



Staff Report to the Zoning Administrator

Application Number: **09-0126**

Applicant: Tom Thacher
Owner: Aubrey Shehorn
APN: 028-221-15, -16

Agenda Date: August 7, 2009
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing single-family residence and a detached garage, and to construct two new two-story, 3-bedroom, 2 ½ bath single-family dwellings with attached 1-car garages, one on each of two adjacent parcels.

Location: Located on the east side of Sunny Cove Drive approximately 150 feet south of the intersection of East Cliff and Sunny Cove at 150 Sunny Cove.

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Coastal Development Permit

Technical Reviews: none

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0126, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|---|----|----------------------------------|
| A. | Project plans | E. | Assessor's, Location, Zoning and |
| B. | Findings | | General Plan Maps |
| C. | Conditions | | |
| D. | Categorical Exemption (CEQA
determination) | | |

Parcel Information

Parcel Size:	3,790 square feet (APN 028-221-15) 3,883 square feet (APN 028-221-16)
Existing Land Use - Parcel:	residential
Existing Land Use - Surrounding:	residential
Project Access:	Driveways from Sunny Cove Drive
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)

Zone District: R-1-4 (Single family residential - 4,000 square feet minimum)
Coastal Zone: x Inside Outside
Appealable to Calif. Coastal Comm. x Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No significant trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: x Inside Outside
Water Supply: City of Santa Cruz Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire District
Drainage District: Zone 5

History

The existing house and garage were constructed in 1957 under Building Permit # 2126. Permit # 91-0420 permitted a significant tree removal. In 2006, a Lot Legality Determination, # 06-0414 was approved, through which it was determined that the property consists of two separate legal parcels.

Project Setting

The proposed project is set in an existing developed residential neighborhood and is across the street from Sunny Cove. Environmental Planning staff determined that the proposed new homes are more than 50 feet from the coastal bluff on the other side of the street and will not require a Geologic Hazards Assessment. Both lots are level, and the immediate neighborhood consists of a mix of old and newer houses in a variety of styles. Sunny Cove Drive is a non-County-maintained road.

Zoning & General Plan Consistency

The subject properties are two parcels of approximately 3,790 square feet and 3,883 square feet, located in the R-1-4 (Single family residential - 4,000 square feet minimum) zone district, a designation that allows residential uses. The proposed new single-family residences are a principal permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

Local Coastal Program Consistency

The proposed new single-family residences are in conformance with the County's certified Local Coastal Program, in that the structures would be sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in

the area contain single-family dwellings of a similar scale on similar-sized lots. There is a range of home sizes and architectural styles in the area, and the designs submitted are consistent with the existing range. The project site is located between the shoreline and the first public road but it is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed project received Design Review pursuant to County Code Chapter 13.20.130, under the Coastal Zone Design Criteria. The proposed new single-family residences comply with the requirements of the County Design Review Ordinance, in that while both houses will have the same floor plans, they will be individualized by distinct design features and different styles that are compatible with the range of existing residential development in the vicinity. Both houses will incorporate natural, earth-tone colors and finishes and materials such as shingles and wood siding that will reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Environmental Review

Environmental review of the proposed project per the requirements of the California Environmental Quality Act (CEQA) has resulted in the determination that the proposed project is exempt per CEQA Section 15303 (Class 3- New Construction).

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.

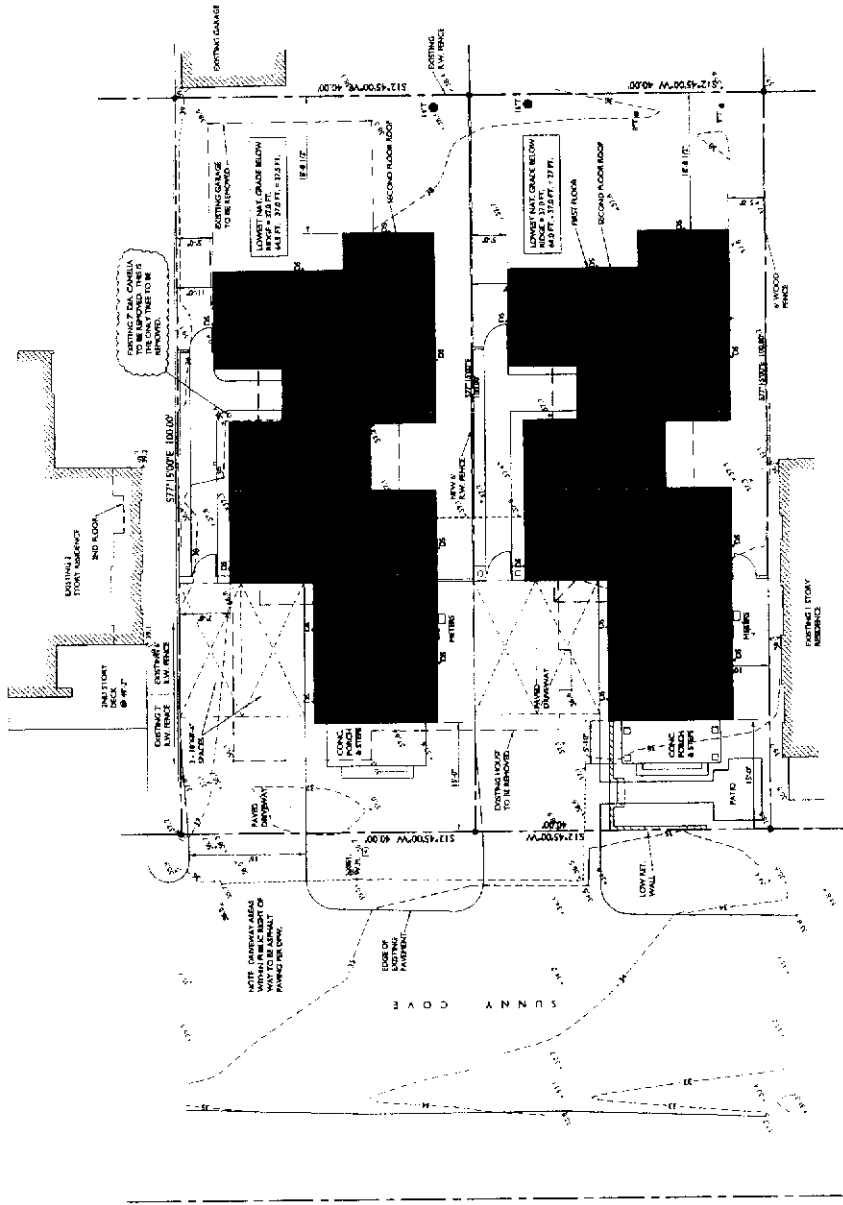
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0126**, 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.

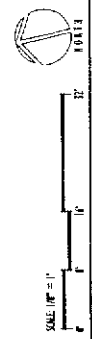
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Alice Daly
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Santa Cruz CA 95060
Phone Number: (831) 454-3259
E-mail: alice.daly@co.santa-cruz.ca.us



SITE AREA CALCULATIONS (PER LOT)

70' MIN.	81' 4"
MAXIMUM FLOOR AREA RATIO (F.A.R.)	40%
MAXIMUM FLOOR AREA RATIO (F.A.R.)	50%
PARCEL AREA:	4,000 S.F.
FLOOR AREA BEYOND CORNER	1,177 S.F.
PARCEL AREA	240 S.F.
PARCEL AREA	868 S.F.
TOTAL GROSS FLOOR AREA	2,000 S.F.
LESS GARAGE (20%)	1,417 S.F. = 35.4%
TOTAL PARCEL COVERAGE	2,000 S.F. = 50%
FLOOR AREA RATIO	

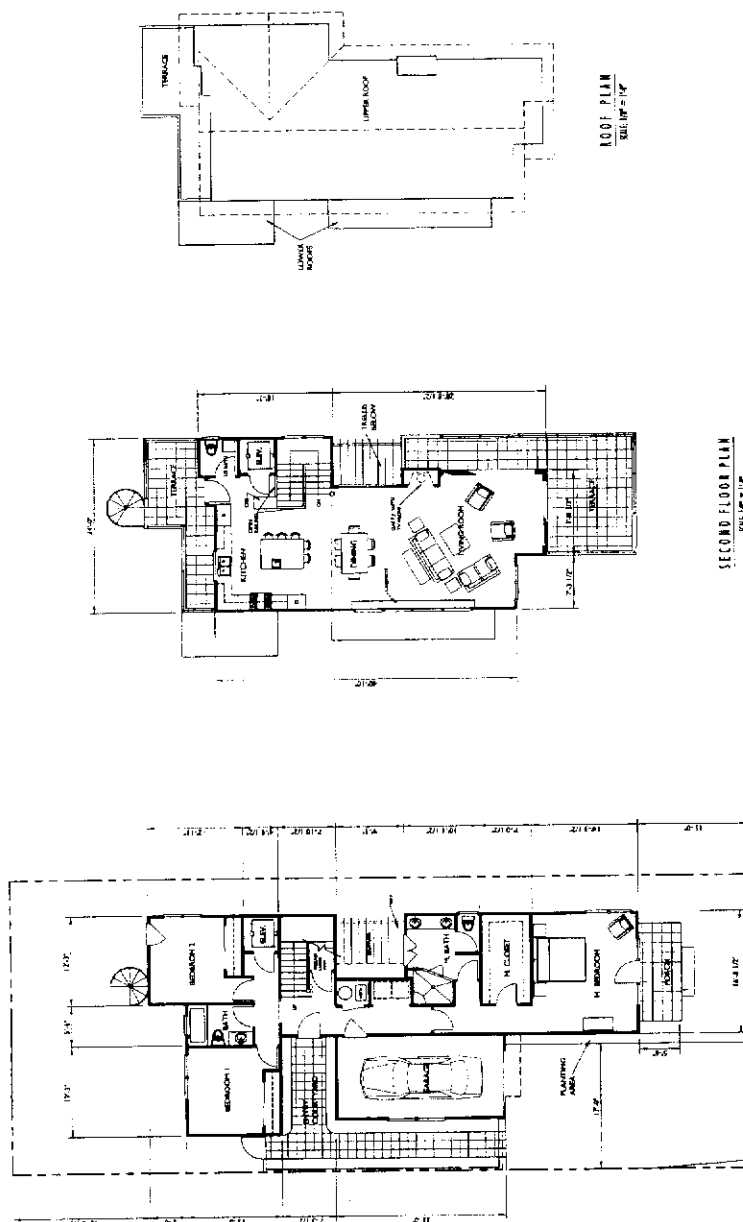


THATCHER & THOMPSON ARCHITECTS
MARCH 13, 2009
REV. JUNE 3, 2009

SITE PLAN

SUNNY COVE RESIDENCES

A2

[illegible]

FAST FLOOR PLAN

SECOND FLOOR PLAN

ROOF PLAN

$\Delta = 0.1705$

(A3)

FLOOR PLANS NORTH

SUNNY COVE RESIDENCES

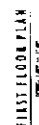
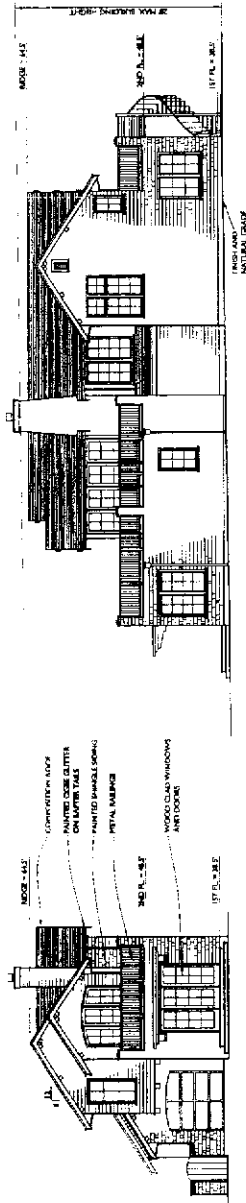
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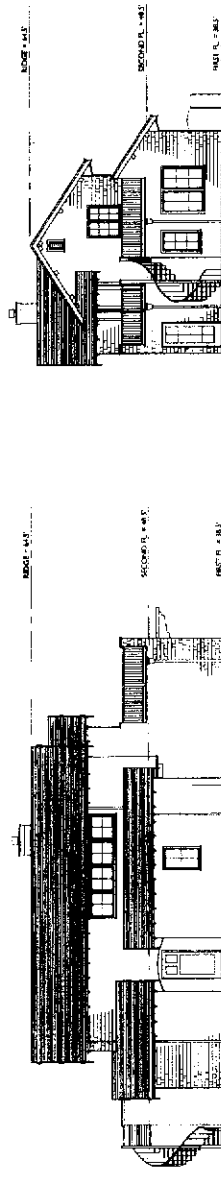
Figure 1. Schematic diagram of the experimental setup. The distance between the two cameras was 1.5 m. The distance between the two cameras and the target was 1.5 m. The distance between the two cameras and the target was 1.5 m. The distance between the two cameras and the target was 1.5 m.

FLOOR PLANS SOUTH
SUNNY COVE RESIDENCES



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

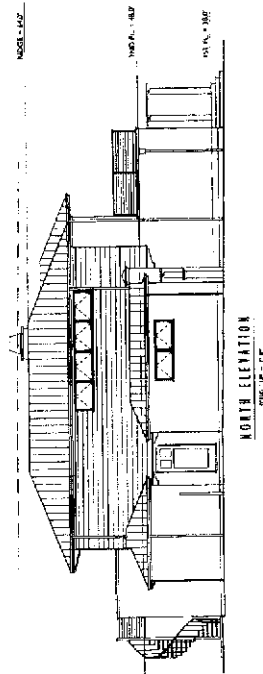
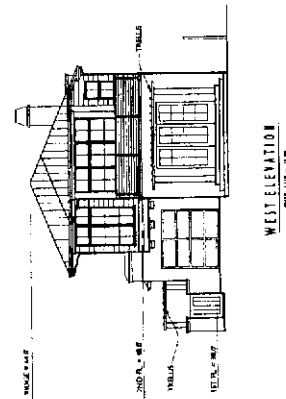
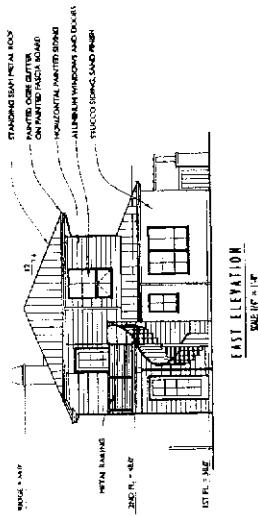
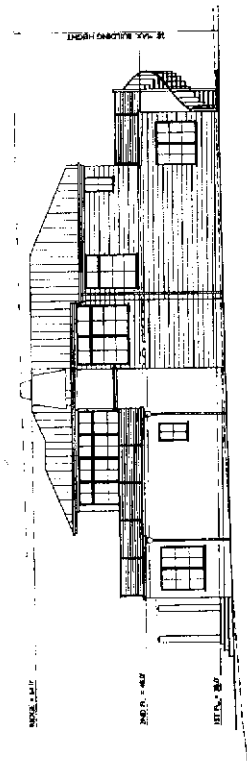
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

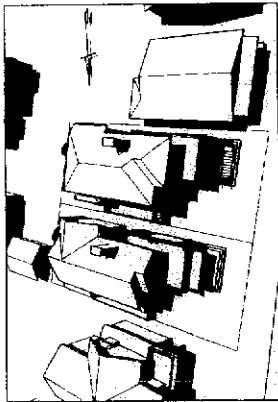
EAST ELEVATION
SCALE: 1/4" = 1'-0"

NORTH RESIDENCE ELEVATIONS SUNNY COVE RESIDENCES



SOUTH RESIDENCE ELEVATIONS

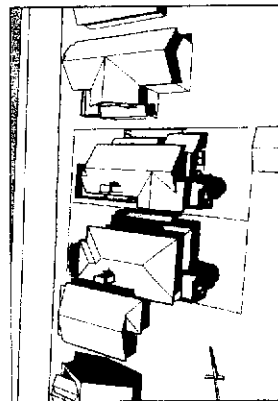
SUNNY COVE RESIDENCES



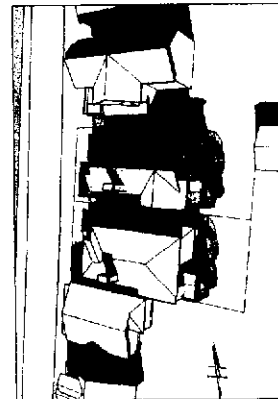
VIEW FROM WEST (JUNE 21)



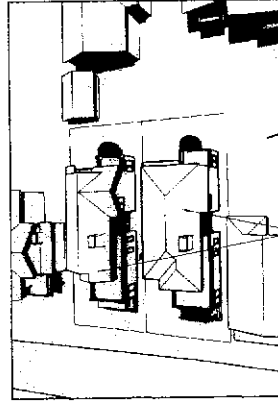
VIEW FROM WEST (DEC 21)



VIEW FROM EAST (JUNE 21)

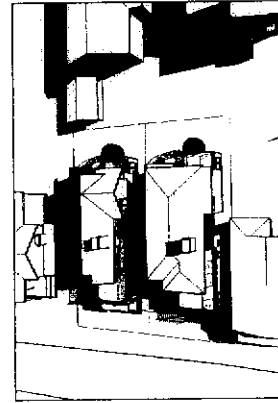


VIEW FROM EAST (DEC 21)



VIEW FROM SOUTH (JUNE 21)

PROPOSED
RESIDENCE
WYON



VIEW FROM SOUTH (DEC 21)

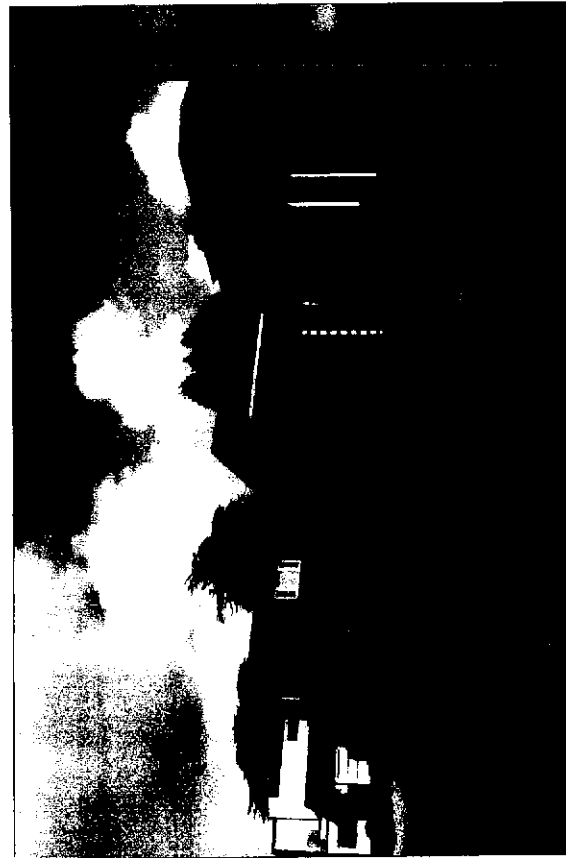


VIEW FROM NORTH (JUNE 21)



VIEW FROM NORTH (DEC 21)

SHADOW STUDIES



PERSPECTIVE PHOTO MONTAGE OF PROPOSED RESIDENCE

ZONING COMPLIANCE CAREY RESIDENCE

- Existing Land Area

Existing Land Area

Existing Impervious Surfaces

ROOFS	NEW	1475 S.F.	} MILLIONS OVERLAP
	REPAIRED	= 715 S.F.	
CONCRETE		= 800 S.F.	
GRAVEL ROOF		= 1600 S.F.	
FLAGSTONE		= 360 S.F.	

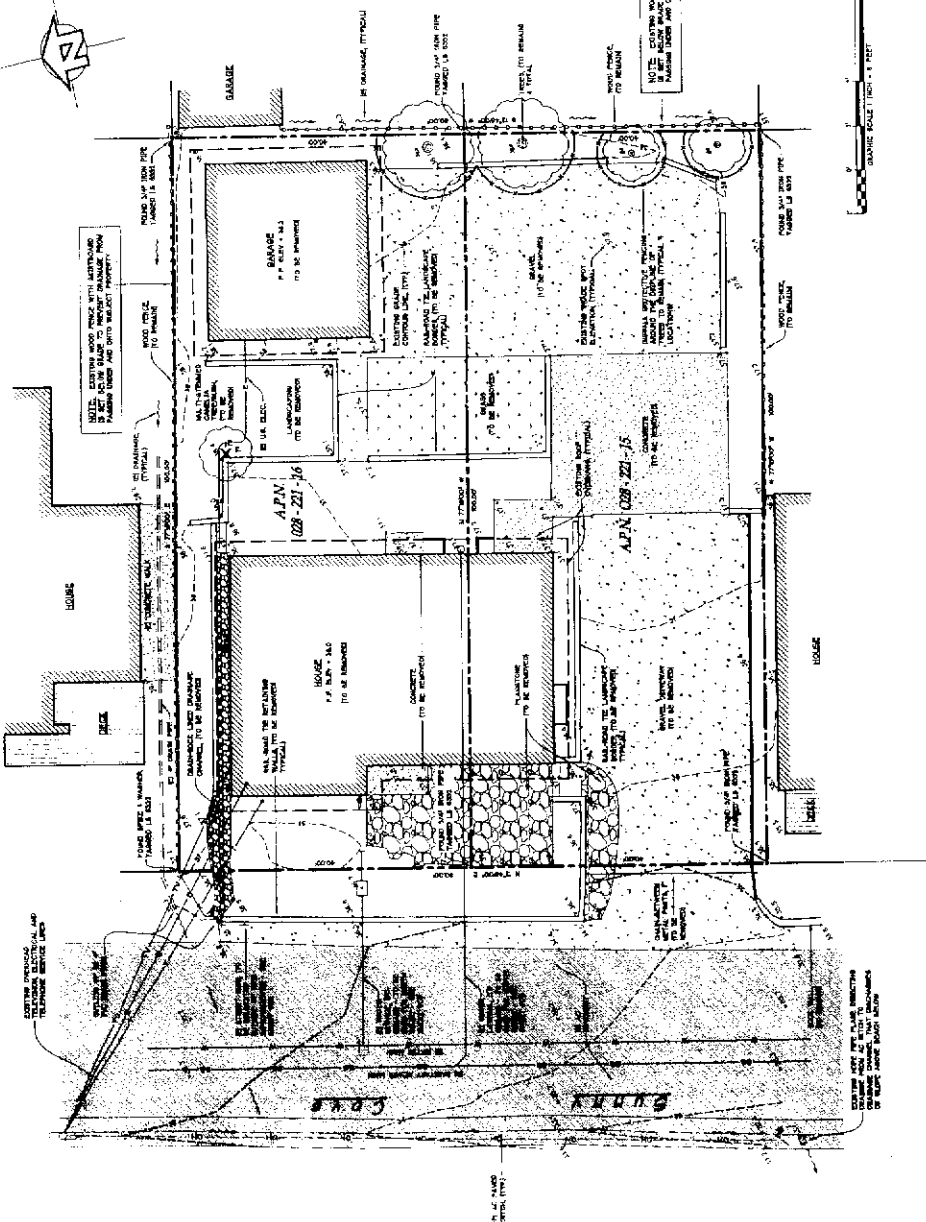
Evaluating Pre-Development Runoff

RAINFALL INTENSITY - NO TREES + 80 INCHES PER HOUR
Q10 = 61A
Q70 = 10.90E+0000P + 82.00E+0000
Q10 = 0.98 CPM

NOTE:

THE BOUNDARY AND/OR TOPOGRAPHIC DATA SHOWN
HEREON WAS PROVIDED TO ZIMLAND ENGINEERS, INC. BY:
BASCLINE LAND SURVEYORS
AND BE BASED UPON A FIELD SURVEY DATED:

WHILE PLAND ENGINEERS HAS MADE A SITE VISIT TO FIELD CHECK THE DATA PROVIDED, WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS AND SUFFICIENCY OF THE BOUNDARY AND/OR TOPOGRAPHIC DATA.



Existing Conditions & Site Demolition Plan



DATE: 06/03/09
DESIGN: JAI
PROJECT: 028-221-15 & 16
SHEET: C2

Mike Carey
Site Grading & Drainage Plan
150 Sunny Cove, Santa Cruz, California
90709-1000
TEL: (408) 298-1000
FAX: (408) 298-1001
WWW.MIKECAREY.COM

ASSASSIN'S PARTIAL, NIMRODS
028-221-15 & 16
DATE: 06/03/09
DESIGN: JAI
PROJECT: 028-221-15 & 16
SHEET: C2

APPLICATION NO. 09-016
FOR NO. 09007

Grading Notes

- REGULATORY NOTES
1. THE GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA GRADING ACT AND THE CALIFORNIA GRADING REGULATIONS.
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- CONSTRUCTION NOTES
1. UNLESS OTHERWISE NOTED, ALL SPOT ELEVATIONS SHOWN ARE TO FINISH GRADE.
 2. THE GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA GRADING ACT AND THE CALIFORNIA GRADING REGULATIONS.
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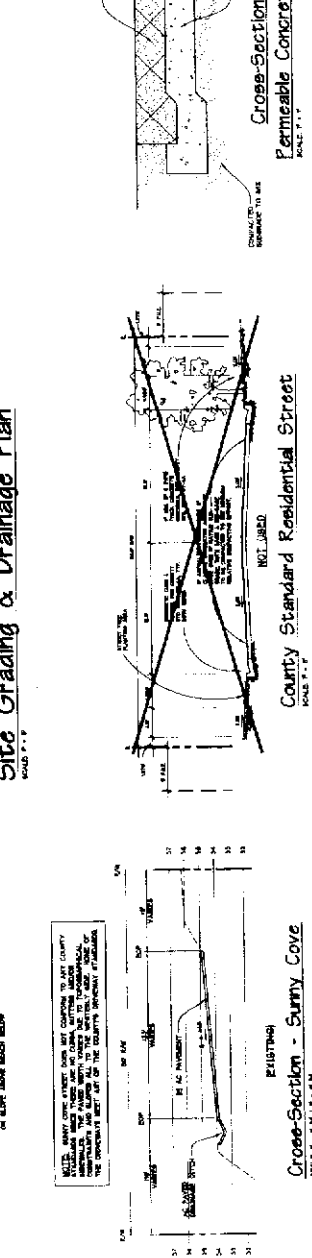
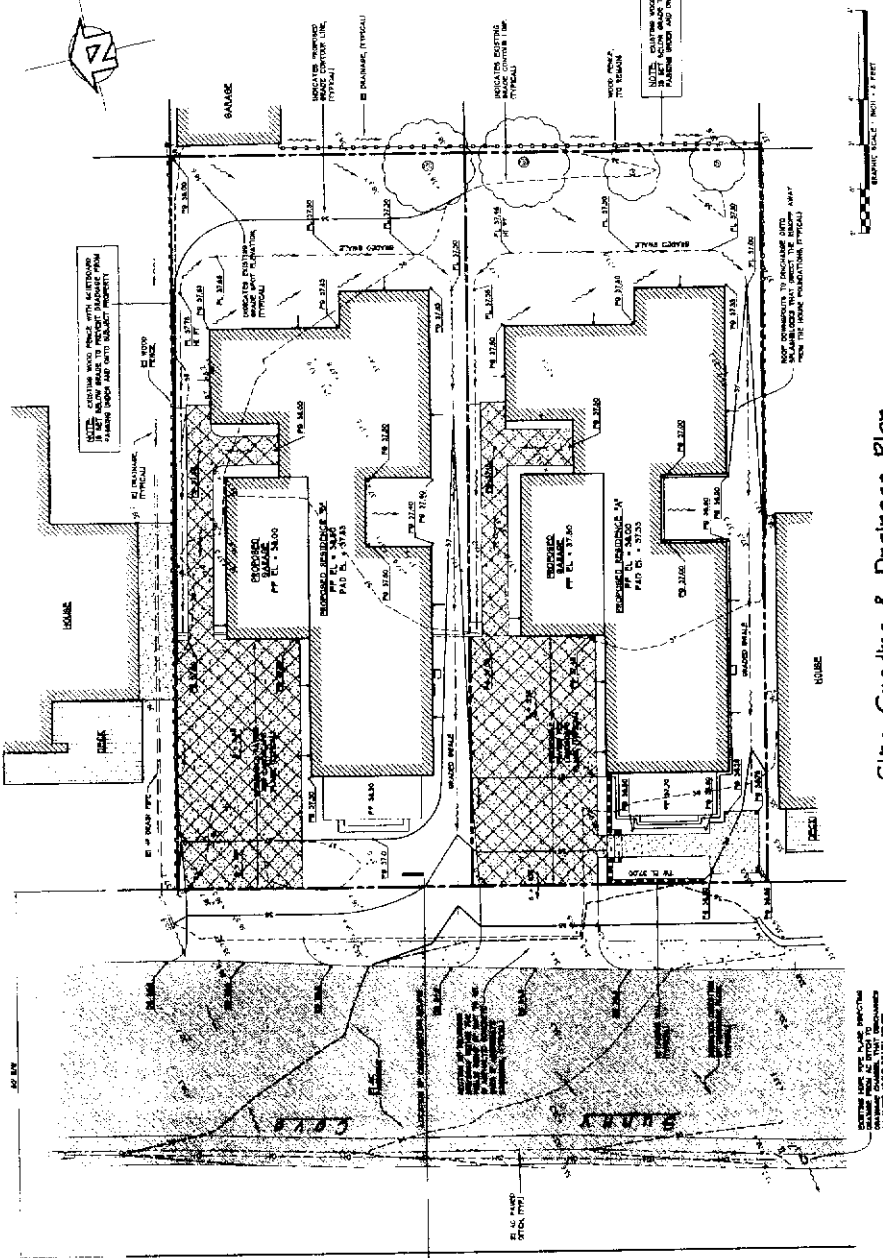
- PROPOSED LAND AREA
- 100 ± 0.00 ± 0.00 SQUARE FEET ± 0.00 ACRES
- PROPOSED IMPERVIOUS SURFACES
- | ITEM | AREA (SQ. FT.) | AREA (AC.) |
|----------|---------------------|--------------------|
| DRIVEWAY | 1,000 ± 0.00 ± 0.00 | 0.02 ± 0.00 ± 0.00 |
| WALKWAY | 100 ± 0.00 ± 0.00 | 0.00 ± 0.00 ± 0.00 |
| WALKWAY | 100 ± 0.00 ± 0.00 | 0.00 ± 0.00 ± 0.00 |
| WALKWAY | 100 ± 0.00 ± 0.00 | 0.00 ± 0.00 ± 0.00 |
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| WALKWAY | 100 ± 0.00 ± 0.00 | 0.00 ± 0.00 ± 0.00 |
| WALKWAY | 100 ± 0.00 ± 0.00 | 0.00 ± 0.00 ± 0.00 |
- PROPOSED POST-DEVELOPMENT RUNOFF
- RUNOFF INTENSITY: 1.0 INCH PER HOUR
- COEFFICIENT OF DISCUSSION: 0.10
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Estimated Earthwork Quantities

ITEM	QUANTITY
1.000 ± 0.00 ± 0.00	0.02 ± 0.00 ± 0.00
100 ± 0.00 ± 0.00	0.00 ± 0.00 ± 0.00
100 ± 0.00 ± 0.00	0.00 ± 0.00 ± 0.00
100 ± 0.00 ± 0.00	0.00 ± 0.00 ± 0.00
100 ± 0.00 ± 0.00	0.00 ± 0.00 ± 0.00
100 ± 0.00 ± 0.00	0.00 ± 0.00 ± 0.00
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100 ± 0.00 ± 0.00	0.00 ± 0.00 ± 0.00
100 ± 0.00 ± 0.00	0.00 ± 0.00 ± 0.00

NOTES:

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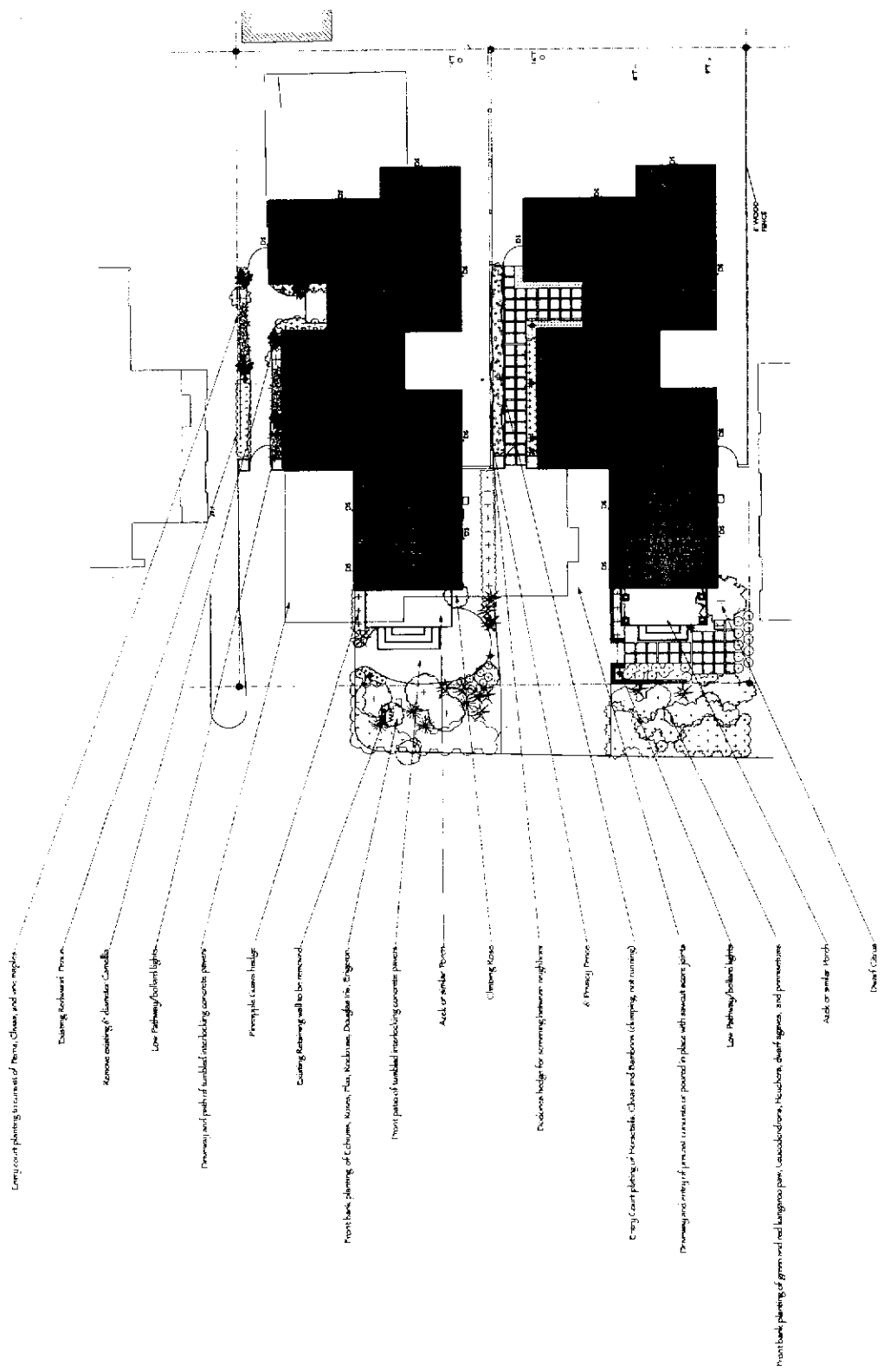
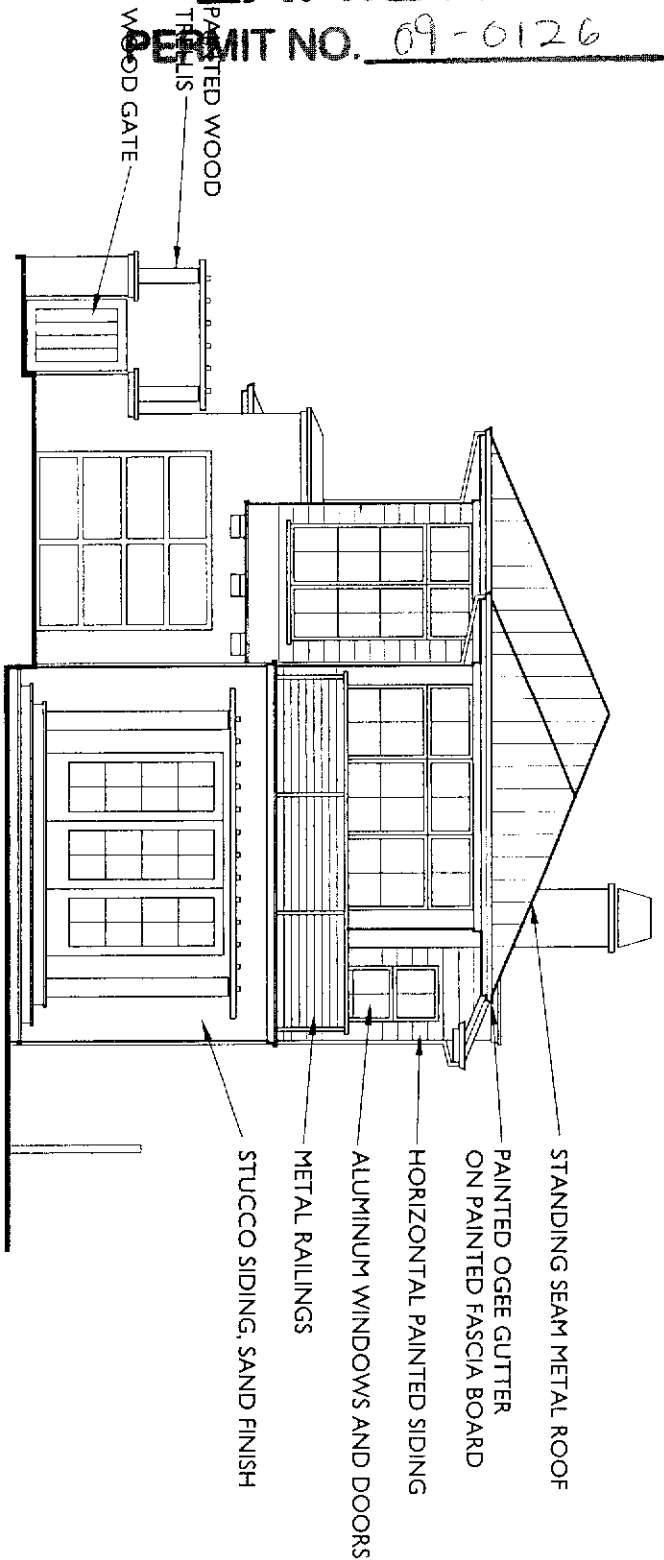
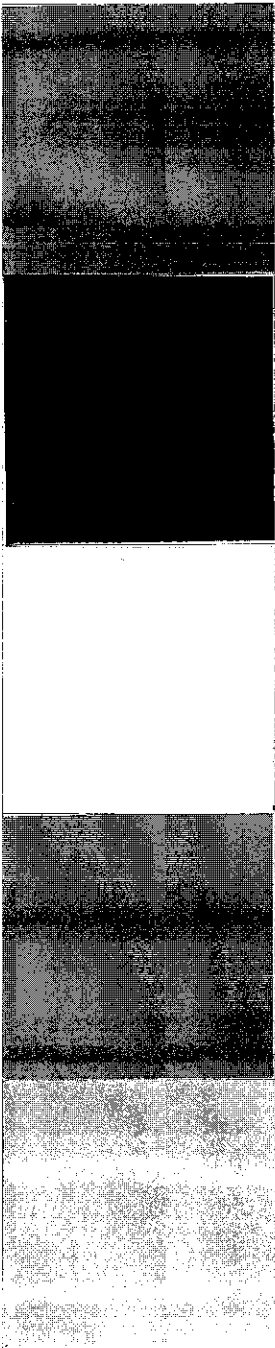


EXHIBIT A

PERMIT NO. 09-0126



1 FRONT ELEVATION SOUTH HOUSE
SCALE 1/8" = 1'-0"



ROOF	WINDOWS & DOORS	TRIM	CEMENT PLASTER	HORIZONTAL SIDING
METAL GRAY	ALUMINUM DARK BRONZE	KELLY MOORE BONE #KM 27	KELLY MOORE WOOD MOSS #KM 197	KELLY MOORE MALIBU BEIGE #KM 216

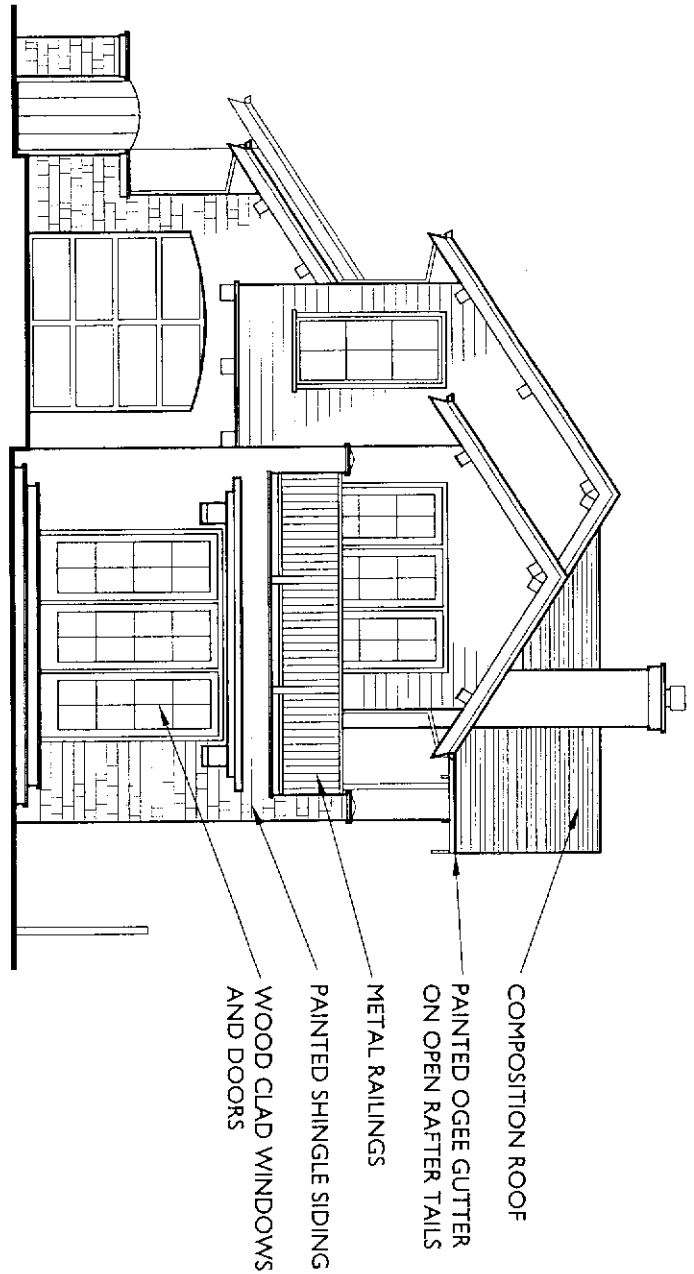
COLORS & FINISHES

150 SUNNY COVE DRIVE, SANTA CRUZ

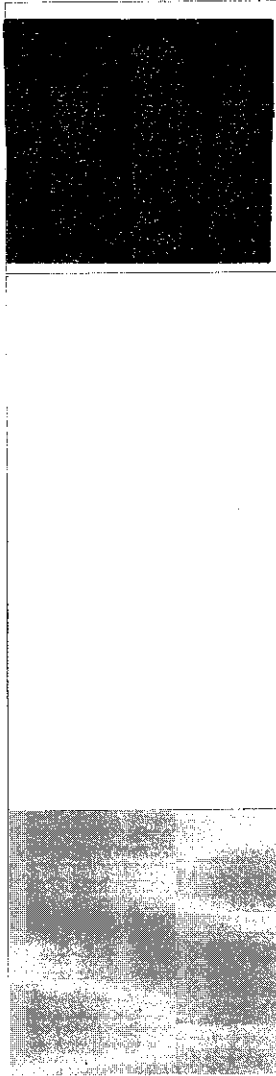
THACHER & THOMPSON ARCHITECTS

EXHIBIT A

PERMIT NO. 09-0126



1 FRONT ELEVATION NORTH HOUSE
SCALE 1/8" = 1'-0"



ROOF	WINDOWS & DOORS	TRIM	SHINGLE SIDING
ELK PRESTIQUE	KELLY MOORE	KELLY MOORE	KELLY MOORE
WEATHERED WOOD	FROST	FROST	KEYSTONE
	#KM 14	#KM 14	#KM 186

COLORS & FINISHES

150 SUNNY COVE DRIVE, SANTA CRUZ

THACHER & THOMPSON ARCHITECTS

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-4 (Single family residential - 4,000 square feet minimum), a designation that allows residential uses. The proposed new single-family residences are a principal permitted use within the zone district, consistent with the (R-UM) Urban Medium Density Residential General Plan designation of the site.

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 the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

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 proposed development is consistent with the surrounding neighborhood in terms of the architectural styles, the site is surrounded by lots developed to an urban density; the proposed colors are natural in appearance and complementary to the site, and the proposed development is not on a prominent ridge, beach, or bluff top.

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 while the project site is located between the shoreline and the first public road, the new single-family residences will not interfere with public access to the beach, ocean, or any nearby body of water. The project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made, in that the proposed structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single family residential - 4,000 square feet minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range.

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 is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed new single-family residences will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures will meet all current setbacks that 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.

This finding can be made, in that the proposed location of the new single-family residences and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single family residential - 4,000 square feet minimum) zone district in that the primary use of the properties will be two new single-family residences that meet 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 uses are consistent with the use and density requirements specified for the Urban Medium Density Residential (R-UM) land use designation in the County General Plan.

The proposed new single-family residences will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meet 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 new single-family residences 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 new single-family residences 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 new single-family residences will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in structures that are 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 new single-family residences are to be constructed on an existing developed lot. The expected level of new traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), and such an increase will not adversely impact existing roads and intersections in the surrounding area.

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 structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed new single-family residences are 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 finding can be made, in that the proposed new single-family residences will be of an appropriate scale and type of design that will complement the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project plans, 12 pages, by Thacher & Thompson Architects, dated March 13, 2009 and revised June 3, 2009.

- I. This permit authorizes the demolition of an existing single-family residence and the construction of two new single-family residences. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- 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. 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 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 approved by this Discretionary Application.
 2. Grading, drainage, and erosion control plans. The plans shall include a cross-section construction detail of the proposed graded swales.

3. Details showing compliance with fire department requirements.
 4. 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 that clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 5. Show heights of all porches, patio areas, stairs and retaining walls in the front yard setback on plans. Height of these features shall not exceed 18 inches.
-
- B. 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.
 - C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - F. Pay the current fees for Parks and Child Care mitigation for 6 bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - G. Pay the current fees for Roadside and Transportation improvements for 2 new single-family dwellings. Currently, these fees are \$2,540 per dwelling.
 - H. Pay a Trench Cut Cost Recover fee as well as an Encroachment Permit fee to DPW Driveway Encroachment for all work performed within the County right-of-way. The entire frontage shall be repaved to include all utility trenches, including the drainage swale, to conform to existing drainage.
 - I. Plans shall show the driveway profiles, with composition and structural sections of the proposed driveways. The driveways shall meet County of Santa Cruz Design Criteria standards.
 - J. Provide required off-street parking for 6 cars (3 spaces per dwelling). 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.

- K. 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.
 - C. Provide a letter to DPW Drainage from a civil engineer who has inspected the drainage improvements on the parcels, confirming that the work was completed according to plans. The letter shall be specific as to what was inspected, including invert elevations, pipe sizing, size of mitigation features and all relevant design features. An as-built plan may be substituted in lieu of the letter.
 - D. The project must comply with all recommendations of the approved soils reports.
 - E. 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.
- 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 that 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 three 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, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Alice Daly
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: 09-0126

Assessor Parcel Number: 028-221-15, -16

Project Location: 150 Sunny Cove Drive

Project Description: demolish an existing single-family residence and detached garage and construct two new 2-story 3-bedroom 2 and 1/2 bath single-family dwellings with attached 1-car garages, one on each of two adjacent parcels.

Person or Agency Proposing Project: Tom Thacher

Contact Phone Number: 831-457-3939

- 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. X **Categorical Exemption**

Specify type: Section 15303(a) New Construction

F. Reasons why the project is exempt:

Construction of two new single-family residences in an urbanized area

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

Alice Daly, Project Planner

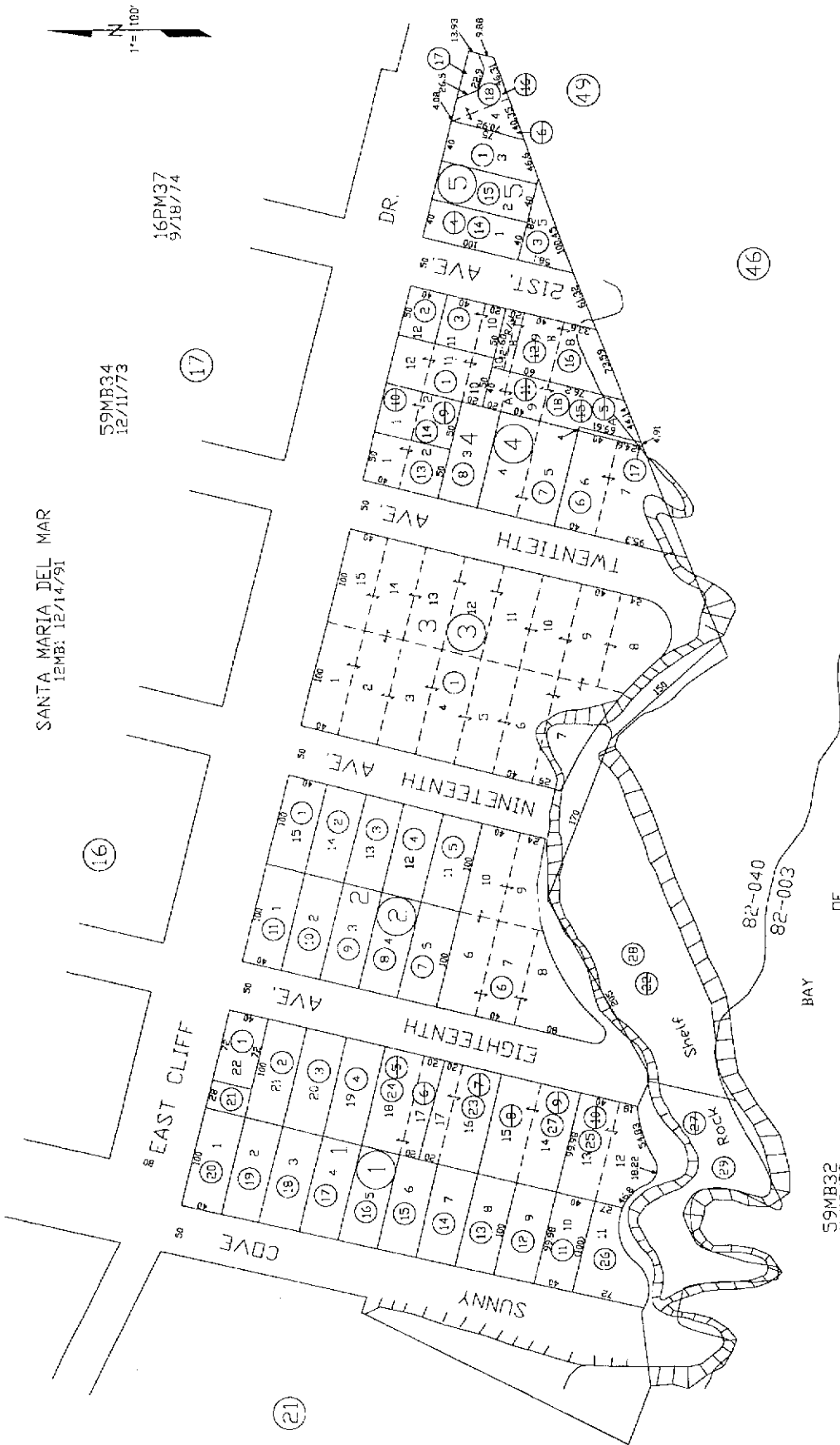
Date: _____

28-22

Tax Area Code
82-003 82-040

POR. OF N.E. 1/4 SEC. 20,
T.11S., R.1W., M.D.B. & M.

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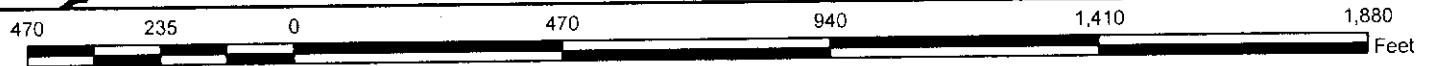
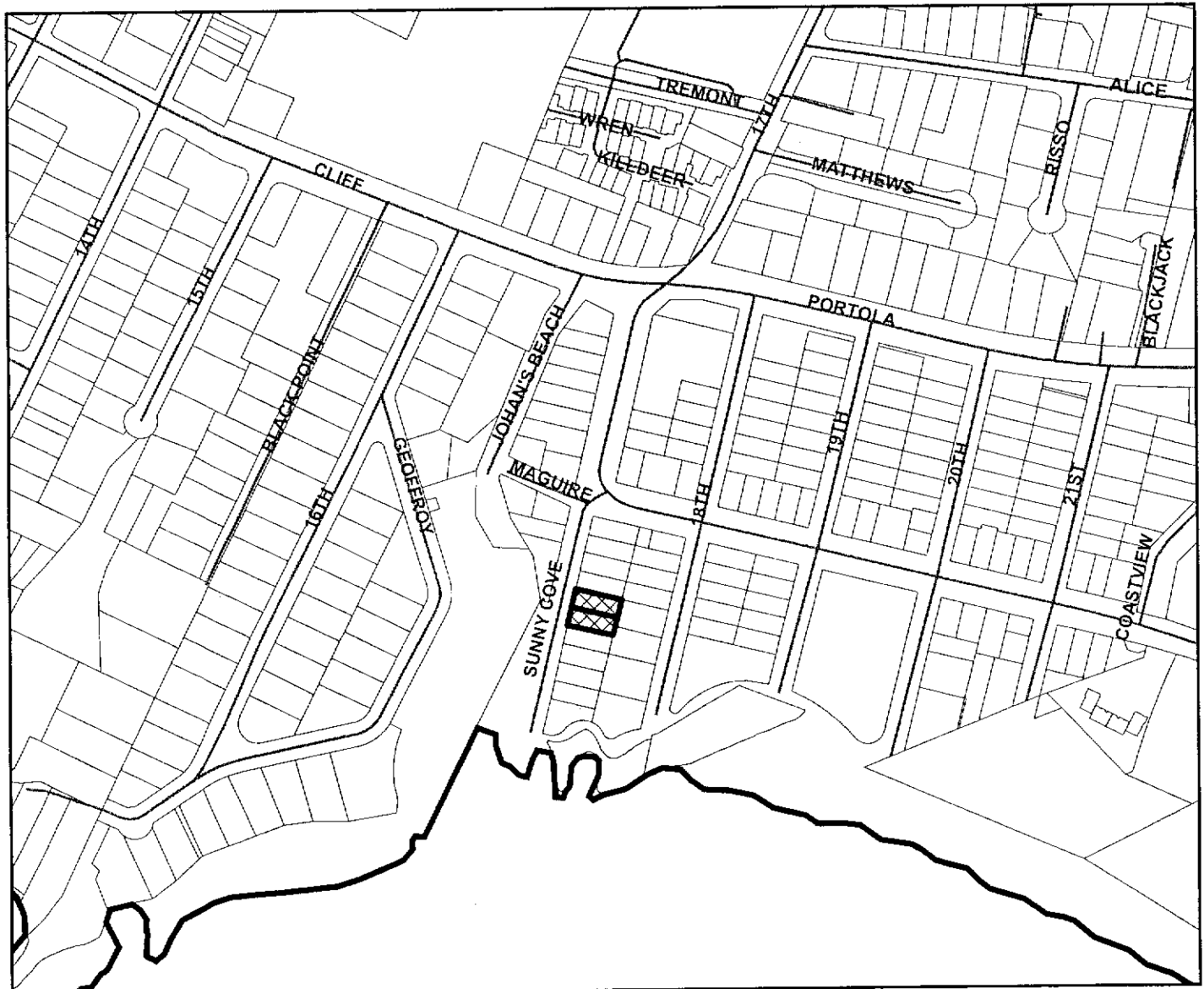


Assessor's Map No. 28-22
County of Santa Cruz, Calif.
August, 1998






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

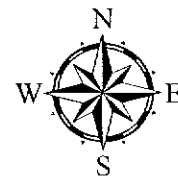


Location Map



LEGEND

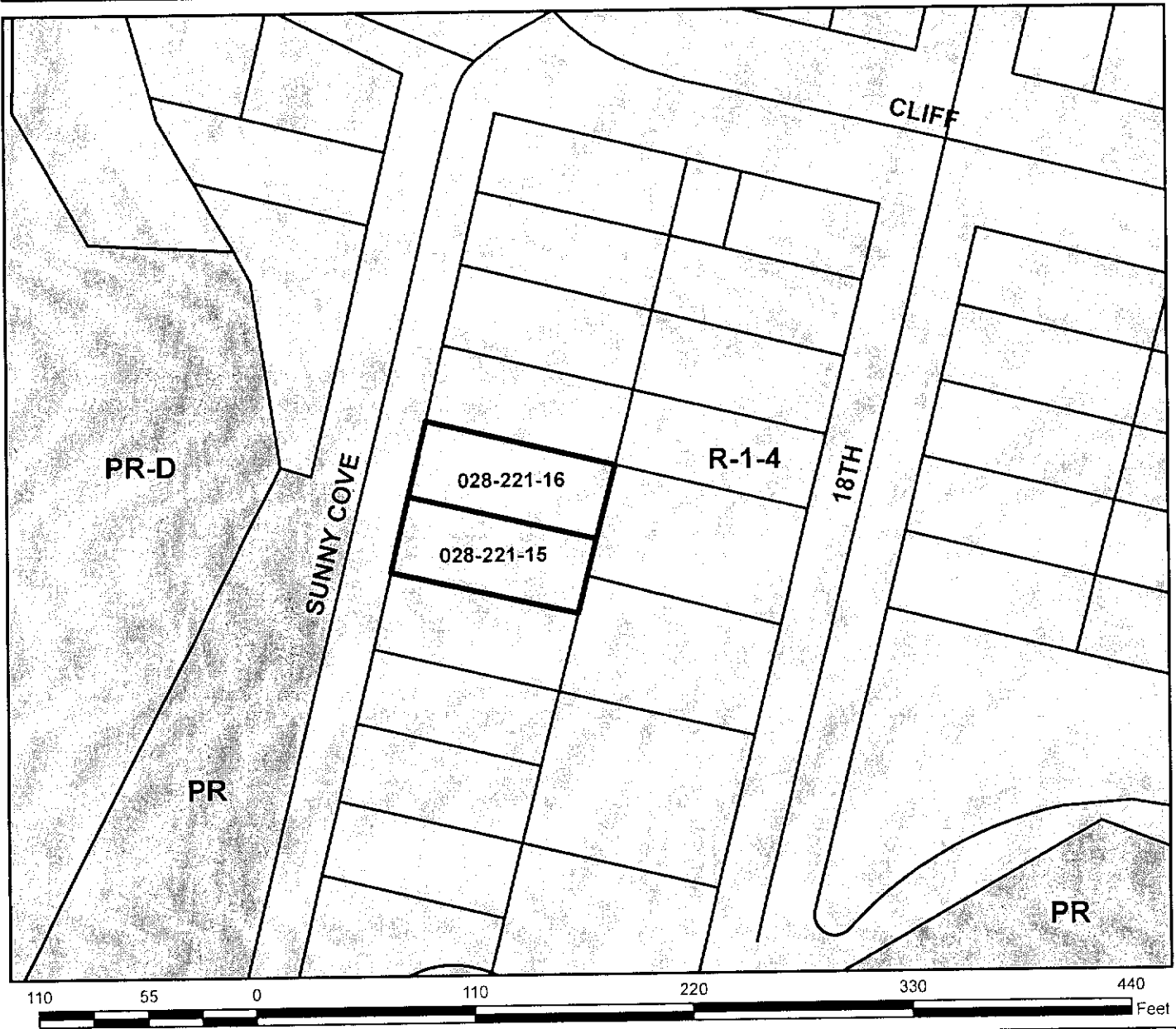
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-  APN: 028-221-15
-  Assessors Parcels
-  Streets
-  County Boundary









Map Created by
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Planning Department
April 2009

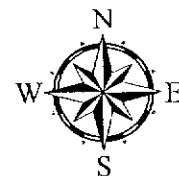


Zoning Map



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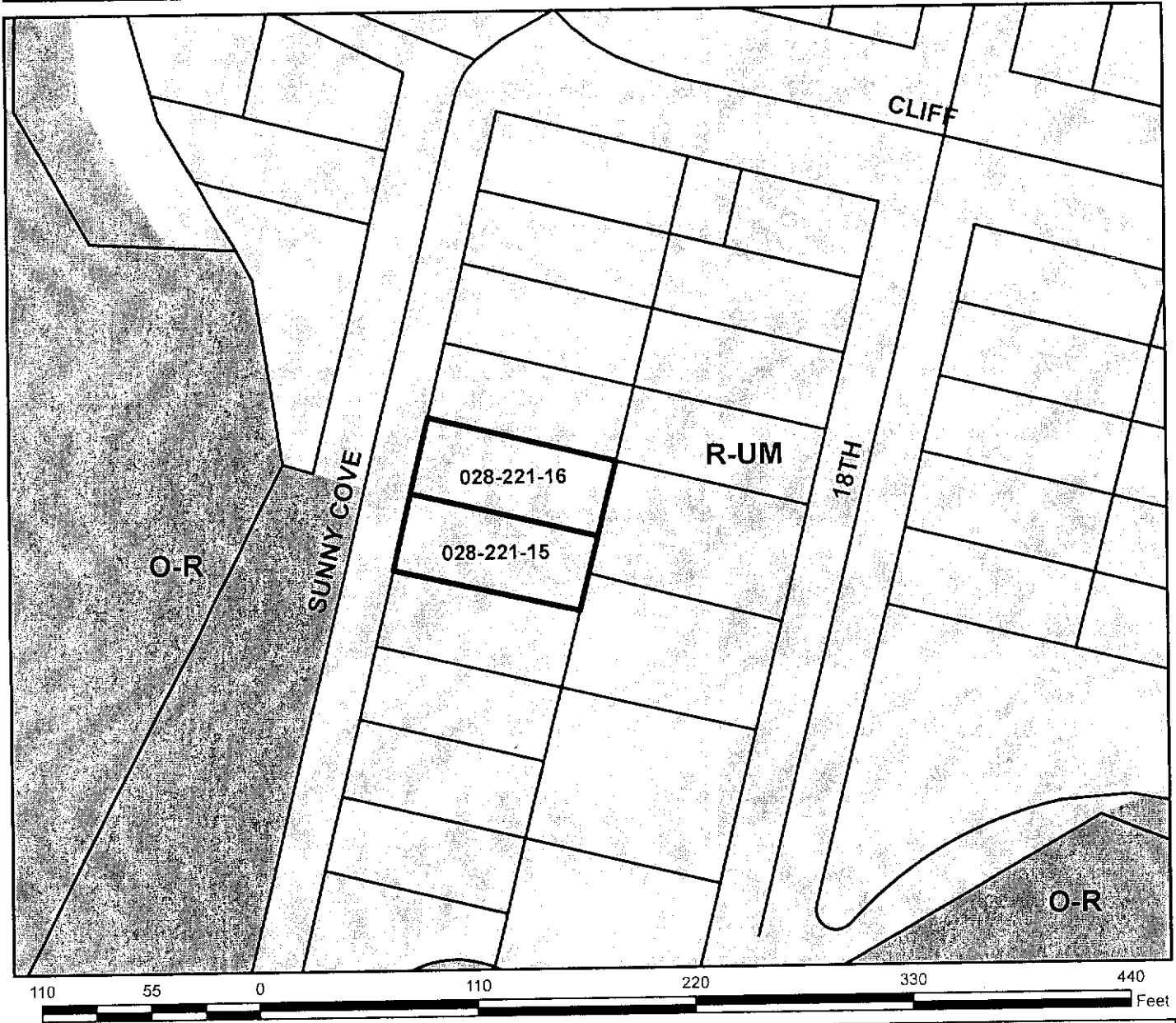
-  APN: 028-221-16
-  APN: 028-221-15
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY
-  PARK






Map Created by
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April 2009

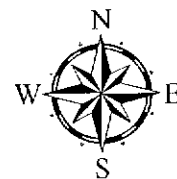


General Plan Designation Map



LEGEND

-  APN: 028-221-16
-  APN: 028-221-15
-  Assessors Parcels
- Streets
- Residential - Urban Medium Density
- Parks and Recreation



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