



Staff Report to the Zoning Administrator

Application Number: 181018

Applicant: Jim Weaver

Owner: Leslie Morgan

APN: 062-111-08

Site Address: 2720 Smith Grade, Bonny Doon

Agenda Date: March 15, 2019

Agenda Item #: 1

Time: After 9:00 a.m.

Project Description: Recognize as-built habitable accessory structure (approximately 1,570 sq. ft.) with a toilet on site with an existing dwelling on a parcel located in the RA zone district.

Location: Property located on the southwest side of Smith Grade, approximately 1.8 miles south of the intersection with Bonny Doon Road. (2720 Smith Grade)

Permits Required: Coastal Development Permit, Residential Development Permit

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

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 181018, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 18.25 acres in size and is located off of Smith Grade in the Bonny Doon planning area. The structure that is proposed to be recognized is an art studio of approximately 1,570 square feet that was constructed on site with an existing single family dwelling. The property is accessed via a private driveway from Smith Grade and the building site is well separated from surrounding properties. The property is forested and screened from view by existing vegetation. Surrounding properties are improved with rural residential homesites on parcels ranging between 7 and 100 acres in size. This application has been made to resolve a code violation for unpermitted construction on the subject property.

A Coastal Development Permit is required for new construction over 500 square feet located outside of the appealable area of the coastal zone.

A Residential Development Permit is required for a habitable accessory structure over 640 square feet in size and for a habitable accessory structure containing a toilet.

Zoning & General Plan Consistency

The subject property is located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed habitable accessory structure is accessory to the principal permitted residential use within the zone district and the zoning is consistent with the site's R-M (Mountain Residential) General Plan designation.

Residential Development Permit

The proposed structure includes a heated art studio (approximately 1,200 square feet), bedroom (approximately 250 square feet), and toilet with wash sink (approximately 100 square feet). The total heated accessory structure size exceeds 640 square feet. A Residential Development Permit is required for a habitable accessory structure over 640 square feet in size and for a habitable accessory structure containing a toilet. The use of the structure will be as a private art studio and it is reasonable to allow a toilet within the structure to allow use of restroom facilities without having to leave the structure and return to the single family dwelling on the project site. Heating throughout the building is also considered as reasonable due to the proposed use of the structure as an art studio.

Design Review

The proposed habitable accessory structure complies with the requirements of the County Design Review Ordinance, in that the proposed structure is compatible with the existing residence and will be located centrally within an 18.25 acre heavily wooded parcel with existing trees and vegetation to screen the structure and to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Local Coastal Program Consistency

The proposed habitable accessory structure 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 existing residence and the surrounding rural residential neighborhood. Developed parcels in the area contain single family dwellings on larger parcels in a forested setting. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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 **181018**, 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.sccoplanning.com

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Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@santacruzcounty.us

Exhibits

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

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: 181018

Assessor Parcel Number: 062-111-08

Project Location: 2720 Smith Grade, Bonny Doon

Project Description: Recognize as-built habitable accessory structure on site with an existing single family dwelling.

Person or Agency Proposing Project: Jim Weaver

Contact Phone Number: 831-457-2003

- 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:

Recognize construction of a habitable accessory structure in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed habitable accessory structure is accessory to the principal permitted residential use within the zone district, and the zoning is consistent with the site's R-M (Mountain 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 SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the proposed structure is compatible with the existing residence and will be located centrally within an 18.25 acre heavily wooded parcel with existing trees and vegetation to screen the structure and to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available off of Highway 1.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area are developed with rural residential homesites, many with detached accessory buildings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing residence and the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the habitable accessory structure 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.

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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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 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 RA (Residential Agriculture) zone district as the proposed habitable accessory structure is accessory to the principal permitted residential use within the zone district.

The proposed habitable accessory structure is consistent with the requirements of SCCC 13.10.611(C), in that habitable accessory structures over 640 square feet in area and containing toilet facilities are allowed with a Residential Development Permit approval. The proposed art studio and attached bedroom will be ancillary to the existing single family residential use and the toilet facilities will allow use of the art studio and bedroom without having to travel back and forth to the residence to access a toilet.

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 structure will be accessory to the existing residential use and is consistent with the use and density requirements specified for the R-M (Mountain Residential) land use designation in the County General Plan.

The proposed 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 habitable accessory structure will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed development will not impact scenic resources as specified in Policy 5.10.11 (Development Visible from Rural Scenic Roads), in that the siting and location of the proposed habitable accessory structure on the 18.25 acre parcel will be screened from view of Smith Grade by distance, natural topography, and existing trees and vegetation on the property.

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 habitable accessory structure is to be constructed as a private art studio on a parcel with an existing residence. No substantial increase in utilities consumption or traffic generation is anticipated as a result of the project.

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 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 structure is compatible with the existing residence and will be located centrally within an 18.25 acre heavily wooded parcel with existing trees and vegetation to screen the structure and to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Conditions of Approval

Exhibit D: Project plans, prepared by Pamela Dias, revised 7/10/18.

- I. This permit authorizes the construction of a habitable accessory structure (art studio with bedroom and toilet) 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 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.
- 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 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 sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. Grading, drainage, and erosion control plans.
 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.

- B. Meet all requirements of and pay all 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. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements of the Environmental Planning section of the Planning Department.
 - E. Meet all requirements and pay any applicable plan check fee of CalFire (County Fire Department).
 - F. Submit 3 copies of plan review letters prepared and stamped by the project Geologist and Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
 - H. Pay the current Affordable Housing Impact Fee. The fees are based on size and the current fee for a structure up to 2,000 square feet is \$2 per square foot.
 - I. Provide required off-street parking for 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.
 - J. 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.
 - K. Complete and record a Declaration of Restriction to construct a Habitable Accessory Structure. **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.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
-

Minor variations to this permit 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: _____

Jocelyn Drake
Deputy Zoning Administrator

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.

[illegible]

PROJECT DESCRIPTION
1. RECOGNIZE AN INTERLU, NEW ART STUDIO
Forward - New Constellation Art Studio

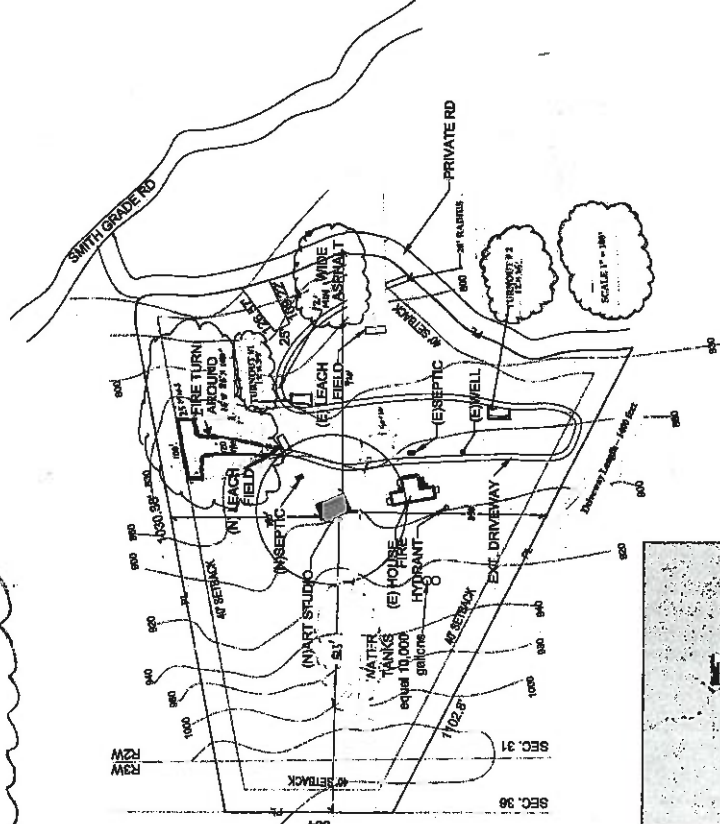
Property Owner:
LESLIE MORGEN
 2720 SMITH GRADE RD
 Santa Cruz, CA 95060-9763

Profile Film Plotting Group
 Jim Weaver
 208 Marinassy Blvd
 Santa Cruz, CA 95062
 457-2033

[illegible]

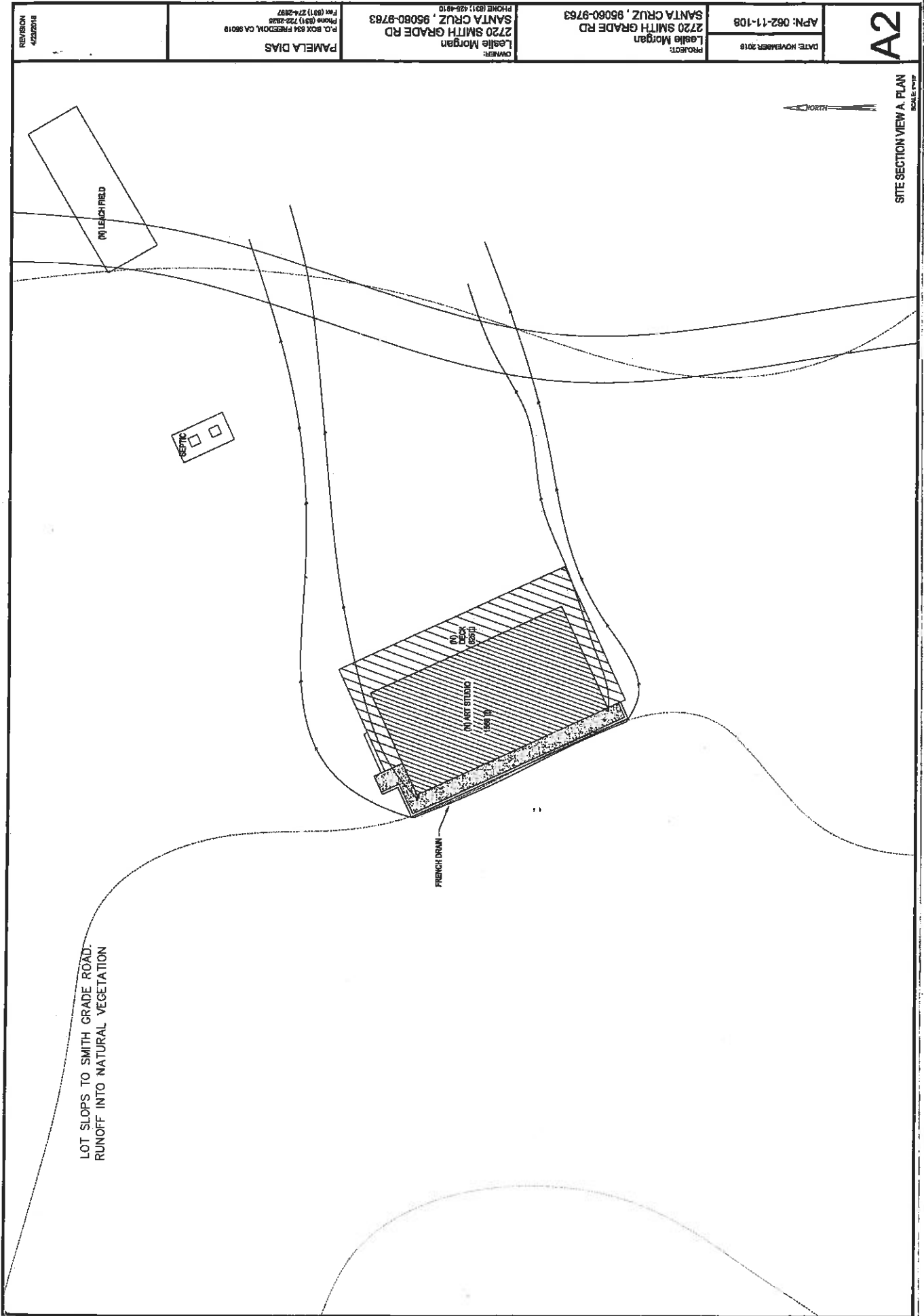
CODE COMPLIANCE:
PROJECT SHALL COMPLY WITH THE 2018 CALIFORNIA BUILDING
CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA PLUMBING
CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA
ELECTRIC CODE AND THE 2013 CALIFORNIA ENERGY CODES.

**The Job Copy of the building.
And fire system plans shall be
On-site during inspections**



VICINITY MAP
NOT TO SCALE

[illegible][illegible]



A2

DATE: NOVEMBER 2018
APN: 062-11-108

PROJECT: Leslie Morgan
2720 SMITH GRADE RD
SANTA CRUZ, 95060-9763

OWNER: Leslie Morgan
2720 SMITH GRADE RD
SANTA CRUZ, 95060-9763
PHONE (831) 458-4810

PAMELA DIAS
P.O. BOX 894 FREEDOM, CA 95018
PHONE (831) 722-2825
FAX (831) 274-2827

REVISION
4/23/2018

SITE SECTION VIEW A. PLAN
SCALE: 1" = 10'"

A3

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

DATE: NOVEMBER 2018
APN: 062-1-1-108

PROJECT:
Leslie Morgan
2720 SMITH GRADE RD
SANTA CRUZ, 95060-9763

OWNER:
Leslie Morgan
2720 SMITH GRADE RD
SANTA CRUZ, 95060-9763
PHONE: (831) 438-4910

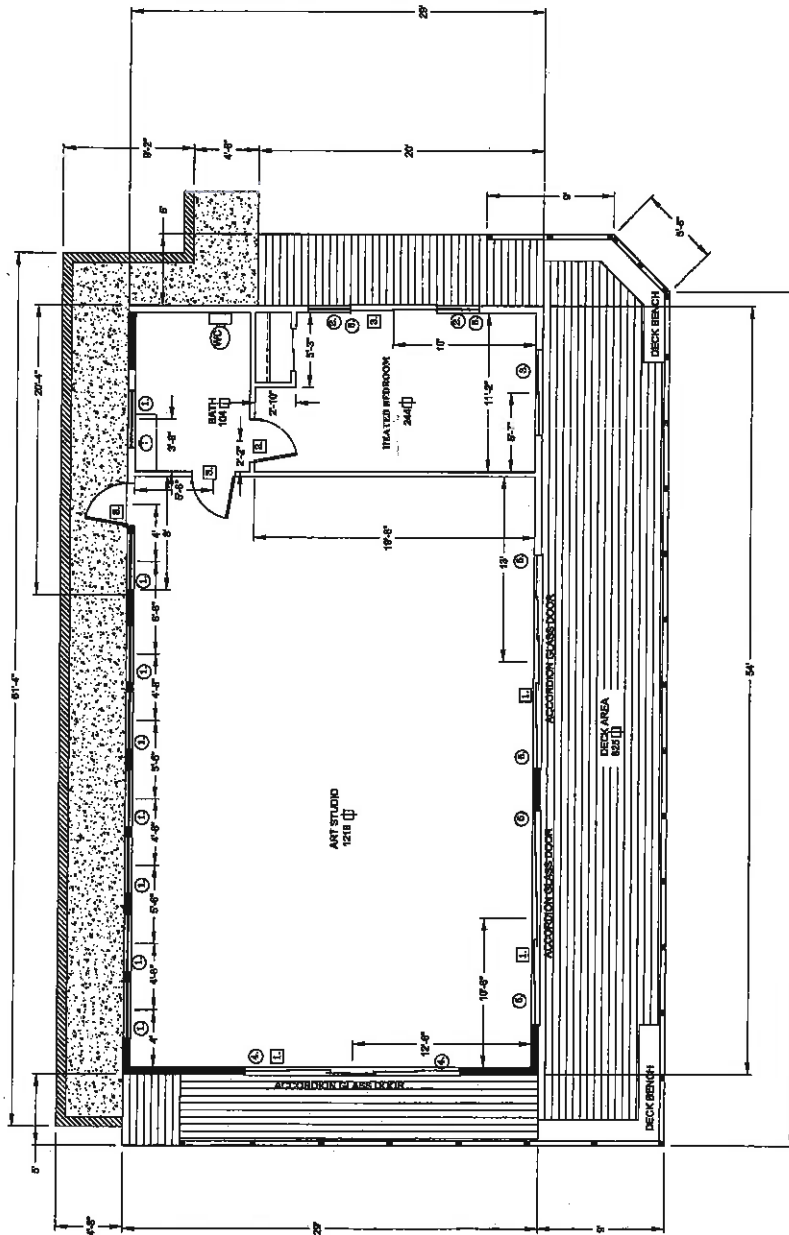
PAMELA DIAS
P.O. BOX 604 FREEDOM, CA 95019
PHONE: (831) 274-2887

REVISION
4/22/2018

- NOTE
1. Exterior windows and window glass doors shall be installed in accordance with the International Building Code, 2015 Edition, Chapter 12, Section 1203.1, and shall be installed in accordance with NFPA 967, or meet the requirements of IFMA 12-714.4. IFMA 12-714.4.4.1 (C).
 2. Safety glazing shall be installed in glazing panels less than 8 square feet and in glazing panels less than 4 feet high and in glazing panels less than 20 feet above the floor. Glazing panels less than 8 square feet and in glazing panels less than 4 feet high and in glazing panels less than 20 feet above the floor shall be installed in accordance with NFPA 967, or meet the requirements of IFMA 12-714.4.4.1 (C).

DOOR SCHEDULE		
NO.	TYPE	DESCRIPTION
1	6'-0" X 8'-0" GLASS	GLASS
2	6'-0" X 8'-0" GLASS	GLASS
3	6'-0" X 8'-0" GLASS	GLASS
4	6'-0" X 8'-0" GLASS	GLASS
5	6'-0" X 8'-0" GLASS	GLASS
6	6'-0" X 8'-0" GLASS	GLASS
7	6'-0" X 8'-0" GLASS	GLASS
8	6'-0" X 8'-0" GLASS	GLASS
9	6'-0" X 8'-0" GLASS	GLASS
10	6'-0" X 8'-0" GLASS	GLASS
11	6'-0" X 8'-0" GLASS	GLASS
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95	6'-0" X 8'-0" GLASS	GLASS
96	6'-0" X 8'-0" GLASS	GLASS
97	6'-0" X 8'-0" GLASS	GLASS
98	6'-0" X 8'-0" GLASS	GLASS
99	6'-0" X 8'-0" GLASS	GLASS
100	6'-0" X 8'-0" GLASS	GLASS

SCALE LEGEND
EXISTING WALLS



A4

ELEVATION PLAN
SCALE: 1/4" = 1'

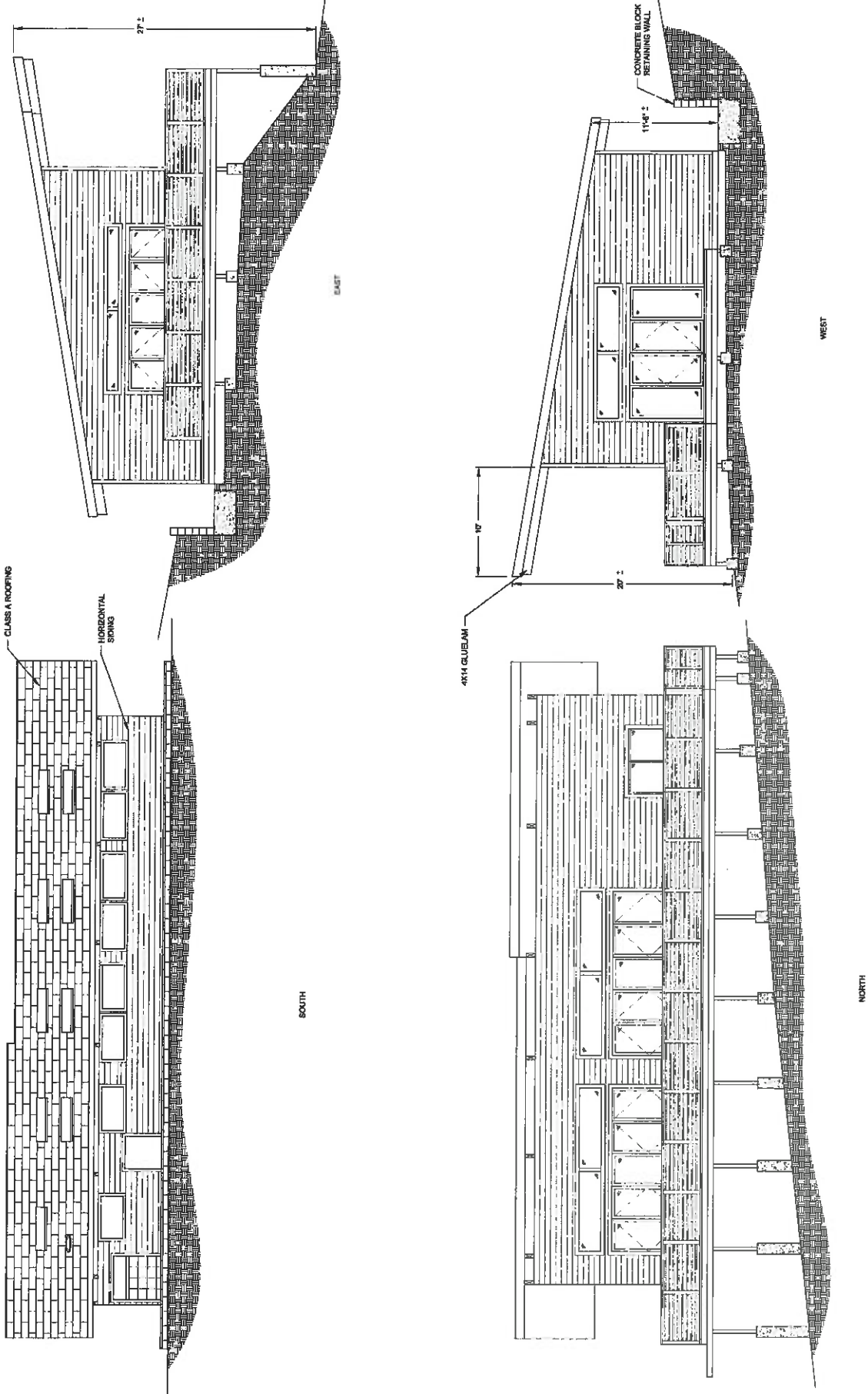
APN: 062-11-108
DATE: NOVEMBER 2016

PROJECT:
Leslie Morgan
2720 SMITH GRADE RD
SANTA CRUZ, 95060-9763

OWNER:
Leslie Morgan
2720 SMITH GRADE RD
SANTA CRUZ, 95060-9763
PHONE (831) 425-4910

PREPARED BY:
PAMELA DIAS
P.O. BOX 834 FREEDOM, CA 95019
PHONE (831) 374-9887
FAX (831) 723-0303

REVISION



SECOND UNIT CROSS SECTION
SHEET 4 OF 4

CS1

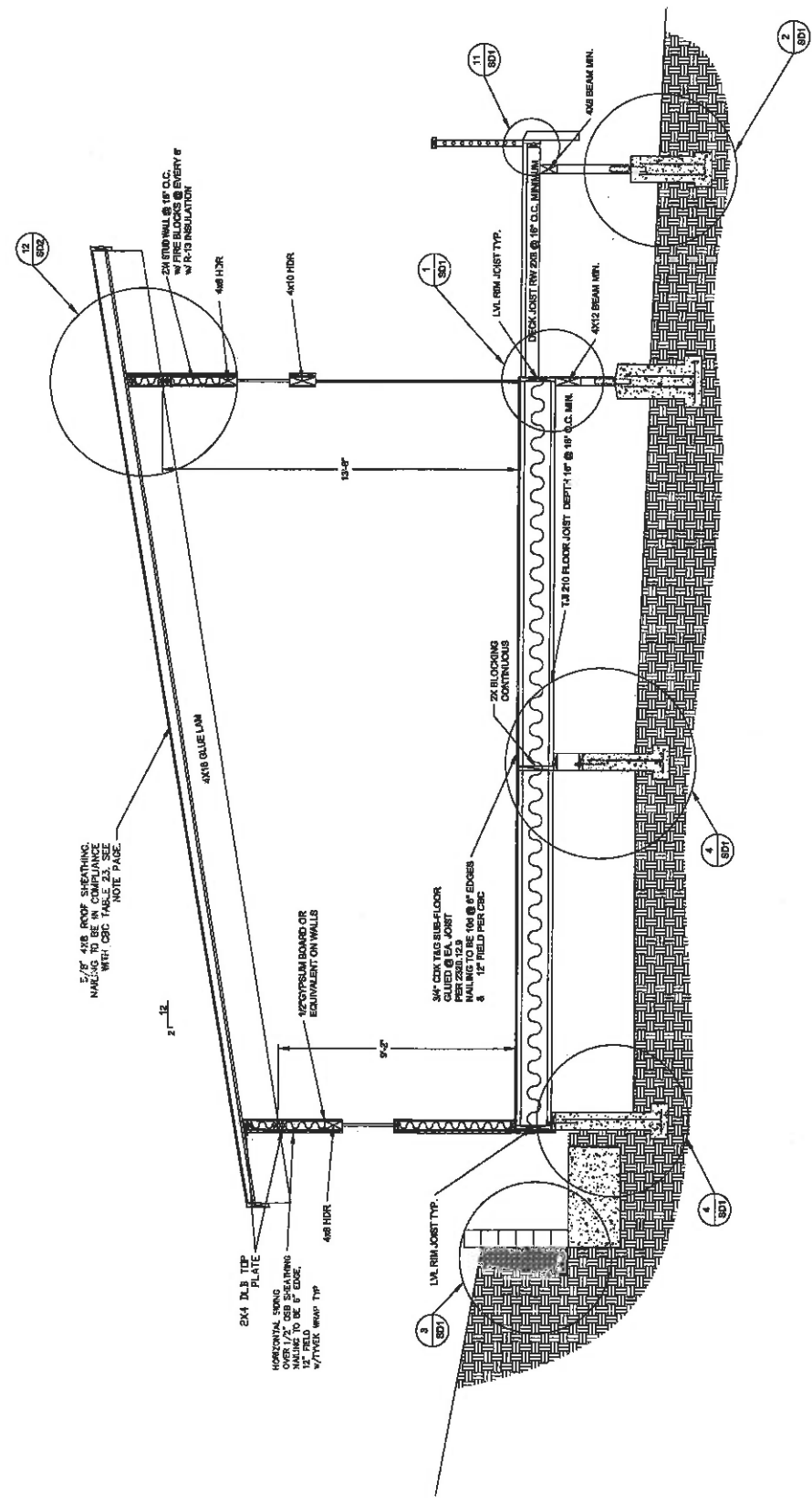
APN: 062-1-1-108
DATE: NOVEMBER 2010

PROJECT:
Leslie Morgan
2720 SMITH GRADE RD
SANTA CRUZ, 95060-9763

OWNER:
Leslie Morgan
2720 SMITH GRADE RD
SANTA CRUZ, 95060-9763
PHONE (408) 452-1870

PAMELA DIAS
P.O. BOX 694 FREEDOM, CA 95018
PHONE (408) 773-2825
FAX (408) 274-2987

REVISION



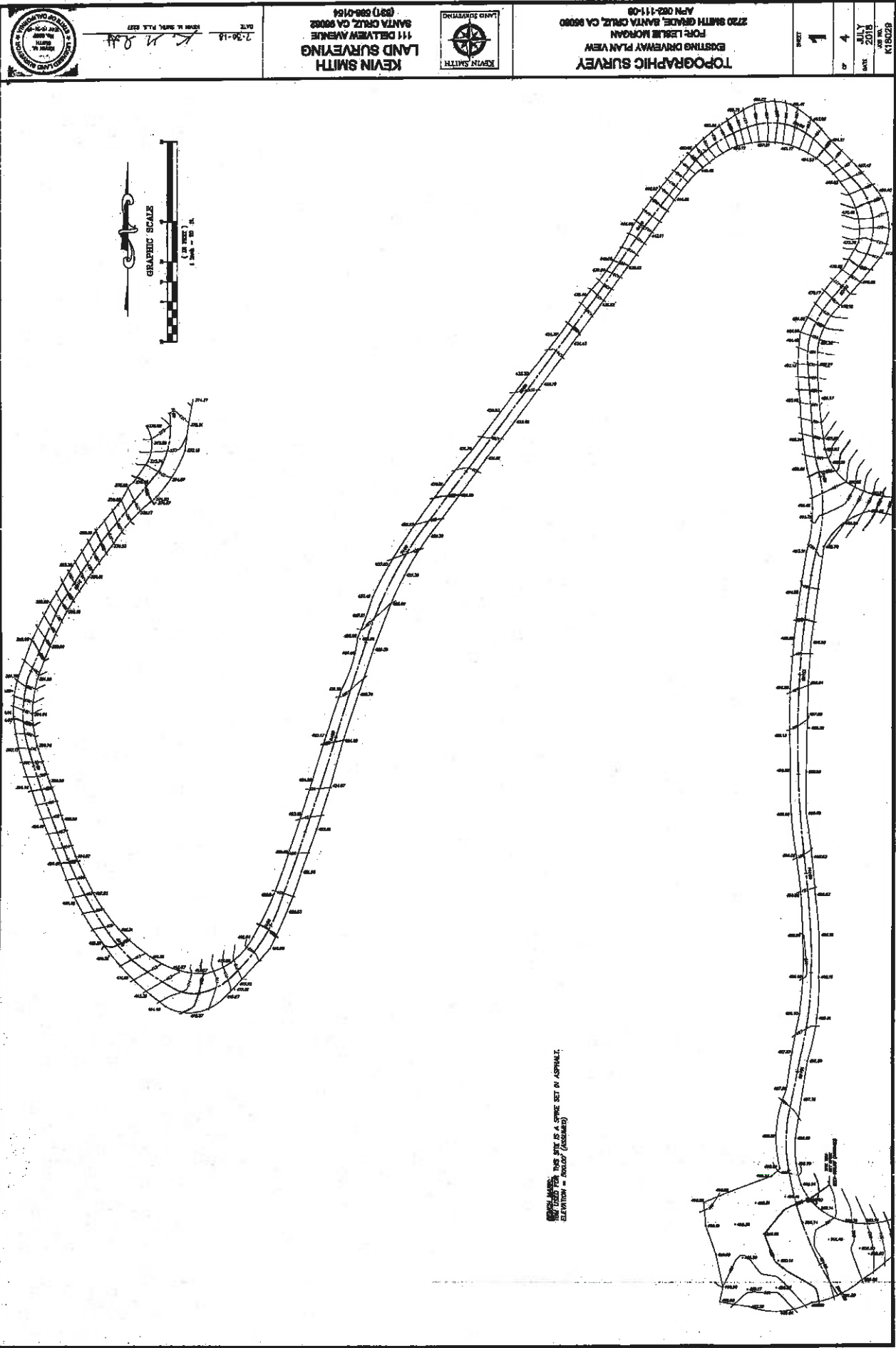


EXHIBIT D

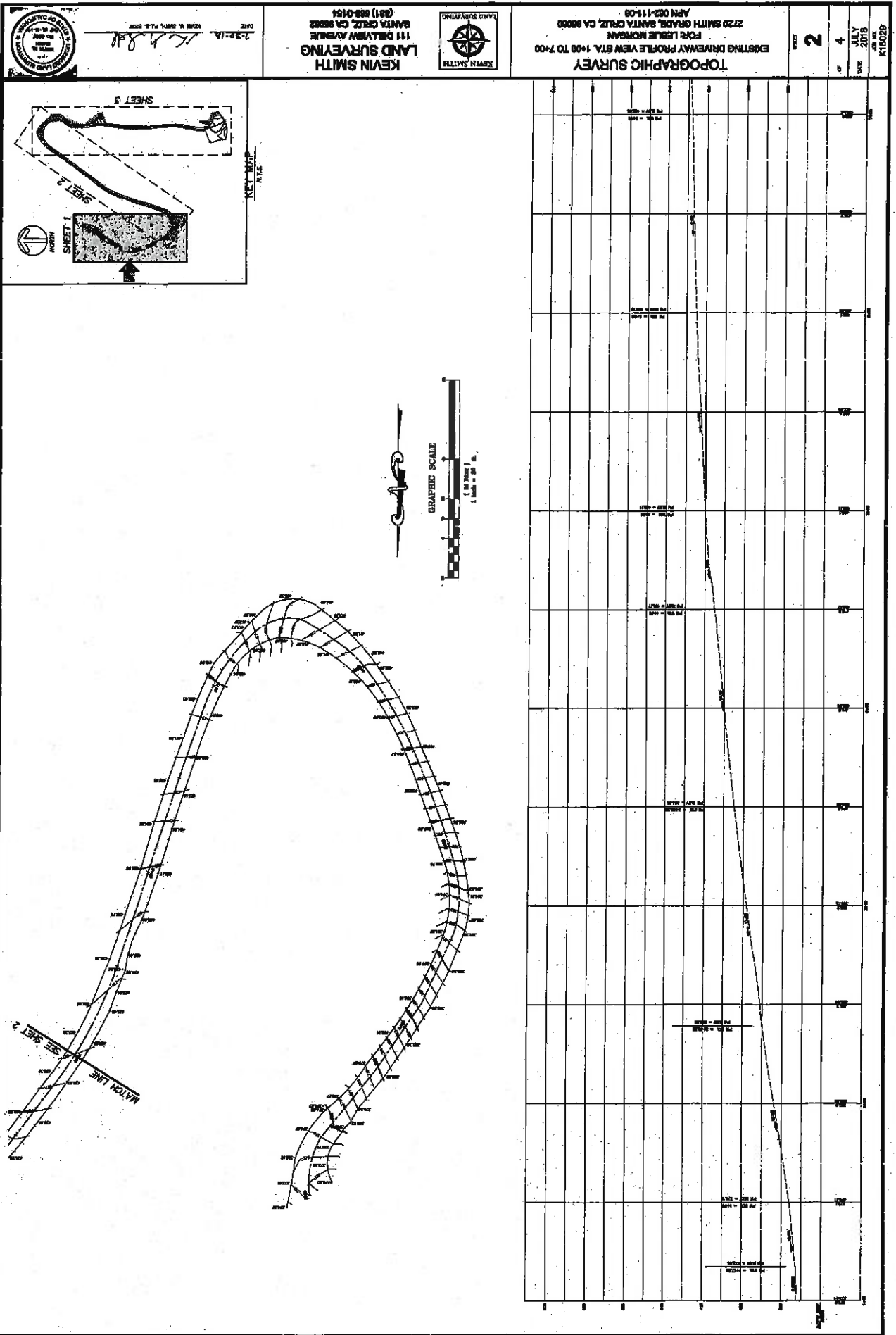
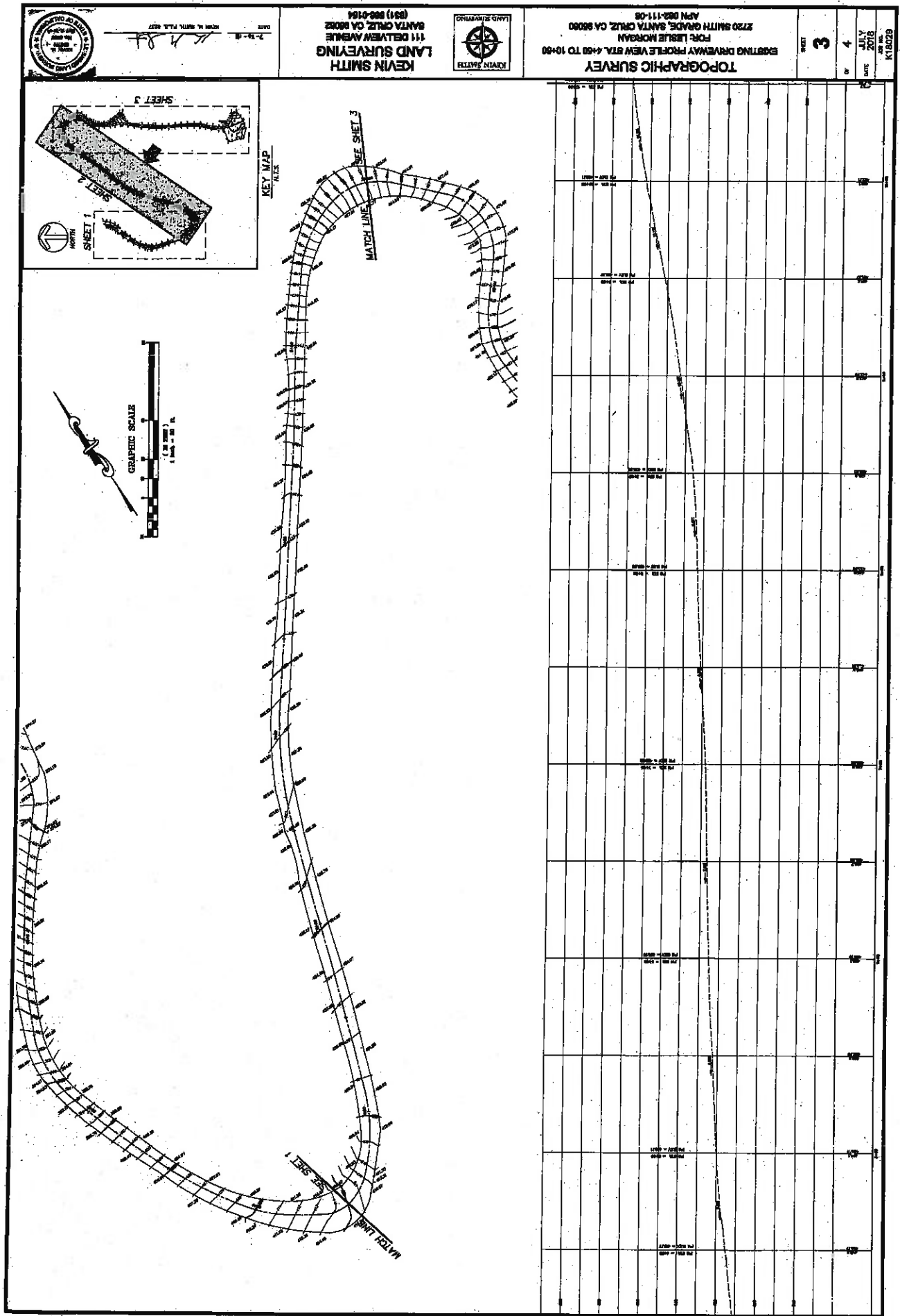


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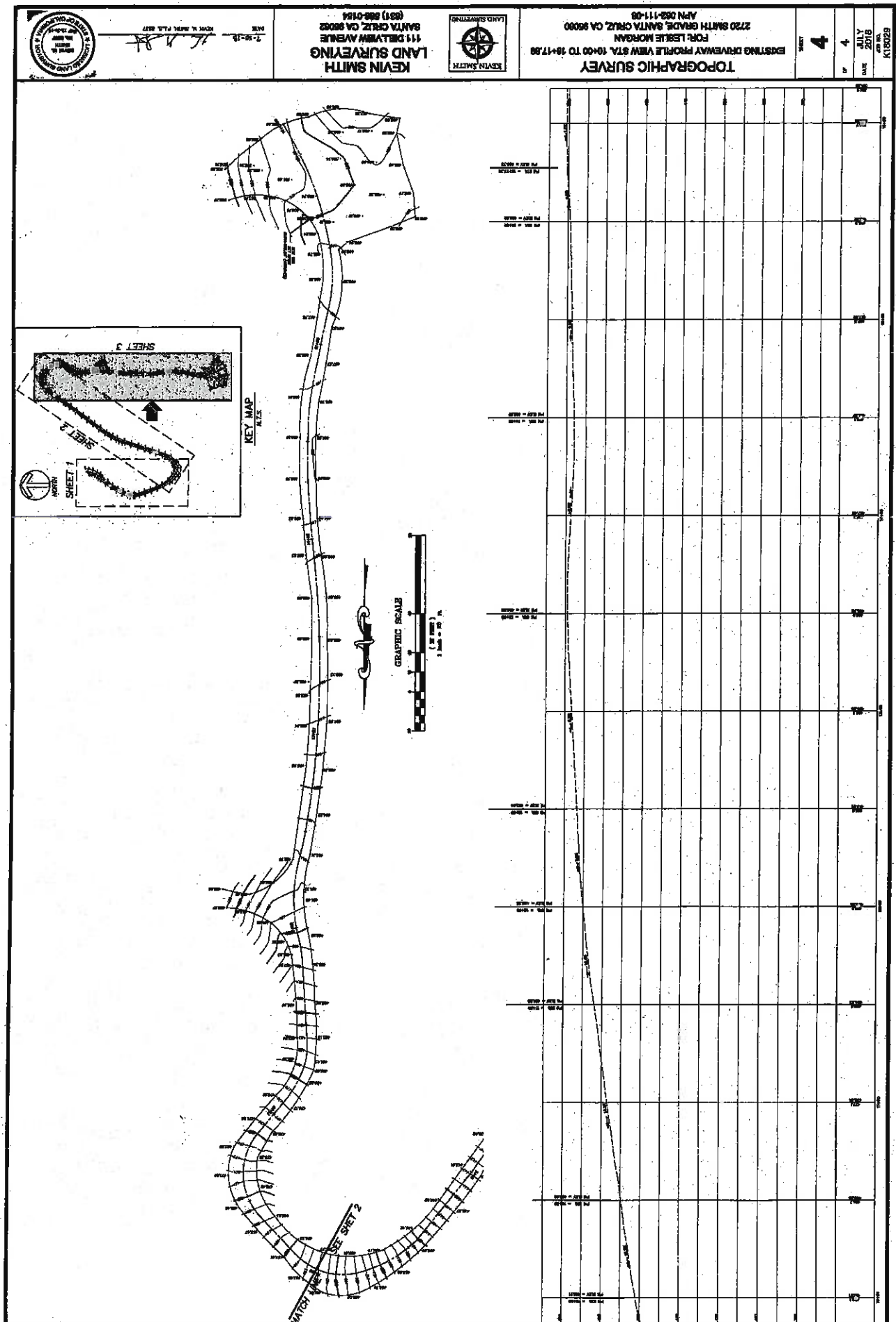


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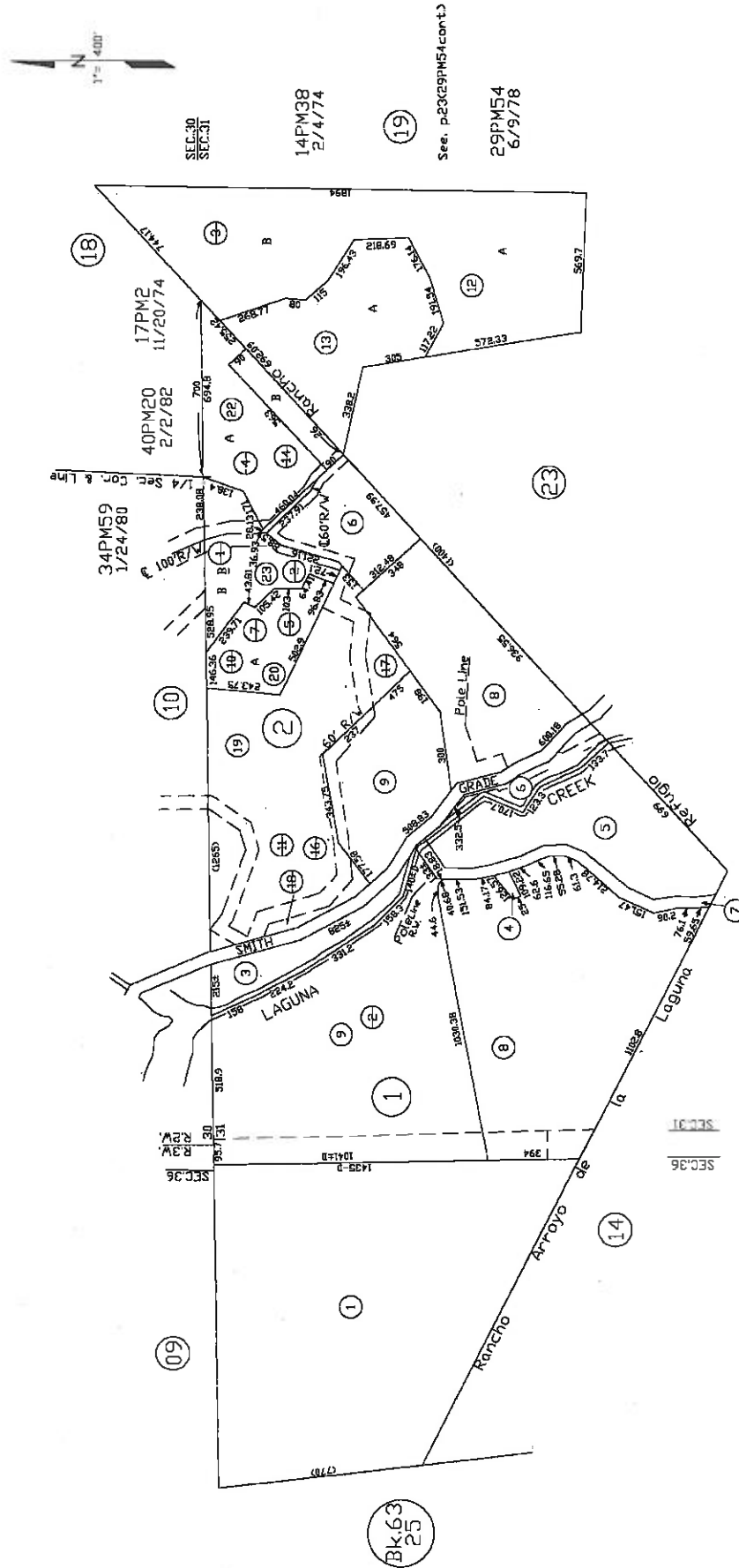
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POR. REFUGIO RANCHO

SEC. 31, T.10S., R.2W., & SEC. 36, T.10S., R.3W. M.D.B. & M.

Tax Area Code
 58-001

62-11



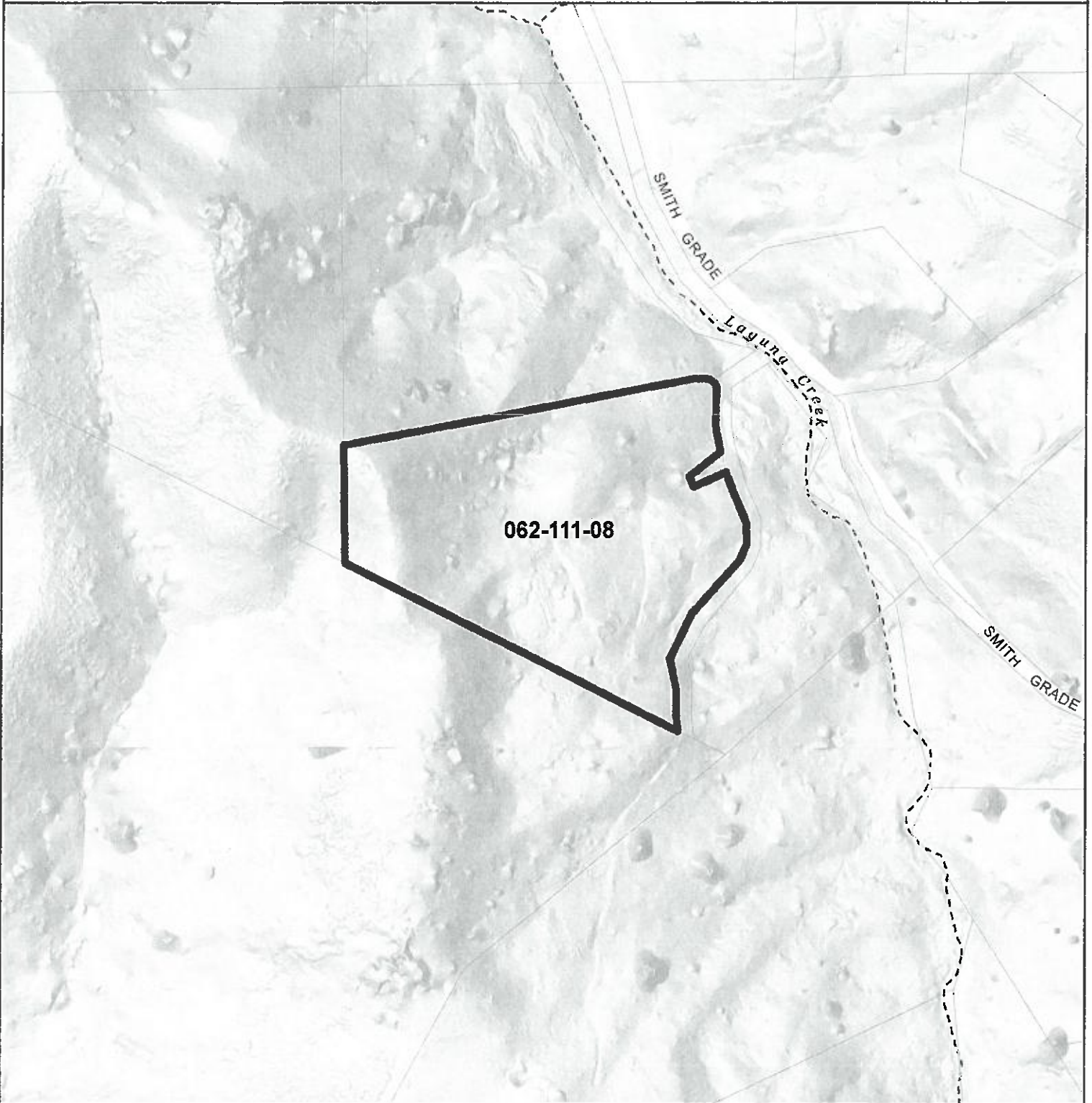
Assessor's Map No. 62-11
 County of Santa Cruz, Calif.
 March, 1999

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



SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Parcel: 06211108



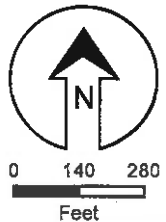
Study Parcel



Assessor Parcel Boundary

Map printed: 8 Feb. 2019

EXHIBIT E



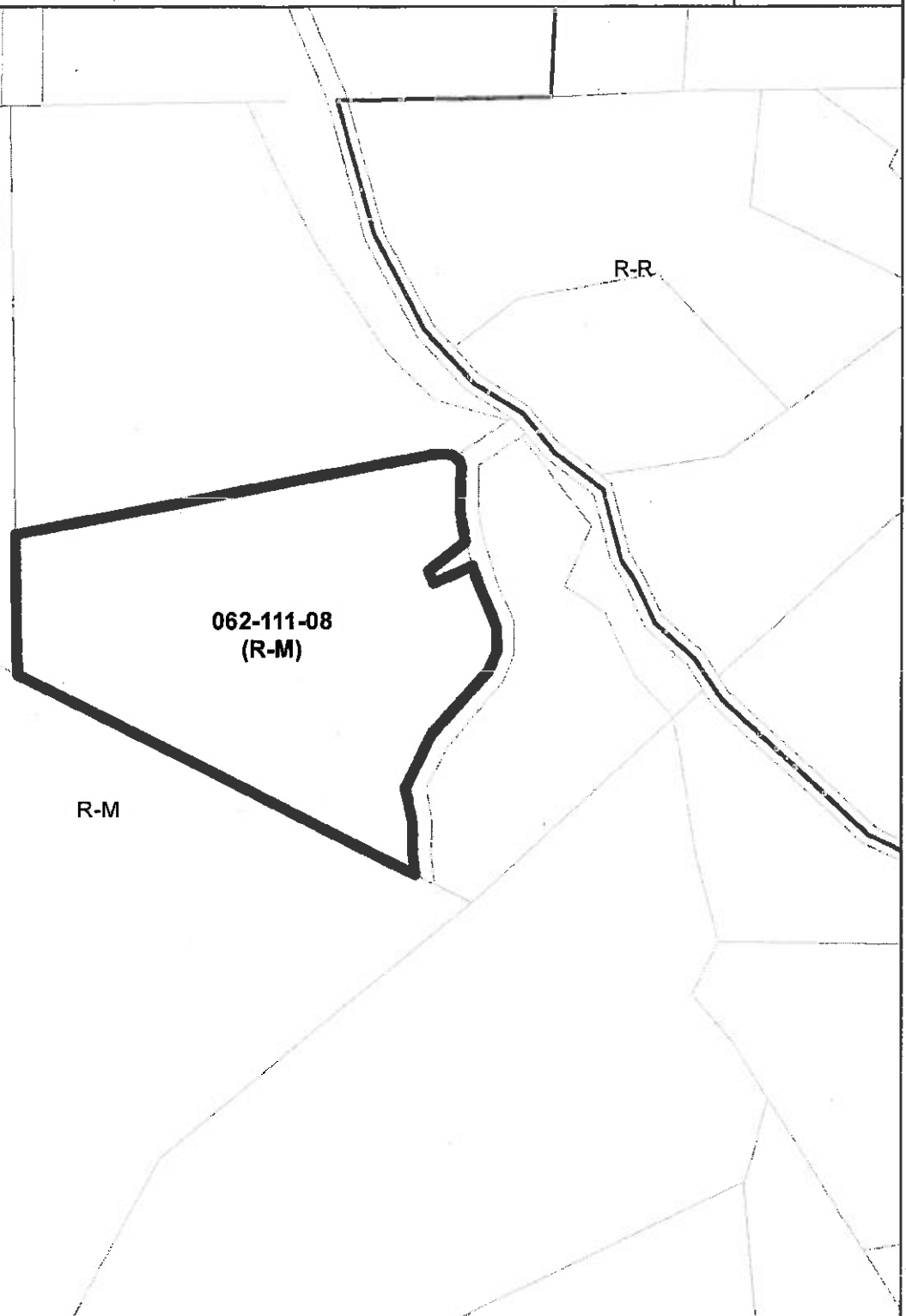


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



Mapped
Area



- ☐ R-M Residential Mountain
- ☐ R-R Residential Rural

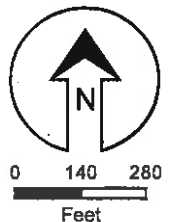


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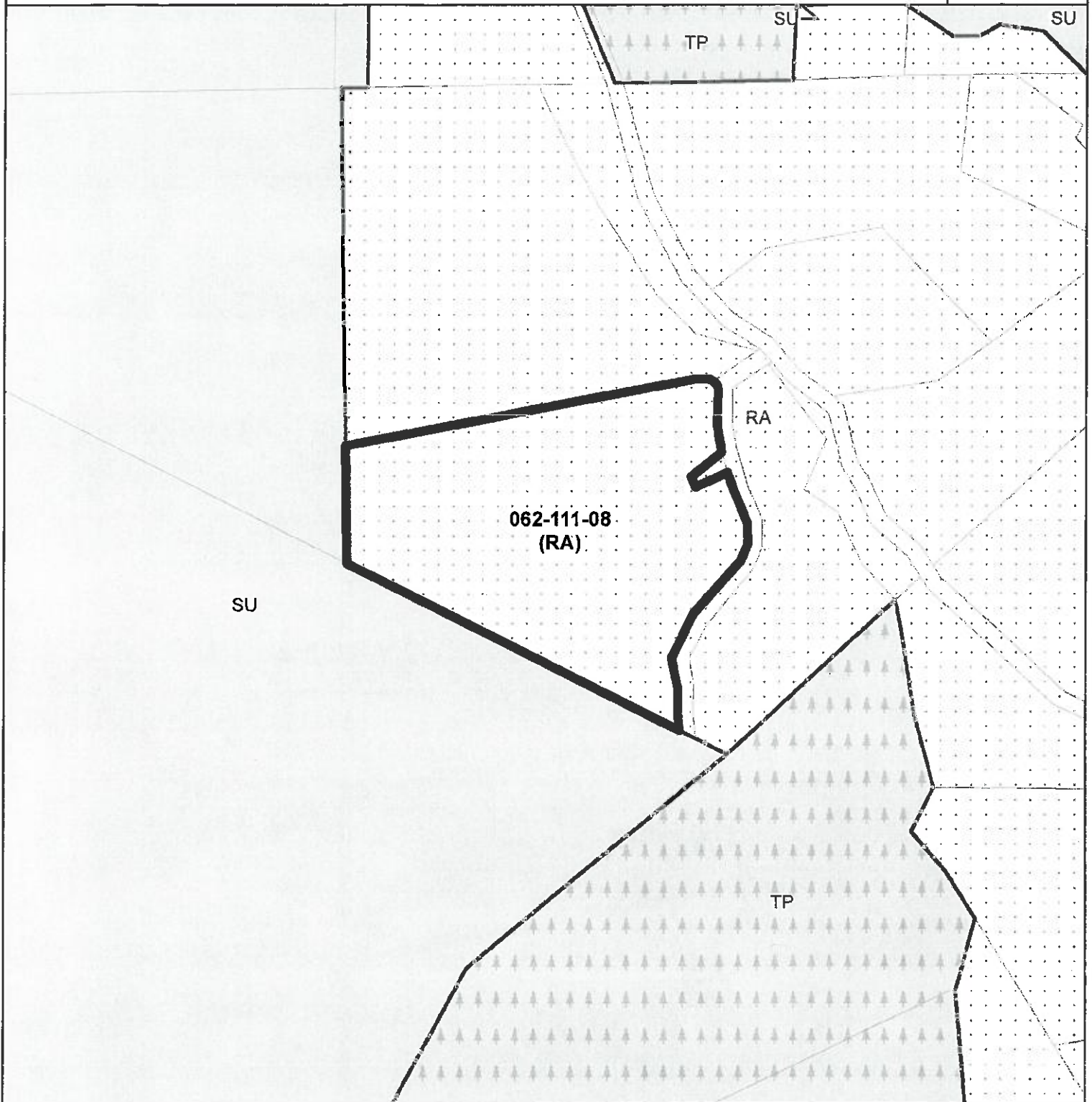





SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



Mapped
Area



-  RA Residential Agricultural
-  SU Special Use
-  TP Timber Production

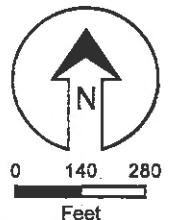


EXHIBIT E

Parcel Information

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private
Sewage Disposal: Septic
Fire District: CalFire (County Fire Department)
Drainage District: None

Parcel Information

Parcel Size: 18.25 acres
Existing Land Use - Parcel: Single family residence
Existing Land Use - Surrounding: Rural residential neighborhood
Project Access: Private driveway from Smith Grade
Planning Area: Bonny Doon
Land Use Designation: R-M (Mountain Residential)
Zone District: RA (Residential Agriculture)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Technical Reviews: Geologic & Soils Report Review (REV181027)

Environmental Information

Geologic Hazards: Landslide potential - reports reviewed and accepted
Fire Hazard: Portion of site mapped critical fire hazard
 Building site outside mapped critical fire hazard area
 Entire parcel within SRA - High fire hazard designation
Slopes: 5-25+%
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 - Smith Grade viewshed
Archeology: Not mapped/no physical evidence on site