



Staff Report to the Zoning Administrator

Application Number: **241278**

Applicant: Stefan Kassovic
Owner: Stefan Kassovic
APN: 046-251-02
Site Address: 95 Crest Drive

Agenda Date: 2/7/2025
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to construct a 1,400 square foot addition to an existing 1,564 square foot single-family dwelling, and to demolish an existing 320 square foot pergola within 200 feet of agricultural resource type land, extending the Agricultural Buffer Reduction along the existing 58-foot eastern setback and 79-foot western setback from the property lines.

Location: Property is located on the southeastern side of Crest Drive (95 Crest Drive), approximately 1,700 feet west from the intersection with San Andreas Road.

Permits Required: Agricultural Buffer Reduction Determination, Coastal Development Permit, and a Site Development Permit

Supervisory District: 2nd District (District Supervisor: Kim De Serpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approve Application 241278, based on the attached findings and conditions.

Project Description & Setting

The property has a double frontage in that it is located between Crest Drive, which runs along its northwestern boundary, and Via Tecolote, which is located to the southeast. The property and surrounding area are zoned CA (Commercial Agriculture), with a mix of active agricultural operations to the north of Crest Drive and single-family dwellings to the south, including the subject property. The surrounding single-family dwellings have a wide variety of architectural styles, material, and colors.

Currently, the property is developed with a 1,564 square foot single-family dwelling, a 320 square foot pergola, and detached 720 square foot garage that were constructed in 1976. The single-family dwelling received an Agricultural Buffer reduction during the building permit process (Permits 53280 and 55473). Under the proposed project, a 1,400 square foot habitable addition with a new 240 square foot entry porch and 230 square foot covered deck will be constructed onto the existing single-family dwelling, while the existing pergola will be demolished.

As the property is located within the Coastal Zone and on Commercial Agricultural-zoned land, an Agricultural Buffer Reduction determination is required to be made before the public hearing for the Coastal Development Permit.

SCCC 16.50.095 Agricultural Buffer Reduction determination

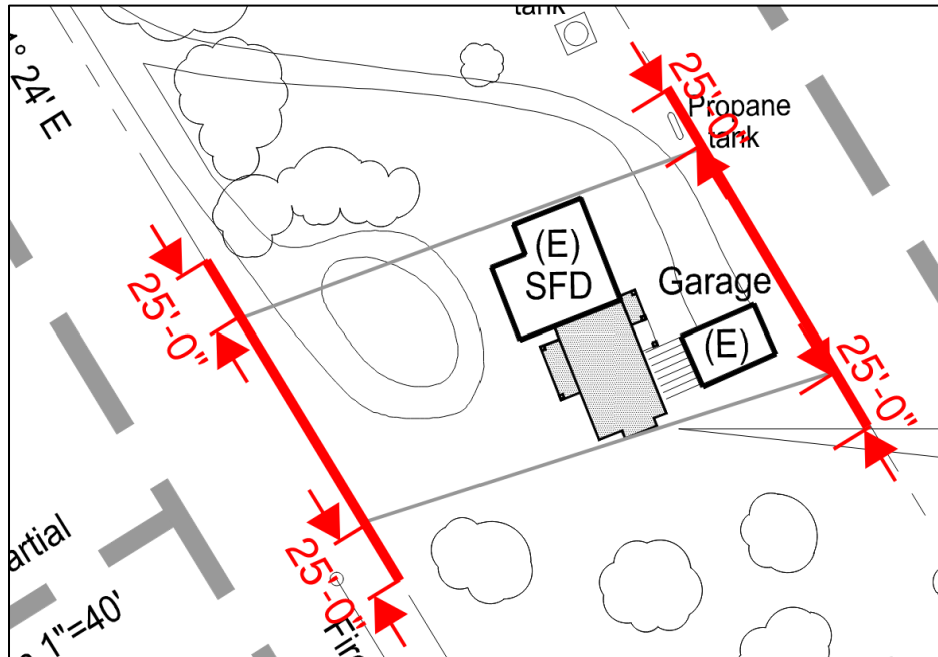
Agricultural buffer regulations require a 200-foot buffer from the boundaries of adjacent Commercial Agriculture properties to prevent or minimize potential conflicts between commercial agricultural activities (existing or future) and nearby habitable structures or areas where humans congregate. Since the proposed addition exceeds 1,000 square feet and would be located within the required 200-foot Agricultural Buffer area, an extension of the prior approved and existing Agricultural Buffer Reduction is required. The extension of the existing Agricultural Buffer of 58 feet to the east and 79 feet to the west of the existing and proposed development is appropriate because of the following:

- The project is conditioned to require 300 linear feet of solid minimum six-foot fence with an evergreen hedge of native and drought tolerant plantings along both sides of the proposed improvements along the property lines would mitigate potential conflict and protect potential future agricultural interests on adjacent properties.
- The development results in greater clustering of non-agricultural development in accordance with SCCC 13.10.314(B)(2)(a) on the subject property.
- The proposed addition is located further away from the more agriculturally viable flat commercial farming areas located along Crest Drive on this property and adjacent properties.

To give some further context, the existing dwelling has an eastern Agricultural setback of 58 feet and a western Agricultural setback of 79 feet. The proposed 1,400 square foot addition to the existing dwelling is maintaining these setbacks. A reduced agricultural buffer is recommended because the existing single-family dwelling is already located there, and this will cluster the residential development in one area. Additionally, the required 200-foot setback would significantly reduce the available building area, making the construction of a functional addition infeasible.

Currently there are some trees and shrubs along both property lines with an open fence. To ensure that adjacent agricultural land is buffered to the greatest extent possible, the project has been conditioned to require construction of a solid, minimum six-foot-tall wood fence together with the planting of an evergreen hedge of native and drought-tolerant plantings along both the eastern and western property lines. The required fence and plantings shall be located parallel to the existing single-family dwelling and proposed habitable addition as well as 25 feet further from the dwelling footprint along the property lines.

As shown in the image below, solid fencing and vegetation is required to be located as shown by the solid red line, 25 feet on either side of the existing and proposed improvements.



The applicant will also be required to record a Statement of Acknowledgement regarding the issuance of a building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts. Therefore, the required screening will protect the potential future agricultural interests on the adjacent Commercial Agriculture zoned parcels, which are currently developed with residential development only.

Per SCCC 16.50.095(G), Agricultural Buffer Reductions are required to be processed administratively for additions exceeding 1,000 square feet to an existing single-family dwelling that is located within the designated buffer area. The public noticing requirement for the administrative Agricultural Buffer Reduction determination stipulates that "required noticing of pending action of the administrative action shall be provided to the applicant, to all members of APAC, to the Agricultural Commissioner, to owners of commercial agricultural land within 300 feet of the project location, and to members of the Board of Supervisors." Public noticing, in compliance with SCCC 18.10.116, was distributed on November 18, 2024, and no comments were received during the 21-day comment period or during the subsequent 14-calendar-day period for requesting an appeal to APAC. Furthermore, no appeals by the public or APAC have been submitted that would require consideration of this project by the Agricultural Policy Advisory Commission.

As such, staff recommends the Zoning Administrator approve the location of the proposed 1,400 square feet of additions to the existing dwelling and the reduction of the Agricultural Buffer setback from 200 feet to 58 feet to the eastern property line and 79 feet to the western property line.

Zoning & General Plan Consistency

The subject property is a 5.016-acre lot, located in the Commercial Agriculture (CA) zone district, a designation which allows both agricultural and residential uses. The proposed additions to the single-family dwelling are consistent with the allowed uses for the zone district, and the CA zoning is in alignment with the site's Agricultural (AG) General Plan designation.

Code sections and standards apply to the proposed project, including the following:

SCCC 13.11 Site Development Standards

According to SCCC 13.11.037-1: Site Development Permit Chart, the proposed addition does not require a site development permit because the property is not located on a sensitive site (SCCC 13.11.030(I)) nor in one of the coastal special communities (SCCC 13.11.030(A)).

SCCC 13.10.313 Development standards in agricultural districts.

Site an development standards for lots that are zoned Commercial Agriculture and that exceed 2.5 acres in size, are determined in accordance with the provisions of SCCC 13.10.313, which outlines the development standards for agricultural districts, except that maximum height limits and exceptions therefrom for residential structures in all agricultural districts shall be determined in accordance with the provisions of SCCC 13.10.323, residential site and development standards, that are applicable to parcels in the residential zone districts.

The applicable site and development standards applicable to the proposed project are summarized in the table below, which includes a comparison of the required, existing, and proposed site and development standards relevant to the project:

Site and Development Standards per SCCC 13.10.313 and 13.10.323

Development Standards	CA District	Existing	Proposed
Front Yard Setback*	20 feet	Crest Dr.: 701 feet Via Tecolote: 415 feet	Crest Dr.: 701 feet Via Tecolote: 362 feet
Side Yard Setbacks	20 feet	East: 22 feet West: 79 feet	East: 22 feet West: 79 feet
Agricultural Buffer Setbacks**	200 feet	East: 58 feet West: 79 feet	East: 58 feet West: 79 feet
Maximum Height	28 feet	16 feet	22 feet
Maximum Number of Stories	3 stories	1 story	1 story
Garage Entrance Setback	20 feet	Approximately 134 feet	Approximately 134 feet

Required Number of Parking Spaces	2 parking spaces	2 bedrooms: 4 parking spaces	3 bedrooms: 4 parking spaces
Combined Development Area	35,000 square feet	23,762 square feet	25,623 square feet
Total Combined Development Area	60,000 square feet***	23,762 square feet	25,623 square feet
Maximum Lot Coverage (Zoning)	10%	1.90%	2.76%

*This parcel is bounded by Crest Drive and Via Tecolote, therefore it has a double frontage.

**Agricultural Buffer Setbacks only apply to the single-family dwelling and do not apply to the existing detached garage.

***Per SCCC 13.10.313(E)(1)(a), all residential and agricultural support uses on Type 1-3 agricultural soils shall not exceed 60,000 square feet or 10% of the gross site area, whichever is larger. For this property, which has Type 3 agricultural soil, 60,000 square feet is the larger calculation.

SCCC 13.10.313(E) Total Development Area on CA

In accordance with General Plan requirements, lands that have viable agricultural soils must be protected through co-locating impervious and semi-impervious areas to limit soil disturbance. The “development area” refers to “the area of a parcel or site associated with an allowed use or development that is covered with structures, paving, or other impermeable or semi-permeable surface materials such as base rock or gravel which may affect the long-term agricultural viability of the underlying soil.” The total development area is limited to 60,000 square feet or 10% of the gross site area (whichever is larger) on the amount of developable area for residential and agricultural support uses is mandated. Additionally, if the combined developable area exceeds 35,000 square feet, a Conditional Use Permit and Master Plan is required. The proposed project falls below both of these thresholds thus no additional discretionary permits are required.

Local Coastal Program Consistency

The proposed additions to the existing single-family dwelling are in conformance with the County's certified Local Coastal Program. The additions to the existing dwelling are designed and sited to be visually compatible and in scale with the character of the existing home and surrounding neighborhood. The proposed one-story addition results in a dwelling that does not impact any public or private views of the ocean. This structure has a very low profile and is located in the center of the large property. Developed properties in the area contain one- and two-story 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 located between the shoreline and the first public road but is not identified as a

priority acquisition site in the County's Local Coastal Program. The property is located approximately one-half mile from the beach as the crow flies and, as such, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Public access to the shoreline is provided at the nearby Manresa State Beach, main access, and Manresa Uplands State Beach and Campground. Furthermore, the proposed additions to the dwelling will not be visible from the beach due to the distance and because the building site is not located on a prominent ridgetop.

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.
- **APPROVE** the Agricultural Setback Reduction from 200 feet to 58 feet to the eastern property line and 79 feet to the western property line.
- **APPROVE** Application Number **241278**, 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

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Exhibits

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

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: 241278

Assessor Parcel Number: 046-251-02

Project Location: 95 Crest Drive, Watsonville CA 95076

Project Description: Proposal to construct a 1,400 square foot addition to an existing single-family dwelling, and to demolish an existing 320 square foot pergola.

Person or Agency Proposing Project: Stefan Kassovic

Contact Phone Number: 408-858-2203

- 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 Exemption – New Construction or Conversion of Small Structures (15303.)

F. Reasons why the project is exempt:

This is an addition that is greater than 50% of the existing single-family dwelling square footage and therefore falls under Class 3 exemption.

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

Alexandra Corvello, Project Planner

Date: _____

Coastal Development Permit Findings

- (A) 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.

The property is zoned CA (Commercial Agriculture), a designation that allows residential uses. The proposed additions to the existing approved single-family dwelling are permitted within the zone district, subject to Agricultural Buffer standards, and the zoning is consistent with the site's AG (Agriculture) General Plan designation.

Because the existing dwelling is located within the required 200-foot Agricultural Buffer setback and the proposed additions will exceed 1,000 square feet in area, an Agricultural Buffer determination was required in support of the project, to extend the existing 58-foot eastern and 79-foot western Agricultural Buffer reductions approved for the existing dwelling. Notices were sent to the Agricultural Policy Advisory Committee (APAC), surrounding neighbors within 300 feet, and Board of Supervisors in accordance with the requirements of SCCC 18.10.116; however, no comments or appeal to APAC were received. As such, the Agricultural Buffer Setback Reduction has been approved and the project can therefore be determined to be consistent with the zone district use standards and the LCP.

Therefore, this finding can be made.

- (B) 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.

- (C) 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, as the proposed additions to an existing single-family dwelling are consistent with the surrounding neighborhood in terms of architectural style, featuring natural colors and being only one-story in height. The site is surrounded by lots developed to a semi-rural density with homes that exhibit varying architectural styles and sizes. The submitted design is consistent with this existing range of styles. The development area is not on a prominent ridge, beach, or bluff top.

- (D) 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 is approximately half a mile from the beach as the crow flies. Public beach access is available at the nearby Manresa State Beach, main access, and Manresa Uplands State Beach and Campground, and this existing beach access will not be affected by the proposed development.

- (E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, as the structure is sited and designed to be visually compatible with, and integrated into, the character of the surrounding neighborhood. Additionally, residential uses are allowed in the CA (Commercial Agriculture) zone district, as well as the General Plan and Local Coastal Program land use designation. The surrounding area contains developed parcels, most of which are developed with single-family dwellings, including on commercially farmed properties; however, none of the commercially farmed properties are located adjacent to this property or within 200 feet of the proposed improvements. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

- (F) 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 located between the shoreline and the first public road, the project will not interfere with public access to any bodies of water. The property is approximately a half mile from the beach as the crow flies and is not located near a public beach access area. Public beach access is available at the nearby Manresa State Beach, main access, and Manresa Uplands State Beach and Campground, and this existing beach access will not be affected by the proposed development. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

- (G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, 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 be materially injurious to properties or improvements in the vicinity.

This finding can be made, as the project is located in an area designated for agricultural uses, within which a single-family dwelling is a conditionally allowed use. Construction of the additions will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public. Additionally, it will not be materially injurious to properties or improvements in the vicinity.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

The location of the proposed additions to the existing approved single-family dwelling and the conditions under which they would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district, subject to Agricultural Buffer Setback requirements per 13.10.313(C) and Total Development Area per 13.10.313(E).

Because the existing dwelling is located within the required 200-foot Agricultural Buffer setback and the proposed additions will exceed 1,000 square feet in area, an Agricultural Buffer determination was required in support of the project, to extend the existing 58-foot eastern and 79-foot western Agricultural Buffer reductions approved for the existing dwelling. Notices were sent to the Agricultural Policy Advisory Committee (APAC), surrounding neighbors within 300 feet, and Board of Supervisors in accordance with the requirements of SCCC 18.10.116; however, no comments or appeal to APAC were received. As such, the Agricultural Buffer Setback Reduction has been approved and the project can therefore be determined to be consistent with SCCC 13.10.313(C).

Per SCCC 13.10.313(E), lands with viable agricultural soils must be protected by co-locating impervious and semi-impervious areas and minimizing soil disturbance. The total development area for residential and agricultural support uses is restricted to a maximum of 60,000 square feet. Further, if the development area exceeds 35,000 square feet, a Conditional Use Permit and Master Plan are required. The “development area” refers to “the area of a parcel or site associated with an allowed use or development that is covered with structures, paving, or other impermeable or semi-permeable surface materials such as base rock or gravel which may affect the long-term agricultural viability of the underlying soil.” This proposed project involves a development area smaller than both thresholds and, therefore, does not require additional discretionary permits.

The proposed additions to the existing single-family dwelling on the parcel conform to all site and development standards for the zone district and therefore, this finding can be made.

- (c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is in substantial conformance with the use and density requirements specified for the AG (Agriculture) land use designation in the County General Plan.

The proposed project conforms to all agricultural goals under General Plan 5.3, especially based on the relatively minor addition to the small existing single-family dwelling, which results in co-location of development.

A specific plan has not been adopted for this portion of the County.

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential additions will not change the number of residential units on the property. The expected level of traffic generated by the proposed project is currently estimated to be only 1 peak trip per day. Since no additional dwellings are proposed, no increase is anticipated; therefore, there will not be adverse impacts to existing roads or intersections in the surrounding area.

In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed residential additions to an existing dwelling will be consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

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- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Agricultural Buffer Setback Reduction Findings (SCCC 16.50.095(D)(1))

An agricultural setback distance of less than 200 feet may be established for developments on existing parcels of record based on at least one of the following findings:

- (a) Significant topographic differences exist between the agricultural and nonagricultural uses that eliminates or minimizes the need for a 200-foot agricultural buffer setback;
- (b) Permanent substantial vegetation (such as riparian corridor or woodland protected by the County's riparian corridor or sensitive habitat ordinances) or other physical barriers exist between the agricultural and nonagricultural uses that eliminate or minimize the need of a 200-foot agricultural buffer setback;
- (c) A lesser setback distance is found to be adequate to prevent conflicts between the nonagricultural development and the adjacent agricultural development and the adjacent agricultural land, based on the establishment of a physical barrier (unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way) or the existence of some other factor that effectively supplants the need for a 200-foot agricultural buffer setback; or
- (d) The imposition of a 200-foot agricultural buffer setback would preclude building on a parcel of record in which case a lesser buffer setback distance may be permitted; provided, that the maximum possible setback distance is required, coupled with a requirement for a physical barrier (e.g., solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

Finding (c) can be made, as there is some existing screening vegetation on the property, and the project is conditioned to include a total of 300 linear feet of solid minimum six-foot fence with an evergreen hedge of native and drought tolerant plantings along both the eastern and western property lines. The conditioned fence and plantings are required to be located parallel to the existing single-family dwelling and proposed habitable addition as well as 25 feet further from the dwelling footprint along the property lines. Additionally, the existing Agricultural Buffer Reduction for the existing single-family dwelling is not being further encroached into by the new addition. The applicant will also be required to record a Statement of Acknowledgement regarding the issuance of a building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts. Therefore, the conditioned screening will mitigate potential conflict and protect the potential future agricultural interests on the adjacent Commercial Agriculture zoned parcels, which are currently developed with residential development only.

Although the adjacent properties are zoned for commercial agriculture, they are all developed with residential dwellings and are not expected to be used for agricultural purposes. The ideal location for agricultural farming is located on the flat field portions of the properties closer to Crest Drive. The proposed addition is located away from those flat field areas on this property and adjacent properties, allowing for a greater distance from potential future commercial agricultural. Further, the nonagricultural development has been sited so as to minimize possible conflicts

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between any potential agricultural land use located on the subject parcel, and the nonagricultural development has been located so as to remove as little land as possible from potential future production.

This development also results in greater clustering of non-agricultural development in accordance with SCCC 13.10.314(B)(2)(a) standards. Therefore, the proposed extension of the existing buffer, combined with the installation of a vegetative or solid fencing, adequately addresses health and safety. Therefore, the extension of the existing reduction in the 200-foot agricultural buffer to 58 feet from the eastern property line and 79 feet from the western property line is acceptable.

Conditions of Approval

Exhibit D: Project plans, prepared by Miguel Podolsky Architect, dated 9.20.24.

- I. This permit authorizes the construction of a 1,400 square foot addition to an existing single-family dwelling, 240 square foot new entry porch and 230 square foot covered deck, and demolition of a 320 square foot pergola 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 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. Grading, drainage, and erosion control plans, if required.
 4. Show the existing and proposed OWTS systems on the site plans.
 5. Details showing compliance with fire department requirements.

6. Provide a Water Efficient Landscape Exemption Checklist ([Water Efficient Landscape Checklist](#)).

If proposed landscaping cannot be exempted, provide a Water Efficient Landscape Plan prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.

- a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.

7. Show on the site plan agricultural buffer screening located along the property line parallel to the existing single-family dwelling and new addition as well as 25 feet beyond on both sides of the habitable square footage. This screening must be a minimum 6-foot solid fence and native, drought tolerant evergreen shrubs/trees.

- a. All proposed improvements must be located fully on the subject property or if located on the property line, an owner-agent form from the adjacent property owner must be submitted with the building permit.

- b. No plantings are allowed within a minimum of 10 feet from the existing propane tank located near the eastern property line.

- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.

- C. Obtain Environmental Health Clearance for this project from the County Department of Environmental Health Services. Building permit approval will require onsite wastewater treatment system (OWTS) upgrade permit because additions over 500 square feet or increasing the number of bedrooms must meet current code requirements, SCCC 7.38.080(B)(2).
 - 1. Building plans must show all current and proposed OWTS, including septic tank, leach lines and future expansion area. Plans must accurately show location of the second OWTS for the garage and further, that the proposed building addition would maintain a minimum 5-foot setback from the foundation to the proposed OWTS. If this condition cannot be met, the existing OWTS must be replaced in a new location under permit.
- D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - 1. The applicant shall provide a signed and stamped copy of an acceptable soils report.
 - 2. Building permit application plans shall reference the soils report, 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 over excavation and re-compaction as recommended by the geotechnical engineer.
 - 4. 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>.
 - 5. The applicant shall submit a drainage plan that complies with the requirements set forth in 2022 California Building Code (CBC) Section 1804.4 and the recommendations of the soils engineer.
 - 6. 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".

- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Pay the current fees for Parks mitigation. These fees are currently \$7.20 per square foot based upon new habitable floor area.
 - G. Pay the current fees Child Care mitigation. These fees are currently \$0.88 per square foot based upon new habitable floor area.
 - H. Pay the current fees for Roadside and Transportation improvements. It is a total of \$2,000 for one new bedroom addition.
 - I. Pay the current Affordable Housing Impact Fee. These fees are currently \$5.00 per square foot based upon new habitable floor area for dwellings of 2,501 to 3,000 square feet.
 - J. Maintain required off-street parking for a minimum of 2 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - L. The owner shall record a Statement of Acknowledgement, as prepared by Santa Cruz County Planning, and submit proof of recordation to Santa Cruz County Planning. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- 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. If the proposed project cannot be exempted, please provide a Landscape Installation Certificate prepared in accordance with the Water Efficient Landscape Ordinance (County Code Chapter 13.13) shall be provided.
 - E. The required vegetation and minimum 6-foot-high solid fence shall be installed. The applicant/owner shall contact the project planner a minimum of three working days in advance to schedule an inspection to verify that the required barrier has been completed.

- F. 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.
- B. The vegetative and fence barrier shall be permanently maintained.
- C. All required Agricultural Buffer Setbacks shall be maintained.

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: _____

Deputy Zoning Administrator

Deputy Zoning Administrator Printed Name

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.



VICINITY MAP

SITE: 95 CREST DR

PROJECT DATA

PROJECT DESCRIPTION

- Proposed addition to a Single Family Residence.
- The existing house includes 2 Bedrooms, 2 Baths, Kitchen, Dining and Family Room. Addition will include 1 Bedroom, Great Room, Entry Porch and covered and uncovered Decks. Existing + Addition will result in a 3 Bedroom, 3 Bathroom, Kitchen, Dining, Family and Great Room House.
- All setbacks remain unchanged. Proposed addition is sited within existing setbacks. See Site Plan Sheet A1.
- No grading required outside the perimeter of addition. Minimal grading (9 cu yds) for Entry Walkway. See Sheet A3.
- No impervious added surface other than new roof. Roof run off collected by continuous gutters and downspouts to splash blocks. Continues the same roof run-off collection and dispersion system as in the existing house.
- Proposed addition does not result in adverse downstream conditions.
- Existing permitted individual septic system sufficient for 4 bedrooms. Proposed addition results in a 3 bedroom house.

ASSESSOR PARCEL NUMBER

046 251 02

ZONING

CA (Commercial Agricultural)

ADDRESS

95 CREST DRIVE, WATSONVILLE CA 95076

PARCEL AREA

5. 0160 ACRES - 218, 496.96 Square Feet

ZONING LOT COVERAGE

See 1 A2 for detailed chart

Existing	%	Proposed	%
4,474 sq ft	2%	6,024 sq ft	3%

TOTAL COMBINED DEVELOPMENT

Existing	%	Proposed	%
25,851 sq ft	12%	25,623 sq ft	12%

FLOOR TO AREA RATIO

Non applicable due to -acreage- size of lot.

SETBACKS

ALL SETBACKS REMAIN UNCHANGED

MAX HEIGHT

22 FEET. See Sheet A2

TYPE OF APPLICATION

Discretionary Permit - Coastal

OWNER OF RECORD

Sophie and Stefan Kassovic
95 Crest Drive, Watsonville CA 95076

APPLICANT

Stefan Kassovic
stefan@kassovic.com
(408) 858 2203

ARCHITECT

Miguel Podolsky
miguel@mparchitecture.com
86 Lilly Way, La Selva Beach CA 95076
(831) 818 1294

DRAWING INDEX

A1 VICINITY - PROJECT DATA - DRAWING INDEX - SITE PLAN - PARTIAL SITE PLAN

A2 EXISTING FLOOR PLAN AND ELEVATIONS. NEW FLOOR PLAN AND ELEVATIONS

A3 ROOF PLAN - SECTIONS - COLOR BOARD

EXISTING + ADDITION FLOOR PLAN (SHADED)

SEE SHEET A2 FOR DETAILED PLANS AT 1/4"=1"

1"=20'

PARTIAL SITE PLAN - EXISTING BUILDINGS AND PROPOSED ADDITION

WITH 2' CONTOURS AND SETBACKS

1"=40'

NOT VALID WITHOUT SIGNATURE

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MP

MIGUEL PODOLSKY
ARCHITECT

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La Selva Beach
CA 95076
ph (831) 818-1294
miguel@mparchitecture.com

LICENSED ARCHITECT

Miguel Podolsky

C-018632

2-28-25

RENEWAL DATE

STATE OF CALIFORNIA

FILE:

LATEST

DATE:

6-28-24

SCALE:

AS NOTED

DRAWN:

MP

JOB:

2401 KASSOVIC

SHEET

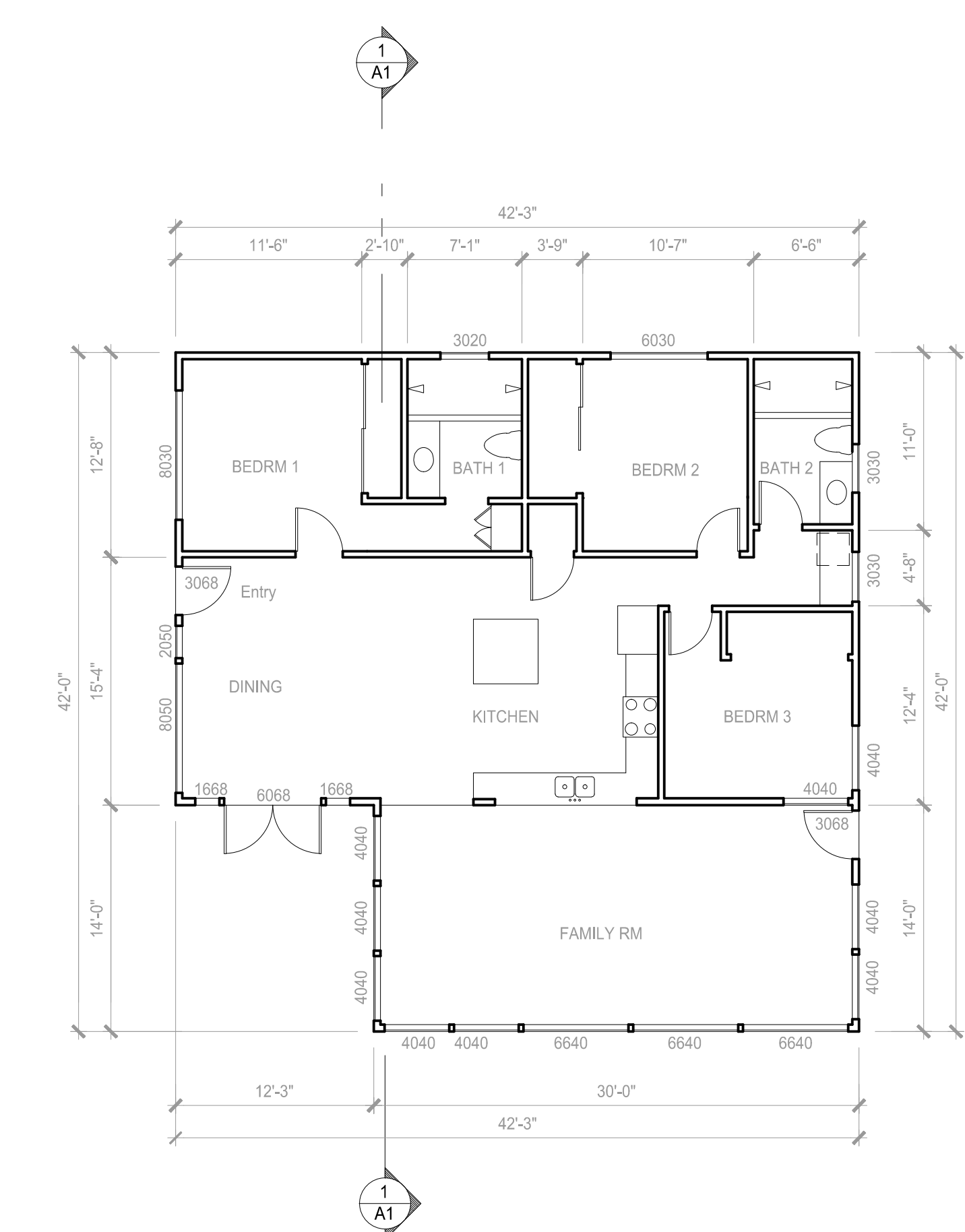
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OF SHEETS

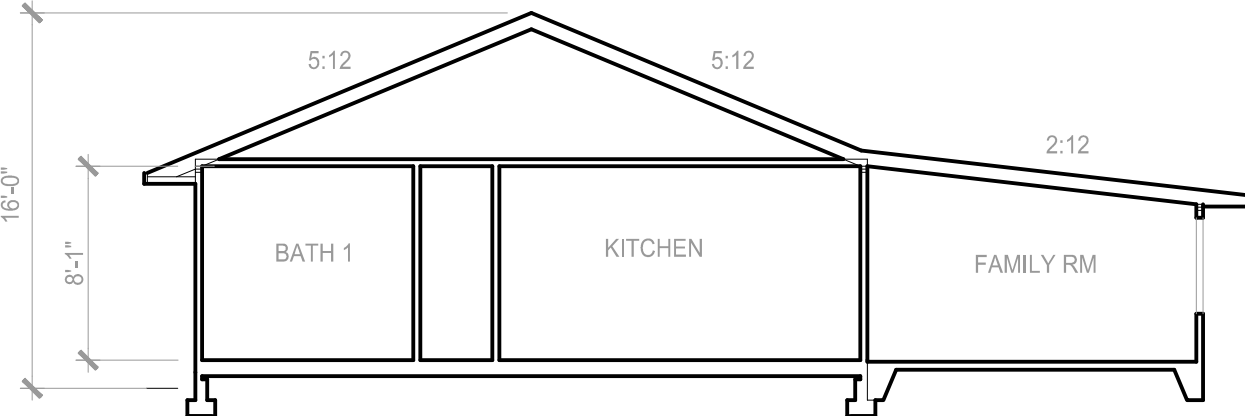
95 CREST DRIVE, WATSONVILLE CA 95076

ADDITION TO A SINGLE FAMILY DWELLING

APN 046 251 02



EXISTING FLOOR PLAN 1,564 SQ FT

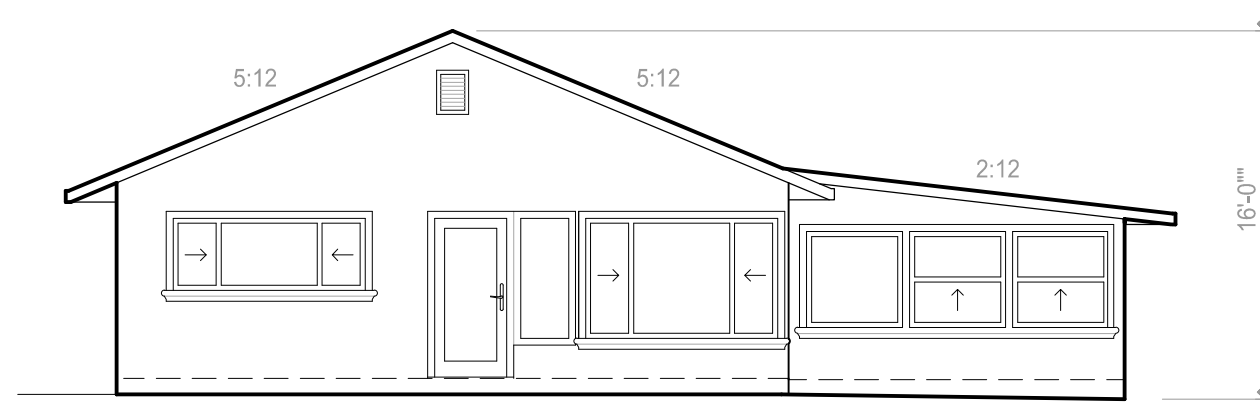


EXISTING SECTION

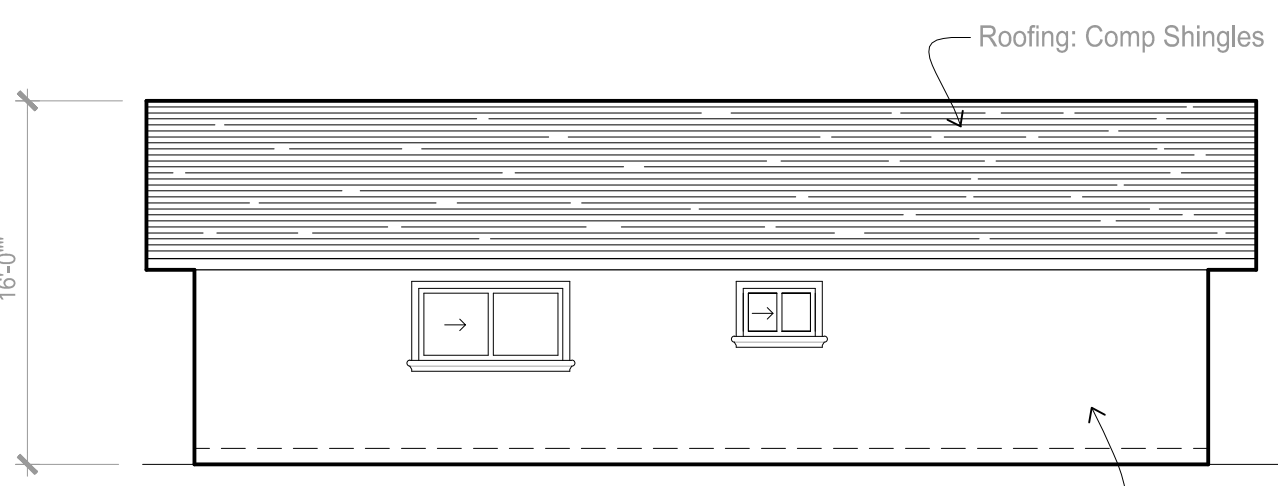
EXISTING ZONING COVERAGE	
EXISTING SFD=	1,564 SQ FT
EXISTING BARN=	1,995 SQ FT
EXIST GARAGE=	720 SQ FT
EXIST PERGOLA=	320 SQ FT
EXIST WATER TANK=	100 SQ FT
- GARAGE CREDIT=	225 SQ FT
TOTAL	4,474 SQ FT

PROPOSED ZONING COVERAGE	
EXISTING SFD=	1,564 SQ FT
EXISTING BARN=	1,995 SQ FT
EXIST GARAGE=	720 SQ FT
REMOVED PERGOLA=	0
EXIST WATER TANK=	100 SQ FT
- GARAGE CREDIT=	225 SQ FT
NEW ADDITION=	1,400 SQ FT
ENTRY PORCH =	240 SQ FT
COVERED DECK =	230 SQ FT
TOTAL	6,024 SQ FT

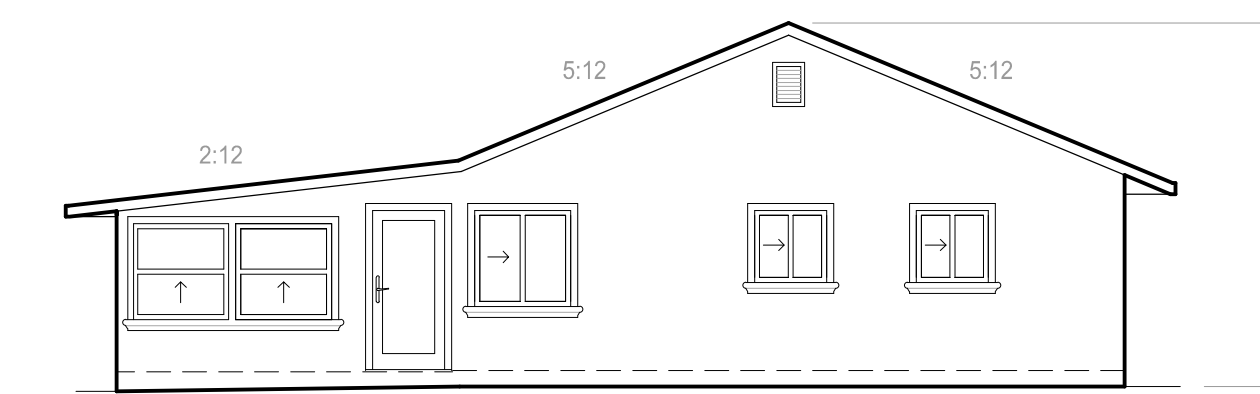
ZONING COVERAGE



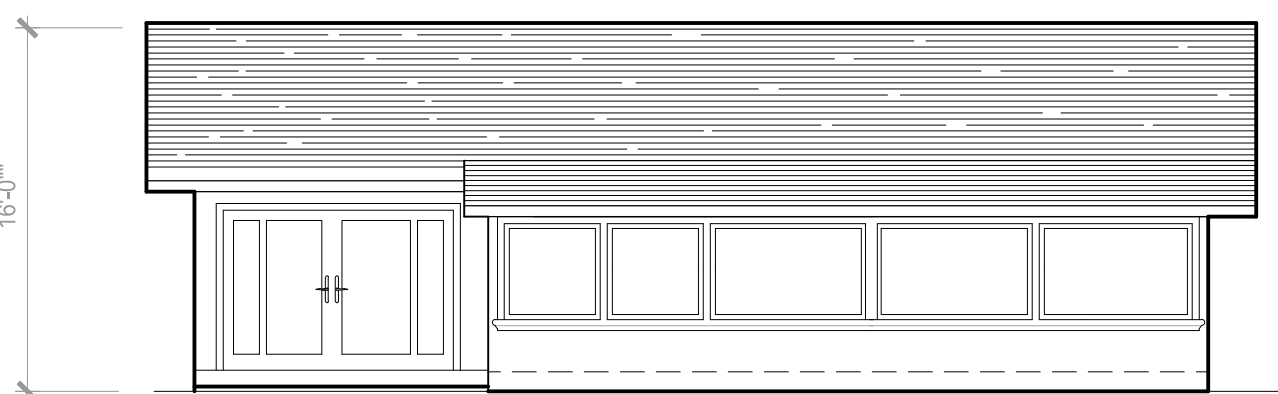
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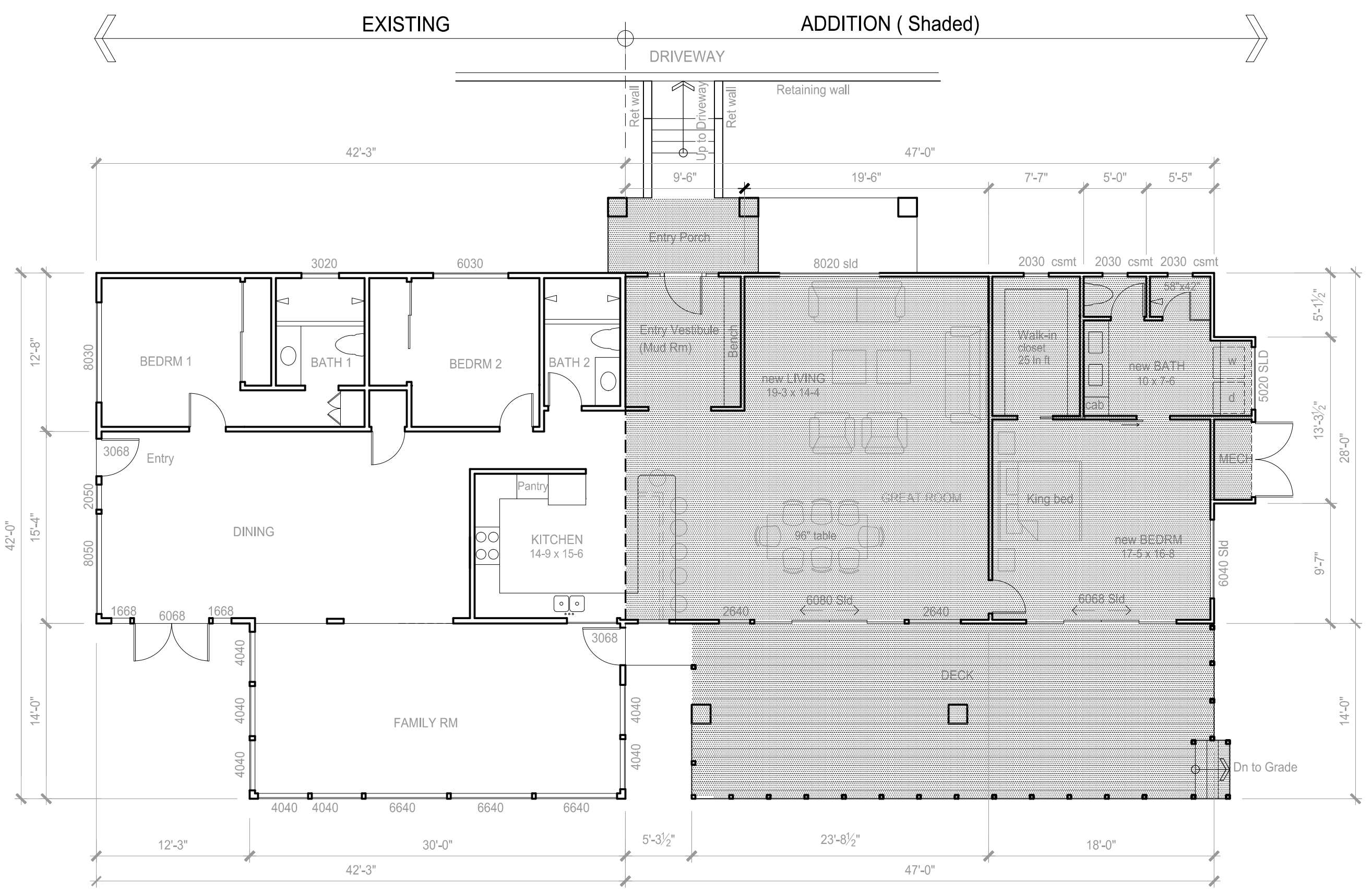
EAST



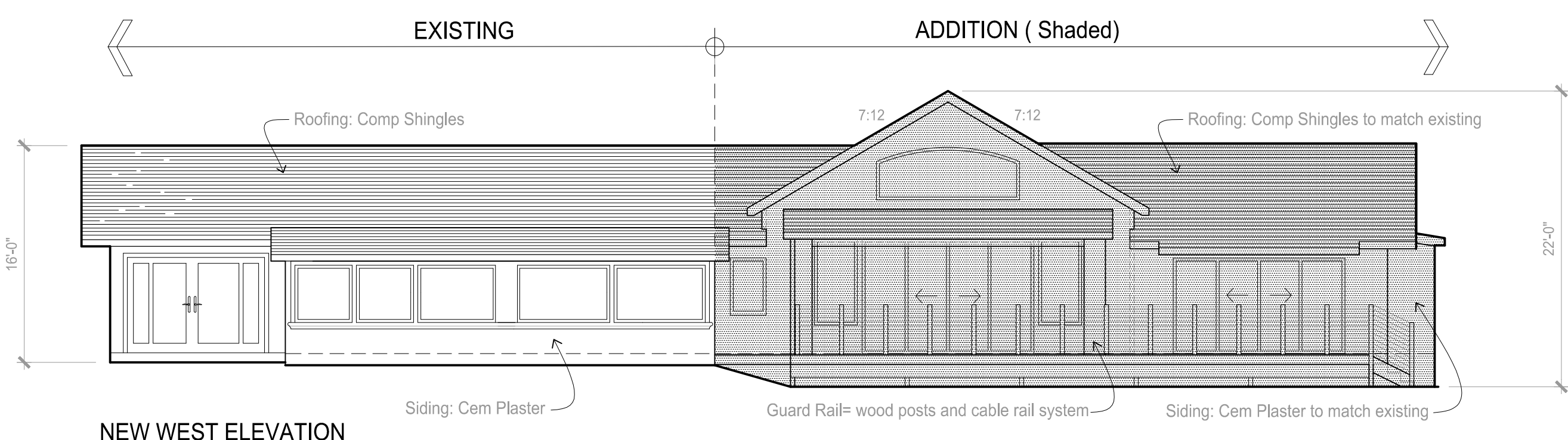
SOUTH



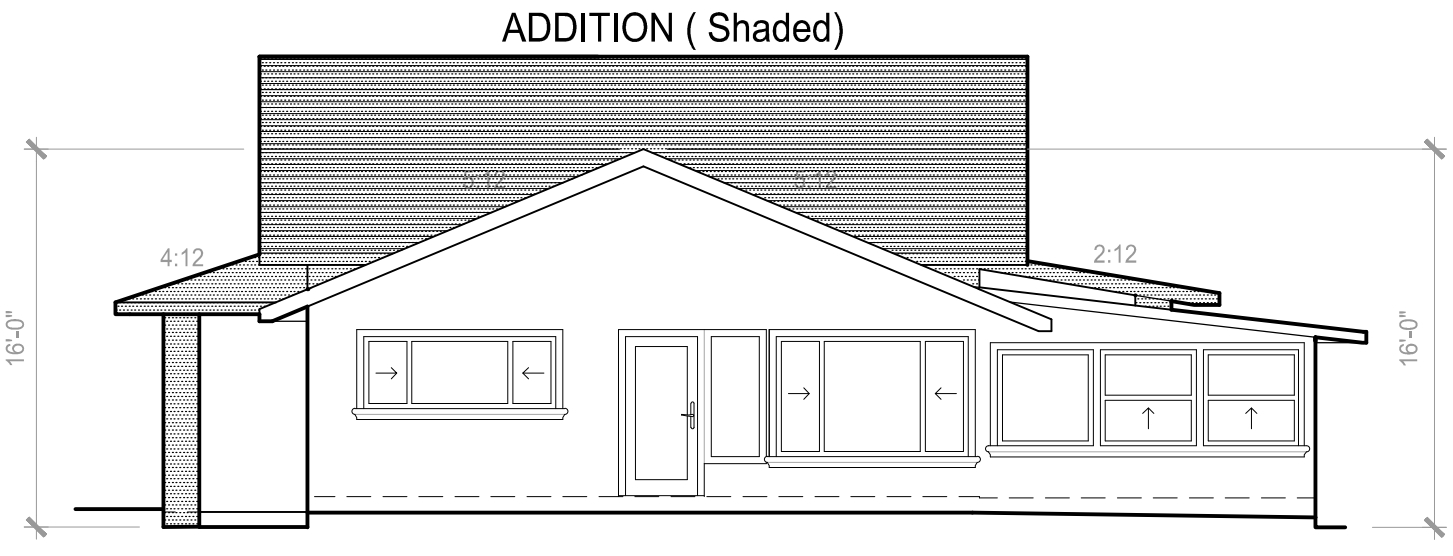
WEST



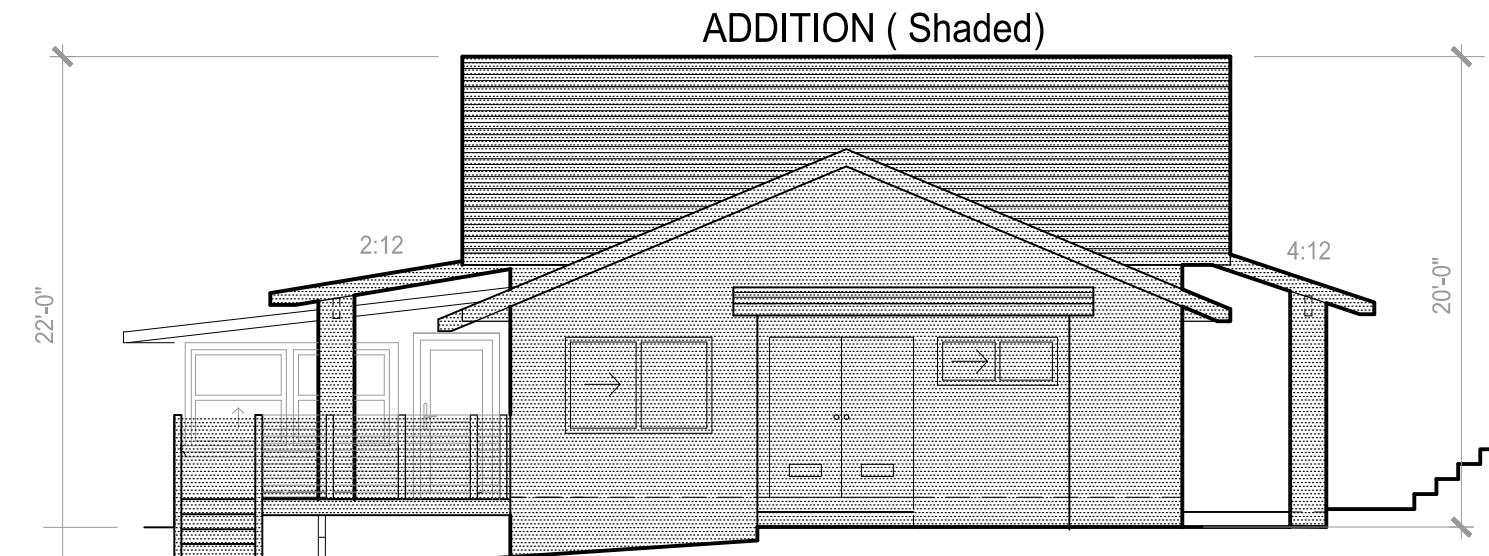
NEW FLOOR PLAN - EXISTING + ADDITION EXISTING 1,564 SQ FT + ADDITION 1,400 SQ FT = TOTAL 2,964SQ FT



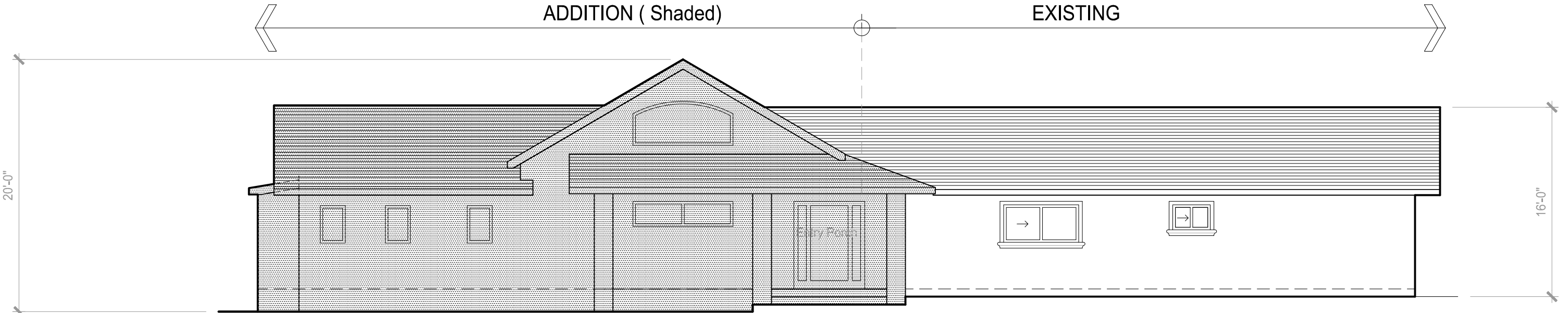
NEW WEST ELEVATION



NEW NORTH ELEVATION



NEW SOUTH ELEVATION



NEW EAST ELEVATION

Revised 8-30-24
per Planning
comments

95 CREST DRIVE, WATSONVILLE CA 95076
APN 046 251 02 ADDITION TO A SINGLE FAMILY DWELLING

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FILE: LATEST
DATE: 6-28-24
SCALE: AS NOTED
DRAWN: MP
JOB: 2401 KASSOVIC
SHEET
A2
OF SHEETS

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CA 95076
ph (831) 818-1294
miguel@mparchitecture.com

ROOFING MATERIAL

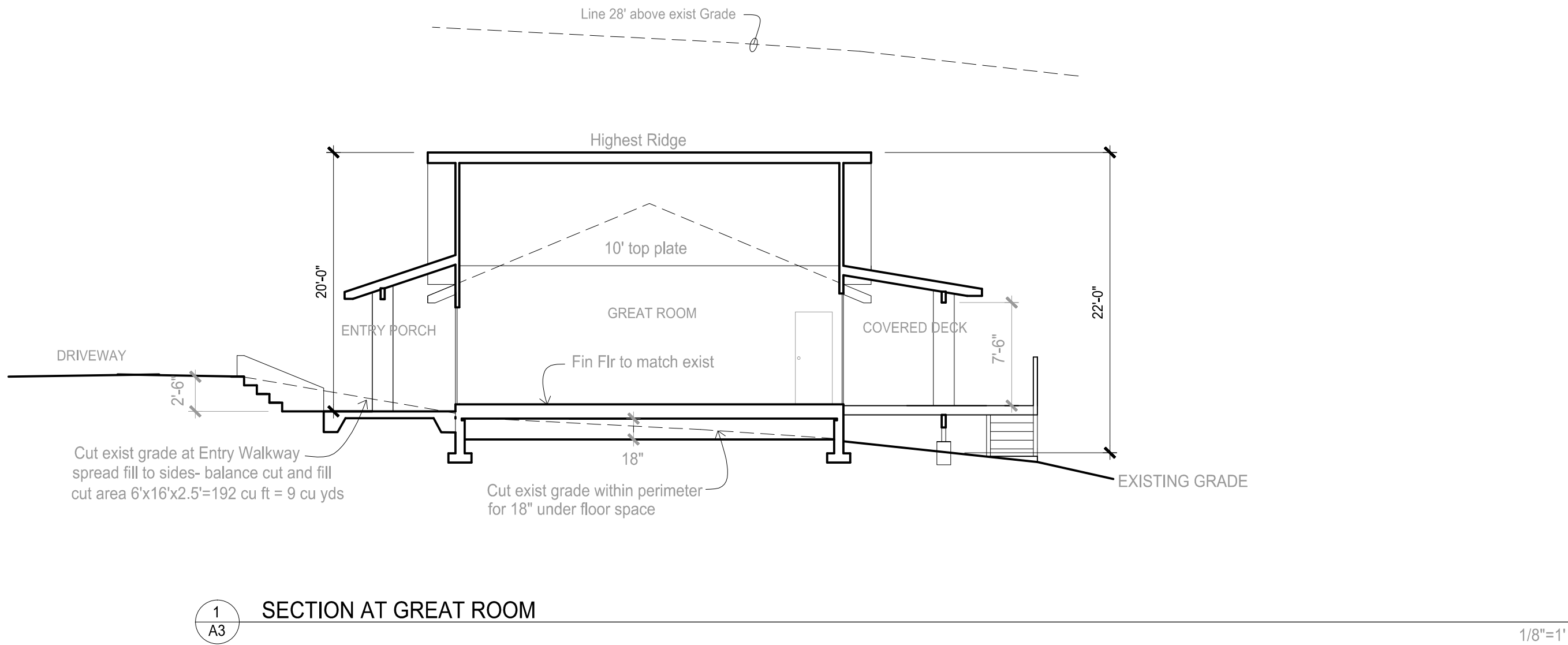
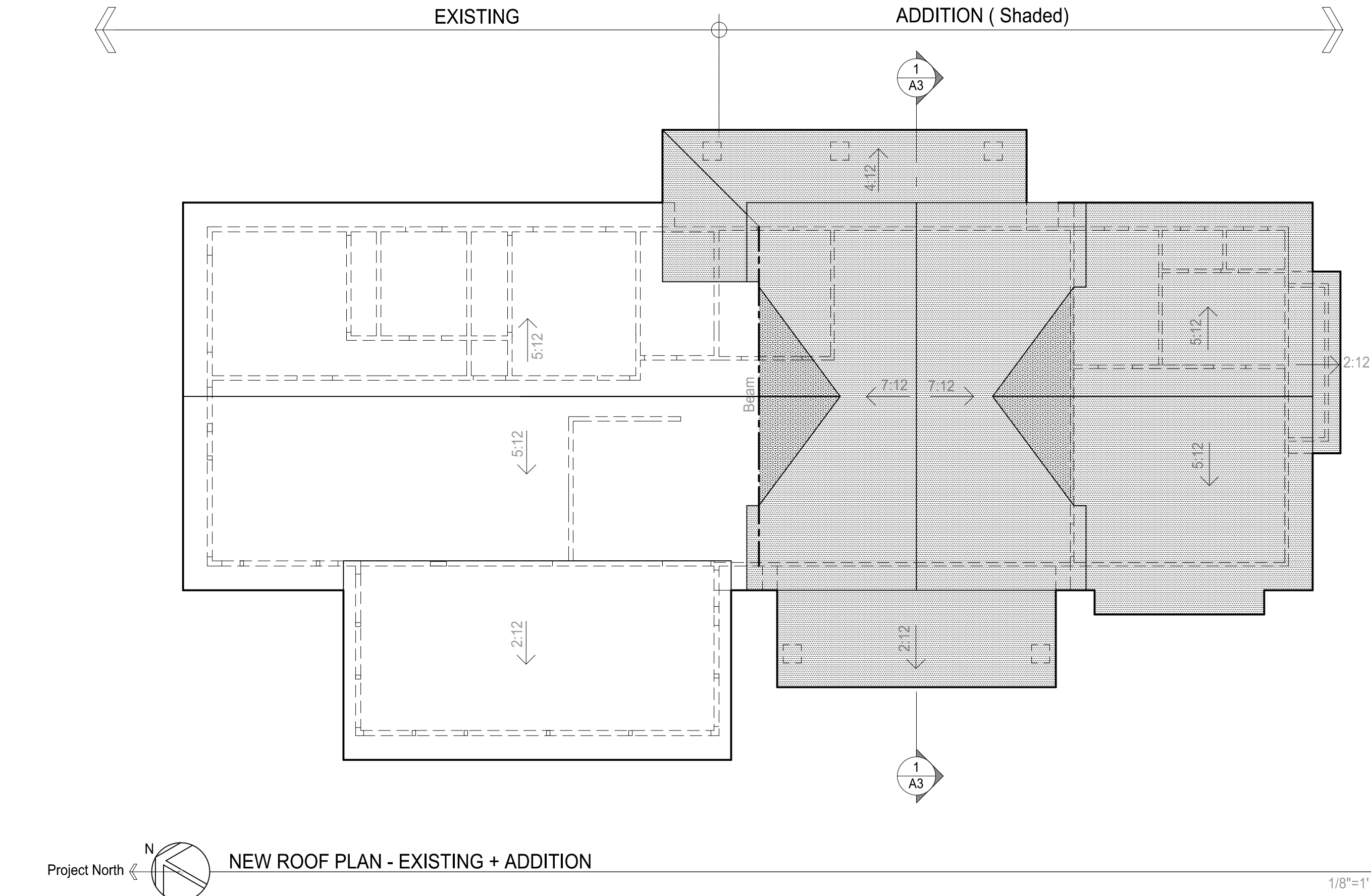
COMP SHINGLES LIGHT GRAY
OWENS CORNING "SIERRA GRAY"

SIDING MATERIAL

CEMENT PLASTER WARM WHITE
KELLY MOORE KM 5290

COLOR BOARD

WINDOWS AND PATIO DOORS - VINYL WARM WHITE



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95 CREST DRIVE, WATSONVILLE CA 95076

APN 046 251 02

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miguel@mparchitecture.com

FILE:	LATEST
DATE:	6-28-24
SCALE:	AS NOTED
DRAWN :	MP
JOB:	2401 KASSOVIC
SHEET	A3
OF	SHEETS

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46-25

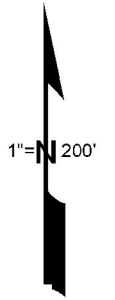
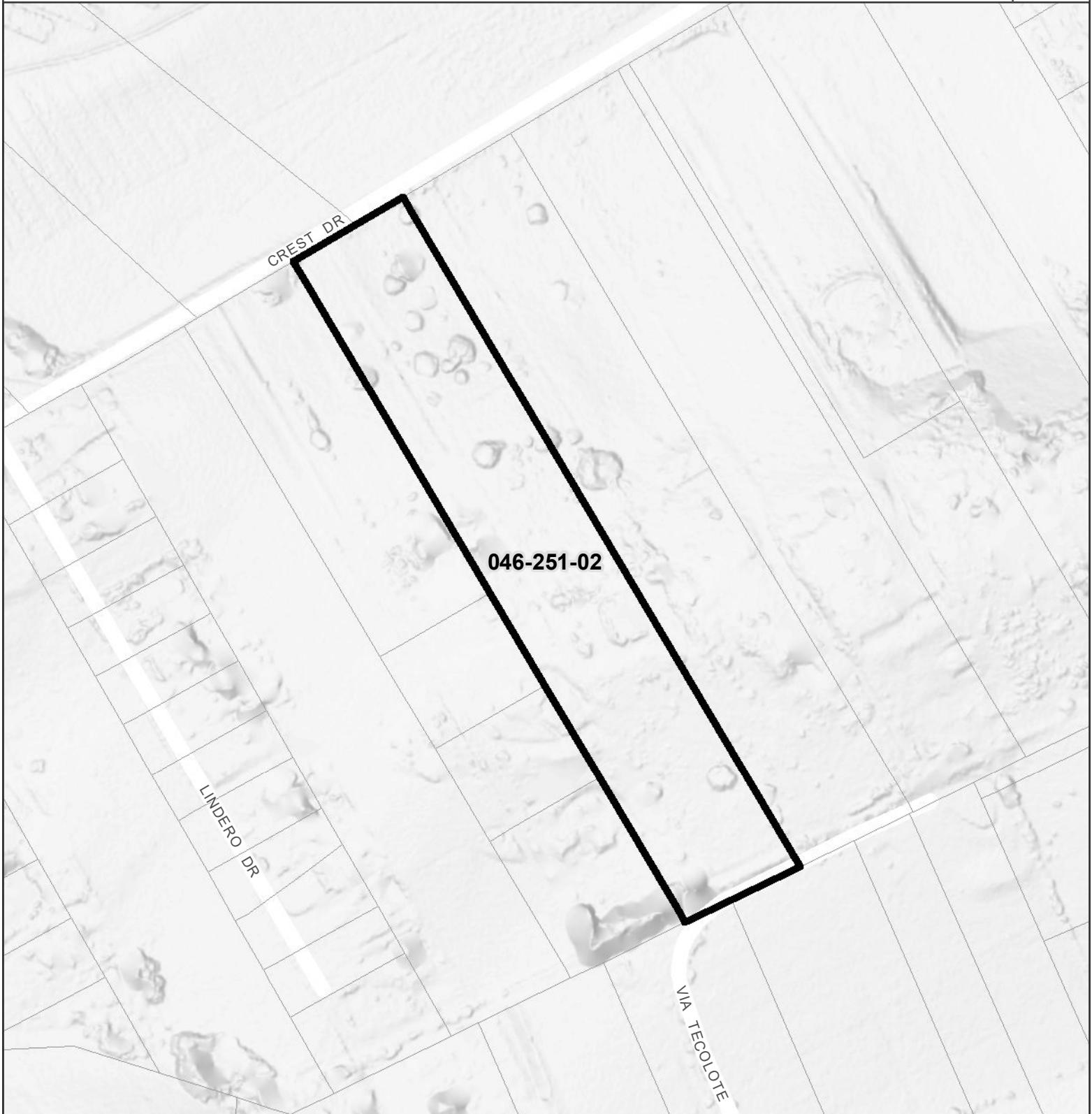




Exhibit E

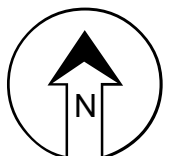


Parcel Location Map



Parcel: 04625102

-  Study Parcel
-  Assessor Parcel Boundary

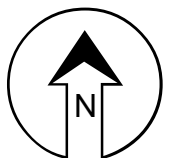




Parcel General Plan Map



AG Agricultural

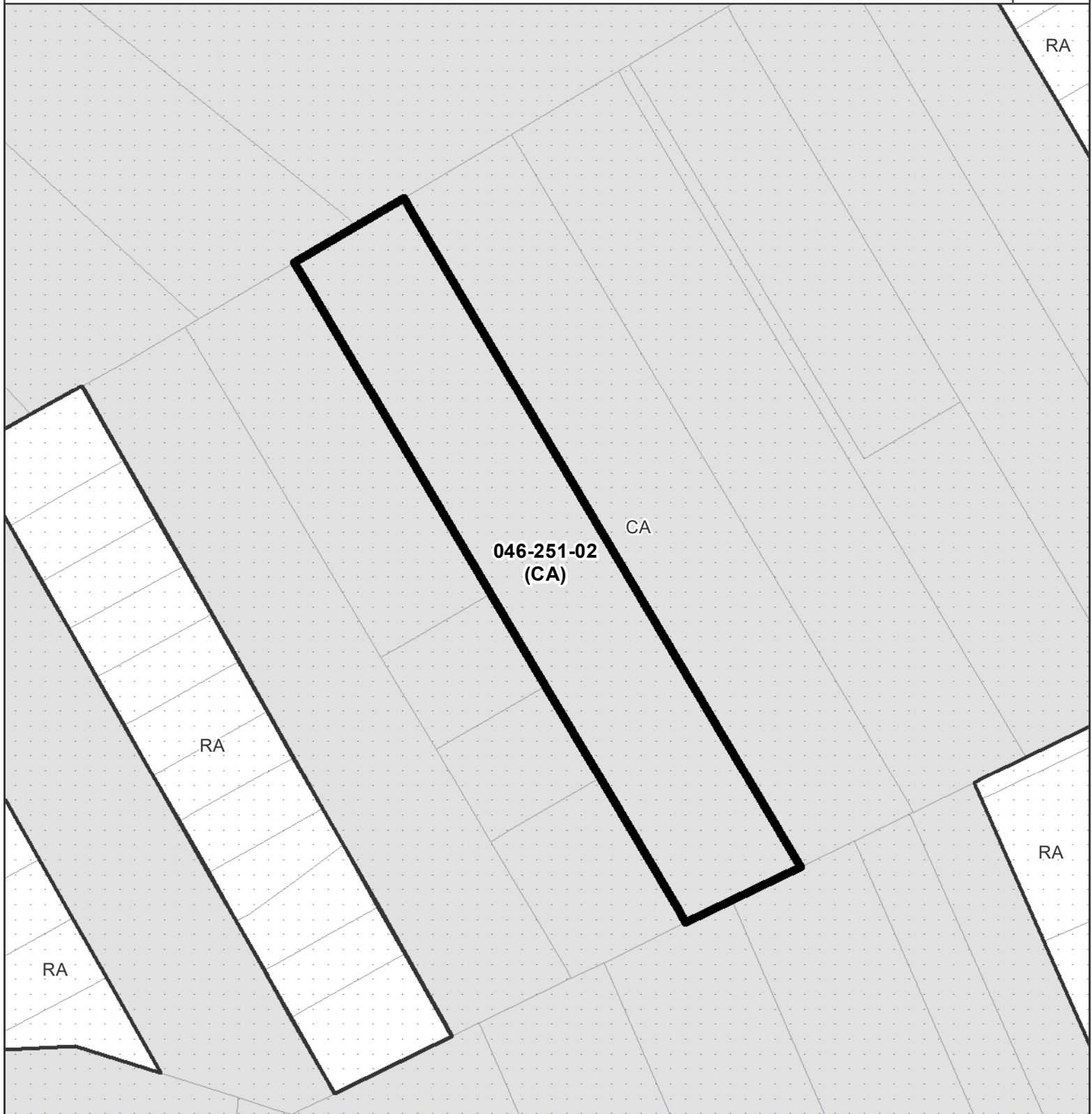




0 70 140
Feet

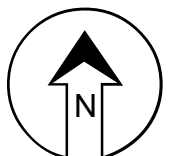
Exhibit E



Parcel Zoning Map



-  CA Commercial Agriculture
-  RA Residential Agricultural



0 70 140
Feet

Parcel Information

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: San Andreas Mutual Water District
Sewage Disposal: Septic
Fire District: Central Fire Protection District
Drainage District: NA

Parcel Information

Parcel Size: 218,497 square feet
Existing Land Use - Parcel: CA
Existing Land Use - Surrounding: CA
Project Access: Crest Drive
Planning Area: San Andreas
Land Use Designation: AG (Agricultural)
Zone District: CA (Commercial Agriculture)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Technical Reviews: NA

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Parcel is roughly 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 a mapped resource

Development Areas	Total Combined Dev		Total Stormwater		Zoning	
	Exist	Propose	Exist	Propose	Exist	Propose
Paved Driveway	14059	14059	14059	14059		
Rocked Driveway	2056	2056	1028	1028		
Barn	1995	1995	1995	1995	1995	1995
Barn Apron	321	321	321	321		
House	1564	1564	1564	1564	1564	1564
House Apron	882	882	882	882		
Garage	720	720	720	720	495	495
Garage Apron	347	347	347	347		
Pergola	320		320		320	
Water tank	100	100	100	100	100	100
Gravel around the	1669	1669	834.5	834.5		
Lower retaining wall	907		907			
Concrete steps	911	removed	911	removed		removed
Terrace		for		for		for
Front Terrace (bark)		addition		addition		addition
Total	23,762	23,713	22,734	21,851	4,154	
Total Lot square	218497		218497		218497	
	10.88%		10.40%		1.90%	
Addition (house+deck)		1870		1870		1870
Add some of 13 (+340sf) removing part of 11 where the addition will be removing part of 6 (-120sf) where the addition will be (-180sf)		40		40		
Total		25,623		23,761		6,024
Total Lot square footage		218497		218497		218497
		11.73%		10.87%		2.76%

Comment: House = 1200 sq ft + 364 Sunroom 225 sq ft credit for zoning; The pergola will be removed, removing concrete steps; removing terrace removing front terrace