



## **Staff Report to the Zoning Administrator**

**Application Number: 191041**

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**Applicant:** Jim Weaver

**Owner:** Ralph Abadir

**APN:** 038-164-13

**Site Address:** 602 Seacliff Drive, Aptos CA

**Agenda Date:** 8/9/2019

**Agenda Item #:** 4

**Time:** After 9:00 a.m.

**Project Description:** Proposal to recognize unpermitted additions to an existing, legal non-conforming single-family dwelling. Additions include a 198 square foot living room and a deck located in the side yard. Project requires a Coastal Development Permit, a Variance to reduce the rear yard setback from 15' to 9' and a Variance to allow a deck railing to be built in the sight distance triangle.

**Location:** Property located at the intersection of Seacliff Drive and Oakdale Drive

**Permits Required:** Variance and Coastal Development Permit

**Supervisory District:** 2<sup>nd</sup> District (District Supervisor: Zach Friend)

**Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191041, based on the attached findings and conditions.

**Project Description & Setting**

The existing single-family dwelling, constructed in 1964, is a legal non-conforming structure situated on a 4922 square foot reversed corner lot in the R-1-4 zone district. The property is located at the intersection of two County maintained roads, Oakdale Drive and Seacliff Drive. The proposal includes the recognition of a living room addition and deck which were built circa 2007 without the benefit of permits. Both additions encroach into the required setbacks.

Aerial photographs indicate the addition of the living room and deck were constructed in late 2008 or early 2009. A violation (#CC4704) for unpermitted construction, including an interior remodel, window changeout, construction of a deck, and installation of a hot tub and gazebo was issued in June 2009. The violations were left unaddressed and the home was sold to the current owner in 2011. The violations were reposted in 2018 (NV24123).

### **Zoning & General Plan Consistency**

The subject property is a 4922 square foot lot, located in the R-1-4 (Single Family Residential-4000 square foot) zone district, a designation which allows residential uses. The existing single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

If approved, the resulting dwelling would be 1200 square feet with a 300 square foot garage. Lot coverage, at 40%, is the maximum allowable for the R-1-4 zone district. The floor area ratio remains well below the allowed 50%. With the exception of reduced setbacks resulting from the granting of a variance, all other development standards for the zone district are met, including the required three off street parking spaces and 28' maximum height.

### **Local Coastal Program Consistency**

The parcel is not located in a residential exclusion area, as described in SCCC 13.20.071, and is appealable to the Coastal Commission. The proposed addition 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 ranging in size and architectural styles, and the design submitted is consistent with the existing range of styles. 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.

### **Variance**

The living room addition meets the required interior side yard setback at 5' from the property line but encroaches approximately 6' into the 15' rear yard setback. However, a portion of the existing garage already encroaches into the rear yard setback by a similar distance and, if approved, the living room addition would not increase the non-conformity of the structure. Similarly, other legally constructed portions of the dwelling slightly encroach into the required front and side yard setbacks.

The deck erected near the front of the home is less than 18" above grade and can be constructed to the property lines pursuant to Santa Cruz County Code 13.10.323(E)(1). The safety railing surrounding the deck, however, exceeds the height limits allowed by the County Fence Ordinance in that the rail exceeds 3' in the required sight distance triangle. Staff supports a variance for the 4' fence rail with a condition that the property owner modify the rail to a design which increases visual sight distance for vehicles exiting the driveway.

The granting of the variance for both the additions is consistent with the findings in SCCC 13.10.235, primarily in that the orientation of the house, rotated 45 degrees from the property lines, makes additions to the structure more difficult to implement than a dwelling constructed in a more traditional configuration, and in that the orientation of the house on the parcel is peculiar in relation to other developments in the vicinity.

A hot tub and gazebo, included in the 2009 violation, are indicated on the site plan but are not part of the proposal. The owner intends to resolve this aspect of the violation by relocating the hot tub and gazebo to an allowable location or removing them entirely. Neither of the options require discretionary approval.

### **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 "A" ("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 191041, 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](http://www.sccoplanning.com)**

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### **Exhibits**

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

## 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 R-1-4 (Single Family Residential-4000 square feet), a designation which allows residential uses. The proposed project is for additions at an existing single family dwelling, which is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium 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 SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made in that 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 colors will be natural in appearance and complementary to the site; and 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 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 southwest of the project site via Beachgate Way.

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 R-1-4 (Single Family Residential 4000 square feet) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with 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 single family dwelling 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 primary use of the property will continue to be one single family dwelling that meets most development standards. The reduction in rear yard setback and the allowance for a 4' fence in the sight distance triangle, with appropriate approvals, are allowed variances from development standards. The proposed living room addition does not encroach into the setback further than existing, legally constructed portions of the structure. Further, due to the configuration of the existing structure, developable portions of the parcel are constrained.

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-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The proposed additions 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, with the exception of the rear yard setback, for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed additions and resulting dwelling 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 dwelling will comply with the site standards, with the exception of the rear yard setback, for the R-1-4 zone district (lot coverage, floor area ratio, height, and number of stories), and the proposed additions 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 additions are to be permitted on an existing developed lot. The approval of a living room addition and deck rail will not result in an increase in traffic generated from this parcel.

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 additions are for an existing structure located in a mixed neighborhood containing a variety of architectural styles, and the proposed additions are consistent with the land use intensity and density of the neighborhood.

## Variance 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 location of the existing structure, in relation to the configuration of the parcel, limits additional development on the property. The house is rotated 45 degrees from the typical configuration of structures on a parcel and is presently non-conforming to setbacks. Strict application of the required setbacks makes it difficult to add complementary and harmonizing additions to the structure. Further, as a reversed corner lot, the property has significantly less useable backyard in relation to the surrounding properties.

2. That the granting of such 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 encroachment into the rear yard setback will be equal to, or less than, the existing legal non-conforming portion of the garage. As a result of the variance, there will be 9'7" from the rear property line to the addition and over 30' from the nearest neighboring structure. The resulting dwelling will be of similar size to other single-family dwellings in the vicinity.

The allowance of the deck rail height exceeding 3' will be conditioned to require a design which includes open features to allow for increase sight distance from the driveway. It is unlikely that an additional foot of fence rail will be detrimental to sight distance when exiting the driveway.

3. That the granting of such variance 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 there are other dwellings in the neighborhood which have non-conforming structures with reduced setbacks. The granting of a variance could be considered for any of the structures in the neighborhood, therefore, the approval of the project would not constitute the granting of a special privilege for this property.



## Conditions of Approval

Exhibit D: Project plans, prepared by Jim Weaver, dated 7/2/2019.

- I. This permit authorizes the construction of a deck and living room addition at an existing single-family dwelling as indicated on the approved Exhibit "C" 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.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- 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 "C" on file with the Planning Department. Any changes from the approved Exhibit "C" 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. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area

**EXHIBIT B**

(SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

- B. Meet all requirements of and pay Zone 6 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 all requirements and pay any applicable plan check fee of the Aptos La Selva Fire Protection District.
  - D. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - E. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All portions of the deck railing on the north side of the deck extending into the 10' sight distance triangle, shall be reduced to a maximum height of 3'. Alternatively, the deck railing may modified to allow open features which allow improved line of sight for vehicles backing out of the driveway, pursuant to Zoning Plan Check review approval.
  - C. Pay any remaining balance owed for Code Enforcement fees.
  - D. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - E. 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.

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

Application #: 191041  
APN: 038-164-13  
Owner: Ralph Abadir

**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: \_\_\_\_\_

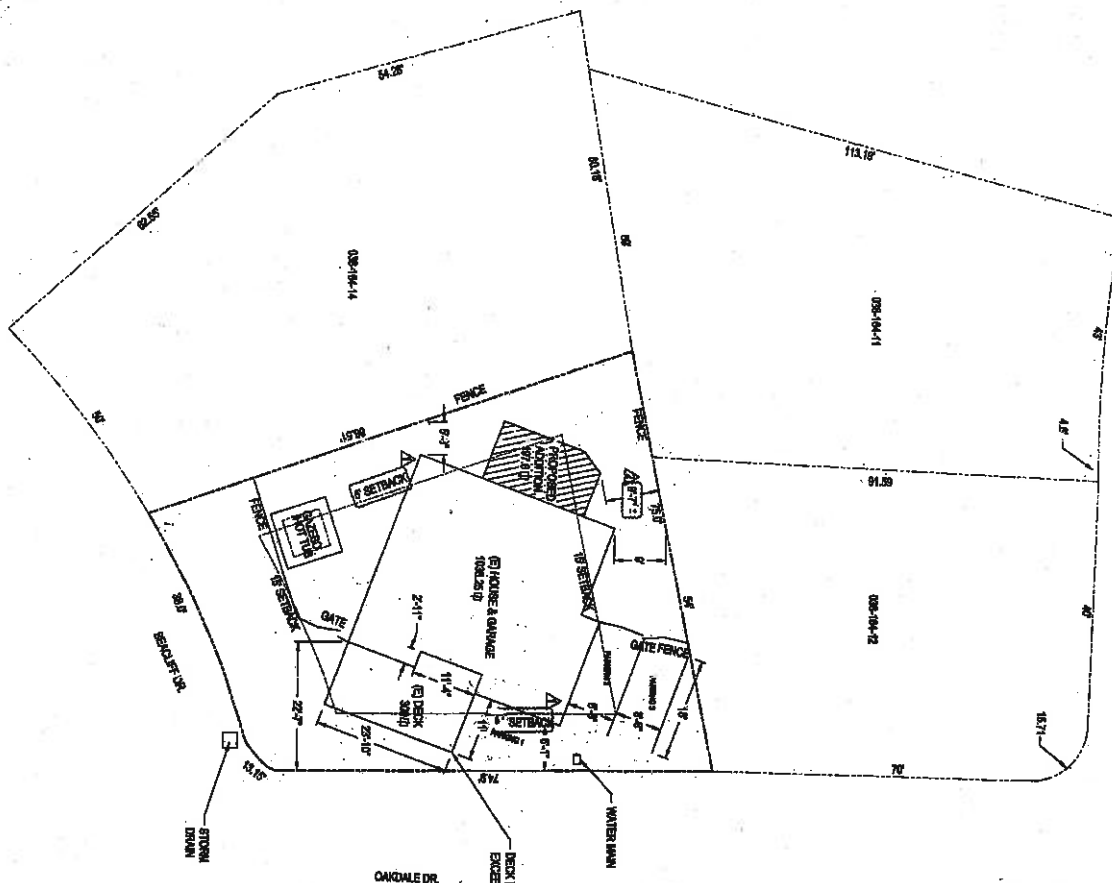
Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

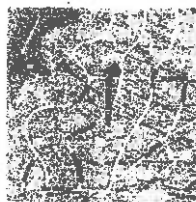
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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance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

	(E) RESIDENCE & CARRIAGE
	(H) ADDITION



**VICINITY MAP**  
**NOT TO SCALE**



**CODE COMPLIANCE:**  
PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE AND THE 2016 CALIFORNIA ENERGY CODE.

DATE	DESCRIPTION	AMOUNT	DATE	DESCRIPTION	AMOUNT	TOTAL
10/1/80	100.00	100.00				100.00
10/2/80	50.00	50.00				150.00
10/3/80	25.00	25.00				175.00
10/4/80	75.00	75.00				250.00
10/5/80	100.00	100.00				350.00
10/6/80	50.00	50.00				400.00
10/7/80	25.00	25.00				425.00
10/8/80	75.00	75.00				500.00
10/9/80	100.00	100.00				600.00
10/10/80	50.00	50.00				650.00
10/11/80	25.00	25.00				675.00
10/12/80	75.00	75.00				750.00
10/13/80	100.00	100.00				850.00
10/14/80	50.00	50.00				900.00
10/15/80	25.00	25.00				925.00
10/16/80	75.00	75.00				1000.00
10/17/80	100.00	100.00				1100.00
10/18/80	50.00	50.00				1150.00
10/19/80	25.00	25.00				1175.00
10/20/80	75.00	75.00				1250.00
10/21/80	100.00	100.00				1350.00
10/22/80	50.00	50.00				1400.00
10/23/80	25.00	25.00				1425.00
10/24/80	75.00	75.00				1500.00
10/25/80	100.00	100.00				1600.00
10/26/80	50.00	50.00				1650.00
10/27/80	25.00	25.00				1675.00
10/28/80	75.00	75.00				1750.00
10/29/80	100.00	100.00				1850.00
10/30/80	50.00	50.00				1900.00
10/31/80	25.00	25.00				1925.00
11/1/80	75.00	75.00				2000.00
11/2/80	100.00	100.00				2100.00
11/3/80	50.00	50.00				2150.00
11/4/80	25.00	25.00				2175.00
11/5/80	75.00	75.00				2250.00
11/6/80	100.00	100.00				2350.00
11/7/80	50.00	50.00				2400.00
11/8/80	25.00	25.00				2425.00
11/9/80	75.00	75.00				2500.00
11/10/80	100.00	100.00				2600.00
11/11/80	50.00	50.00				2650.00
11/12/80	25.00	25.00				2675.00
11/13/80	75.00	75.00				2750.00
11/14/80	100.00	100.00				2850.00
11/15/80	50.00	50.00				2900.00
11/16/80	25.00	25.00				2925.00
11/17/80	75.00	75.00				3000.00
11/18/80	100.00	100.00				3100.00
11/19/80	50.00	50.00				3150.00
11/20/80	25.00	25.00				3175.00
11/21/80	75.00	75.00				3250.00
11/22/80	100.00	100.00				3350.00
11/23/80	50.00	50.00				3400.00
11/24/80	25.00	25.00				3425.00
11/25/80	75.00	75.00				3500.00
11/26/80	100.00	100.00				3600.00
11/27/80	50.00	50.00				3650.00
11/28/80	25.00	25.00				3675.00
11/29/80	75.00	75.00				3750.00
11/30/80	100.00	100.00				3850.00
11/31/80	50.00	50.00				3900.00
12/1/80	25.00	25.00				3925.00
12/2/80	75.00	75.00				4000.00
12/3/80	100.00	100.00				4100.00
12/4/80	50.00	50.00				4150.00
12/5/80	25.00	25.00				4175.00
12/6/80	75.00	75.00				4250.00
12/7/80	100.00	100.00				4350.00
12/8/80	50.00	50.00				4400.00
12/9/80	25.00	25.00				4425.00
12/10/80	75.00	75.00				4500.00
12/11/80	100.00	100.00				4600.00
12/12/80	50.00	50.00				4650.00
12/13/80	25.00	25.00				4675.00
12/14/80	75.00	75.00				4750.00
12/15/80	100.00	100.00				4850.00
12/16/80	50.00	50.00				4900.00
12/17/80	25.00	25.00				4925.00
12/18/80	75.00	75.00				5000.00
12/19/80	100.00	100.00				5100.00
12/20/80	50.00	50.00				5150.00
12/21/80	25.00	25.00				5175.00
12/22/80	75.00	75.00				5250.00
12/23/80	100.00	100.00				5350.00
12/24/80	50.00	50.00				5400.00
12/25/80	25.00	25.00				5425.00
12/26/80	75.00	75.00				5500.00
12/27/80	100.00	100.00				5600.00
12/28/80	50.00	50.00				5650.00
12/29/80	25.00	25.00				5675.00
12/30/80	75.00	75.00				5750.00
12/31/80	100.00	100.00				5850.00
TOTAL						5925.00

[illegible]

**NOTE:** At locations such as parcel lots, Assessment Parcel History, plotting, development, lot coverage, lot build, and other parcel attributes shall be supplied by owner. The accuracy of information needs verify with the property owner.

### GRADING/DRAINAGE NOTES:

**PARCEL ATTRIBUTES**  
1. AFRICAN-AMERICAN  
2. ZONING R-14  
3. OCCUPANCY CLASSIFICATION  
TYPE V-B NON-STRICKLEBER

**PROJECT DESCRIPTION**  
5. RECONSTRUCT 141177 AND 141178 FROM  
2. RECONSTRUCT 141177 AND 141178 FROM  
2. RECONSTRUCT 141177 AND 141178 FROM

**SHEET SCHEDULE**

A1. SITE PLAN  
A2. PROPOSED FLOOR PLAN  
A3. ELEVATION PLAN

**Property Owner:**  
PULPIT LEASING  
802 ESCOPIER RD.  
ALPINE, CA 91005  
(909) 465-3300

**Land Use and Development Consultants:**  
PULPIT LAND MANAGEMENT GROUP  
208 MONTESSIMO BLVD  
SOUTH GATE, CA 90260  
(909) 467-5355

**EXHIBIT C**

REVISION  
7/22/2019

**PAMELA DIAS**  
P.O. BOX 634 FREEDOM, CA 95018  
Phone (831) 750-0347  
email: pdias@podesdesign.com

**OWNER:**  
**RALPH ABADIR**  
**APTOS, CA 95003**  
**PHONE (925) 653-3369**

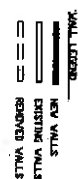
PROJECT:  
RALPH ABADIR  
602 SEACLIFF DR  
APTOS, CA 95003

DATE: JANUARY 2010

APN: 038-164-13

**SITE PLAN**  
**SCALE 1" = 10'**

A1



### EXISTING FLUOR PLANT

EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'

A2

APN: 038-164-13

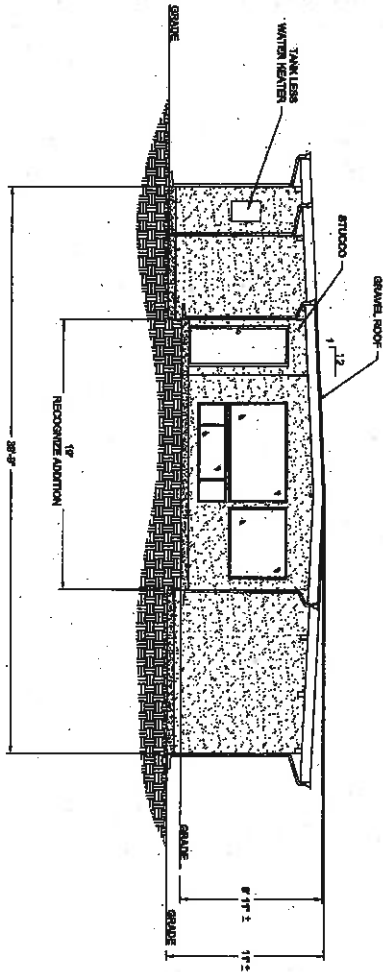
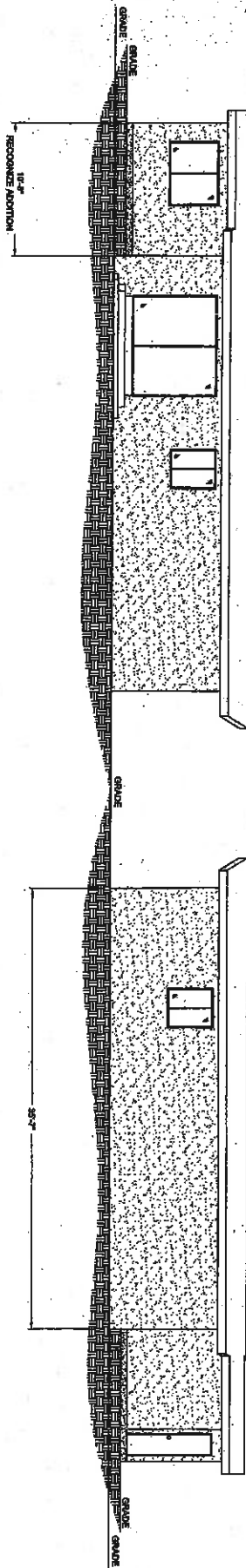
PROJECT:  
PROPOSED ADDITION  
RALPH ABADIR  
602 SEACLIFF DR  
APTOS, CA 95003

**OWNER:**  
**RALPH ABADIR**  
**602 SEACLIFF DR**  
**APTOS, CA 95003**  
**PHONE (408) 685-8386**

**PAMELA DIAS**  
P.O. BOX 634 FREEDOM, CA 95019  
email: pdias@pdsdesign.com  
Phone (831) 722-0714

## REVISIONS

# EXHIBIT C



**EXHIBIT C**

ELEVATION PLAN  
SCALE: 1/8" = 1'-0"

**A2**

DATE: JANUARY 2018  
APN: 038-164-13

PROJECT:  
PROPOSED ADDITION  
RALPH ABADIR  
802 SEACLIFF DR  
APTOS, CA 95003

OWNER:  
RALPH ABADIR  
802 SEACLIFF DR  
APTOS, CA 95003  
PHONE: 855-446-3446

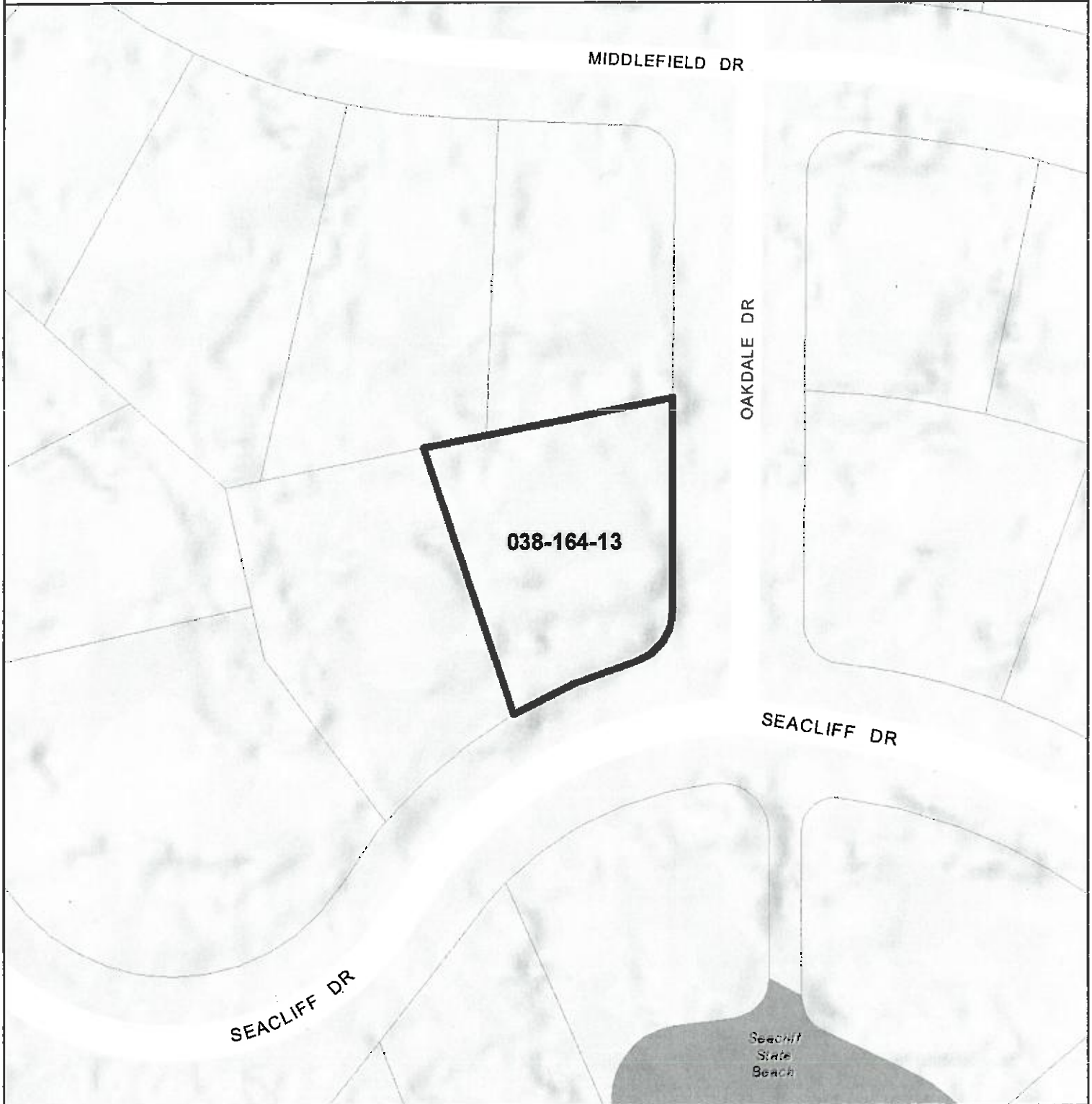
PAMELA DIAS  
P.O. BOX 1834 FREEDOM, CA 95018  
email: pdias@pdsdesign.com  
Phone: (851) 722-0714

REVISION



SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel Location Map**

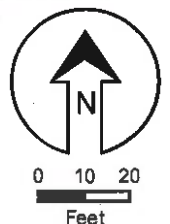


**Parcel: 03816413**

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 26 Jul. 2019

**EXHIBIT D**

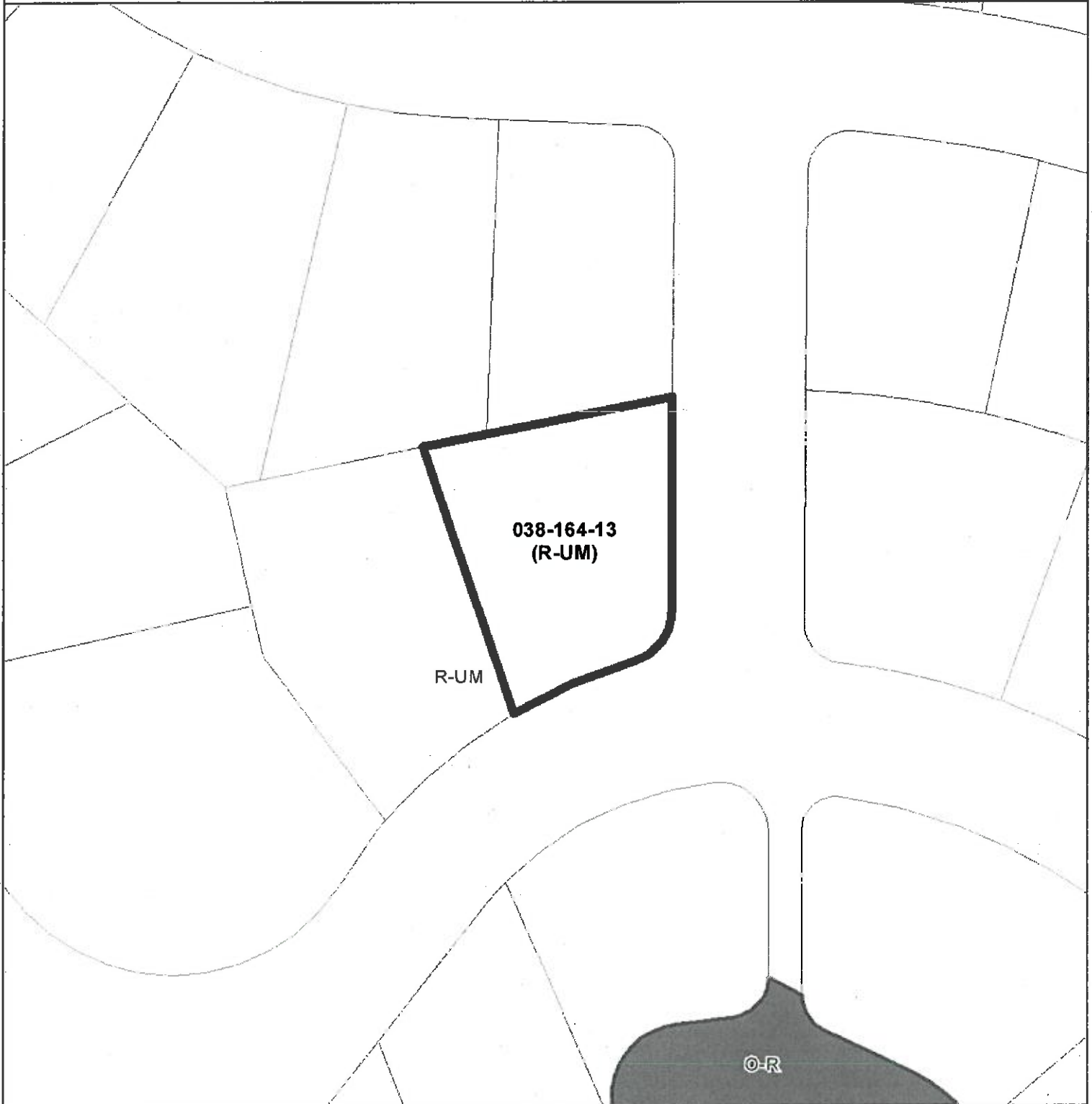






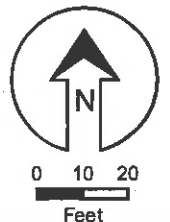
SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel General Plan Map**



- O-R *Parks, Recreation & Open Space*
- R-UM *Res. Urban Medium Density*

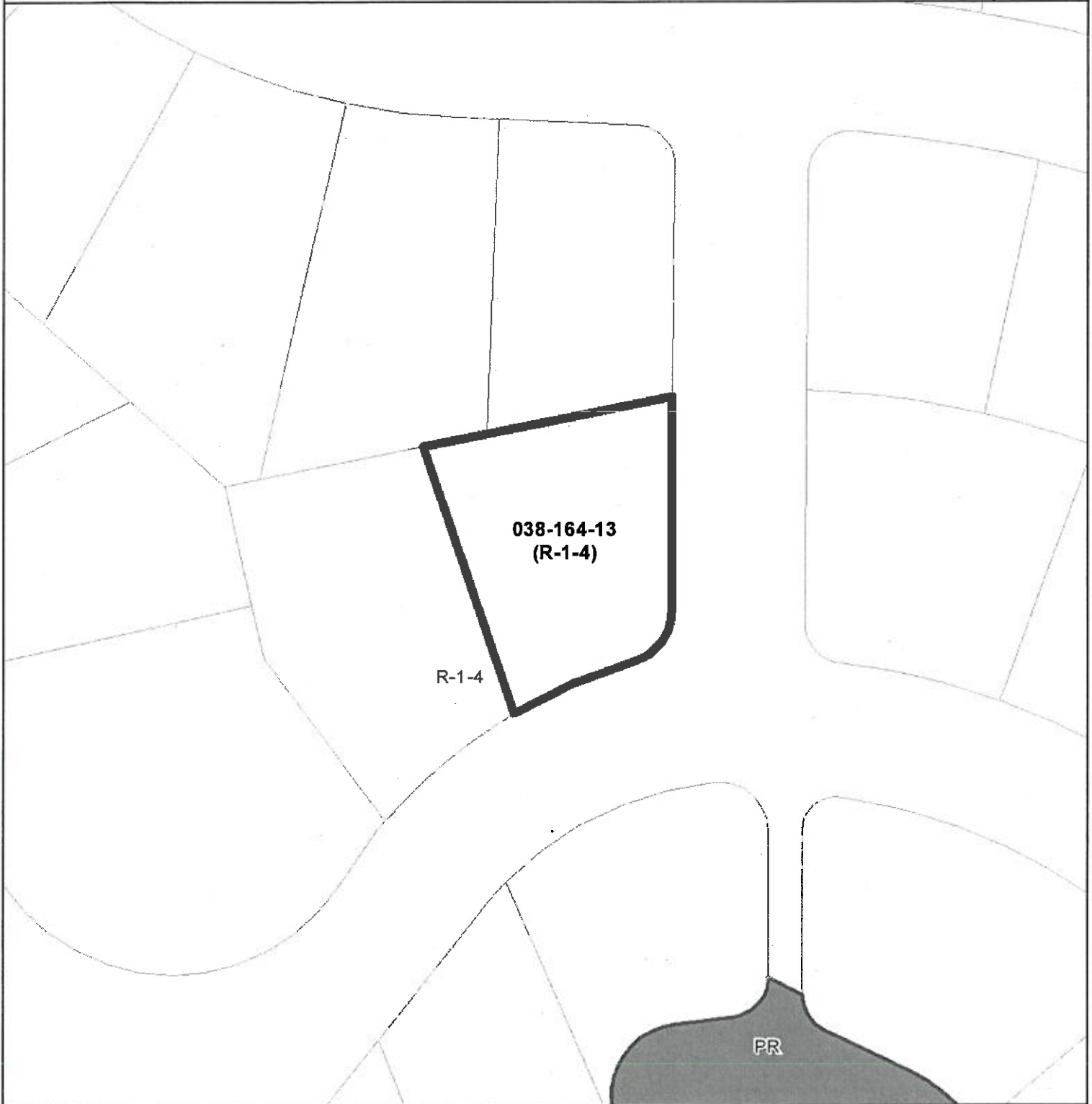
**EXHIBIT D**





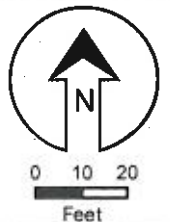
SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel Zoning Map**



- PR *Parks, Recreation, & Open Space*
- R-1 *Single-Family Residential*

**EXHIBIT D**



## 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: 191041  
Assessor Parcel Number: 038-164-13  
Project Location: 602 Seacliff Drive

**Project Description: Proposal to recognize unpermitted additions at a single family dwelling, consisting of a deck and railing in the side yard and a living room in the rear yard**

**Person or Agency Proposing Project: Jim Weaver**

**Contact Phone Number: 831-457-2033**


- 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 1- Existing Facilities

**F. Reasons why the project is exempt:**

The proposed project is to recognize a 197 square foot living room addition and a deck and railing at an existing single-family dwelling.

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



Evan Ditmars, Project Planner

Date:

7-26-19

## Parcel Information

### Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Aptos La Selva Fire Protection District
Drainage District:	Flood Control Zone 6

### Parcel Information

Parcel Size:	4922
Existing Land Use - Parcel:	R-1-4
Existing Land Use - Surrounding:	R-1-4
Project Access:	Public via Oakdale or Seacliff Dr
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-4 (Single Family Residential-4000 square feet)
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

Technical Reviews: NA

### Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site