



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

**Application Number: 231071**

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**Applicant:** Pat Powers  
**Owner:** Matt & Kari Crowley  
**APN:** 027-103-09  
**Site Address:** 305 8th Avenue

**Agenda Date:** May 19, 2023  
**Agenda Item #:** 3  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a rear addition of approximately 168 square feet at the second story of an existing single-family dwelling. Requires an Amendment to Coastal Development Permit No. 171158 and a Minor Exception to exceed the 50 percent Floor Area Ratio (FAR) requirement to 55 percent.

**Location:** Property located on the west side of 8th Avenue at 305 8th Avenue in Santa Cruz.

**Permits Required:** Coastal Development Permit Amendment, Minor Exception

**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 231071, based on the attached findings and conditions.

**Project Description & Setting**

The subject property is located on the west side of 8<sup>th</sup> Avenue about 50 feet north of its intersection with Carmel Street, in the Harbor Area Special Community of the Live Oak Planning Area. The property is accessed via 8<sup>th</sup> Avenue which runs along the eastern property boundary. To the west, at the rear of the property, there is a "paper-alley" that extends mid-block from Dolores Street at the north to Carmel Street at the south. The alley exists legally in that it has never been formally abandoned and is shown on the Assessor's Parcel Map, but twelve of the twenty parcels on the subject block have split the alley for expanded rear yards and many structures, fences, and landscaping have been located in the alley over the years.

The Harbor Area Special Community is an area characterized by small parcels developed with a wide variety of one- and two-story homes, including older structures from the early part of the 20<sup>th</sup> Century. Where new homes or additions have been constructed or where older homes have been remodeled and upgraded, most of this development conforms to some degree to the special design criteria for the Harbor Area Special Community as set out in the Local Coastal Program. Most

buildings, including those on the subject parcel, exhibit characteristics of older dwellings in the area, are small in scale, have clean lines, pitched roofs, and are constructed to include wood siding or exterior materials that resemble wood.

The property is developed with an existing two-story single-family dwelling measuring approximately 1,227 square feet, containing three bedrooms and two bathrooms, and a detached habitable accessory structure measuring approximately 320 square feet containing a full bathroom and utility sink (but no kitchen facilities).

The project includes constructing a rear addition at the second story of approximately 168 square feet of new floor area to the single-family dwelling. No work is proposed at the first story. On the second story, the addition would consist of a new bathroom and closet where there is currently an existing second story deck. Though the addition would result in a larger home, the project would not result in an increase in the number of bedrooms. At completion, the project would result in a two-story residence measuring approximately 1,407 square feet containing three bedrooms and three bathrooms.

The proposed addition would match the rear extent of the existing second story deck, which extends approximately 2.5 feet beyond the rear wall of the first story below. The proposed addition would match the Hardie lap siding of the existing home and would contain a flat roof.

An Amendment to Coastal Development Permit No. 171158 is required to amend the project scope of work under the prior approval in the Harbor Area Special Community in the Coastal Zone.

A Minor Exception is required to exceed the 50 percent floor area ratio (FAR) requirement to 55 percent.

### **Project Background**

Approval of Coastal Development Permit No. 171158, on January 11<sup>th</sup>, 2018, authorized the construction of a 338 square foot addition and a 210 square foot deck at the rear of the existing dwelling, which measured about 1,017 square feet at the time. The scope of work also included remodeling the existing guest house, including recognition of the conversion of a 180 square foot garage into habitable space, resulting in a 320 square foot habitable accessory structure. The existing dwelling was originally constructed in 1954, and though it met other site and development standards, it did not conform to the required side yard setback, in that portions of the home were located only three feet three inches from the northern property line where a minimum of five feet is required. The existing detached accessory structure on the parcel was also nonconforming in that it did not conform to the required five-foot minimum side yard setback at the southern property line nor the minimum three-foot minimum setback for detached accessory structures from the rear alleyway.

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

The subject property is a 3,200 square foot lot, located in the R-1-3.5 (Single Family Residential) zone district, a designation which allows residential uses. The existing single family dwelling and accessory structure are principal permitted uses within the zone district and the zoning is consistent with the site's R-UH (Urban High Residential ) General Plan designation.

The applicable site and development standards for parcels in the R-1-3.5 zone district pursuant to County Code Section 13.10.323 are set out in the following table:

<b>R-1-3.5 Site Standards</b>		<b>Existing</b>	<b>Proposed</b>
<b>Front Yard Setback – 8<sup>th</sup> Ave Frontage</b>	15 feet minimum	16 feet	No change
<b>Side Yard Setback – Dwelling</b>	5 feet minimum	8 feet 6 inches (south) 3 feet 3 inches (north)	No change
<b>Side Yard Setback – Accessory Structure</b>	5 feet minimum	10 inches (south) About 19 feet 6 inches (north)	No change
<b>Setback from an Alleyway – Accessory Structure</b>	3 feet minimum	1 foot 9 inches	No change
<b>Front Yard Setback (Double Frontage from Alleyway) – Rear of Dwelling</b>	15 feet minimum	25 feet	No change
<b>Separation between Structures</b>	10 feet minimum	10 feet	No change
<b>Maximum Height</b>	28 feet	21 feet	No change
<b>Maximum Lot Coverage</b>	40%	40%	No change
<b>Maximum FAR</b>	50%	50%	55%
<b>Maximum Number of Stories</b>	2 stories	2 stories	No change

The lot fronts on two different rights-of-way, these are: 8<sup>th</sup> Avenue to the east and a “paper” alleyway to the west; thus, the lot qualifies as a “double frontage” lot with front yard setbacks of 15 feet as measured from both 8<sup>th</sup> Avenue as well as from the unnamed alley at the west.

The existing home and habitable accessory structure are nonconforming in that the existing structures partially encroach into required setbacks. The proposed addition would meet all setback requirements and would be fully contained within the buildable area of the lot and would be located within the existing developed footprint. Also, for the reason that the proposed addition would not add any additional bedrooms, no additional parking spaces are required to be provided on the lot.

#### *Minor Exception – FAR*

Pursuant to County Code Section 13.10.235, a Minor Exception may be granted for up to a 7.5 percent increase in the total allowable 50 percent FAR for lots 4,000 square feet or less, allowing up to 57.5 percent total FAR subject to findings required per County Code Section 13.10.230(C). An increase of the lot coverage requirement to 55 percent is within the 7.5 percent allowance to qualify for a Minor Exception per County Code Section 13.10.235.

#### **Design Review & Harbor Area Special Community**

The proposed addition to the single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features, such as matching the existing Hardie lap siding and concentrating the massing of the addition at the rear of the existing home, to reduce the visual impact of the proposed

development on surrounding land uses and the natural landscape.

The subject property is located within the Harbor Area Special Community. Parcels within the Harbor Area Special Community shall incorporate the characteristics of older dwellings in the area and shall be of smaller scale with clean lines, pitched roofs, and wood-type siding materials. The existing home is in conformance with the principals of the Harbor Area Special Community and the proposed minor addition of about 168 square feet will be consistent with the architecture of the existing home as well as the design styles of residences within the surrounding neighborhood.

### **Local Coastal Program Consistency**

The proposed addition to the existing single-family dwelling is in conformance with the County's certified Local Coastal Program, in that the addition is sited and designed to be visually compatible, in scale with, and integrated with the character of the existing home and 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. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby bodies 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.

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### **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **231071**, 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 Division, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.sccoplanning.com](http://www.sccoplanning.com)**

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### **Exhibits**

- A. 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 Division 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: 231071

Assessor Parcel Number: 027-103-09

Project Location: 305 8th Avenue, Santa Cruz

**Project Description: Proposal to construct a rear addition of approximately 168 square feet at the second floor of an existing single family dwelling.**

**Person or Agency Proposing Project: Pat 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 1 - Existing Facilities (Section 15301)

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

Minor alteration of a 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.

\_\_\_\_\_  
Jonathan DiSalvo, Project Planner

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

## **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 addition to a 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 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. Additionally, the project would not construct any new structures or propose any modifications to structures within the paper alley.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the proposed addition to the existing dwelling will result in a small-scale home that will include characteristics of older dwellings in the surrounding neighborhood as well as other newer or remodeled homes. As required by the special design criteria for the Harbor Area Special Community, the remodeled and expanded dwelling will have clean lines, a pitched roof, and will be utilize siding materials that resemble wood. The dwelling will be integrated with the character of the surrounding neighborhood, and the design submitted for the proposed addition is consistent with the existing range of architectural styles. The site is surrounded by lots developed to an urban density; the colors will be complementary to the site and neighborhood; and the development site is not on a prominent ridge, beach, or bluff top. Although the proposed addition will result in an increased floor area of the home, the project will not have a significantly different visual impact than the existing home on the parcel or other two-story homes in the neighborhood.

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

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Twin Lakes State Beach.

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

This finding can be made, in that the addition is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are permitted in the R-1-3.5 (Single Family Residential - 3,500 square feet) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain two-story 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. Further, the rear addition would retain the character of the existing small-scale home and it will continue to retain many of the characteristics of the original older dwellings in the neighborhood. As required by the special design criteria for the Harbor Area Special Community, the proposed addition would be in conformance with the existing home which contains clean lines, a pitched roof, and will utilize siding materials that resemble wood.

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

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the addition to the existing single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

## **Development Permit Findings**

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

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

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

This finding can be made, in that the proposed location of the addition to the single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single Family Residential - 3,500 square feet) zone district as the primary use of the property will continue to be one single-family dwelling. The proposed addition will meet all current site standards for the zone district save for a Minor Exception to FAR standards for which required findings have been made.

The subject property is located within the Harbor Area Special Community. New residential development within the Harbor Area Special Community (as specified in County Code Section 13.20.144(B)) shall incorporate the characteristics of older dwellings in the area (e.g., small scale, clean lines, pitched roofs, predominately wood construction, wood or wood-like (including cementitious) siding, or shingles that resemble wood). The existing home and the proposed addition will be consistent with the design requirements of the Harbor Area Special Community.

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 Residential) land use designation in the County General Plan.

The proposed addition to the existing 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. The proposed addition will meet all current site standards for the zone district save for a Minor Exception to FAR standards for which required findings have been made.

The proposed addition to the existing 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 addition

will comply with the site standards for the R-1-3.5 zone district (other than FAR for which findings for a Minor Exception have been made) 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. The proposed addition will be consistent with the design requirements of the Harbor Area Special Community.

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 addition to the existing single-family dwelling is to be constructed on an existing developed lot. The addition would not increase the existing level of traffic. The expected level of traffic generated by the existing single-family dwelling is estimated to remain at only one peak trip per day (one peak trip per dwelling unit). The addition is not anticipated to increase traffic thus the project would 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 existing single-family dwelling is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition is consistent with the architecture of the main home and the land use intensity and density of the neighborhood. The proposed addition will also be consistent with the design requirements of the Harbor Area Special Community.

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 addition will be of an appropriate scale and type of design that will be compatible with the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. Additionally, the addition would be located approximately 10 feet away from the south side property line of the lot. This separation would minimize any impacts to light, air, and privacy on the neighboring parcel to the south.

## **Minor Exception 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 subject lot is constrained in regard to size. The subject parcel measures approximately 3,200 square feet in size (less than the 3,500 square foot minimum for the R-1-3.5 zone district), thus granting a Minor Exception for the proposed five percent increase in FAR to 55 percent would be allowable per County Code Section 13.10.235.

2. That the granting of the minor exception 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 addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties and would meet all current site and development standards for the zone district except for a minor increase FAR for which findings for Minor Exceptions can be made. The proposed addition is not expected to be materially detrimental to public health safety or welfare, or injurious to property or improvements in the vicinity. The addition would be located approximately 10 feet way from the shared side property line with the neighboring lot to the south.

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 insure the optimum in safety and the conservation of energy and resources.

3. That the granting of such minor exceptions 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 the proposed location of the addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-3.5 (Single-Family Residential – 3,500 square foot minimum) zone district. The granting of a minor exception for FAR would allow a substandard, constrained lot to enjoy privileges shared by other properties in the same zone district. Due to the physical constraints of the subject lot, granting a minor exception will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the same zone district.

## Conditions of Approval

Exhibit D: Project plans, prepared by Patrick Powers Design, dated February 2023.

- I. This permit authorizes the construction of an addition to an existing 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 Santa Cruz County Planning 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 Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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 Santa Cruz County Planning review and approval.
    3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

- B. Meet all requirements of the City of Santa Cruz Water District.
  - C. Meet all requirements of the Santa Cruz County Sanitation District.
  - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - F. Pay the current fees for Parks mitigation. Currently, these fees are \$4.51 per square foot for single family dwellings.
  - G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.74 per square foot for single family dwellings.
  - H. 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

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.

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

Application #: 231071  
APN: 027-103-09  
Owner: Matt & Kari Crowley

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

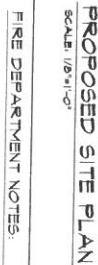
Effective Date: \_\_\_\_\_

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

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

	DNA <sup>2</sup> NEW ZEALAND FLAX JACK SMUT OR TON THUMB
	DNA <sup>2</sup> LAVENDER
	PERNUCA COLUCA



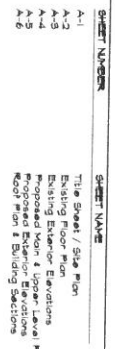
**SITE 4: EROSION CONTROL NOTES:**

[illegible]

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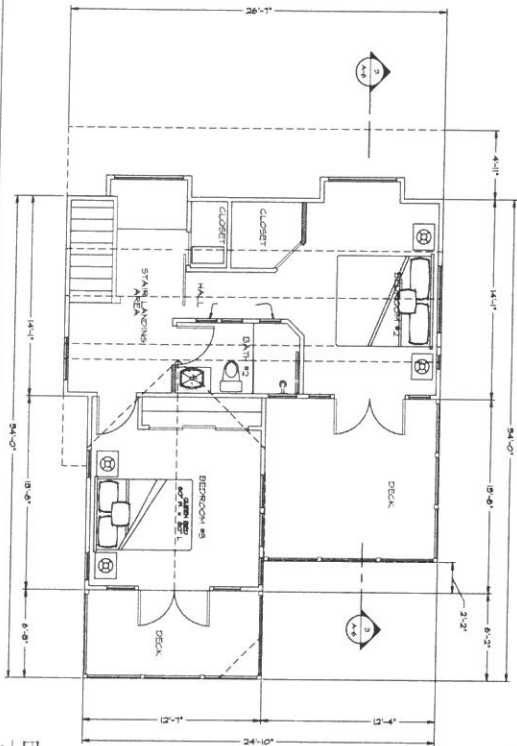
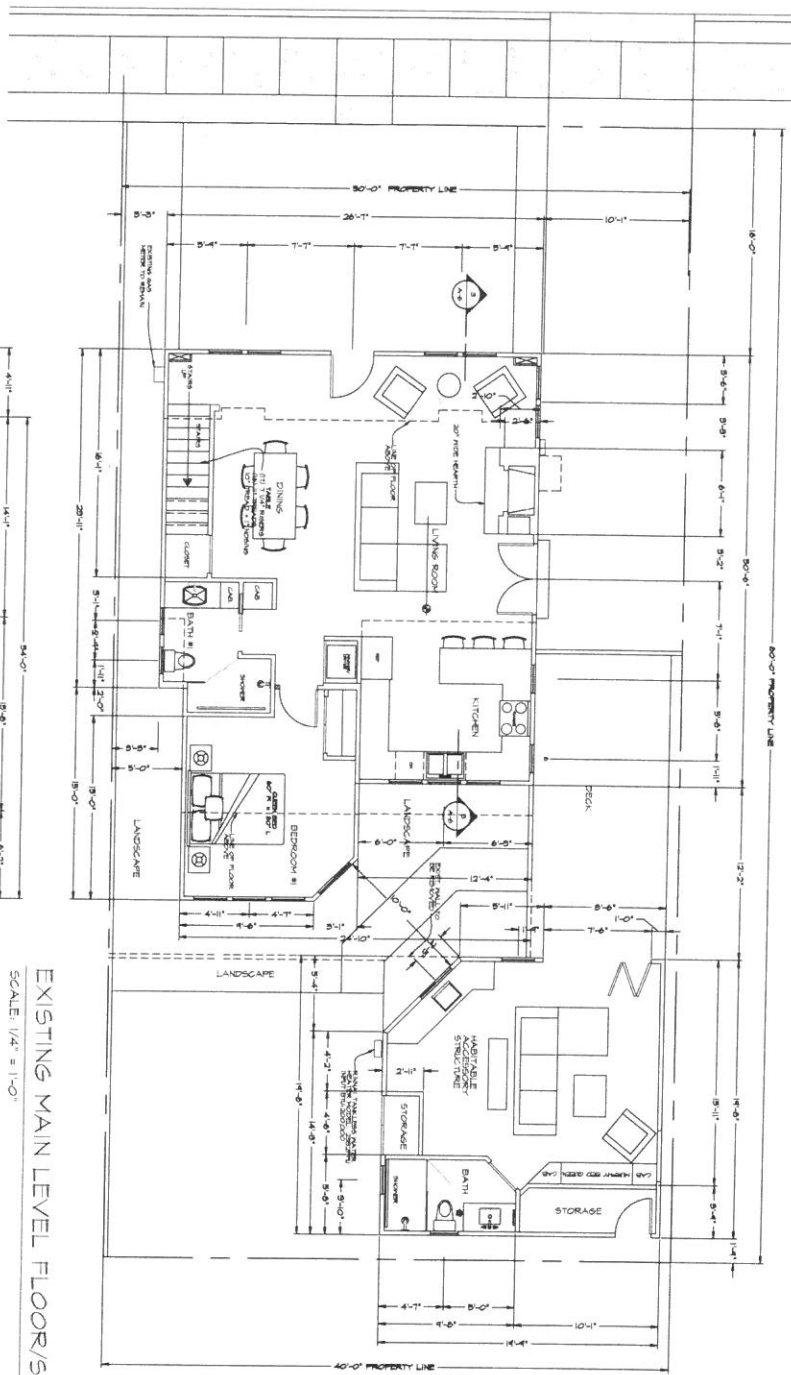
Address:	2091
City:	San Francisco
State:	CA
Zip:	94115
County:	San Francisco
Construction Type:	VB
Model:	3200 CO 80 FT
Model Lot:	425 Allowed
Model Lot Coverage:	
Rating:	4 Parking Spaces
Sprinklered:	NO

The plans are in compliance with the 2014 California Building, Planning and Public Works Codes, and the 2013 California Electrical, Fire and Building Codes and District Amendments.

[illegible]

patrick powers						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
designs						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
residential commercial planning						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Referrals
110 wester drive san diego california 92108						<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(619) 434-4146						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

CHOWLEY  
Score  
AB SHOWA  
Date: FEBRUARY 2028  
Sheet No. A-1



EXISTING UPPER LEVEL FLOOR PLAN

EXISTING MAIN LEVEL FLOOR/SITE PLAN

2

1

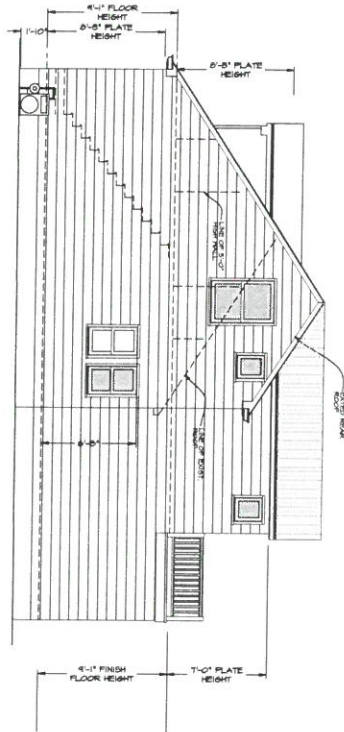
**EXISTING  
FLOOR PLANS**

PROPOSED REMODEL/ADDITION FOR:  
**MATT & KARI  
CROWLEY**  
305 EIGHTH AVENUE  
SANTA CRUZ, CALIFORNIA 95062  
APN: 050-01-001-001

patrick powers  
designs  
residential  
commercial  
planning  
110 ledena drive  
santa cruz, california 95060  
(800) 484-4128

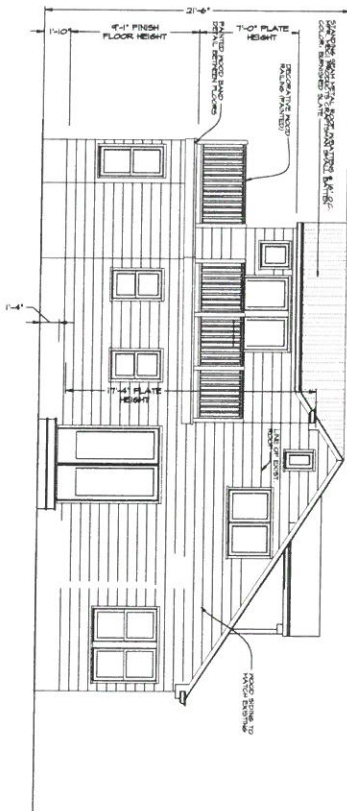
Revisions

**EXHIBIT D**



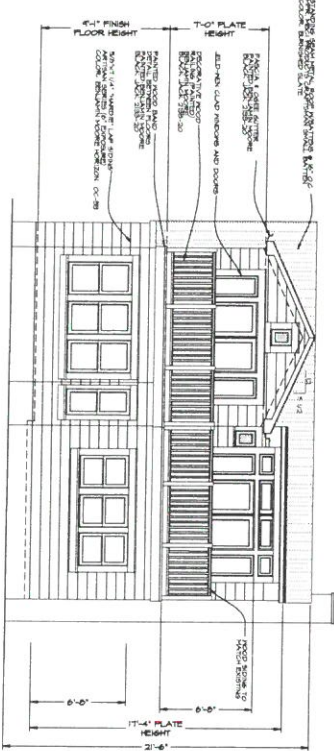
EXISTING SIDE ELEVATION (NORTH)

4



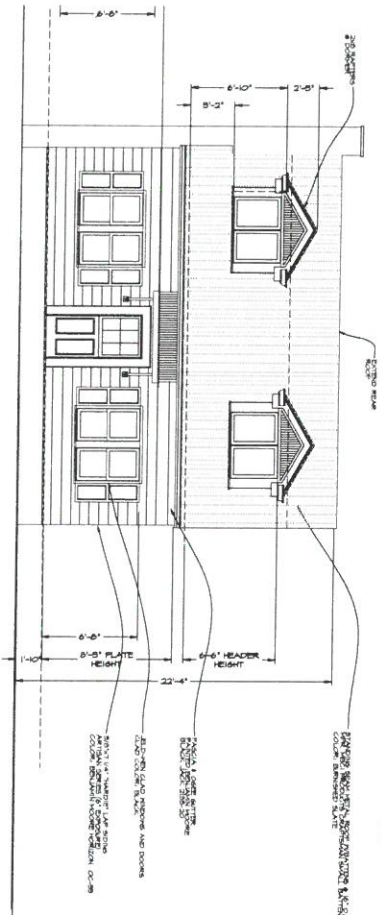
EXISTING SIDE ELEVATION (SOUTH)

3



EXISTING REAR ELEVATION (WEST)

2



EXISTING FRONT ELEVATION (EAST)

1

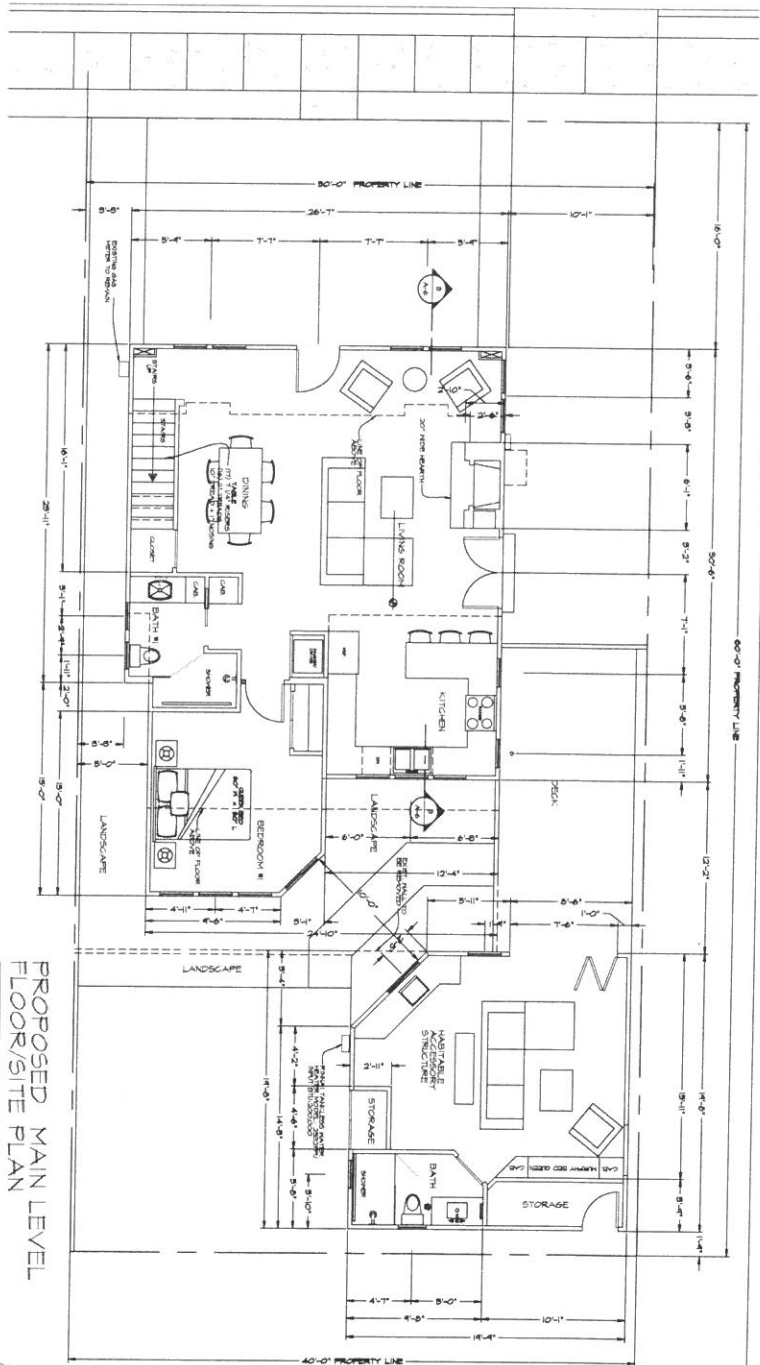
PROPOSED REMODEL/ADDITION FOR:  
**MATT & KARI CROWLEY**  
305 EIGHTH AVENUE  
SANTA CRUZ, CALIFORNIA 95062  
A.P.N. 27-103-09

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commercial  
planning  
1101 adena drive  
santa cruz, california 95060  
(831) 424-4148

**EXISTING ELEVATIONS**

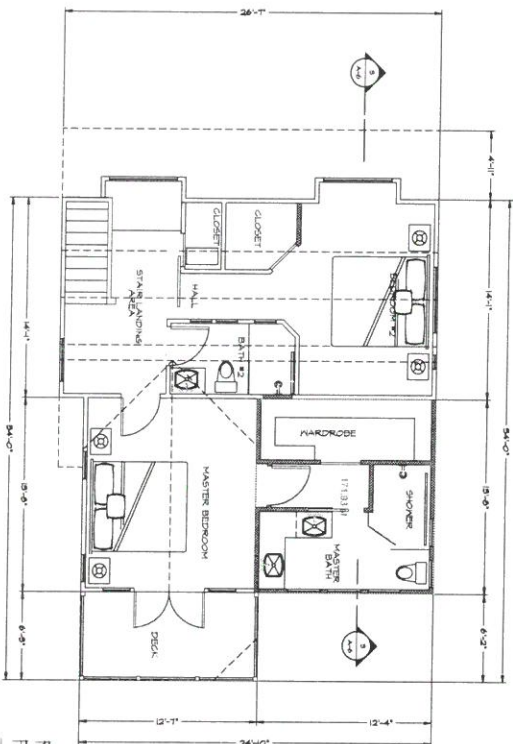
DATE: 1/4/10  
DRAWN BY: CROWLEY  
CHECKED BY: CROWLEY  
DATE: 1/4/10  
PROJECT NO: 2025  
SHEET NO: A-3

EIGHTH AVENUE



PROPOSED MAIN LEVEL  
FLOOR/SITE PLAN

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



PROPOSED UPPER LEVEL  
FLOOR PLAN

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

LEGEND:

---	NEW STEP WALLS
---	EXISTING STEP WALLS
---	EXISTING STEP WALLS TO BE REMOVED



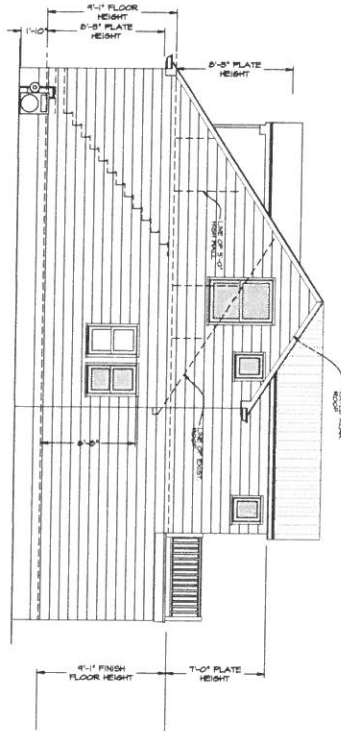
**PROPOSED  
FLOOR PLANS**

PROPOSED REMODEL/ADDITION FOR:  
**MATT & KARI  
CROWLEY**  
305 EIGHTH AVENUE  
SANTA CRUZ, CALIFORNIA 95062  
P.O. BOX 19

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santa cruz, ca 95060  
(805) 484-4148

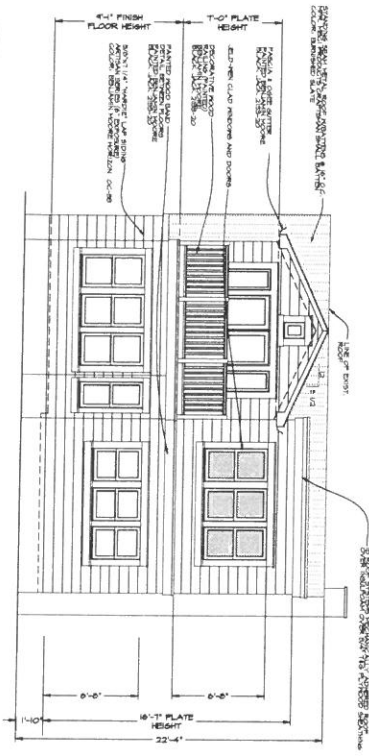
Revisions

**EXHIBIT D**



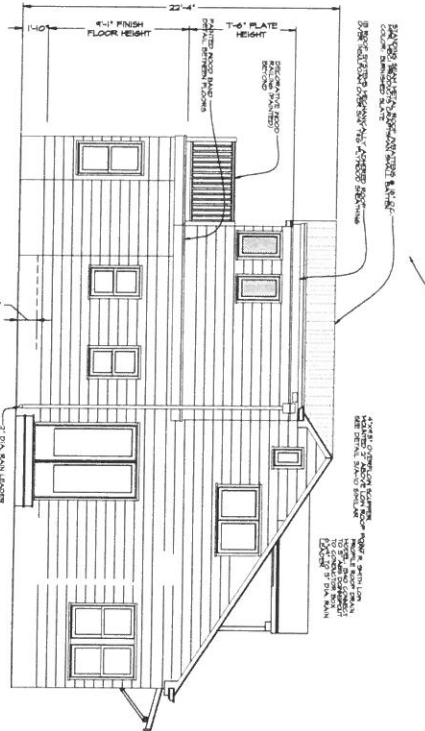
PROPOSED SIDE ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"

4



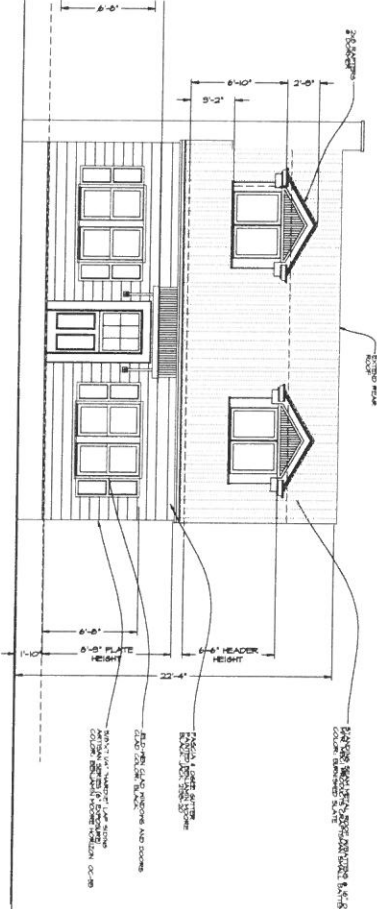
PROPOSED REAR ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"

2



PROPOSED SIDE ELEVATION (SOUTH)  
SCALE: 1/4" = 1'-0"

3



PROPOSED FRONT ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"

1

**PROPOSED ELEVATIONS**

PROPOSED REMODEL/ADDITION FOR:  
**MATT & KARI CROWLEY**  
905 EIGHTH AVENUE  
SANTA CRUZ, CALIFORNIA 95062  
A.P.N. 001-001-001-001

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commercial  
planning  
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santa cruz, california 95060  
408.444.4148

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. OF SEC. 17 & 20,  
T.11S, R.1W, M.D.B. & M.

(07) Tax Area Code  
82-040

27-10

(08)

ASSEMBLY RESUB.  
TWIN LAKES PARK  
15MB25 5/15/09

SEC. 17  
SEC. 20

4SPMS7  
9/17/85

(09)



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

Assessor's Map No. 27-10  
County of Santa Cruz, Calif  
August, 1998

TWIN LAKES PARK  
SUB. NO. 2  
7MB5 8/26/90

(11)



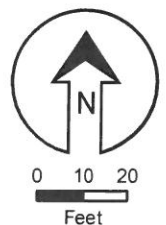
## Parcel Location Map



**Parcel: 02710309**

-  Study Parcel
-  Assessor Parcel Boundary



Map printed: 10 May. 2023

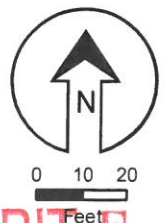




# Parcel Zoning Map



-  C-1 *Neighborhood Commercial*
-  R-1 *Single-Family Residential*





# Parcel General Plan Map



Mapped  
Area



- C-N Commercial Neighborhood
- R-UH Res. Urban High Density



Application #: 231071  
APN: 027-103-09  
Owner: Matt & Kari Crowley

## Parcel Information

### Services Information

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

### Parcel Information

Parcel Size: 3,200 square feet  
Existing Land Use - Parcel: Residential  
Existing Land Use - Surrounding: Residential  
Project Access: 8<sup>th</sup> Avenue, Alley  
Planning Area: Live Oak  
Land Use Designation: R-UH (Urban High Residential )  
Zone District: R-1-3.5 (Single Family Residential)  
Coastal Zone: X Inside    Outside  
Appealable to Calif. Coastal Comm.    Yes X No

### Environmental Information

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