



Staff Report to the Zoning Administrator

Application Number: **131282**

Applicant: Ron Powers
Owner: Randall and Javonne Kreuger
APN: 046-171-14

Agenda Date: May 2, 2014
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to demolish an unpermitted 943 square foot carport and to construct a 495 square foot detached garage with a 0-foot front setback and 0-foot side setback, resulting in 55% total lot coverage and a 55% floor area ratio, and to recognize existing seven foot tall wood fences along the side yard property lines, on a site with an existing 572 square foot residence in the R-1-6 zone district. Requires a Coastal Development Permit, a Variance, and an Over-height Fence approval.

Location: The property is located on the north side of Sunset Drive, approximately 800 feet east of Sunset Beach road, and approximately $\frac{3}{4}$ of a mile south of San Andreas Road within the San Andreas Planning area.

Supervisory District: 2nd District (District Supervisor: Friend)

Permits Required: Coastal Development Permit, Variance, Over-Height Fence Approval
Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act (CEQA).
- Approval of Application 131282, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	1,992 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Sunset Drive (40 foot wide private right-of-way)

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

Planning Area: San Andreas
Land Use Designation: R-UL (Urban Low Residential)
Zone District: R-1-6 (Single family residential - 6,000 square feet minimum)
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: Mapped scenic resource
Drainage: Existing drainage adequate, no appreciable changes proposed
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Sunset Beach Mutual Water Company
Sewage Disposal: Septic
Fire District: Pajaro Valley
Drainage District: Outside drainage district

History

The subject property contains an existing 572 square foot single family dwelling originally constructed as a garage in the 1970's without a building permit. The property also contains an existing 943 square foot garage. The house was later determined to be a legal residence by Judge Black following litigation. However, Judge Black determined that the existing carport was not legally constructed and required it to be demolished or permitted.

The applicant proposes to demolish the existing carport and to construct a proposed 517 square foot garage. Demolition of the carport would resolve the violation.

Project Setting

The property is located within the Sunset Beach subdivision on the north side of Sunset Drive. The parcel is approximately 1,902 square feet in size and contains a ten foot wide easement for the Sunset Mutual Water Company, located along the north side of the property. The property contains an existing 572 square foot single family dwelling located at the rear of the property within the side and rear yard and an existing 943 square foot carport situated at the front of the property, located zero feet from the side property line and straddling the front property line and

private right-of-way. An unpermitted seven foot tall fence is located along both side yard property lines.

The subject property is surrounded mostly by similarly small sized properties with exception of the property situated west of the subject property, which is slightly over an acre in size, and containing an existing dwelling at the rear of the property and a driveway adjoining the west side yard of the subject property line, and an approximately 6000 square foot parcel, containing a single family dwelling, located to the northwest.

The neighborhood is zoned R-1-6 and is mostly comprised of parcels significantly less than the minimum 6000 square foot parcel size and containing exceptionally small one and two story dwellings with carports and garages located within the front setback area similar to the subject property. This neighborhood has a history of variances due to the small size of properties.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 1,902 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 proposed garage is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UL) Urban Low Residential General Plan designation.

Proposed fencing in excess of three feet within the front yard and 6 feet within the side is permitted with an over height fence approval. Given the location of the dwelling a minimum of 12 feet back from the paved roadway, sight distance issues have not been an issue and would not be an issue in the future and would continue to provide privacy to the property.

Variance

The subject property size is significantly smaller than the minimum lot size required by the R-1-6 zone district standard 6000 square feet; and the parcel contains a 10 foot wide easement for the Sunset Mutual Water Company, which further restricts development. These two facts are the special circumstances relating to the project that constrain development of the property more than others in the vicinity.

Most other properties in the neighborhood have some type of covered parking for protection from the harsh coastal climate and allow for safe enclosed space in this relatively remote and isolated coastal subdivision. Approval of a variance to the front yard setback is not unique to the neighborhood and the adjacent home is also non-conforming to the front setback (about five feet).

The zero-foot front setback to the garage will not obstruct line of sight for vehicles or pedestrians since the actual traveled roadway of Sunset Drive is 12 feet from the garage entrance (at the closest point). The zero-foot side setback will have no negative impact to the neighborhood and will have no impact on the immediate closest neighbor as their house is located on the other side of the parcel, away from this property line. The previous granting of multiple variances by the County recognizes that the subdivision has low volume of traffic and many garages closer to the front property line have not proven to be a safety concern. The lot coverage and floor area ratio variances will not have a detrimental impact to the health, safety or welfare of the neighborhood

in that the scale of the existing house and proposed garage is consistent with the size and character of the existing development and neighborhood. Furthermore, the proposed replacement structure reduces the overall size of the current structure, which is in greater conformance to the site standards.

The granting of the variance to the setbacks, lot coverage and floor area ratio does not add a special benefit to the property that other properties do not already have. There are several front yard variances to garages in the subdivision. Attached are photos of surrounding properties containing garages within the front setback (Exhibit D). The resulting modest development of 572 square foot house and a 495 square foot garage is consistent with reasonable development for a property of this size in the R-1-6 district and is still substantially smaller than most homes in general.

Local Coastal Program Consistency

The proposed garage 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. Developed parcels in the area contain single family dwellings with garages of similar size and design. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. In addition, the property is located on the north side of the street. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Although the property is located within the scenic resource area, the proposed garage does not alter the visual character of the neighborhood or surrounding area and is situated on the north side of the street where views are minimized. Furthermore, the structure is located in the context of other structures and will not result in any impacts to scenic resources.

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). A preliminary determination to issue an exemption was made (Exhibit A).

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 **131282**, 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: Sheila McDaniel
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Santa Cruz CA 95060
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E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

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: 131282

Assessor Parcel Number: 046-171-14

Project Location: 21 Sunset Drive, Watsonville, CA 95076

Project Description: Proposal to demolish an unpermitted 943 square foot carport and to construct a 495 square foot detached garage with a 0-foot setback and 0-foot side setback, resulting in 55% lot coverage and 55% floor area ratio; and to recognize existing residence.

Person or Agency Proposing Project: Ron Powers

Contact Phone Number: 831 600-7401

- 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).
E. X **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Recognition of a residence and construction of a grage.

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

Sheila McDaniel, Project Planner

Date: _____

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 - 6,000 square feet), a designation that allows residential uses. The proposed residence and garage are principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low 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 proposed garage is consistent with the existing dwelling in terms of architectural style; the site is surrounded by lots developed to an urban density; the proposed materials and colors shall be natural in appearance and complementary to the existing dwelling; and the site is not adjacent to a public beach and though it is located within a designated scenic corridor the development is similar to other development around it and thus fits into the context of this residentially developed neighborhood and will otherwise not stand out from the existing character of the neighborhood.

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 although the project site is located between the shoreline and the first public road, the site does not have access to the shoreline because the site is located on the north inland side of the roadway with no physical access down to the beach. Two existing beach access ways are located within a quarter mile to the east and west. Consequently, the proposed garage will not interfere with public access to the beach. 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 structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the existing dwelling and surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single family

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Owner: Randall and Javonne Kreuger

residential - 6,000 square feet) 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 with attached and detached garages. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent 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 non-habitable accessory structure will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure is located back from the traveled roadway a sufficient distance and the structure is one story, which ensure access to these amenities.

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 non-habitable accessory structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single family residential - 6,000 square feet minimum) zone district as the primary use of the property will be one residential dwelling that meets all current site standards for the zone district. Where the property does not comply with site standards variance findings are attached.

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

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Low Residential (R-UL) land use designation in the County General Plan.

The proposed non-habitable accessory structure 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 non-habitable accessory structure will not adversely shade adjacent properties, and will meet current setbacks for the zone district. Where the property does not comply with site standards variance findings are attached.

The proposed non-habitable accessory structure will be properly proportioned to the parcel size and 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 non-habitable accessory replaces a larger structure in the same location and will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories)

and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. Where the property does not comply with site standards variance findings are attached.

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 non-habitable accessory structure is to be constructed on an existing residentially developed lot. The expected level of traffic is not anticipated to change as a result of construction of a garage and will not adversely impact existing roads or 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 non-habitable accessory structure is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed non-habitable accessory structure 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.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the parcel is extremely small at 1,902 square feet, which is significantly smaller than the minimum lot size required by the R-1-6 zone district standard 6000 square feet; and the parcel contains a 10 foot wide easement for the Sunset Mutual Water Company, which further restricts development. These two facts are the special circumstances relating to the project that constrain development of the property more than others in the vicinity. Most other properties in the neighborhood have some type of covered parking for protection from the harsh coastal climate and allow for safe enclosed space in this relatively remote and isolated coastal subdivision

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the variance to the front yard setback is not unique to the neighborhood and the adjacent home is also non-conforming to the front setback (about five feet). The 0-foot front setback to the garage will not obstruct line of sight for vehicles or pedestrians since the actual traveled roadway of Sunset Drive is 12 feet from the garage entrance (at the closest point). The intent of setbacks is partly for visual purposes, partly for safety and for light, air and open space. The 0-foot side setback will have no negative impact to the neighborhood and will have no impact on the immediate closest neighbor as their house is located on the other side of the parcel, away from this property line. The previous granting of multiple variances by the County recognizes that the subdivision has low volume of traffic and many garages closer to the front property line have not proven to be a safety concern. The lot coverage and floor area ratio variances will not have a detrimental impact to the health, safety or welfare to the neighborhood in that the scale of the existing house and proposed garage is consistent with the character of the neighborhood. Furthermore, the proposed replacement structure reduces the overall size of the current structure, which is in greater conformance to the site standards.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that granting of the variance to the setbacks, lot coverage and floor area ratio does not add a special benefit to the property that other properties do not already have. There are several front yard variances to garages in the subdivision. The resulting modest development of 572 square foot house and 495 square foot garage is consistent with reasonable development for a property of this size in the R-1-6 district. Furthermore, the proposed replacement structure will bring the property into greater conformance with the site standards.

Conditions of Approval

Exhibit D: Project Plans

- I. This permit authorizes demolition of an unpermitted 943 square foot carport and to construct a 517 square foot detached garage with a 0-foot front setback and 0-foot side setback, resulting in 55% total lot coverage and a 55% floor area ratio; and to recognize existing 7-foot tall wood fences along the side yard property lines, on a site with an existing 572 square foot residence in the R-1-6 zone district. Requires a Coastal Development Permit, a Variance, and an Over-height Fence approval. 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. 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in

addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.

2. Drainage and erosion control plans.
 3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- 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 the Public Works Department Stormwater Management section. Drainage fees will be assessed on the net increase in impervious area.
 - 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 Pajaro Valley Fire Protection District.
 - F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - G. Complete and record a Declaration of Restriction to construct a 495 square foot garage. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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 16.42.080 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 16.42.080, 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

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applicant.

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

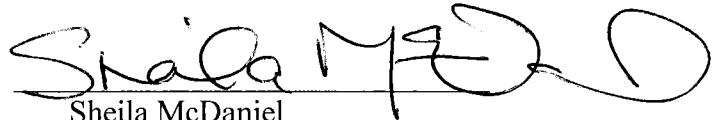
Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures 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: _____

Wanda Williams
Deputy Zoning Administrator



Sheila McDaniel
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.

**Kreuger Residence
21 Sunset Drive
Watsonville, CA 95076
APN: 046-171-14**

1. **Project Owner/Address:**
 1. Randy J. Janssen/Manager
 454 Brentwood Way
 Brentwood, TN 37026
 Tel: 615/354-9200

2. **Project Representative:**
 2. Powers Land Planning Inc.
 201 Powers
 Brentwood, TN 37026
 Tel: 615/600-7461

3. **Site APN:** D44-171-14

4. **Site Area:** 1,062 ac.±

5. **Estimate Amount:** as shown

6. **Consistency Type:** R-3

7. **Construction Type:** Type V

8. **Zone(s):** R-4, S
 General Permitted R-4, S

9. **Relocations:**
 Relocate - 15'
 Relocate - 15'
 Slope - 3 & 5'

10. **Property Lines:** and all other information from derived from field survey completed by M&E Coastal Engineers.

11. **Site:** is generally flat.

12. **Wood:** forest is natural cedar.

[illegible]

**21 Sunset Drive
Watsonville, CA
APN 046-171-14**

ON THE LANDS OF:
The Kreuger 1989 Trust
21 Sunset Drive
Watsonville, CA. 95076

Page#1	Kreuger-01	Size	V
Date	5/21/13	1 of 2	
Time	10:00 AM		

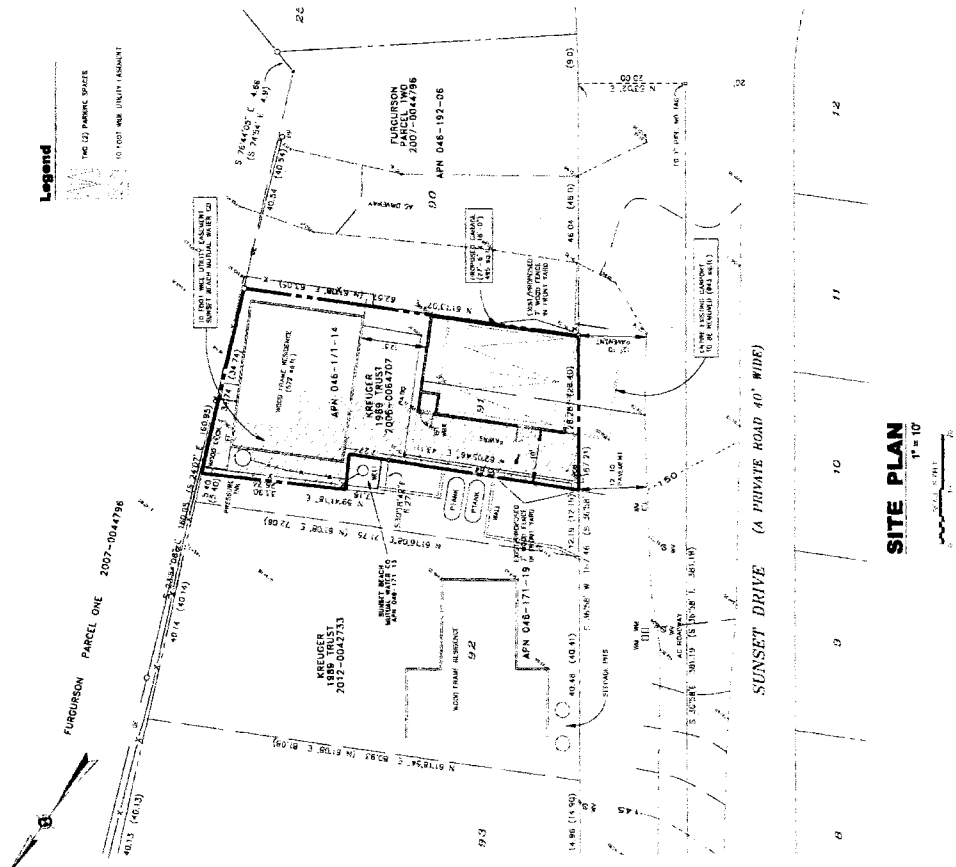
Parcel Size: 0.046 acres (1,001.00 sq.ft.)
 Total Residence: 872 sq.ft.
 Total Carport: 843 sq.ft.
 (to be removed)
 Proposed Garage: 465 sq.ft.
 Total Coverage (40% standard):
 Total: 1,316 sq. ft. (78%)
 Proposed: 1,007 sq. ft. (53%)

Parcel Size: 0.046 acres (1,991.65 sq. ft.)
 Exist. Floor Area: 1,515 sq. ft. (.75 FAR)
 Proposed Floor Area: 1,089 sq. ft. (.55 FAR)

emolien adding 943 sq. ft., carport on site with existing 1 story house. Construct new 483 sq. ft. detached garage. Back of new garage to include storage area and washer/dryer. Recognize existing 7 foot tall wood fence on side yard within 15 foot front

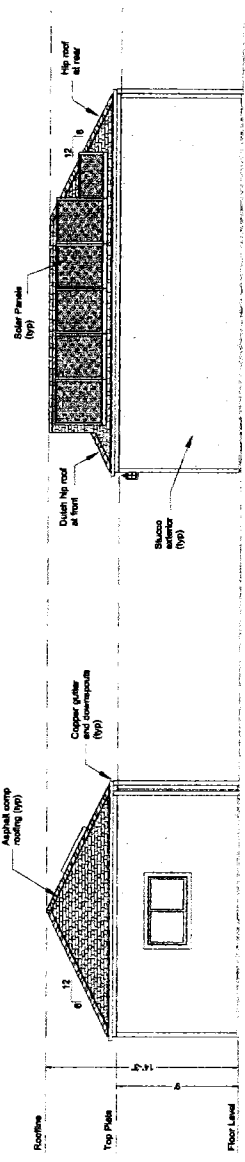
one bedroom houses;
on-site parking spaces required
on-site spaces provided

property is served by City of Watsonville water department. Sewage disposal is a legal non-conflicting system with a holding tank on adjacent parcel and effluent is pumped to two seepage pits on adjacent parcel.



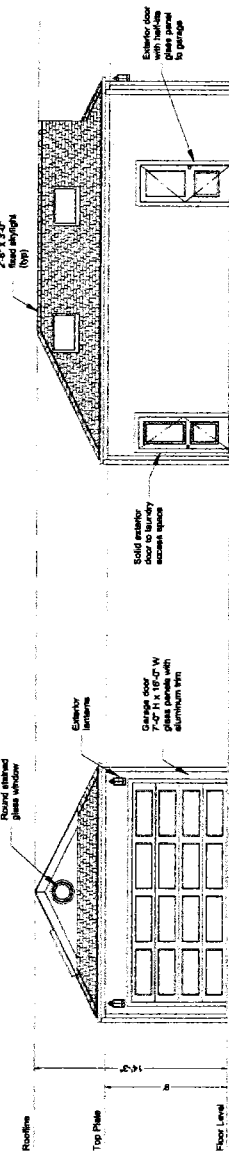
BENCHMARK FOR THE WORLD'S LEADING CIVIL ENGINEERS AND LAND SURVEYORS
MID COAST ENGINEERS
 CIVIL ENGINEERS AND LAND SURVEYORS
 1000 W. 10TH AVE. SUITE 1000
 ANCHORAGE, ALASKA 99501-3000
 PHONE: (907) 562-1100
 FAX: (907) 562-1101
 E-MAIL: MCE@MCE.ANCHORAGE.AL.US

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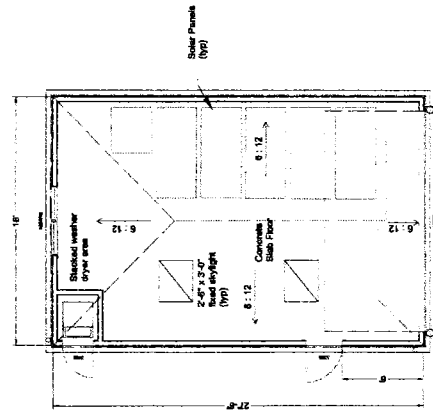
East (rear) Elevation
1/4" = 1'-0"

South (right) Elevation
1/4" = 1'-0"



West (front) Elevation
1/4" = 1'-0"

North (left) Elevation
1/4" = 1'-0"



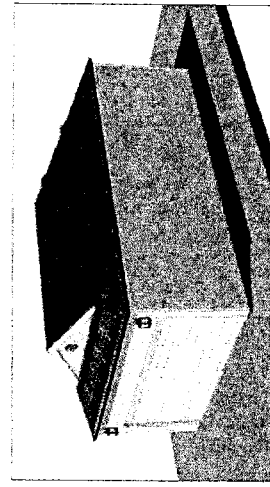
New Garage Plan
17'-4" x 26'-10"
1/4" = 1'-0"

No.	Revision/Description	Date

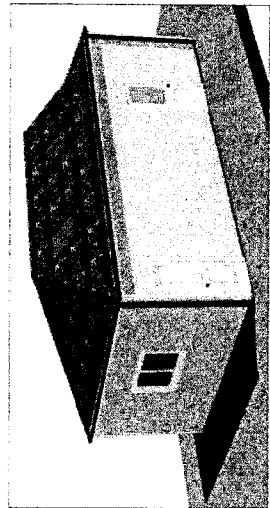
Coastal Permit & Variance Proposal
21 Sunset Drive
Watsonville, CA
APN 048-171-14

ON THE LANDS OF:
The Krueger 1988 Trust
21 Sunset Drive
Watsonville, CA 95076

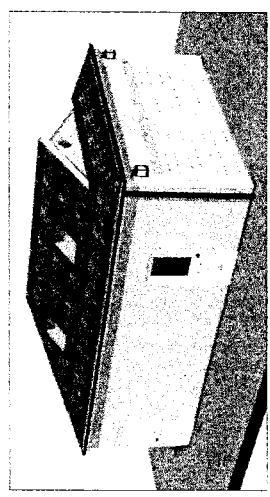
V
Krueger-01
5/21/13
1/4" = 1'-0"



(View from Southeast Corner)



(View from Northeast Corner)



(View from Northwest Corner)

Garage Renderings
No Scale

FOR TAX PURPOSES ONLY
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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. SAN ANDREAS RANCHO

N.W. 1/4 SEC. 14 & N.E. 1/4 SEC. 15, T.12S, R.1E., M.D.B. & M.

Tax Area Code
 69-282

46-17

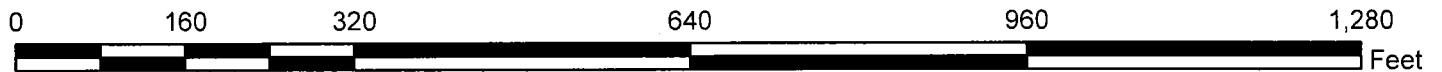


Assessor's Map No. 46-17
 County of Santa Cruz, Calif.
 Jan. 2000





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

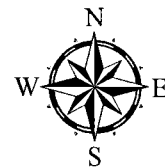


Location Map



LEGEND

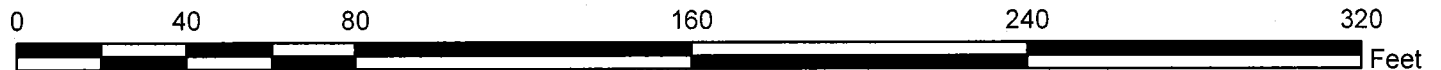
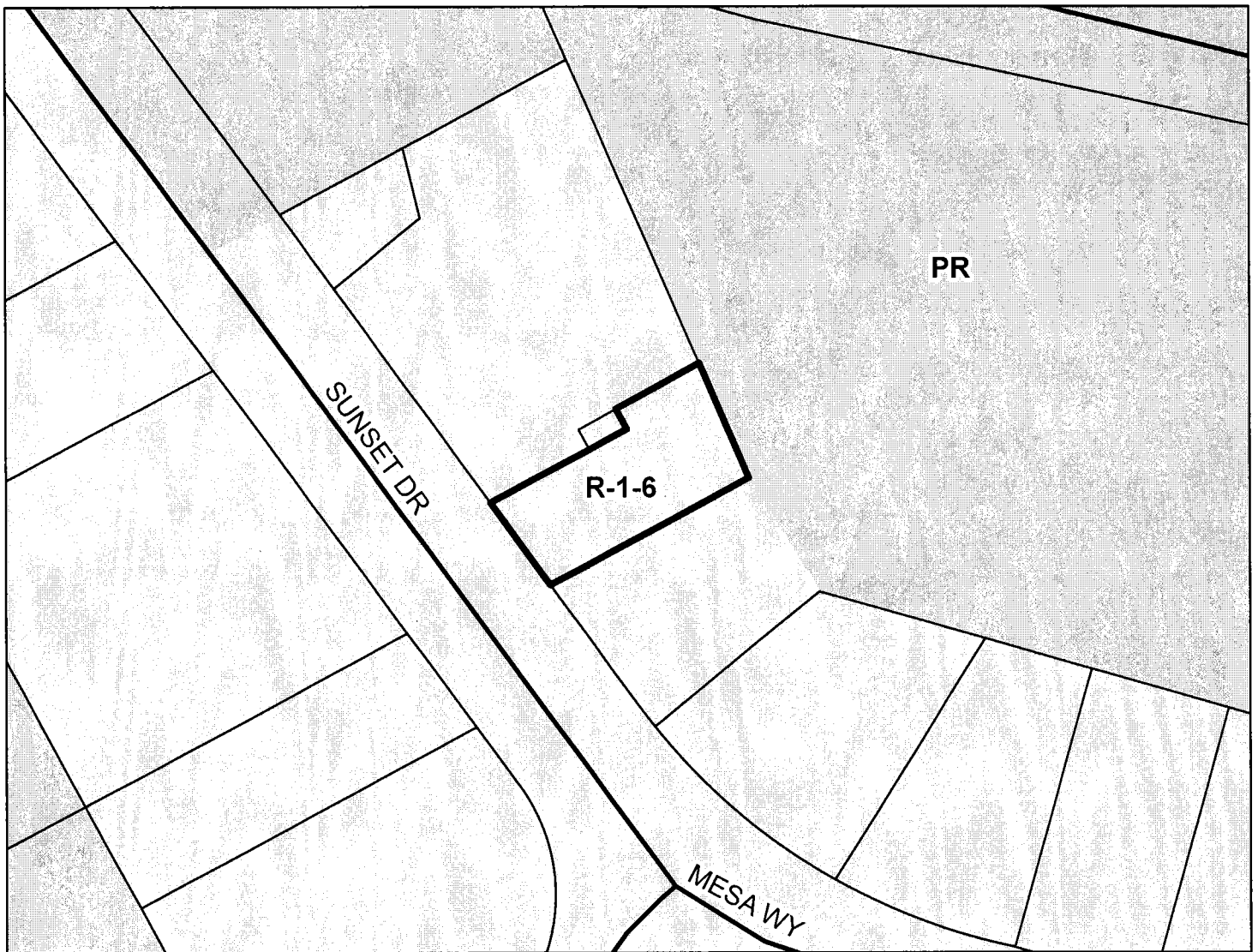
-  APN: 046-171-14
-  Assessors Parcels
-  Street
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
November 2013

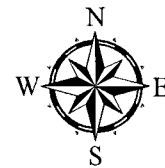


Zoning Map



LEGEND

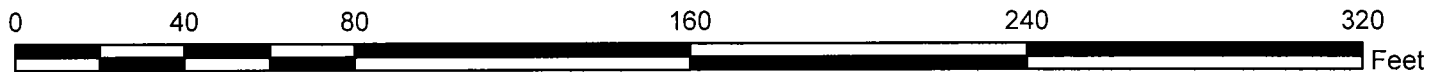
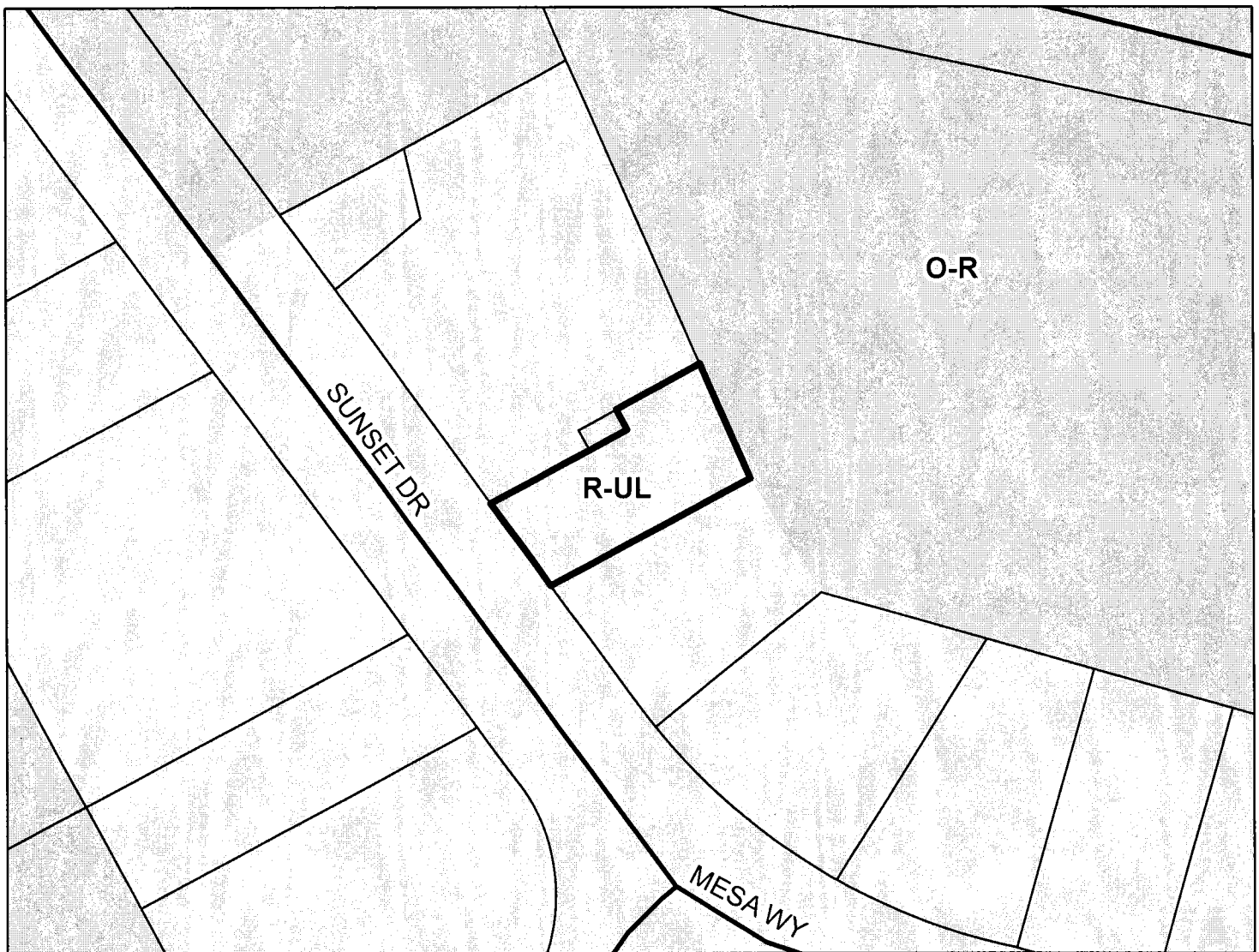
-  APN: 046-171-14
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY
-  PARK








Map Created by
County of Santa Cruz
Planning Department
November 2013

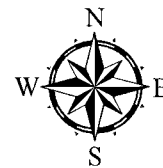


General Plan Designation Map



LEGEND

-  APN: 046-171-14
-  Assessors Parcels
-  Street
-  Residential - Urban Low Density
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
November 2013