



Staff Report to the Zoning Administrator

Application Number: **09-0414**

Applicant: Christopher Sandman
Owner: Edward B. and Alice M. Soto
APN: 027-042-10

Agenda Date: September 3, 2010
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing attached garage and construct a two-story addition, including a new first-floor garage and a second-floor bedroom, for an existing single-family dwelling.

Location: The property is located approximately 300 feet west of the intersection of 7th Avenue and Eaton Street, one parcel north of the intersection of 6th Avenue and Eaton on the west side of 6th Avenue.

Supervisory District: 3rd District (District Supervisor: Neal Coonerty)

Permits Required: Coastal Development Permit, Residential Development Permit and Design Review

Technical Reviews: Geotechnical study (soils report).

Staff Recommendation:

- Certify that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approve Application 09-0414, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	4,400 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	residential
Project Access:	Driveway from 6 th Avenue

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

Planning Area: Live Oak
Land Use Designation: R-UH, Urban High Residential, Yacht Harbor Special Community
Zone District: R-1-3.5, Single-Family Residential, 3,500 square foot minimum parcel size
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. 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 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: Inside Outside
Water Supply: City of Santa Cruz Water District
Sewage Disposal: County Sanitation
Fire District: Central Fire District
Drainage District: Zone 5

History

According to Assessor's records, the existing single-family dwelling on the subject property is approximately 800 square feet, with an attached 480 square foot garage, and was built around 1940. Building Permit # 2276 was issued on July 1, 1957 to demolish a chicken coop. Building Permit # 4513 was approved September 16, 1958 for construction of a fireplace.

Project Setting

The property is near the Santa Cruz Yacht Harbor in the Harbor Area Special Community and is within the Redevelopment Agency project area. The area is characterized by small, densely-developed parcels with a mix of smaller, often non-conforming older "beach house" dwellings and larger new structures built to maximum site standards. Parcels are generally of similar or smaller size than the subject parcel, and parking can be a challenge due to the proximity of Twin Lakes Beach and the Yacht Harbor.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 4,400 square feet, located in the R-1-3.5 (Single-Family Residential, 3,500 square foot minimum parcel size) zone district, a designation that allows residential uses. The proposed addition to an existing single-family residence is a principal

permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Residential) General Plan designation. Allowable lot coverage is 40%, and the proposed addition/renovation will result in lot coverage of 39.7%. Allowable Floor Area Ratio (FAR) is 50%, and the proposed addition/renovation will result in an FAR of 49.7%. Parking for four cars is provided on site.

The setback standards for the R-1-3.5 zone district are 15 feet front and rear, and 5 feet for each side. The existing residence is non-conforming for the front, rear and one side yard. However, less than 50% of the non-conforming walls are proposed for alteration (24.95%), so the existing non-conforming setbacks can be allowed to continue. Demolition and reconstruction of the existing garage will result in a less non-conforming rear setback, and new roof dormers and gables will maintain a minimum of a 5-foot side setback from the property lines.

While site standards for the R-1-3.5 zone district specify a minimum front setback of 15 feet, County Code Section 13.10.323.e.7 allows for a reduced setback with front yard averaging. The parcel adjacent to the south has a 6-foot front setback, and the parcel adjacent to the north has a 15-foot front setback, so a reduction to a 10-foot, 7-inch averaged front setback is allowable, and the proposed new front setback would be 13 feet, 2 inches. The proposed height would not exceed the allowable 28-foot maximum.

Local Coastal Program Consistency

The proposed addition to an existing single-family residence 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 and integrated with the character of the surrounding neighborhood. Other parcels in the area are also developed with single-family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range. The project site is not located between the shoreline and the first public road, is not identified as a priority acquisition site in the County's Local Coastal Program and the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed addition to an existing single-family residence was reviewed by the County Urban Designer on December 10, 2009, and complies with the requirements of the County Design Review Ordinance. The proposed project will incorporate site and architectural design features such as a wood exterior finish, clean lines and a pitched roof in accordance with the specifications of the Harbor Area Special Community Design Criteria in County Code Section 13.20.144. The proposed development will be visually compatible with 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 15301(e), Existing Facilities, because the project is an addition to an existing single-family dwelling that will not result in a net increase of more than 50% of the existing floor area.

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 **09-0414**, 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

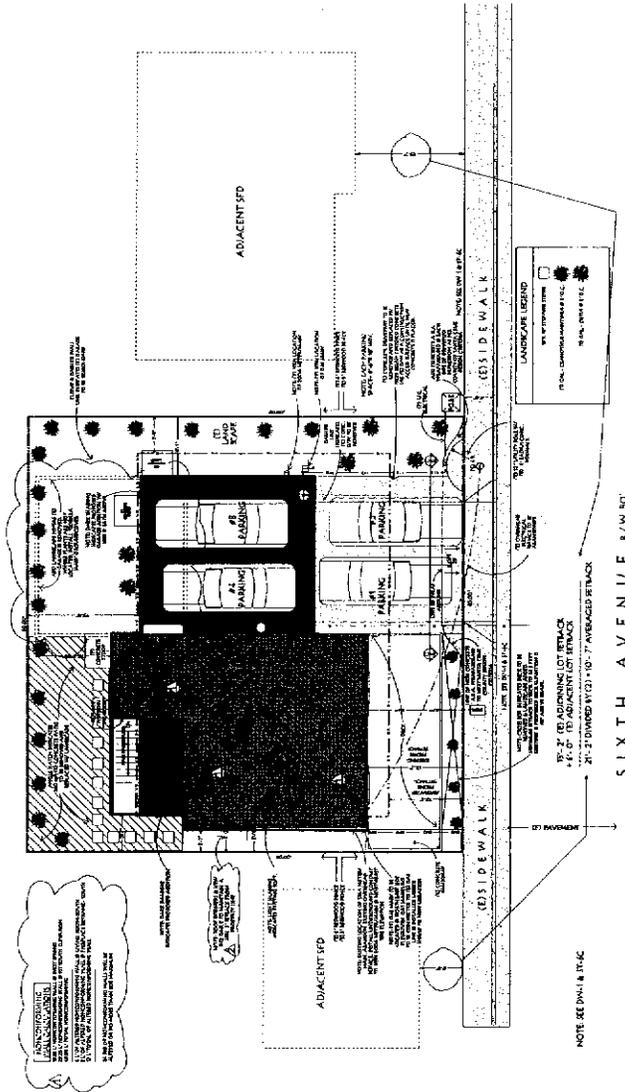
Report Prepared By: Alice Daly
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3140
E-mail: pln401@co.santa-cruz.ca.us



SITE PLAN
 TO LANDSCAPE PLAN
 SCALE 1/8" = 1'-0"
 LOT AREA = 3000 SQ FT
 NO PROPOSED GRADING
 PARCEL IS FLAT W/ AN
 ASSUMED 88.00' ELEV.

UTILITY DISTRICTS:
 WATER, SANTA CRUZ CITY
 GAS SERVICE: POBE
 ELECTRICAL: POBE
 SEWER: SANTA CRUZ COUNTY

NOTE: ALL CONTOURS ARE ASSUMED, ARE BASED ON A SINGLE SURVEY AND MAY BE DISCOVERED TO BE DIFFERENT. SUBJECT TO A COMPLETE SURVEY.



SIXTH AVENUE R/W 50'
 3DIE "ARTISAN LAP" W/ 7' EXPOSURE

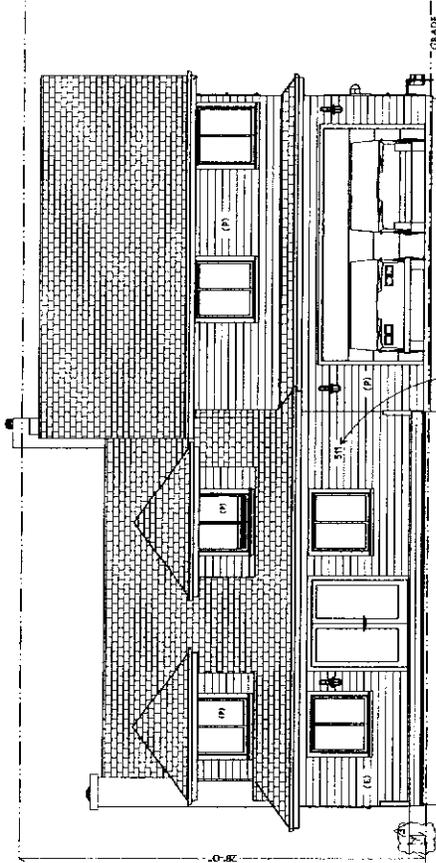
A.P.N. 027-042-10

AREA CALCULATIONS

1. PARCELS	801.4232 ACRES
2. A.P.N.	027-042-10
3. LOT AREA	3,000 SQ FT
4. ALLOWABLE LOT COVERAGE	40%
5. LOT COVERAGE	1,200 SQ FT
6. EXPOSED AREA	1,200 SQ FT
7. EXPOSED PERCENT	40%
8. TOTAL LOT COVERAGE	1,200 SQ FT
9. MAXIMUM OF 100 PERCENT	3,000 SQ FT
10. FLOOR AREA RATIO (FAR)	0.40
11. EXPOSED AREA PER 100 SQ FT	40%
12. EXPOSED PERCENT	40%
13. EXPOSED PERCENT	40%
14. EXPOSED PERCENT	40%
15. EXPOSED PERCENT	40%
16. EXPOSED PERCENT	40%
17. EXPOSED PERCENT	40%
18. EXPOSED PERCENT	40%
19. EXPOSED PERCENT	40%
20. EXPOSED PERCENT	40%
21. EXPOSED PERCENT	40%
22. EXPOSED PERCENT	40%
23. EXPOSED PERCENT	40%
24. EXPOSED PERCENT	40%
25. EXPOSED PERCENT	40%
26. EXPOSED PERCENT	40%
27. EXPOSED PERCENT	40%
28. EXPOSED PERCENT	40%
29. EXPOSED PERCENT	40%
30. EXPOSED PERCENT	40%

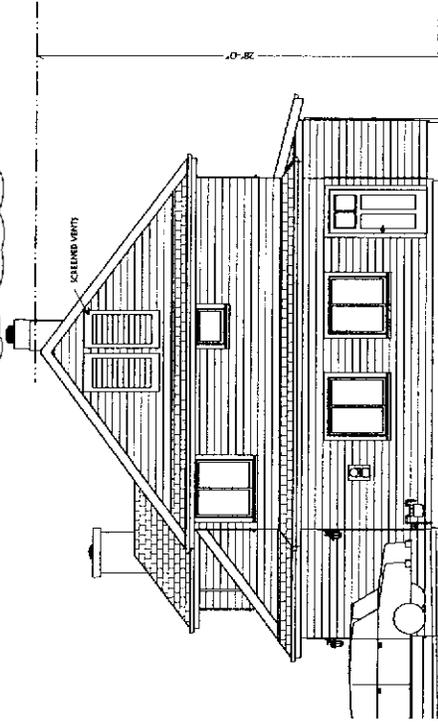
REVISION BLOCK

NO.	DATE	DESCRIPTION
1	5-20-10	ISSUED FOR PERMITS
2	5-20-10	ISSUED FOR PERMITS
3	5-20-10	ISSUED FOR PERMITS
4	5-20-10	ISSUED FOR PERMITS
5	5-20-10	ISSUED FOR PERMITS
6	5-20-10	ISSUED FOR PERMITS
7	5-20-10	ISSUED FOR PERMITS
8	5-20-10	ISSUED FOR PERMITS
9	5-20-10	ISSUED FOR PERMITS
10	5-20-10	ISSUED FOR PERMITS



(P) EAST ELEVATION

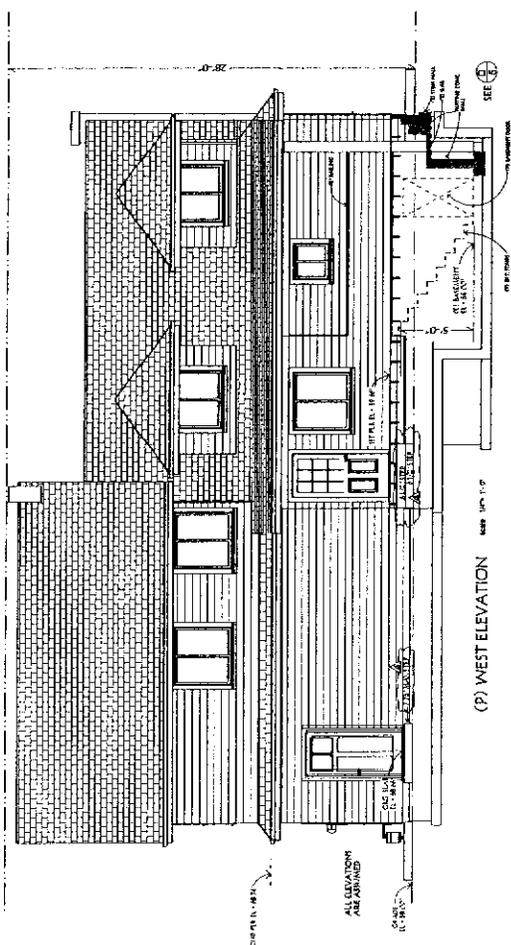
ADDRESS NUMBERS TO BE LOCATED TO THE RIGHT OF FRONT DOOR. THE ADDRESS NUMBERS SHALL BE A COLOR COORDINATED TO THE BACKGROUND.



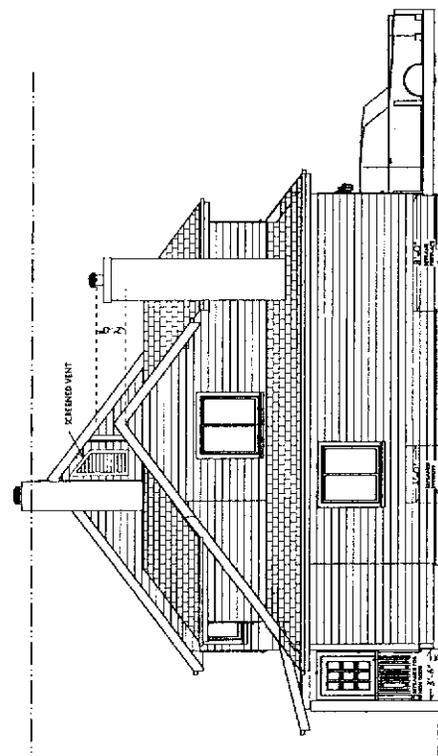
(P) NORTH ELEVATION

EXTERIOR - HORIZONTAL CEMENTITIOUS
HANDS (PARTISAN LAPP SIDING W/7\"/>

NOTE: SEE SHEET #6
FOR (E) ELEVATIONS



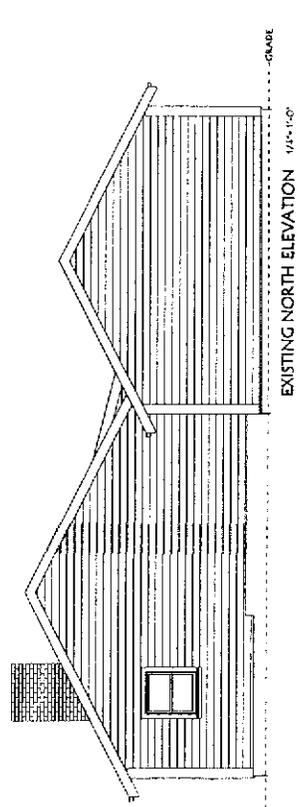
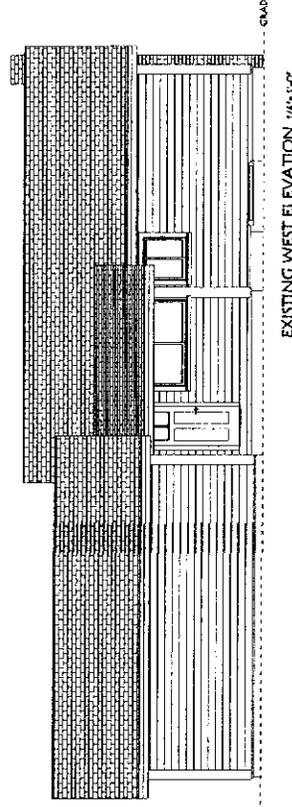
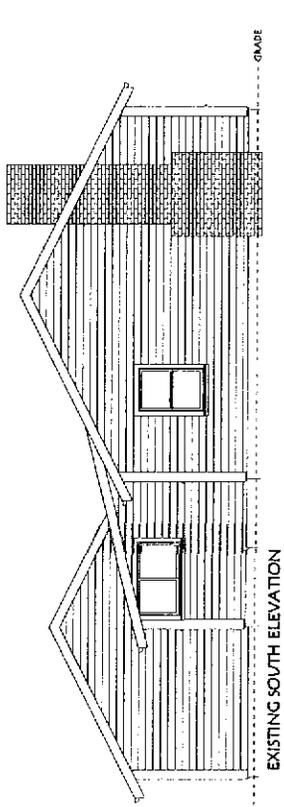
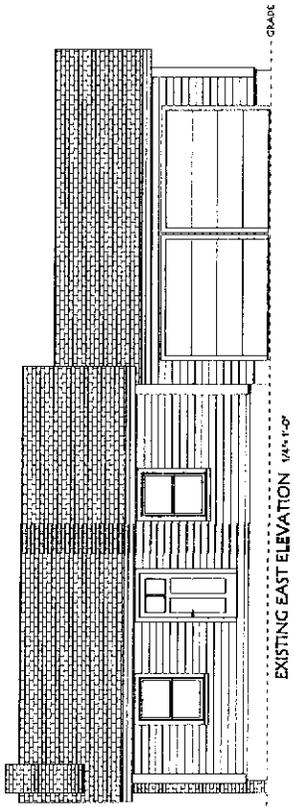
(P) WEST ELEVATION



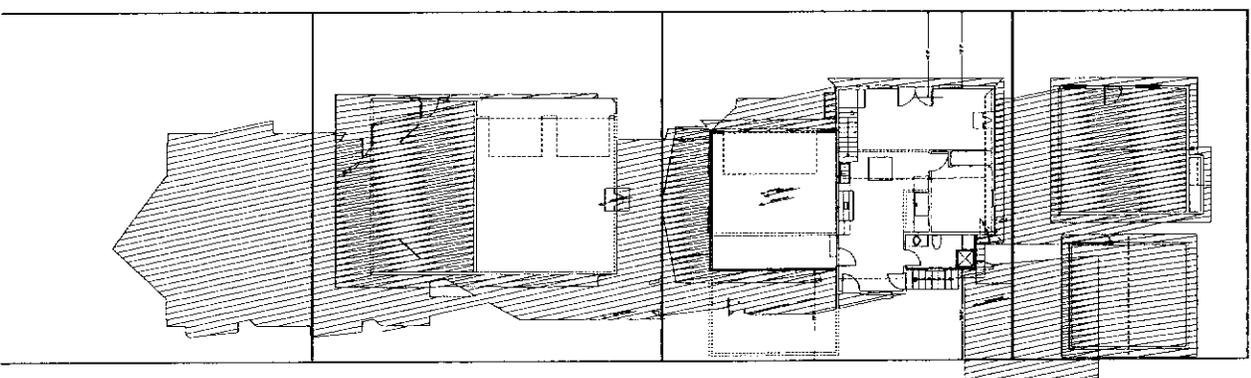
(P) SOUTH ELEVATION

NO.	DATE	REVISION
1	5-09-10	ISSUED FOR PERMITS
2	5-09-10	FINAL APPROVAL
3	5-09-10	ISSUED FOR PERMITS
4	5-09-10	FINAL APPROVAL
5	5-09-10	ISSUED FOR PERMITS
6	5-09-10	FINAL APPROVAL
7	5-09-10	ISSUED FOR PERMITS
8	5-09-10	FINAL APPROVAL
9	5-09-10	ISSUED FOR PERMITS
10	5-09-10	FINAL APPROVAL

A.P.N. 027-042-10



SIXTH AVENUE



EATON STREET
SHADOW PLAN 12-27-84 4:20 PM

REVISION BLOCK	DATE	BY	APP

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-1-3.5 (Single-Family Residential, 3,500 square foot minimum parcel size) zone district, a designation that allows residential uses. The proposed new garage and second-story addition is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UH (Urban High Residential) General Plan designation.

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 development is consistent with the surrounding Harbor Area Special Community neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors and materials shall be natural in appearance and complementary to the site; the development site 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 the project site is not located between the shoreline and the first public road. Consequently, the proposed new garage and second-story addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, 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 new garage and second-story addition is 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-1-3.5 (Single-Family Residential, 3,500 square foot minimum parcel size) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Parcels in the area are developed with single-family dwellings. Size and architectural styles in the area vary, 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 garage and second-story addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets 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 proposed new garage and second-story addition 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 that the primary use of the property will be one single-family residence that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed new garage and second-story addition to the existing single-family residential use is consistent with the use and density requirements specified for the R-UH (Urban High Residential) land use designation in the County General Plan.

The proposed new garage and second-story addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family residence with the proposed new garage and second-story addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood. A shadow study of the proposed addition has been reviewed, and all eaves and roof lines will maintain a minimum 5-foot side setback.

The proposed new garage and second-story addition will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed new garage and second-story addition to an existing single-family dwelling can maintain its existing non-conforming setbacks and will comply with the other site standards for the R-1-3.5 zone district

(including lot coverage, floor area ratio, height, and number of stories). The proposal will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

The Harbor Area Special Community Design Criteria been adopted for this portion of the County, and the proposed new garage and second-story addition to an existing residence will be in compliance with the stated criteria by incorporating site and architectural design features such as a wood exterior finish, clean lines and a pitched roof that are in character with a beach community.

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 garage and second-story addition to an existing residence is to be constructed on an existing developed lot. The proposed project will not generate any additional traffic and thus 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 structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed new garage and second-story addition to an existing residence is consistent with the land use intensity and density of the neighborhood. The area is characterized by small, densely-developed parcels with a mix of smaller, often non-conforming older "beach house" dwellings and larger new structures built to maximum site standards

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 garage and second-story addition to an existing residence will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed project will incorporate site and architectural design features such as a wood exterior finish, clean lines and a pitched roof in accordance with the specifications of the Harbor Area Special Community Design Criteria in County Code Section 13.20.144. The proposed development will be visually compatible with surrounding land uses and the natural landscape.

Conditions of Approval

Exhibit A: Project plans, 7 pages, by CadHomes, dated May 12, 2010.

- I. This permit authorizes the demolition of an existing attached garage and the construction of a new garage and second-story addition to an existing residence. 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 PublicWorks 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 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.

3. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site that clearly depict the total height of the proposed structure. Maximum height is 28 feet.
 4. Details showing compliance with fire department requirements.
- 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. 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. Provide required off-street parking for 2 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.
 - G. 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. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this

development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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

Application #: 09-0414
APN: 027-042-10
Owner: Edward B. & Alice M. Soto

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: _____

Steven Guiney
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: 09-0414
Assessor Parcel Number: 027-042-10
Project Location: 511 6th Avenue, Santa Cruz, CA 95062

Project Description: Proposal to demolish an existing attached garage and construct a two-story addition, including a new bedroom, for an existing single-family dwelling.

Person or Agency Proposing Project: Christopher Sandman

Contact Phone Number: 831-345-6892

- 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: CEQA Section 15301(e), Existing Facilities

F. Reasons why the project is exempt:

The project is an addition to an existing single-family dwelling that will not result in a net increase of more than 50% of the existing floor area.

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

Alice Daly, Project Planner

Date: _____

FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

**POR. OF S.W. 1/4 SEC. 17,
 T.11S., R.1W., M.B.D. & M.**

**Tax Area Code
 82-040**

27-04

**Bk 26
 28**

**48P/M63
 2/14/1989**



Electronically Redrawn 8/1/98 m
 Rev 10/19/07 1d (Spain Adjustment)
 Rev 12/31/07 C8 (7.0589157 & S8, 4.11 & 1.12)

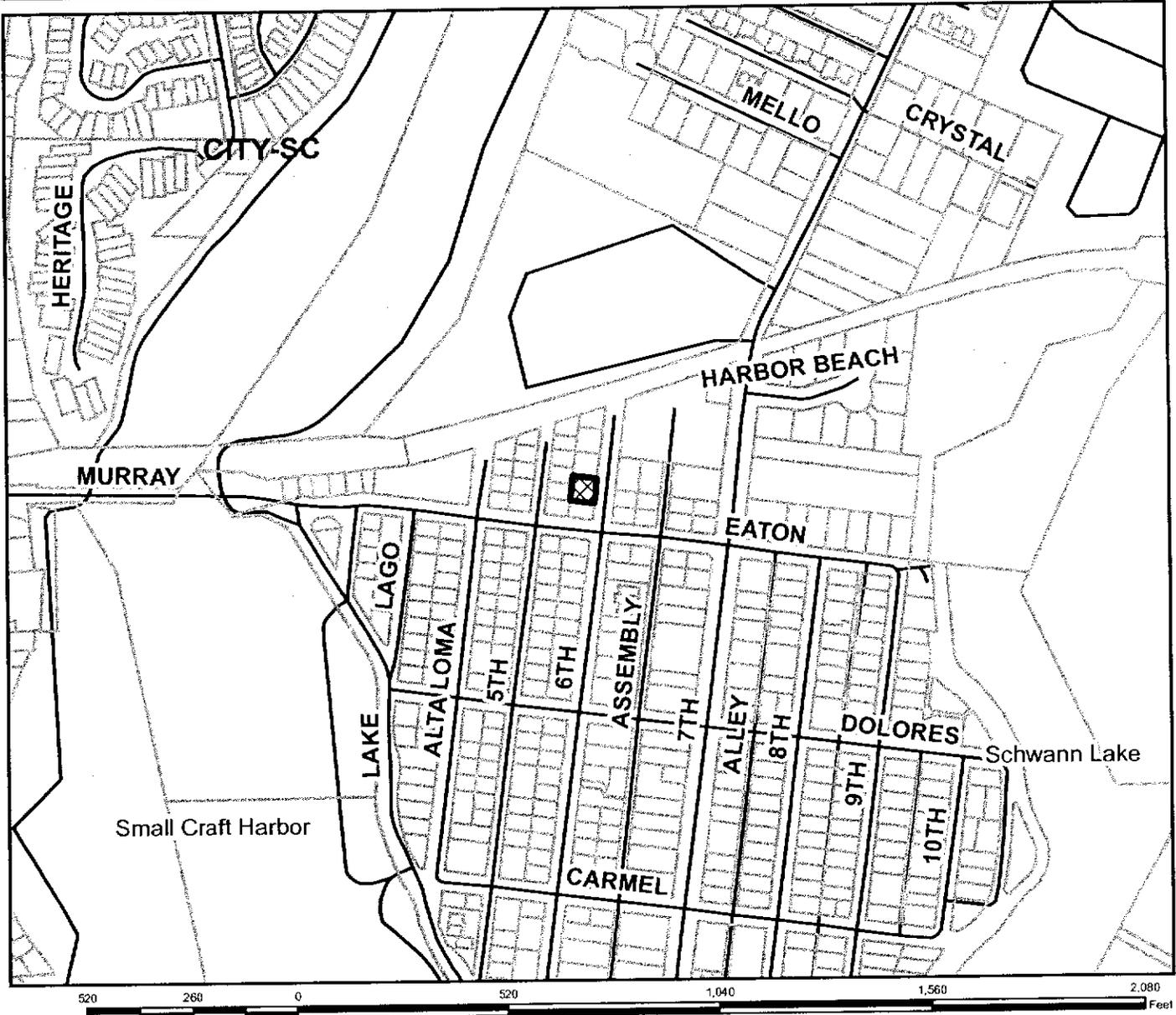
**LAKESIDE RESUB.
 POR. OF VENICE ADD.
 18MB53 9/30/1924**

**ASSEMBLY RESUB.
 POR. OF TWIN LAKES PARK
 15MB25 5/15/1909**

**Assessor's Map No. 27-04
 County of Santa Cruz, Calif.
 Aug. 1998**

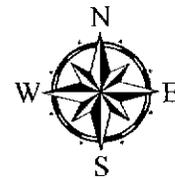


Location Map



LEGEND

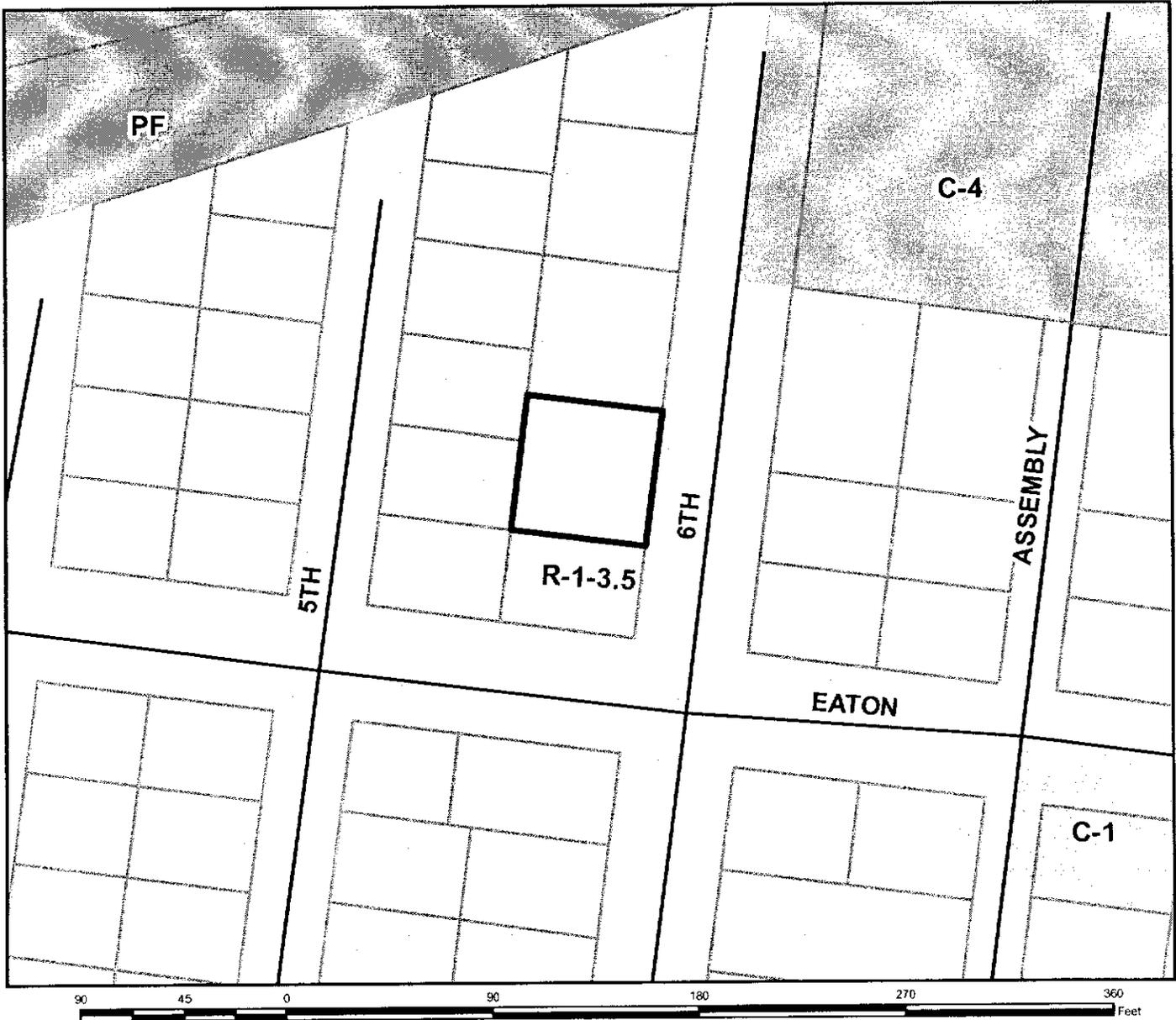
-  APN: 027-042-10
-  Assessors Parcels
-  Streets
-  SANTA CRUZ
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
January 2010



Zoning Map



LEGEND

APN: 027-042-10

Assessors Parcels

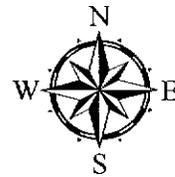
Streets

RESIDENTIAL-SINGLE FAMILY

COMMERCIAL-NEIGHBORHOOD

COMMERCIAL-SERVICE

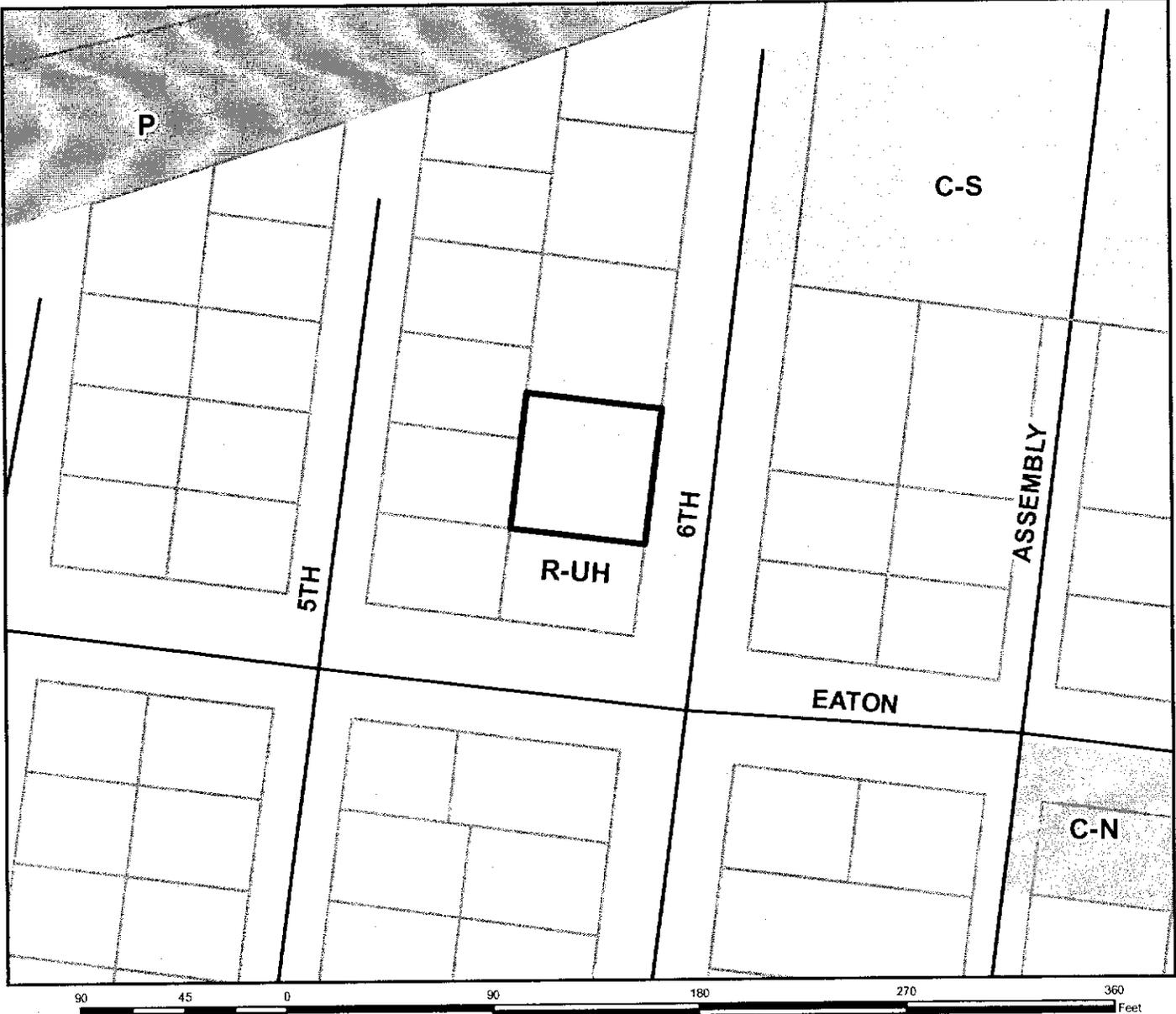
PUBLIC FACILITY



Map Created by
County of Santa Cruz
Planning Department
January 2010



General Plan Designation Map



LEGEND

APN: 027-042-10

Assessors Parcels

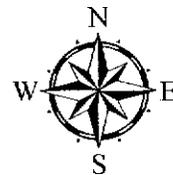
Streets

Residential - Urban High Density

Commercial-Service

Commercial-Neighborhood

Public Facilities



Map Created by
County of Santa Cruz
Planning Department
January 2010