



Staff Report to the Zoning Administrator

Application Number: **101065**

Applicant: Larry Golden

Owner: Andrew & Susan Di Girolamo

APN: 046-241-21

Agenda Date: 12/17/10

Agenda Item #: 1

Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing unpermitted addition, convert an existing garage to habitable space, and to construct a single story addition to an existing single family dwelling. Total square footage of additions is approximately 1,100 square feet.

Requires a Coastal Development Permit, an Agricultural Buffer Determination (to reduce the required 200 foot setback from CA land to about 42 feet in the rear and to about 88 feet in the front), and a Residential Development Permit for a conforming addition to an existing non-conforming single family dwelling (southern portion of structure extends about 4 feet into the 10 foot side yard setback).

Location: Property located on the east side of Lindero Drive, about 600 feet southeast of Crest Drive in La Selva Beach. (223 Lindero Drive)

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

Permits Required: Coastal Development Permit, Agricultural Buffer Setback Reduction

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 101065, based on the attached findings and conditions.

Exhibits

- | | |
|---|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size: 14,207 square feet (net)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Rural residential neighborhood with some agricultural uses
Project Access:	Lindero Drive
Planning Area:	La Selva
Land Use Designation:	A (Agriculture)
Zone District:	RA (Residential Agriculture)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	2-5% at building site
Env. Sen. Habitat:	Mapped resource/no physical evidence on site
Grading:	Building foundation only
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	Public
Sewage Disposal:	Septic
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	None

Project Setting

The subject property is approximately 14,207 square feet in size, located in a rural residential neighborhood accessed off of Crest Drive in La Selva Beach. Residential areas in this vicinity are intermixed with agricultural uses, but the subject property is located on the east side of Lindero Drive, which is developed with existing residences.

Zoning & General Plan Consistency

The subject property is located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The existing single family residence, including the proposed addition, is a principal permitted use within the zone district and the zoning is consistent with the (A) Agriculture General Plan designation of the project site.

The proposal includes the removal of an existing unpermitted addition, conversion of an existing garage to habitable space, and the construction of a single story addition to the existing residence. The total square footage of the additions would be approximately 1,100 square feet.

The proposed additions comply with all required site standards (R-1-15 zone district site standards apply due to the 14,207 square foot net parcel size) and adequate off-street parking is provided on the project site.

Local Coastal Program Consistency

The proposed addition 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 of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Agricultural Buffer Determination

The building site is within 200 feet of Commercial Agricultural land to the west and east. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to about 42 feet in the rear (northeast) and to about 88 feet in the front (southwest). The reduced setback is justified because the property is only 170 feet deep and the application of a 200 foot setback from CA zoned property would result in no building site being available. Existing fencing will adequately reduce potential impacts of agricultural activities on the residential use, and will therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. 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.

Since additions to existing residential structures only require a notice to the Agricultural Policy Advisory Commission, the final action on the agricultural buffer setback reduction may be made by the Zoning Administrator with the Coastal Development Permit. A notice will be distributed to the Agricultural Policy Advisory Commission and the Board of Supervisors following the Zoning Administrator's action.

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 **101065**, 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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us

DIGIROLAMO RESIDENCE

PROJECT DESCRIPTION

ADDITION AND REMODEL TO EXISTING SINGLE FAMILY DWELLING.

EXISTING BEDROOMS 4 PROPOSED BEDROOMS 3
OCCUPANCY CLASSIFICATION R-3 (U.S.D.)
BUILDING TYPE PRE-FABRICATED, W/ EXISTING RESIDENCE, FIRE SPRINKLERED
SEE DETAILED FIRE NOTES SHEET #11

FLOOR AREAS

EXISTING FLOOR AREAS
TOTAL EXISTING FLOOR AREAS 1,104 SQ. FT.
ATTACHED GARAGE 533 SQ. FT.

PROPOSED FLOOR AREAS

EXISTING FLOOR AREAS
TOTAL EXISTING FLOOR AREAS 1,002 SQ. FT.
CONVERT EXISTING GARAGE TO HEATED 488 SQ. FT.

TOTAL PROPOSED FLOOR AREAS

HEATED 2,784 SQ. FT.
UNHEATED 227 SQ. FT.

COVERED PORCH AREAS

COVERED PORCH AREAS 14,287 SQ. FT.
NET PARCEL AREA 14,287 SQ. FT.

PARCEL COVERAGE

NET PARCEL AREA 14,287 SQ. FT.
BUILDING AREA 2,784 SQ. FT.
IN COVERED PORCH AREAS 14,287 SQ. FT.

TOTAL IN BUILDING AREA 14,287 SQ. FT.
TOTAL IN BUILDING AREA 14,287 SQ. FT. 18%

PARCEL AREA 14,287 SQ. FT.

SHEET INDEX

INFORMATION

- A-1 SCOPE OF PROJECT, MISC. INFO
- 1 OF 2 SURVEYED MAPS OF EXISTING SITE
- A-2 PROPOSED SITE PLAN, FIRE PROTECTION NOTES, FIRE HYDRANT DATA
- A-3 ELEVATIONS
- A-4 EXISTING FLOOR PLAN
- A-5 PROPOSED FLOOR PLAN
- A-6 SECTIONS, DETAILS

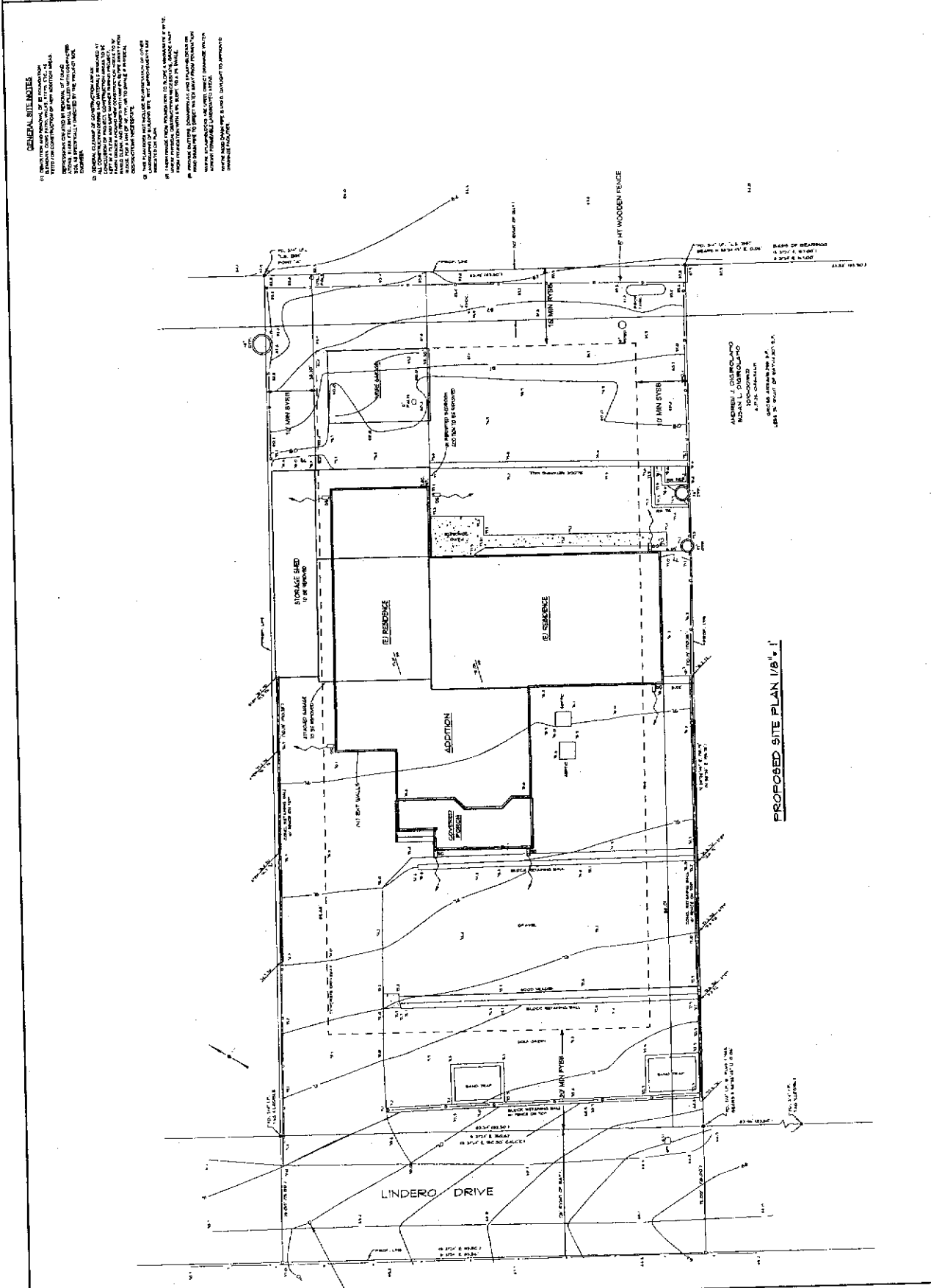
VICINITY MAP

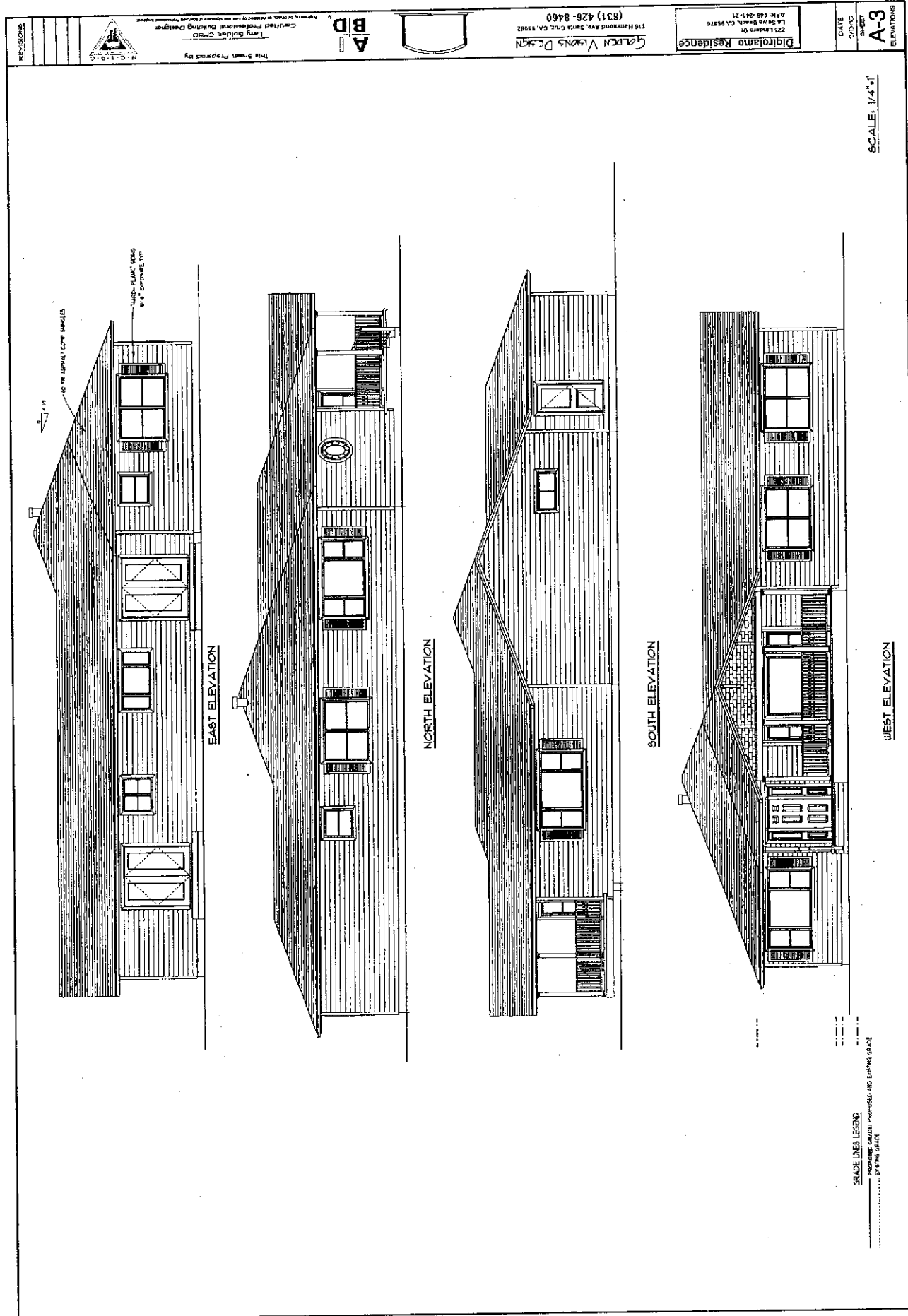


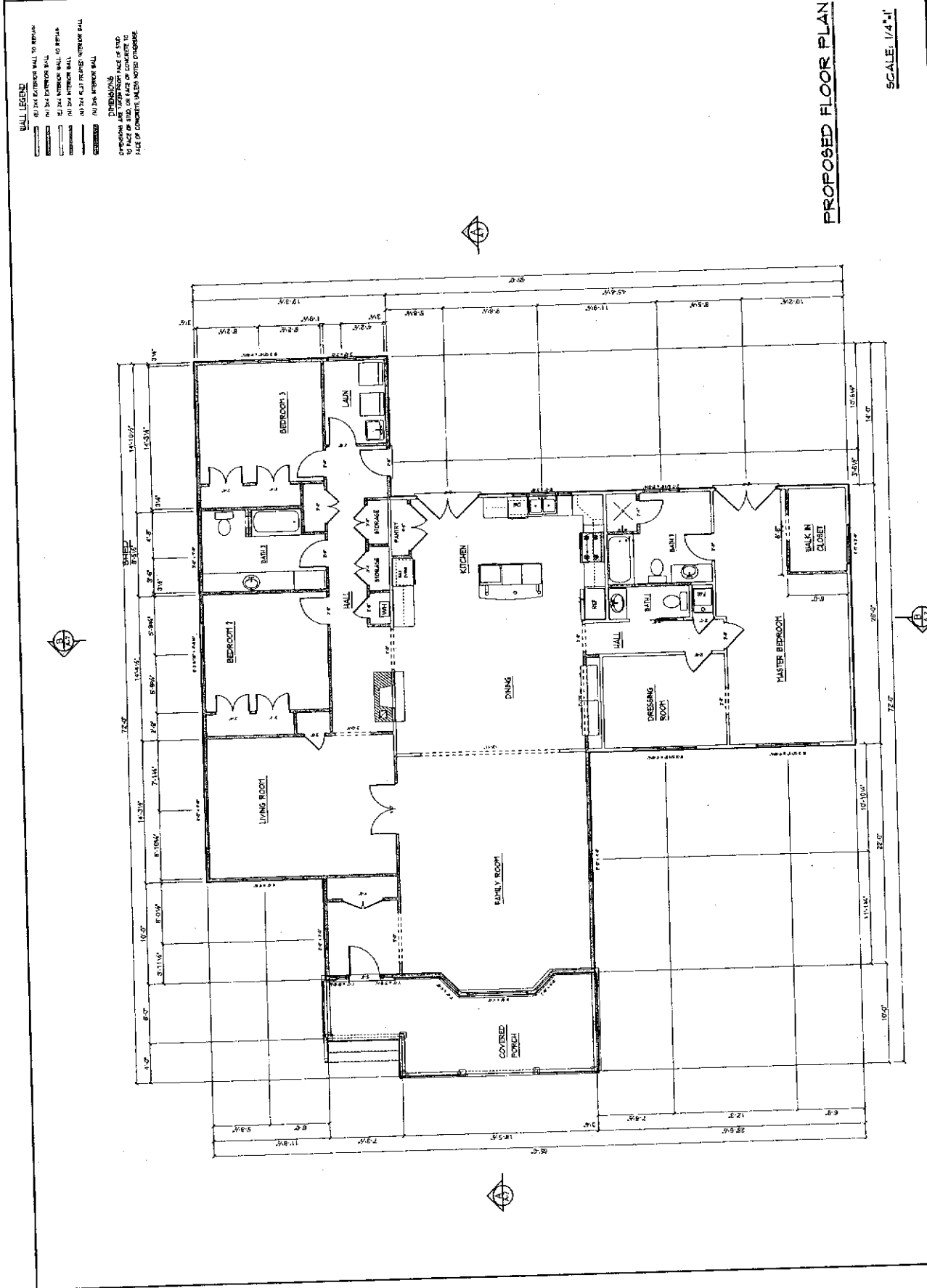
PROJECT SITE
223 LINDERO DR
LA SELVA BEACH

ABBREVIATIONS

ABV	ABOVE
AD	ADDITION
AL	ALUMINUM
AS	ASBESTOS
BR	BROWN
BT	BUTTER
CC	CONCRETE
CE	CENTRAL
CG	CEILING
CH	CHIMNEY
CM	CONCRETE MASONRY UNIT
CP	CONCRETE PAVING
CS	CONCRETE SLAB
CT	CONCRETE TIE
CU	CUPBOARD
CV	CONCRETE VENEER
DE	DECK
DI	DIVIDER
DO	DOOR
DR	DRAIN
DU	DUCT
EA	EARTH
EL	ELECTRICAL
EM	EMERALD
EN	ENGINE
EP	EXPOSED
ES	EXPOSED
ET	EXPOSED
EV	EXPOSED
EX	EXPOSED
FA	FLOOR
FB	FLOOR
FC	FLOOR
FD	FLOOR
FE	FLOOR
FG	FLOOR
FH	FLOOR
FI	FLOOR
FJ	FLOOR
FK	FLOOR
FL	FLOOR
FM	FLOOR
FN	FLOOR
FO	FLOOR
FP	FLOOR
FQ	FLOOR
FR	FLOOR
FS	FLOOR
FT	FLOOR
FU	FLOOR
FV	FLOOR
FW	FLOOR
FX	FLOOR
FY	FLOOR
FZ	FLOOR
GA	GARAGE
GB	GARAGE
GC	GARAGE
GD	GARAGE
GE	GARAGE
GF	GARAGE
GG	GARAGE
GH	GARAGE
GI	GARAGE
GJ	GARAGE
GK	GARAGE
GL	GARAGE
GM	GARAGE
GN	GARAGE
GO	GARAGE
GP	GARAGE
GQ	GARAGE
GR	GARAGE
GS	GARAGE
GT	GARAGE
GU	GARAGE
GV	GARAGE
GW	GARAGE
GX	GARAGE
GY	GARAGE
GZ	GARAGE
HA	HALL
HB	HALL
HC	HALL
HD	HALL
HE	HALL
HF	HALL
HG	HALL
HH	HALL
HI	HALL
HJ	HALL
HK	HALL
HL	HALL
HM	HALL
HN	HALL
HO	HALL
HP	HALL
HQ	HALL
HR	HALL
HS	HALL
HT	HALL
HU	HALL
HV	HALL
HW	HALL
HX	HALL
HY	HALL
HZ	HALL
IA	INTERIOR
IB	INTERIOR
IC	INTERIOR
ID	INTERIOR
IE	INTERIOR
IF	INTERIOR
IG	INTERIOR
IH	INTERIOR
II	INTERIOR
IJ	INTERIOR
IK	INTERIOR
IL	INTERIOR
IM	INTERIOR
IN	INTERIOR
IO	INTERIOR
IP	INTERIOR
IQ	INTERIOR
IR	INTERIOR
IS	INTERIOR
IT	INTERIOR
IU	INTERIOR
IV	INTERIOR
IW	INTERIOR
IX	INTERIOR
IY	INTERIOR
IZ	INTERIOR
JA	JACKET
JB	JACKET
JC	JACKET
JD	JACKET
JE	JACKET
JF	JACKET
JG	JACKET
JH	JACKET
JI	JACKET
JJ	JACKET
JK	JACKET
JL	JACKET
JM	JACKET
JN	JACKET
JO	JACKET
JP	JACKET
JQ	JACKET
JR	JACKET
JS	JACKET
JT	JACKET
JU	JACKET
JV	JACKET
JW	JACKET
JX	JACKET
JY	JACKET
JZ	JACKET
KA	KITCHEN
KB	KITCHEN
KC	KITCHEN
KD	KITCHEN
KE	KITCHEN
KF	KITCHEN
KG	KITCHEN
KH	KITCHEN
KI	KITCHEN
KJ	KITCHEN
KK	KITCHEN
KL	KITCHEN
KM	KITCHEN
KN	KITCHEN
KO	KITCHEN
KP	KITCHEN
KQ	KITCHEN
KR	KITCHEN
KS	KITCHEN
KT	KITCHEN
KU	KITCHEN
KV	KITCHEN
KW	KITCHEN
KX	KITCHEN
KY	KITCHEN
KZ	KITCHEN
LA	LANDSCAPE
LB	LANDSCAPE
LC	LANDSCAPE
LD	LANDSCAPE
LE	LANDSCAPE
LF	LANDSCAPE
LG	LANDSCAPE
LH	LANDSCAPE
LI	LANDSCAPE
LJ	LANDSCAPE
LK	LANDSCAPE
LL	LANDSCAPE
LM	LANDSCAPE
LN	LANDSCAPE
LO	LANDSCAPE
LP	LANDSCAPE
LQ	LANDSCAPE
LR	LANDSCAPE
LS	LANDSCAPE
LT	LANDSCAPE
LU	LANDSCAPE
LV	LANDSCAPE
LW	LANDSCAPE
LX	LANDSCAPE
LY	LANDSCAPE
LZ	LANDSCAPE
MA	MATERIAL
MB	MATERIAL
MC	MATERIAL
MD	MATERIAL
ME	MATERIAL
MF	MATERIAL
MG	MATERIAL
MH	MATERIAL
MI	MATERIAL
MJ	MATERIAL
MK	MATERIAL
ML	MATERIAL
MM	MATERIAL
MN	MATERIAL
MO	MATERIAL
MP	MATERIAL
MQ	MATERIAL
MR	MATERIAL
MS	MATERIAL
MT	MATERIAL
MU	MATERIAL
MV	MATERIAL
MW	MATERIAL
MX	MATERIAL
MY	MATERIAL
MZ	MATERIAL
NA	NATURAL
NB	NATURAL
NC	NATURAL
ND	NATURAL
NE	NATURAL
NF	NATURAL
NG	NATURAL
NH	NATURAL
NI	NATURAL
NJ	NATURAL
NK	NATURAL
NL	NATURAL
NM	NATURAL
NN	NATURAL
NO	NATURAL
NP	NATURAL
NQ	NATURAL
NR	NATURAL
NS	NATURAL
NT	NATURAL
NU	NATURAL
NV	NATURAL
NW	NATURAL
NX	NATURAL
NY	NATURAL
NZ	NATURAL
OA	OVERHEAD
OB	OVERHEAD
OC	OVERHEAD
OD	OVERHEAD
OE	OVERHEAD
OF	OVERHEAD
OG	OVERHEAD
OH	OVERHEAD
OI	OVERHEAD
OJ	OVERHEAD
OK	OVERHEAD
OL	OVERHEAD
OM	OVERHEAD
ON	OVERHEAD
OO	OVERHEAD
OP	OVERHEAD
OQ	OVERHEAD
OR	OVERHEAD
OS	OVERHEAD
OT	OVERHEAD
OU	OVERHEAD
OV	OVERHEAD
OW	OVERHEAD
OX	OVERHEAD
OY	OVERHEAD
OZ	OVERHEAD
PA	PARTIAL
PB	PARTIAL
PC	PARTIAL
PD	PARTIAL
PE	PARTIAL
PF	PARTIAL
PG	PARTIAL
PH	PARTIAL
PI	PARTIAL
PJ	PARTIAL
PK	PARTIAL
PL	PARTIAL
PM	PARTIAL
PN	PARTIAL
PO	PARTIAL
PP	PARTIAL
PQ	PARTIAL
PR	PARTIAL
PS	PARTIAL
PT	PARTIAL
PU	PARTIAL
PV	PARTIAL
PW	PARTIAL
PX	PARTIAL
PY	PARTIAL
PZ	PARTIAL
QA	QUALITY
QB	QUALITY
QC	QUALITY
QD	QUALITY
QE	QUALITY
QF	QUALITY
QG	QUALITY
QH	QUALITY
QI	QUALITY
QJ	QUALITY
QK	QUALITY
QL	QUALITY
QM	QUALITY
QN	QUALITY
QO	QUALITY
QP	QUALITY
QQ	QUALITY
QR	QUALITY
QS	QUALITY
QT	QUALITY
QU	QUALITY
QV	QUALITY
QW	QUALITY
QX	QUALITY
QY	QUALITY
QZ	QUALITY
RA	RAMP
RB	RAMP
RC	RAMP
RD	RAMP
RE	RAMP
RF	RAMP
RG	RAMP
RH	RAMP
RI	RAMP
RJ	RAMP
RK	RAMP
RL	RAMP
RM	RAMP
RN	RAMP
RO	RAMP
RP	RAMP
RQ	RAMP
RR	RAMP
RS	RAMP
RT	RAMP
RU	RAMP
RV	RAMP
RW	RAMP
RX	RAMP
RY	RAMP
RZ	RAMP
SA	SANITARY
SB	SANITARY
SC	SANITARY
SD	SANITARY
SE	SANITARY
SF	SANITARY
SG	SANITARY
SH	SANITARY
SI	SANITARY
SJ	SANITARY
SK	SANITARY
SL	SANITARY
SM	SANITARY
SN	SANITARY
SO	SANITARY
SP	SANITARY
SQ	SANITARY
SR	SANITARY
SS	SANITARY
ST	SANITARY
SU	SANITARY
SV	SANITARY
SW	SANITARY
SX	SANITARY
SY	SANITARY
SZ	SANITARY
TA	TANK
TB	TANK
TC	TANK
TD	TANK
TE	TANK
TF	TANK
TG	TANK
TH	TANK
TI	TANK
TJ	TANK
TK	TANK
TL	TANK
TM	TANK
TN	TANK
TO	TANK
TP	TANK
TQ	TANK
TR	TANK
TS	TANK
TT	TANK
TU	TANK
TV	TANK
TW	TANK
TX	TANK
TY	TANK
TZ	TANK
UA	UNDER
UB	UNDER
UC	UNDER
UD	UNDER
UE	UNDER
UF	UNDER
UG	UNDER
UH	UNDER
UI	UNDER
UJ	UNDER
UK	UNDER
UL	UNDER
UM	UNDER
UN	UNDER
UO	UNDER
UP	UNDER
UQ	UNDER
UR	UNDER
US	UNDER
UT	UNDER
UU	UNDER
UV	UNDER
UW	UNDER
UX	UNDER
UY	UNDER
UZ	UNDER
VA	VALVE
VB	VALVE
VC	VALVE
VD	VALVE
VE	VALVE
VF	VALVE
VG	VALVE
VH	VALVE
VI	VALVE
VJ	VALVE
VK	VALVE
VL	VALVE
VM	VALVE
VN	VALVE
VO	VALVE
VP	VALVE
VQ	VALVE
VR	VALVE
VS	VALVE
VT	VALVE
VU	VALVE
VV	VALVE
VW	VALVE
VX	VALVE
VY	VALVE
VZ	VALVE
WA	WALL
WB	WALL
WC	WALL
WD	WALL
WE	WALL
WF	WALL
WG	WALL
WH	WALL
WI	WALL
WJ	WALL
WK	WALL
WL	WALL
WM	WALL
WN	WALL
WO	WALL
WP	WALL
WQ	WALL
WR	WALL
WS	WALL
WT	WALL
WU	WALL
WV	WALL
WW	WALL
WX	WALL
WY	WALL
WZ	WALL
XA	WOOD
XB	WOOD
XC	WOOD
XD	WOOD
XE	WOOD
XF	WOOD
XG	WOOD
XH	WOOD
XI	WOOD
XJ	WOOD
XK	WOOD
XL	WOOD
XM	WOOD
XN	WOOD
XO	WOOD
XP	WOOD
XQ	WOOD
XR	WOOD
XS	WOOD
XT	WOOD
XU	WOOD
XV	WOOD
XW	WOOD
XX	WOOD
XY	WOOD
XZ	WOOD
YA	YARD
YB	YARD
YC	YARD
YD	YARD
YE	YARD
YF	YARD
YG	YARD
YH	YARD
YI	YARD
YJ	YARD
YK	YARD
YL	YARD
YM	YARD
YN	YARD
YO	YARD
YP	YARD
YQ	YARD
YR	YARD
YS	YARD
YT	YARD
YU	YARD
YV	YARD
YW	YARD
YX	YARD
YY	YARD
YZ	YARD
ZA	ZONE
ZB	ZONE
ZC	ZONE
ZD	ZONE
ZE	ZONE
ZF	ZONE
ZG	ZONE
ZH	ZONE
ZI	ZONE
ZJ	ZONE
ZK	ZONE
ZL	ZONE
ZM	ZONE
ZN	ZONE
ZO	ZONE
ZP	ZONE
ZQ	ZONE
ZR	ZONE
ZS	ZONE
ZT	ZONE
ZU	ZONE
ZV	ZONE
ZW	ZONE
ZX	ZONE
ZY	ZONE
ZZ	ZONE







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 is a principal permitted use within the zone district, and the zoning 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 as 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 an urban density; the colors will be 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, while in that the project site is located between the shoreline and the first public road, public beach access is available nearby at Manresa State Beach. Consequently, the addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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 of styles.

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 proposed addition 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 proposed location of the addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the 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. R-1-15 zone district standards are applied, due to the 14,207 square foot net parcel size.

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 proposed addition 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 addition 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 proposed addition 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 proposed addition 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 developed lot. The expected level of traffic generated by the proposed project is anticipated to remain at only one peak trip per day (1 peak trip per dwelling unit). The proposal will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition 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 project is not subject to the Design Review ordinance.

**Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(d)**

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminates or minimizes the need for a 200 foot agricultural buffer setback; or
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 two hundred (200) foot agricultural buffer setback; or
3. A lesser setback 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 two hundred (200) foot agricultural buffer setback; or
4. The imposition of a two hundred (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 subject property is only 170 feet deep (with CA zoned parcels on either end) and the application of a 200 foot setback from CA zoned property would result in no building site being available. Existing fencing will adequately reduce potential impacts of agricultural activities on the residential use, and will therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. The applicant shall also be required 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.

Conditions of Approval

Exhibit A: Project Plans "Digirolamo Residence", prepared by Golden Visions Design, 7 sheets, dated 9/13/10.

- I. This permit authorizes the construction of an addition to an existing single family residence, as depicted on the approved Exhibit "A" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a 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.
 - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "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. A development setback of a minimum 42 feet to the adjacent Commercial Agriculture zoned parcel to the northeast, and a development setback of a minimum 88 feet to the adjacent Commercial Agriculture zoned parcel to the southwest.
 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 board in 8 1/2" x 11" format for Planning Department review and approval.

3. Grading, drainage, and erosion control plans.
 4. Remove the structure labeled "Future Garage" from the plans submitted for the building permit.
 5. Details showing compliance with fire department requirements.
- B. 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.
- C. Meet all requirements of and pay Zone all applicable drainage fees to the County Department of Public Works, Stormwater Management.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- G. 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.
- H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- 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. All inspections required by the building permit shall be completed to the

satisfaction of the County Building Official.

- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 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.

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: _____

Steven Guiney
Deputy Zoning Administrator

Randall Adams
Project Planner

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: 101065

Assessor Parcel Number: 046-241-21

Project Location: 223 Lindero Drive, La Selva beach

Project Description: Proposal to remove an existing addition and to construct a single story addition

Person or Agency Proposing Project: Larry Golden

Contact Phone Number: (831) 426-8460

- 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. ☒ Categorical Exemption

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

F. Reasons why the project is exempt:

Addition to an existing single family dwelling in an area designated for residential uses.

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

Randall Adams, Project Planner

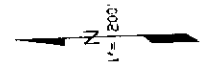
Date: _____

46-24

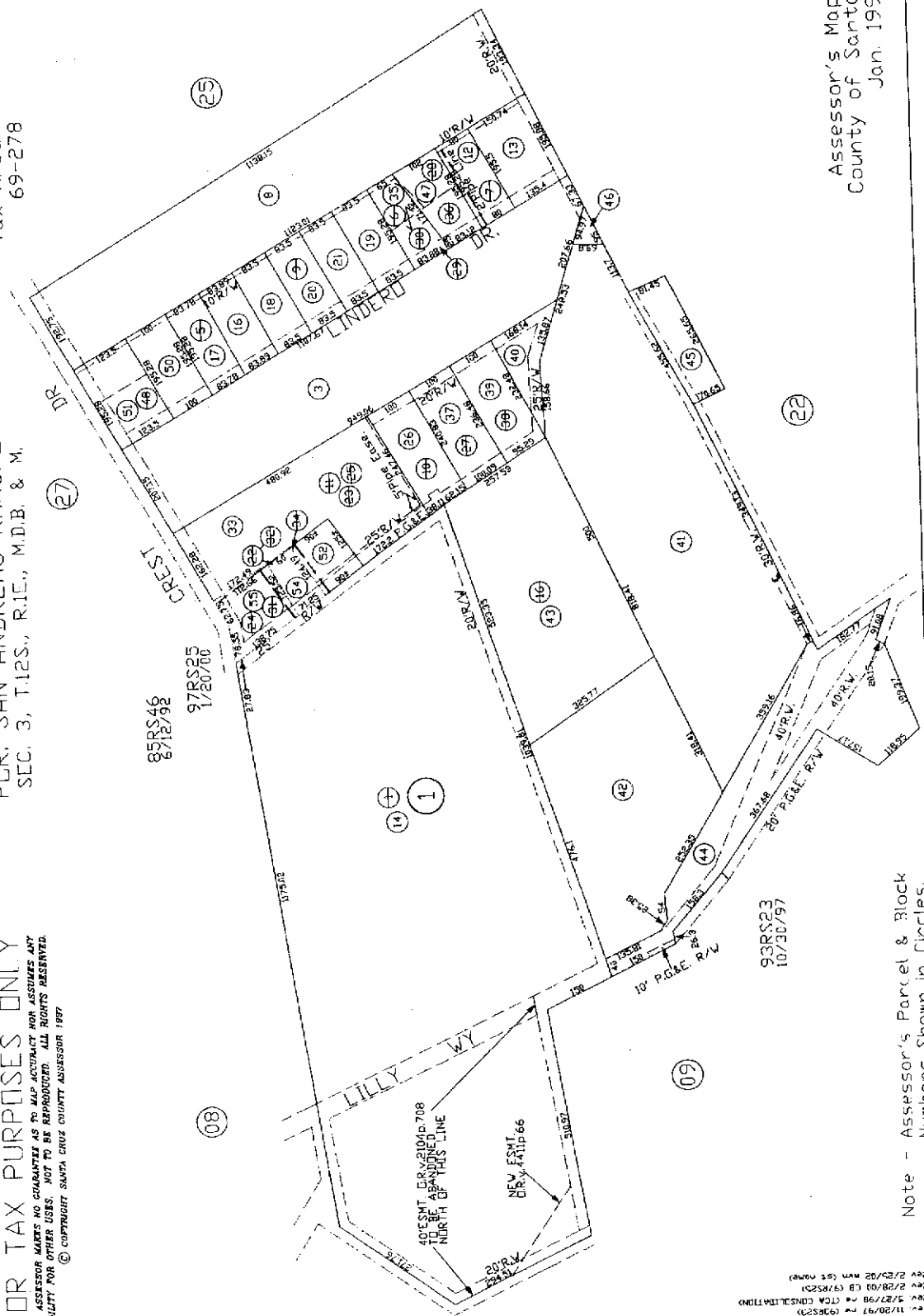
Tax Area Code
69-278

POB. SAN ANDREAS RANCHO
SEC. 3, T.12S., R.1E., M.D.B. & M.

FOR TAX PURPOSES ONLY
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997



Assessor's Map No. 46-24
County of Santa Cruz, Calif.
Jan. 1997



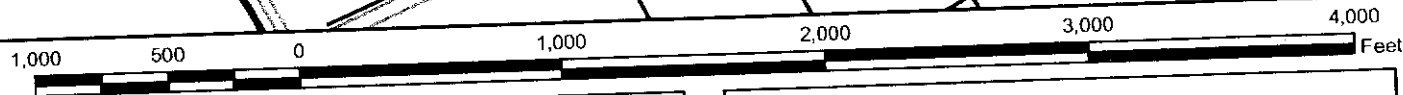
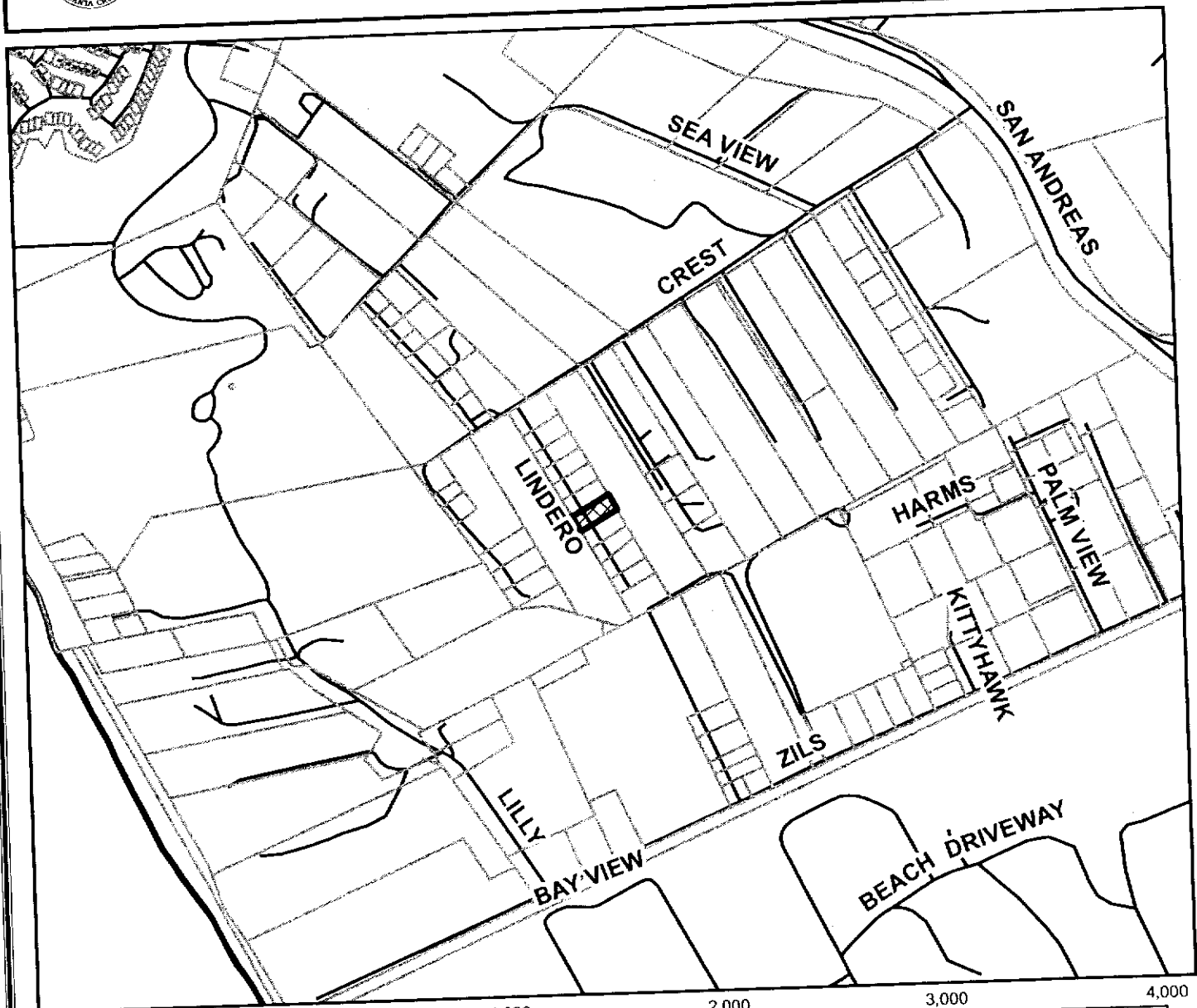
20/25

Electronically Redrawn 1/22/97
Rev. 5/12/97 CB (08/23/97 & 6, LBA 1-54 & 55)
Rev. 11/27/96 CB (08/23/97)
Rev. 2/28/96 CB (08/23/97)
Rev. 2/28/96 CB (08/23/97)
Rev. 2/28/96 CB (08/23/97)





EXHIBIT E

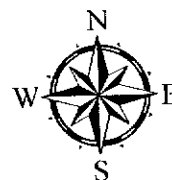


Location Map



LEGEND

-  APN: 046-241-21
-  Assessors Parcels
-  Streets
-  County Boundary

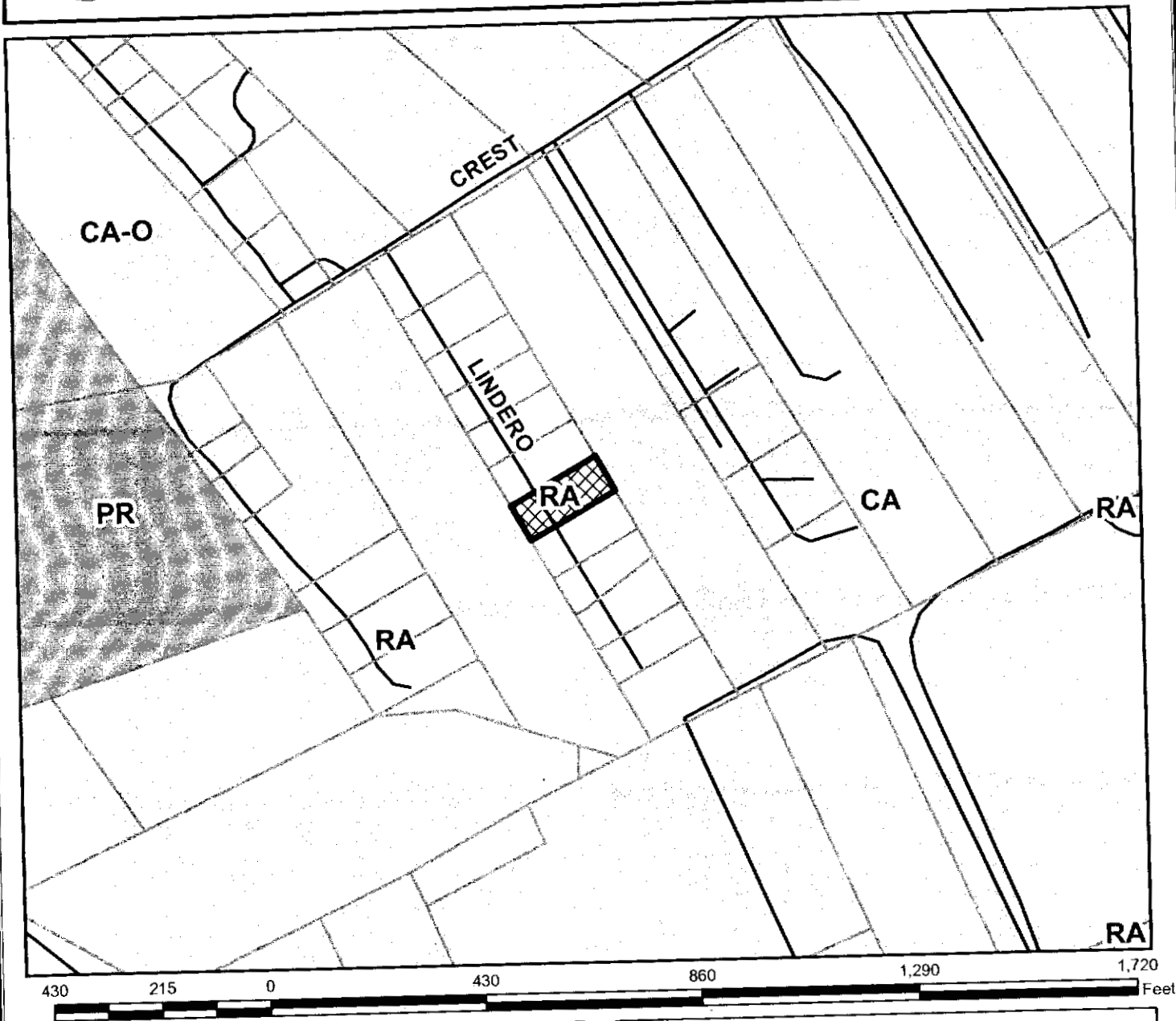


Map Created by
County of Santa Cruz
Planning Department
September 2010

EXHIBIT E



Zoning Map



LEGEND



APN: 046-241-21



Assessors Parcels



Streets

AGRICULTURE RESIDENTIAL

AGRICULTURE COMMERCIAL



PARK

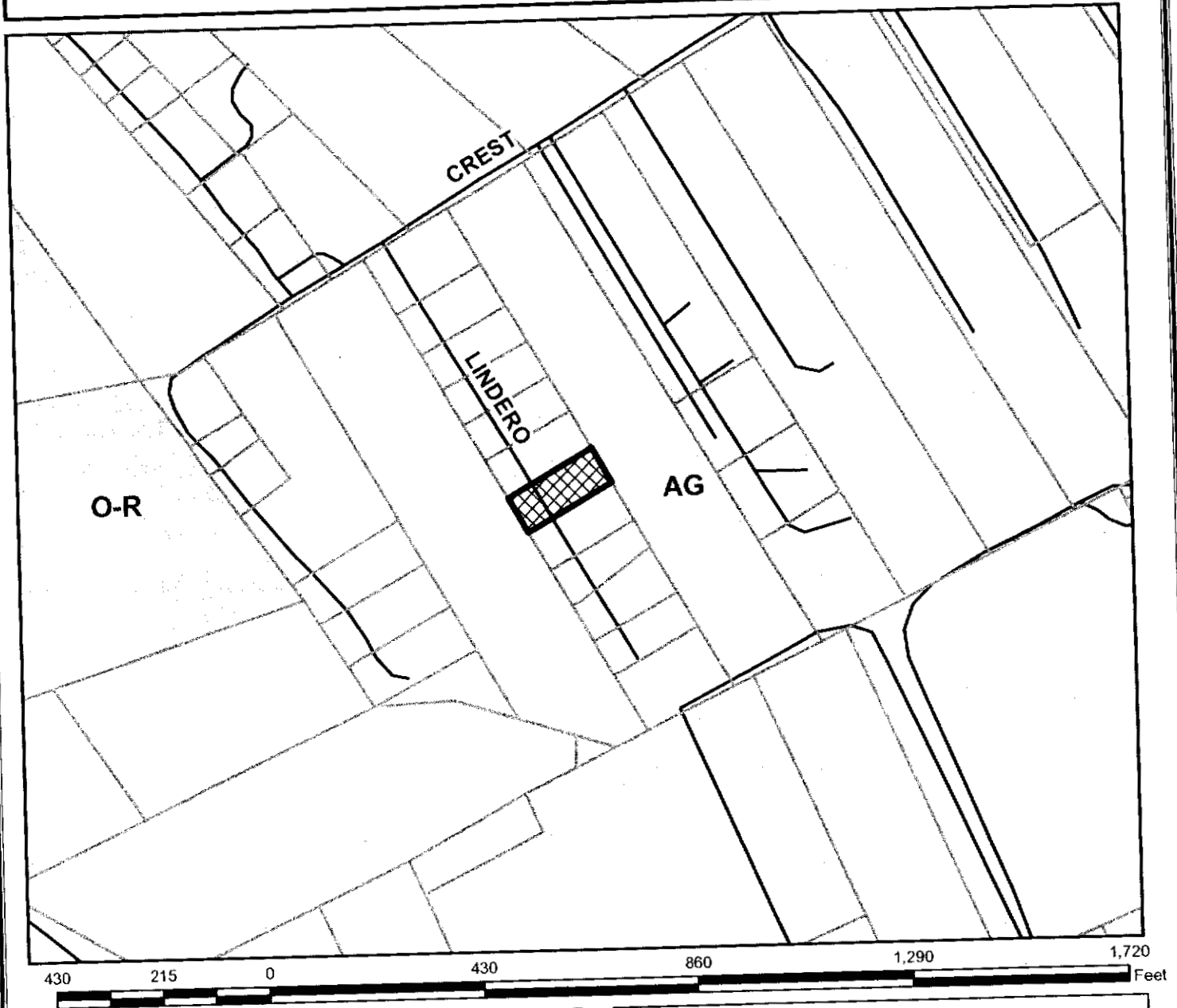


Map Created by
County of Santa Cruz
Planning Department
September 2010

EXHIBIT E



General Plan Designation Map



LEGEND



APN: 046-241-21



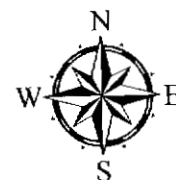
Assessors Parcels



Streets

Agriculture

Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
September 2010

EXHIBIT E



Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

Completeness: A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

Policy Considerations/Compliance: Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

Permit Conditions/Additional Information: These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

Coastal Commission Review

Routing No: 1 | Review Date: 09/14/2010

RANDALL ADAMS (RADAMS) :

Drainage Review

Routing No: 1 | Review Date: 09/14/2010

GERARDO VARGAS (GVARGAS) :

Completeness

Applicaition has been approved for the discretionary stage in regards to drainage.

Miscellenous

No Comment

Environmental Health Review

Routing No: 1 | Review Date: 09/14/2010

JIM SAFRANEK (JSafranek) :

Project is complete.

Conditions:

Prior to building application, the applicant will need to provide a passing septic pumper's report to demonstrate the septic tank is in good condition.

The applicant will also need to upgrade under EHS permit the existing onsite sewage disposal system (wastewater seepage pits). The approved septic system application will be required for an EHS Building Clearance. For septic permitting contact R. Sanchez of EHS at 454-2751.



Environmental Planning

Routing No: 1 | Review Date: 09/14/2010

ROBERT LOVELAND (RLOVELAND) :

Conditions of Approval:

1. Submit a soils report completed by a California licensed geotechnical engineer for review and approval.
2. Submit a detailed grading/drainage and erosion control plan for review and approval.

Fire Review

Routing No: 1 | Review Date: 09/14/2010

ERIN COLLINS (ECOLLINS) :

Project Review

Routing No: 1 | Review Date: 09/14/2010

RANDALL ADAMS (RADAMS) :

Urban Designer Review

Routing No: 1 | Review Date: 09/14/2010

LAWRENCE KASPAROWITZ (LKASPAROWITZ) :