



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET - 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
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**TOM BURNS, PLANNING DIRECTOR**

May 20, 2008

Planning Commission  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

**Agenda Date: May 28, 2008**

**Item #: 6.1**

**Time: After 9 AM**

**APN: 043-161-33**

**Application: 07-0350**

**Subject: APPROVAL OF FINDINGS AND CONDITIONS OF APPROVAL FOR  
APPLICATION NO. 07-0350 (GOLDSPINK/SCHRADER; APN 043-161-33)**

Members of the Commission:


On May 14, 2008, your Commission considered the appeal by the applicant of the Zoning Administrator's denial of a proposal to construct a two story addition to an existing residence on Beach drive in Rio Del Mar. The Zoning Administrator had denied the proposed project because he was unable to make the findings to approve the variance to allow two-stories within the RB zone district. Following the public hearing, your Commission upheld the variance and indicated that the variance for the two story dwelling, within the 17-foot height limit of the RB zone district, was acceptable. You directed staff to return on this agenda with revised findings to approve the project and to include appropriate conditions of approval.

Staff has prepared the necessary findings and conditions of approval for your review and approval. It is RECOMMENDED that your Commission adopt the revised findings (Exhibit C), approve the Conditions of Approval (Exhibit D) and certify the CEQA exemption (Exhibit E).

Sincerely,

Maria Porcila Perez  
Project Planner  
Development Review

Reviewed By:

  
Mark Deming  
Assistant Director

Exhibits:

- A. Minutes of May 14, 2008 Planning Commission
- B. Findings
- C. Conditions of Approval
- D. CEQA Exemption

## Planning Commission Minutes- 5/14/08

Proceedings of the Santa Cruz County  
Planning Commission

Volume 2008, Number 8

**May 14, 2008**

**Location:** Board of Supervisors, County Government Center,  
701 Ocean Street, Room 525, Santa Cruz, CA 95060

### Action Summary Minutes

#### Voting Key

**Commissioners:** Bremner, Vice Chair Aramburu, Dann, Chair Gonzalez, and Shepherd  
**Alternate Commissioners:** Guth, Hancock, Holbert, Danna, and Britton

*Commissioners present were Guth, Vice Chair Aramburu, Dann, Chair Gonzalez, and Shepherd.*

#### Consent Items

**6. Approval of minutes**

To approve the minutes of the April 23, 2008 Planning Commission meeting as submitted by the Planning Department.

*Approved minutes. Commissioner Aramburu made the motion and Commissioner Shepherd seconded. Voice vote carried 4-0 with ayes from Aramburu, Dann, Gonzalez, and Shepherd. Commissioner Guth abstained.*

**7. 08-0073(\*\*)**

**3911 Portola Drive, Santa Cruz**

**APN: 032-051-36**

Proposal to extend the expiration date for a Subdivision approval, Commercial Development Permit and Coastal Permit to construct a mixed-use commercial building. Requires a Time Extension to permit No. 04-0294. Property located on the north side of Portola Dr. about 150 feet west of 41st Avenue, at 3911 Portola Drive.

Owner/Applicant: Abbas Haghshenas

Supervisorial District: 1

Project Planner: Larry Kasparowitz, 454-2676

Email: [pln795@co.santa-cruz.ca.us](mailto:pln795@co.santa-cruz.ca.us)

*Approved staff recommendation. Commissioner Guth made the motion and Commissioner Aramburu seconded. Voice vote carried 5-0, with ayes from Guth, Aramburu, Dann, Gonzalez, and Shepherd.*

**EXHIBIT A**

**Continued Items**

8.     **07-0587                    900 Hopkins Gulch Road, Boulder Creek                    APN: 089-081-21**  
Proposal to rezone a parcel from Special Use (SU) zone district to Timber Production (TP) zone district. Requires a Rezoning. Property located on the eastside of Hopkins Gulch Road about 3/4 of a mile north from the intersection with Bear Creek Road. Note: This rezoning of forest land to Timber Production (TP) Zone District is being processed in conformance with the requirements of Section 51113 (or 51113.5) of the California Government Code. The County Planning Commission and Board of Supervisors may not consider any factors in the rezoning of this property to "TP" other than whether the property meets the criteria established by state law. (Continued from 4/9/08, & 4/23/08.)  
Owners: John & Rita Jackson  
Applicant: Earl Keiser  
Supervisory District: 5  
Project Planner: Maria Porcila Perez, 454-5321  
Email: [pln110@co.santa-cruz.ca.us](mailto:pln110@co.santa-cruz.ca.us)

*Approve staff recommendation. Commissioner Dann made the motion and Commissioner Shepherd seconded. Voice vote carried 4-1, with ayes from Guth, Aramburu, Dann, and Shepherd. Commissioner Gonzales voted no.*

9.     **07-0591                    23300 Old Santa Cruz Highway, Los Gatos                    APN: 096-081-08**  
Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on Old Santa Cruz Highway, approximately 1.2 miles north of the intersection with Highway 17. Note: This rezoning of forest land to Timber Production (TP) Zone District is being processed in conformance with the requirements of Section 51113 (or 51113.5) of the California Government Code. The County Planning Commission and Board of Supervisors may not consider any factors in the rezoning of this property to "TP" other than whether the property meets the criteria established by state law. (Continued from 4/9/08 & 4/23/08.)  
Owner/Applicant: Dave Coglier  
Supervisory District: 1  
Project Planner: Maria Porcila Perez, 454-5321  
Email: [pln110@co.santa-cruz.ca.us](mailto:pln110@co.santa-cruz.ca.us)

*Accepted withdrawal of application. Commissioner Aramburu made the motion and Commissioner Guth seconded. Voice vote carried 5-0, with ayes from Guth, Aramburu, Dann, Gonzalez, and Shepherd.*

**Scheduled Items**

10.    **06-0090                    1325 Thompson Avenue, Santa Cruz                    APN: 031-152-01**  
Proposal to demolish two dwellings, a carport and a shed; divide the parcel into three lots; and construct three two-story single-family dwellings with attached garages and off-site infrastructure improvements. Requires a Minor Land Division, a Residential Development Permit, and an approval for a less than 40 feet wide right-of-way (for shared access to two of the

parcels). Property located on the southwest corner of the intersection of Brommer St. and Thompson Ave.

Owner/Applicants: Cleveland & Karen Dayton

Supervisory District: 1

Project Planner: Annette Olson, 454-3134

Email: [pln143@co.santa-cruz.ca.us](mailto:pln143@co.santa-cruz.ca.us)

***Approved staff recommendations with changes. Commissioner Shepherd made the motion and Commissioner Guth seconded. Voice vote carried 5-0, with ayes from Guth, Aramburu, Dann, Gonzalez, and Shepherd.***

**11. 07-0350(\*\*) 630 Beach Drive, Aptos APN: 043-161-33**

An appeal of a Zoning Administrator's decision to deny a proposal to remodel an existing one-story, four-bedroom single family dwelling to construct a second floor addition with two bedrooms, move an existing bedroom from the downstairs to the new second story addition, and convert an existing bedroom to a living room. Results in a two story, four-bedroom dwelling with a living room. Requires a Coastal Development Permit, a Variance to increase the one-story height limitation on the beach side of Beach Drive to two stories, and Design Review. Property located on the south side of Beach Drive approximately 1500 feet east of the gated entry, at 630 Beach Drive, Aptos.

Denied by the Zoning Administrator on 3/7/08.

Appealed on 3/14/08

Applicant/Appellant: Robert Goldspink

Owners: Donald & Jean Schrader

Supervisory District: 2

Project Planner: Maria Porcila Perez, 454-5321

Email: [pln110@co.santa-cruz.ca.us](mailto:pln110@co.santa-cruz.ca.us)

***Preliminarily upheld appeal and bring back on the 5/28/08 consent agenda for findings. Commissioner Aramburu made the motion and Commissioner Shepherd seconded. Voice vote carried 4-1, with ayes from Aramburu, Dann, Gonzalez, and Shepherd. Commissioner Guth voted no.***

## Coastal Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that a single-family dwelling is a principal permitted use in the "RB" (Single Family Residential Beach) zone district according to a density of one dwelling per parcel and one dwelling is proposed. The "RB" zone district is consistent with the General Plan and Local Coastal Program land use designation of Urban Low Residential. The home is inside the FEMA designated coastal high hazard area, however, projects that are not defined as "substantial improvement" are not required by the Code to be elevated or otherwise compliant with FEMA flood program regulations.

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

This finding can be made, in that proposed second story addition will not conflict, as there are no easements. The Beach Drive right-of-way crosses the front of the subject parcel, but will not be blocked. The proposed second story addition will not affect public access, as public access is available just outside of the Beach Drive gate.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the single-family dwelling is consistent with the design criteria and special use standards and conditions of County Code Section 13.20.130 et seq. for development in the coastal zone. Specifically, the existing structure is visually compatible with the character of the surrounding urban residential neighborhood. The project is not on a ridgeline, and the remodeling of the structure that includes increasing the height by approximately one foot will not significantly alter existing public views to the shoreline. There are no existing special landscape features on the site. The architecture is complementary to the existing pattern of boxy, two story development and will blend with the built environment. The second story addition is above the base flood elevation and will not exceed 17 feet in height maximum specified in the Code. This height is consistent with some of the existing older development.

Though it is located on the beach, the proposed dwelling is located between two existing dwellings and, therefore, does not extend development into a currently undeveloped area of the beach.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and

nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the public access to the beach is located northwest of the parcel on Beach Drive at the State Parks parking lot located before the gate for the private section of Beach Drive. The proposed second story addition will not interfere with public access to the beach, ocean, or any nearby body of water, as it will not encroach into any existing coastal access easements. The project site is not identified as a priority acquisition site in the County Local Coastal Program, and is not designated for public recreation or visitor serving facilities.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that an addition and remodeling project for a single family dwelling is a principal permitted use in the RB (Single Family Residential) zone district. General Plan policy 6.2.15 allows development on existing lots of record in areas subject to storm wave inundation or beach or bluff erosion within existing developed neighborhoods where technical reports demonstrate that the potential hazards can be mitigated over the 100-year lifetime of the structure. A Geologic Hazard Assessment was completed and a Geotechnical report is required, with conditions that any recommendations be followed. The proposed addition will be elevated above 21 feet above mean sea level, the 100 year flood level in this location. Thus, the proposed development is consistent with this General Plan policy.

General Plan/LCP policy 5.10.7 allows structures to be visible from a public beach, where compatible with existing development. The subject lot is located within a row of developed residential beach properties. This location is consistent with coastal design and viewshed protection policies, in that there is an existing dwelling located between existing structures and does not extend the built environment into an undisturbed stretch of beach. The proposed second story addition to the dwelling will integrate with the built environment along Beach Drive. The height of the dwelling at 17 feet is the maximum height allowed on the beach side of the RB zone district.

### **Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that a single-family dwelling is a principal permitted use in the "RB" (Single Family Residential Beach) zone district according to a density of one dwelling per parcel and one dwelling is proposed. The "RB" zone district is consistent with the General Plan and Local Coastal Program land use designation of Urban Low Residential. The home is inside the FEMA designated coastal high hazard area, however, projects that are not defined as "substantial improvement" are not required by the Code to be elevated or otherwise compliant with FEMA flood program regulations.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the second story addition and remodel to an existing single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RB (Residential Beach) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

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

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

The proposed second story addition will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed second story addition will comply with the site standards for the RB zone district (including setbacks, lot coverage, floor area ratio, height). The second story addition is above the base flood elevation and will not exceed 17 feet in height maximum specified in the Code. This height is consistent with some of the existing older development.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed second story addition will not increase the number of bedrooms and therefore there is no anticipated increase in traffic.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood

containing a variety of architectural styles, and the proposed second story addition is consistent with the land use intensity and density of the neighborhood. The architecture is complementary to the existing pattern of boxy, two story development and will blend with the built environment. The second story addition is above the base flood elevation and will not exceed 17 feet in height maximum specified in the Code. This height is consistent with some of the existing older development.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed second story addition will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

### **Variance Findings**

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The project requires a variance from the zoning provision that limits the number of stories on the beach side of this zone district to one. This finding can be made, in that the building site is constrained by its location within a geologic hazard area. The structure cannot be expanded seaward, due to coastal flood hazards, and it cannot be expanded toward the coastal bluff across the street due to hazards from debris flows. Strict application of the one story limit would deprive the property owners of privileges enjoyed by others. If the home is required to comply with FEMA regulations that cause the entire habitable portion of the home to be elevated above the flood level (which will occur if the project is determined to be "substantial improvement" (16.10.040(3m)) the home will at that point consist of two stories, only the upper one of which is habitable.

2. 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.

This finding can be made, in that proposed residential addition will not be detrimental to the surrounding properties in that it will not impact the light, air, or open space. It will meet the 17 foot height limit for the beach side of Beach Drive. In addition, the new habitable space is all above the wave run up level of 21 mean sea level.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other homes in a similar setting on Beach Drive have received



Application #: 07-0350

APN: 043-161-33

Owner: Donald & Jean Schrader

variance approval to allow two stories.

## Conditions of Approval

Exhibit A: Project plans, nine sheets, prepared by Robert Goldspink, dated 2/8/08.  
Project plans, one sheet, prepared by Dunbar and Craig, dated 2007.

- I. This permit authorizes the construction of a 684 square foot second story addition. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official. Comply with the requirements of the Monterey Bay Unified Air Pollution Control District.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. One elevation shall indicate materials and colors. The applicant shall supply a color and material board in 8 ½" x 11" format for Urban Designer review and approval.
    2. Grading, drainage, and erosion control plans prepared by a licensed civil engineer.
    3. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 17-feet.

4. Details showing compliance with fire department requirements.
- C. Submit an evaluation of the existing foundation prepared by a structural engineer. Any modification to the replacement of the foundation that is recommended shall be shown clearly on the plans and will be considered when calculating the value of the project for the purpose of compliance with National Flood Insurance Program (FEMA requirements).
- D. Submit an evaluation of the existing superstructure, prepared by a structural engineer, stating that there is no indication that additional demolition or construction, beyond that shown on the plans should be anticipated due to the condition of the existing construction.
- E. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- F. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- G. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- H. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- I. Please show off street parking spaces. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside of the vehicular right-of-way. Parking must be clearly designated on the plot plan.
- J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- K. Complete and record a Declaration of Restriction acknowledging that all space on the first story that is below the addition will be maintained as non-habitable space. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- L. Complete and record a Declaration of Geologic Hazards. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.

- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. Final letter stating that the project complies with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
  - B. Should the repair, reconstruction, rehabilitation, addition, alteration or improvement to this structure, or the cumulative total of such activities as defined in Section 16.10.040(r), equal or exceed 50 percent of the market value of the structure either immediately prior to the issuance of the building permit. The structure will be required to meet all FEMA regulations including elevation of habitable space. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim,

action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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Mark Deming  
Assistant Director

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Maria Perez  
Project Planner

Application #: 07-0350  
APN: 043-161-33  
Owner: Donald & Jean Schrader

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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 07-0350

Assessor Parcel Number: 043-161-33

Project Location: 630 Beach Drive

**Project Description: Second story addition and remodel to an existing single family dwelling.**

**Person or Agency Proposing Project: Robert Goldspink**

**Contact Phone Number: 831-688-8950**

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

Specify type:

E. ☒ **Categorical Exemption**

Specify type: 15301 (Class 1-Existing Facilities)

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

Addition and remodel to an existing single family dwelling.

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

  
\_\_\_\_\_  
Maria Perez, Project Planner

Date: 5/20/08