



## Staff Report to the Zoning Administrator

Application Number: **111350**

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**Applicant:** Blake Carpenter  
**Owner:** Kadesh  
**APN:** 028-161-07

**Agenda Date:** 3/16/12  
**Agenda Item #:** 1  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a one story room addition of approximately 499 square feet with a roof top deck to an existing one story single family dwelling.

**Location:** Property located on the east side of 16th Avenue approximately 180 feet south of East Cliff Drive. (226 16th Avenue)

**Supervisory District:** 1st District (District Supervisor: John Leopold)

**Permits Required:** Coastal Development Permit

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 111350, 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<br>determination) |                                     |

### Parcel Information

Parcel Size:	6,621 square feet
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Single family residential neighborhood
Project Access:	16th Avenue
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-6 (Single family residential - 6,000 square feet minimum)

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

Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.   X   Yes      No

### Environmental Information

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

### Services Information

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

### Project Setting & Description

The subject property is located on the east side of 16th Avenue approximately 180 feet south of East Cliff Drive in the Live Oak planning area. The surrounding neighborhood consists of single family dwellings with the exception of two hotels located to the east of 16th Avenue (accessed off Johan's Beach Drive).

This is a proposal to construct a single story addition of approximately 499 square feet to an existing one story single family dwelling of approximately 1,950 square feet. The existing residence contains two bedrooms. A new living room and bathroom is proposed, with no increase in the total number of bedrooms. A Vacation Rental approval (111235) was issued for this property as a two bedroom vacation rental. This proposal does not seek to modify the bedroom count for the Vacation Rental approval (111235).

### Zoning & General Plan Consistency

The subject property is a parcel of approximately 6,621 square feet, located in the R-1-6 (Single family residential - 6,000 square feet minimum) zone district, a designation which allows residential uses. The existing single family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

## **Local Coastal Program Consistency**

The proposed addition is in conformance with the County's certified Local Coastal Program, in that the addition is sited and designed to be visually compatible, in scale with, and integrated with the character of the existing dwelling and the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is located between the shoreline and the first public road with beach access available at Twin Lakes State Beach (including access points at 14th Avenue, Geoffroy Drive, Sunny Cove, and 19th Avenue, in the immediate area). Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. The property is not identified as a priority acquisition site in the County's Local Coastal Program.

## **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 **111350**, 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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Santa Cruz County Planning Department  
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1  
1/12/12



## SITE PLAN

2

EXISTING FLOOR PLAN  
SCALE 1/4" = 1'

DATE: OCTOBER 2011  
APN: 028 161 07

PROJECT:  
KADESH REMODEL / ADDITION  
SANTA CRUZ, CA 95062

CONTACT:  
ROB AND STACY KADESH  
226 16TH AVENUE  
SANTA CRUZ, CA 95062

CARPENTER & CARPENTER  
2320 HARRIS ST. APT. 38003  
FARMING (831) 667-2600  
FAX (831) 662-9080

REVISION

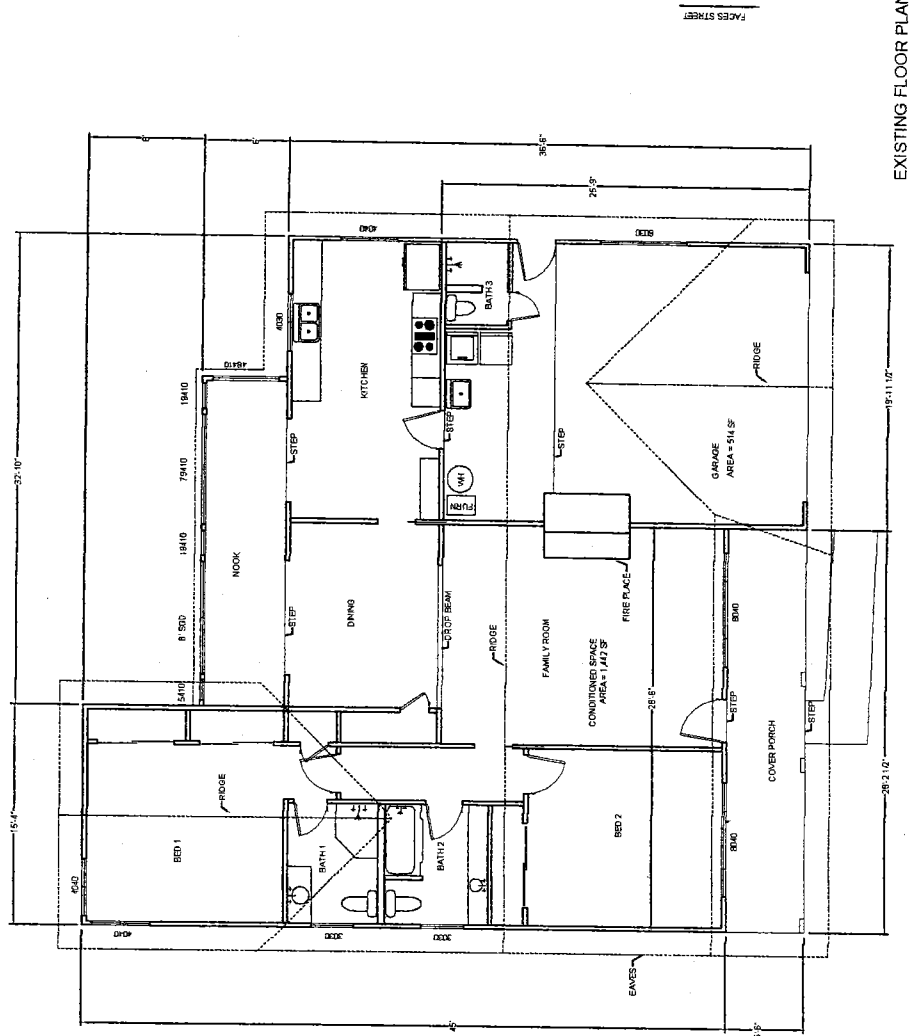


EXHIBIT A

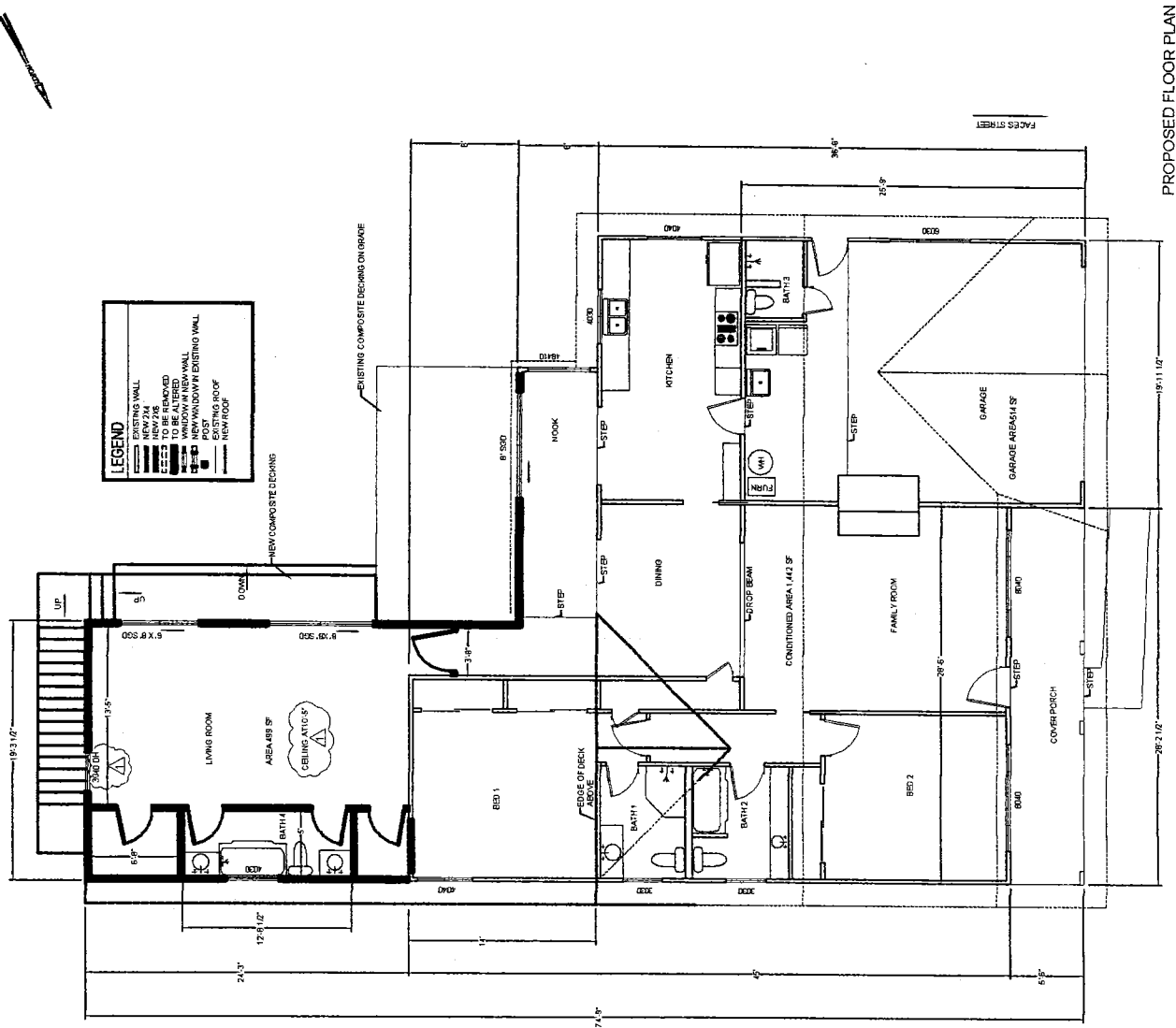
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Santa Cruz, CA 95062  
P: (831) 852-0980  
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REVISION  
1/17/12



LEGEND	
[Solid line]	EXISTING WALL
[Dashed line]	NEW WALL
[Thick solid line]	WALL TO BE REMOVED
[Thin solid line]	WALL TO BE ALTERED
[Thick dashed line]	NEW WALL
[Thin dashed line]	NEW WALL
[Dotted line]	NEW WALL
[Stippled area]	EXISTING ROOF
[Hatched area]	NEW ROOF

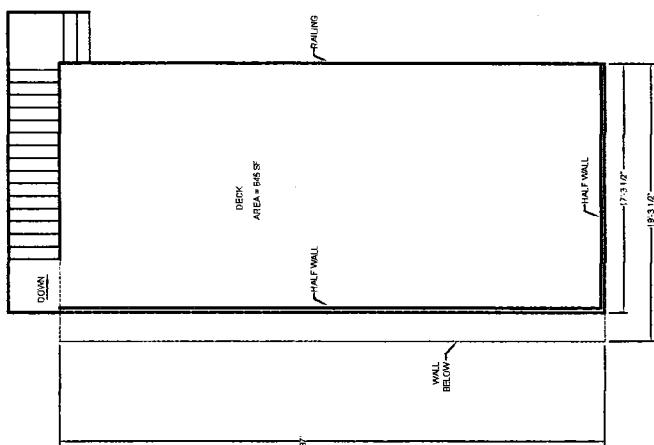


EXHIBIT A

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EXISTING ELEVATIONS  
SCALE 1/4" = 1'

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DATE: OCTOBER 2011

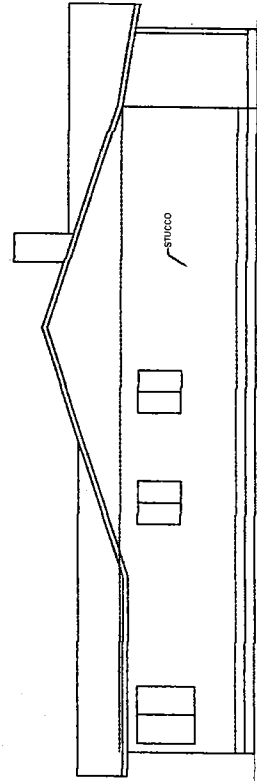
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KADESH REMODEL / ADDITION  
228 18th AVENUE  
SANTA CRUZ, CA 95062

CONTACT:  
ROB AND STACY KADESH  
228 18th AVENUE  
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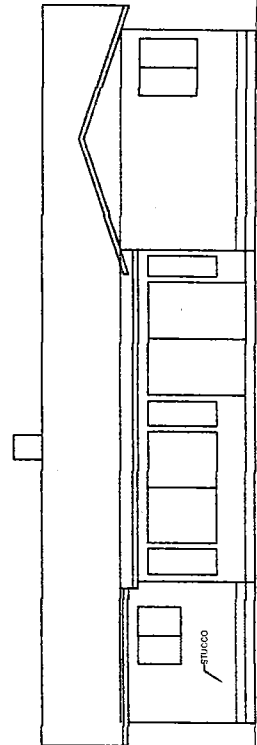
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CARPENTER & CARPENTER  
Phone (831) 682-8080  
Fax (831) 682-8080

REVISION

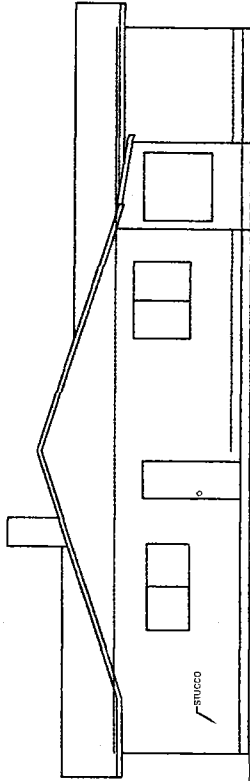
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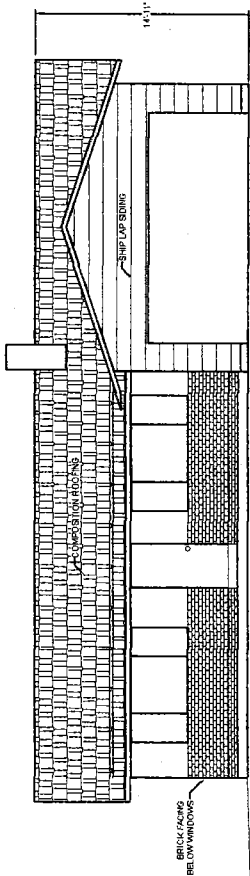
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SOUTH



WEST  
FACES STREET



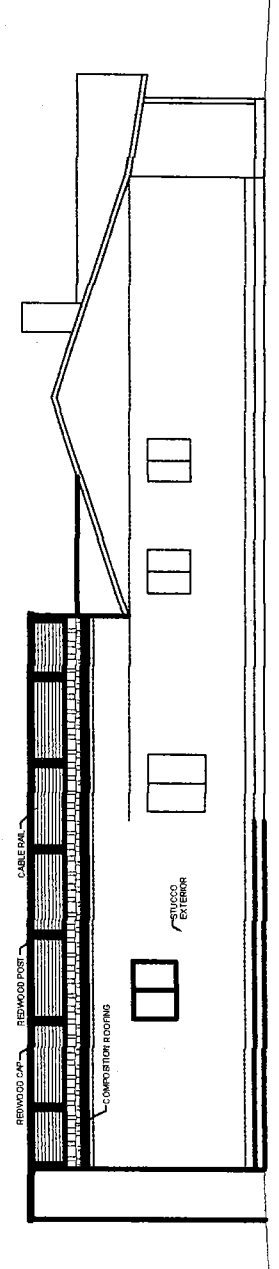
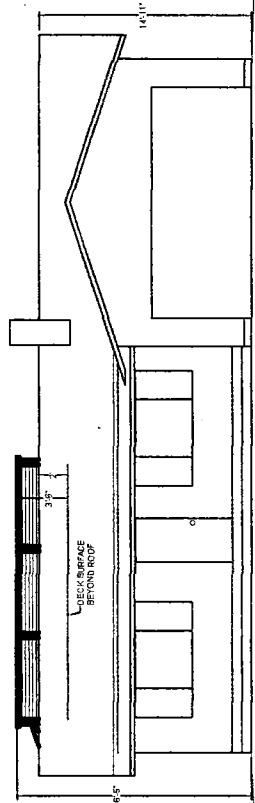
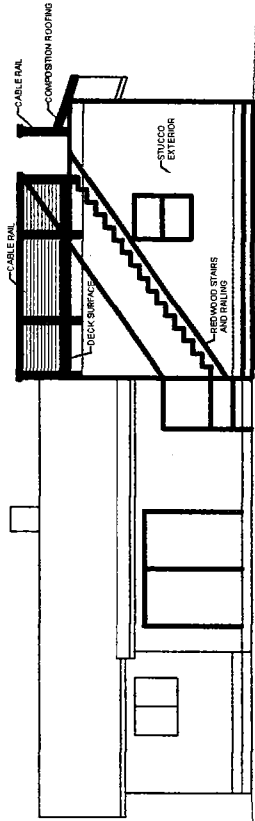
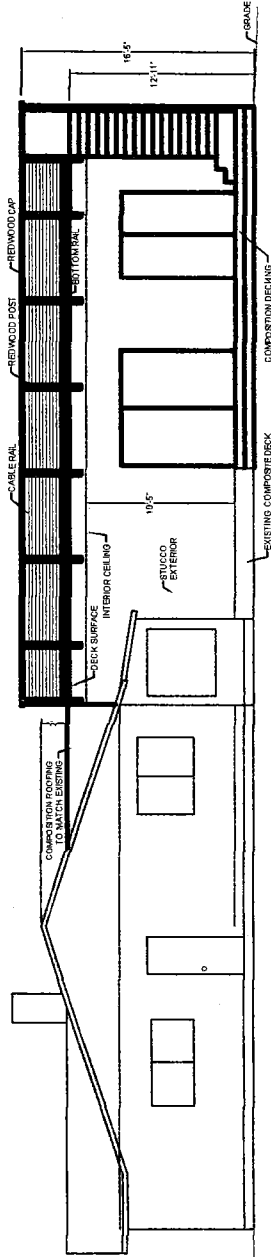


EXHIBIT A



PROJECT: KADESH REMODEL / ADDITION  
226 16th AVENUE  
SANTA CRUZ, CA 95062

CONTACT: ROB AND STACY KADESH  
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REVISION  
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1/12/12



## 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 R-1-6 (Single family residential - 6,000 square feet minimum), a designation which allows residential uses. The existing single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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 existing residence and 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, in that the project site is located between the shoreline and the first public road with beach access available at Twin Lakes State Beach (including access points at 14th Avenue, Geoffroy Drive, Sunny Cove, and 19th Avenue, in the immediate area). Consequently, the single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

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, and integrated with the character of the existing residence and the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single family residential - 6,000 square feet minimum) zone district, 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 in the area, and the design submitted is consistent 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 these amenities.

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 and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single family residential - 6,000 square feet minimum) zone district as the primary use of the property will continue to 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 Urban Low Density Residential (R-UL) 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 resulting structure will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed addition will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the resulting structure will comply with the site standards for the R-1-6 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 addition will be to an existing single family dwelling. The expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day (1 peak trip per dwelling unit). The project will not adversely impact existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed addition is to an existing single family dwelling located in a mixed neighborhood that contains a variety of architectural styles. The existing single family dwelling, including 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.

County Code section 13.11 does not apply to this project.

## Conditions of Approval

Exhibit A: Project Plans "Kadesh Remodel/Addition", prepared by Carpenter & Carpenter, 5 sheets, revised 1/12/12.

- I. This permit authorizes the construction of a single story addition of approximately 499 square feet, with a single story roof top deck, to an existing one story single family dwelling. The addition includes a living room and bathroom and does not increase the number of bedrooms in the existing two bedroom residence. **Conversion of the living room to a bedroom at a later date will require a Building Permit, including the payment of all applicable capital improvement fees and compliance with off-street parking requirements on the project site.** 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. Obtain an Encroachment Permit from the Department of Public Works for any off-site work performed in the County road right-of-way.
  - D. 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. One elevation shall indicate materials and colors as they were approved by

this Discretionary Application. Exterior colors and materials shall match the existing dwelling.

2. Grading, drainage, and erosion control plans.
  3. 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 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - E. 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.
  - F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. 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. 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.

Application #: 111350  
APN: 028-161-07  
Owner: Kadesh

**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, AICP  
Deputy Zoning Administrator

\_\_\_\_\_  
Randall Adams  
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: 111350  
Assessor Parcel Number: 028-161-07  
Project Location: 226 16th Avenue

**Project Description: Proposal to construct a 1 story room addition of approximately 400 square feet with a roof top deck.**

**Person or Agency Proposing Project: Blake Carpenter**

**Contact Phone Number: (831) 359-8080**

- 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 3 - New Construction or Conversion of Small Structures (Section 15303)

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

Addition to an existing residence in an area designated for residential development

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

\_\_\_\_\_  
Randall Adams, Project Planner

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



**FOR TAX PURPOSES ONLY**

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POR. OF N.E. 1/4 SEC. 20,  
 T.11S., R.1W., M.D.B. & M.

Tax Area Code  
 82-040

28-16

SEVENTEENTH  
 AVE

71MB28  
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 27

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 41

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TR# 57 SANTA MARIA CLIFFS  
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PRIETA POINT DIV.  
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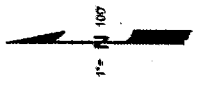
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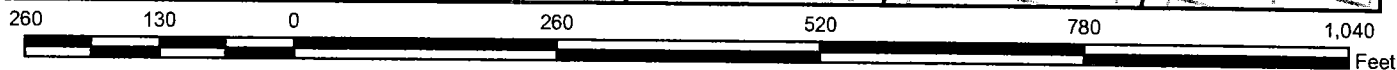
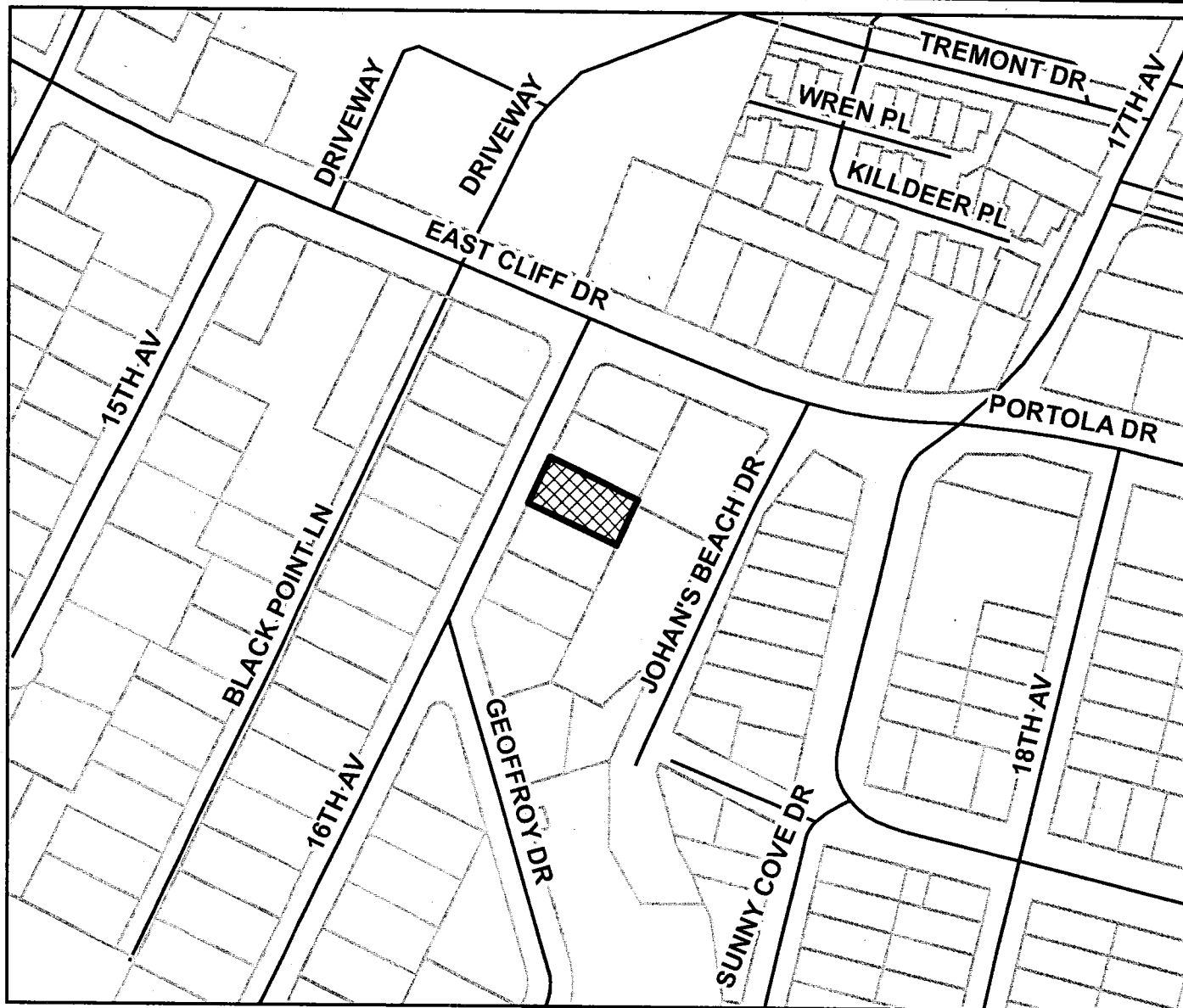
Assessor's Map No. 28-16  
 County of Santa Cruz, Calif.  
 Aug. 1998

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

EXHIBIT E



# Location Map



## LEGEND



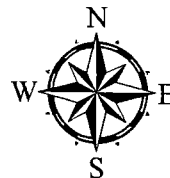
APN: 028-161-07



Assessors Parcels



Streets

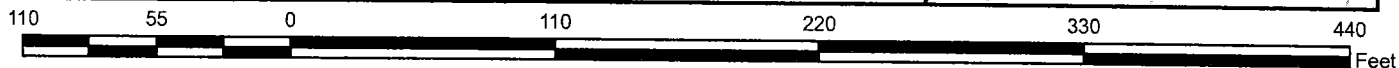
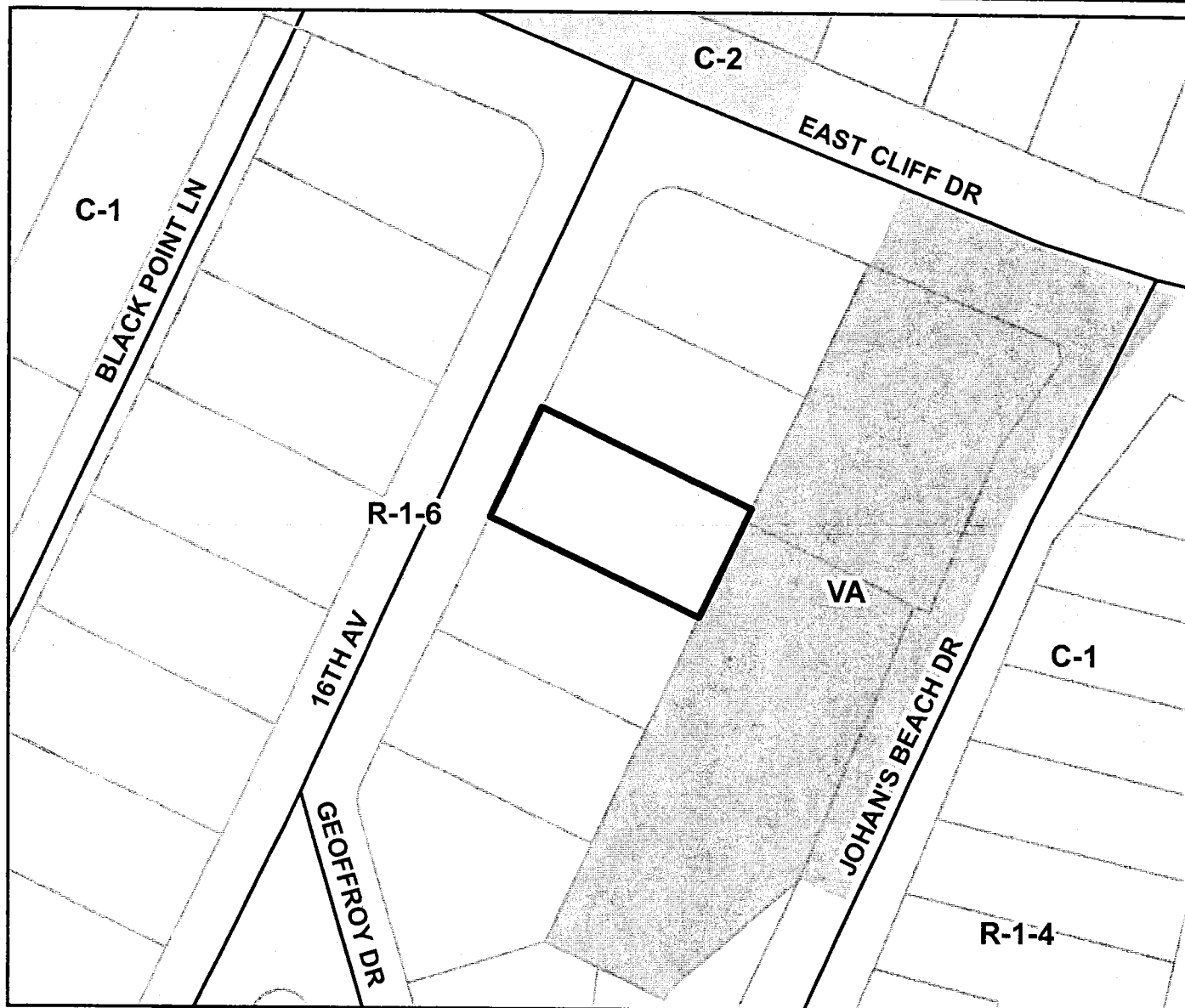


Map Created by  
County of Santa Cruz  
Planning Department  
November 2011

EXHIBIT E



# Zoning Map



## LEGEND



APN: 028-161-07



Assessors Parcels



Streets

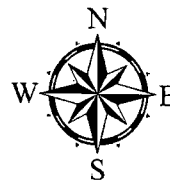
RESIDENTIAL-SINGLE FAMILY

COMMERCIAL-NEIGHBORHOOD

COMMERCIAL-COMMUNITY



COMMERCIAL-VISITOR ACCOM.

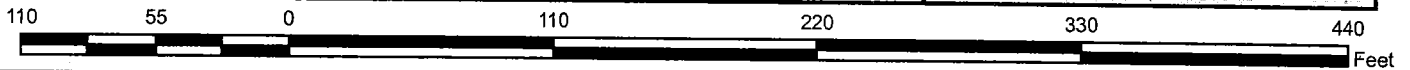
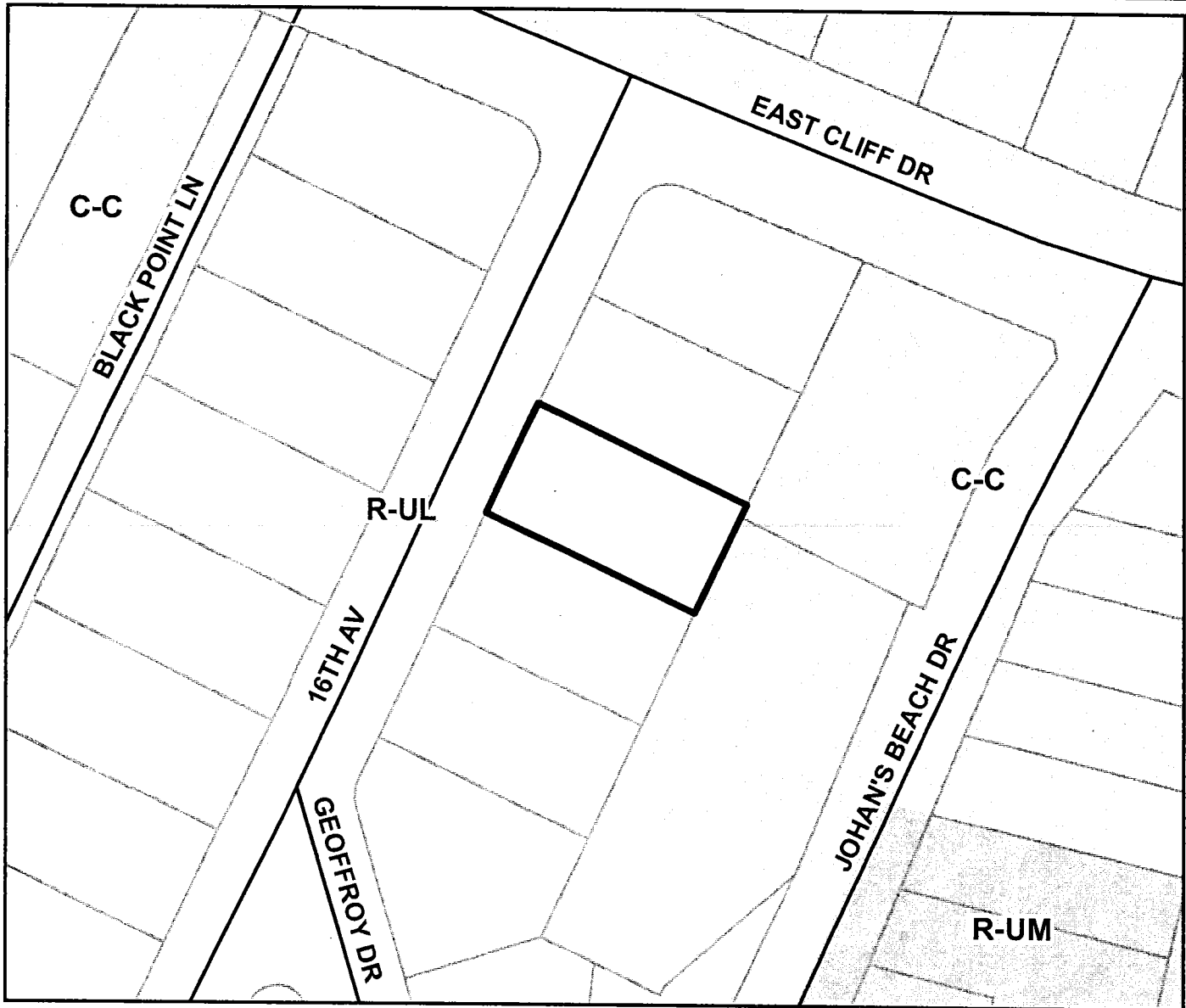


Map Created by  
County of Santa Cruz  
Planning Department  
November 2011

EXHIBIT E



# General Plan Designation Map



## LEGEND



APN: 028-161-07



Assessors Parcels



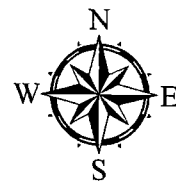
Streets

Residential - Urban Low Density

Commercial-Community



Residential - Urban Medium Density



Map Created by  
County of Santa Cruz  
Planning Department  
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EXHIBIT E