H.



E A S T.



S O U T H.



W E S T.

E L E V A T I O N S.

1/4" = 1'

PAUL ARNOLD CONSTRUCTION, INC. GENERAL CONTRACTORS • DESIGN & BUILD Lic No. 394567 Grant (Charlie) Andrews 573 E. Campbell Ave. Campbell, CA 95008 Cell: (408) 890-8785 Fax: (408) 896-2308 Email: charlie@paularnoldconstruction.com	ANDREWS RESIDENCE.		
	date: Dec 2022	design: G. Andrews.	drawn: g.d.a.
	scale: 1/4" = 1'	Proposed addition/remodel @ 1000 Bethany Drive, Scotts Valley 95066	
	Proposed Elevations.		A = G