



Staff Report to the Zoning Administrator

Application Number: **07-0109**

Applicant: Dee Murray

Owner: David Spriggs and Anne Tharpe;
Thomas and Peggy McKay

APN: 090-211-13, -25

Agenda Date: November 16, 2007

Agenda Item # **3**

Time: After 10:00 am.

Project Description: Proposal to replace and remodel a significantly nonconforming front porch and to exchange an equal amount of land between parcels 090-21 1-13 and 090-21 1-25 to cure a structural encroachment. Requires a Lot Line Adjustment and a **Variance** to remodel an existing nonconforming front porch located entirely within the required 20-foot front yard setback.

Location: Property located on the south side of Nina Drive approximately 450 feet from where Fairmount Drive turns into Nina Drive in Boulder Creek (780 Nina Drive).

Supervisory District: 5th District (District Supervisor: Mark Stone)

Permits Required: Lot Line Adjustment and Variance

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0109, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|---|----|---------------------------|
| A. | Project plans | E. | Assessor's parcel map |
| E. | Findings | F. | Zoning map |
| C. | Conditions | G. | Comments & Correspondence |
| D. | Categorical Exemption (CEQA
(determination)) | | |

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Parcel Information

Parcel Size: 12,393 square feet (090-211-13)
234,320 square feet (090-211-25)

Existing Land Use - Parcel: Single Family Residential
Existing Land Use - Surrounding: Single Family Residential
Project Access: Nina Drive (090-211-13)
Fawn Court (090-211-25)

Planning Area: San Lorenzo Valley
Land Use Designation: R-M (Mountain Residential)
Zone District: R-1-9 Single Family Residential - 9,000 square feet
minimum & R-1-20 Single Family Residential - 20,000
square feet minimum

Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Steep slopes over 30%; technical report approved in 2004 under BP 138812(SFD; 090-211-25)

Soils: Both parcels located within mapped landslide hazard area; geotechnical report review approved in 2004 under BP 138812 (SFD; 090-211-25)

Fire Hazard: Not a mapped constraint
Slopes: Slopes over 30% on both parcels
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Partially mapped as an archeological resource area; no technical reports required

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Septic
Fire District: Boulder Creek Fire District
Drainage District: Zone 8

History

The existing single family residence on parcel 090-211-13 was approved under building permit #75763, which was finalized in 1984. **The** permit approved a 2 story, **3 bedroom**, 2 bathroom **home** with an attached garage under the Measure J Small Contractor's Program. Although the building permit from 1984 states that the single family residence is a Measure J residence, there is no

Participation Agreement for the Affordable Housing Program recorded with the County for the subject parcel. In addition, the Assessor's Code for the subject parcel **does** not reflect an affordable housing site and the address is not shown on the list of released units in the County Housing Division; therefore, the County does not recognize the current single family residence as a Measure J unit.

The original building permit for the existing single family residence on parcel 090-211-13 measured the front yard setbacks from the front wall of the home to **the** edge of the roadway. Later, it was incorrectly marked on the plans that the front yard is measured from the edge of the front porch to the edge of the roadway. In this location, Nina Drive **has** a 70-foot right of way. No **surveys** were required for approval of the original building permit **and** it is probable that subsequent inspections were not accurate in locating property lines. Future surveys of the property revealed that the existing residence is significantly nonconforming in that it was built over the east property line onto parcel 090-211-25 and that the front **portion** of the home, including the entire front porch, was built within the Nina Drive right of way.

In addition, the building permit for the existing single family residence on parcel 090-211-13 approved a **three** bedroom, two bathroom residence. The current residence has four bedrooms, labeled as three bedrooms and a study, and two and a half bathrooms. **As** conditions of approval, the property owner is required to pay all fees associated with a new bedroom and obtain Environmental Health clearance for a new half bathroom.

Building Permit 138812 was finalized in 2005 for the construction of **a** single family dwelling on parcel 090-211-25. The single family dwelling is a three bedroom, **2.5** bathroom residence and is located on the east side of the Fawn Court cul-de-sac.

Project Setting

The existing parcels, 090-211-13 and 25 are approximately 12,393 square feet and **5** acres, respectively.

Parcel 090-211-13 is accessed from Nina Drive, a public road with **a** 70-foot right of way, which is uncharacteristically wide for a rural 2-lane road. There is an existing single family dwelling on site and there is an existing water pump station located in front of **the** house within the Nina Drive right of way. The house is significantly nonconforming in that **the** east wall of the residence was built over the east property line and within the required 5-foot side yard setback. In addition, the front portion of the residence, including **the** entire **front** porch, was built within the Nina Drive right of way.

Parcel 090-211-25 is accessed from Fawn Court, a public road with **a** 50-foot right of way. This parcel is dual zoned R-1-9 (Single Family Residential – 9,000 square feet minimum) and R-1-20 (Single Family Residential – 20,000 square feet minimum). **A** building permit for a single family residence was recently finalized on the subject property within the R-1-20 zone district (BP #138812). Spring Creek Gulch **runs** along the south property line **and** **a** 20-foot wide driveway easement runs along the east portion of the parcel.

Both parcels have steep slopes in excess of 30%. Parcels to the north, east, and west are zoned R-

1-9 and R-1-20 and are developed with single family residences at rural densities. To the south is Timber Production (TP) zoned land that is developed with a single family residence. Fawn Drive and Fairmount Drive are adjacent to parcel 090-211-25 and Nina Drive is adjacent to parcel 090-211-13.

Project Description

Bedroom and Bathroom Additions

The approved building permit for the existing single family residence on parcel 090-211-13 approved a three bedroom, two bathroom house. The existing floor plan for the single family residence shows the conversion of a breakfast nook to an enclosed room labeled a “study”, which is recognized as a bedroom by the County, and the addition of a new half bathroom. The changes do not increase the number of parking spaces required; however, as conditions of approval, the property owner will be required to pay parks and child care fees associated with the addition of one bedroom and to obtain Environmental Health clearance for the addition of a half bathroom and a bedroom.

Variance

The property owner is proposing to remodel an existing 140 square foot front entry porch located within the front yard setback to update the design of the porch, fix existing termite damage and to reduce the size of the existing porch from 140 square feet to 126 square feet. The proposed porch will be 9-feet deep and 14-feet wide and located on the front wall of the existing residence.

At its greatest point, about 9-feet of the front of the residence and the entire existing 10-foot deep entry porch currently encroach into the front yard setback. Although the proposed new porch would reduce the depth of the porch by one foot, the entire porch will still be located within the setback area. The reason for the encroachment is due to inaccurate measurements and/or inspections by the County at the time of building permit approval for the existing single family residence. Front yard setback measurements were taken from the edge of the Nina Drive roadway rather than from the edge of the 70-foot right of way. Staff was able to make the findings for a variance to maintain a porch in the existing location due to the uncharacteristically wide right of way on Nina Drive.

Lot Line Adjustment

The property owner is also requesting approval of a Lot Line Adjustment to cure the structural encroachment of the side (east) wall of the existing residence onto the adjacent parcel (090-211-25). The Lot Line Adjustment would result in an equal exchange of 135 square feet between parcels 090-211-25 and -13 and although neither parcel is required to meet the minimum net parcel size requirements (due to the equal exchange), they both meet the size requirements for the R-1-9 and R-1-20 zone districts before and after the lot line adjustment as shown below:

<u>Parcel #:</u>	<u>Before:</u>	<u>After:</u>	<u>Exchange:</u>
090-211-13	12,563 sq.ft.	12,563 sq.ft.	135 sq.ft.
090-211-25	217,800 sq.ft.	217,800 sq.ft.	135 sq.ft.

The transfer of this property does not increase the development potential on either property as both parcels are currently developed. No new building sites will be created as a result of this application. There are two legal parcels currently and there will be ~~two~~ legal parcels as a result of this permit. No new parcels will be created. This boundary adjustment will correct a structural encroachment and no structures will become nonconforming as a result of the boundary adjustment.

Zoning & General Plan Consistency

The subject properties are 12,563 square feet (090-211-13) and 217,800 square feet (090-211-25) and are located in the R-1-9 & R-1-20 (Single Family Residential - 9,000 square feet minimum & Single Family Residential - 20,000 square feet minimum) zone districts, which are designations which allow residential uses. The existing single family residences are principal permitted uses within the zone districts and the project is consistent with the sites' R-M (Mountain Residential) General Plan designations.

Conclusion

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

Staff Recommendation

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **07-0109**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Samantha Haschert
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214

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.

This finding can be made in that the parcel is located on Nina Drive which has an uncharacteristically wide right of way (70-feet) for a rural two lane road. In addition, the building permit approved for the existing single family residence on parcel 090-211-13 (#75763) inaccurately measured the front yard setbacks from the edge of the Nina Drive roadway rather than from the edge of the right of way; therefore the entire existing front porch and a portion of the existing single family residence is located within the required 20-foot front yard setback. The property owners are not proposing to extend the front porch any further into the front yard setback, rather the proposed porch will be reduced by 1-foot in depth. A strict application of the Zoning Ordinance would deprive this property of privileges enjoyed by other property in the vicinity and along Nina Drive in that it appears that other homes have been built within the front yard setback area given the large right of way on Nina Drive and that the property owners are not proposing new construction but rather replacing and reducing in size what's already existing.

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 the variance will allow the home to maintain a front porch that is currently located within the front yard setback which has not been materially detrimental to public health, safety or welfare in that Nina Drive right of way is uncharacteristically wide at 70-feet and the structure is not located within the right of way but within the front yard setback. The existing and proposed front porch does not impact vehicular site distance or pedestrian access along Nina Drive in that the porch will be located approximately 25-feet from the edge of the roadway which provides an adequate shoulder for pedestrian access and it is located on the outside of the curve of the roadway and will not impact vehicular site distance.

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 due to the 70-foot wide right of way on Nina Drive, it appears that there are other homes along Nina Drive that are located within the front yard setback and the proposed variance is one that would be considered for other homes along Nina Drive where the right of way is uncharacteristically wide; therefore, the variance will not be a grant of special privilege inconsistent with other properties in the vicinity. In addition, the existing nonconforming structure on the parcel was an inspected and permitted structure under building permit #75763 that was measured incorrectly by the County for front yard setbacks.

Lot Line Adjustment Findings

1. The lot line adjustment will not result in a greater number of parcels than originally existed.

This finding can be made, in that there were two parcels prior to the adjustment and there will be two parcels subsequent to the adjustment.

2. The lot line adjustment conforms with the county zoning ordinance (including, without limitation, County Code section 13.10.673), and the county building ordinance (including, without limitation, County Code section 12.01.070).

This finding can be made, in that no additional building sites will be created by the transfer as both parcels are currently developed, neither of the parcels are zoned "TP" or have a designated Timber Resource as shown on the General Plan maps, technical studies are not necessary as both lots are already developed with single family dwellings and the proposal complies with the General Plan designation of the parcels (R-M – Mountain Residential) per 13.10.673(e).

3. No affected parcel may be reduced or further reduced below the minimum parcel size required by the zoning designation, absent the grant of a variance pursuant to County Code section 13.10.230.

This finding can be made, in that neither parcel will be reduced in size as a result of this lot line adjustment and both parcels are currently in compliance with the minimum parcel sizes required by each zoning 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 the project is located in an area designated for residential uses and the existing building site 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 remodeled front porch will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will be located about 25-feet from the edge of the roadway and will not be located closer to an adjacent residence which will preserve access to light, air, and open space between residences 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.

This finding can be made, in that the proposed and existing location of the front porch and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-9 (Single Family Residential - 9,000 square feet minimum) zone district in that the primary use of the property will be one single family residence and will be consistent with the site standards on the property which protect light access and open space between residences including side and rear yard setbacks, height, and lot coverage. The existing encroachment into the front yard setback creates a residence located closer to the roadway rather than to an adjacent residence.

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 Mountain Residential (R-M) land use designation in the County General Plan.

The proposed front porch will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets most of the current site and development standards for the zone district as specified in Policy 8-13 (Residential Site and Development Standards Ordinance), in that 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 to neighboring residences. The proposed reduction in front yard setbacks would maintain a front porch that's located about 25-feet from the edge of the roadway rather than from a neighboring residence.

The proposed 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 single family residence will comply with most of the site standards for the R-1-9 zone district (including side and rear setbacks, 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.

This finding can be made, in that the proposed front porch is to be constructed on a lot developed with an existing single family dwelling. **The** level of traffic is not expected to increase as a result of the proposed project as a porch is generally not a use that increases traffic levels.

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 remodeled single family residence is consistent with **the** land use intensity and density of the neighborhood.

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

This project is not subject to chapter 13.11.

Conditions of Approval

Exhibit A: Project plans, 8 pages, prepared by Van De Voorde Landscape Architecture, dated 3/1/07.

I. This permit authorizes a remodel of the existing nonconforming front porch and a lot line adjustment to result in the equal exchange of 135 acres between parcels 090-211-13 and 090-211-25. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. File deed(s) of conveyance (which must result in parcel configurations that match the approved Exhibit "A" for this permit) with the County Recorder to exercise this approval. Parcels or portions of parcels to be combined must be in identical ownership. No parcel map is required.

1. The deed(s) of conveyance must contain the following statement after the description of the property(ies) or portion(s) of property to be transferred:

a. "The purpose of the deed is to adjust **the** boundary between Assessor's Parcel Number 090-211-13 and Assessor's Parcel Number 090-211-25 as approved by **the** County of Santa Cruz - under Application 07-0109. This conveyance may not create a separate parcel, and is null and void **unless** the boundary is adjusted as stated."

2. Return a conformed copy of the deed(s) to the Planning Department.

B. If a map is also to be recorded with the County Surveyor's office (which is not required to implement this approval), you must include **a** copy of these Conditions of Approval to the County Surveyor with the map to be recorded.

C. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

D. Obtain **a** Demolition Permit from the Santa Cruz County Building Official, if required.

E. Obtain a Building Permit from the Santa Cruz County Building Official.

F. Obtain an Encroachment Permit from the Department **of** Public Works for all off-site work performed in the County road right-of-way.

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 as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 2. Plans shall be revised to show the correct parcel numbers both in the Lot Line Adjustment Transfer Area table and on the site plan on page L-6 (proposed site plan).
 3. Grading, drainage, and erosion control plans.
 4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- C. 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.
- D. Meet all requirements of and pay Zone 8 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of the Boulder Creek Fire Protection District.
- G. Pay the current fees for Parks and Child Care mitigation for 1 bedroom. Currently, these fees are \$800 and \$109 per bedroom, respectively.
- 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. 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. In the event that future County improvements within the right of way of Nina Drive or improvements by a private party having legal right to use this right of way for access conflict with the location of the porch ~~as~~ approved in this permit, the property owner shall be required to remove the porch and shall be responsible for all associated costs and materials required for removal of the structures.

V. As a condition of this development approval, the holder of **this** development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY **seeks** to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the

defense of any claim, action, or proceeding if both of the following occur:

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

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

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

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

Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Samantha Haschert
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: 07-0109
Assessor Parcel Number: 090-211-13
Project Location: 780 Nina Drive

Project Description: Proposal to remodel a significantly nonconforming front porch in an area designated for residential uses and to perform a lot line adjustment to cure a structural encroachment.

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) 475-5334

- 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 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Proposal to remodel a significantly nonconforming front porch and to perform a lot line adjustment at an existing single family residence in an area designated for residential **uses**.

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

Samantha Haschert, Project Planner

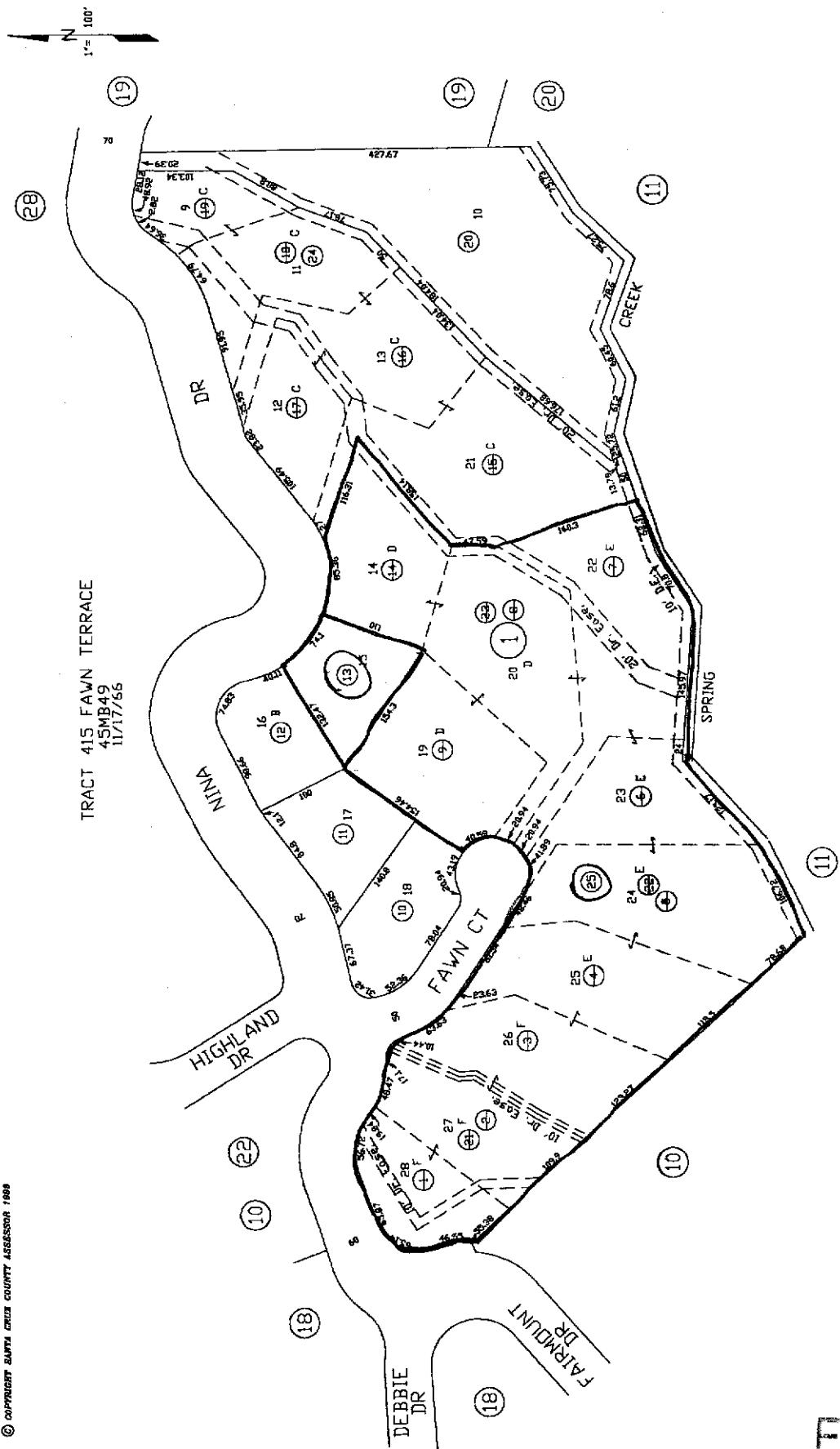
Date: _____

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

POR S.W. 1/4 SEC. 29,
 T.9S., R.2W., M.D.B. & M.

Tax Area Code
 90-103

90-21



TRACT 415 FAWN TERRACE
 45MB49
 11/17/55

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

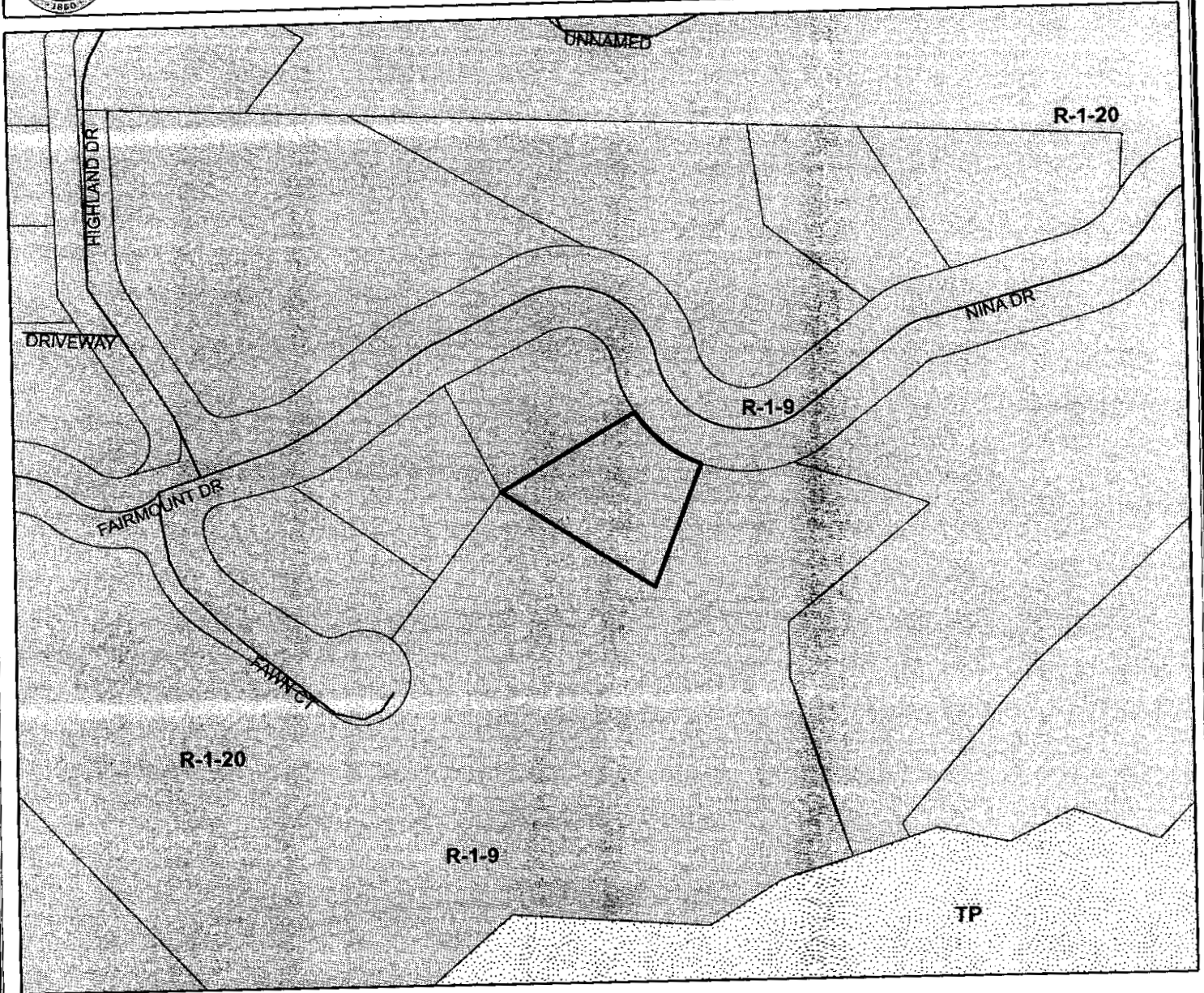
Assessor's Map No. 90-21
 County of Santa Cruz, Calif.
 Nov., 1999

EXHIBIT E






Electronically Reborn 11/17/99 nva
 Rev. 5/13/01 nva (changed page refs)

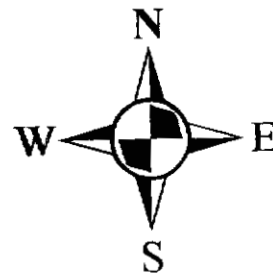


Zoning Map



Legend

-  APN 090-211-13
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  TIMBER PRODUCTION (TP)



Map Created by
 County of Santa Cruz
 Planning Department
 March 2007

EXHIBIT F

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project manner: Samantha Haschert
Application No.: 07-0109
APN: 090-211-13

Date: September 5, 2007
Time: 10:20:20
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 11, 2007 BY JESSICA L DEGRASSI =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 11, 2007 BY JESSICA L DEGRASSI =====

===== UPDATED ON JUNE 11, 2007 BY JESSICA L DEGRASSI =====
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

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

===== REVIEW ON MARCH 7, 2007 BY DEBBIE F LOCATELLI =====

Indicate on the plans that new driveway meets the County of Santa Cruz Design Criteria. Please review County of Santa Cruz Design Criteria. Part 6: Driveways. Section A. 16 - pavers. Must meet criteria to allow pavers. ===== UPDATED ON MAY 30, 2007 BY DEBBIE F LOCATELLI =====
Comment above as been addressed - notation indicated on plans - Sheet L-6. No further comments.

Dpw Driveway/Encroachment Miscellaneous Comments

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

===== REVIEW ON MARCH 7, 2007 BY DEBBIE F LOCATELLI =====
No comment.

Environmental Health Completeness Comments

===== REVIEW ON MAY 31, 2007 BY JIM G SAFRANEK ===== The applicant should examine sheets L-1 and L-6. The proposed change in propane tank location appears to be on top of or improperly set back from the septic tank. Also, the proposed drain daylight in the vicinity of the septic tank as shown on L-6. Lastly, the applicant's septic contractor will need to validate onsite the location of the future expansion septic leachfield. The contractor can use the site plan by Van De Voorde. **i**f the existing septic system has been accurately shown to scale.

===== UPDATED ON AUGUST 21, 2007 BY JIM G SAFRANEK ===== Proposal is now approved by EHS.

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 31, 2007 BY JIM G SAFRANEK ===== Planning never collected an EHS fee (\$512) for this application.