



Staff Report to the Zoning Administrator

Application Number: **131251**

Applicant: Heidi Spicer, Architect
Owner: Jacob and Lorena Russo
APN: 041-251-19

Agenda Date: October 4, 2013
Agenda Item #: 4
Time: After 9:00 a.m.

Project Description: The proposal is to convert an existing 344 square foot garage to habitable space, to construct 408 square feet of habitable room additions and a 572 square foot detached garage. This requires the approval of a Variance to reduce the required front yard setback from 20 feet to around 15 feet 1 inch to the existing garage and new habitable area, in the Agricultural zone district.

Location: Property located on the northeast side of an unnamed right-of-way at about 270 feet from the intersection with Freedom Boulevard (6932 Freedom Boulevard) at about 0.4 miles northeast of the intersection with Mariner Way.

Supervisory District: Second District (District Supervisor: Zach Friend)

Permits Required: Variance
Technical Reviews: none

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131251, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	14,582 square feet
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Residential
Project Access:	Unnamed right-of-way/Freedom Boulevard
Planning Area:	Aptos

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

Land Use Designation: R-R (Rural Residential)
Zone District: A (Agriculture)
Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Parcel slopes towards the southeast but has been terraced to create a level building site resulting in slopes of over 30% southeast of the existing dwelling.
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: ☐ Inside ☒ Outside
Water Supply: Central Water District
Sewage Disposal: Septic system
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Outside

History

The original single-story house on the parcel was constructed in 1959. Building Permit #89706 was issued in 1989 to convert the original family room to a garage and to remodel two bathrooms into 1 bathroom. Change Order # 90855 was also issued to add a half bath in the new garage. Subsequently the entire house was completely remodeled and upgraded pursuant to Building Permit #149503, issued in 2008. Bay windows were added at the living room and bedrooms, a portion of the attached garage was converted to a pantry/laundry room, a hallway and an office, in addition, one bathroom was converted back to two bathrooms to result in the current configuration of the dwelling.

Project Setting

The existing single-family dwelling is one of four single-family homes accessed via a narrow paved road developed within a 30 foot wide private right-of-way that runs uphill from Freedom Boulevard, terminating at the gated entrance to neighboring parcel APN 041-251-38. The road is narrow and moderately steep, with an average grade of between 15% and 30%. Due to the slope, the three homes that have been built on the northeast side of the road are located on graded level pads that are separated by steeper slopes that exceed 30% and in some places exceed 50%. The area surrounding the subject property is characterized by open grassed plots and residential garden areas with many mature trees that include oaks, pine and cypress. Along Freedom

Boulevard at the entrance to the private road there are several large oak trees that completely overhang the entrance to the private road, as well as a steep bank with low growing vegetation at the corner, so that the subject property is virtually invisible from Freedom Boulevard. In addition, due to the slopes and mature vegetation on the parcels, the subject property is not clearly visible from adjacent dwellings along the private drive or from the house on the adjacent parcel to the southwest. The structure is only visible from the private road adjacent to the parcel and from the driveway of the adjacent house that runs parallel to the private road and beyond an open wire fence.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 14,582 square feet, located in the A (Agriculture) zone district, a designation which allows residential uses. A Single-family dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

As set out in County Code section 13.10.313(A)(1), within the Agriculture zone district, on legal lots of record of less than two and one-half acres in size, the effective site standards are those for the closest residential zone district based on the size of the parcel. Therefore, this parcel that has a parcel size of 14,582 square feet is subject to the site and structural standards for the R-1-10 – R-1-15.9 zone district. The site standards of the R-1-10 – R-1-15.9 zone district require setbacks of 20 feet from the front property line/right-of-way, 10 feet from the side property lines and 15 feet from the rear property line. However, as developed, the northeast (rear) elevation is less than five feet from the property line and the southwest (front) wall of the dwelling is located a little over 15 feet from the edge of the front property line/right-of-way, although the existing structure meets the required side yard setbacks. Therefore the dwelling is currently nonconforming to current site standards.

Discussion and Analysis

The proposal is to convert the existing garage, an area of the house that was originally constructed as a living room, back to habitable area to be used again as a living room. In addition, the project includes the construction of one additional bedroom, a small extension at the new living room and a detached garage, which will replace the existing garage and provide additional covered parking and storage.

Due to the location of the existing structure, the associated septic system, adjacent steep slopes and the location of the existing garage entrance, the only way to construct a logical addition to the house is to convert the existing garage back to habitable area and to construct additions on either side of the existing garage structure where the site is roughly level and to then construct a replacement garage. As proposed, the additions to the house will extend the front wall line of the existing structure, which has a setback of around 15 feet 1 inch to the front property line/right-of-way. The additions will be parallel with the front property line and will not extend any closer to the right-of-way than the existing structure. Therefore, because the proposed additions will be partly located within the required 20 foot front yard setback, a Variance is required to be approved to allow for reduced setbacks. The proposed replacement garage will be constructed to comply with the required setbacks and therefore does not require Variance approval. Variance findings are included as Exhibit B of this report.

The resulting dwelling will be a moderately sized one story structure with a detached one story garage that will not be out of character with other single-story single-family homes in the neighborhood. In addition, due to the steep slopes in the area and because of existing trees and other vegetation, the proposed dwelling will continue to not be visible in views from other homes on the street or in the vicinity of the project site.

Environmental Review

Environmental Review has not been required for the proposed project since, as proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 3, New Construction or Conversion of Small Structures (15303), in that the proposed additions to the existing dwelling and the proposed detached garage will not cause environmental impact due to the small scale of the project.

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 **131251**, 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

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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: 131251

Assessor Parcel Number: 041-251-19

Project Location: 6932 Freedom Boulevard, Aptos, CA

Project Description: Convert an existing 344 square foot garage to habitable space and construct 408 square feet of habitable room additions and a 572 square foot detached garage.

Person or Agency Proposing Project: Heidi Spicer, Architect

Contact Phone Number: (831) 424 2020

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

F. Reasons why the project is exempt:

Additions to an existing single-family residence and a detached garage in a zone district that allows for residential uses.

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

Lezanne Jeffs, Project Planner

Date: _____

Variance Findings

1. **That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

The project is located on a parcel that is zoned A (Agriculture), a designation that allows for residential uses. A single-family dwelling is a principal permitted use within an agricultural zone district and the proposed additions to the existing house and the detached garage, which will be used in conjunction with the dwelling, are consistent with the allowed uses on the parcel. This zoning is consistent with the site's R-R (Rural Residential) General Plan designation.

The special circumstance that applies to this lot is that there are no other locations on the parcel where the proposed additions and garage could reasonably be located, because there are constraints to development on all sides of the existing structure. The existing house is nonconforming to the currently adopted site standards for the parcel in that the northeast (rear) elevation is within the required 15 foot rear setback, less than five feet from the property line, and the southwest (front) wall of the dwelling is located within the required 20 foot front setback, a little over 15 feet from the edge of the front property line/right-of-way. Therefore no addition could be constructed at the rear of the dwelling, and the area where a conforming addition could be constructed at the front of the dwelling is severely restricted. In addition to the restrictions imposed by the site development standards, the land immediately southeast of the dwelling slopes away steeply with a grade of close to 50%, and the area adjacent to the northwest of the dwelling is developed with the septic system that serves the house.

As a result, the only location where a conforming addition could be constructed that would not impact the septic system or require development on steep slopes is an area towards the front of the parcel, northwest of the existing structure on a portion of the existing driveway and yard area. However, a habitable room addition in this location would not be practical, since it would almost completely block the entrance to the existing garage. Further, it would not be feasible to relocate the garage entrance to the front wall of the structure since the existing single-car garage would not have sufficient depth to accommodate a vehicle if the doors were located at the front elevation without either extending the garage towards the street or deleting a portion of the existing living area of the house. In addition, a new driveway would then be required which, due to the slope of the road, would likely require a significant amount of grading and result in a steeply sloped garage forecourt area.

Therefore, in order to add additional habitable area, a replacement garage is proposed to be constructed in the area that conforms to all site and development standards and the existing garage is to be converted back to its original use as a living room, a small addition to the living area is to be constructed at the northwest elevation and one additional bedroom will be constructed southeast of the garage on a roughly level area bounded by the existing dwelling and garage. To construct rooms with sufficient depth to be functional, the additions need to extend to the existing front wall line of the dwelling. This requires the approval of a Variance in that, the existing front wall has a nonconforming front yard setback of around 15 feet, 1 inch and therefore a portion of the new additions will be within the required 20 foot front yard. The proposed additions will be parallel to the front property line, and will not extend any closer to the

front property line or right-of-way than the existing structure. The resulting dwelling will be a moderately sized one story structure with a detached one story garage that will not be out of character with other single-story single-family homes in the neighborhood.

Therefore, this finding can be made.

2. **That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.**

A single-family dwelling is an allowed use within an agricultural zone district. The Variance will allow for the construction of additions totaling less than 500 square feet to the existing home in conjunction with the conversion of the existing garage back to its former use as a living room. In addition, a replacement garage is to be constructed that will conform to all site and development standards. The proposed additions to the dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space in that the proposed single-story additions will be parallel to the front property line, and will not extend any closer to the front property line or right-of-way than the existing structure. The additions will conform to the required side and rear setbacks and all other site and development standards for the parcel. The proposed additions will not impact neighboring properties in that the closest adjacent dwelling is located approximately 120 feet to the west beyond a landscaped area with trees. In addition, due to the steep slopes in the area and because of existing trees and other vegetation, the proposed dwelling will continue to not be visible in views from other homes on the street.

The proposed additions will not be materially detrimental to public health safety and welfare or injurious to property or improvements in the vicinity in that the proposed additions are to be located no closer to the street than the existing structure and will therefore not impair sight lines along the private access road.

Therefore this finding can be made.

3. **That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.**

The granting of a Variance to reduce the required 20 foot front setback to 15 feet, 1 inch will not constitute a grant of special privilege to this parcel since there is no other feasible location for the proposed addition as set out above. The proposed conversion of the existing garage back to a living room and the construction of additions that total less than 500 square feet will result in a moderately sized one story structure with a detached one story garage that will not be out of character with other single-story single-family homes in the neighborhood. Further, the existing dwelling was legally constructed within the front setback and the proposed additions will not extend any closer to the front property line than the existing nonconforming front wall of the structure.

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 that allows for residential uses. 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 detached garage meets all site and development standards for the zone district and additions to the existing single-family dwelling meet all current side and rear yard setbacks for the property that ensure access to light, air, and open space in the neighborhood. Where additions are to be constructed adjacent to the existing nonconforming portion of the structure that is within the front yard setback, the additions will not encroach any closer to the street than the original dwelling and will not materially change the impact of the dwelling as it currently exists. The resulting dwelling will be a moderately sized one story structure with a detached one story garage that will continue to not be visible in views from other homes on the street due to the steep slopes in the area and because of existing trees and other vegetation in the neighborhood.

Therefore the proposed additions will not be materially detrimental to public health, safety and welfare or injurious to property or improvements in the vicinity and will not impair sight lines along the private access road in that the proposed additions are to be located no closer to the street than the existing structure that is set back around 30 feet from the travelled roadway.

- 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 remodeled single-family dwelling and detached garage, and the conditions under which they will be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the A (Agriculture) zone district as the primary use of the property will be one single-family dwelling and one non-habitable accessory structure. However, the existing dwelling is nonconforming to current site standards in that it is within the required front and rear yard setbacks for the zone district. Due to the location of the existing structure, the associated septic system, adjacent steep slopes and the location of the existing garage entrance, the only way to construct a logical addition to the house is to extend the structure into the level areas that lie either side of the existing garage, to convert the garage back to habitable area and to then construct a replacement garage. The proposed construction will comply with the required lot coverage, floor area ratio and height requirements for the zone district and will also meet the required side yard rear yard setbacks. However, a Variance is required to reduce the required front yard setback from 20 feet to around 15 feet 1 inch. A full list of Variance findings is included with this report.

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 Rural Residential (R-R) land use designation in the County General Plan.

As specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), the proposed garage and additions to the single-family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that, with the exception of nonconforming portions of the existing structure and a small area of addition that will be within the required front yard setback, the dwelling will meet all current site and development standards for a parcel of less than two and one half acres in size within the Agricultural zone district. A Variance has been granted (see Variance findings) for that portion of the proposed additions that will be within in the setback area and these additions will not adversely shade adjacent properties, and will meet current side and rear setbacks for the zone district.

The proposed single-family dwelling 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 proposed additions to the existing single-family dwelling are located on a parcel of less than two and one half acres in size in the Agriculture zone district and if re-oriented on the parcel could comply with the site standards for the closest residential zone district based upon the size of the parcel (including setbacks, lot coverage, floor area ratio, height, and number of stories). The resulting dwelling will be a moderately sized one story structure with a detached one story garage that will not be out of character with other single-story single-family homes in the neighborhood and 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 additions to the single-family dwelling and detached garage are to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to change or 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 structure is located in a neighborhood containing mostly single-story homes that have a variety of architectural styles. The proposed single-story detached garage and additions to the existing single-family dwelling are 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 proposed Single-family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. As is true for the dwelling as it currently exists, due to the steep slopes in the area and because of existing trees and other vegetation, the proposed dwelling will continue to not be visible in views from other homes on the street and will have minimal impact in views from the private street. In addition, the subject property is virtually invisible from Freedom Boulevard due to vegetation on the steep bank at the corner and several large oak trees at the entrance to the private road, that completely surround and overhang the lower portion of the street.

Conditions of Approval

Exhibit D: Seven sheets prepared by Heidi Anderson Spicer, Architect, dated 8/7/1, four sheets as revised 9/3/13 and one sheet prepared by Michael F. Beutz C.E. dated 2008.

- I. This permit authorizes the construction of a detached garage and additions to an existing single-family dwelling. 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 final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. The building plans must include recognition of the rear deck area that was constructed at some time after 2007 without permits.
 2. Submit a Geotechnical (soils) Report for review and approval by the Planning Department.
 3. Details showing compliance with fire department requirements.
 - B. Meet all requirements of the County Department of Public Works, Stormwater Management.
 - C. The project results in one additional bedroom. Submit an application to Environmental Health to obtain approval for upgraded sewage disposal system. The application is required to be approved prior to Building plan approval.

- D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - E. Pay the current fees for Parks and Child Care mitigation for one bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - F. Provide required off-street parking for three 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.
 - G. 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.
 - H. Complete and record a Declaration of Restriction to construct a non-habitable garage. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- 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 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- 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.

Application #: 131251
APN: 041-251-19
Owner: Jacob ad Lorena Russo

Approval Date: _____

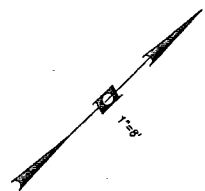
Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Lezanne Jeffs
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.

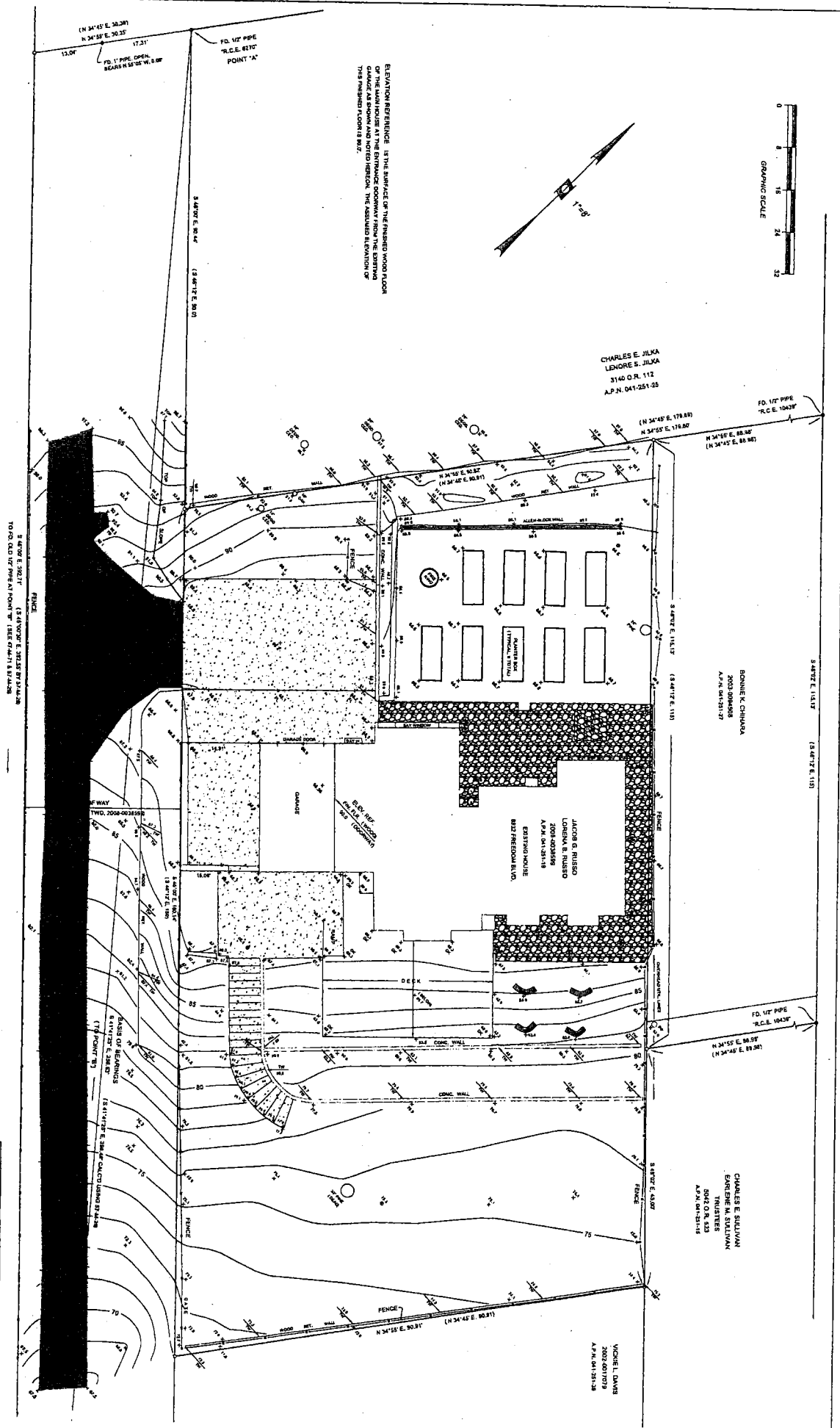


ELEVATION REFERENCE: THE SURFACE OF THE FINISHED WOOD FLOOR
 IS USED AS THE ELEVATION REFERENCE FROM THE EXISTING
 GRADE AS SHOWN AND NOTED HEREON. THE FINISHED ELEVATION OF
 THIS FINISHED FLOOR IS 81.27.

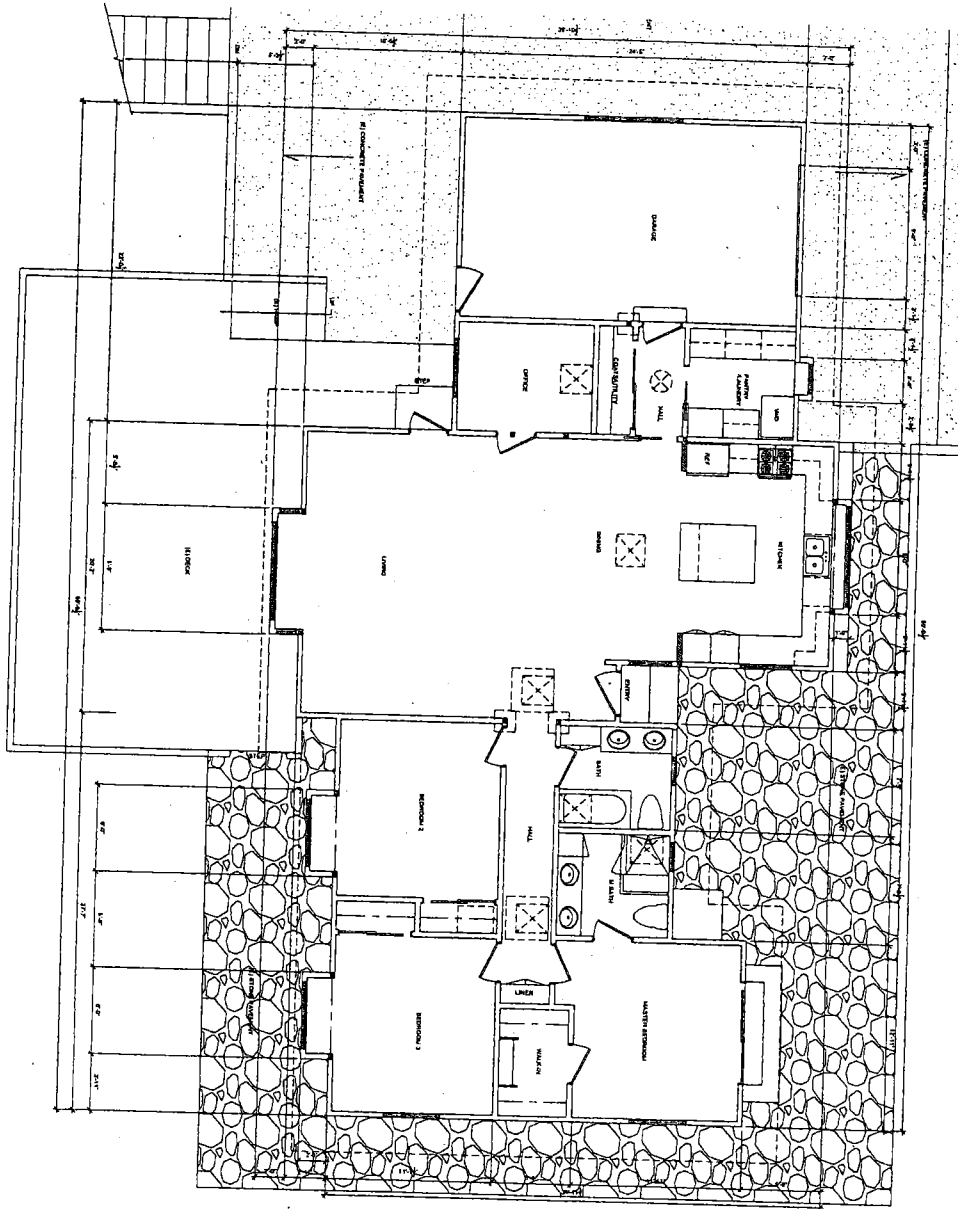
- LEGEND**
- Indicates survey monument found as noted hereon.
 - Indicates nothing found or set.
 - (1) Indicates record data based on deeds or maps shown.
 - Indicates spot elevation of existing surface.

BAIS OF BEARINGS: SOUTH 41° 41' 22" EAST
 ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINT "X" AND POINT "Y"
 BASED ON RECORD OF SURVEY MAP
 FILED IN VOLUME 27 OF PUBLIC RECORDS OF SAN DIEGO COUNTY RECORDS, AND AS SAID
 BEARING HAS BEEN CALCULATED BASED ON SAID MAP.

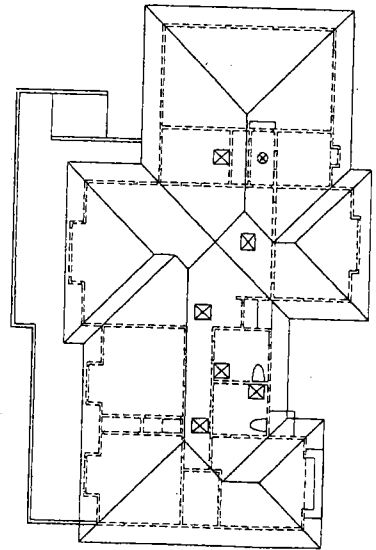
SURVEYOR'S MAP
 SHOWING BOUNDARY & TOPOGRAPHY ON
 LANDS DESCRIBED IN THE DEED TO
 JACOB G. RUSSO & LORENA B. RUSSO
 (DOCUMENT 2004-00389 OF OFFICIAL RECORDS
 SEC. 17, T1S, R1E, M3S, SAN
 DIEGO COUNTY, CALIFORNIA
 SCALE: 1" = 100' ±
 BY MICHAEL F. BEUTZ, C.E.
 JAN 17, 2013
 SHEET 1 OF 1



EXISTING FLOOR PLAN
1/4" = 1'-0"



EXISTING ROOF PLAN
1/8" = 1'-0"



EC1

RUSSO RESIDENCE
6932 FREEDOM BLVD
APTOS, CA 95003

APN# 041 - 251 - 19

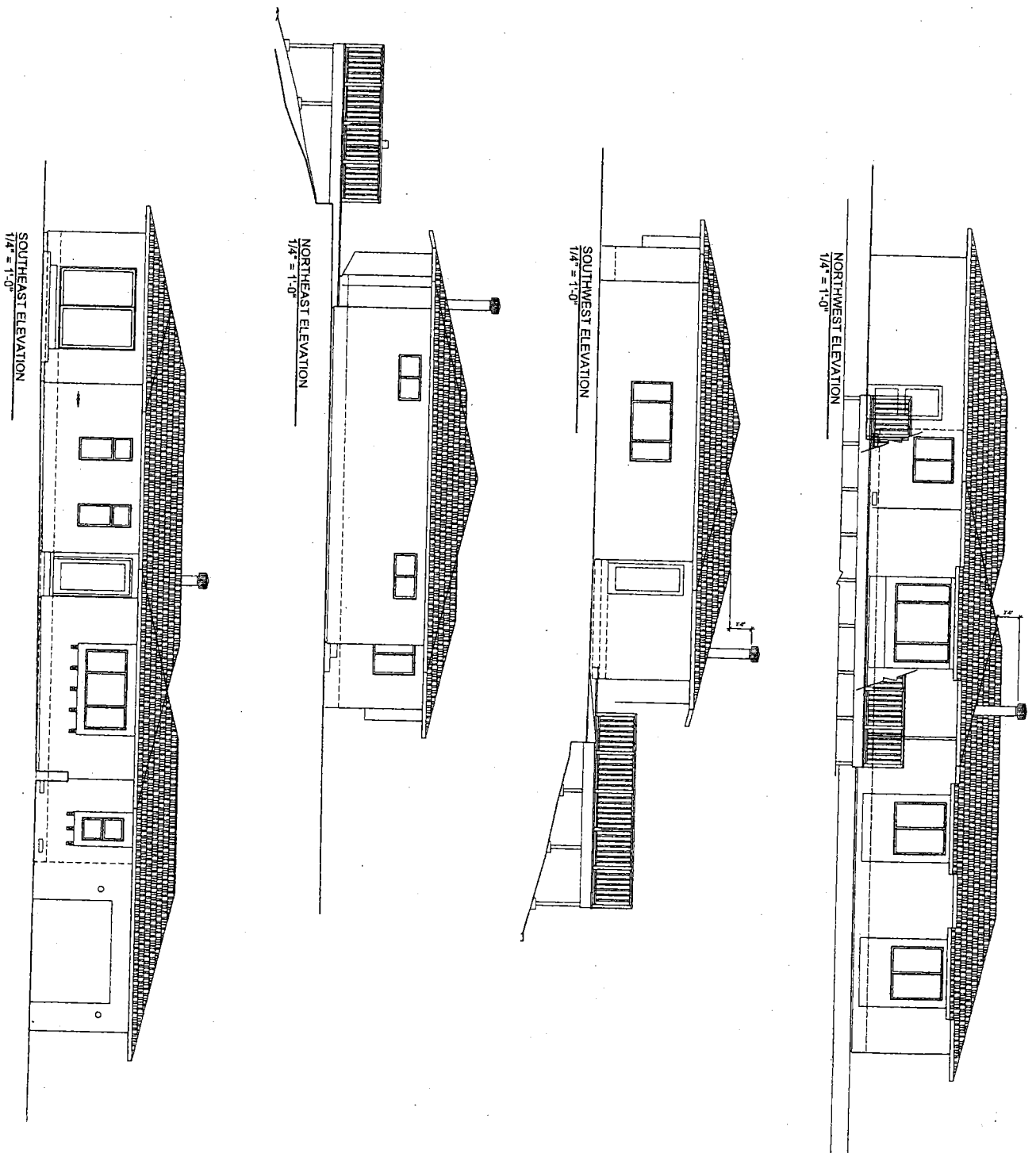
EXISTING CONDITIONS
1/4" = 1'-0"



Anderson Spicer
Architect
12345 Main Street
Aptos, CA 95003
Tel: 408.123.4567
Fax: 408.123.4568

ANDERSON
SPICER

DATE: 08/07/2013
REVISION:
DRAWN: DISCH, APF

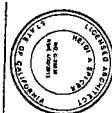


EC2

RUSSO RESIDENCE
6932 FREEDOM BLVD
APTOS, CA 95003

APN# 041 - 251 - 19

EXISTING ELEVATIONS
1/4" = 1'-0"

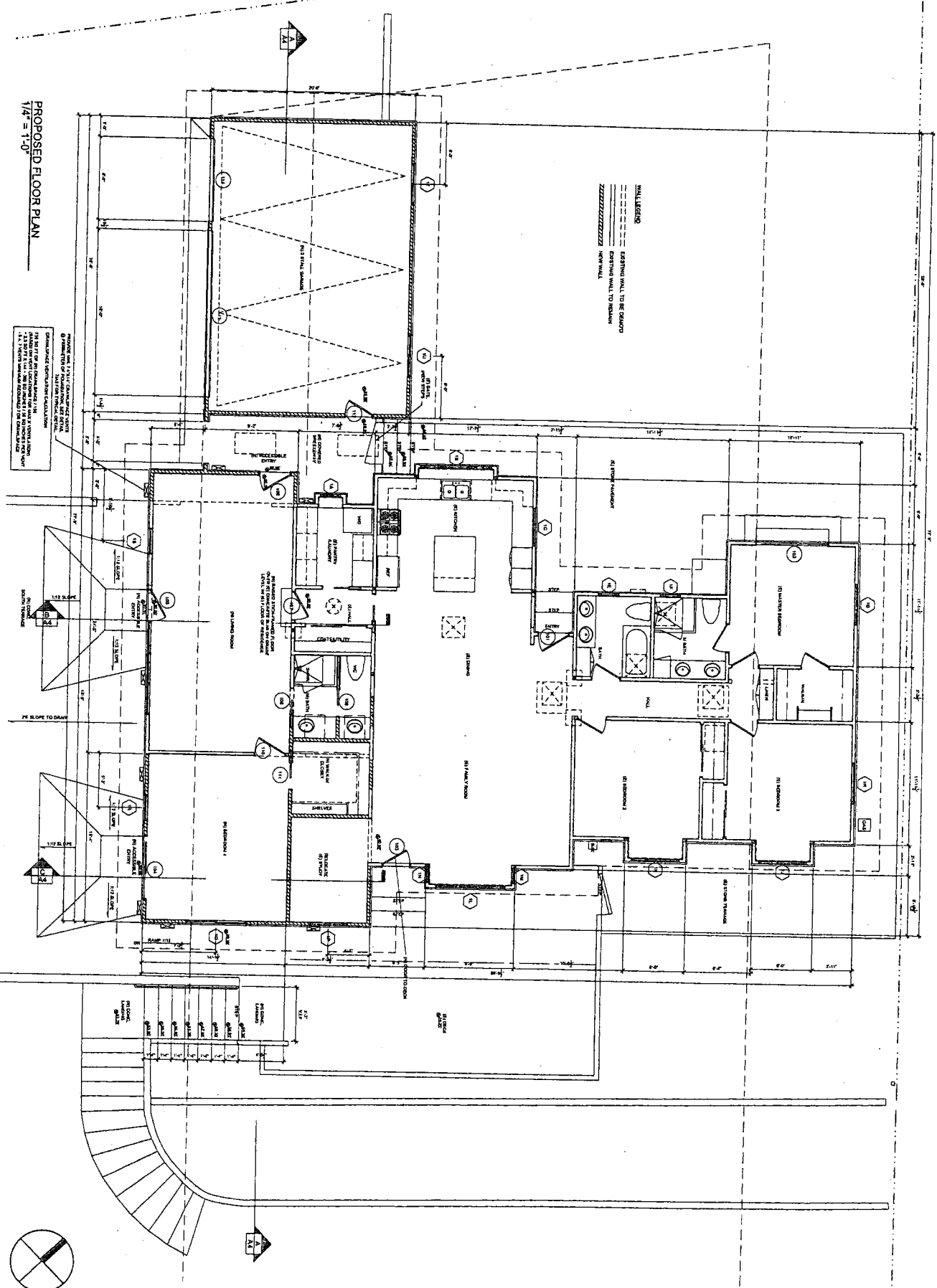


Anderson Spicer
1515 1st Street, Suite 200
Santa Cruz, CA 95060
(408) 298-1111

ANDERSON
SPICER

DATE	DESCRIPTION
09/02/13	DRG. 041-251-19
09/02/13	DRG. 041-251-19
09/02/13	DRG. 041-251-19
09/02/13	DRG. 041-251-19
09/02/13	DRG. 041-251-19

PROPOSED FLOOR PLAN
1/4" = 1'-0"



A1

RUSSO RESIDENCE
6932 FREEDOM BLVD
APTOS, CA 95003

APN# 041 - 251 - 19

PROPOSED FLOOR PLAN
1/4" = 1'-0"



ANDERSON
SPICER
ARCHITECTS
10000 Wilshire Blvd, Suite 100
Beverly Hills, CA 90210
Tel: 310.274.1234
Fax: 310.274.1235
www.andersonspicer.com

DATE: 06/01/2013
REVISION:
1.0

41-25

POR. APTOS RANCHO
SECS. 9 & 16, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-108

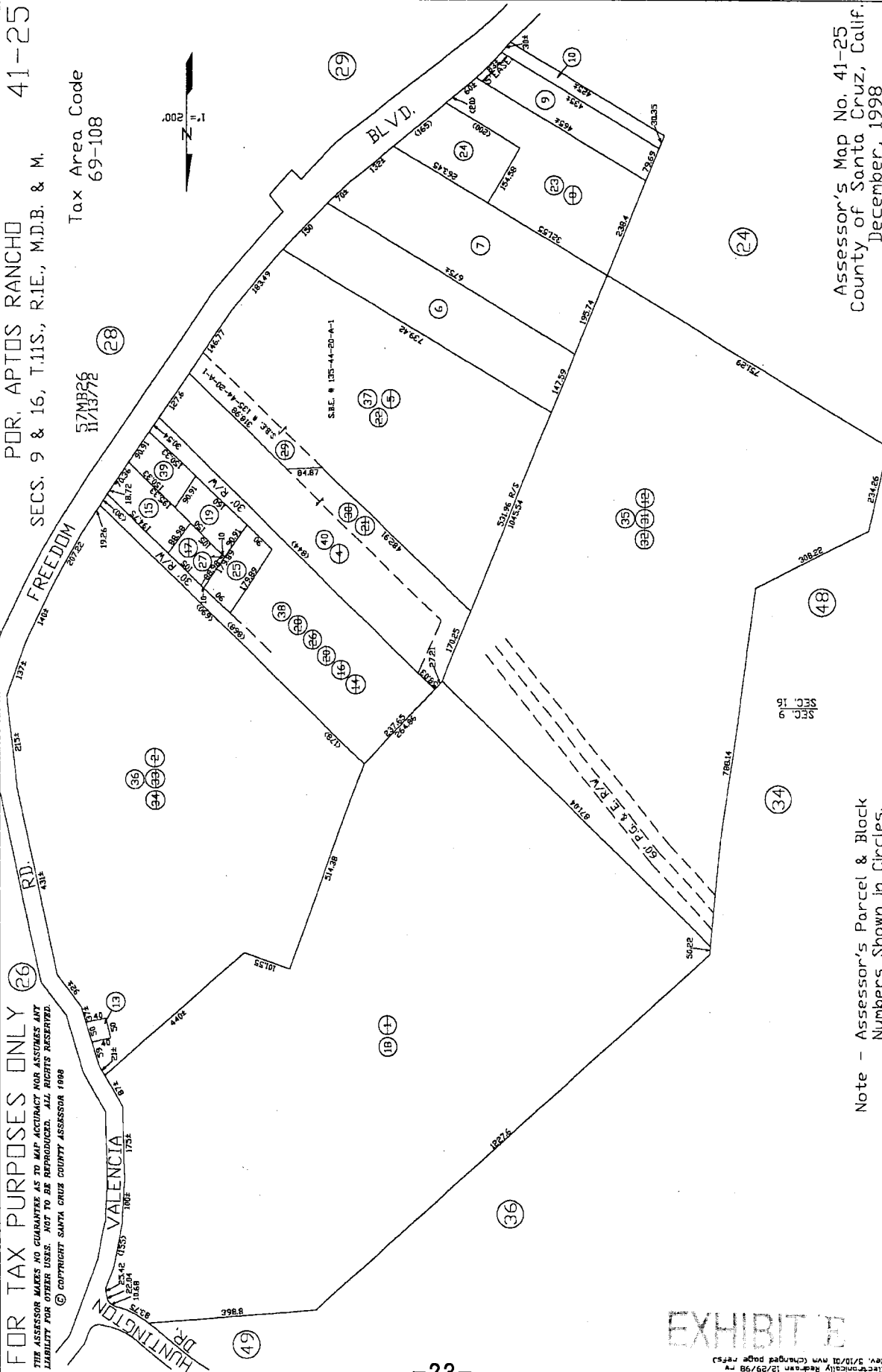
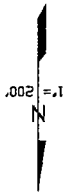
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26

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HUNTINGTON
VALENCIA
RD.
RD. 431E

1" = .002'



Assessor's Map No. 41-25
County of Santa Cruz, Calif.
December, 1998

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

EXHIBIT E




Electronically Redrawn 12/29/98 -
Rev. 2/10/01 NVM (changed page refs.)



Location Map



LEGEND

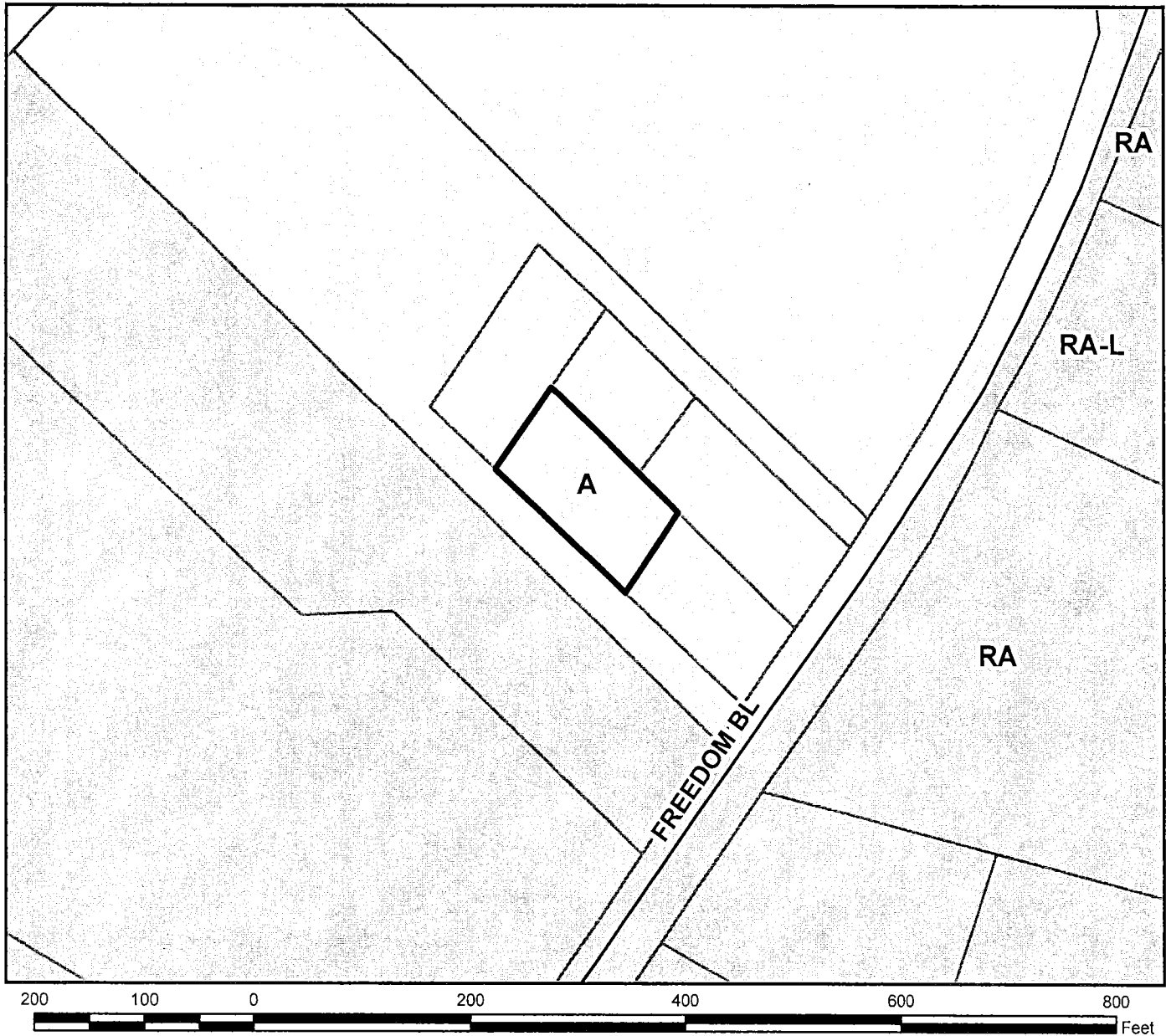
-  APN: 041-251-19
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
September 2013



Zoning Map



LEGEND



APN: 041-251-19



Assessors Parcels

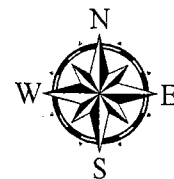


Streets

AGRICULTURE



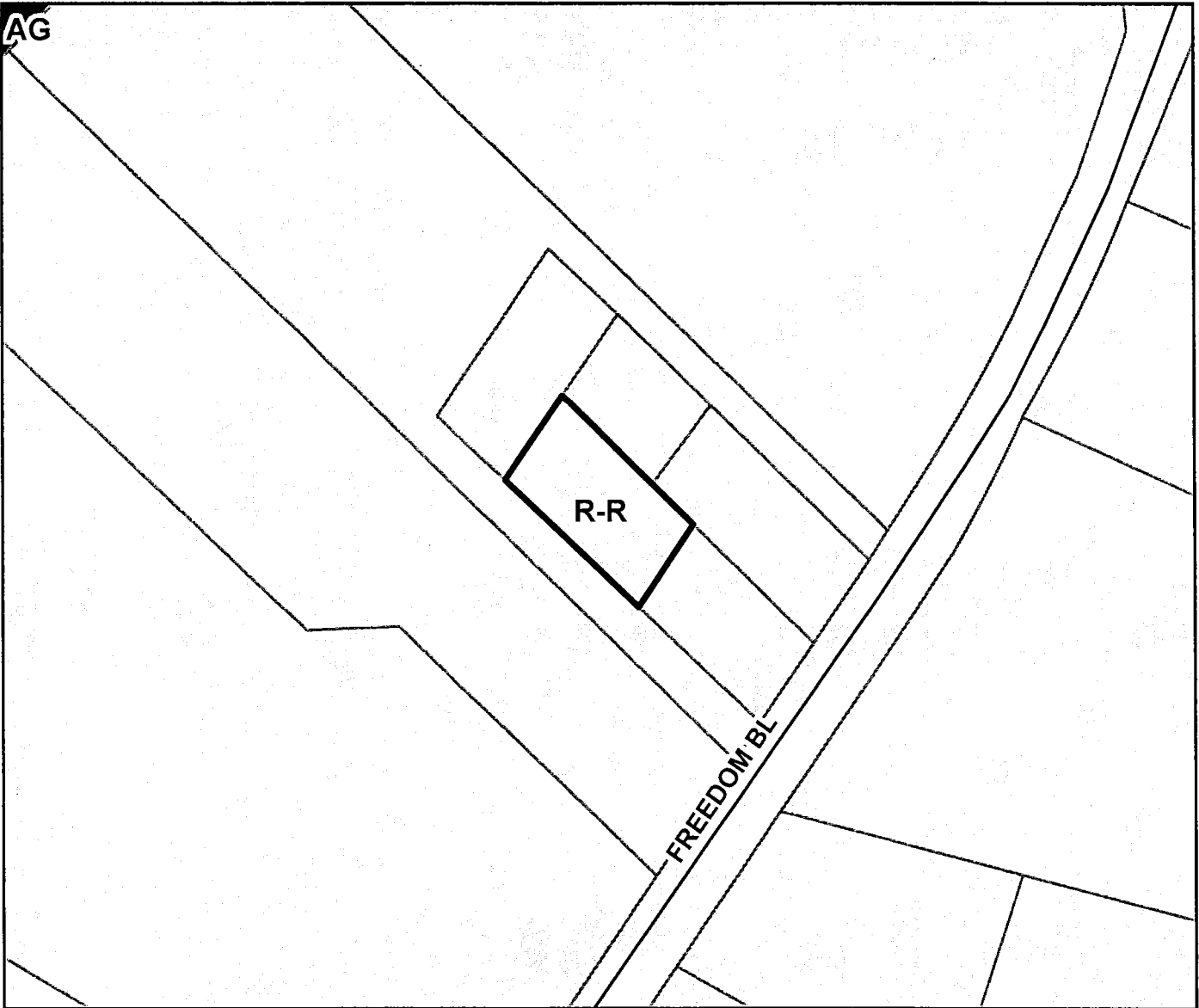
AGRICULTURE RESIDENTIAL






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Planning Department
September 2013

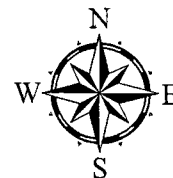


General Plan Designation Map



LEGEND

-  APN: 041-251-19
-  Assessors Parcels
-  Streets
- Residential-Rural



Map Created by
County of Santa Cruz
Planning Department
September 2013

EXHIBIT C