

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 03-0522

APN: 110-051-02

APPLICANT: Dale Skillicorn

OWNERS: Juan & Ana Murillo

PROJECT DESCRIPTION: Proposal to recognize the conversion of the existing garage an new construction to expand this structure, along with an addition to connect this to the existing single-family dwelling as a room addition. Requires a Variance to reduce the required side yard from 20 feet to about 10 feet 9 inches to match the existing wall line.

LOCATION: Property located on the northeast side of Webb Road (88 Webb Road), about one half mile northeast of the intersection with Casserly Road in Watsonville.

PERMITS REQUIRED: Variance

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 3

COASTAL ZONE: ___ Yes X No

PARCEL INFORMATION

PARCEL SIZE: 1.01 acres

EXISTING LAND USE:

PARCEL: Single-family residence

SURROUNDING Single-family residential, agriculture

PROJECT ACCESS: Casserly Road to Webb Road

PLANNING AREA: Salsipuedes

LAND USE DESIGNATION: A (Agriculture)

ZONING DISTRICT: RA (Residential Agriculture)

SUPERVISORIAL DISTRICT: Fourth (Campos)

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|--|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. 162, Pinto loam |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. 2 – 9 percent slopes |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |
| f. Grading | f. No grading proposed |
| g. Tree Removal | g. No trees proposed to be removed |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **03-0522**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map, Location map
- F. Zoning map, General Plan map
- G. Reviewing Agency Comments & Correspondence
- H. Site photographs

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (83 1)454-5174 (or, pln140@co.santa-cruz.ca.us)

DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed garage conversion and addition to the existing single-family residence 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 in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks with the exception of the west side setback which is proposed to be reduced to approximately 10-feet-9-inches where a 20-foot setback is required in the RA zone district, to ensure access to light, air, and open space in the neighborhood.

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.

The project site is located in the RA (Residential Agriculture) zone district. The proposed location of the addition to the existing single-family residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA zone district, subject to the approval of the proposed west side setback variance, in that the primary use of the property remains one single-family residence that meets all current site standards for the zone district.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Agriculture (A) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Agriculture).

The proposed addition to the existing single-family residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all

current site and development standards for the zone district with the exception of the west side setback as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). Subject to the approved variance, the single-family residence 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 structure is one story in height and maintains a 10-foot 9-inch setback from the west side yard.

The proposed garage conversion and addition to the existing single-family residence 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 addition to the existing single-family residence will comply with the site standards for the RA zone district (including lot coverage, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a single-family residence on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), and will not adversely impact existing roads and intersections in the surrounding area of Casserly Road.

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.

The proposed addition to the existing single-family residence 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 in the vicinity, in that the proposed structure is one story, in a neighborhood of mostly one story homes and the proposed single-family residential addition is consistent with the land use intensity and density of the neighborhood.

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 special circumstances applicable to the property are the location of the existing development on the parcel, including the septic leach field, and the location of the project adjacent to commercial agriculture. Additions to the existing single-family residence on the site maintain the required 200-foot agricultural buffer setback from the adjacent CA-zoned land, APN 110-051-07.

The strict application of the zoning ordinance would deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification. The adjacent residential development is also clustered toward the Webb Road frontage and away from the slopes to the rear of the parcels, so this proposal is typical of surrounding existing structures in the neighborhood.

2. THAT THE GRANTING OF A VARIANCE IS 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 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 in that the proposed variance will address a reduced west side setback from 20 feet to about 10-feet 9-inches to match the existing wall line. The garage conversion and the addition which joins the former garage to the existing residence is built to follow the existing wall line. The addition will not compromise sight distance along Webb Road as the addition is set behind the existing residence. The use of the parcel remains residential and development on adjacent parcels will not be affected by the proposal. Views to agricultural vistas would not be significantly diminished, and access to light, solar access, and air are not materially compromised. The adjacent two-story residence at APN 110-051-01 has limited window openings and an exterior staircase on this adjacent side of the building (see Exhibit H).

The proposed construction does not substantially vary in design or scale from the other residential development in the surrounding neighborhood. The proposed addition is not materially detrimental to public health, safety or welfare, or injurious to property or improvements in the vicinity. The construction follows the natural contours of the land and is consistent with adjacent development in size and scale. The residential use of the property is consistent with the objectives of the Residential Agriculture zone district in that the land use remains residential, consistent with surrounding development.

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.

The granting of a variance to recognize the conversion of the garage to habitable space and the construction of a room addition of 588 square feet (living room) to join the former garage (now a 667 square foot master bedroom) to the existing single-family dwelling with a reduced west side setback will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated in that other properties in the vicinity and RA zone district with similar parcel configurations and existing development would be given similar consideration. Construction shall be consistent with the required building permit. Furthermore, no further departures from applicable development standards, e.g. a variance to the required on-site parking which would negatively impact the surrounding neighborhood, are necessary or have been proposed.

CONDITIONS OF APPROVAL

Exhibit A: 5 Sheets by Dale Skillicorn dated 9/2/03.

- I. This permit recognizes the construction of an addition to an existing single-family residence. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - B. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
 - E. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- 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.

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 UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: _____ 6/04/04 _____

Effective Date: _____ 6/18/04 _____

Expiration Date: _____ 6/18/06 _____

Don Bussey
Deputy Zoning Administrator

Joan Van der Hoeven
Project Planner

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

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: 03-0522

Assessor Parcel Number: 110-051-02

Project Location: 88 Webb Road, Watsonville 95076

Project Description: Proposal to construct a room addition to an existing single-family dwelling

Person or Agency Proposing Project: Dale Skillicorn

Contact Phone Number: 831-722-0580

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

Specify type:

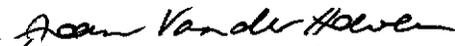
- E. **Categorical Exemption**

Specify type: Class 3.15302

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

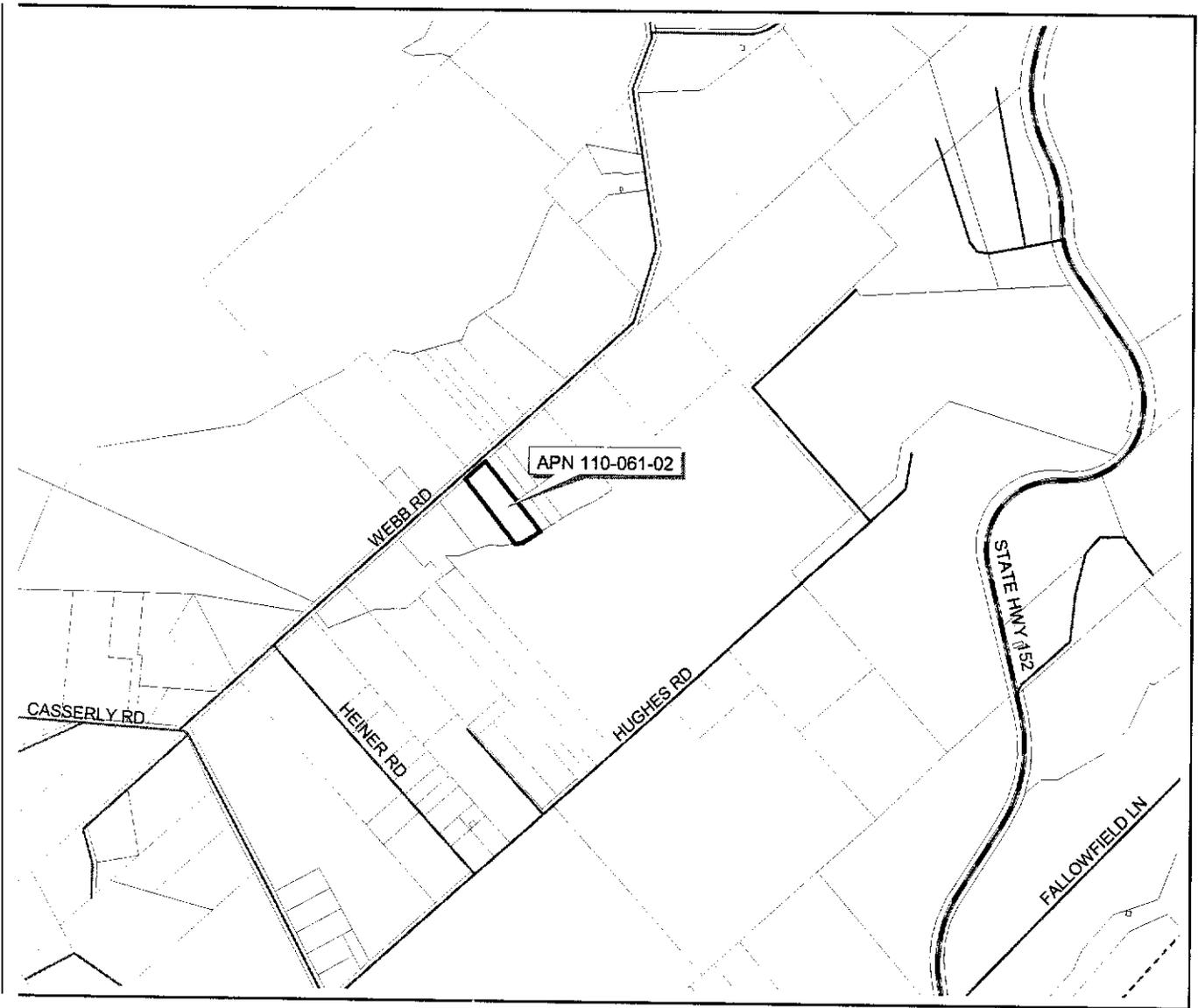
Addition to **an** existing small structure

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


Jean Van der Hoeven, AICP, Planner IV

Date: June 04, 2004

Location Map

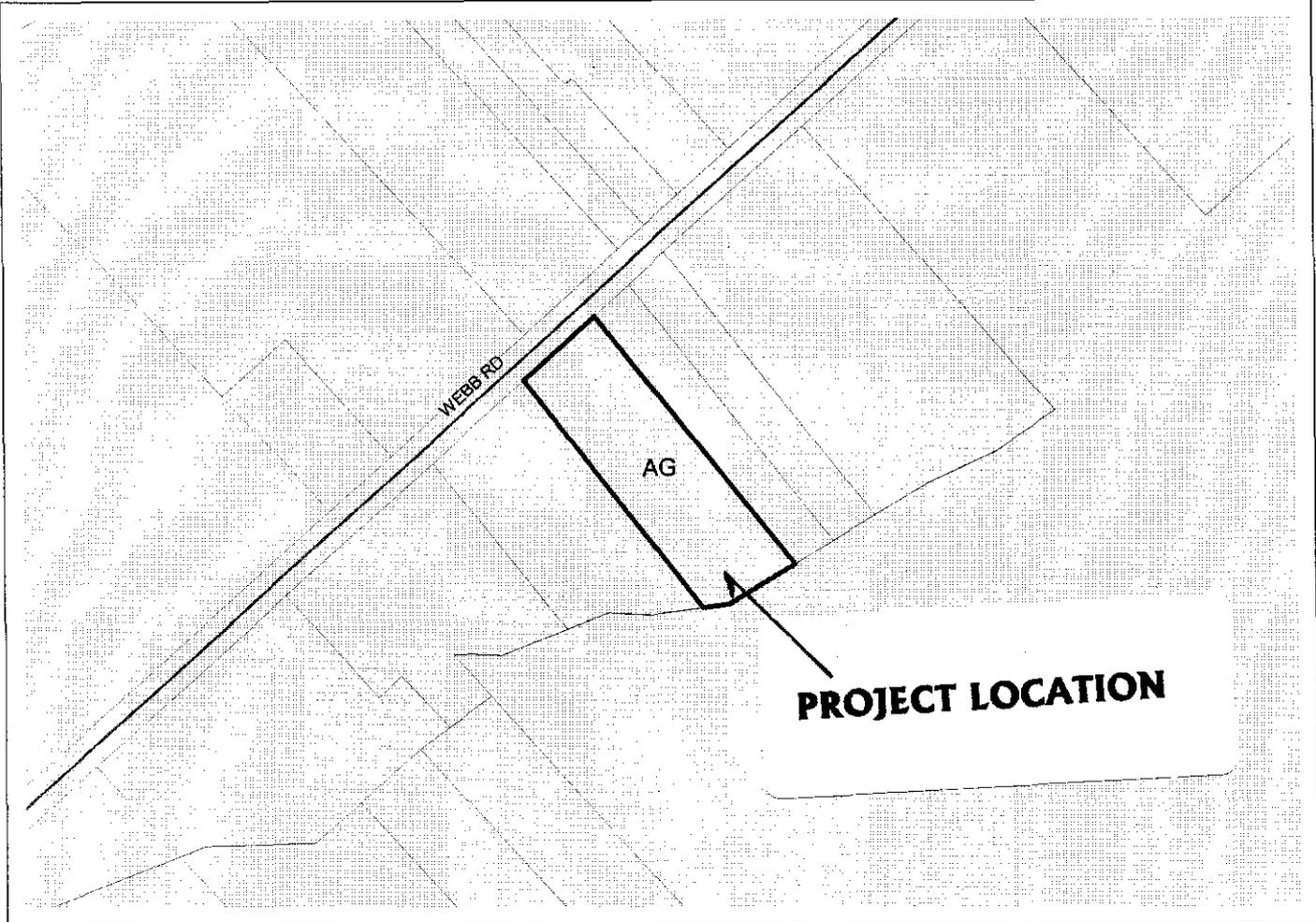


Map created by Santa Cruz County
Planning Department:
December 2003



EXHIBIT E

General Plan Map

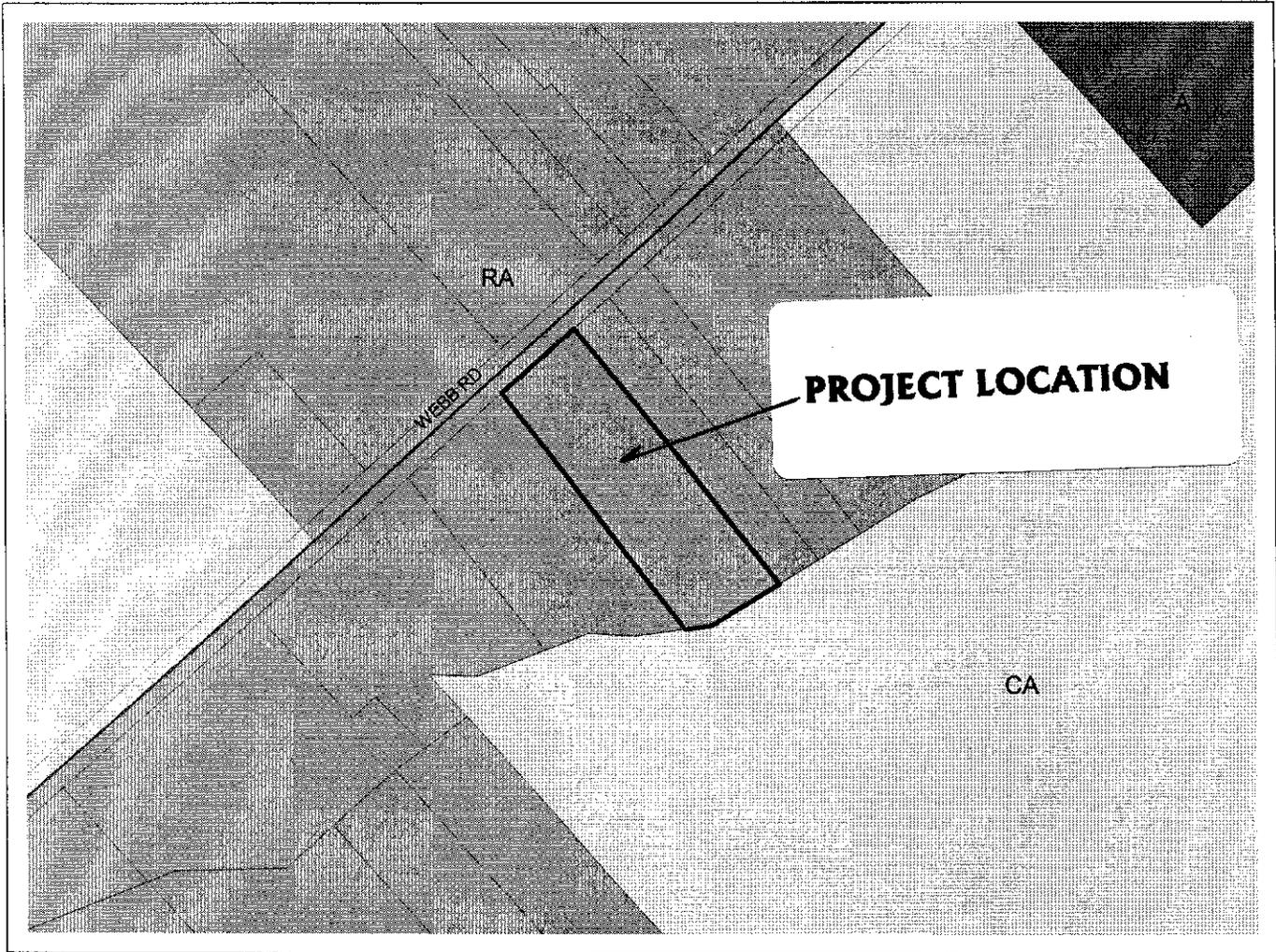


Legend

	APN 110-051-02
	Parcel boundaries
	Streets
	Agriculture

Map created by Santa Cruz County
Planning Department:
December 2003

Zoning Map



Legend

	APN 110-051-02
	Parcel boundaries
	Streets
	A
	CA
	RA



Map created by Santa Cruz County
Planning Department:
December 2003

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Joan Van Der Hoeven
Application No. : 03-0522
APN: 110-051-02

Date: May 7, 2004
Time: 15:34:00
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 22, 2003 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 22, 2003 BY ROBERT S LOVELAND =====

1. A lineation study was completed and the County Geologist determined that a geologic report was not required.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 29, 2003 BY CARISA REGALADO =====
No offsite adverse impacts apparent. Plans accepted as submitted. (Additional notes in Miscellaneous Comments.)

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 29, 2003 BY CARISA REGALADO =====
For the building application stage, please address the following items:

1) How is runoff from as-built and proposed impervious surface areas handled? Please show downspouts, splash blocks, connections to existing storm drain systems, etc. as applicable. If this runoff eventually reaches Webb Road, please describe the storm drainage system in the roadway including in its adequacy to accept the additional runoff.

2) Contours provided indicate that a portion of surface runoff from the development would drain towards the home. How is this runoff kept from impacting the home?

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Environmental Health Completeness Comments

===== REVIEW ON DECEMBER 18, 2003 BY JIM G SAFRANEK =====
Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning. Contact Land Use staff of Environmental Health at 454-2751 to discuss septic pumper's dated 6-18-02 which was unsatisfactory due to high liquid level in

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
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tank and greywater bypass noted during pumping. If septic system is malfunctioning at the next pumping an approved septic permit application for a repair may be required for discr. permit approval.

===== UPDATED ON MAY 5, 2004 BY JIM G SAFRANEK ===== Applicant received final on septic repair permit. EHS Discr. permit issue now resolved.

Environmental Health Miscellaneous Comments

===== REVIEW ON DECEMBER 18, 2003 BY JIM G SAFRANEK =====

The project MAY require that the septic system be upgraded to meet current standards. Applicant must obtain an approved sewage disposal permit for a repair if septic pumper's report is unsatisfactory.

===== UPDATED ON MAY 5, 2004 BY JIM G SAFRANEK =====

NO COMMENT

Pajaro Valley Fire District Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

----- REVIEW ON DECEMBER 17, 2003 BY COLLEEN L BAXTER ===== DEPARTMENT NAME: PAJARO VALLEY FIRE DEPARTMENT Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT. with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. The job copies of the building and fire systems plans and permits must be onsite during inspections. SHOW on the plans a public fire hydrant within 500 feet of any portion of the property. along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company.

If the existing building is equipped with an automatic fire sprinkler system... NOTE on the plans that all buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 and Chapter 35 of the California Building Code and adopted standards of the authority having jurisdiction. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. 18 FEET IF SERVING THREE OR MORE HOMES. The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted

Discretionary Comments - Continued

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Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Pajaro Valley Fire District Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 17, 2003 BY COLLEEN L BAXTER =====

DEVELOPMENT PERMIT
APPLICATION # 03-0522

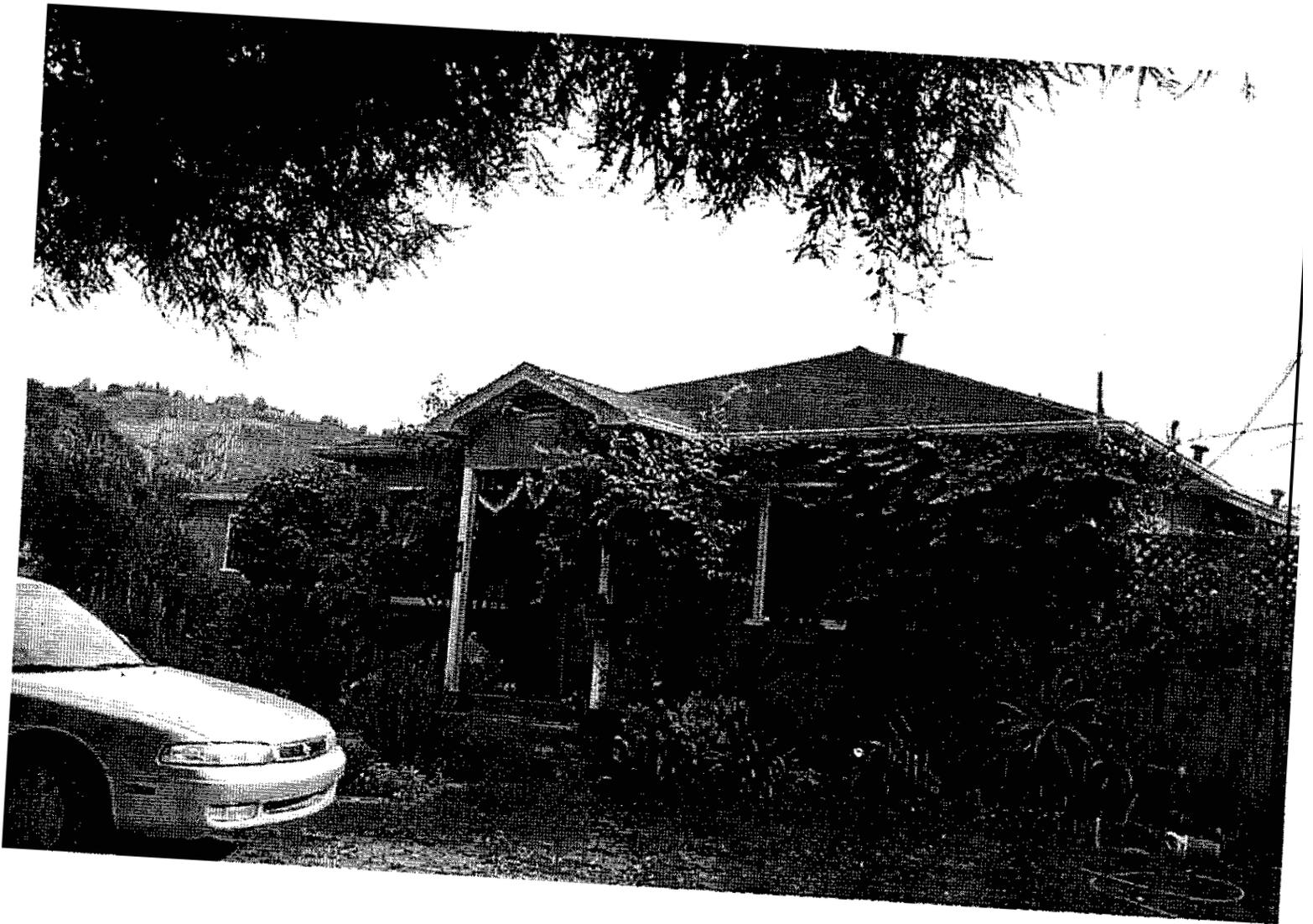
APN: 110-051-02
88 Webb Road
Watsonville 95076

Special Circumstances relating to Request for Setback Variance:

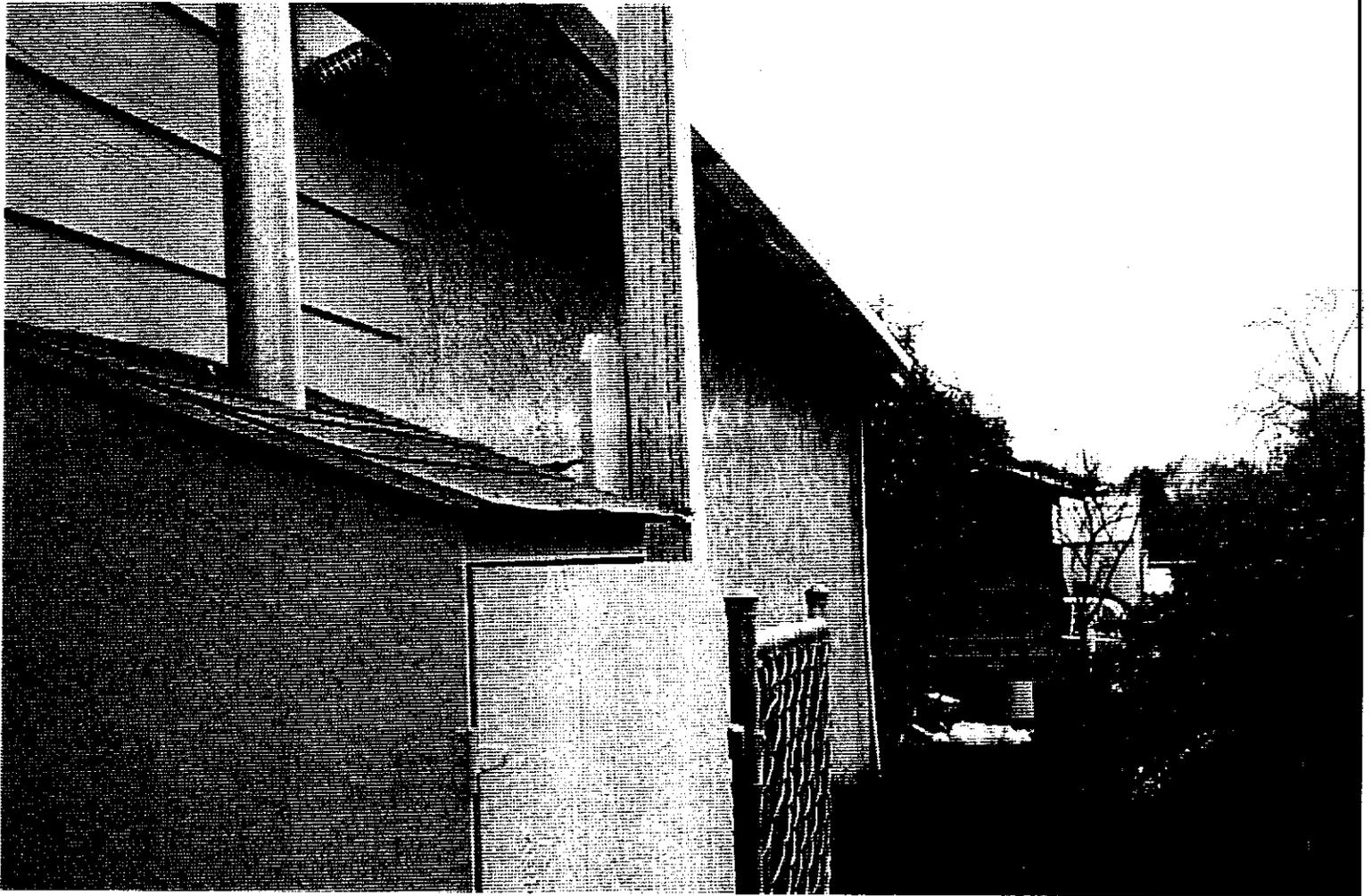
1. Requested variance would be consistent with the existing neighborhood and would not constitute special treatment. As an older developed area, many of the properties in the neighborhood have structures within the setback area, with one nearby property actually having a structure straddling the property line. The requested variance relates to a 4-1/2 foot extension of an existing structure. This addition continues the footprint line of the existing structure.
2. As an already existing minimal extension of an existing structure, the 4-1/2 foot addition has no significant impact on existing use or environmental issues. Removal of the addition might have significant affect on the structural integrity of the existing structure and might also create significant disturbance of any nearby environmental habitat (none identified).
3. The violation was not of the present owner's making, and removing the 4-1/2 foot addition would create a major financial hardship on him, both in cost of removal and loss of value to the house. There have been two previous Owners of the property within the past few years, and both have moved out of the area. It is not known who did the addition without permits. The present owner acquired the property within the past year. Discovering that the addition had not been done under a permit, he is trying to correct the matter.

Applicant: Dale Skillicorn
729 Palm Avenue
Watsonville. CA 95076

#03-0.



APN 110-051-02
SITE FRONTAGE
RR WARD ROAD



FORMER GARAGE
@ WEST SIDE SETBACK
10' 9" APPROX

#03-0522



ADJACENT NEIGHBOR
APN 110-051-01

ai

EXHIBIT H