



## Staff Report to the Zoning Administrator

Application Number: **08-0459**

**Applicant:** Robin Brownfield  
**Owner:** 189 College Road  
**APN:** 046-231-63

**Agenda Date:** Feb. 6, 2009  
**Agenda Item #:** 2  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a 786 square foot, 2 story, 2 bedroom addition onto an existing 2891 square foot single family dwelling where an engineered concrete patio currently exists. Requires a Coastal Permit and an Agricultural Buffer Determination to reduce the required 200 foot setback to about 169 feet from the south adjacent Commercial Agriculture (CA) zoned parcel (APN 046-221-37).

**Location:** Property located at the end of Harm's Way on the north side of Zils Road about 1800 feet west of San Andreas Road in Watsonville (235 Harms Way).

**Supervisory District:** 2nd District (District Supervisor: Ellen Pirie)

**Permits Required:** Coastal Development Permit, Agricultural Buffer Determination

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0459, based on the attached findings and conditions.

### Exhibits

- |   |                              |
|---|------------------------------|
| A. Project plans                              | E. Assessor's parcel map     |
| B. Findings                                   | F. Zoning map                |
| C. Conditions                                 | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) |                              |

### Parcel Information

<b>Parcel Size:</b>	1.5 acres
<b>Existing Land Use - Parcel:</b>	Single Family Residential
<b>Existing Land Use - Surrounding:</b>	Single Family Residences and Commercial Agriculture
<b>Project Access:</b>	Via Harms Way
<b>Planning Area:</b>	San Andreas

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Land Use Designation: A (Agriculture)  
Zone District: RA (Residential Agriculture)  
Coastal Zone: X Inside    Outside  
Appealable to Calif. Coastal Comm. X Yes    No

### Environmental Information

Geologic Hazards: Mapped liquefaction area; soils report required at building permit phase  
Soils: Not a mapped constraint  
Fire Hazard: Not a mapped constraint  
Slopes: Parcel slopes down towards the southeast corner  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed; addition to built on an existing engineered concrete pad  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Proposed drainage plans feasible; additional drainage information required at building permit phase  
Archeology: Not a mapped resource

### Services Information

Urban/Rural Services Line:    Yes X No  
Water Supply: Private well  
Sewage Disposal: Septic  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: None

### History

According to assessor's records, the existing residence was built in 1977. Parcel maps reveal that parcels 63 and 64 were originally parcels 23 and 24 both with two building sites labeled "A" and "B". Three building permits for two-story single family dwellings are on file with the county for these two original parcels; therefore it appears that a building permit was issued for the existing single family dwelling in 1976 (#49919, #50112, & #51103).

The existing concrete patio, proposed for construction, was approved and constructed under building permit #121014 in 1999; however it is not certain that the existing "engineered" patio is capable of supporting a two story structure; therefore, a condition of approval requires the applicant to comply with the most current requirements of the California Building Code (CBC) for foundation design as a part of the building permit process.

In 2001, a special inspection was conducted to final building permit 84469 to construct a room addition to the existing detached garage, which currently exists.

## **Project Setting**

The project is located at 235 Harms Way at the end of the Harms Way cul-de-sac. Harms Way is accessed by Zils Road, which is located on the ocean side of San Andreas Road. The parcel is not visible from San Andreas Road, which is a designated scenic corridor in the County General Plan.

The parcel is located about 3400 feet east of the ocean and is about 180 feet higher in elevation. There is an approximately 40-50 foot bluff at the beach in this location, therefore, the parcel is not visible from the scenic beach viewshed.

The subject property is characterized by gentle downward sloping topography towards the south property line. The parcel is located outside of the Urban Services Line and may be characterized as rural neighborhood. There is an existing single family dwelling and detached garage on site of about 2,891 and 900 square feet, respectively. An existing 393 square foot foundation exists between the residence and garage and is the proposed location of the addition.

The parcel is about 217 feet wide, as measure from the edge of the adjacent Commercial Agriculture (CA) zoned parcel to the south. The existing garage is located about 115 feet from the edge of the CA zoned parcel and the existing residence is located about 170 feet from the CA zoned parcel; therefore both structures are located within the required 200 foot agricultural buffer setback required by County Code Section 16.50.095.

Parcels to the north, east and south are zoned Residential Agriculture (RA) and the adjacent parcel to the west is zoned Commercial Agriculture (CA). All surrounding adjacent parcels are developed with single family residences.

## **Project Description**

The proposed project is to construct an addition of about 786 square feet onto an existing 2,891 square foot single family dwelling on a 1.5 acre parcel. The proposed building site is within 200 feet of Commercial Agriculture (CA) zoned land to the south; therefore the applicant is requesting a reduction to the required 200 foot agricultural buffer setback to about 147 feet from APN 046-221-37.

The addition will create an additional first floor bedroom and will convert a second story deck and two existing bedrooms into one master bedroom. There are four bedrooms currently and there will be four bedrooms after the addition is constructed.

The addition will be about 28 feet tall at its highest point, as measured on the exterior of the addition to finished grade. All proposed materials, colors, and architectural design will match the existing building.

## **Agricultural Buffer Reduction**

The property owner is requesting a reduction to the required 200 foot agricultural buffer from the south adjacent Commercial Agriculture (CA) zoned parcel to about 147'. As per County Code

Section 16.50.095(g), an addition to an existing single family dwelling that requires a reduction to the required 200' agricultural buffer is processed as an administrative level permit and therefore does not require approval from the Agricultural Policy Advisory Committee (APAC). However, because this project requires Zoning Administrator review and approval of a Coastal Permit, the Agricultural Buffer Reduction is reviewed by the Zoning Administrator as well.

A reduced agricultural buffer is recommended due to the fact that the subject parcel is only about 217 feet wide, as measure from the adjacent CA zoned parcel; therefore, if the 200 foot agricultural buffer setback was maintained, there would not be sufficient building area on the site. In addition, a single family dwelling and garage already exists within the 200 foot setback and the proposed addition will be built between the existing residence and garage and will therefore not encroach further towards the agricultural land. A condition of approval requires the property owner to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts. Due to the topography of the parcel and the location of the house above the agricultural zoned parcel, an additional buffer, such as a solid fence or vegetation, does not appear to be necessary.

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

The subject property is a 1.5 acre lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (A) Agriculture General Plan designation. The resulting single family dwelling complies with all site standards for the RA zone district as shown in the following table:

	Required as per County Code 13.10.323(b) RA District & 16.50.095 Ag Buffers	Proposed Setbacks (approximate)
Front Yard	40'	115' (to garage)
Side Yards	20' & 20'	156' & 56'
Rear Yard	20'	23'
From CA land to west	200'	147' (requires ag buffer reduction)
Maximum Height	28'	28'
Lot Coverage	10%	5%

#### **Local Coastal Program Consistency**

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The project site 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 body of water.

## **Design Review**

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the existing residence is painted a beige earth tone and the architectural style is simple with a flat roof that blends in with the surrounding open, natural environment and does not block surrounding views of the ocean. The proposed addition will utilize colors, materials, and architectural features that match the existing residence and will not exceed the existing height of the residence. None of the proposed or existing features visually impact the surrounding residences, agricultural uses or natural landscape.

## **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**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **08-0459**, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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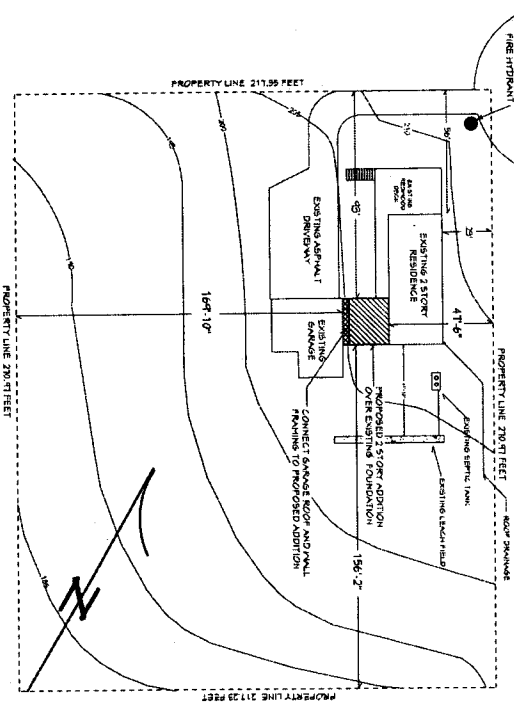
## PROJECT DATA

## PROPOSED ADDITION

- PROPOSED ADDITION, HEATED: 786 SQ. FT.  
PROPOSED ADDITION, NONHEATED: 0 SQ. FT.  
PROPOSED DECK ADDITION: 245 SQ. FT.  
SITE ELEVATION: 200

### CONTRIBUTE EXCESS CUT MATERIAL IN PL

1" = 25'



LOT SIZE:  
66342 S GROSS SQUARE FEET  
53642 S GROSS SQUARE FEET  
120 NET ACRES

LOT COVERAGES:  
EXISTING RESIDENCE:  
EXISTING GARAGE:  
EXISTING SLAB FOUNDATION  
FOR ADDITION

TOTAL:  
1445 S SQUARE FEET  
940 SQUARE FEET  
948 SQUARE FEET

7734 S SQUARE FEET, 4.8%

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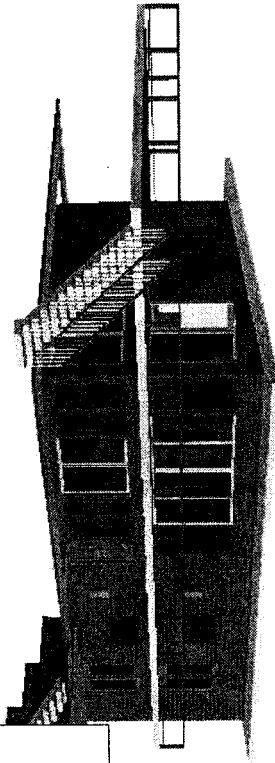
## SITE PLAN & GENERAL NOTES

**EPIC BUILDERS INC.**  
393 SOUTH AUBURN ST., SUITE 4  
COLFAX, CA 95713  
SCL# 525534

**P. Owen Sharp**  
**Addition**  
235 Harms Way  
Laselva Beach, CA 95076  
A.P.N.# 046-231-63

AL NOTES  
**EXHIBIT A**

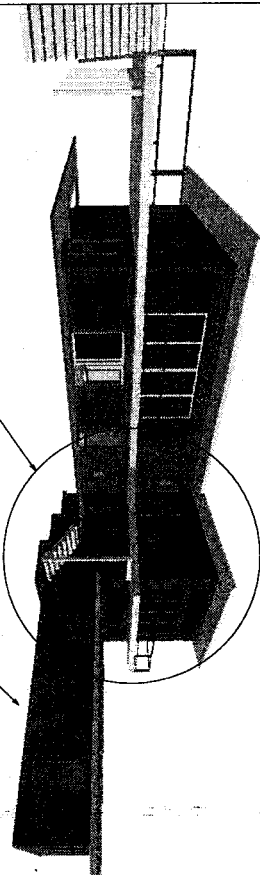
EXISTING NORTH WEST SIDES



3D PERSPECTIVE  
VIEWS

PROPOSED NORTH WEST SIDES

ADDITION  
EXISTING GARAGE



A2

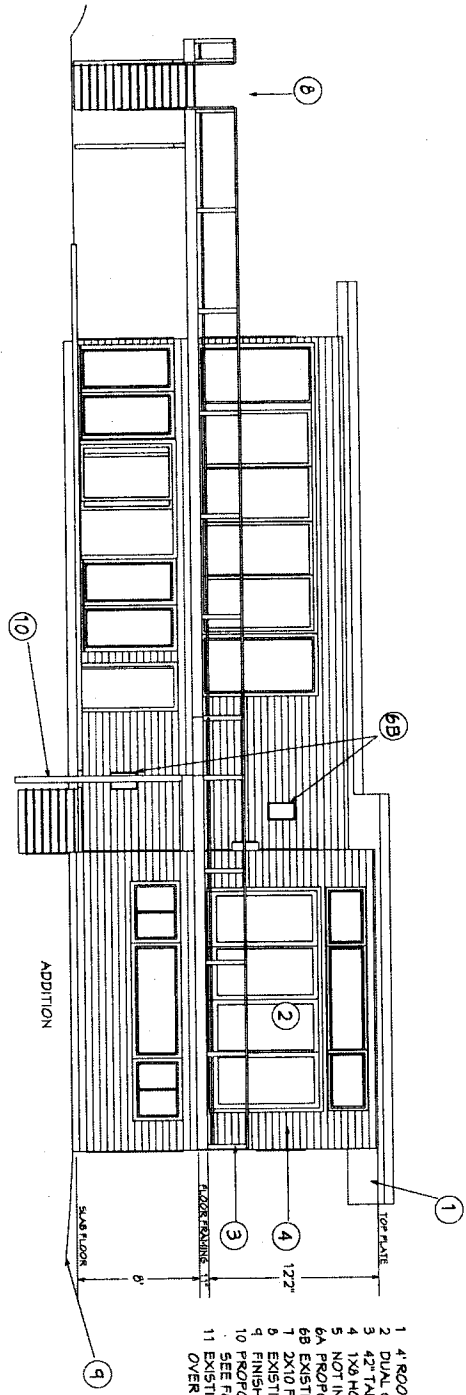
REVISIONS	BY

**P. Owen Sharp  
Addition**  
235 Harris Way  
Lafayette Beach, CA 95076  
A.P.N.# 046-231-63

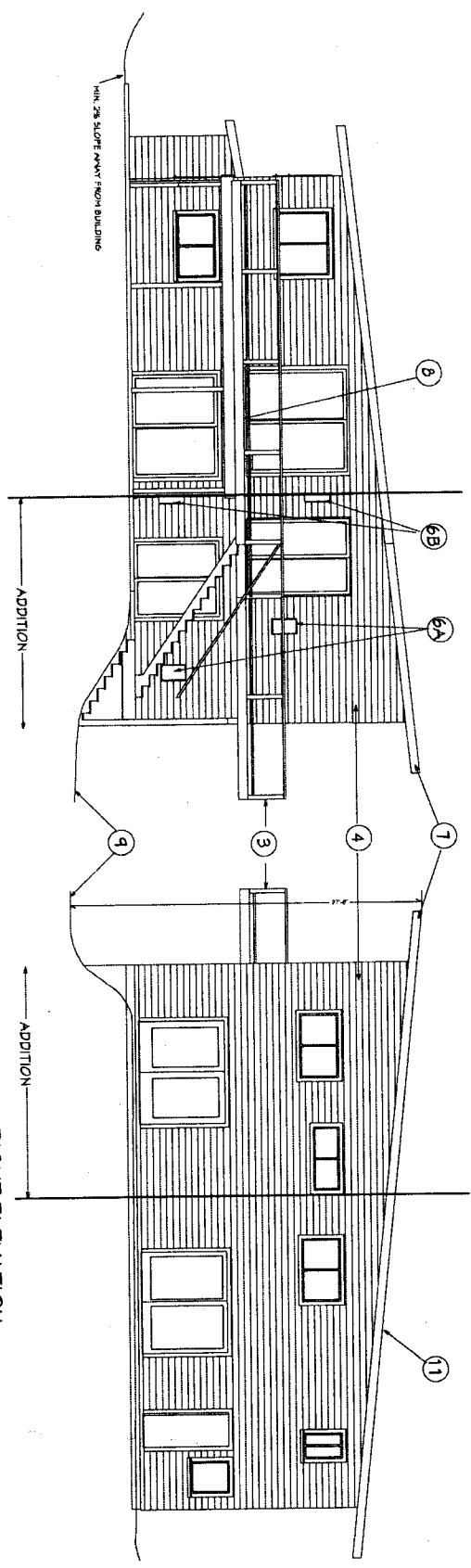
**EPIC BUILDERS INC.**  
399 SOUTH AUBURN ST., SUITE 4  
COLFAX, CA 95113  
SCL# 525534

3D PERSPECTIVE  
VIEWS

EXHIBIT A



FRONT ELEVATION  
1/4" = 1'



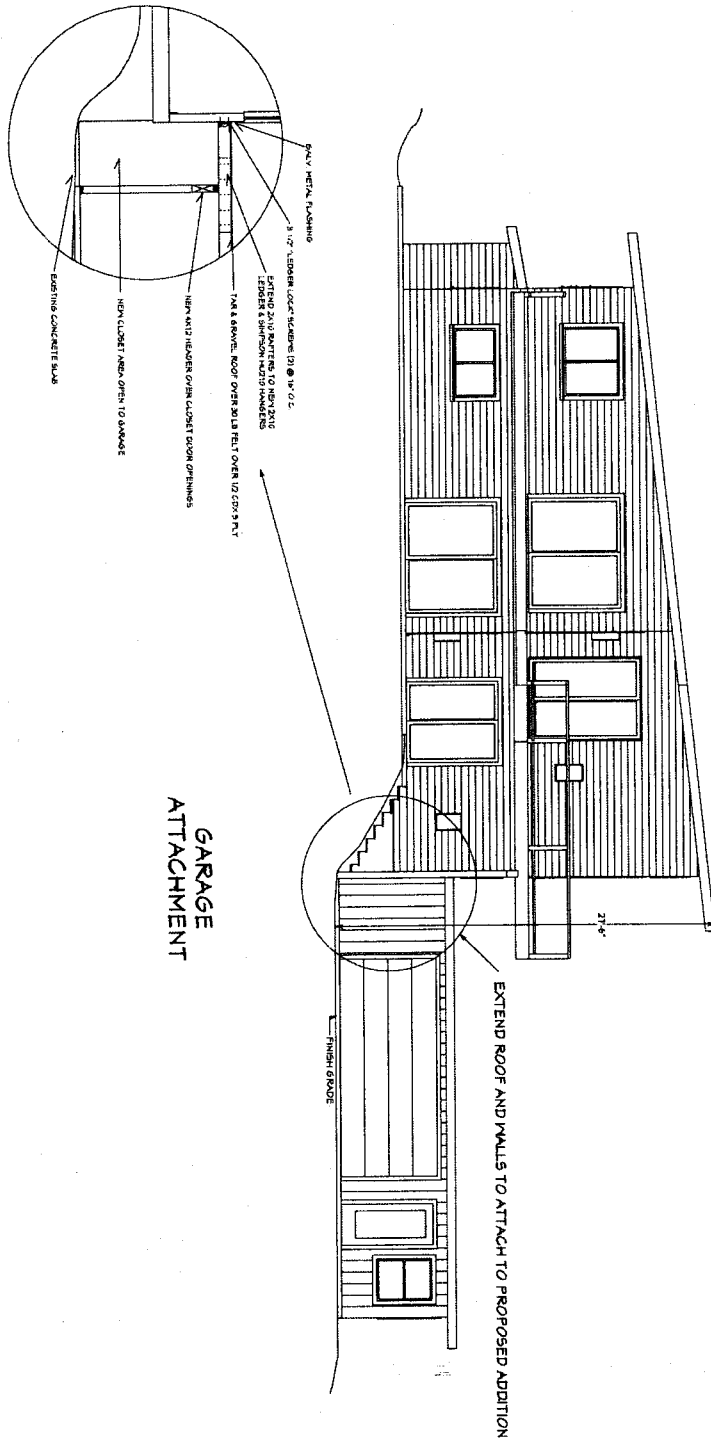
LEFT ELEVATION  
1/4" = 1'

RIGHT ELEVATION  
1/4" = 1'

- SHEET NOTES**
1. ROOF OVERHANG MATCH EXISTING
  2. DUAL GLAZED WINDOWS & DOORS TYPICAL
  3. 42" TALL RAILING W/ GLASS PANELS
  4. 1X6 HORIZONTAL SIDING TO MATCH EXISTING
  5. NOT IN USE
  - 6A. PROPOSED DIRECT VENT NATURAL GAS FIREPLACE CAP
  - 6B. EXISTING DIRECT VENT NATURAL GAS FIREPLACE CAP
  7. 2X10 FASCIA AND BARGE RAFTERS
  8. EXISTING DECK AND STAIRS
  9. FINISH GRADE
  10. PROPOSED 6X6 PTDF POST W/ CONCRETE FOOTING
  11. SEE FOUNDATION PLAN FOR FOOTING SPECS.
  12. EXISTING TAR AND GRAVEL ROOF OVER 30 LB FELT OVER 1/2" CDX 5 PLY

<p><b>A3.1</b></p>	<p><b>P. Owen Sharp Addition</b> 235 Harris Way Laseña Beach, CA 95076 A.P.N.# 046-231-63</p>	<p><b>EPIC BUILDERS INC.</b> 399 SOUTH AUBURN ST., SUITE 4 COLFAX, CA 95719 SCL# 525534</p>	<p><b>ELEVATIONS</b></p>						
<p>DATE: 10-1-08 SCALE: 1/4" = 1' UNLESS NOTED DRAWN BY: JLN JOB #: 211 SHEET:</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">DESCRIPTION</th> <th style="width: 50%;">BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	BY				<p>- 8 -</p>	<p><b>EXHIBIT A</b></p>
NO.	DESCRIPTION	BY							





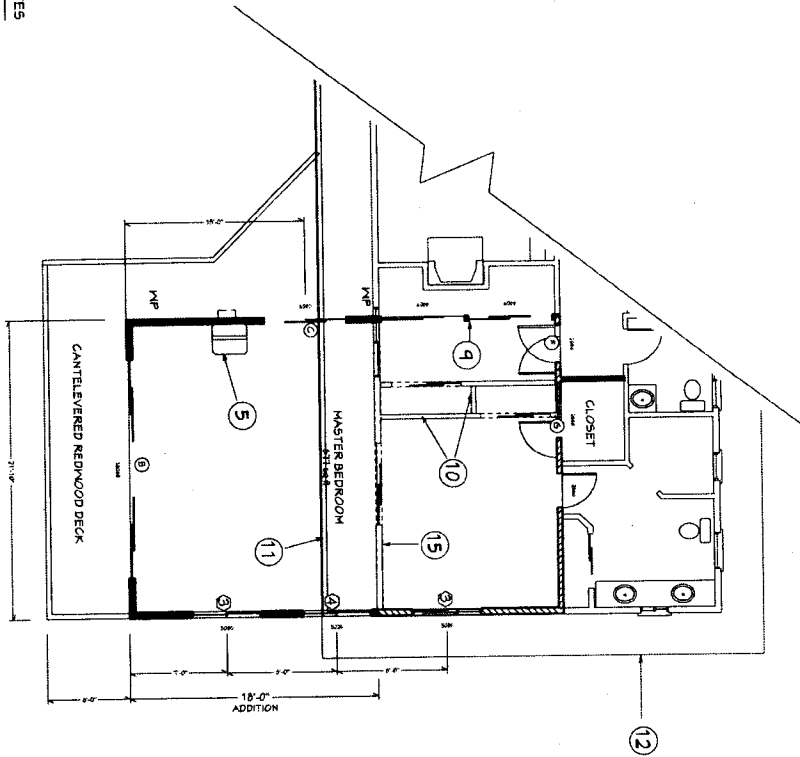
<b>A3.2</b> SHEET:	DATE: 10-1-08 SCALE: 1/4" = 1'-0" DRAWN BY: JAM 108 E. 231	P. Owen Sharp Addition 235 Harms Way Laselva Beach, CA 95076 A.P.N. # 046-231-63	EPIC BUILDERS INC. 333 SOUTH AUBURN ST., SUITE 4 COLFAX, CA 95713 SCL# 525534	GARAGE ATTACHMENT
	REVISIONS BY:			

EXHIBIT A



- SHEET NOTES**
1. REMOVE EXISTING SLIDING GLASS DOOR
  2. REMOVE EXISTING WINDOW
  3. NOT IN USE
  4. REMOVE EXISTING CLOSET
  5. NATURAL GAS FIRE PLACE
  6. EXISTING CHU RETAINING WALL
  7. EXISTING CONCRETE WALLS
  8. EXISTING CONCRETE WALLS
  9. PROPOSED BUILT-IN CABINET/CLOSET
  10. REMOVE EXISTING NON-BEARING INTERIOR WALLS
  11. REMOVE EXISTING DECK AND RAILING
  12. EXISTING ROOF OVERHANG
  13. ATTACH GARAGE ROOF AND WALLS TO NEW EXTERIOR WALL
  14. NEW DBL DOUBLE SLIDING CLOSET DOORS
  15. REMOVE EXISTING BEARING WALL, ADD STEEL BEAM PER ROOF FRAMING PLAN
- SEE SHEET 52.2 FOR STRUCTURAL NOTES

**SECOND FLOOR PLAN**  
1/4" = 1'

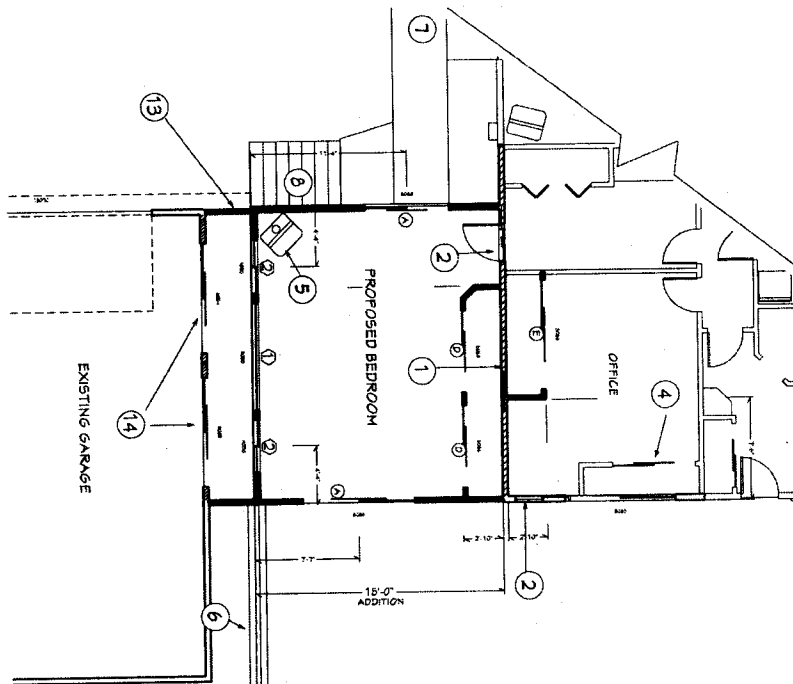


**DOOR & WINDOW SCHEDULE**

1. 6030 FIXED GLASS VINYL FRAME	2. 4030 SLIDER VINYL FRAME
3. 5030 SLIDER WOOD CLAD	4. 5020 FIXED WOOD CLAD
5. 6060 SLIDING GLASS DOOR	6. 16080 4 PANEL SLIDING GLASS DOOR
7. 6060 SLIDING GLASS DOOR	8. 6060 DBL SLIDING CLOSET DOOR, HOLLOW CORE
9. 6060 DBL SLIDING CLOSET DOOR, HOLLOW CORE	10. 6060 DBL SLIDING CLOSET DOOR, HOLLOW CORE
11. 2666 POCKET DOOR, HOLLOW CORE	

ALL WINDOWS TO BE TEMPERED GLASS PER 2007 BUILDING CODES

**FIRST FLOOR PLAN**  
1/4" = 1'



**WALL LEGEND**

EXISTING	TO BE REMOVED	ALTERED
NEW		

**A5**

**P. Owen Sharp Addition**  
235 Harris Way  
Laselva Beach, CA 95076  
A.P.N.# 046-231-63

**EPIC BUILDERS INC.**  
999 SOUTH AUBURN ST., SUITE 4  
COLFAX, CA 95719  
SCL# 525534

**PROPOSED FLOOR PLAN**

**EXHIBIT A**

**Agricultural Buffer Reduction Findings  
(County Code Section 16.50.095)**

1. Significant topographic differences exist between the agricultural and non-agricultural uses which eliminates or minimizes the need for a 200 foot agricultural buffer setback; or

Topographical differences exist between the subject parcel and APN 046-221-37 (Commercial Agriculture (CA) zoned parcel); therefore the proposed building site is about 25' – 30' above the elevation of the adjacent CA zoned parcel. Additional landscaping and solid fences have not been required due to the fact that they would not be effective because the building site is much higher in elevation than the CA zoned parcel.

2. Permanent substantial vegetation (such as, a Riparian Corridor or Woodland protected by the County's Riparian Corridor or Sensitive Habitat Ordinances) or other physical barriers exist between the agricultural and non-agricultural uses which eliminate or minimize the need for a 200 foot agricultural buffer setback; or
3. A lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural 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 which effectively supplants the need for a 200 foot agricultural buffer setback; or

The residential addition will be set back 147' from the adjacent Commercial Agriculture (CA) zoned land, which is an effective agricultural setback where 200' are required because there is an existing 32' wide garage located between the proposed addition and the CA zoned land and because the proposed addition will be located about 25-30 feet above the CA zoned land due to existing topographical conditions; therefore, commercial agriculture operations are not likely to impact the proposed residential addition and cause conflicts. In addition, existing topographical conditions negate the use of a physical barrier such as a fence or vegetation; therefore none are required.

4. The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, 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.

This finding can be made in that the parcel is only about 217 feet wide, as measured from the south property line which is adjacent to the Commercial Agriculture (CA) zoned parcel; therefore, imposing a 200 foot agricultural buffer setback would preclude additional building on the parcel. The subject parcel is about 1.5 acres and is currently

Application #: 08-0459  
APN: 046-231-63  
Owner: 189 College Road

developed with a 1445 square foot residence and 900 square foot garage. The proposed addition of 786 square feet would create a 2,231 square foot residence; therefore, in addition to the existing 900 square foot garage, less than 5% of the parcel would be developed with structures, which is far less than the required maximum lot coverage of 10%. The subject parcel does not require the installation of an additional physical barrier in that the parcel is already developed with a single family dwelling, the applicant will be required to record a Statement of Acknowledgement regarding a residential addition to be built within an area subject to commercial agricultural impacts, and that the residence is located about 25-30 feet above the adjacent CA zoned land, which would negate the buffering abilities of a fence or wall.

## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed addition to the existing single family dwelling is a principal permitted use within the zone district and is consistent with the site's (A) Agriculture 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 the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to a rural density; the colors shall remain natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the proposed single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water in that public access to the beach exists at the end of Zils Road. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

## 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 and is not encumbered by physical constraints to development. 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. The resulting single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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 location of the proposed 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 RA (Residential Agriculture) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

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

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

The resulting 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 resulting single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The resulting single family dwelling will not be improperly proportioned to the parcel size or 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 single family dwelling will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed addition is to be constructed on an existing single family dwelling, therefore, the level of traffic is not expected to increase as a result of the proposed addition.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the resulting single family dwelling is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the resulting single family dwelling will be of an appropriate scale and type of design that will compliment the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.



## Conditions of Approval

Exhibit A: Project Plans, 5 sheets prepared by Epic Builders Inc., dated 10/1/08.

- I. This permit authorizes the construction of a 786 square foot addition to an existing single family dwelling and an agricultural buffer reduction to about 147' from the west property line. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
    2. Grading, drainage, and erosion control plans.
    3. A development setback of a minimum of 147 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 046-221-37.
    4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height

measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28-feet.

5. The existing patio to be built upon shall comply with all requirements of the most current California Building Code (CBC) for foundation design. All required changes shall be shown on the plans.
  - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - D. Meet all requirements of and pay all drainage fees to the County Department of Public Works, Drainage.
    1. Please provide drainage information as per the Drainage Guidelines for Single Family Residences, available online at:  
<http://www.sccoplanning.com/html/bldg/drain.htm>
  - E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - I. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. 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. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The existing patio, or foundation, to be built upon, shall comply with all requirements of the most recent California Building Code (CBC) for foundation design.
- E. Construction shall comply with the recommendations in the approved soils report.
- F. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, shall be observed.

IV. Operational Conditions

- A. All required Agricultural Buffer Setbacks shall be maintained.
  - B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- 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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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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.

**Please note: This permit expires two 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: \_\_\_\_\_

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
Samantha Haschert  
Project Planner

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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.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 08-0459

Assessor Parcel Number: 046-231-63

Project Location: Watsonville, CA 95076

**Project Description: Proposal to construct a 786 square foot, 2 bedroom addition onto an existing 2891 square foot single family dwelling.**

**Person or Agency Proposing Project: Robin Brownfield**

**Contact Phone Number: (831) 724-4994**

- 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).

Specify type:

E.   X   **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

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

Proposal to construct a 786 square foot addition onto an existing single family dwelling.

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

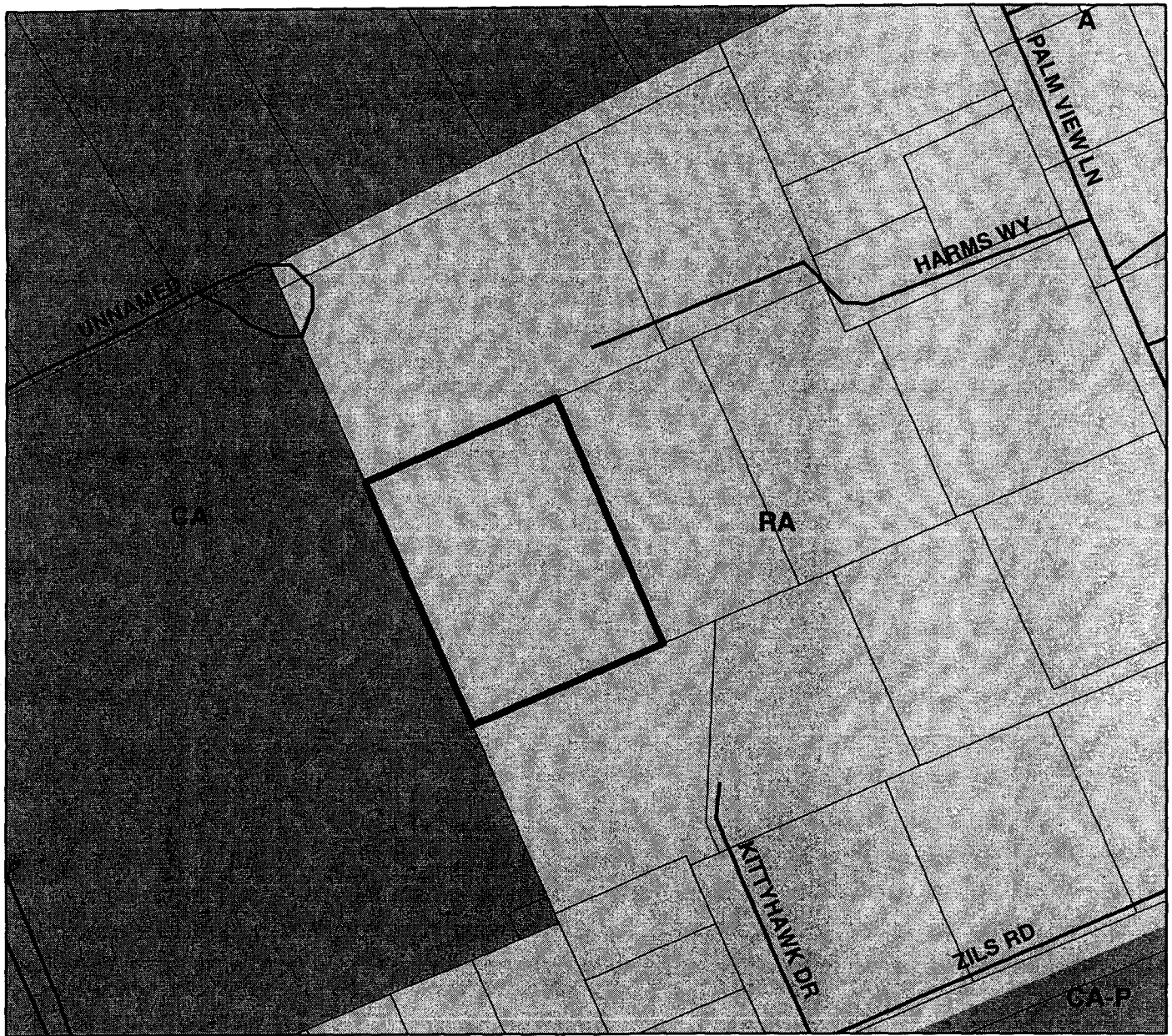
\_\_\_\_\_  
Samantha Haschert, Project Planner

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





# Zoning Map



0 145 290 580 870 1,160 Feet

## LEGEND



APN: 046-231-63



Assessors Parcels



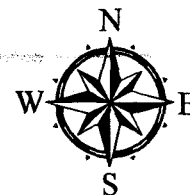
Streets



AGRICULTURE RESIDENTIAL



AGRICULTURE COMMERCIAL



Map Created by  
County of Santa Cruz  
Planning Department  
November 2008

**C O U N T Y   O F   S A N T A   C R U Z**  
**DISCRETIONARY APPLICATION COMMENTS**

**Project Planner:** Samantha Haschert  
**Application No.:** 08-0459  
**APN:** 046-231-63

**Date:** December 29, 2008  
**Time:** 16:20:04  
**Page:** 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON NOVEMBER 7, 2008 BY ROBERT S LOVELAND =====  
NO COMMENT

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON NOVEMBER 7, 2008 BY ROBERT S LOVELAND =====

Condition of Approval:

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer for review.

**Dpw Drainage Completeness Comments**

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 10, 2008 BY GERARDO VARGAS ===== Application 08-0459 is complete with regards to drainage for the discretionary stage. Please see miscellaneous comments to be addressed at the building application stage.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

**Dpw Drainage Miscellaneous Comments**

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 10, 2008 BY GERARDO VARGAS ===== Applicant should provide drainage information to a level addressed in the -Drainage Guidelines for Single Family Residences- provided by the Planning Department. This may be obtained online: <http://www.sccoplanning.com/brochures/drain.htm>

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

**Environmental Health Completeness Comments**

===== REVIEW ON NOVEMBER 6, 2008 BY JIM G SAFRANEK =====  
NO COMMENT

**Environmental Health Miscellaneous Comments**

===== REVIEW ON NOVEMBER 6, 2008 BY JIM G SAFRANEK ===== Septic system appears to be adequate for 4 bedrooms; tank was pumped in '08 and passed. EHS clearance required at time of building. Project is approved by EH.

**Aptos-La Selva Beach Fire Prot Dist Completeness C**



Discretionary Comments - Continued

Project Planner: Samantha Haschert  
Application No.: 08-0459  
APN: 046-231-63

Date: December 29, 2008  
Time: 16:20:04  
Page: 2

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LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 13, 2008 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

**Aptos-La Selva Beach Fire Prot Dist Miscellaneous**

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 13, 2008 BY ERIN K STOW =====

NO COMMENT