



Staff Report to the Zoning Administrator

Application Number: 211040

Applicant: Patrick Powers
Owner: Maureen & Nicholas Vavlas
APN: 027-082-07
Site Address: 410 9th Avenue

Agenda Date: September 3, 2021
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing single-family dwelling and construct a new approximately 1,596 square foot, two-story single-family dwelling with an attached single car garage.

Location: Property located on the east side of 9th Avenue approximately 65 feet north of the intersection of 9th Avenue and Dolores Street (410 9th Avenue).

Permits Required: Coastal Development Permit and Minor Exception to allow an increase in lot coverage from forty percent (40%) to forty-three percent (43%).

Supervisory District: District 1 (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 211040, based on the attached findings and conditions.

Project Description & Setting

The parcel is located on the east side of 9th Avenue one parcel north of the intersection of 9th Avenue and Dolores Street. The neighborhood is developed with one- and two-story single-family homes with a variety of architectural styles, including single-story bungalow style homes and two-story traditional-style homes with shingles or horizontal wood siding. The level project site is surrounded by homes to the north, south, east and west. The parcel is currently developed with an existing 640 square foot single-story home that is nonconforming relative to front and side zone district setbacks. The application includes a proposal to construct a new 1,596 square foot two-story single-family dwelling with an attached single car garage.

A Coastal Development Permit is required because the property is located within the Coastal Zone and not within the residential exclusion area. A Minor Exception is required because the project proposes 43% lot coverage where the zone district limit is 40%.

Zoning & General Plan Consistency

The subject property is a 3,200 square foot lot, located in the R-1-3.5 (Single-Family Residential – 3,500 square feet minimum) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's R-UH (Urban High Density) General Plan designation. The proposed project is in compliance with the R-1-3.5 zone district standards, with the exception of lot coverage, including floor area ratio, setbacks, and height.

Minor Exception

The purpose of the Minor Exception ordinance (Santa Cruz County Code 13.10.325) is to provide a streamlined discretionary review process to allow consideration of minor variations from the zoning district site standards. In this case, a Minor Exception for lot coverage is requested to allow 43% lot coverage where the zone district maximum is 40%. For parcels less than 6,000 square feet, a Minor Exception may be granted for up to a twenty five percent (25%) increase of the total allowable lot coverage which would allow this parcel a ten percent increase in lot coverage or fifty percent (50%) of the lot size. As noted, the proposed lot coverage for the subject site is forty-three percent (43%) or 1,372 square feet, which is less than the fifty percent maximum lot coverage that can be allowed for a Minor Exception. Findings for the Minor Exception are provided in Exhibit B.

Design Review and Harbor Area Special Community

The proposed single-family dwelling is subject to the County's Design Review Ordinance and the design criteria for coastal zone developments (County Code sections 13.11 and 13.20.130) because of the subject parcel's location with the coastal zone and within a coastal special community. The existing home is a one-story, bungalow style home with grey/green horizontal siding and a composition shingle roof. The proposed home will have turquoise board and batten siding, white trim around most of the new windows, front and rear second story decks, a partially covered front patio, and a dark brown standing seam metal roof with battens.

The project is located in the Harbor Area Coastal Special Community as shown on the General Plan and LCP land use maps. The Harbor Area Coastal Special Community has specific design criteria for new construction. New single-family dwellings are required to incorporate characteristics of older dwellings in the area, including clean lines, pitched roofs, predominately wood construction, and wood or wood-like siding or shingles to ensure that new homes are compatible with existing homes in the neighborhood. The proposed single-family dwelling incorporates many of these requirements, in addition to other architectural elements, including using wood siding, clean lines, a partially covered front patio, a stepped-back second-story on the front elevation, pitched roofs, and a porthole window on the front which adds a nautical element.

Local Coastal Program Consistency

General Plan Policy 7.7.15 (Areas Designated for Primary Public Access) and 7.7.16 (Improvements at Primary Access Points) require areas that have been designated as Primary Public Access points be accessible to the public to encourage visitation. Providing on-street

public parking spaces is one of the improvements that provides this service. The project site is located about one-quarter mile north of Twin Lakes State Beach, one of the areas designated for Primary Public Access. Required parking for the proposed dwelling will be accessed by a new concrete driveway with room for two spaces that leads to a new single car garage for a third parking space. The existing home has only two onsite parking spaces; therefore, the proposed project will offer an additional parking space allowing the opportunity for more public parking on the street.

The proposed project 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. Size and architectural styles vary in the area, 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. Access to the nearest public beach is located approximately one-quarter mile south of the project site at Twin Lakes State Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 211040, 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: 211040

Assessor Parcel Number: 027-091-01

Project Location: 410 9th Avenue, Santa Cruz

Project Description: Proposal to construct an approximately 1,596 square foot two-story single-family dwelling with an attached single-car garage.

Person or Agency Proposing Project: Patrick Powers

Contact Phone Number: (831) 247-5214

- 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 2 – Replacement or Reconstruction (Section 15302)

F. Reasons why the project is exempt:

Construction of a replacement single-family dwelling in an area designated for residential uses.

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

Elizabeth Cramblet, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-3.5 (Single-family Residential), a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UH (Urban High 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 in that the site is surrounded by lots developed to an urban density; the colors will be complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top. The proposed home will have turquoise board and batten siding, white trim around most of the new windows, front and rear second story decks, a partially covered front patio, and a dark brown standing seam metal roof with battens.

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 located approximately one-quarter of a mile south of the project site down 9th Avenue.

General Plan Policy 7.7.15 (Areas Designated for Primary Public Access) and 7.7.16 (Improvements at Primary Access Points) require areas that have been designated as Primary Public Access points be accessible to the public to encourage visitation. Maximizing the availability of on-street public parking spaces is one of the improvements that facilitates coastal access. The project site is located about one-quarter mile north of Twin Lakes State Beach, one of the areas designated for Primary Public Access. Required parking for the proposed dwelling will be accessed by a new concrete driveway with room for two spaces that leads to a new single car garage for a third parking space. The existing home only has two onsite parking spaces; therefore, the proposed project will offer an additional parking space allowing the opportunity for more public parking on the street.

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-1-3.5 (Single-Family Residential) 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.

The project is located in the Harbor Area Coastal Special Community as shown on the General Plan and LCP land use maps. The Harbor Area Coastal Special Community has specific design criteria for new construction. New single-family dwellings are required to incorporate characteristics of older dwellings in the area, including clean lines, pitched roofs, predominately wood construction, and wood or wood-like siding or shingles to ensure that new homes are compatible with existing homes in the neighborhood. The proposed single-family dwelling incorporates many of these requirements, in addition to other architectural elements, including using wood siding, clean lines, a partially covered front patio, a stepped-back second-story on the front elevation, pitched roofs, and a porthole window on the front which adds a nautical element.

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 although the project site is not located between the shoreline and the first public road, it will not interfere with public access to the beach, ocean, or any nearby body of water since no access to the beach is available through the property and there is existing beach access at the southern end of 9th Avenue. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the single-family dwelling and the conditions under which it would be maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single-family Residential) zone district as the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the R-UH (Urban High Density) land use designation in the County General Plan.

The proposed single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single-family 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 proposed single-family dwelling will comply with the site standards for the R-1-3.5 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 single-family dwelling is to be constructed on an existing developed lot. No additional traffic will be generated by the proposed project.

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

This finding can be made, in that the proposed project is located in a mixed neighborhood containing a variety of architectural styles. The proposed project is consistent with the land use intensity and density of the neighborhood. The proposed single-family dwelling incorporates many of the same materials and architectural elements found in the surrounding neighborhood, including wood siding, clean lines, a partially covered front patio, a stepped-back second-story on the front elevation, pitched roofs, and a porthole window on the front which adds a nautical element. Given this, the proposed design will be compatible and complement the surrounding neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The existing home is a one-story, bungalow style home with grey/green horizontal siding and a composition shingle roof. The proposed home will have turquoise board and batten siding, white trim around most of the new windows, front and rear second story decks, a partially covered front patio, and a dark brown standing seam metal roof with battens.

Minor Exception (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 size of the subject parcel creates a special circumstance which supports the granting of a Minor Exception to increase the total allowable lot coverage from forty to forty-three percent. The subject parcel is small at 3,200 square feet, a size that is below the zone district minimum of 3,500 square feet. Given the substandard size of the parcel, a Minor Exception to allow additional lot coverage is considered reasonable to allow the construction of a reasonably sized home with a patio that is appropriately proportioned and consistent with homes within the neighborhood.

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 proposed Minor Exception is sufficiently minor in nature that the project will have a minimal impact to neighboring properties. The intent of Minor Exceptions is to provide a streamlined discretionary process to allow for minor variations to site standards. Such variations are typically limited in nature and presumed to have a minimal impact to surrounding properties and to public health and safety.

Pursuant to Santa Cruz County Code Section 13.10.235 (Minor Exceptions), a Minor Exception may be granted for up to a twenty five percent (25%) increase of the total allowable lot coverage on parcels less than 6,000 square feet, which allows this parcel a ten percent increase in lot coverage or fifty percent (50%) of the lot size. This allows the subject site to have lot coverage equal to fifty percent or 1,600 square feet. The proposed lot coverage for the subject site is forty-three percent (43%) or 1,372 square feet, which is within the fifty percent allowance for lot coverage for this parcel size to qualify for a Minor Exception per Santa Cruz County Code section 13.10.235.

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.

This finding can be made, in that there is no increase in stormwater leaving the property as a result of additional impermeable area created by a minor increase in lot coverage. The project as approved incorporates measures or conditions that direct runoff to the landscape, and incorporates other low impact drainage design practices to control any increase in stormwater runoff.

Additionally, other properties in the area are similarly small in size. Many of these properties have south variances and minor exceptions to allow for minor increases in floor area ratio and lot coverage. The proposed project is in compliance with all of the development standards of the R-1-3.5 zone district with the exception of lot coverage. The request is for a minor increase in lot

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Owner: Maureen & Nicholas Vavlas

coverage from the allowed forty percent to forty three percent. The proposed home is modest in size with a small partially covered front patio. Given the other approvals for Minor Exceptions within the neighborhood on similarly sized parcels, the Minor Exception to increase the allowable lot coverage is reasonable.

Conditions of Approval

Exhibit D: Project plans, prepared by Patrick Powers Designs, dated August 2021.

- I. This permit authorizes the construction of a new approximately 1,596 square foot two-story single-family dwelling with an attached single car garage 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 a Grading Permit from the Santa Cruz County Building Official.
 - E. 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. 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

EXHIBIT C

and approval.

3. Grading, drainage, and erosion control plans.
 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 is 28 feet.
 5. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. Below are additional conditions of approval:
- 1) The application submittal shall adhere to Part 3 Section C of the CDC and County Code 7.79. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 - 2) The current plans show grades will be raised at the rear of the property. Existing grades at the property boundaries shall not be altered, nor should proposed grades alter the existing drainage patterns. The backyard shall continue drainage toward the alley as it currently does.
 - 3) 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 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. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Santa Cruz County Public Works Department for driveway/encroachment review including the following conditions of approval:
- 1) Please make sure all structures and encroachments (fencing and landscaping) are removed from the right-of-way, and place any new fencing or hardscape inside the property boundaries to ensure the use of

the frontage is available for public parking.

- 2) The project will be required to pave the frontage of the property to allow for public parking and to improve drainage flow. The pavement limits should be extended from the driveway apron to the neighboring properties using the Dw-5 detail for paving standards.
- 3) An encroachment permit will be required for all work proposed in the County ROW. Before your building application can be approved, please submit an encroachment permit application via email to Kristine.Conley@santacruzcounty.us or in person with 2 sets of the plans (only the sheets showing work in the ROW) directly to the Department of Public Works, 701 Ocean street, Room 410. 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>. Following are additional condition of approval:
 - a) Please make sure all structures and encroachments (fencing and landscaping) are removed from the right-of-way, and replaced inside the property boundaries to ensure the use of the frontage is available for public parking.
 - b) The project will be required to pave the frontage of the property to allow for public parking and to improve drainage flow. The pavement limits should be extended from the driveway apron to the neighboring properties using the Dw-5 detail for paving standards.

F. Meet all requirements of the Environmental Planning section of the Planning Department. Below are additional conditions of approval:

- 1) Prior to approval of the building permit, the applicant shall submit a Soils Report for review and approval. The Soils Report shall be accepted prior to building permit issuance.
- 2) Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
- 3) Building permit application plans shall clearly represent all proposed grading, including any overexcavation and recompaction as recommended by the geotechnical engineer.
- 4) Building permit application plans shall clearly show the grading (cut/fill) volumes for preparation of the subgrade.
- 5) The applicant shall submit a stormwater pollution control plan that meets

the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here: <http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.

- 6) The applicant shall submit a drainage plan that complies with the requirements set forth in 2019 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
 - 7) The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form."
 - 8) The applicant shall consult with a local arborist on appropriate protection measures for the trees located on Parcel 027-082-06 and 027-082-08. The arborist shall review the plans and any recommendations from the arborist shall be incorporated into the plans. Prior to building permit approval, the applicant shall submit a consultant plan review form prepared by the consulting arborist.
 - 9) A preconstruction meeting shall be scheduled 1-4 days prior to commencement of earthwork. Attendees shall include Environmental Planning staff, the grading contractor, the soils engineer and the civil engineer. Perimeter erosion control (and tree protection) will be inspected by Environmental Planning staff.
- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- H. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- I. Pay the current fees for Parks and Child Care mitigation for two bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- J. Pay the current fees for Roadside and Transportation improvements for 2 bedrooms. Currently these fees are, respectively, \$1,000 and \$1,000 per bedroom.
- K. Pay the current Affordable Housing Impact Fee. The fees are based on the net new square footage greater than 500 square feet and is calculated at \$2 per square foot. Final square footage is determined by the Building Department.

- L. Provide required off-street parking for three (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.
 - M. 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. Days/Hours construction: Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation.
 - B. No portion of the right-of-way shall be reserved or blocked for private use.
 - C. 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

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Owner: Maureen & Nicholas Vavlas

the Planning Director.

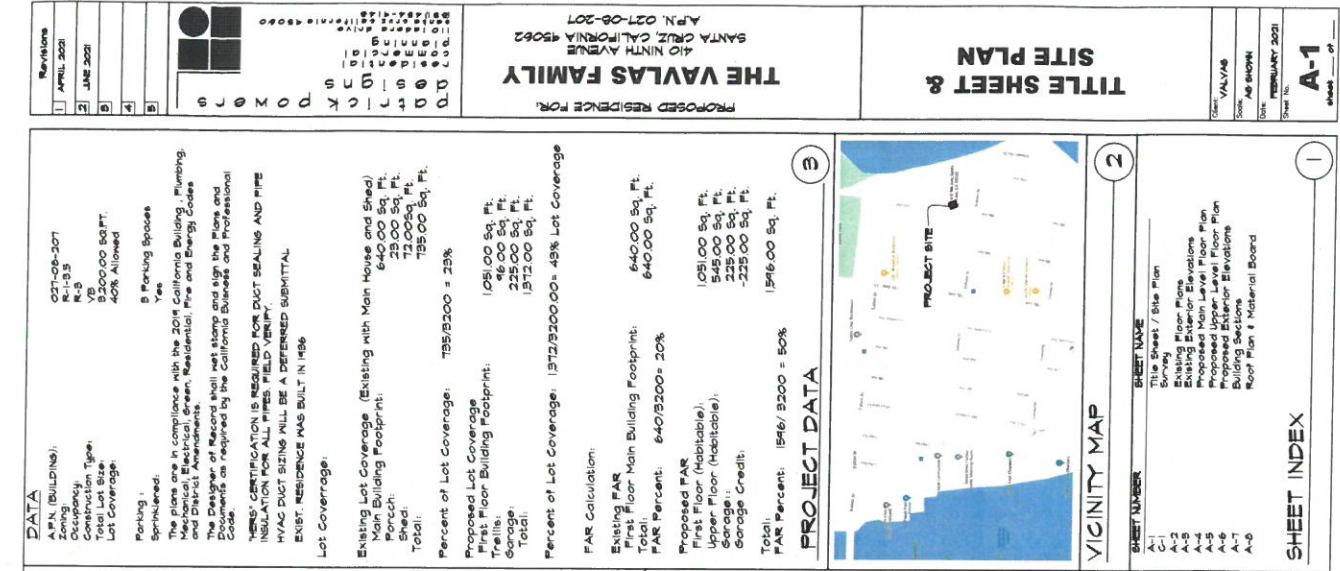
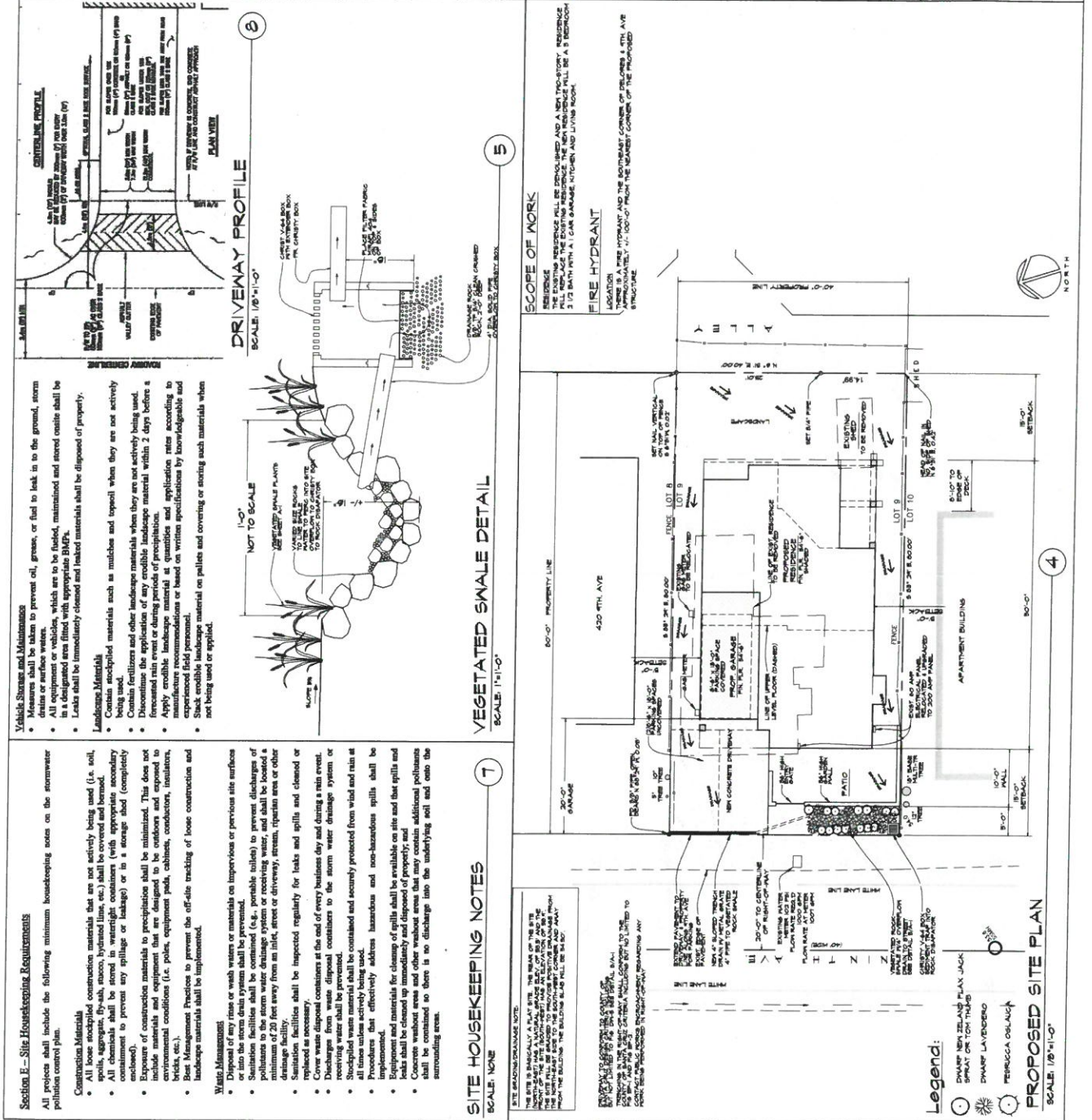
Approval Date: _____

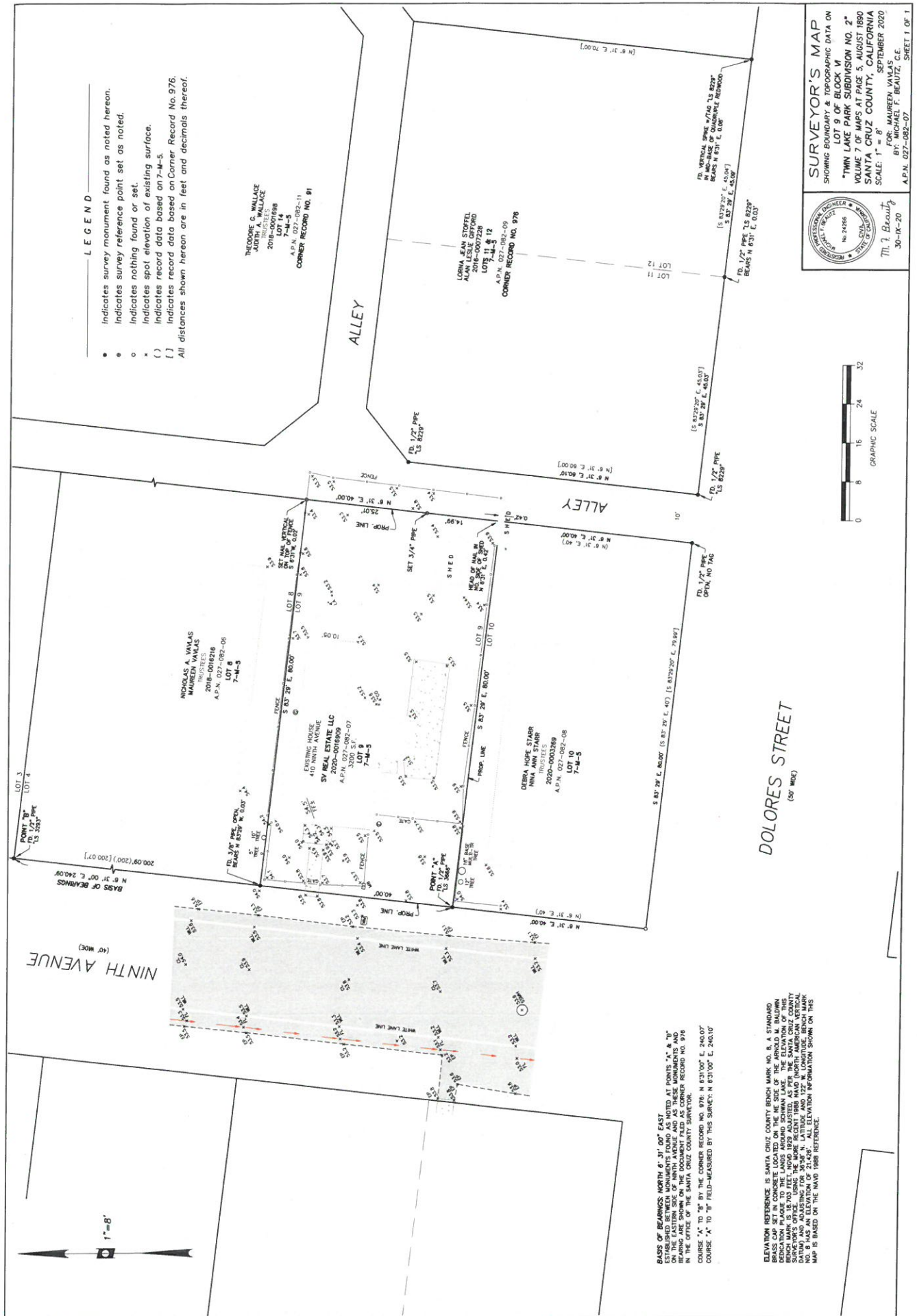
Effective Date: _____

Expiration Date: _____

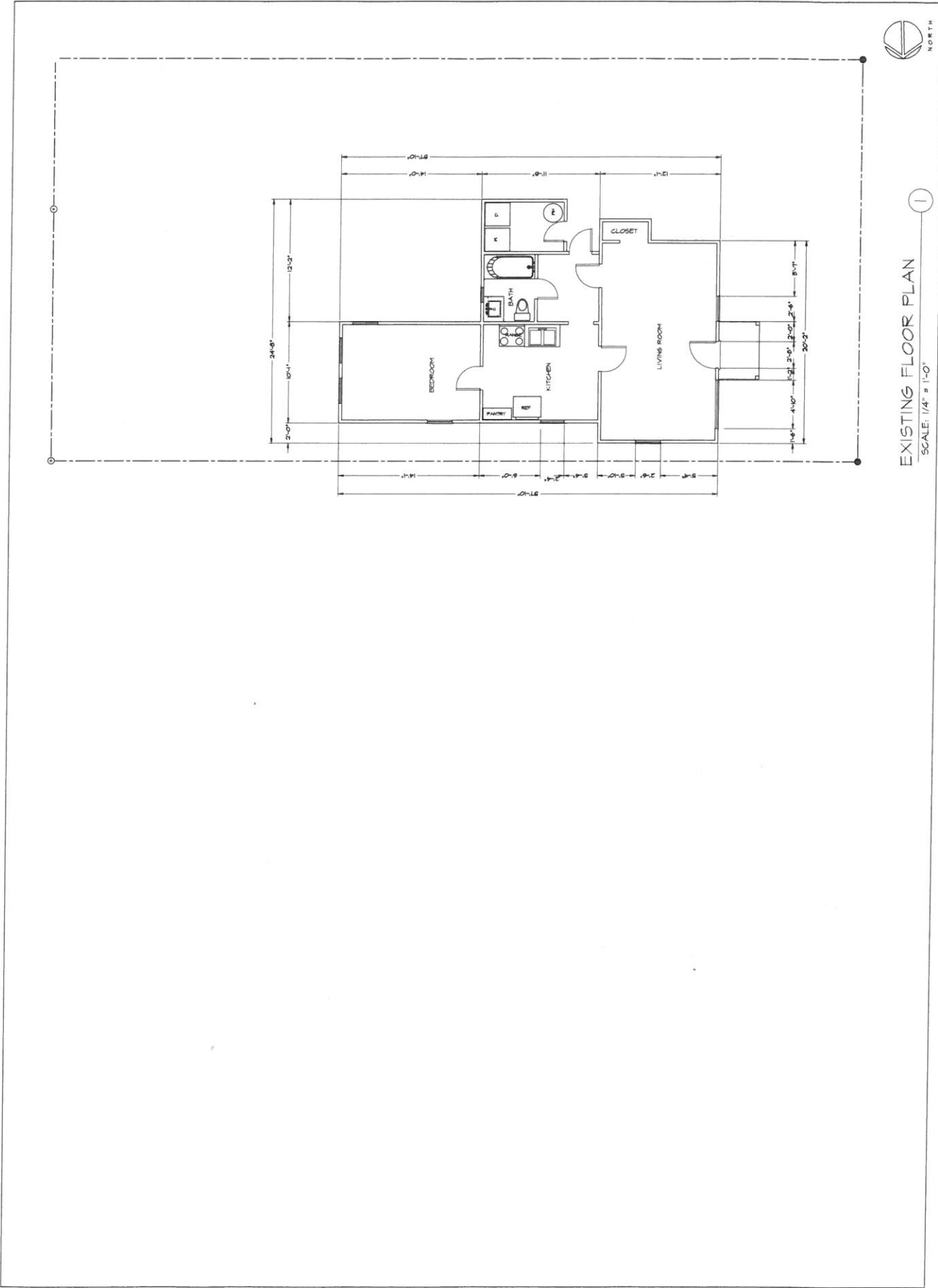
Jocelyn Drake
Deputy Zoning Administrator

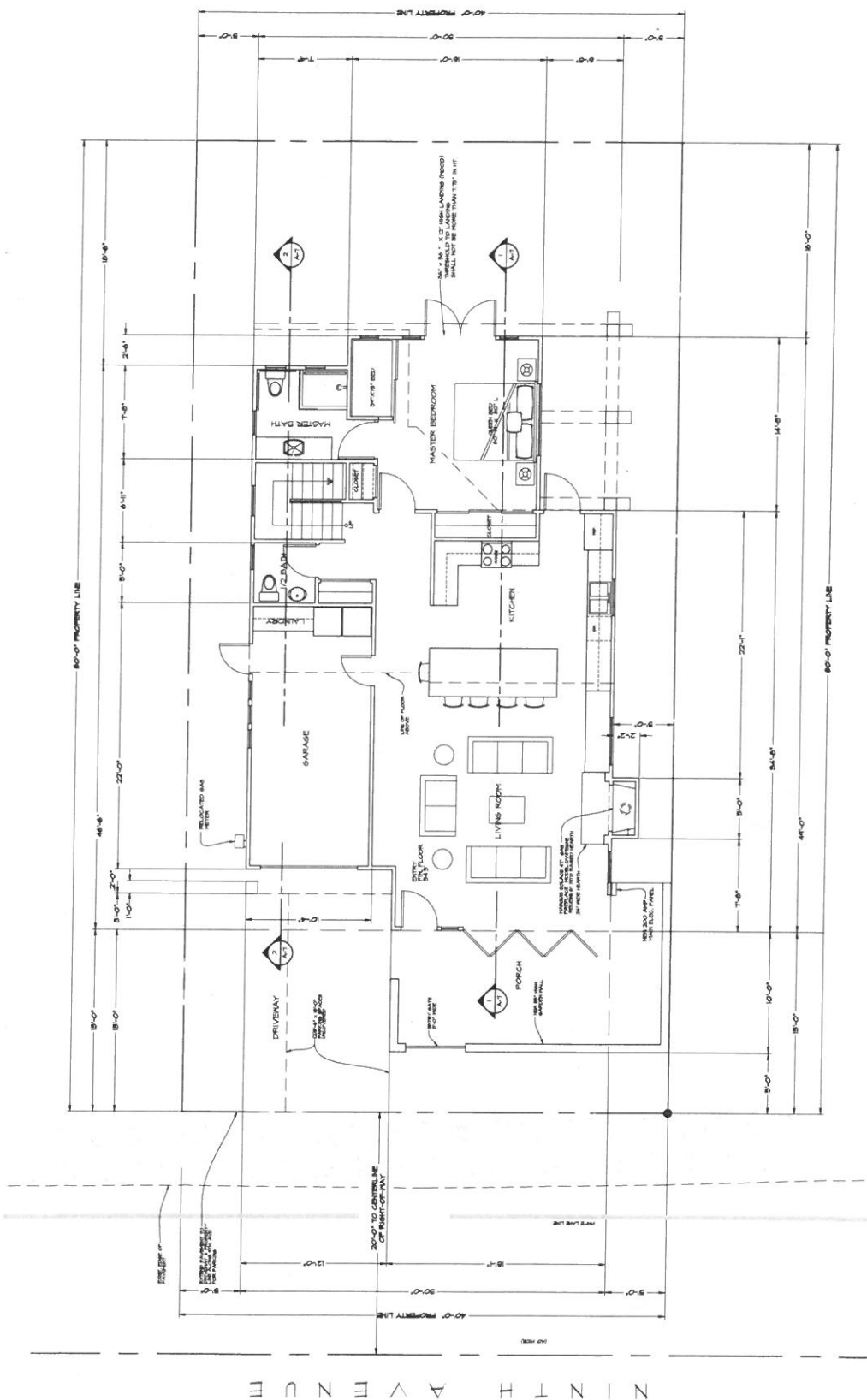
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.



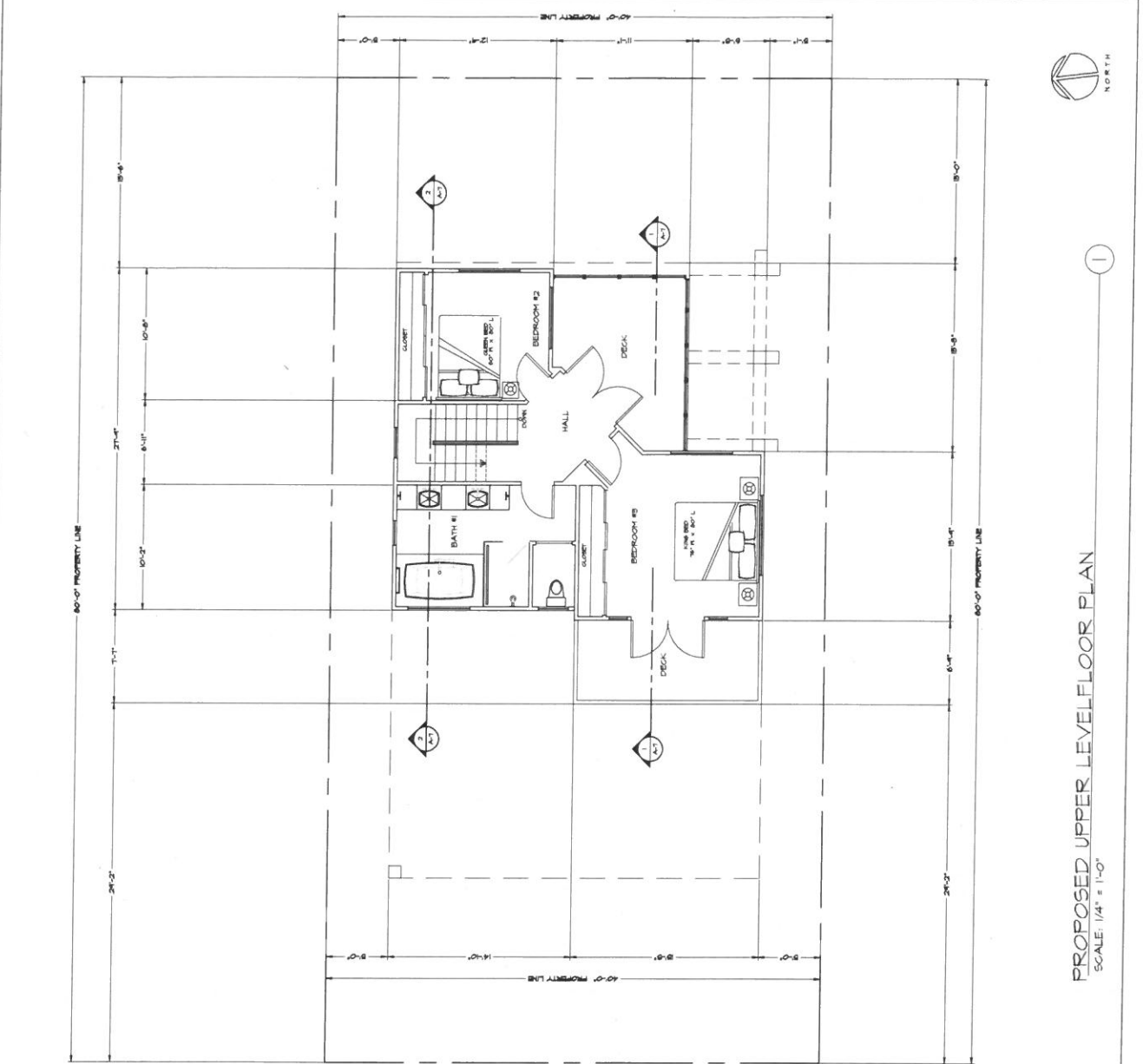


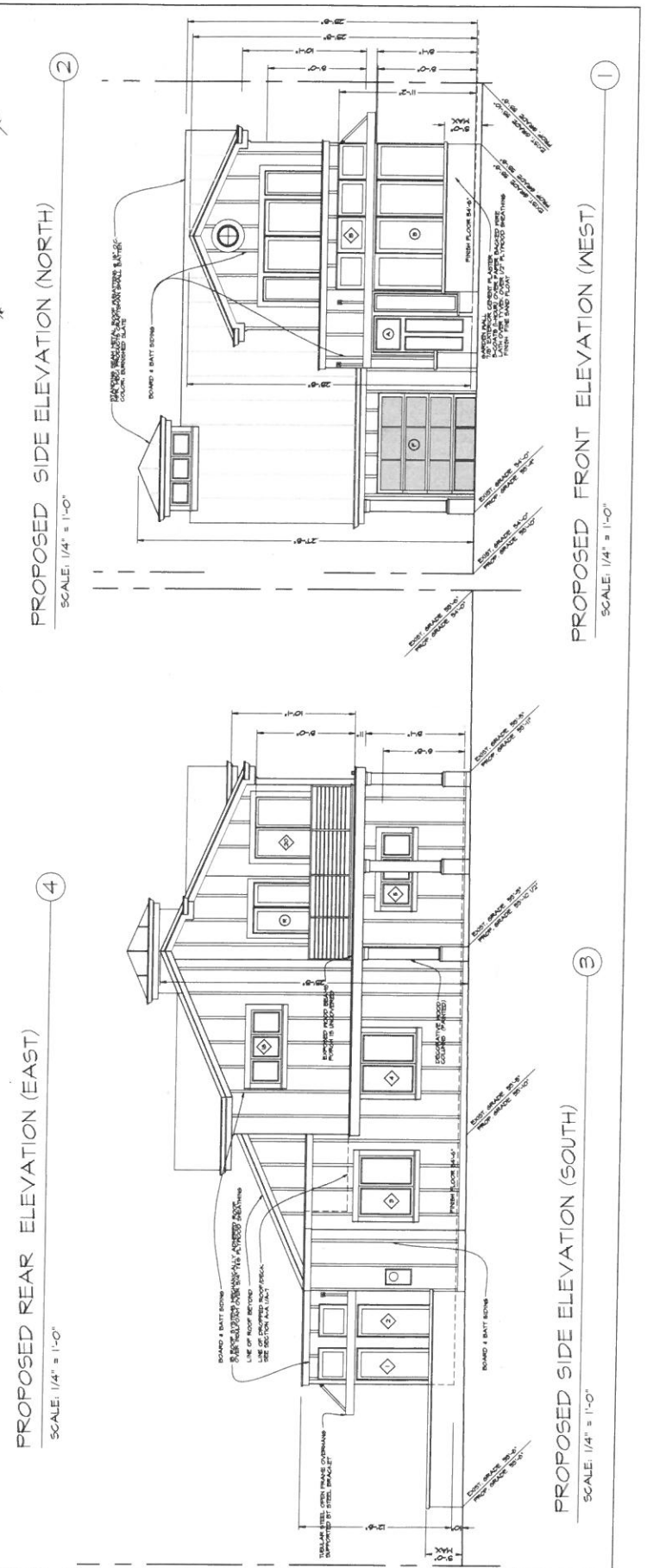
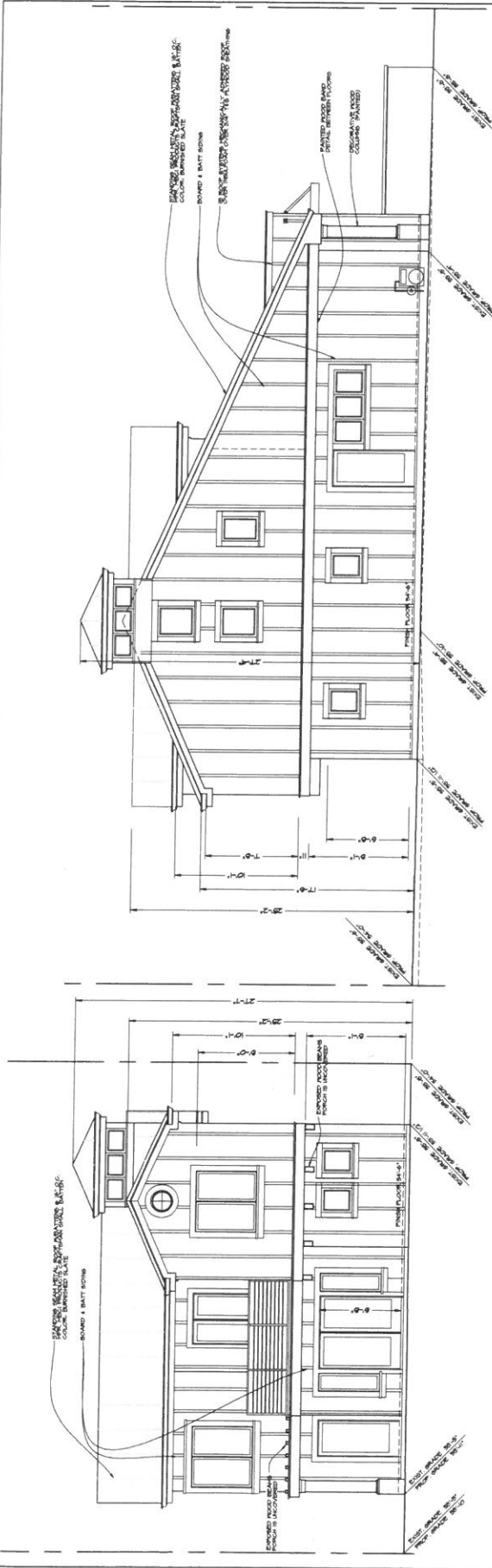
SURVEYOR'S MAP
 SHOWING BOUNDARY & TOPOGRAPHIC DATA ON
 LOT 9 OF BLOCK M
 "TWIN LAKE PARK SUBDIVISION NO. 2"
 VOLUME 7 OF MAPS AT PAGE 5, AUGUST 1890
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 8'
 BY: MAUREEN VALLAS
 BY: NICHOLAS A. VALLAS
 A.P.N. 027-082-07
 30-14-20
 7/11/2020
 1 OF 1

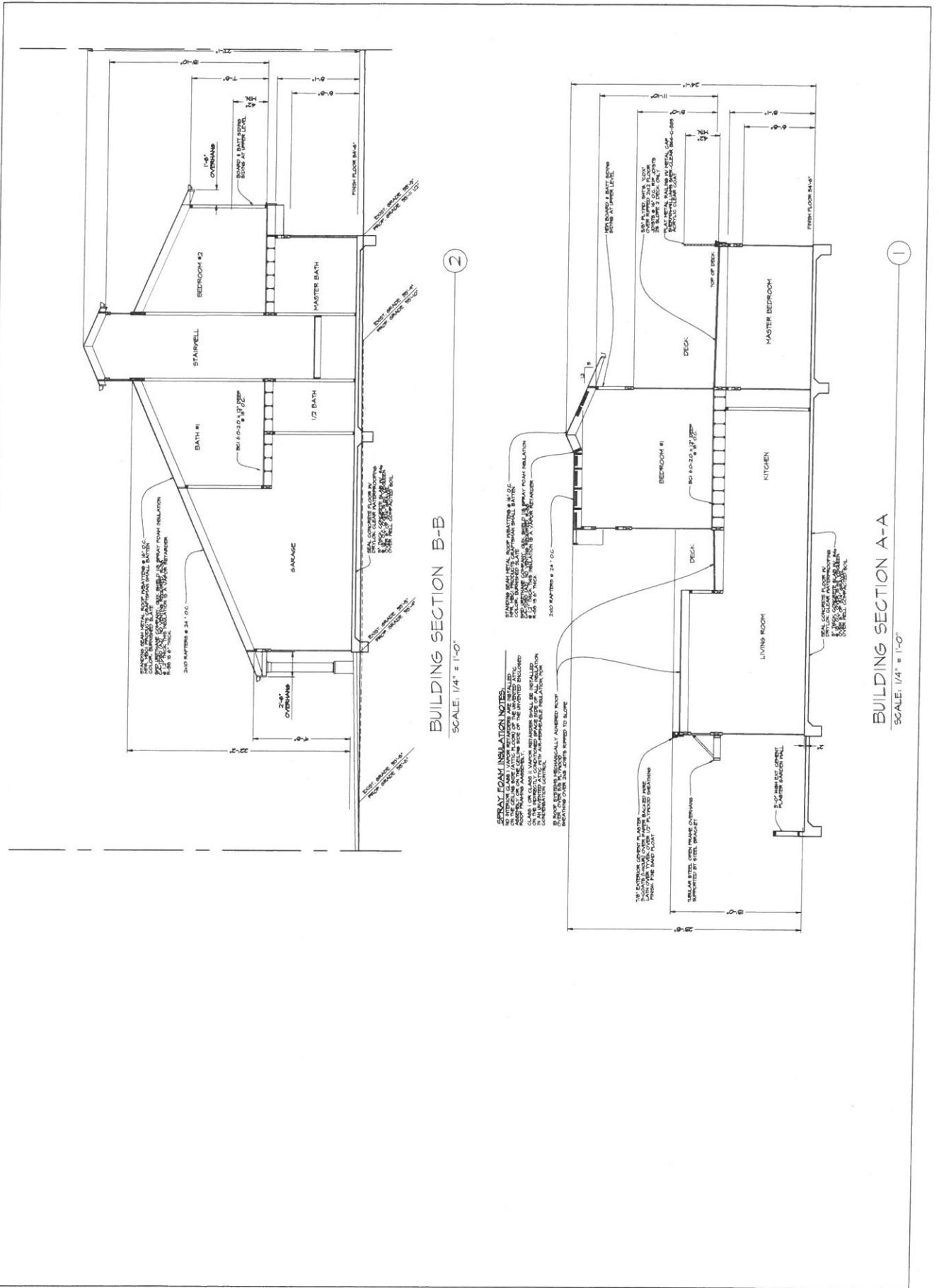


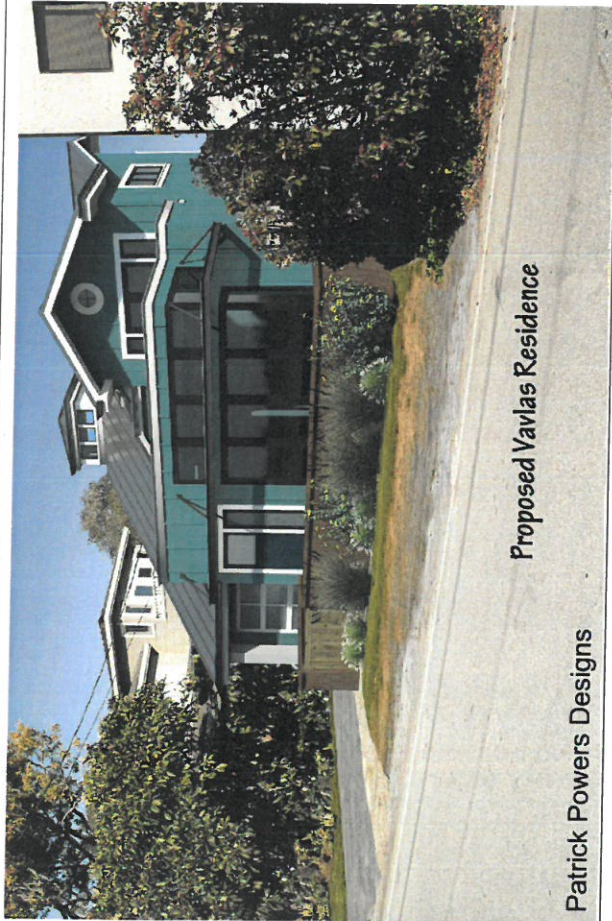


PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"









Proposed Vavlas Residence

Patrick Powers Designs

STANDING SEAM METAL ROOF W/ BATTENS @ 16" O.C. MFR. MCG PRODUCTIONS. COLOR: CHARCOAL GRAY. SMALL BATTEN COLOR: BURNISHED SLATE.



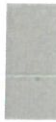
JELD-WEN DOORS AND WINDOWS - SITELINE SERIES. WOOD CLAD WINDOWS. COLOR: BLACK.



BOARD AND BATT SIDING. COLOR: SICILY OR CYPRUS.



VARGE RAFTER AND COLUMN. COLOR: OFF THE RECORD.



VAVLAS MATERIAL BOARD.
410 9TH AVENUE
SANTA CRUZ, CALIFORNIA

RENDERING & MATERIAL BOARD

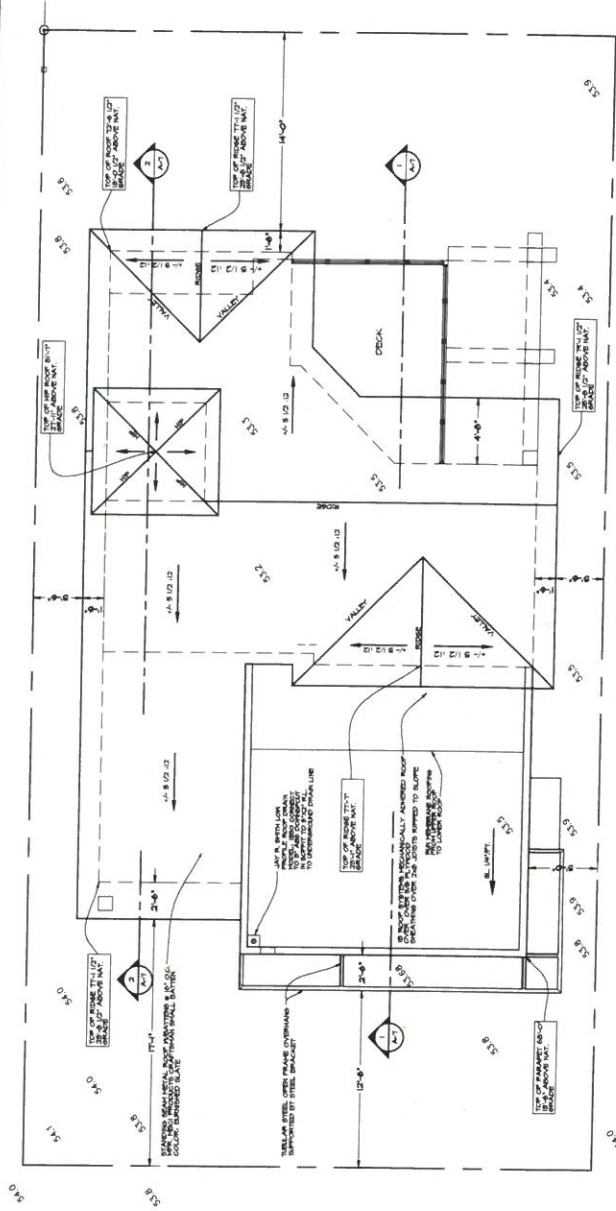
2

Revisions	DATE	BY	DESCRIPTION
1	AUGUST 2021		
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PROPOSED RESIDENCE FOR
THE VAVLAS FAMILY
410 NINTH AVENUE
SANTA CRUZ, CALIFORNIA 95062
APN. 027-08-207

PROPOSED ROOF PLAN & MATERIAL BOARD

OWNER	VAVLAS
DATE	APRIL 2021
SCALE	1/4" = 1'-0"
SHEET NO.	A-8



ROOF PLAN
SCALE: 1/4" = 1'-0"

1

FOR TAX PURPOSES ONLY

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(05) POR. OF S.W. 1/4 SEC. 17,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

27-08



Assessor's Map No. 27-08
County of Santa Cruz, Calif.
August 1998

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

129M23
9/18/2019

TWIN LAKES PARK SUB. NO. 2
007M05 8/26/90

Electronically Redrawn 8/7/98 rw
Rev 4/2/01 mm (changed page refs)
Rev 3/2/00 mm (5-0022451 & 6-0009450, LBA 2-12 & 13)
Rev 4/18/20 19 (129M23)



SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area

Twin Lakes
State Beach

9TH AV

027-082-07

DOLORES ST

9TH AV

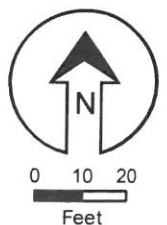
DOLORES ST

10TH AV

Parcel: 02708207

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 20 Jul. 2021





SANTA CRUZ COUNTY PLANNING DEPARTMENT

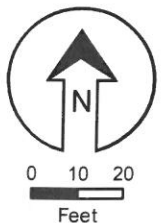
Parcel General Plan Map



Mapped
Area



-  O-R *Parks, Recreation & Open Space*
-  O-U *Urban Open Space*
-  R-UH *Res. Urban High Density*





SANTA CRUZ COUNTY PLANNING DEPARTMENT

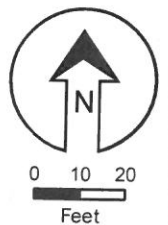
Parcel Zoning Map



Mapped
Area



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



Parcel Information

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

Parcel Information

Parcel Size: 3,200 square foot lot
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: 9th Avenue
Planning Area: Live Oak
Land Use Designation: R-UH (Urban High Density Residential)
Zone District: R-1-3.5 (Single-Family Residential)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal
Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Level
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