



Staff Report to the Zoning Administrator

Application Number: **161407**

Applicant: Pat Powers

Owner: Morgan

APN: 058-101-03

Agenda Date: June 7, 2017

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to construct a 462 square foot garage and attached 37.5 square foot covered porch.

Location: 123 Church St., Davenport

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

Permits Required: Variance to reduce the required 20-foot front yard setback, and the required 20-foot setback to garage entrance, to 10 feet; and a Coastal Development Permit.

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 161407, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	7,200 sq.ft.
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Public street
Planning Area:	North Coast
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single Family Residential - 6,000 sq.ft. min)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	25-30 percent
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Grading for foundation / stem wall only
Tree Removal:	One 8-inch dia. tree proposed to be removed; hedge to be removed to improve sightlines at driveway
Scenic:	Mapped
Drainage:	Proposed drainage adequate
Archeology:	No archeological report required (EP)

Services Information

Urban/Rural Services Line:	<u> x </u> Inside <u> </u> Outside
Water Supply:	Davenport County Sanitation
Sewage Disposal:	Davenport County Sanitation
Fire District:	Cal Fire
Drainage District:	None

History

The existing dwelling was built in 1980. In 2004, an Agricultural Buffer Determination was approved in order to recognize a second unit established on the ground floor of the two-story residential structure. The building permit to recognize the second unit was finalized in 2005. The second unit remains onsite.

Project Setting

The site is surrounded in front and on both sides by the residential neighborhood of Davenport, and on the rear by lands zoned CA (Commercial Agriculture). No agricultural buffer determination is required for a garage or small attached porch.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 7,200 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 and covered porch is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation. An existing temporary tent structure will be removed.

The proposed garage and covered porch are consistent with all of the site and structural standards for the R-1-6 district, except that the proposed 10' setback will require a variance from the standard front yard setback of the district (20'), and from the standard setback to garage doors (20'). As

indicated in the site plan, four offstreet parking spaces are provided, sufficient for the existing residence and second unit.

Local Coastal Program Consistency

The proposed garage and covered porch requires a Coastal Development Permit in conformance with the County's certified Local Coastal Program (LCP). The structure conforms to the Davenport Special Community Design Criteria as described in the findings below.

The structure 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. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. The proposed project is exempt from Coastal Permitting as an accessory structure of less than 500 square feet in area.

California Environmental Quality Act (CEQA)

The proposed garage and porch are exempt from further environmental review under CEQA, as a Class 3 project - New Construction or Conversion of Small Structures (Section 15303). A Notice of Determination is attached as 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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **161407**, 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: Jerry Busch
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Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, 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 sq.ft. min), a designation which allows residential uses. The proposed detached garage is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density 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 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 and Section 13.20.140 et seq.

The Santa Cruz County LCP establishes special community design criteria for Davenport as follows:

New residential development shall incorporate architectural design features found in the older houses of the community (e.g., clean and simple lines, steep roof slopes, one- and two-story heights, porches, wood construction, white or light paint, etc.). Setbacks shall conform to that typical of other houses on the street.

This finding can be made, in that the proposed garage and covered porch comply with these standards, incorporating clean and simple lines, a pitched roof, one-story height, an attached porch, wood construction, and light paint.

The proposed project adds a new tree and understory landscaping to break-up roof and wall lines and screen the project from distant views. The development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; 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 the nearest through 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 detached garage 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 structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single Family Residential - 6,000 sq.ft. min) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings.

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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 garage and covered porch 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 these amenities. Shrubbery will be removed to insure adequate sight lines for cars backing out of the garage into the public street.

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 garage and covered porch and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential - 6,000 square feet minimum) zone district. The garage and porch meet all current site standards for the zone district other than the reduced front yard / garage door setback that is subject to the proposed variance.

The proposed landscape plan is consistent with LCP general design requirements for landscaping to provide visual interest and articulation, complement surrounding landscaping and to screen or soften the visual impact of development.

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 R-UL (Urban Low Density Residential) land use designation in the County General Plan.

The proposed garage and covered porch 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 garage and covered porch will not adversely shade adjacent properties, and will meet current setbacks for the zone district, apart from the variance review of the front yard setback.

The proposed garage and covered porch 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 garage and covered porch will comply with

the site standards for the R-1-6 zone district (including side and rear 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.

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 garage and covered porch is to be constructed on a developed lot. The proposed project is will not increase the expected level of traffic generated by the existing primary dwelling and accessory dwelling unit (1 peak trip per dwelling unit), and the parking for the dwelling and attached accessory dwelling unit remain compliant.

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 garage and covered porch is consistent with the land use intensity and density of the neighborhood.

The proposed garage and covered porch is in conformance with the LCP's special community design criteria for Davenport, in that the proposed garage and porch incorporated clean and simple lines, a pitched roof, one-story height, an attached porch, wood construction, and light paint as required by the criteria. The garage use is consistent with the residential neighborhood uses.

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 garage and covered porch will be consistent with the Davenport special community design criteria and 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. A refurbished landscape plan is proposed to increase safety at the driveway and provide visual screening of the structure.

Variance Permit Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, 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 project is located on a steeply angled parcel that rises away from the street at a slope of 25-30 percent. Placement of the garage in accordance with the 20-foot minimum front yard and garage setback requirements would require excessive grading, and would require the owner to navigate a steep slope – one that potentially represents a hazardous condition, both for parking automobiles and for backing into the street.

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 garage and covered porch and the conditions under which it would be operated or maintained will be consistent with the principle permitted uses and purpose of the R-1-6 (Single Family Residential - 6,000 square feet minimum) zone district: the primary use of the property will be one garage and covered porch 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 garage does not affect the existing density or the density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan.

The project meets the criteria of the Davenport special community plan and will meet current setbacks for the zone district other than in front.

The proposed garage and covered porch 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 garage and covered porch will comply with the site standards for the R-1-6 zone district (including side and rear yards, 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. A drought-tolerant landscape plan is proposed that will improved the safety of the driveway and will contribute to screening the structure from the neighborhood.

Conditions of Approval

Exhibit D: Site plan, site topographic plan and survey, floor plan and elevations, submitted by Pat Powers, dated March, 2017.

- I. This permit authorizes the construction of a (n) garage and covered porch as indicated on the approved Exhibit "D" for this permit. 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 for the existing retaining wall as appropriate per requirements of the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "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. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors. Light or earthtone colors

- that match or complement the site dwellings are required. The applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
3. Drainage, and erosion control plans. Drainage from driveway shall be addressed to prevent drainage runoff from leaving the property and flowing across the street, which creates a potentially hazardous condition for motorists.
 4. 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.
 5. Driveway shall meet current County of Santa Cruz Design Criteria requirements, details shall be provided on plans. The design criteria can be found on the internet at: <http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/DCDriveways.pdf>.
 6. Church Street, county maintained road, was recently treated with a Type II Fiberized Slurry. If excavation is required to install utilities, that section of road shall be replaced in-kind. The slurry seal shall combine all proposed trenches.
 7. Please indicate on the plans if any trenching is required in the county right-of-way. An encroachment permit will be required for all trenching proposed in the county right-of-way. Before your building application can be approved please submit an encroachment permit application with 2 sets of the plans (only the sheets showing work in R-O-W) directly to the Department of Public Works, 701 Ocean Street, Room 410. If pedestrian, bicycle or vehicle traffic will be impacted please include a traffic control plan. If you have any questions please contact Kristine Conley at 831-454-2372. The encroachment permit application form can be found on the internet at: <http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/EncroachmentEditable.pdf>
 8. Water Efficient Landscape Plan (including a signed Water Efficient Landscape Checklist and Certificate) prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) consistent with attached Exhibit D, including:
 - a. Removal of shrubs impeding lines of sight for backing into street.
 - b. Planting of tree and understory vegetation at southwest corner of parcel to provide visual screening.
 - c. Planting landscape vegetation in areas of the front yard that are disturbed by construction but not paved.
 - d. Paving limited to the areas indicated on the proposed site plan, and

that match or complement the site dwellings are required. The applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.

3. Drainage, and erosion control plans. Drainage from driveway shall be addressed to prevent drainage runoff from leaving the property and flowing across the street, which creates a potentially hazardous condition for motorists.
4. 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.
5. Driveway shall meet current County of Santa Cruz Design Criteria requirements, details shall be provided on plans. The design criteria can be found on the internet at: <http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/DCDriveways.pdf>.
6. Church Street, county maintained road, was recently treated with a Type II Fiberized Slurry. If excavation is required to install utilities, that section of road shall be replaced in-kind. The slurry seal shall combine all proposed trenches.
7. Please indicate on the plans if any trenching is required in the county right-of-way. An encroachment permit will be required for all trenching proposed in the county right-of-way. Before your building application can be approved please submit an encroachment permit application with 2 sets of the plans (only the sheets showing work in R-O-W) directly to the Department of Public Works, 701 Ocean Street, Room 410. If pedestrian, bicycle or vehicle traffic will be impacted please include a traffic control plan. If you have any questions please contact Kristine Conley at 831-454-2372. The encroachment permit application form can be found on the internet at: <http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/EncroachmentEditable.pdf>
8. Water Efficient Landscape Plan (including a signed Water Efficient Landscape Checklist and Certificate) prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) consistent with attached Exhibit D, including:
 - a. Removal of shrubs impeding lines of sight for backing into street.
 - b. Planting of tree at southwest corner of parcel to provide visual screening.
 - c. Planting in areas of the front yard that are disturbed by construction but not paved.
 - d. Paving limited to the areas indicated on the proposed site plan, and

in no case exceeding 50 percent of the area of the 20-foot front yard.

- B. Meet all requirements of and pay applicable drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet any requirements of the Santa Cruz County Sanitation District. .
 - D. Meet all requirements of the Environmental Planning section of the Planning Department.
 - E. Meet all requirements and pay any applicable plan check fee Cal Fire, as provided by the completeness reviews previously provided, as well as current fire codes.
 - F. Provide required off-street parking for four (4) 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.
 - H. Complete and record a Declaration of Restriction to construct a non-habitable 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. The project must comply with all recommendations of the approved soils reports.
 - D. 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.
- B. Landscaping shall be maintained in good condition and any deceased or damaged plants promptly replaced.

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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Owner: Morgan

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: _____

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: 161407

Assessor Parcel Number: 058-101-03

Project Location: 121 Church St., Davenport, CA

Project Description: Proposal to construct a 462 square foot garage and attached 37.5 square foot covered porch. Requires a variance to reduce to 10 feet the required 20-foot front yard setback.

Person or Agency Proposing Project: Pat Powers

Contact Phone Number: (831)454-9148

- 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).

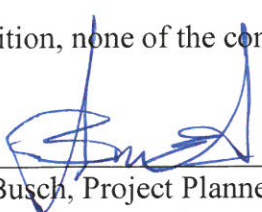
E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

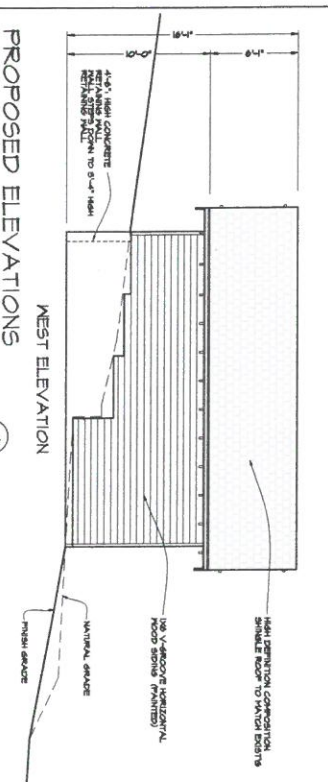
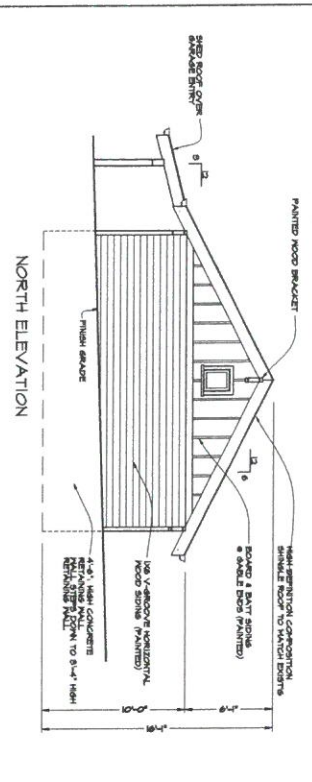
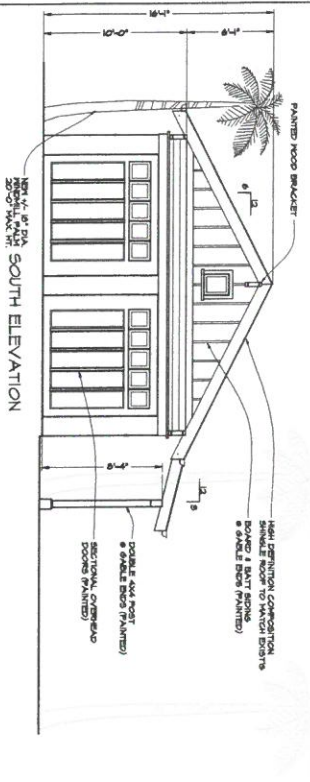
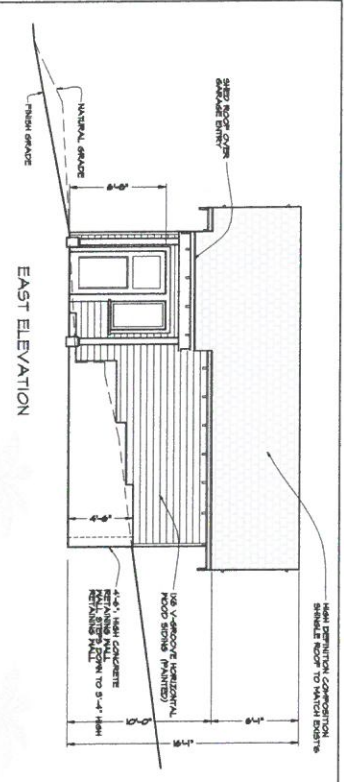
Construction of a residential garage in an area designated for residential uses.

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

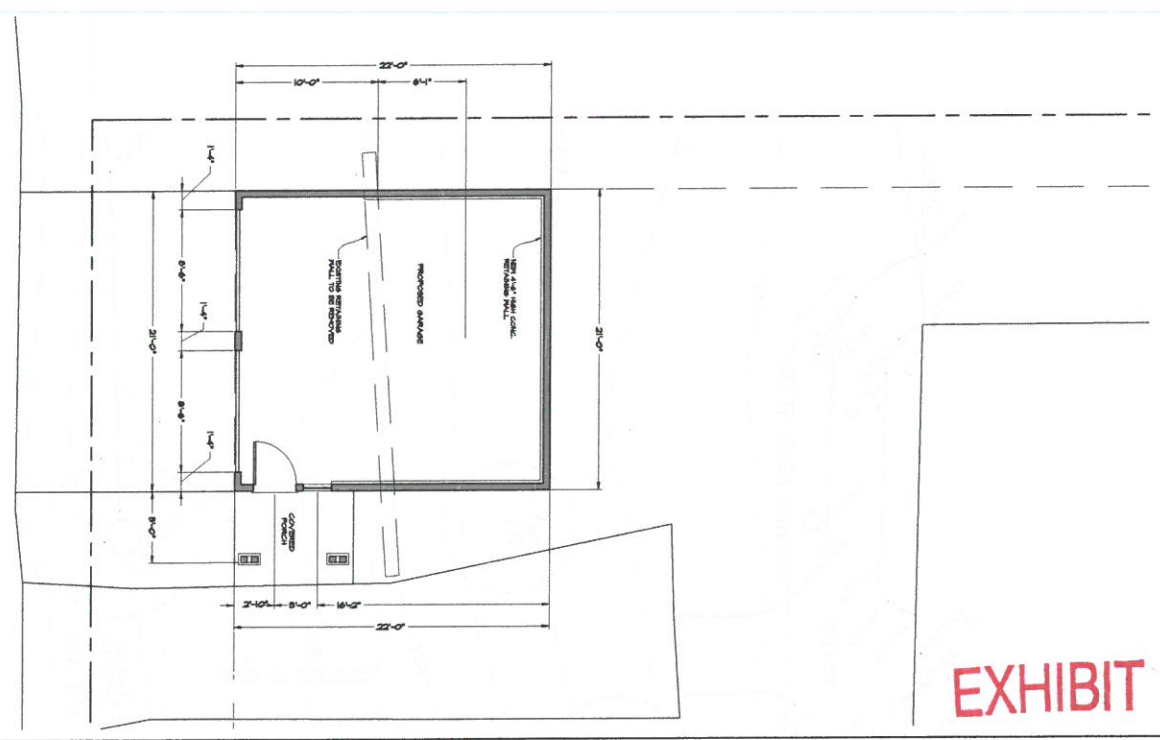


Jerry Busch, Project Planner

Date: 6-20-17



PROPOSED ELEVATIONS
SCALE: 1/4" = 1'-0"
4



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"
1



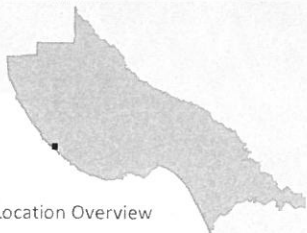
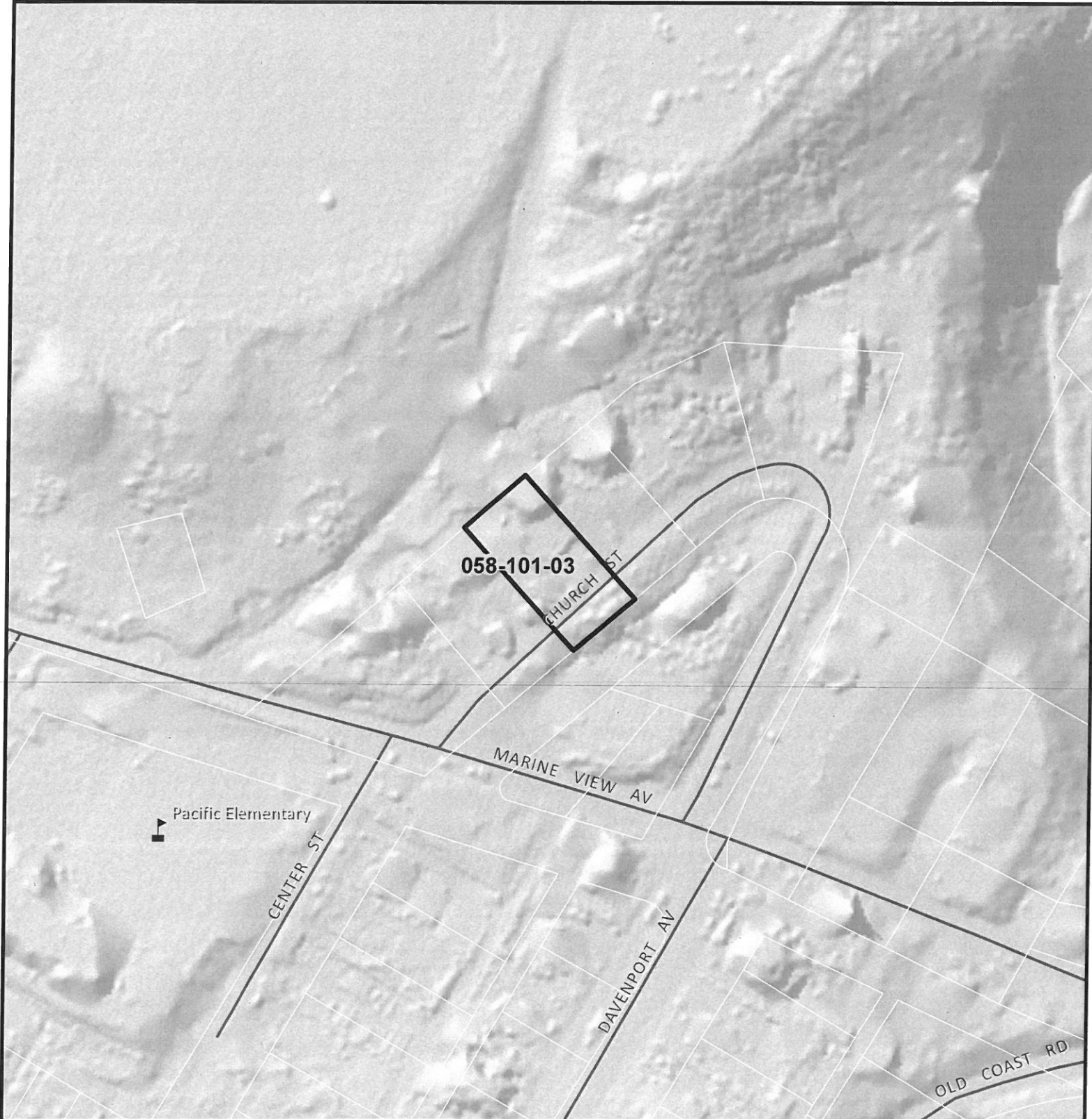
EXHIBIT D



Parcel Location Map

Santa Cruz County Planning Department

Parcel Number
058-101-03
Jun. 20, 2017



Symbol Key

-  School
-  Street



0 40 80
Feet
EXHIBIT



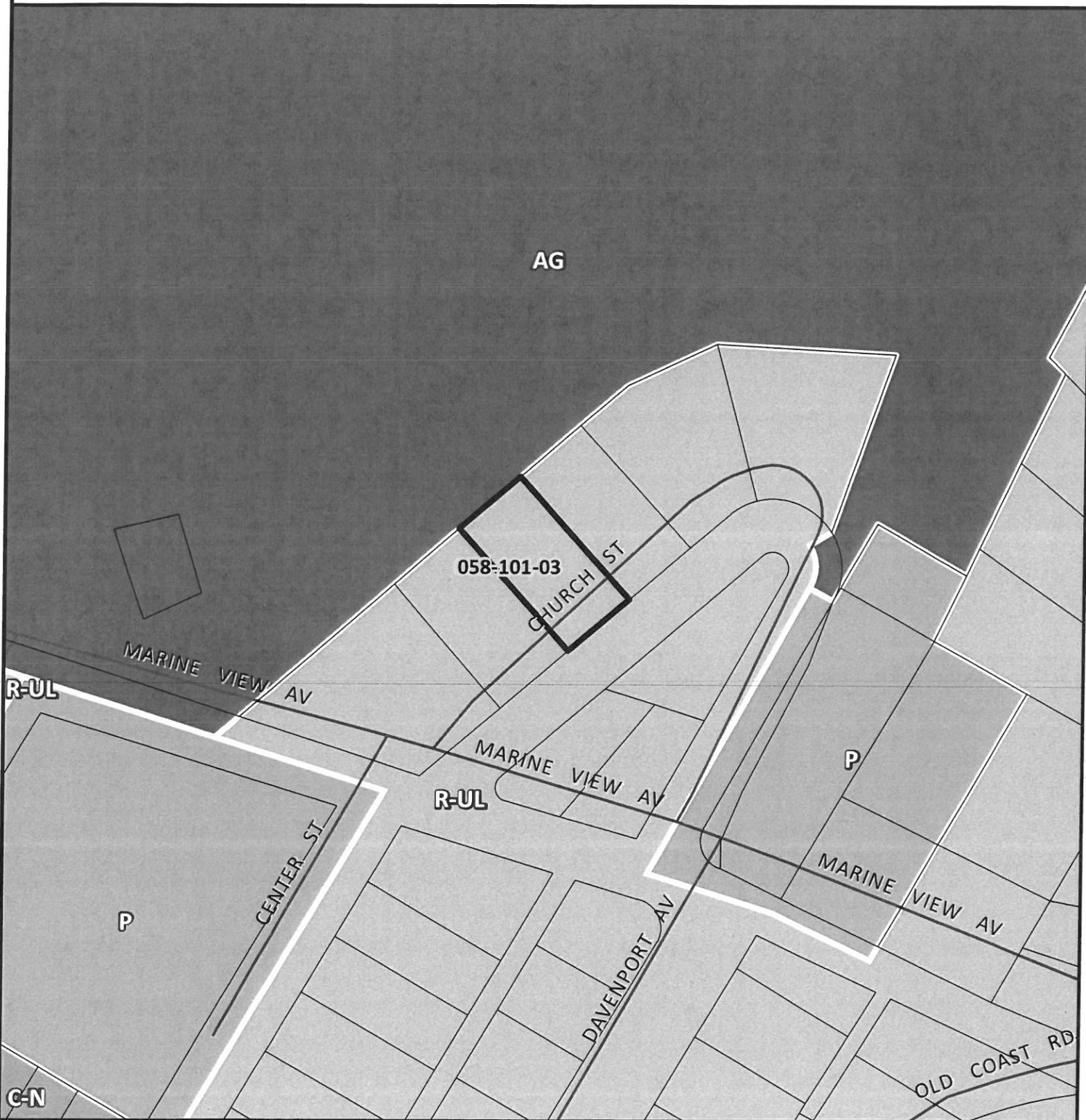
Parcel General Plan Map

Santa Cruz County Planning Department



Parcel Number

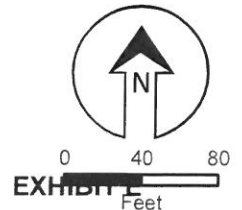
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Jun. 20, 2017



General Plan

-  AG - Agriculture
-  C-N - Commercial-Neighborhood
-  P - Public Facilities
-  R-UL - Residential - Urban Low Density

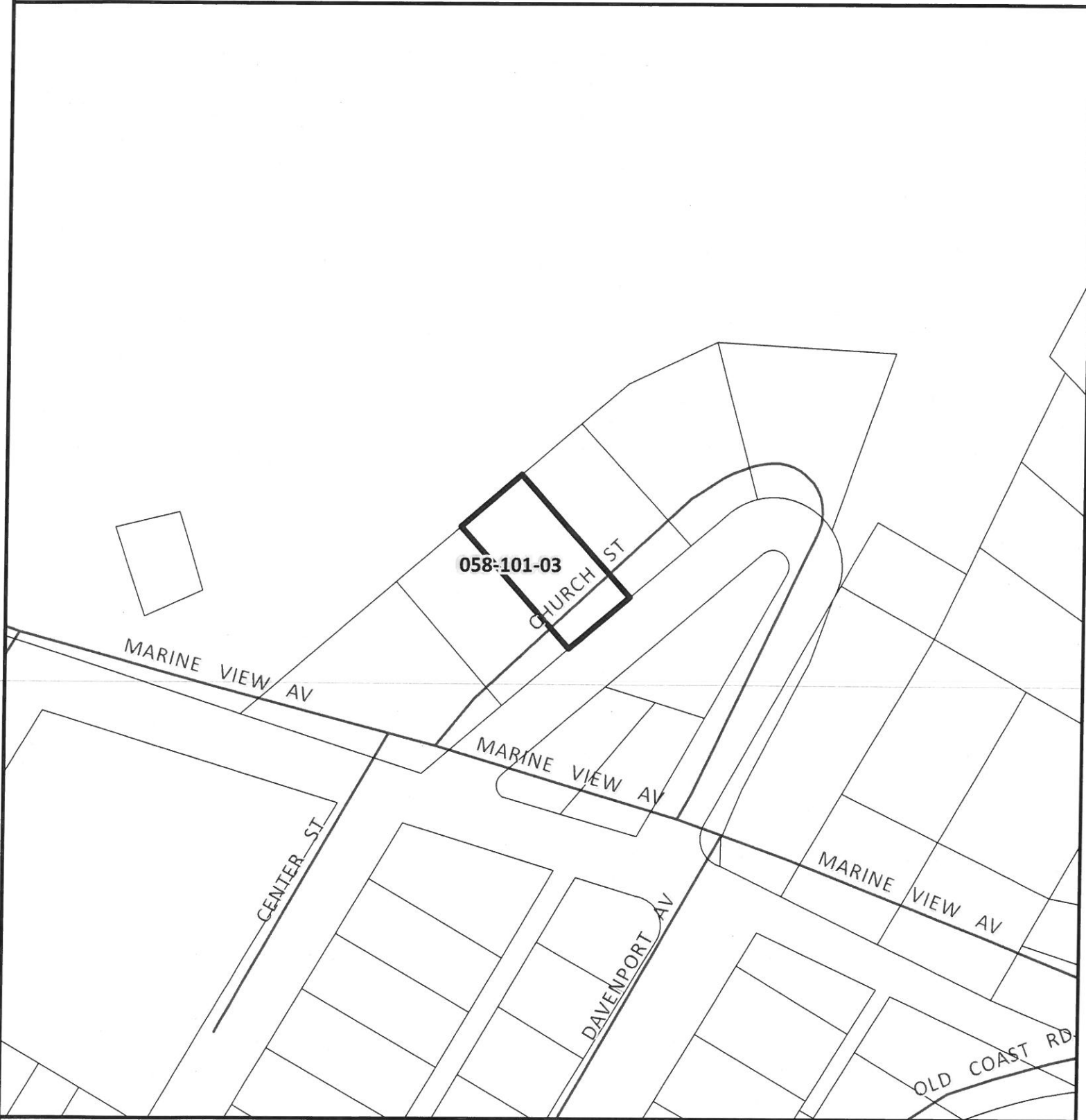




Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number
058-101-03
Jun. 20, 2017



Zoning



0 40 80
Feet

EXHIBIT E