



## Staff Report to the Zoning Administrator

Application Number: **09-0183**

**Applicant:** Ryan and Kyla Rodriguez  
**Owner:** Ryan and Kyle Rodriguez  
**APN:** 042-066-21

**Agenda Date:** March 5, 2010  
**Agenda Item #:** 1  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to recognize the conversion of a carport to residential space at an existing nonconforming single family dwelling. Requires an Amendment to Variance and Coastal Development Permit 87-0896.

**Location:** Property located on the northwest side of Moosehead Drive at about 740 feet northeast of the intersection with Spreckles Drive/Treasure Island Avenue (321 Moosehead).

**Supervisory District:** 2nd District (District Supervisor: Pirie)

**Permits Required:** Amendment to Variance and Coastal Development Permit 87-0896

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0183, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size: 4,647 square feet  
Existing Land Use - Parcel: Residential (one single family residence)  
Existing Land Use - Surrounding: Residential  
Project Access: Via Moosehead Drive  
Planning Area: Aptos  
Land Use Designation: R-UM & O-U (Urban Medium Residential & Urban Open Space)

Zone District: R-1-6 (Single Family Residential - 6,000 square feet minimum); parcel <80% of minimum parcel size for zone district; therefore, applicable site standards are based on R-1-3.5 to R-1-4.9 requirements.

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

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Tierra-Watsonville Complex  
Fire Hazard: Not a mapped constraint  
Slopes: Subject parcel is primarily flat. Surrounding topography slopes up across Moosehead Drive and north towards Highway 1; steep downhill slope to the northwest towards Aptos Creek.

Env. Sen. Habitat: Aptos Creek located to the northwest; parcel mapped for Tidewater Goby and Steelhead. Conversion of carport to habitable space did not increase the footprint of the existing residence which is located upslope of Aptos Creek and outside of the Riparian Areas. Parcel is mapped within the FEMA Floodplain. Base flood elevation is 22 feet. Elevation certificate required prior to building permit issuance.

Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate; no new impervious surface.  
Archeology: Mapped archaeological resource; no new ground disturbance proposed.

### Services Information

Urban/Rural Services Line:  Inside  Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: Zone 6

### History

Subdivision 75-RS-33 created the three original lots (8, 9, & 10). In the early 1980's, the three parcels were combined to create APN 042-066-15. It is unclear when this parcel was split to create 042-066-21 & -22; however, the property owners have received permits to construct single family dwellings on both parcels.

In 1985, the property owner received approval of a Coastal Permit to construct the west wing of the existing single family residence. The permit included the right to access the property by a 20 foot right of way, established the location of the Riparian Buffer, and a Variance to reduce the front yard setback to about 10 feet (85-600-CZ). A building permit was finalized for the proposed

use (80575/806-U) which resulted in a 1 story, 2 bedroom, 1 bathroom single family dwelling with decking.

In 1988, the property owner obtained a Variance and Coastal Permit Amendment (87-0896) to construct a two-story addition with a garage and carport onto the existing residence. The Variance permitted the garage and carport to be constructed about 10 feet closer to the front property line than the minimum of 20 feet required by the County Code (minimum setback to garage or carport). The associated building permit, 87689, was finalized in 1988; however, a recent site survey indicates that the residence was not constructed according to the approved setbacks. The home was constructed about 3 feet from the northeast property line, rather than the approved 10 feet and about 9.5 feet from the north (rear) property line rather than the approved 15 feet.

Notices of Violation were recorded in 2007 for an illegal conversion of the carport to a second unit. An approval of the subject application would resolve the violation.

### **Project Setting**

The property is located on Moosehead Drive in Aptos, about 700 feet north of the intersection with Spreckles Drive. The parcel is 4,647 square feet according to a property survey, and is located just south of the Aptos Creek riparian corridor and Highway 1. Previous permits established a minimum setback of 15 feet from the edge of the riparian corridor. Moosehead Drive is a private road in this location with a 20 foot right of way and a paving width of about 10 to 12 feet.

It appears that many of the surrounding residences also encroach into the required minimum front yard setback; however, County files indicate that only two front yard setback variances have been obtained on this portion of Moosehead Drive.

The existing house has four bedrooms and one second unit that was converted from a permitted carport without the benefit of permits. The carport was located between the residence and the garage.

### **Detailed Project Description**

The conversion of an approximately 390 square foot carport to a second unit was completed without the benefit of permits and was subsequently red tagged by the County Planning Department. The property owner is proposing to rectify the red tag by remodeling the interior of the second unit to remove the kitchen, separate entry, and separating walls and by creating a master bedroom suite with interior access. The remodel includes removing one of the downstairs bedrooms to create a hallway to the new master bedroom suite; therefore, the resulting residence will continue to be a four bedroom house. Two of the required three parking spaces are located within the garage and the remaining required parking space is proposed to be located at the northeast side of the residence, outside of the Moosehead right of way. Some exterior improvements are proposed which include the removal of the entry door (to the second unit) on the southeast (front) wall and new French doors and a window on the north (rear) wall of the residence. The previous covered carport was similar to a breezeway with a concrete slab foundation and no expansion of the carport footprint took place or is currently proposed.

### Zoning & General Plan Consistency

The subject property is a parcel of approximately 4,647 square feet, located in the R-1-6 (Single Family Residential - 6,000 square feet minimum) zone district, a designation which allows residential uses.

The building permit for the existing residence was finalized in 1988; however, based on a recent site survey, it appears that the home was not constructed in the located dictated by the 1988 approved plans. The garage was constructed about 3 feet from the northeast property line rather than the 10 feet minimum shown on the plans and the residence is located about 9.5 feet from the rear property line rather than the approved 15 feet; therefore, the existing house is nonconforming. The work proposed is internal and no work is proposed along the nonconforming sides of the residence.

The area of the parcel is less than 80% of the minimum parcel size for the R-1-6 zone district; therefore, the site standards for the R-1-3.5 to R-1-4.9 apply as shown in the table below:

	Required as per County Code 13.10.323(b)	Proposed/Existing
Front Yard	15'	10' (permitted in 1988 w/Variance)
Side Yards	5' & 5'	8' & 3' (nonconforming)
Rear Yard	15'	9.5' (nonconforming)
Maximum Height	28'	<28'
Lot Coverage	40%	40%
Floor Area Ratio	50%	50%

The proposed residential use is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UM) Urban Medium Residential General Plan designation.

### Local Coastal Program Consistency

The proposed residential space of approximately 390 square feet is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood where single family dwellings of similar size and location currently exist. The predominant architectural style is postmodern with wood siding, pitched roofs, and natural, muted colors, which is consistent with the subject residence. Additionally, most of the homes in the neighborhood are also located within the required front yard setback, which is likely due to constrained building areas as a result of the slope to Aptos Creek to the rear of the lots. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project to recognize the conversion of a carport to residential space which will not interfere with public access to the beach, ocean, or other nearby body of water.

The conversion of a carport to residential space complies with the requirements of the County Design Review Ordinance, in that the exterior of enclosed space was designed to match the existing residence and no additional exterior improvements are proposed with the exception of a new window and French doors on the rear wall and the removal of a second entry door on the front wall of the residence. The conversion/enclosure of space does not include an expansion of the existing footprint and adds a minimal amount of mass to the building. The residence complies with all lot coverage and floor area ratio requirements which ensure that residences are appropriate for the parcel size and is of a comparable size with other surrounding residences; therefore, the size and mass of the resulting residence is compatible with the surrounding neighborhood. Additionally, the existing architectural style, colors, materials, size, and location are consistent with the surrounding residences in the neighborhood.

### **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 **09-0183**, 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](http://www.co.santa-cruz.ca.us)**

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## 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-1-6 (Single Family Residential - 6000 square feet minimum) and single family dwellings are principal permitted uses within Residential Zone Districts in the Coastal Zone. The room conversion did not change the existing use of the parcel, which is residential and the resulting single family dwelling is also consistent with the Urban Medium Residential (R-UM) General Plan designation in that the parcel is located close to Spreckles which is a collector street and near to neighborhood and community shopping facilities. The single family dwelling is in a location on the parcel which considers the steep terrain to the north and northwest and does not impact the surrounding environmental resources.

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 conversion of a carport to residential space 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.

The enclosure of a carport to create residential space complies with the County's certified Local Coastal Program (Chapter 13.20) in that the exterior walls have already been constructed and utilize the same wood siding and color of the existing residence, which is visually compatible with the residences in the surrounding neighborhood. No additional site disturbance will take place in that the area has already been enclosed and no additional expansion of the building footprint is proposed or took place during construction. The proposed site is not located on an exposed ridge and is not within the Highway 1 scenic viewshed and no grading or tree removal is proposed or took place during construction of the conversion. Therefore, this finding can be made.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road, and the conversion of the carport to residential space does not interfere with public access to the beach, ocean, or any nearby body of water in that the parcel is accessed via Moosehead Drive which provides access to the beach to the south. The project site is not identified as a priority acquisition site in the County Local Coastal Program.

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

This finding can be made in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Residential uses are allowed uses in the R-1-6 (Single Family Residential - 6,000 square feet minimum) zone district and in the Urban Medium Residential (R-UM) General Plan and Local Coastal Program land use designation. The surrounding parcels are developed with single family dwellings, the size and style of which are consistent with the architecture, colors and materials of the subject residence.

## 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 proposed project and conditions under which the project will be operated and maintained will not be detrimental to the health, safety, or welfare of persons residing in the neighborhood or general public in that construction will comply with the most current California Building Code and the County Building Ordinance to ensure the optimum in health and safety to ensure that the project will not result in inefficient or wasteful use of energy. The conversion of a carport to residential space does not deprive adjacent properties or the neighborhood of light, air, or open space, in that the carport was located between a garage and the residence with a residential second story above and the residences located across Moosehead Drive are about 10 feet above the subject property on a slope; therefore, the light, air, and open space privileges of surrounding residences are not impacted by the enclosure of the carport.

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 the project is consistent with all pertinent County Ordinances including the County Coastal Zone Regulations (Chapter 13.20), the County Design Review Ordinance (Chapter 13.11), and all other standards applicable to single family residential development (Chapter 13.10) including the purpose of the R-1-6 zone district in that: 1) the exterior materials and colors used to enclose the carport match the existing residence and blend in with the wood siding and muted colors of the surrounding residences; 2) the primary use of the property will remain as one legally nonconforming single family dwelling; 3) no public access easements or open space easements are known to encumber the property; 4) the property is not visible from the Highway 1 scenic viewshed; 5) the residence complies with the maximum 40% lot coverage and 50% floor area ratio requirements which limit the mass of a structure; and 6) the nonconforming walls have not been altered and alterations to the nonconforming areas are not proposed as a part of the project.

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 proposed residential use is consistent with the use and density requirements specified for the Urban Medium Residential (R-UM) land use designation in the County General Plan in that the primary use of the property will remain as one single family dwelling that is located close to Spreckles, a collector street, and to neighborhood and community shopping facilities. In addition, the resulting single family dwelling is in a location on the parcel which considers the steep terrain to the north and northwest and does not impact the surrounding environmental resources.

The conversion of a carport to residential area had minimal impact on the natural environment in



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that the footprint of the carport was not expanded, no grading or tree removal took place, and the conversion did not create an encroachment onto riparian resources. (General Plan Policy 8.2.2)

The resulting single family dwelling is proportionate to the parcel size in that it complies with the 40% maximum lot coverage, 50% maximum floor area ratio, and 28' maximum height limitations for a single family dwelling in the R-1-6 zone district. (General Plan Policy 8.6.1)

The existing residence is not significantly nonconforming and the conversion of a carport to residential space allows for an expansion of space while preserving existing housing stock. (General Plan Policy 8.4.2)

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 one single family dwelling currently exists on the subject property and the conversion of a carport to a master bedroom will not increase the number of bedrooms in the residence; therefore the expected level of traffic generated by the proposed project is not anticipated to increase from what currently exists.

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 exterior of the enclosed carport matches the exterior of the existing residence and the design of the residence is consistent with the style of other single family dwellings in the neighborhood. The carport enclosure does add to the visual mass of the structure from the street view; however, the development complies with the maximum 40% lot coverage and maximum 50% floor area ratio for the zone district which limit the mass of a residence. The enclosure of the carport does not impact available light, air and privacy between structures in that the residences across Moosehead Drive are located about 10 feet above the subject property and therefore would not benefit from the open carport.

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 carport enclosure creates a residence that is an appropriate scale and type of design to complement the aesthetic qualities of the surrounding properties and does not reduce or visually impact available open space in the surrounding area. The exterior of the enclosed carport matches the exterior of the existing residence and the design of the residence is consistent with the style of other single family dwellings in the neighborhood.

## Conditions of Approval

Exhibit A: Project Plans, 2 Sheets prepared by Ryan and Kyla Rodriguez, dated 11/30/09.

- I. This permit recognizes the enclosure of a carport to residential space. 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 permit 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. 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 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.
    2. Details showing compliance with Aptos/La Selva Fire Protection District.
    3. Plans shall include the removal of the shed in the rear yard.
    4. Plans shall include the removal of the chain link fence in the rear yard which encroaches onto the adjacent parcel(s).

5. Plans shall include the removal of the portions of decking and patio which encroach onto the adjacent parcel(s).
  6. Elevations and floor plans shall be accurate and consistent in dimension.
- 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.
  - C. Submit an elevation certificate prepared and stamped by a licensed surveyor or civil engineer.
  - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - F. 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.
- 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.

- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

**Please note: This permit expires 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,**

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**will void the development permit, unless there are special circumstances as determined by the Planning Director.**

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

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

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

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Steve Guiney  
Deputy Zoning Administrator

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Samantha Haschert  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 09-0183  
Assessor Parcel Number: 042-066-21  
Project Location: 321 Moosehead Drive

**Project Description: Proposal to recognize the conversion of a carport to habitable space.**

**Person or Agency Proposing Project: Ryan and Kyla Rodriguez**

**Contact Phone Number: (831) 227-3401**

- 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:**

Recognition of the conversion of a carport to habitable space with no expansion of the structure.

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.

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POR. APTOS RANCHO  
SEC. 18, T.11S., R.1E. M.D.B. & M.

Tax Area Code  
69-270 69-273

42-06

STATE HWY

HWY

1

1" = 100'

Bk.41  
56

Bk.41  
04

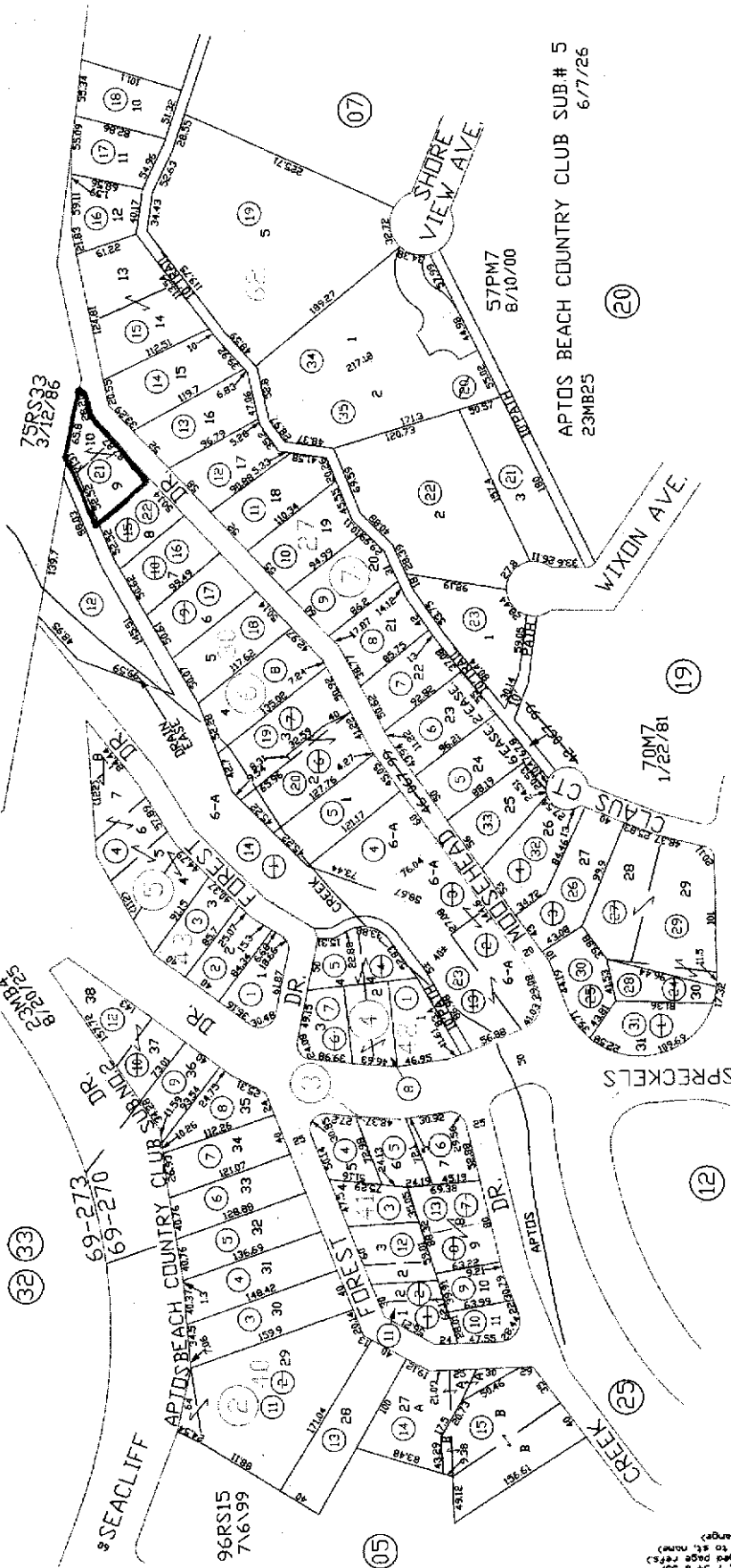
32 33

69-273  
69-270

96RS15  
7/6/99

75RS33  
3/12/86

15/21



Electronically Reborn 1/22/97  
Rev 1/27/99 (from pg 5) re  
Rev 8/14/98 (CA CONSOLIDATION)  
Rev 8/15/99 (CA 96RS15)  
Rev 8/15/99 (CA 96RS15) 7-34 & 35  
Rev 8/17/01 (CA 96RS15) 7-34 & 35  
Rev 8/17/03 (CA 96RS15) 7-34 & 35  
Rev 8/17/03 (CA 96RS15) 7-34 & 35  
Rev 6/7/04 (CA 96RS15) 7-34 & 35

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

Assessor's Map No. 42-06  
County of Santa Cruz, Calif.  
Jan. 1997

**EXHIBIT E**

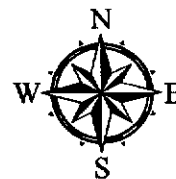


# Location Map



### LEGEND

-  APN: 042-066-21
-  Assessors Parcels
-  Streets
-  State Highways

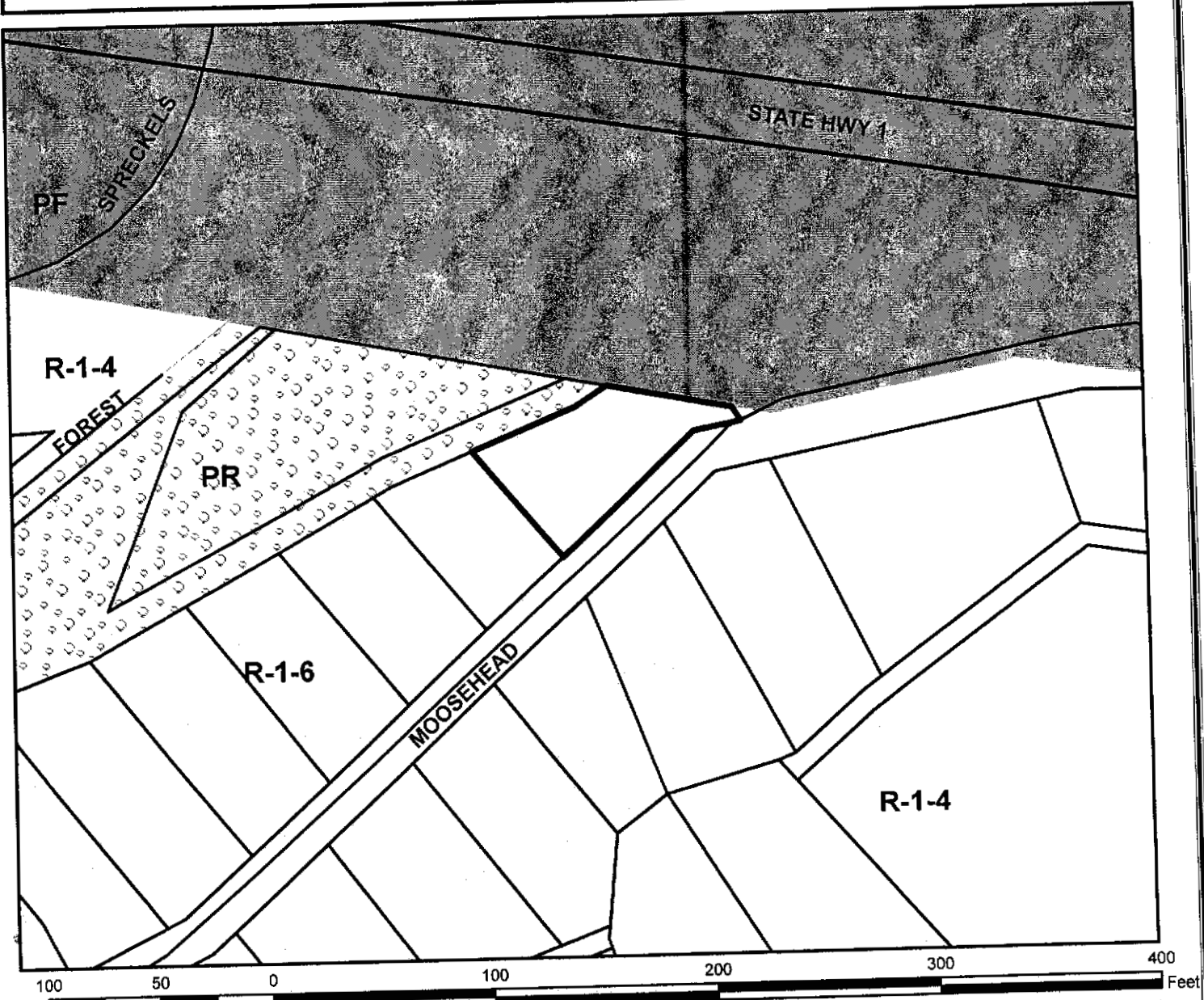


Map Created by  
County of Santa Cruz  
Planning Department  
June 2009





# Zoning Map



### LEGEND

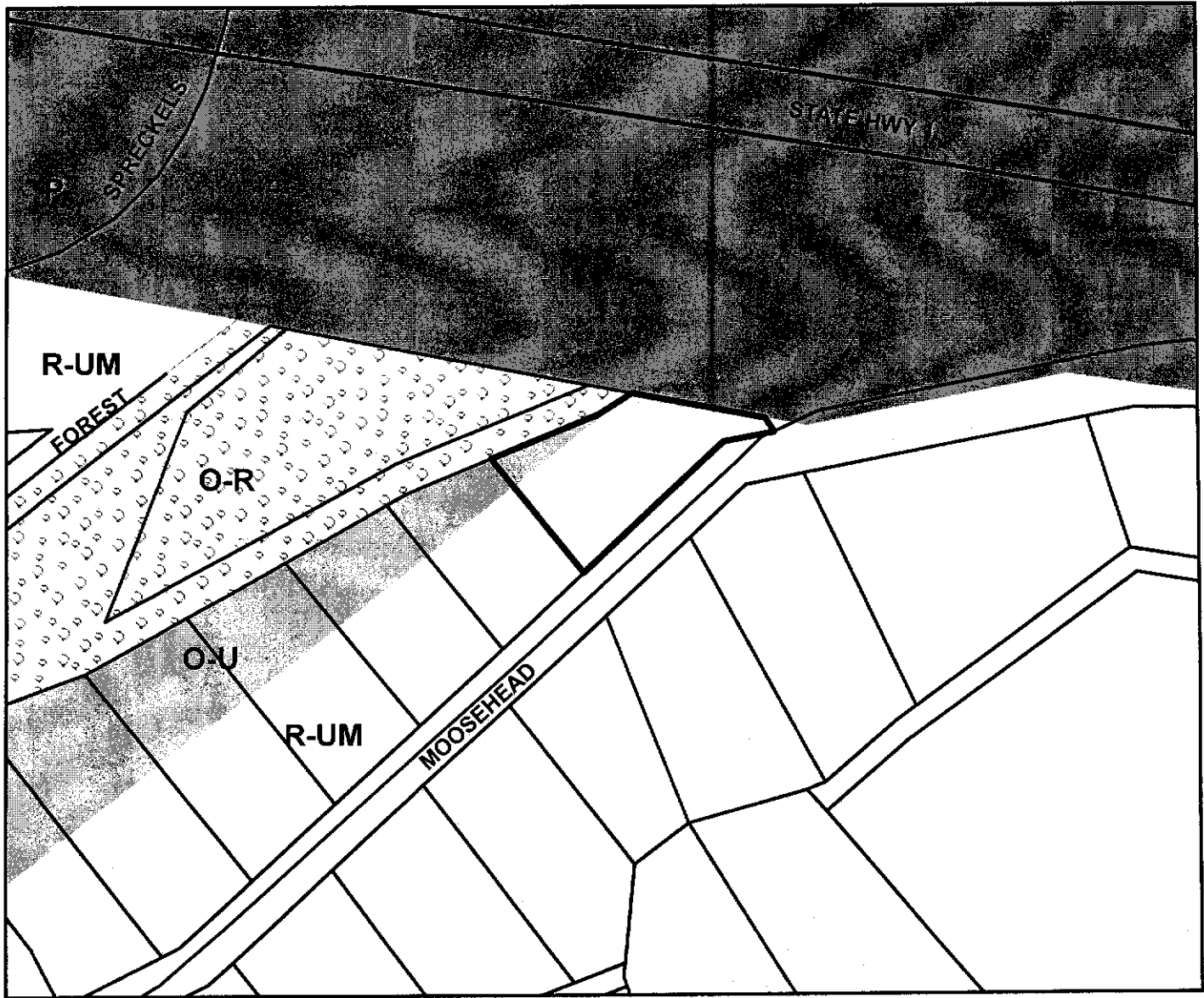
- APN: 042-066-21
- Assessors Parcels
- Streets
- State Highways
- RESIDENTIAL-SINGLE FAMILY**
- PARK
- PUBLIC FACILITY



Map Created by  
County of Santa Cruz  
Planning Department  
June 2009



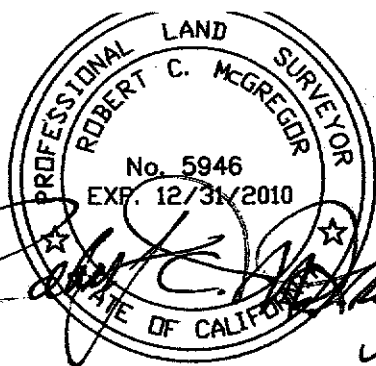
# General Plan Designation Map



**LEGEND**

- APN: 042-066-21
- Assessors Parcels
- Streets
- State Highways
- Residential - Urban Medium Density
- Urban Open Space
- Parks and Recreation
- Public Facilities

Map Created by  
 County of Santa Cruz  
 Planning Department  
 June 2009

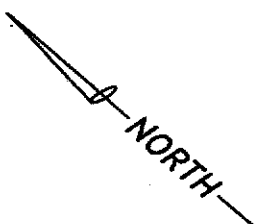


**CALIFORNIA STATE  
HIGHWAY**

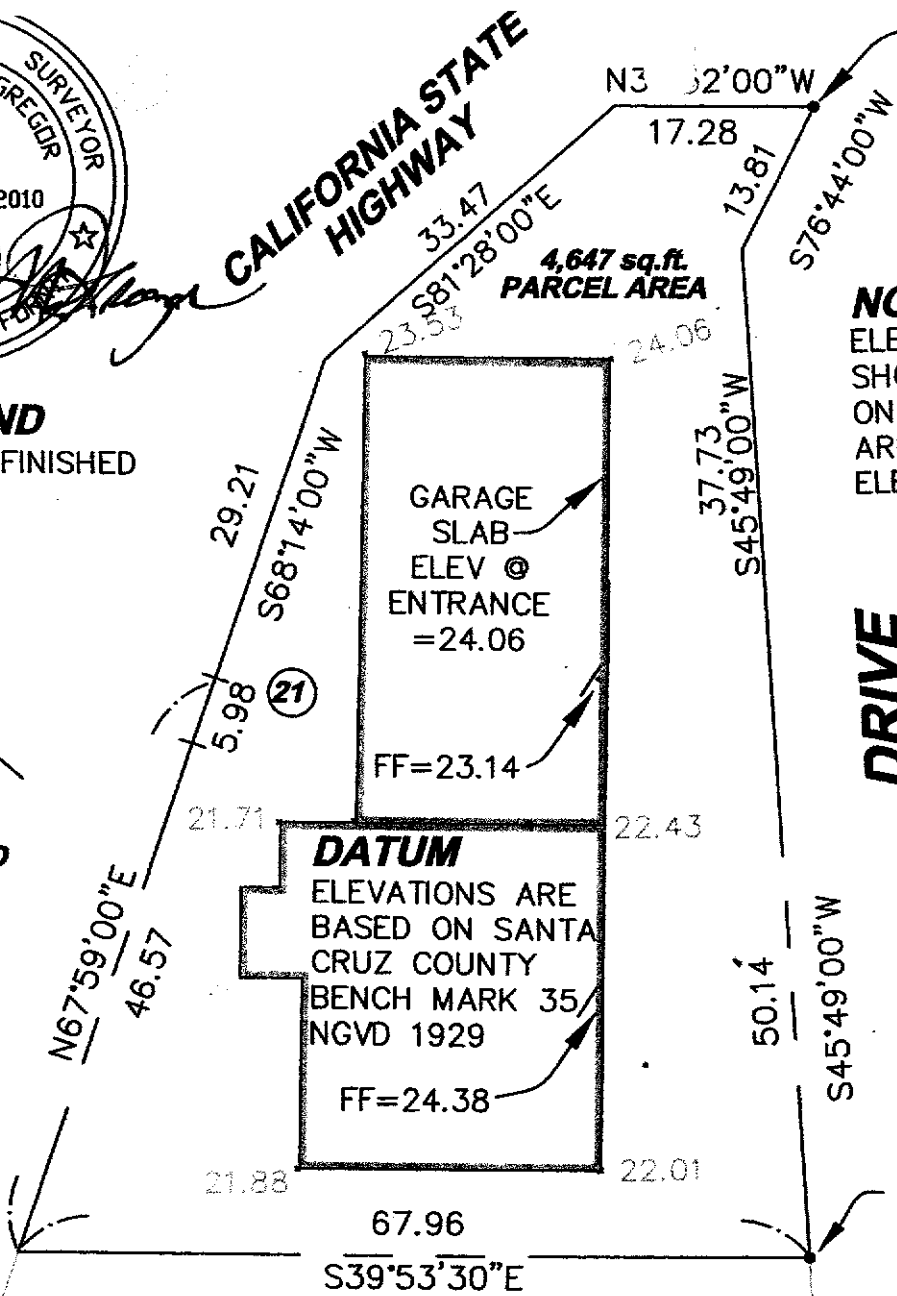
FD 1" IP  
LS 2268

**LEGEND**  
FF SIGNIFIES FINISHED  
FLOOR

**NOTE**  
ELEVATIONS  
SHOWN IN RED  
ON THIS SHEET  
ARE AT GRADE  
ELEVATIONS.



SEE RECORDED  
MAP 75M33



FD 1" IP  
LS 2268

**SURVEYOR'S MAP**  
PREPARED AT THE REQUEST OF  
**RYAN RODRIGUEZ**  
APN 042-066-21 SCALE: 1"=16'  
**MCGREGOR LAND SURVEYS**  
PH 831-479-1953 P.O. BOX 1871  
SOQUEL CA. 95073 SANTA CRUZ COUNTY, CA

**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:** Samantha Haschert  
**Application No.:** 09-0183  
**APN:** 042-066-21

**Date:** January 29, 2010  
**Time:** 15:14:22  
**Page:** 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON JUNE 16, 2009 BY ANTONELLA GENTILE =====  
Provide a survey showing the existing elevations surrounding the structure that has been prepared, signed and stamped by a licensed surveyor. ===== UPDATED ON SEPTEMBER 2, 2009 BY ANTONELLA GENTILE =====  
Project complete per Environmental Planning.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON JUNE 16, 2009 BY ANTONELLA GENTILE =====  
This parcel is mapped within the FEMA floodplain. The base flood elevation (BFE) in this area is 22 feet. Any addition to or conversion of the FEMA-compliant portion of the home must be built in compliance with FEMA regulations. Therefore the proposed new habitable space must be elevated so that the lowest floor and the top of the highest horizontal structural member which provides support directly to the lowest floor, and all elements that function as part of the structure, shall be elevated at least one foot above the one-hundred year BFE (see section 16.10.070 (f)). Once a survey of the adjacent grade is received, compliance with this and other related codes found in Chapter 16.10 of County Code can be determined. ===== UPDATED ON SEPTEMBER 2, 2009 BY ANTONELLA GENTILE =====  
Condition of approval:

Prior to building permit final, provide an elevation certificate prepared and stamped by a licensed surveyor or civil engineer.

Special note to applicant: If you are currently required to have flood insurance by your lender, obtaining a letter of map revision (LOMA) from FEMA may reduce or remove that requirement. See [www.fema.gov](http://www.fema.gov) for more information. The elevation certificate, required as a condition of this permit, will be required by FEMA as part of the application.

**Code Compliance Completeness Comments**

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

Reviewed an approved application 09-0183. Application address all the violation.  
(LM) ===== REVIEW ON JUNE 5, 2009 BY LAURA MADRIGAL =====  
NO COMMENT

**Code Compliance Miscellaneous Comments**

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

===== REVIEW ON JUNE 5, 2009 BY LAURA MADRIGAL =====  
NO COMMENT

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON JUNE 15, 2009 BY ANWARBEG MIRZA =====

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Discretionary Comments - Continued

Project Planner: Samantha Haschert  
Application No.: 09-0183  
APN: 042-066-21

Date: January 29, 2010  
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Page: 2

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NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 15, 2009 BY ANWARBEG MIRZA =====  
NO COMMENT