



Staff Report to the Zoning Administrator

Application Number: 191358

Applicant: Bob DeWitt, Hogan Land Services
Owner: Karyn and David Adams
APN: 026-063-14
Site Address: 1155 Rodriguez Street, Santa Cruz

Agenda Date: May 21, 2021
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to construct a 1,502 square foot one-story single-family dwelling and a 1,080 square foot two-story non-habitable accessory structure (garage/workshop) on site with an existing 1,260 square foot dwelling, and to demolish 1,423 square feet of an existing 1,783 square foot workshop/garage/storage building to result in a two-unit dwelling-group on site with a garage/workshop and a 360 square foot workshop/storage building, in the R-1-5 zone district. The project also designates a building envelope for the future development of a third dwelling unit on the parcel. Requires a Residential Development Permit for a dwelling group and a Site Development Permit for a non-habitable accessory structure that exceeds 640 square feet in floor area and 13 feet in height, and a determination that the project is exempt from the requirements of the California Environmental Quality Act (CEQA).

Location: Property located on the north side of Rodriguez Street (1155 Rodriguez Street) approximately 500 feet west of the intersection with Paul Minnie Avenue in Live Oak.

Permits Required: Residential Development Permit, Site Development Permit (See associated Soils Report Review REV201086)

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 191358, based on the attached findings and conditions.

Setting & Project Description

The property is located within the Urban Services Line in a residential neighborhood that is also developed with several public facilities uses. These include the Santa Cruz Animal Shelter which is located approximately 600 feet west of the parcel, at the corner of 7th Avenue, the Green Acres Elementary School, owned by the Live Oak School District, which lies immediately to the north behind the property, and several church properties. In addition, there is a vacant residentially zoned parcel located immediately to the west of the subject property that is also owned by the Live Oak School District.

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

The parcel is currently developed with an existing one-story single-family dwelling that is located close to Rodriguez Street and a large detached non-habitable accessory structure located in the central portion of the parcel. The non-habitable structure includes a garage and a workshop and enclosed storage as well as open covered storage areas. The house and accessory structure surround a landscaped yard area and together extend across the entire width of the parcel. The northern one-third of the parcel at the rear of the property is currently undeveloped.

The proposed project is for the construction of a second one-story single-family dwelling to be located at the rear of the parcel and designation of a building site in the center of the parcel for the future development of a third dwelling unit on the parcel. In addition to the second dwelling, the project includes the construction of a 540 square foot garage with a 540 square foot non-habitable workshop at the second floor. To provide access to the new and future dwelling, a significant portion of the existing non-habitable accessory structure is required to be demolished to allow for the extension of the driveway along the western property line to the rear of the parcel. The portions of this structure that are to be demolished include the original garage and also the storage areas, but a 360 square foot workshop/storage building would be retained.

A Residential Development Permit is required because the project will result in the development of up to three dwellings on a parcel that is zoned for single-family use. In addition, a Site Development Permit is required because the proposed two-story garage with a workshop above would exceed the maximum 640 square foot floor area and 13-foot height limitation as set out in County Code section 13.10.611 for non-habitable residential accessory structures located in the Urban Services Line.

Zoning & General Plan Consistency

The subject property is located in the R-1-5 (Single-Family Residential (5,000 sq. ft. per unit)) zone district, a designation that allows residential uses. The proposed second single family residence and future third dwelling is a conditionally permitted use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Residential) General Plan designation.

Objective 2.9 of the County General Plan defines that the intent of the R-UM land use designation is to provide medium density residential development at 7.3 to 10.8 units per net developable acre on parcels located within the Urban Services Line (USL) that are served by a full range of urban services and that have access onto collector or arterial streets, and are near neighborhood, community, or regional shopping facilities. This Objective further sets out that housing types that are appropriate to the Urban Medium Density Residential may include: detached houses, duplexes, townhomes, mobile home parks, and small lot detached units at allowable densities.

The subject parcel has a gross area of approximately 23,049 square feet (0.53 acre) and a net developable area of 22,849 square feet (.52 acre) excluding a strip along the project frontage that is required to be dedicated to the County in accordance with the adopted Plan Line for Rodriguez Street. General Plan Policy 2.9.3 – “Development Density Less than Lower Limit of Range”, specifically directs County staff not to approve developments that would result in densities lower than the density range. At the minimum density of 7.3 units per acre the 0.53-acre net developable parcel area would allow for the development of 3.8 units, which would be rounded

down to a total of 3 units. The proposed development of a second dwelling and addition of a designated building area for a future third dwelling would therefore result in a density that is consistent with the density range allowed within the R-UM designation. The development of detached single-family dwellings on the parcel is also consistent with Objective 2.9 and with the single-family residential zoning of the parcel.

The proposed single-family dwelling and garage with a workshop above will conform to the required site and development standards for the R-1-5 zone district as set out in County Code section 13.10.323 as illustrated in the table below. As a condition of approval of this Permit the future development of a third dwelling on the property is also required to conform all site and development standards for the zone district.

	Required Standard	Proposed
Front Yard	20 feet min.	250* feet (house) 208* feet (garage/workshop)
Side Yards	5 feet & 8 feet min.	5 feet & 8 feet (dwelling) 5 feet & 45* feet (garage/workshop)
Rear Yard	15 feet min.	15 feet (house) 56* feet (garage/workshop)
Lot Coverage	40% max.	16.1% (all existing/proposed structures)
Floor Area Ratio (FAR)	50% max.	16.1% (all existing/proposed structures)
Height	28 feet max**.	16 feet
Minimum separation	10 feet min.	15 feet (garage/workshop to proposed dwelling) 162* feet (garage/workshop to existing workshop/storage building)

* Approximate dimension scaled from plans (all exceed required minimum dimension).

**Applies to the proposed dwelling only. As set out in County Code 13.10.611(A)(3) for non-habitable accessory structures in the Urban Services Line, the maximum height for the garage/workshop is 13 feet unless a greater height is approved subject to a Site Development Permit. See below for discussion regarding the proposed garage/workshop.

As proposed, the two-story non-habitable accessory structure will have a floor area of 1,080 square feet and a height of 24 feet. As such, the structure would be consistent with the land use intensity and density of the neighborhood in that it is located in a mixed neighborhood that contains a variety of one and two-story structures. Furthermore, the structure will set back approximately 208 feet from Rodriguez Street where it will have no significant impact in views along the street.

The proposed garage/workshop will be properly proportioned to the parcel size and the character of the neighborhood in that the structure will comply with all setbacks for the R-1-5 zone district. In addition, the 1,080 square foot floor area of the structure will be less than the floor area of the existing non-habitable structure that is proposed to be demolished (1,423 square feet). Although it would exceed the 13-foot height limitation, the proposed structure would conform to both the 28-foot height limit for residential structures and 24-foot height limit allowed for ADUs located above a garage, therefore it will be consistent with the scale of structures that could be approved on any lot in the vicinity and will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in the area.

Parking

Parking for the proposed dwelling group will conform to all required standards as set out in County Code sections 13.10.550 through 13.10.555. Three parking spaces will be maintained for the existing house on an existing parking area located in the front yard adjacent to Rodriguez Street and three parking spaces will be provided for the proposed dwelling within the new garage and on the paved forecourt area. The conditions of this Permit also require that three spaces be provided for the future dwelling, when this is constructed, and ample space exists in the designated building area for this purpose.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. 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 **191358**, 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

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: 191358

Assessor Parcel Number: 026-063-14

Project Location: 1155 Rodriguez Street, Santa Cruz

Project Description: Proposal to construct a single-family dwelling and a non-habitable accessory structure (garage/storage) on site with an existing dwelling and storage building (portion to be demolished) to result in a two-unit dwelling-group on site with residential accessory structures.

Person or Agency Proposing Project: Bob DeWitt, Hogan Land Services

Contact Phone Number: (831)427-1617

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

Construction of a single family dwelling and an associated accessory structure 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

Residential and Site 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, 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 of the proposed single-family dwelling and garage/workshop above and the future dwelling, 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 dwelling and garage/workshop will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposed structures will meet all required setbacks to the property lines that directly adjoin any neighboring parcel. Further, the proposed garage/workshop will not exceed the 24-foot height limit for a garage with an ADU at the second floor and will therefore be consistent with the scale of structures that could be approved on any lot in the vicinity. As conditioned by this Permit the future third dwelling on the parcel will be required to meet all required site and development standards for the zone district.

- 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 proposed dwelling and of the garage/workshop, as well as the location of the future dwelling, and the conditions under which these structures would be operated or maintained, will be consistent with all pertinent County ordinances and the purpose of the R-1-5 (Single-Family Residential (5,000 sq. ft. per unit)) zone district as the primary use of the property will be a dwelling group with up to three single family residences that would meet all current site standards for the zone district.

Parking for the proposed dwelling group will conform to all required standards as set out in County Code sections 13.10.550 through 13.10.555. Three parking spaces will be maintained for the existing house on an existing parking area located in the front yard adjacent to Rodriguez Street and three parking spaces will be provided for the proposed dwelling within the new garage and on the paved forecourt area. The conditions of this Permit also require that three spaces be provided for the future dwelling, when constructed. Ample space exists in the designated building area for this purpose.

- 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 future three-unit dwelling group use is consistent with the use and density requirements specified for the R-UM (Urban Medium Residential) land use designation in the County General Plan.

Objective 2.9 of the County General Plan defines that the intent of the R-UM land use designation is to provide medium density residential development at 7.3 to 10.8 units per net developable acre on parcels located within the Urban Services Line (USL) that are served by a full range of urban services and that have access onto collector or arterial streets, and are near neighborhood, community or regional shopping facilities. This Objective further sets out that housing types that are appropriate to the Urban Medium Density Residential may include: detached houses, duplexes, townhomes, mobile home parks, and small lot detached units at allowable densities.

The subject parcel has a gross area of approximately 23,392 square feet (0.54 acre) and a net developable area of 23,050 square feet (.53 acre) excluding a strip along the project frontage that is required to be dedicated to the County in accordance with the adopted Plan Line for Rodriguez Street. General Plan Policy 2.9.3 – “Development Density Less than Lower Limit of Range”, specifically directs County staff not to approve developments that would result in densities lower than the density range. At the minimum density of 7.3 units per acre the 0.53-acre net developable parcel area would allow for the development of 3.8 units, which would be rounded down to a total of 3 units. The proposed development of a second dwelling and addition of a designated building area for a future third dwelling would therefore result in a density that is consistent with the density range allowed within the R-UM designation. The development of detached single-family dwellings on the parcel is also consistent with Objective 2.9 and with the single-family residential zoning of the parcel.

The proposed single family residence and the future proposed residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in that both structures would, as a condition of approval of this Permit, be required to meet 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 single family residences will not adversely shade adjacent properties, and will meet current setbacks for the zone district. The proposed garage/carport will also comply with all setbacks for the zone district. However, the height of non-habitable accessory structures is further restricted by the provisions of County Code section 13.10.611(A) (2) and (3) to be a maximum of 13 feet. As proposed, the two-story non-habitable accessory structure will have a height of 24 feet, which would conform to both the 28-foot height limit for residential structures in the area and the 24-foot height limit allowed for ADUs located above a garage. Therefore, the scale of the proposed garage/workshop will be consistent with the scale of structures that could be approved on any lot in the vicinity and the garage/workshop will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties in the area.

The proposed single family residence and the future proposed residence 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 both the proposed single-family dwelling and future residence will comply with the site standards for the R-1-5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in structures that are consistent with a design that could be approved on any similarly sized lot in the vicinity. The proposed garage/workshop will also be properly proportioned to the parcel size and the character of the neighborhood in that the structure will comply with all setbacks for the R-1-5 zone district. In addition, the 1,080 square foot floor area of the structure will be less than the floor area of the existing non-habitable structure that is

proposed to be demolished (1,423 square feet). The structure would be located in a mixed neighborhood that contains a variety of one and two-story structures so that the proposed two-story garage/workshop would be consistent with the land use intensity and density of the neighborhood. Furthermore, the structure will set back approximately 208 feet from Rodriguez Street where it will have no significant impact in views along the street.

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 two proposed additional dwellings and associated non-habitable accessory structure are to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be a maximum of two peak trips per day (one peak trip per dwelling unit), and such an increase will not adversely impact existing roads or intersections in the surrounding area.

The proposed dwelling group and accessory structures will not overload utilities in that construction of the proposed structures 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.

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 dwelling group and accessory structures is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit D: Project plans, 9 sheets prepared by Hogan Land Services, 6 sheets dated 01/27/2021 and three sheets revised 4/20/2021.

- I. This permit authorizes the construction of a single family residence and a garage/workshop and the future construction of a third single-family dwelling, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. 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 "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. Drainage, and erosion control plans.
 3. Show that the maximum height for the garage/workshop is 24 feet.
 4. Details showing compliance with fire department requirements.

5. Show a right of way dedication that is consistent with the adopted Plan Line along Rodriguez Street. Clearly indicate the offer of dedication.
- B. Project shall meet all requirements of the Department of Public Works, Stormwater Management section. Project shall adhere to the County Design Criteria and pay Flood Control Zone 5 Impact fees for the net increase in lot coverage. Prior to building permit issuance, the following conditions shall be met:
1. Project is recognized as a Large project and shall adhere to Part 3 of the County Design Criteria (CDC) & County Code 7.79. Part 3, Appendices A and D of the County Design Criteria shall be completed and submitted with the building permit application.
 2. Proposed storm drain facilities within the County road right-of-way shall meet Part 3 requirements as specified in the County Design Criteria. A new G-O inlet shall be provided for the pipe direction change at Rodriguez Street; onsite directional changes shall include sufficient access for future maintenance. Minimum pipe diameter, material, and marking shall also comply with Part 3 of the County Design Criteria. Work within the County right-of-way shall require an Encroachment permit. Applicant is responsible for proper utility investigation prior to any excavation, a supplemental profile plan view shall be submitted with verified utility crossings.
 3. Onsite utility crossings shall have adequate separation. Suitable protection measures such as slurry backfill, or other encasement alternatives, shall be approved by the District Engineer where utility separation constraints exist.
 4. A supplemental stormwater drainage report shall be provided by a licensed engineer. Engineers' quantification and hydrology information shall be included as part of this final report. Safe overflow and pre-development runoff rates shall be incorporated into the final project design. Mitigations shall be sized in accordance with both retention and detention requirements as outlined in the County Design Criteria.
 5. A drainage easement, compliant with Part 3 Section E of the County Design Criteria requirements, shall be recorded for the upstream runoff on parcel deed 026-063-14 for the proposed conveyance system. All pertinent information shall be provided including long-term maintenance and cost responsibilities.
 6. A Geotechnical Engineer plan review letter shall be provided for the final stormwater design prepared as part of the building permit.

7. The project shall provide a maintenance schedule as part of the building permit application, establishing the ongoing requirements for maintenance and monitoring of all permanent stormwater management facilities (this schedule shall also be included as an exhibit). A recorded maintenance agreement shall be required for the drainage improvements associated with this development.
 8. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
1. A sewer lateral abandonment permit shall be secured, with work completed, prior to issuance of a demolition permit.
 2. Sewer connection fees shall be owed in accordance with Santa Cruz County Sanitation District Code Title 5.
 3. If any of the existing sewer lateral shall be tied into by the proposed development, then per District Ordinance Section 7.04.375 A.3.e, the existing sanitary sewer lateral be video inspected by a licensed plumber PRIOR to issuance of building permit. A copy of the video and inspection report must be uploaded to County Sanitation's cloud storage (on box.com) for review. County staff will review and issue a determination of necessary sewer lateral repairs.
 - a. If repairs are required, a separate sewer repair permit shall be issued (no-fee). The repairs must be inspected and approved by the Sanitation Inspector before the County will issue final approval of the building permit.
 - b. Include on the plans, sufficient layout, details, and specifications for the contractor to repair the sewer lateral in accordance with the County's issued repair requirements.
 - c. Further details regarding the sewer lateral video inspection requirements can be found here: <https://sccsd.us/sewer-lateral-program/>
- D. Meet all requirements of the City of Santa Cruz Water Department. Proof of water service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Environmental Planning section of the Planning Department.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

- G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - H. For each proposed dwelling, at the time of building permit issuance, pay the current fees for Parks and Child Care mitigation. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - I. For each proposed dwelling, at the time of building permit issuance, pay the current fees for Roadside and Transportation improvements. Currently, these fees are, respectively, \$3,000 and \$3,000 per unit.
 - J. For each proposed dwelling, at the time of building permit issuance, pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling up to 2,000 square feet is \$2 per square foot.
 - K. For the initial construction of one additional single-family dwelling on site with one existing dwelling provide required off-street parking for 6 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. Parking for the future dwelling shall comply with the parking standards in effect at the time of building issuance and shall be clearly shown on the plans.
 - L. 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.
 - M. Complete and record a Declaration of Restriction to construct a 1,080 square foot two-story non-habitable garage/workshop. **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 Permits. 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. A future third dwelling may be constructed within the building envelope as shown on Exhibit D of this Permit. The proposed structure shall conform to all site and development standards in effect at the time of building permit issuance, including setbacks, height, lot coverage, floor area ratio, minimum separation and number of stories. Off-street parking shall be provided adjacent to the dwelling in accordance with County Code. In addition, the dwelling shall meet all other standards then in effect, as required by all reviewing agencies.
- B. 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.

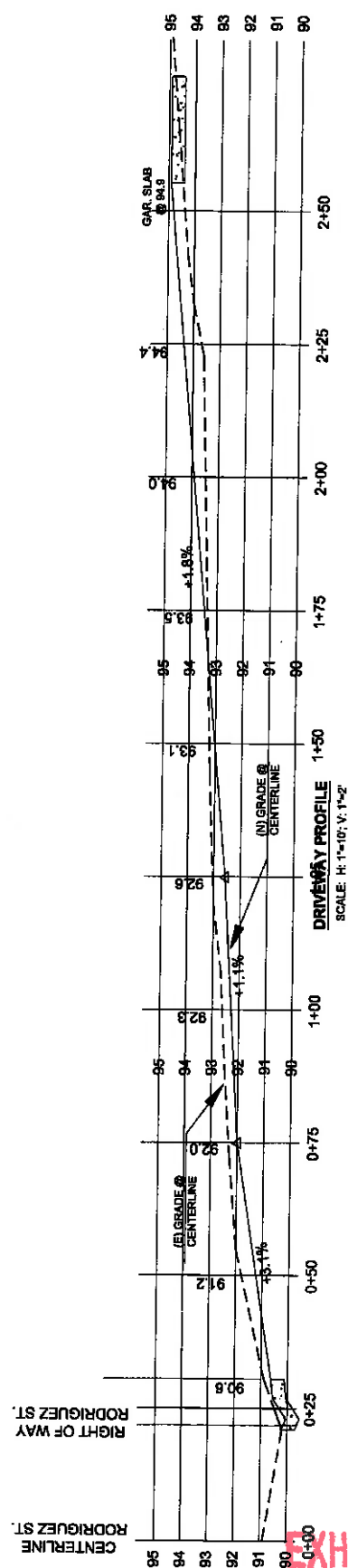
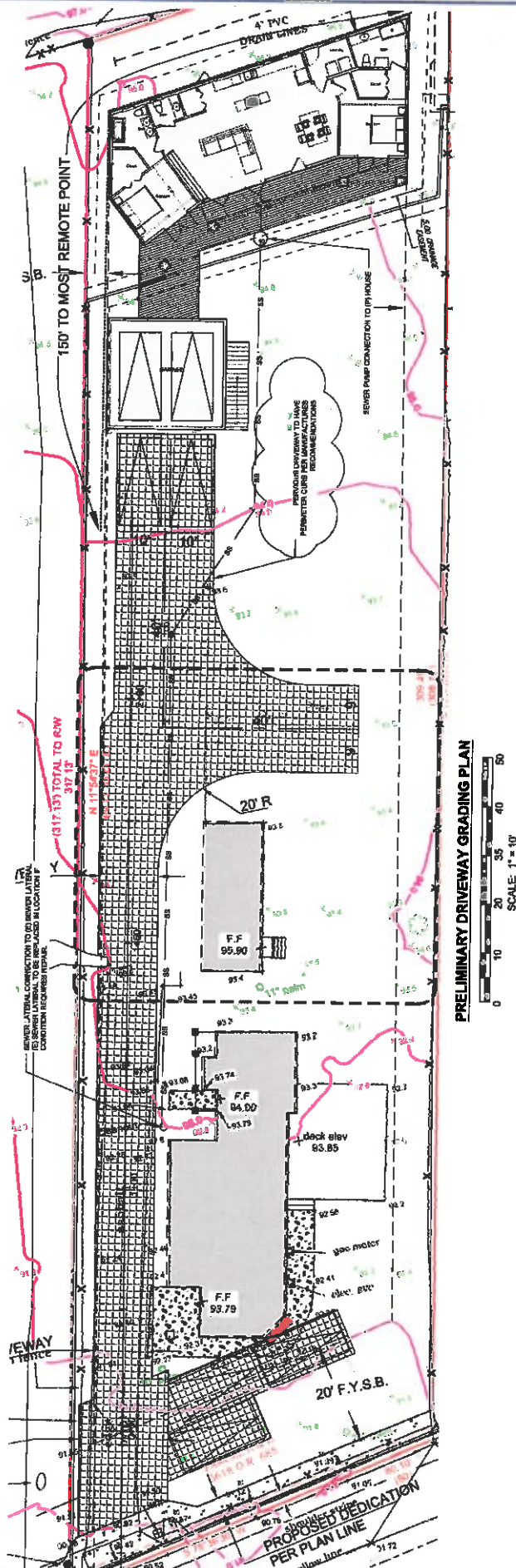


EXHIBIT D



DESIGN DEVELOPMENT LAYOUT
PREPARED AT THE REQUEST OF
DAVID ADAMS
FOR
A.P.N. 026-063-14

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
www.hoganls.com
2507 4th Ave., Ste. A
Berkeley, CA 94703
Tel (931) 425-1817
Fax (931) 425-0234
JOB # 4180
DATE OCT 2017
BY: RLD
CHK: JKA
APP: ADAMAS
1588 PLAN WAS PREPARED BY ME ON LAMINAR MY
LOCATION AT THE REQUEST OF:
DAVID ADAMS

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of 9

RE-SUBMITTAL: 01/27/2021

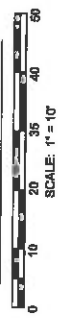
GRADING DESIGN
PREPARED AT THE REQUEST OF
DAVID ADAMS
FOR
A.P.N. 026-063-14



GRADING TOTALS

CUT:	0.8 CUFT
FILL:	80 CUFT
FOUNDATION CUT:	36 CUFT
DRIVEWAY CUT:	19 CUFT
EARTHWORK TOTAL:	96 CUFT FILL

PRELIMINARY GRADING PLAN





DESIGN DEVELOPMENT LAYOUT
DAVID ADAMS
A.P.N. 028-063-14

DATE: OCT 2018
JOB # 4180
DRAWN BY: RLD
CHECKED BY: JOC
DATE: OCT 2018

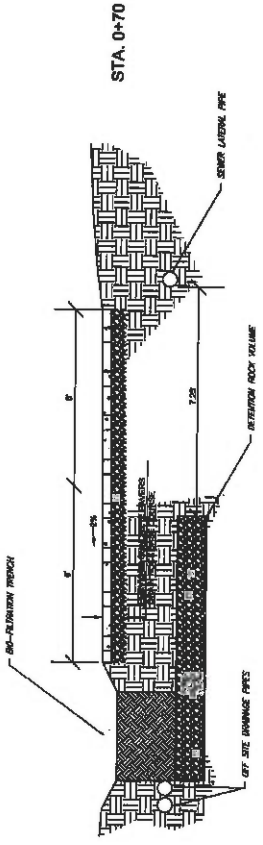
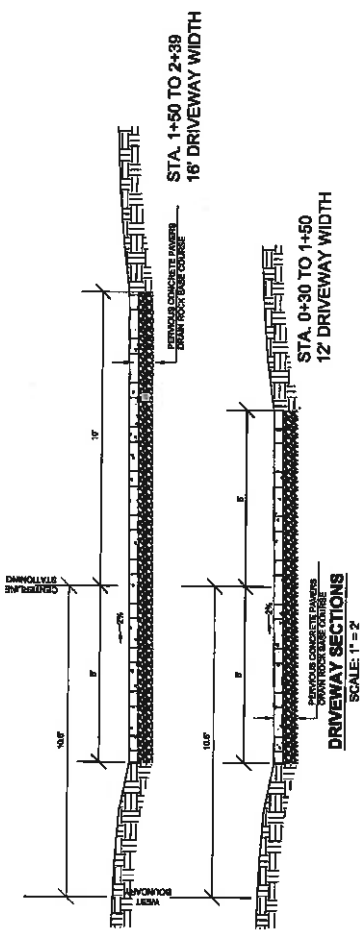
HOGAN LAND SERVICES
A SCOTT SMITH COMPANY
2801 Hill Ave., Ste. A
Berkeley, CA 94703
Tel (931) 423-1817
Fax (931) 423-0234
www.hoganfs.com

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RE-SUBMITTAL 3/12/2021

GRADING DESIGN
PREPARED AT THE REQUEST OF
DAVID ADAMS
FOR
A.P.N. 028-063-14

SEWER LATERAL PROFILE
SCALE: H 1"=10', V 1"=2'



DRIVEWAY SECTION AT BIO-FILTRATION TRENCH
SCALE: 1"=2'

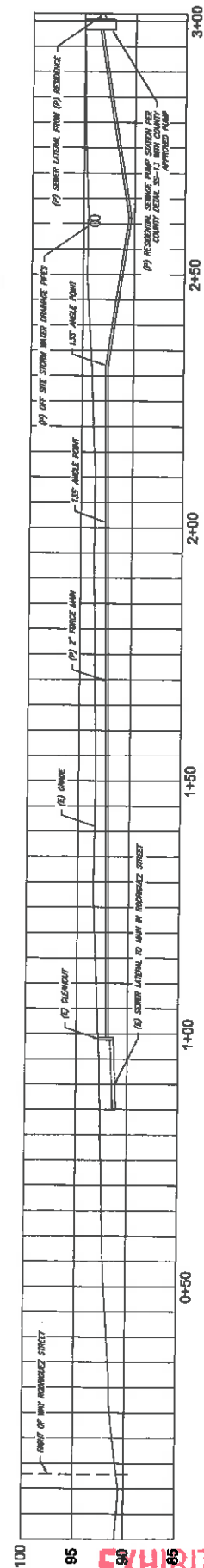


EXHIBIT D

19



9-14-2020

DATE: OCT 2017
PROJECT: 1000
SHEET: 1000
DRAWN: DAVID ADAMS
CHECKED: DAVID ADAMS
DESIGNED: DAVID ADAMS
PREPARED: DAVID ADAMS
REVISION: AT THE REQUEST OF:
THIS PLAN WAS PREPARED BY ME OR UNDER MY
SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER

HOGAN LAND SERVICES
A CIVIL ENGINEERING COMPANY
2801 4th Ave., Ste. A
Bogota, CA 92603
www.hoganland.com
Phone (951) 425-0224
Fax (951) 425-1917

DESIGN DEVELOPMENT LAYOUT
FOR
DAVID ADAMS
A.P.N. 028-063-14

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of 9

RE-SUBMITTAL 01/27/2021

DRAINAGE DESIGN
PREPARED AT THE REQUEST OF
DAVID ADAMS
FOR
A.P.N. 028-063-14

OFF SITE RUN ON DRAINAGE PLAN
SCALE: 1" = 10'
0 10 20 30 40 50



CONNECT TO (6) 8" PVC PIPES WITH TWO 6" PVC MANHOLE
SLOPE PIPES AT 1.5% TO OUTLET CONNECTION

NOTE: MANHOLE TO BE PLACED BEHIND THE CURB AS SHOWN

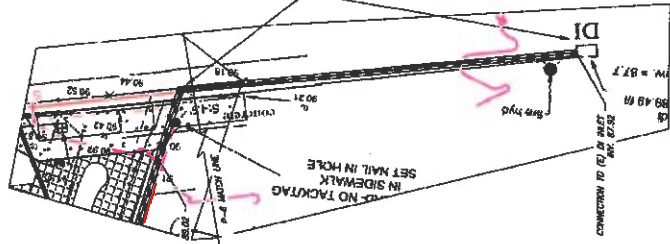
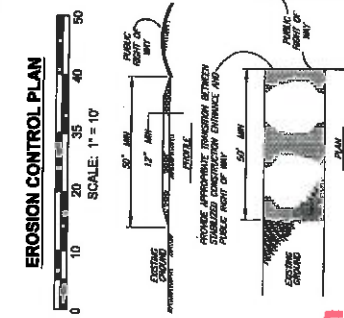
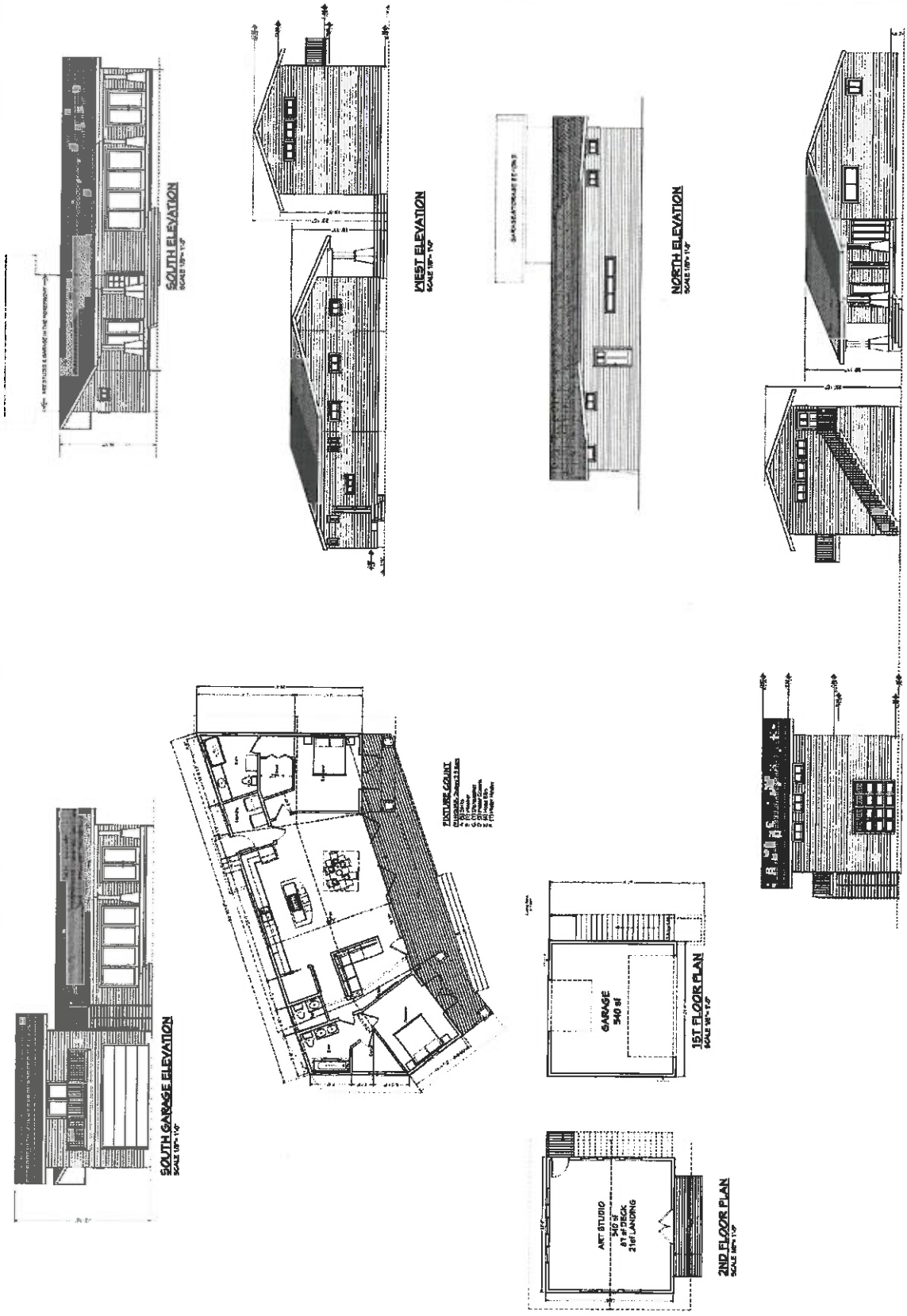


EXHIBIT D

1 FIBER ROLL BARRIER
NOTE: INSTALL FIBER ROLL ON CONTAINER



21



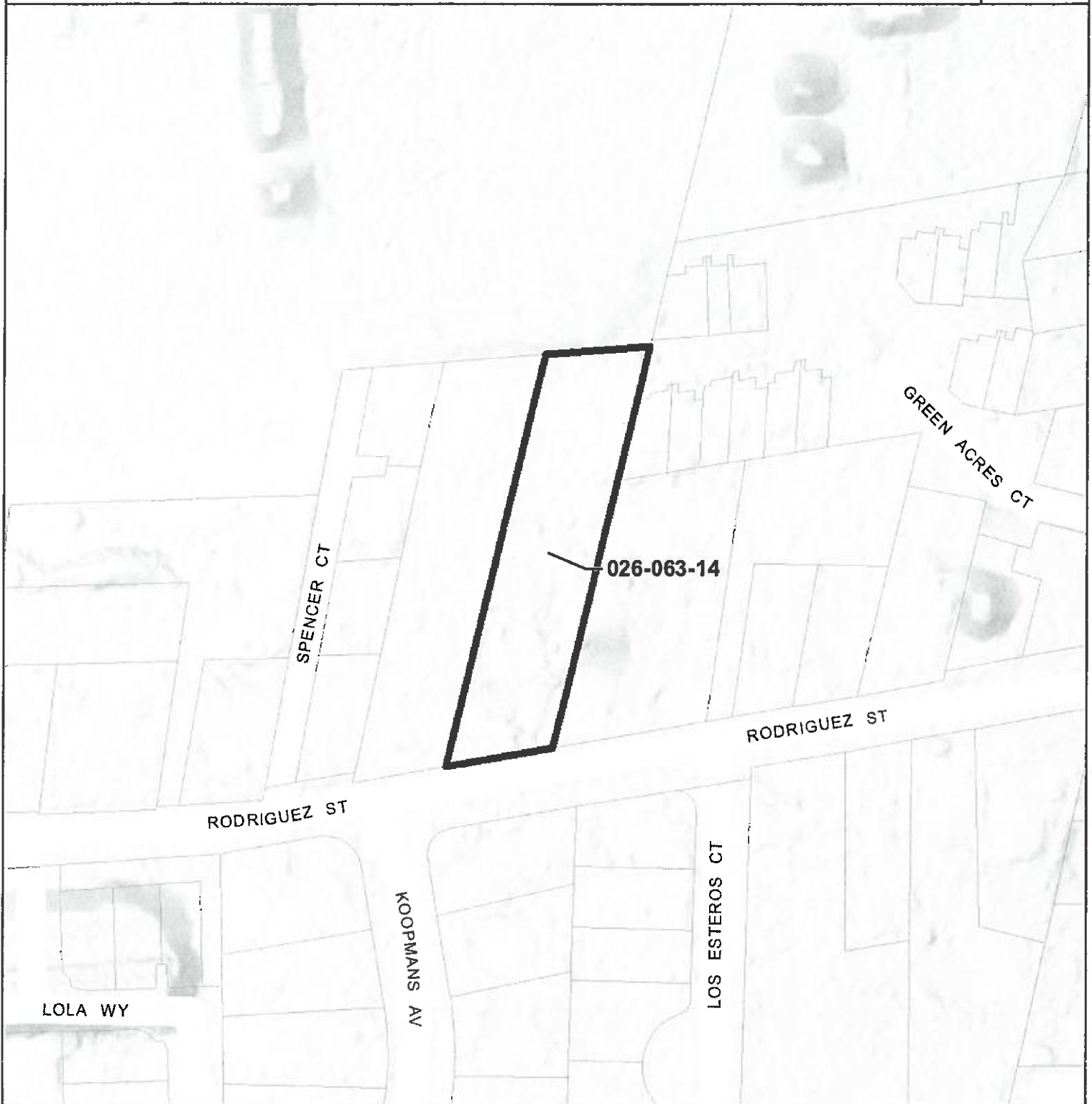


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area



Parcel: 02606314

- Study Parcel
- Assessor Parcel Boundary

Map printed: 22 Apr. 2021



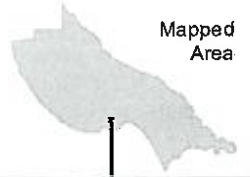
EXHIBIT E

0 30 60
Feet

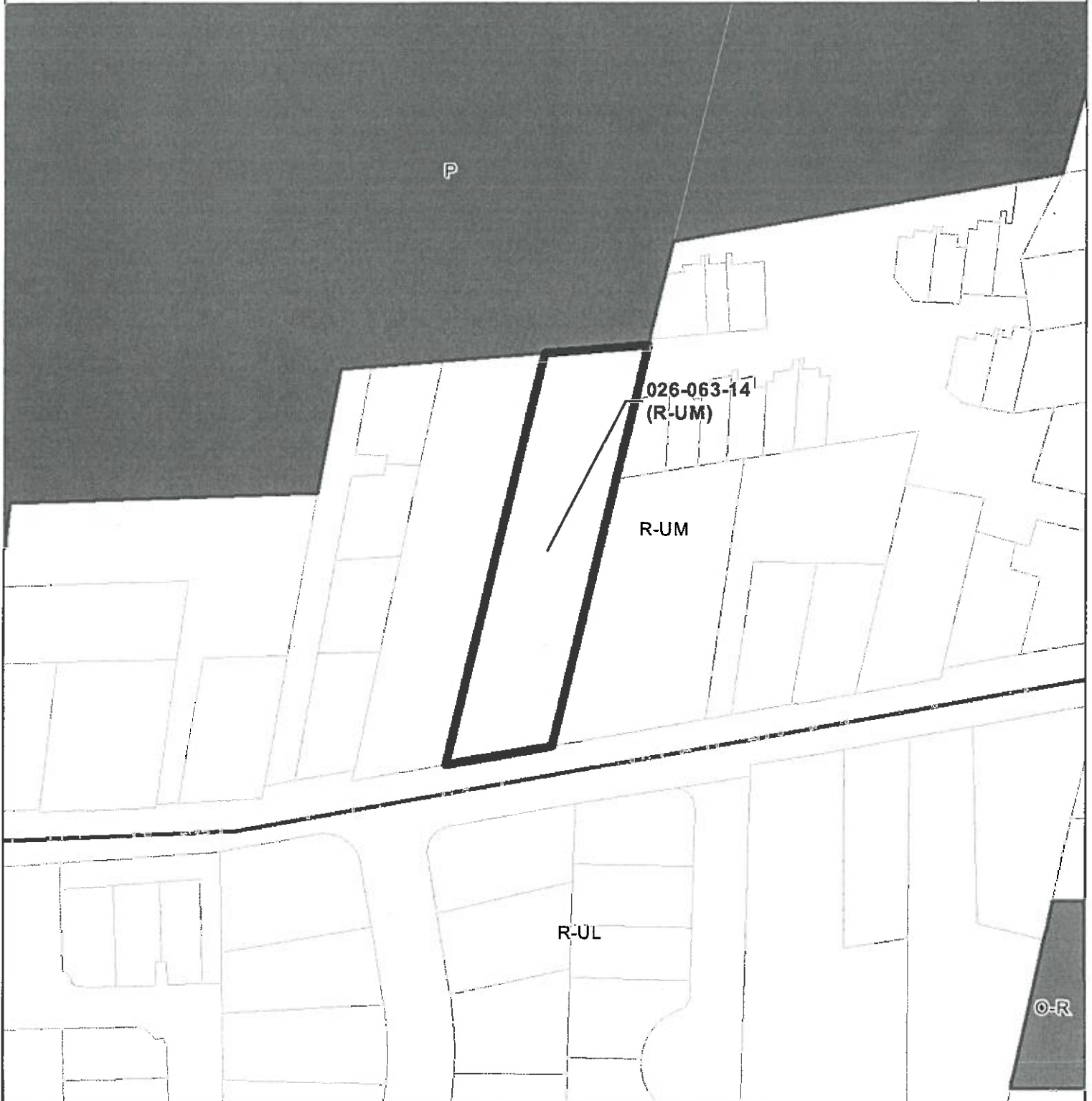


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



Mapped
Area







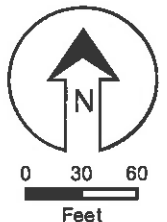
-  O-R *Parks, Recreation & Open Space*
-  P *Public Facilities*
-  R-UM *Res. Urban Medium Density*
-  R-UL *Res. Urban Low Density*

EXHIBIT E



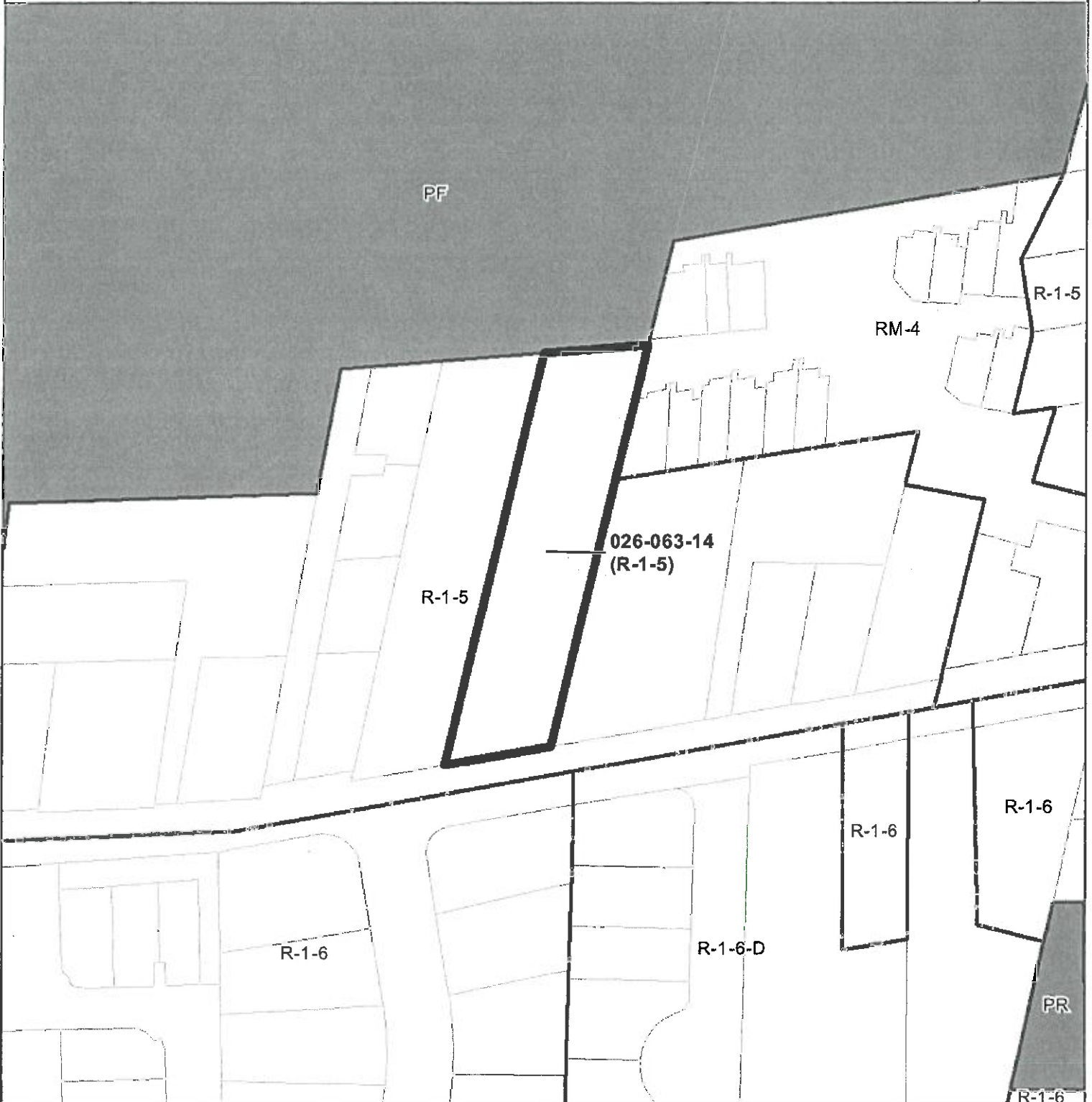


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



Mapped
Area



- PF *Public/Community Facilities*
- PR *Parks, Recreation, & Open Space*
- R-1 *Single-Family Residential*
- RM *Residential Multi-Family*



0 30 60
Feet

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:	23,049 square feet (based on survey by Paul Jensen, dated June 2016)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential Neighborhood to the south, east and west, elementary school campus to the north
Project Access:	Rodriguez Street
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Residential)
Zone District:	R-1-5 (Single-Family Residential (5,000 sq. ft. per unit))
Coastal Zone:	Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	Yes <input checked="" type="checkbox"/> No

Technical Reviews: Soils Report (REV201086)

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	N/A, parcel is level to gently sloped
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