

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: 4/16/04
Agenda Item: No. **2**
Time: ~~After~~ **1:00 P.M.**

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO. 04-0015

APN: 065-092-10

APPLICANT Chuck Burkett

OWNER: Maura Zink

PROJECT DESCRIPTION: Proposal ~~to~~ remove an existing nonconforming carport and elevate an existing **two** story single family dwelling, construct **a** new foundation, garage, and storage below, construct new entry stairs, decks, and landings, and construct a new bath and bedroom above.

LOCATION The project is located at the end of River Road, (322 River Road).

PERMITS REQUIRED: Variance to reduce the required twenty ~~foot~~ front yard setback to about sixteen feet to the proposed garage, to reduce the required ten foot side yard setback to about five feet to the new decks, stairs, and landings, and increase the maximum 28 foot height limitation to about 33 feet.

ENVIRONMENTAL DETERMINATION: Exempt per CEQA Section 1805(a)

COASTAL ZONE: yes X no

PARCEL INFORMATION

PARCEL SIZE 8,868 square feet

EXISTING LAND USE: PARCEL Residential

SURROUNDING Residential and recreational

PROJECT ACCESS: Construct gravel driveway off River Road, a privately maintained 40 foot right-of-way.

PLANNING AREA: San Lorenzo Valley

LAND USE DESIGNATION: Suburban Residential

ZONING DISTRICT: R-1-15-GH

SUPERVISORIAL DISTRICT: Fifth District

ENVIRONMENTAL INFORMATION

Item

- a. Geologic Hazards
- b. Soils
- c. Fire Hazard
- d. Slopes
- e. Env. Sen. Habitat
- f. Grading
- g. Tree Removal
- h. Scenic
- i. Drainage
- j. Traffic
- k. Roads

Comments

- a. Site is within the floodway; home will be elevated
- b. Soil Report completed; plan review letter will be required.
- c. Fire protection improvements will ~~be~~ required.
- d. Site is level.
- e. Riparian habitat and endangered species in ~~area~~; none on site.
- f. None proposed
- g. Double trunk Cottonwood on site to be protected.
- h. Not within a scenic corridor or visible from a highway.
- i. Drainage improvements will be installed per plans.
- j. No significant impact
- k. Site at end of River Road. no ~~road~~ improvements.

SERVICES INFORMATION

W/in Urban Services Line: yes ~~XX~~ no

Water Supply: American Water Company

Sewage Disposal: On site septic system

Fire District: Felton Fire Protection District

Drainage District: Zone 8 Flood Control/Water Conservation District

ANALYSIS & DISCUSSION

The proposed construction is part of a FEMA sponsored, Santa ~~Cruz~~ County coordinated house raising project in the Felton Grove Subdivision. The 1928 subdivision is ~~located~~ in the floodway of the San Lorenzo River. The floodway is an extremely **hazardous** zone due to the quantity and velocity of flood waters, the amount of debris which may be transported, **and** the high potential for erosion during periods of large ~~stream~~ flows. **Several** winters have resulted in severe damage to the homes within the Felton Grove Subdivision. The Federal Emergency Management Agency **has** been involved in subsequent repairs to the homes following these disasters. The objectives of the house raising project **is** to increase the safety of the residents and decrease the required funds for **repairs** following floods in the future. The homes **are** raised enough to ensure they **are** out of the elevation of the floodway and temporarily supported while the new foundation and flood proof walls **are** erected. **In** some cases this results in a building that is over the maximum 28 foot height limitation. This particular project will result in a 33 ~~foot~~ high structure,'which will require a variance to the **maximum** building height.

~~Parcels~~ within the Felton Grove Subdivision **are** ~~substandard~~ in ~~size~~ by *current* site regulations. Many parcels are unusual in configuration and it is common for homes and associated improvements to be nonconforming relative to setbacks or even within the right-of-way. This project involves a home which does not meet the required front yard setback of 20 feet. It is proposed ~~that~~ the building be raised, new walls and garage door constructed to support it, and maintain the existing 16 ~~foot~~ setback **from** the right-of-way for River ~~Road~~. The new garage doors will have adequate back out **area** as the paving for River Road is at least 20 feet **from** the garage door, **and** the site is **at** the end of the road. Further, there **are** existing ~~posts~~ and roofing zero feet from the side property line. These will be removed and a new exterior stairway to the second and third **floor** and second ~~story~~ deck will be constructed. The new ~~stairs~~ and deck will be five feet from the side property line. These inconsistencies with the required site standards require that a Variance be granted.

RECOMMENDATION

Staff recommends:

1. Approval of the determination that the project is Categorically Exempt **from** the California Environmental Quality Act; and
2. Approval of Application No.04-0015, based on the attached findings and conditions.

APN: 065-092-10
Application: 04-0015

EXHIBITS

- A. Project Plans
- B. Variance Findings
- C. Development Permit Findings
- D. Conditions
- E. Environmental Determination
- F. **Zoning** Map
- G. General Plan Map
- H. Assessor's Parcel Map
- I. Location Map

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN **THIS** REPORT **ARE** ON FILE AND AVAILABLE FOR **VIEWING** AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, **AND** ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: Darcy Houghton
Santa Cruz County Planning Department
701 Ocean **Street**, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-7586

VARIANCE FINDINGS:

1. THAT BECAUSE OF SPECIAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY, INCLUDING SIZE, SHAPE, TOPOGRAPHY, LOCATION, AND SURROUNDING EXISTING STRUCTURES, THE STRICT APPLICATION OF THE ZONING ORDINANCE DEPRIVES PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTY IN THE VICINITY AND UNDER IDENTICAL ZONING CLASSIFICATION.

Special circumstances applicable to this property include it's location within the floodway. The floodway is described as extremely hazardous due to the velocity of the moving water and debris that it carries. This requires that the structure be elevated which, depending on the size of the existing unit, may result in a building higher than the 28 foot height limitation. In this case the unit is two story and so the elevation of it will result in a 33 foot high structure. A garage and storage area will be built under the two story habitable area to support it up and out of the hazardous floodway.

The other portion of the variance is to setback requirements. The special circumstances associated with this variance is the location of the existing structure. The new garage doors will only be sixteen feet from the front property line and the site standards require 20 feet from garage doors to the front property line for proper backout area. The right-of-ways are unusually wide surrounding the site and actual road widths are narrow. Therefore, the vehicle backing out will not actually be backing out onto the road. Adequate sight distance exists for vehicles exiting the garage and the site is the last house on a dead end road. The new exterior stairs to access the second and third stories and the second story decking will not meet the required ten foot setback to the side property line. This is due to the location of the existing home and the need to access the elevated structure.

2. THAT THE GRANTING OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF ZONING OBJECTIVES AND WILL NOT BE MATERIALLY DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE VICINITY.

The granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity in that the height and location of the building will not effect the neighbor's privacy, solar access, or open space. Privacy fences exist which will not be affected by the project. The existing roads will not be affected and the project site is at the end of a dead end roadway.

3. THAT THE GRANTING OF SUCH VARIANCES SHALL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGES INCONSISTENT WITH THE LIMITATIONS UPON OTHER PROPERTIES IN THE VICINITY AND ZONE IN WHICH SUCH IS SITUATED.

The granting of the variance to increase the maximum 28 foot height limitation to 33 feet, reduce the required 20 foot setback to front property line to 16 feet, and reduce the required 10 foot side yard setback to 5 feet will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated in that the other homes in Felton Grove which require variances due to the presence of the floodway, wide right-of-ways, narrow roads, and existing building location have similarly

been granted the same. In addition, most ~~of~~ the homes **do not** meet current site standards. Many are over the property lines and into the right-of-ways. Fences and accessory structures exist which are not within the parcel boundaries. **This** home and it's associated improvements are within the parcel boundaries and the project will include removing **ps is** and roofing which is on the property line, thereby improving the existing nonconformities. The project is therefore, not a grant of special privileges inconsistent with the limitations **upon** oihher properties in the Felton Grove vicinity.

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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.

The location of the residence 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 in that the project includes elevating the structure out of the hazardous floodway of the San Lorenzo River which will improve safety. The project will not result in any impacts on sight distance for vehicular traffic, or light, air, and open space for the neighbors.

- 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.

The project site is located in the R-I-1.5-GH zone district. The project is consistent with the specific purposes of the R-1 zoning to provide areas of primarily residential use, protected from the incompatible effects of nonresidential land uses. The project will not interfere with the surrounding recreational, commercial, and public uses.

The project is consistent with the GH (Geologic Hazards) combining zone district due to its location within the 100 year floodway. This provides early notice of the development constraint and requires that development projects be subject to the Geologic Hazards Ordinance, Section 16.10 of the County Code. The Felton Grove House Raising Project has been designed and monitored to be consistent with the County Code which requires that buildings be elevated within the high flood hazard areas.

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.

The project is located in the Suburban Residential land use designation. The proposed residential use is consistent with all elements of the General Plan in that the home will be compatible in scale and design with the others in the neighborhood. The project is consistent with the General Plan in that it will reduce hazards associated with the floodway. The project is further consistent with the Felton Town Plan in that the neighborhood will remain residential.

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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.

The use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that the project does not include an increase in the number of units or bedrooms. The current home already has a water connection and an approved septic system.

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.

The proposed residence 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 in that the design has incorporated features common to the area and is in scale with the other homes in the neighborhood.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTION 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and is in compliance with the City Code in that it is compatible with the existing site standards, including off-street parking, and will maximize compliance with the site standards to the extent possible.

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RECORDING REQUESTED BY:
COUNTY OF SANTA CRUZ

WHEN RECORDED, RETURN TO:
COUNTY OF SANTA CRUZ PLANNING DEPARTMENT
701 OCEAN STREET
SANTA CRUZ CA 95060

CONDITIONS OF APPROVAL

Variance 04-0015
Property Owner: Maura Zink
Assessor's Parcel No. 065-092-10
Property location and address: 322 River Road, Felton
San Lorenzo Valley Planning Area

Exhibits: **A.** Architectural Plans prepared by The Final **Draft** dated January, 2004

I. This permit authorizes the elevation of an existing single family dwelling, construct a new foundation and garage, and storage below, a new bedroom and bath above, and construct exterior decks, stairways, and landings. Prior to completing any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:

1. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
2. Obtain a Building Permit from the Santa Cruz **County** Building Official.

II. General Conditions - Prior to issuance of a Building Permit the applicant/owner shall:

Submit final Architectural Plans for review and approval by the Planning Department and other required agencies. The final plans shall be in substantial compliance with the plans marked "Exhibit A" on file with the Planning Department. Any changes between the approved Exhibit A including, but not limited to the attached exhibits for road improvement, grading, drainage, architectural, and landscaping plans, and the final Architectural Plans must be submitted for review and approval by the decision-making body..

Such proposed changes will be included in a report to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County code. Any changes that are on the final plans that do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the **County** for review. The final plans shall include, but not be limited to the following:

- a. Exterior elevations identifying finish materials and color.
- b. Floor plans identifying each room and its dimensions.

- c. A site plan showing the location of all site improvements, ~~including~~, but not limited ~~to~~, landscaping, ~~points~~ of ingress and egress, parking areas, and accessory structures. The site plan shall indicate all new impervious ~~surfaces~~ and drainage control.
 2. ~~Meet~~ all requirements of the Department of Public Works, Zone 8. New impervious area shall be less ~~than~~ 500 square feet or a drainage mitigation plan including retention or detention facilities must be submitted and accepted by the Drainage District. Clarify all changes to existing and proposed impervious surfacing. Show existing and proposed routing of the building downspouts.
 3. Meet all the requirements and pay any applicable ~~fees~~ to the Felton Fire Protection District.
 4. Meet all the requirements in the soils report ~~and~~ all regulations from the Federal Emergency Management Agency. Submit the soils engineer plan review letter that verifies the plans ~~are~~ in conformance with the recommendations in the soils report.
 5. Comply with all requirements of the County Environmental Health Department. Provide a satisfactory pumpers ~~report~~.
 7. Plot the large, double trunked cottonwood tree located to the side of the house ~~on~~ the site plan and indicate ~~that~~ this tree shall remain undisturbed. Provide recommendations from a licensed arborist ~~to~~ guarantee it's protection and ~~survival~~.
- III. All construction shall be performed in accordance with the approved plans. For reference in the field, a copy of these conditions shall be included on all construction plans. Prior to final building inspection and building occupancy, the ~~applicant/owner~~ shall meet the following conditions:
1. All site improvements shown ~~on~~ the final approved Building Permit plans shall be installed. All inspections ~~required~~ by the building permit shall be completed to the ~~satisfaction~~ of the County Building Official ~~and~~ the County Civil Engineer.
 2. Pursuant ~~to~~ Sections 16.40.040 and ~~16.42.100~~ of the County Code, if at any time during site preparation, excavation or site disturbance associated with this development, any artifact or other evidence of an historic archeological 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 16.40.040 and 16.42.100 shall be observed.
 3. Construction activities shall be completed so ~~as~~ to not impact the functioning of the existing septic tank, leachfields and future expansion leachfield.
 4. Submit the elevation certificate verifying the structure is raised to the correct elevation.

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IV. Operational Conditions.

1. 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.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL, UNLESS YOU BOTH OBTAIN YOUR BUILDING PERMIT AND OBTAIN REQUIRED FIRST BUILDING INSPECTION.

Conditions verified by _____
Don Bussey, Deputy Zoning Administrator

Date ____/____/2001

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NOTICE OF EXEMPTION FROM **THE**
CALIFORNIA ENVIRONMENTAL QUALITY ACT

The County of Santa Cruz has reviewed the project described below and has determined **that** it is exempt from the provisions of CEQA **as** specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No. 04-0015
Assessor's Parcel No. **065-092-10**
Project Location: The project is located **at the end of River Road in Felton Grove.**
Project Description: **The project proposes to elevate and remodel an existing single family dwelling.**
Person or Agency Proposing Project: Maura Zink

- A. _____ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501
B. _____ Ministerial Project involving only the use of fixed standards or objective ~~measurements~~ without personal judgment.
C. _____ Statutory Exemption other than a Ministerial Project.

Specify type:

D. Categorical Exemption

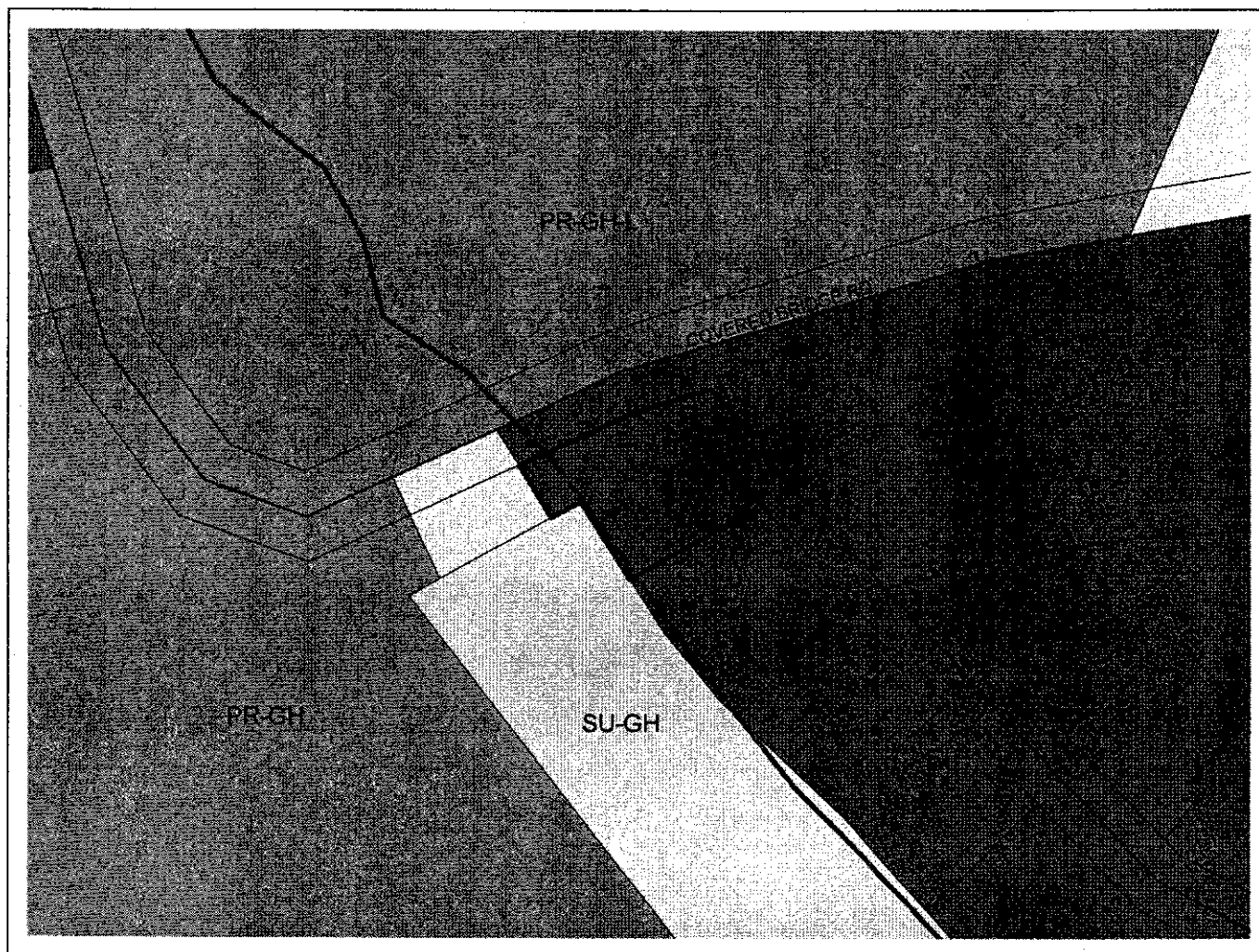
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|--|---|
| XX 1. Existing Facility | _____ 17. Open Space Contracts or Easements |
| _____ 2. Replacement or Reconstruction | _____ 18. Designation of Wilderness Areas |
| _____ 3. New Construction of Small Structure | _____ 19. Annexation of Existing Facilities/
Lots for Exempt Facilities |
| _____ 4. Minor Alterations to Land | _____ 20. Changes in Organization of Local Agencies |
| _____ 5. Alterations in Land Use Limitations | _____ 21. Enforcement Actions by Regulatory Agencies |
| _____ 6. Information Collection | _____ 22. Educational Programs |
| _____ 7. Actions by Regulatory Agencies for Protection of the Environment | _____ 23. Normal Operations of Facilities for Public Gatherings |
| _____ 8. Actions by Regulatory Agencies for Protection of Nat. Resources | _____ 24. Regulation of Working Conditions |
| _____ 9. Inspection | _____ 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| _____ 10. Loans | _____ 26. Acquisition of Housing for Housing Assistance Programs |
| _____ 11. Accessory Structures | _____ 27. Leasing New Facilities |
| _____ 12. Surplus Govt. Property Sales | _____ 28. Small Hydroelectric Projects at Existing Facilities |
| _____ 13. Acquisition of Land for Wild-Life Conservation Purposes | _____ 29. Cogeneration Projects at Existing Facilities |
| _____ 14. Minor Additions to Schools | |
| _____ 15. Minor Land Divisions | |
| _____ 16. Transfer of Ownership of Land to Create Parks | |

E. _____ Lead Agency Other Than County:

Darcy Houghton, Project Planner







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Zoning Map



200 0 200 400 Feet

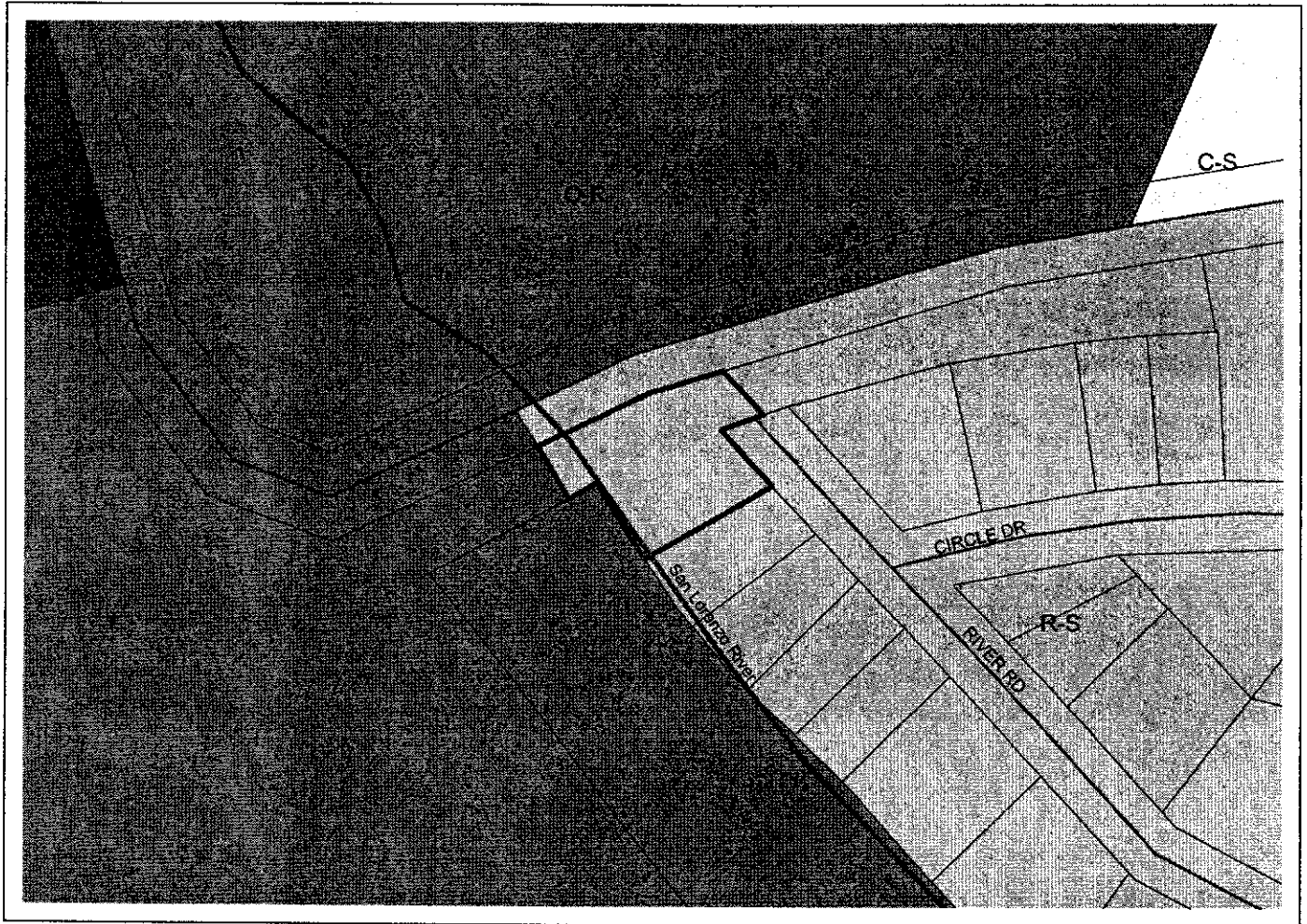
Legend

-  APN 065-092-10
-  Streets
-  Perennial Stream
-  R-1-X
-  PR
-  SU










Map created by Santa Cruz County
Planning Department:
January 2004

General Plan Map



200 0 200 400 Feet

Legend

-  APN 065-092-10
-  Streets
-  Perennial Stream
-  Service Commercial
-  Suburban Residential
-  Parks and Recreation
-  Mountain Residential



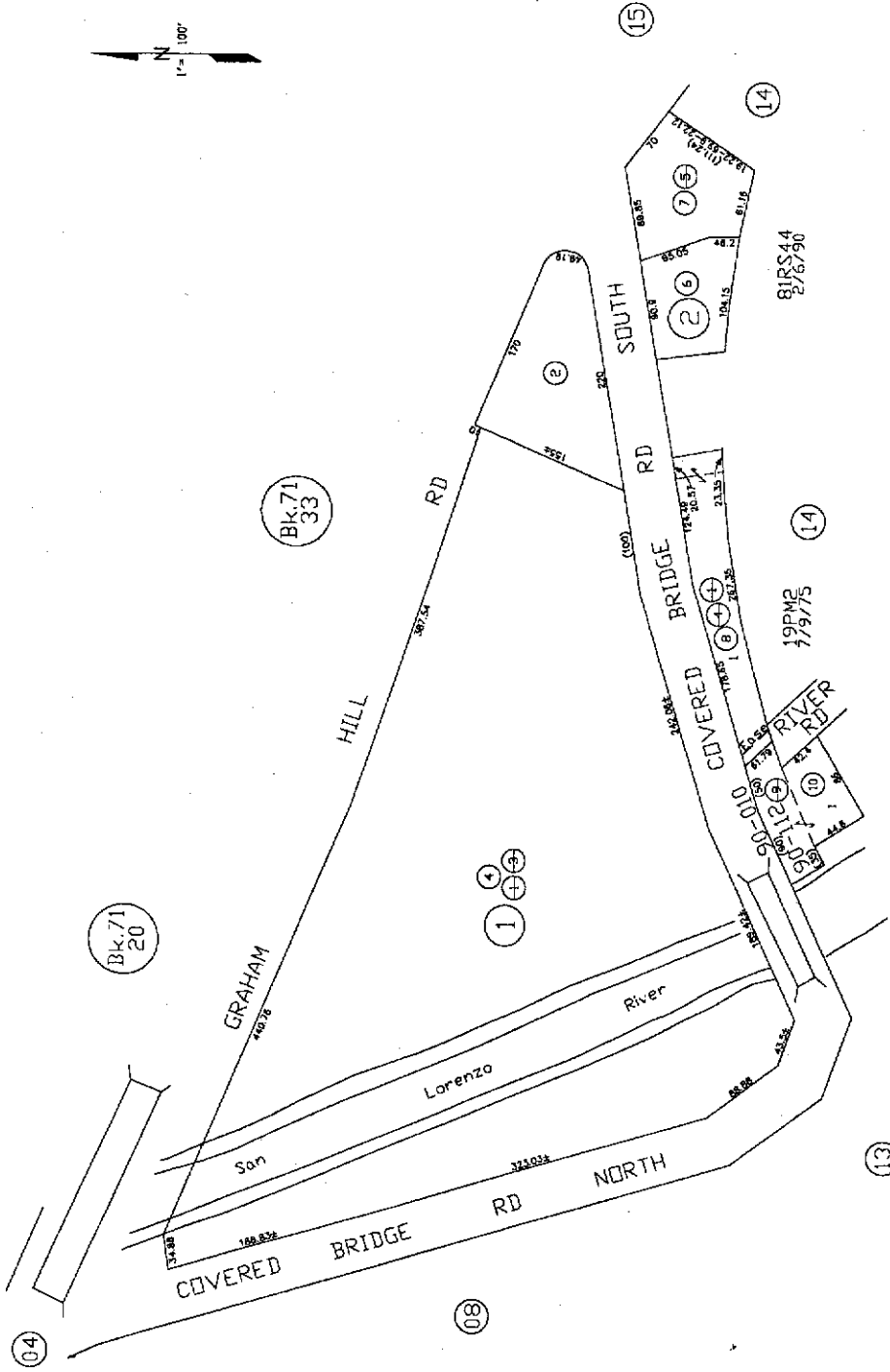
Map created by Santa Cruz County
Planning Department:
January 2004

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PLIK. KANULU ZAYANIE
 SEC. 22, T.10S., R.2W., M.D.B. & M.

Tax Area Code
 90-010 90-112

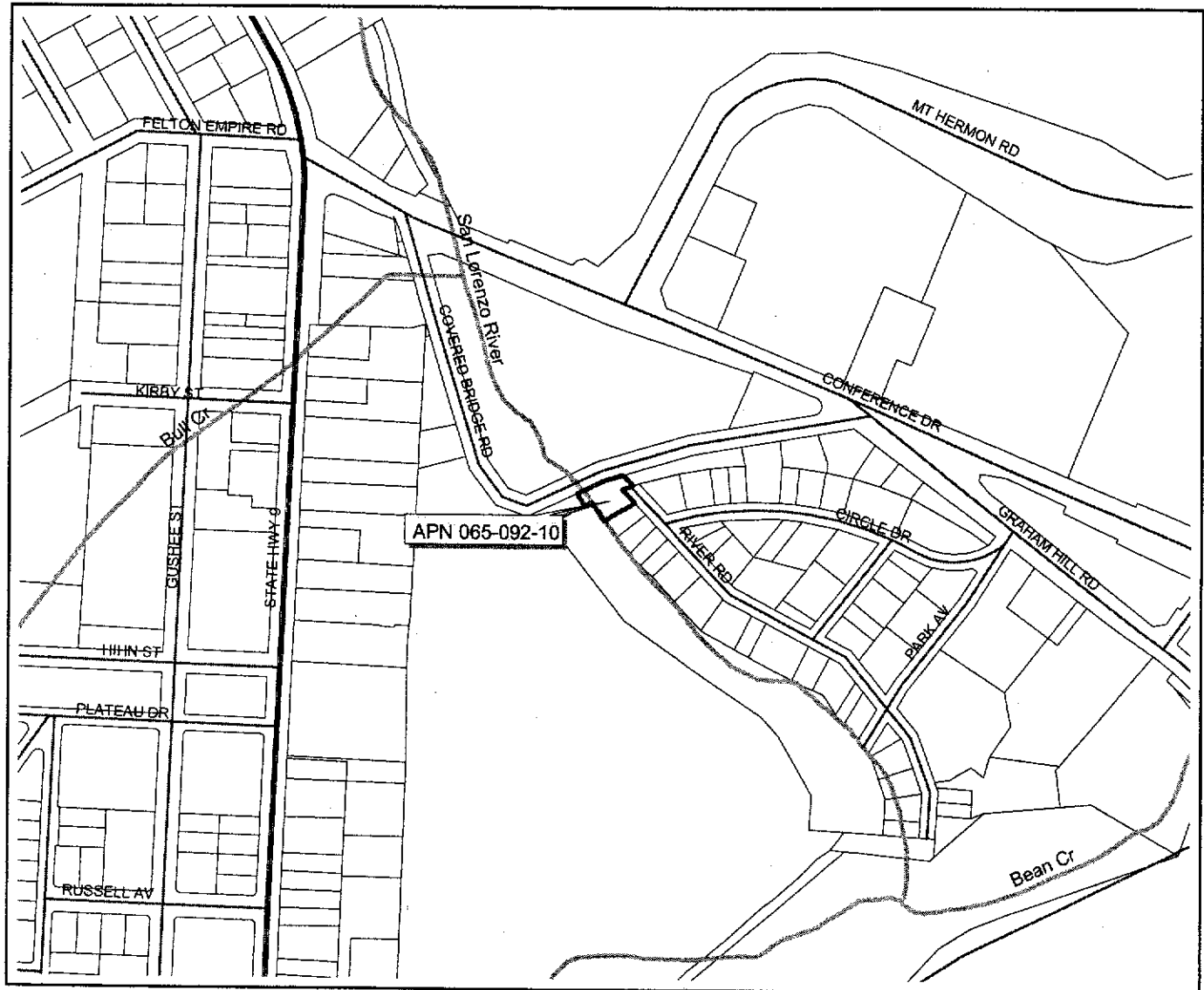
65-09



Note - Assessor's Parcel Block &

Assessor's Map No. 65-09
 County of Santa Cruz, Calif.

Location Map



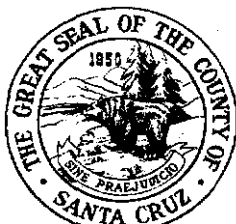
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Map created by Santa Cruz County
Planning Department:
January 2004



PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060
FAX (831) 454.2131 TOD (831) 454-2123

DEVELOPMENT PERMIT APPLICATION

APPLICATION NO. : **04-0015**

PHONE: (831) 454-2130
PRINT DATE: 03/10/2004
APPLICATION DATE: 01/13/2004

PARCEL NO. 065-092-10 SITUS ADDRESS 322 RIVER RD FELTON 95018

PROJECT DESCRIPTION:

Proposal to remove an existing nonconforming carport and elevate an existing two story single family dwelling, construct a new foundation, garage, and storage below, construct new exterior entry stairs, decks, and landings. and construct a new bath and bedroom above. Requires a Variance to reduce the required twenty foot front yard setback to about sixteen feet to the proposed garage, to reduce the required ten foot side yard setback to about five feet to the new decks, stairs, and landings, and to increase the maximum 28 foot height limitation to about 33 feet. Property located at the end of River Road (322 River Road) in Felton Grove.

DIRECTIONS TO PROPERTY: GRAHAM HILL RD NORTH TO LEFT AT PARK AVE AT FELTON GROVE TO RIGHT AT RIVER RD. TO END ON NORTHWEST CORNER (322 RIVER)

OWNER: ZINK MAURA E U/W 322 RIVER RD FELTON CA 95018
APPLICANT: ZINK MAURA E U/W 322 RIVER RD FELTON CA 95016

APPLICATION FEES:	RECEIPT: A0076973	DATE PAID: 01/13/2004
COB NOE ADMINISTRATIVE FEE		25.00
ENV RES-ADD/DETACH STRUCT RURAL		422.00 #13625
ENV RES-ADD/DETACH STRUCT RURAL		-422.00 #13625
ENVIRONMENTAL EXEMPTION		125.00
ENVIRONMENTAL EXEMPTION		-125.00
EH DEVELOPMENT PERMIT		280.00
APPLICATION INTAKE B		136.00
RECORDS MANAGEMENT FEE		15.00
VARIANCE - EXISTING STRUCTURE		200.00 #13625
DPW ZONE 8 PLN CK SFD/COMM REMOD OR ADD		210.00
FLAT FEE CONVERTED TO AT COST		1000.00 #13625
*** TOTAL ***		1866.00

PARCEL CHARACTERISTICS FOR: 06509210
ZONE DISTRICT(S): R-1-15-GH
GENERAL PLAN LAND USE DESIGNATION(S): SUBURBAN RESIDENTIAL
GENERAL PLAN LAND USE DESIGNATION(S): FELTON VILLAGE PLAN
PLANNING AREA: SAN LORENZO VALLEY
GENERAL PLAN RESOURCES & CONSTRAINTS: PSTREAM
GENERAL PLAN RESOURCES & CONSTRAINTS: GW
GENERAL PLAN RESOURCES & CONSTRAINTS: RW
GENERAL PLAN RESOURCES & CONSTRAINTS: WSW
GENERAL PLAN RESOURCES & CONSTRAINTS: FLOODWAY

COPY - APPLICANT

GENERAL PLAN RESOURCES & CONSTRAINTS: ARCRES
GENERAL PLAN RESOURCES & CONSTRAINTS: B010
ASSESSOR LAND USE CODE: SINGLE RESIDENCE
DISTRICT SUPERVISOR: Mark Stone
PARCEL SIZE: 8668.4 SQUARE FEET (EMIS ESTIMATE)

THIS PARCEL SIZE HAS BEEN CALCULATED BY EMIS. THE COUNTY'S GEOGRAPHIC INFORMATION SYSTEM. AND IS AN ESTIMATE ONLY. IF A MINIMUM PARCEL SIZE IS REQUIRED TO MEET COUNTY STANDARDS, YOU MAY NEED TO OBTAIN A SURVEY TO DEMONSTRATE THAT YOU HAVE SUFFICIENT LAND AREA.

ACTUAL CONDITIONS ON THIS PROPERTY MAY NOT COINCIDE WITH THE MAPPED RESOURCE/CONSTRAINT INFORMATION. WHICH IS SOMEWHAT GENERALIZED. THE APPLICATION OF SPECIFIC RESOURCE AND CONSTRAINT POLICIES IS DEPENDENT ON THE ACTUAL CONDITIONS ON THE PROPERTY AND IN THE AREA OF DEVELOPMENT.

YOU WILL RECEIVE A LETTER OR LETTERS WITH THE RESULTS OF YOUR TECHNICAL REVIEW(S).

APPLICATION TAKEN BY
HILARIE PHELPS. PLANNING DEPARTMENT

* **NOTICE TO DEVELOPMENT PERMIT APPLICANT:**

- * You will be notified within five (5) working days of the name and phone number of your project planner.
 - * If your project is found to be extraordinarily complex, reviews normally charged a fixed development permit or technical review fee may be charged on an actual cost basis. This determination may be made either at application acceptance or during application review. Authority for these charges is found in the Planning Department Fee Schedule.
 - * Your application fees are not refundable. except as specified in the Planning Department Fee Schedule.
 - * If YOU have begun an activity or work requiring county review or approval without first obtaining a permit, you will be charged fees equal to the cost of investigation and resolution of the violation. Authority for these charges is found in Chapter 1.12 of the Santa Cruz County Code.
 - * You need to advise residents of property that Planning Department staff may be visiting the site. Site should be clearly marked/staked for staff inspection. Incomplete directions or marking will delay review of the project.
 - *
-