



Staff Report to the Zoning Administrator

Application Number: 201397

Applicant: Christopher Lambrechts

Owner: Lambrechts

APN: 102-263-01

Site Address: 6010 Winkle Avenue, Santa Cruz

Agenda Date: May 21, 2021

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to construct an ADU and attached deck on site with an existing single-family dwelling in the R-1-6 zone district. Requires a Variance to reduce the required 10' street side yard setback to approximately 4 feet 9 inches and to increase the height from 16 feet to around 17 feet 6 inches for a portion of the structure and a determination that the project is exempt from the California Environmental Quality Act (CEQA).

Location: Project located at the northeast corner of the intersection of Thurber Lane and Winkle Avenue (6010 Winkle Avenue) in the Live Oak Planning Area.

Permits Required: Variance

Supervisory District: First District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 201397, based on the attached findings and conditions.

Setting & Project Description

The property is located in the Santa Cruz Gardens subdivision, at the northeastern corner of Thurber Lane and Winkle Avenue. The existing one-story single-family dwelling fronts onto Winkle Avenue and is located on a roughly level area, but behind the house the land drops away into a wooded arroyo that runs from Thurber Lane, eastwards, towards Rodeo Creek Gulch. Because of the slopes and mature trees within the arroyo, as well as because of the shape of the parcel, which is deeper adjacent to Thurber Lane, the only feasible location for the construction of an ADU is in the northwest corner of the parcel, close to the street.

A Variance is required to reduce the required 10-foot street-side setback from 10 feet to 4 feet 9 inches and, because of the concave slope, a second Variance is required to allow for the central portion of the roof to exceed 16 feet in height.

Zoning & General Plan Consistency

The subject property is an approximately 9,148 square foot lot, located in the R-1-6 (Single-Family Residential (6,000 sq. ft. per unit)) zone district, a designation that allows residential uses. The proposed Accessory Dwelling Unit is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Residential) General Plan designation.

For proposed ADUs, all applicable development standards of the in the R-1-6 zone district as set out in County Code section 13.10.323 are required to be satisfied except that, regardless of any other zone district standards, the development standards for ADUs as set out in County Code section 13.10.681(D)(7) apply. These additional standards include that, while interior side and rear setbacks may be reduced to four feet, ADUs should comply with the 10-foot street side setback mandated for corner parcels, in accordance with County Code section 13.10.323. In addition, inside the Urban Services Line, the maximum height for new construction detached ADUs is 16 feet. Further, an ADU of up to 800 square feet is allowed by right on any existing developed parcel, regardless of lot coverage and FAR. Additional standards that apply only to ADUs are also contained within the Residential Development Standards. County Code section 13.10.323(E)(1) allows that any structural encroachments associated with an Accessory Dwelling Unit must preserve minimum two-foot interior side and rear setbacks and section 13.10.323(E)(6)(c) sets out that the minimum distance between any two detached structures shall be 10 feet except that the minimum separation between an ADU and any other structure on a parcel, including encroachments such as eaves or decks, shall be no less than three feet.

A summary of the required and proposed site and development standards that are relevant to this project is summarized in the following table:

	Zone District Standard	ADU standard	Proposed
Front Yard	20 feet Min.	20 feet min.	90 feet 7 inches
Side Yard Setbacks	Interior side 5 feet min. all other structures) Street side – 10 feet	Interior side – 4 feet min. Street side – 10 feet min.	Interior side – 53 feet Street side – 4 feet 9 inches
Rear Yard Setback	15 min.	4 feet min.	5 feet
Minimum Separation between structures	10 feet min.	3 feet min.	10 feet between the dwelling and ADU, 3 feet to existing decks.
Allowed Structural Encroachments	6 feet max. into a front or rear yard, 3 feet max. into a side yard.	Must maintain a setback of 2 feet to a side or rear property line.	5 feet at the rear property line
Lot Coverage	40% max.	Up to 800 square foot ADU not counted	36.6% not including proposed 640 square foot ADU - 43.9% total

Floor Area Ratio (FAR)	50% max.	Up to 800 square foot ADU not counted	24.7% not including 640 square foot ADU - 31.7% total
Height	28 feet max.	16 feet max.	17 feet 6 inches (portion)

As shown by the above table, the proposed ADU does not comply with the required 10-foot street-side yard setback or the maximum 16-foot height limit but complies with all other site and development standards.

Variance

As proposed, the ADU will have a setback of 4 feet 9 inches from the property line, such that the wall of the ADU will be approximately 17 feet 6 inches from the edge of the street at Thurber Lane. Because of steep slopes behind the existing dwelling, which steepen toward the east, and mature trees in the northeastern corner of the lot, as well as because of the shape of the parcel, which is deeper along the western property line, the only feasible location for the construction of a detached ADU is in the northwest corner of the parcel, close to Thurber Lane. Therefore, the location of the proposed ADU is appropriate in that no other location exists that could accommodate the structure. The reduced street-side yard setback will not result in a significant reduction in light, air and open space at Thurber Lane in that the structure will be located approximately 17 feet 6 inches from the edge of the street and will be set back behind existing mature trees and other landscaping. In addition, the proposed one-story ADU will be constructed at a lower elevation than the existing one-story dwelling and therefore will visually be lower profile than the existing house. Further, as a condition of approval of this Permit, landscaping is required within the side yard setback adjacent to the western elevation of the proposed ADU, which will screen and soften the proposed structure in views from the street.

The ADU has been designed with a shed-style roof that slopes down and away from Thurber Lane, approximately following the line of the slope, and the height of the proposed ADU complies with the maximum 16-foot height limitation at both the east and west elevations. However, because the slope is concave, in that the land drops off steeply from the street and then levels out slightly, the height of the roof in the central portion of the north elevation of the structure is required to be 17 feet 6 inches in height, which exceeds the 16-foot limitation in County Code. The increase in height at the central portion of the northern portion of the structure will not visually increase the bulk and mass of the structure in views from Thurber Lane in that the top of the roof at its highest point above grade, will be lower than the roofline adjacent to the street. Further, the increased height at the center of the structure, will not visually impact the neighboring property to the north. This is because the home on the adjacent parcel is located approximately 78 feet north of the shared property line and is separated from the proposed ADU by several mature Redwood trees within the arroyo that will screen the proposed structure.

A complete list of Variance Findings is included with this report.

Parking

For new Construction ADUs, one off-street parking space is required to be provided in addition to the required parking for the dwelling on the parcel. This parking space can be provided as double or triple tandem parking. The existing house has a total of three bedroom and therefore, as set out in County Code section 13.10.552, schedule of off-street parking requirements, three parking spaces are required for the dwelling. Therefore, a total of four off-street spaces are required for the dwelling and ADU combined. Four parking spaces are provided on the parcel, two within the attached garage and two on the forecourt area adjacent to Winkle Avenue and therefore the proposed project meets this requirement.

Public Outreach/Public Comment

An email expressing potential concerns about the proposed ADU and requesting that plans be made available, was received from the neighbor directly across Thurber Lane from the proposed project. No specific reasons for this concern were cited. Staff provided plans and understands that the property owner has since met with this neighbor to discuss the project. At the date of preparation of this staff report, no additional correspondence has been received.

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 201397, 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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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: 201397

Assessor Parcel Number: 102-263-01

Project Location: 6010 Winkle Avenue, Santa Cruz

Project Description: Proposal to construct an ADU with an attached deck on site with an existing single-family dwelling

Person or Agency Proposing Project: Christopher Lambrechts

Contact Phone Number: (831)227-8699

- 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 an accessory dwelling unit in an area designated for residential uses.

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

Lezanne Jeffs, Project Planner

Date: _____

EXHIBIT A

Variance Findings

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

This finding can be made in that the project is located in an area that is zoned R-1-6 (Single Family Residential, 6,000 square foot lot size), a designation that allows for residential uses. An Accessory Dwelling Unit (ADU) is a principal permitted use on site with a single-family dwelling, within a residential zone district. The zoning is consistent with the site's (R-UL) Urban Low-Density Residential General Plan designation.

For parcels that are located at a corner, County Code requires the provision of an increased side yard setback from 5 feet to 10 feet. This regulation provides increased distance between the street to any structures, to maintain light, air and open space at the public street. For the subject property, the area behind the existing dwelling is severely constrained by a wooded arroyo that runs along the back of the parcel, falling from Thurber Lane on the west, toward Rodeo Creek Gulch, which lies approximately 1,580 feet to the east. As a result, the rear of the parcel is steeply sloped and there are also several large mature trees, particularly in the northeastern corner of the parcel. Because of the slopes and mature trees as well as the shape of the parcel, which is deeper along the western side, the site of the proposed ADU is appropriate in that no other location exists that could accommodate the structure. The reduced street-side yard setback will not result in a significant reduction in light, air and open space at Thurber Lane in that the structure will be located approximately 17 feet 6 inches from the edge of the street and will be set back behind existing mature trees and other landscaping. In addition, the proposed one-story ADU will be constructed at a lower elevation than the existing one-story dwelling and therefore will visually be lower profile than the existing house. Further, as a condition of approval of this Permit, landscaping is required within the side yard setback adjacent to the western elevation of the proposed ADU, which will screen and soften the proposed structure in views from the street.

The ADU has been designed with a shed-style roof that slopes down and away from Thurber Lane, approximately following the line of the slope, and the height of the proposed ADU complies with the maximum 16-foot height limitation at both the east and west elevations. However, because the slope is concave, in that the land drops off steeply from the street and then levels out slightly, the height of the roof in the central portion of the north elevation of the structure is required to be 17 feet 6 inches in height, which exceeds the 16-foot limitation in County Code. The increase in height at the central portion of the northern portion of the structure will not visually increase the bulk and mass of the structure in views from Thurber Lane in that the top of the roof at its highest point above grade, will be lower than the roofline adjacent to the street. Further, the increased height at the center of the structure, will not visually impact the neighboring property to the north. This is because the home on the adjacent parcel is located approximately 78 feet north of the shared property line and is separated from the proposed ADU by several mature Redwood trees within the arroyo that will screen the proposed structure.

The approval of Variances to reduce the street-side setback from 10 feet to 4 feet 9 inches and to allow for an increase in height from 16 feet to 17 feet 6 inches in the central portion of the

structure, is therefore justified because the location of the existing dwelling and the sloped site with mature trees renders it impossible to construct a functional ADU that would comply with the required 10-foot street-side setback and 16 foot height limitation. In addition, the reduced setback is consistent with the 4-foot side yard setback allowed for ADUs under State Law and that would be allowed on any interior lot in the same zone district. ADUs are allowed by right on any residentially zoned parcel that is developed with a dwelling unit but most properties in the vicinity are not restricted by steep slopes and large, mature trees or located on a corner with increased setback requirements. Therefore, the proposed construction of a detached ADU would be in character with other similar developments in the vicinity that are under identical zoning classification and that have similar constraints.

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

This finding can be made, in that the intent and purpose of the residential zone districts is to provide for residential uses. The approval of a Variance for the construction of a detached ADU, on-site with an existing dwelling, that will have a reduced street-side yard setback and an increased height at the center of the structure, 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.

County Code requires the provision of a 10-foot setback from street-side property line. This regulation provides increased distance between the street to any structures, to maintain light, air and open space at the public street. For the subject property the edge of Thurber Lane is located approximately 12 feet 9 inches beyond the side property boundary such that there will be 17 feet 6 inches between the wall of the ADU and the travelled roadway. In addition, between the street and the property line there is a landscape strip, a sidewalk and an unimproved area that includes several mature trees, including a large Redwood tree, therefore the structure will not be prominent in views. Further, as a condition of approval of this Permit, landscaping is required within the side yard setback adjacent to the western elevation of the proposed ADU, to screen and soften the proposed structure in views from the street. Therefore, the proposed reduction of the setback 10 feet to 4 feet 9 inches will not deprive the neighborhood of light, air and open space or impair sight lines for vehicles travelling along Thurber Lane, and will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or to the general public.

The proposed increase in height of a portion of the proposed ADU from 16 feet to 17 feet 6 inches, would not be visible from the public street. This is because the proposed structure is located on a steeply down-sloped site and, as a result, much of the proposed ADU will be located below the level of the road. At the west elevation facing Thurber Lane, as well as at the south and east elevations, the proposed ADU will comply with the 16-foot height limitation. However, because of the concave slope, a small area in the center of the north elevation is required to exceed this height limit where the ground drops at a steeper angle than the slope of the roof. Therefore, the proposed ADU will be properly proportioned to the parcel size and the character of the neighborhood and will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in the vicinity.

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

The location of the existing dwelling, the additional setback requirements that apply to corner lots and steep slopes and mature trees at the property mean that there are no alternative conforming locations where a detached ADU could feasibly be constructed. These limitations do not exist together on other parcels in the vicinity and zone in which the property is situated. Therefore, the granting of Variances to allow for a reduced street-side yard setback and a small increase in the height of the structure in the center of the north elevation will not constitute a grant of special privilege to this parcel and this finding can be made.

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.

The proposed ADU will not affect sight lines for traffic travelling along either Thurber Lane or Winkle Avenue in that the proposed ADU will be set back approximately 17 feet 6 inches from the edge of the curb at Thurber Lane and over 90 feet from Winkle Avenue. Therefore, the proposed ADU will not be materially injurious to properties or improvements in the vicinity.

- 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 Accessory Dwelling Unit and the conditions under which it would be operated or maintained will, with the approval of a Variance to reduce the required 10-foot street-side yard to 4 feet 9 inches and to increase the height of a portion of the structure from 16 feet to 17 feet 6 inches, be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single-Family Residential (6,000 sq. ft. per unit) zone district, as the primary use of the property will be one single-family dwelling on site with an ADU that meets all other current site standards for the zone district. A complete list of Variance findings is included with this report.

- 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 Residential) land use designation in the County General Plan.

The proposed ADU will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in the vicinity as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). As proposed the ADU will be over 100 feet from the closest dwelling across Thurber Lane and 78 feet from the neighboring property to the north so that it will not adversely shade adjacent properties. In addition, the proposed structure is located on a steeply down-sloped site, so that much of the proposed ADU will be located below the level of the adjacent street and the portion of the ADU that will be visible from Thurber Lane conforms to the 16-foot maximum height. Further, with the approval of a Variance to reduce the required 10-foot street-side yard to 4 feet 9 inches and to increase the height of a portion of the structure from 16 feet to 17 feet 6 inches, the proposed ADU meets all current site and development standards for the zone district.

The proposed ADU 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 Accessory Dwelling Unit will, with the approval of a Variance to reduce the required 10-foot street-side yard to 4 feet 9 inches and to increase the height of a portion of the structure from 16 feet to 17 feet 6 inches, comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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 Accessory Dwelling Unit is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (one peak trip per dwelling unit) and such an increase will not adversely impact existing roads or intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure will be located in a mixed neighborhood containing a variety of architectural styles. An ADU is a principal permitted use on residential parcels that, absent a requirement for the approval of Variances, would not require development permit approval. Therefore, the proposed ADU is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit D: Project plans, 6 sheets, 2 sheets prepared by prepared by Robin Alaga, dated 23 March, 2021, and 4 sheets prepared by Luke Beautz dated February 2021.

- I. This permit authorizes the construction of an Accessory Dwelling Unit 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.
 - C. If there is any off-site work proposed in the right-of-way, including any temporary construction access. obtain an Encroachment Permit from the Department of Public Works. 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 or via email at Kristine.Conley@santacruzcounty.us. 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>
- 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. Provide a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval. The colors of the proposed ADU shall match the color of the existing dwelling on the parcel.

3. Grading, drainage, and erosion control plans completed by a licensed Civil Engineer.
 4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height at the west elevation adjacent to Thurber Lane is 16 feet and in the center of the structure the maximum height is 17 feet 6 inches.
 5. 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.
 6. Provide a Landscape Plan to show proposed plantings, fencing and other hardscape features that will be installed along Thurber Lane. Plant materials shall be of sufficient size at maturity to screen and soften the proposed ADU.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management as follows:
1. The application submittal shall adhere to Part 3 Section C of the CDC and County Code 7.79. Pre-development runoff patterns shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 2. The project civil engineer shall perform a site assessment and update the downstream assessment note on Sheet C1 as appropriate. According to Santa Cruz Gardens Subdivision No. 2, Tract No. 323 improvement plans, there is a concrete drainage ditch parallel to the northern subject property boundary; however, the note on Sheet C1 states that runoff from the mitigation will sheet flow to the natural drainage ravine.
 3. Final stormwater management plans and final construction cross-section details shall be submitted with the building permit application.
 4. A signed, stamped letter of feasibility shall be provided by the project geotechnical engineer since the proposed retention site location is on or near a steep slope.
 5. Zone 5 fees will be assessed on the net increase in permitted impervious area following the Unified Fee Schedule in place at building permit

issuance. Reduced fees (50%) are assessed for semi-impervious surfacing without liners (such as gravel, base rock, paver blocks, porous pavement, etc.) to offset costs and encourage more extensive use of these materials.

- C. Meet all requirements of the City of Santa Cruz Water District. Proof of water service availability is required prior to application for a Building Permit.
 - D. Meet all requirements of the Santa Cruz County Sanitation District as follows:
 - 1. If the proposed ADU will tie into the existing home's sewer lateral, the existing sewer lateral shall be video inspected prior to issuance of a building permit. It shall be a condition of the building permit that any defects found in the existing sewer lateral shall be repaired prior to building permit final.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Meet all requirements of the Environmental Planning section of the Planning Department.
 - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - H. Pay the current fees for Parks and Child Care mitigation for one bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.
 - J. 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.
 - K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 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. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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: _____

Annette Olson
Deputy Zoning Administrator

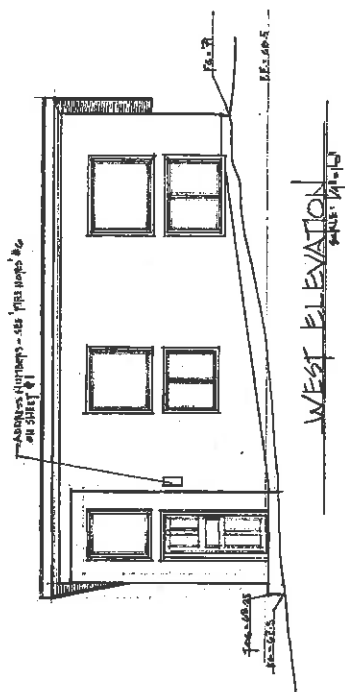
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

[illegible]

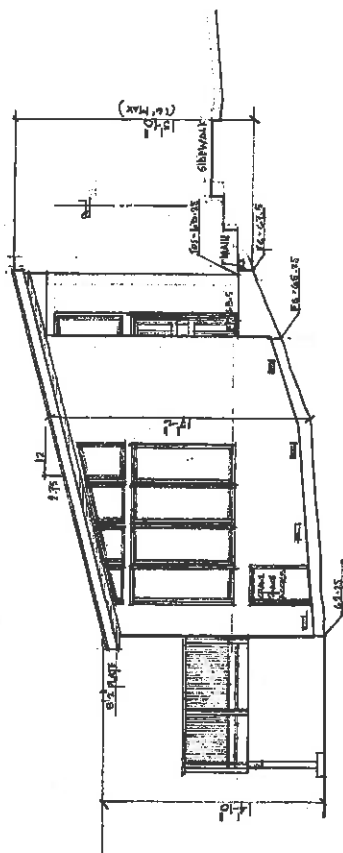
LOT COVERAGE & FLOOR AREA RATIO			
Lot Size - 9,140 sq ft	Lot Coverage	Floor Area	
EXISTING RESIDENCE	1900 sq ft	1900 sq ft	
EXISTING GARAGE	457 sq ft	457 sq ft	
- EXISTING DECKS & STAIRS > 10% ABOVE ALLOW	163 sq ft	163 sq ft	
- EXISTING PORCH	18 sq ft	18 sq ft	
PROPOSED ADD	640 sq ft	640 sq ft	
PROPOSED DECK	181 sq ft	181 sq ft	
PROPOSED PORCH	20 sq ft	20 sq ft	
EXISTING GAR & DECK APPROXIMATE	70 sq ft	70 sq ft	
	TOTAL	4012 sq ft	9907 sq ft
	4012 + 1910 = 40.9 %		9907 + 9140 = 91.7 %

I Have Already Met/Exceeded the Allowed Building Square Footage or Lot Coverage On My Property. Can I Build an ADD?

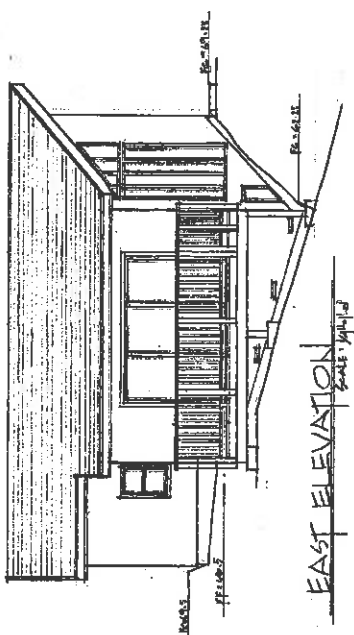
Yes, You may construct an ADD up to 800 square feet, with a height of 18 feet and side and rear setbacks of 4 feet, even if you have already met or exceeded the floor area or lot coverage percentage allowed for your



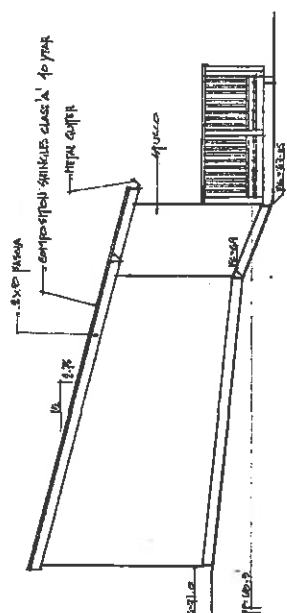
WEST ELEVATION



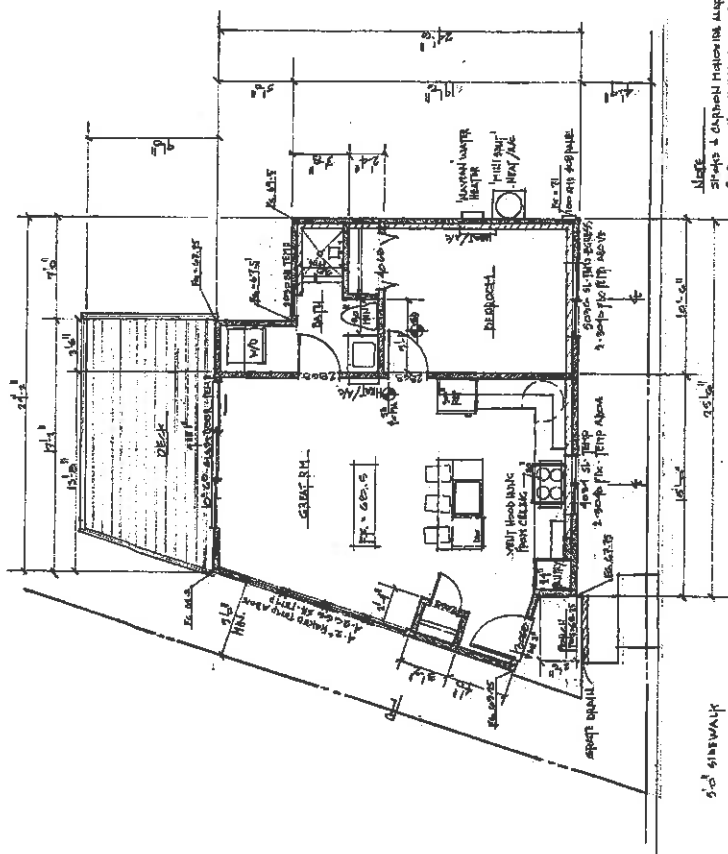
NORTH ELEVATION



EAST ELEVATION



NOUVEAU ELEVATION



ADU Floor Plan

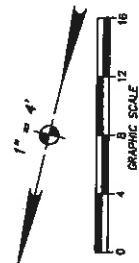
Note
Stake a carbon monoxide sensor
to reduce their primary power from
the building wiring & have a
battery backup

CONSTRUCTION REFERENCE NOTES

1. CONTRACTOR TO PROVIDE FOR ALL NECESSARY EROSION CONTROL MEASURES AND SIZING REQUIREMENTS.
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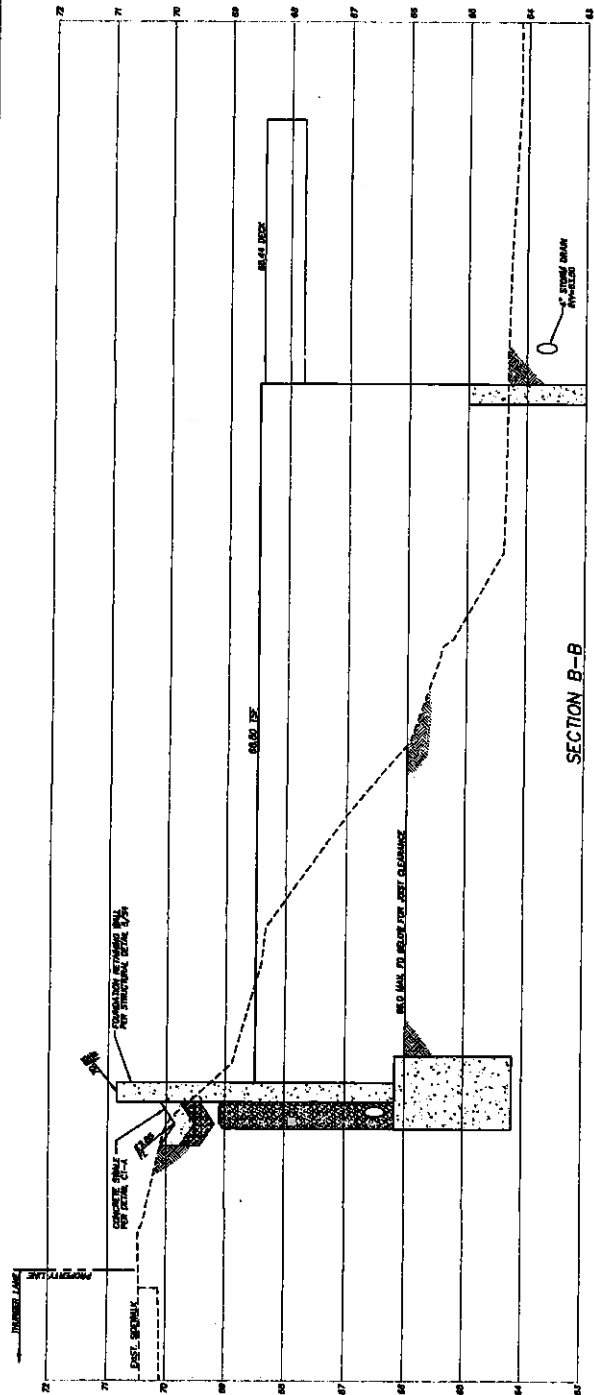
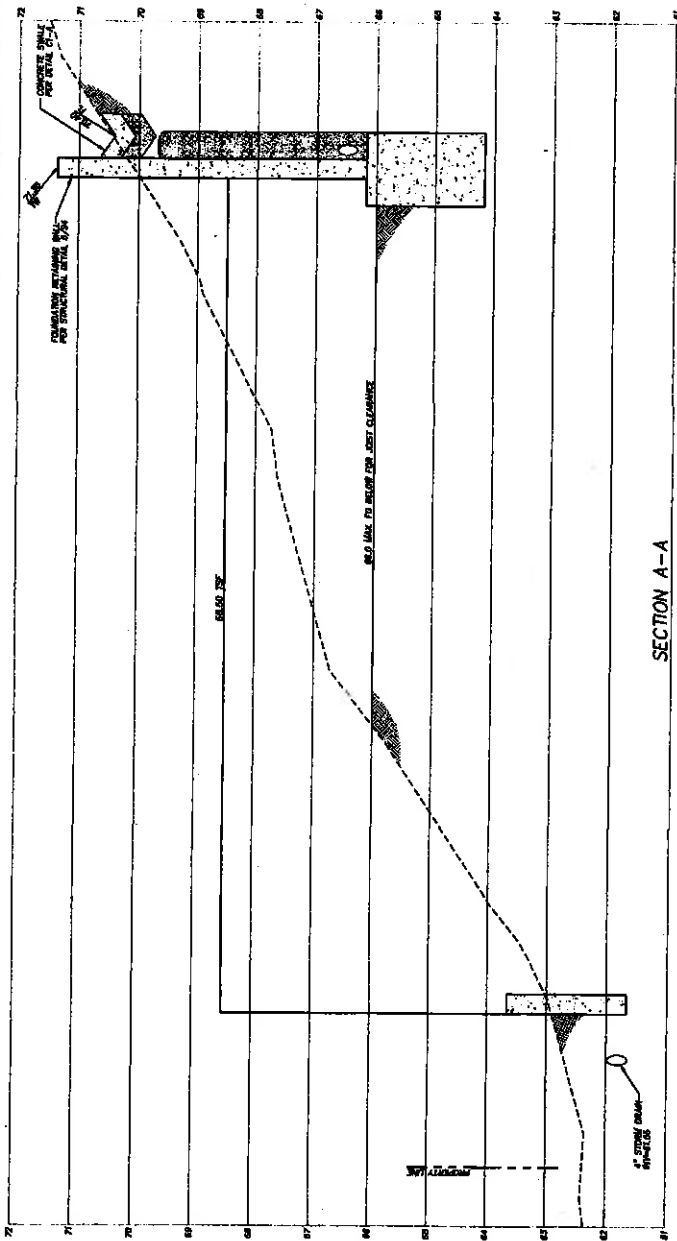


IMPROVEMENT PLAN
SHOWING GRADING AND DRAINAGE FOR A
NEW ACCESSORY DWELLING UNIT ON
LOT 298 TRACT No. 323 39-M-20
"SANTA CRUZ GARDENS"
SUBDIVISION No. 2 UNIT No. 1
SANTA CRUZ COUNTY, CALIFORNIA
SCALE 1" = 4'
FOR CDS AND LANDSCAPE ARCHITECTS, OWNERS
FOR CDS AND LANDSCAPE ARCHITECTS, OWNERS
A.P.N. 102-363-01 SHEET 63

NOTE:
REFER TO SHEET C1 FOR EROSION CONTROL NOTES, SEDIMENT CONTROL NOTES,
CONSTRUCTION WASTE CONTROL MEASURES, AND SITE HOUSEKEEPING REQUIREMENTS.

THURBER LANE
GRADING, DRAINAGE, & EROSION CONTROL PLAN

EXHIBIT D



SITE CROSS SECTIONS

SCALE: 1" = 1' HORIZONTAL
1" = 1' VERTICAL



C4
IMPROVEMENT PLAN
SHOWING GRADING AND DRAINAGE FOR A
NEW ACCESSORY DRINKING UNIT ON
LOT 298 TRACT No. 323
38-M-20
"SANTA CRUZ GARDENS"
SUBDIVISION No. 2 UNIT No. 1
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 2' HORIZONTAL
1" = 1' VERTICAL
FOR: JAMES M. BEAULIEU, OWNER
BY: JAMES M. BEAULIEU, C.E.
A.P.N. 102-201-01
SHEET C4

EXHIBIT D

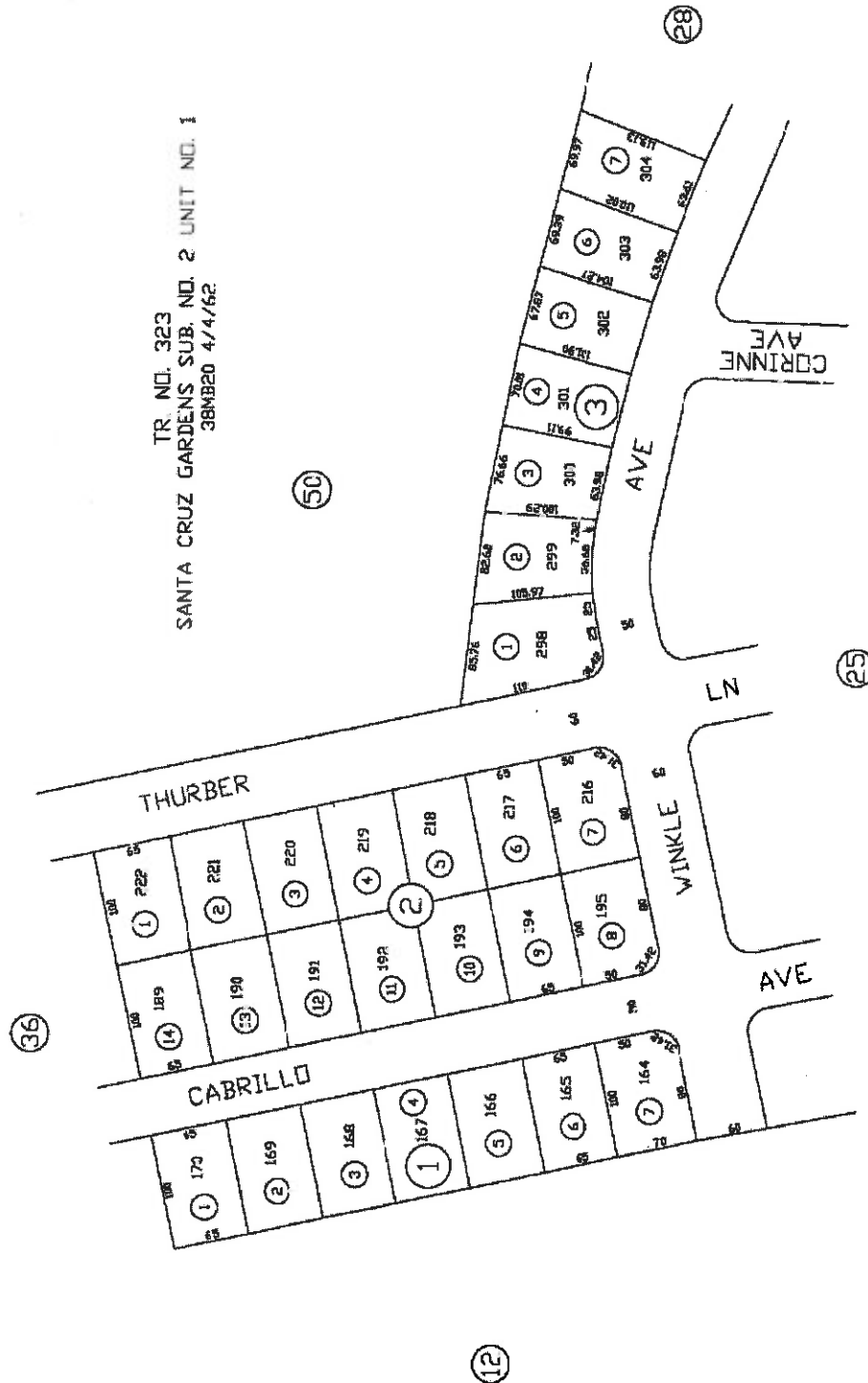
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. SEC. 4,
 T.11S., R.1W., M.D.B. & M.

Tax Area Code
 96-071

102-26



Assessor's Map No. 102-26
 County of Santa Cruz, Calif.
 Sep. 1998

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



SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area

THURBER LN

102-263-01

WINKLE AV

WINKLE AV

THURBER LN

Parcel: 10226301



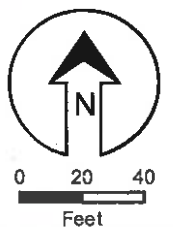
Study Parcel



Assessor Parcel Boundary

Map printed: 22 Apr. 2021

EXHIBIT E



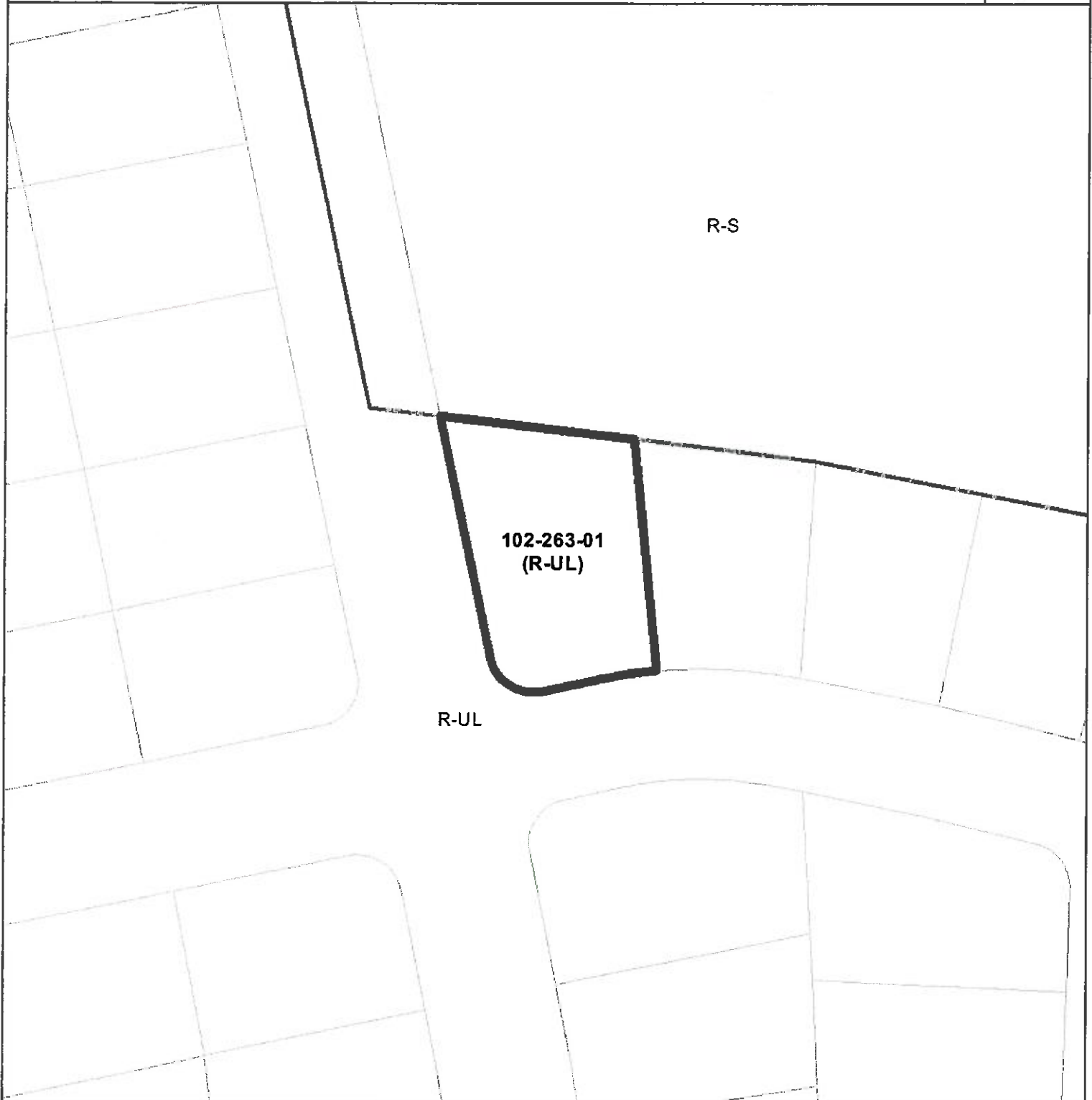


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



Mapped
Area



- ☐ R-S *Residential Suburban*
- ☐ R-UL *Res. Urban Low Density*



0 20 40
Feet

EXHIBIT E

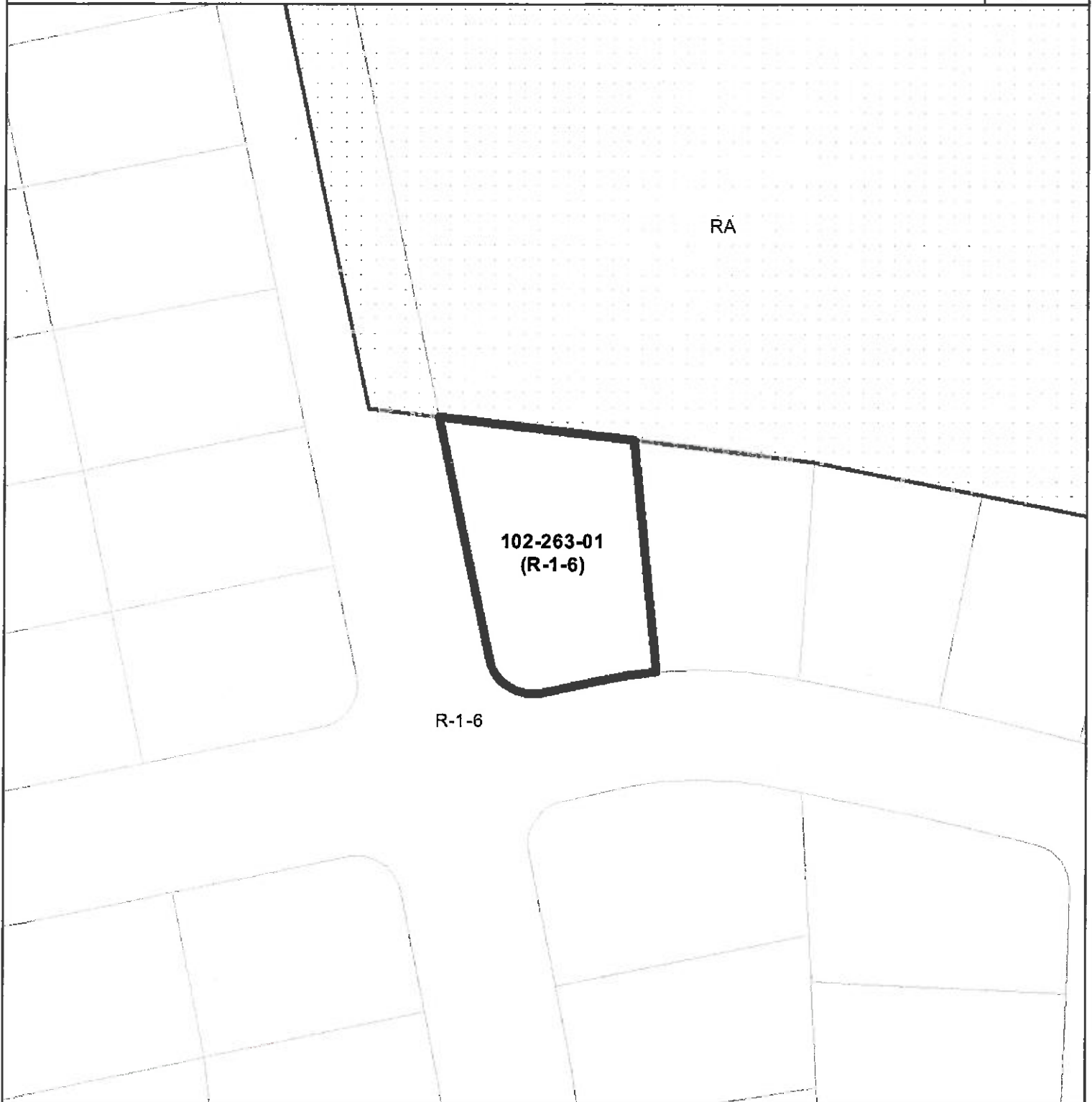


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



Mapped
Area



- ☐ RA *Residential Agricultural*
- ☐ R-1 *Single-Family Residential*

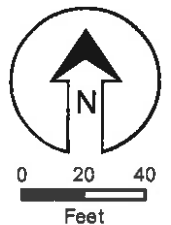


EXHIBIT E

Parcel Information

Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	County of Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Flood Control Zone 5

Parcel Information

Parcel Size:	9,148 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential neighborhood
Project Access:	Winkle Avenue and Thurber Lane
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	R-1-6 (Single-Family Residential (6,000 sq. ft. per unit))
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Technical Reviews: None submitted

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint (SRA-Moderate)
Slopes:	Site of proposed ADU is sloped 15% - 30%
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

Lezanne Jeffs

From: Linda Carle <lindacarle@comcast.net>
Sent: Tuesday, March 30, 2021 9:22 AM
To: Lezanne Jeffs
Subject: Fwd: Project Thurber and Winkle

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Sent from my iPhone

Begin forwarded message:

From: Linda Carle <lindacarle@comcast.net>
Date: March 30, 2021 at 9:06:23 AM PDT
To: lezanne.jeff@santacruzcounty.us
Subject: Project Thurber and Winkle

Hi I would like to view the computer rendering, drawing and noise impact report for this adu. I live directly across the street at 6005 Thurber. I'm concerned about the variances granted. Thank you. Linda Carle 841-316-8016

Sent from my iPhone