



## Staff Report to the Zoning Administrator

Application Number: **131276**

**Applicant:** Robin Alaga  
**Owner:** Evan Wolf  
**APN:** 046-221-34

**Agenda Date:** February 7, 2014  
**Agenda Item #:** 1  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to demolish an attached garage and construct a residential addition (approximately 720 square feet) with an attached carport, on property located in the RA zone district. Requires a Coastal Development Permit and a Variance to reduce the required 30 foot front yard setback to approximately 20 feet for the proposed addition.

**Location:** Property located on the northwest side of Zils Road, approximately 400 feet west of Kittyhawk Drive (132 Zils Road).

**Supervisory District:** 2nd District (District Supervisor: Zach Friend)

**Permits Required:** Coastal Development Permit, Variance

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131276, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size:	24,476 square feet (per plan)
Existing Land Use - Parcel:	Single family dwelling
Existing Land Use - Surrounding:	Rural residential and agriculture
Project Access:	Zils Road
Planning Area:	San Andreas

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

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Report required with Building Permit  
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:    Inside X Outside  
Water Supply: Mutual water company  
Sewage Disposal: Septic  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: None

### Project Setting

The subject property is approximately 24,476 square feet in size, located in a rural residential neighborhood accessed off of Zils Road in the San Andreas Planning Area. Residential areas in this vicinity are intermixed with agricultural uses, but the subject property is located on the northwest side of Zils Road, 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 residence is a principal permitted use within the zone district and the zoning is consistent with the site's (A) Agriculture General Plan designation.

The proposal includes the demolition of the existing detached garage, construction of a residential addition in the area of the existing garage with a deck above, the construction of a car port on the side of the new addition, and a remodel of the existing residence. The total square footage of the additions would be approximately 720 square feet. There is no proposed increase in the number of bedrooms (3 bedrooms currently exist) and adequate off-street parking is provided on the project site.

## **Variance**

The subject property is located within the RA (Residential Agriculture) zone district, where the required front yard setback is normally 40 feet. In this case the site standards that apply to the property are reduced due to the parcel size (R-1-20 zone district site standards apply due to the 24,476 square foot net parcel size) and the minimum front yard setback would be 30 feet from the edge of the Zils Road right of way. This proposal includes a request to reduce the required front yard setback from 30 feet to 20 feet to allow additions in line with the front of the existing residence. Front yard averaging (allowed by County Code section 13.10.323(E)(7)) could apply to achieve a reduced front yard setback, since many residences along Zils Road are located closer to the roadway than required by the site standards of the zone district. However, the adjacent residence to the east is located too far back from the roadway to provide adequate relief.

The existing residence is located within the required 30 foot front and 15 foot side yard setbacks. The proposed addition, front porch, and carport are proposed to be aligned with the current 20 foot front yard setback of the existing residence. No expansion is proposed in the side yard area. The special circumstance affecting the property is the location of the existing residence on the subject property. Due to the location and configuration of the existing residence on the property and the character of development along this stretch of Zils Road (where many residences are located closer to the roadway than required by the site standards of the zone district), the granting of a variance to reduce the front yard setback is considered as appropriate.

## **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 consistent with the existing range of styles. Even though the project site is located between the shoreline and the first public road, beach access is available at Manresa, Sunset, and Palm State Beaches in the project vicinity. The site is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **Agricultural Resources**

The subject property is located across the street from an existing commercial agriculture zoned parcel. The proposal is not required to obtain an Agricultural Buffer Setback Reduction, per County Code 16.50.095(B)(1), since the addition does not locate habitable space closer to the agricultural resource than the existing residence.

## **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 **131276**, 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)**

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](mailto:randall.adams@co.santa-cruz.ca.us)

# 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: 131276

Assessor Parcel Number: 046-221-34

Project Location: 132 Zils Road

**Project Description: Construct an addition to an existing single family dwelling.**

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

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

- A. \_\_\_\_\_ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. \_\_\_\_\_ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. \_\_\_\_\_ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.  
D. \_\_\_\_\_ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E.   X   Categorical Exemption

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

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

Construction of a residential addition 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: \_\_\_\_\_

## 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 existing residence 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 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 and pattern of development; 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 and beach access is available at Manresa, Sunset, and Palm State Beaches in the project vicinity. 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, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) 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 adequate separation has been provided to 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 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 as the primary use of the property will be one single family dwelling. Findings for a variance to the required front yard setback have been made for this proposal.

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 RA (Residential Agriculture) zone district, which is an implementing zone district of 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, as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that adequate separation between structures has been maintained.

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 proposed addition will comply with the site standards for the RA zone district (including 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. Findings for a variance to the required front yard setback have been made for this proposal.

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 an existing residence. 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). As a result, this proposal 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 structure is located in a mixed neighborhood containing a variety of architectural styles, and the existing residence 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 is not applicable, as this proposal is not subject to the Design Review Ordinance (section 13.11).



## 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.

This finding can be made, in that the reduction of the required front yard setback from 30 feet to 20 feet is recommended in order to allow modest additions to the existing residence. The location and configuration of the existing residence on the lot are the special circumstances affecting the subject property.

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.

This finding can be made, in that the variance will allow the minor expansion of an existing residence on a residentially zoned parcel and the structure will be adequately separated from improvements on surrounding properties.

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.

This finding can be made, in that other properties in the neighborhood are developed with single family dwellings (some of which are located closer to Zils Road than the required site standards for the RA zone district) and the proposal includes a modest addition to the existing structure in line with the existing front yard setback. Therefore, it would not be a grant of a special privilege for the construction of an addition to the existing residence on the subject property. The proposed residential structure will be consistent with the existing pattern of development in the neighborhood.

## Conditions of Approval

Exhibit D: Project plans "Wolf/Gepner Addition", 4 sheets, prepared by Robin Alaga, dated 10/10/13.

- I. This permit authorizes the construction of an addition to an existing single family residence and a variance to reduce the required 30 foot front yard to approximately 20 feet, as indicated on the approved Exhibit "D" for 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 all off-site work performed in the County road right-of-way, if required.
  - 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 "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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. Colors and materials for the addition shall match the remainder of the residence.
    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 drainage fees to, the County Department of Public Works, Stormwater Management.
  - D. Comply with all requirements of, and obtain an Environmental Health Clearance from, the County Department of Environmental Health Services.
  - E. Meet all requirements of, and pay any applicable plan check fee to, 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.
- 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**

Application #: 131276  
APN: 046-221-34  
Owner: Evan Wolf

**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: \_\_\_\_\_

\_\_\_\_\_  
Wanda Williams  
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.







REVISIONS	BY
28 JAN 14	RA

ROBIN ALAGA  
350 Evening Hill Lane, Suite 100, CA 95074  
Phone: (817) 734-1994 Cell: (817) 414-1074  
e-mail: robin.alaga@hobasite.com

WOLF/GEPNER ADDITION  
Evan Wolf & Erin Gepner  
132 Zils Road Watsonville, CA 95076  
A.P.N. 046-221-34

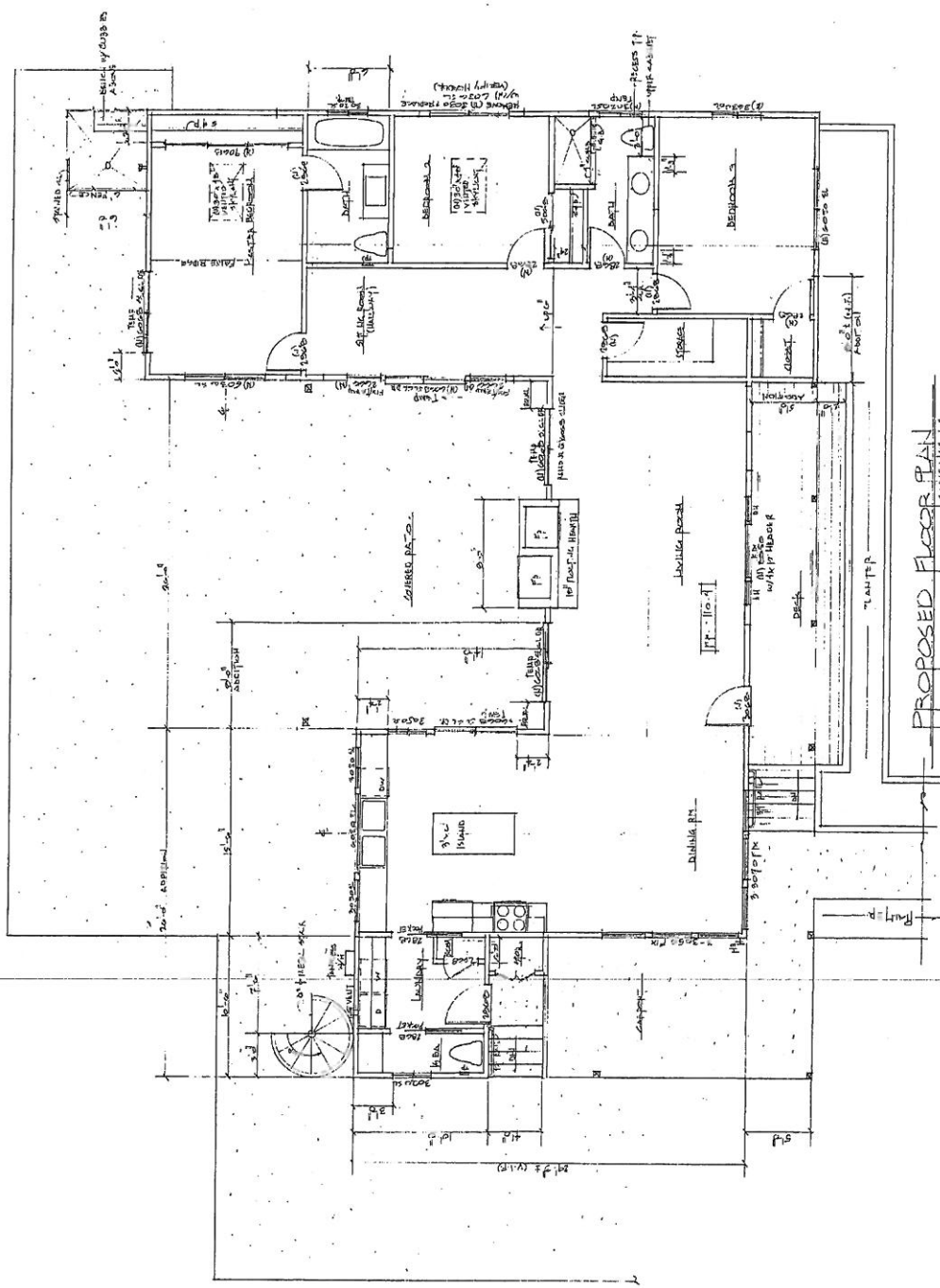
REVISIONS	BY
28 JAN 14	RA

# HOUSE FOOTAGE

EXISTING RESIDENCE	1201 SF
PROPOSED ADDITION	730 SF
TOTAL HOUSE	1931 SF
CARPORT TO BE REMOVED	410 SF
PROPOSED CARPORT	244 SF
PROPOSED COVERED PATIO	100 SF
PROPOSED COVERED PORCH	400 SF
PROPOSED ROOF DECK	307 SF

# LEGEND

=====	PROPOSED WALL
=====	EXISTING WALL
=====	WALL TO BE REMOVED
=====	NEW
(H)	DOOR
(W)	WINDOW
(V)	VENTILATION



# PROPOSED FLOOR PLAN

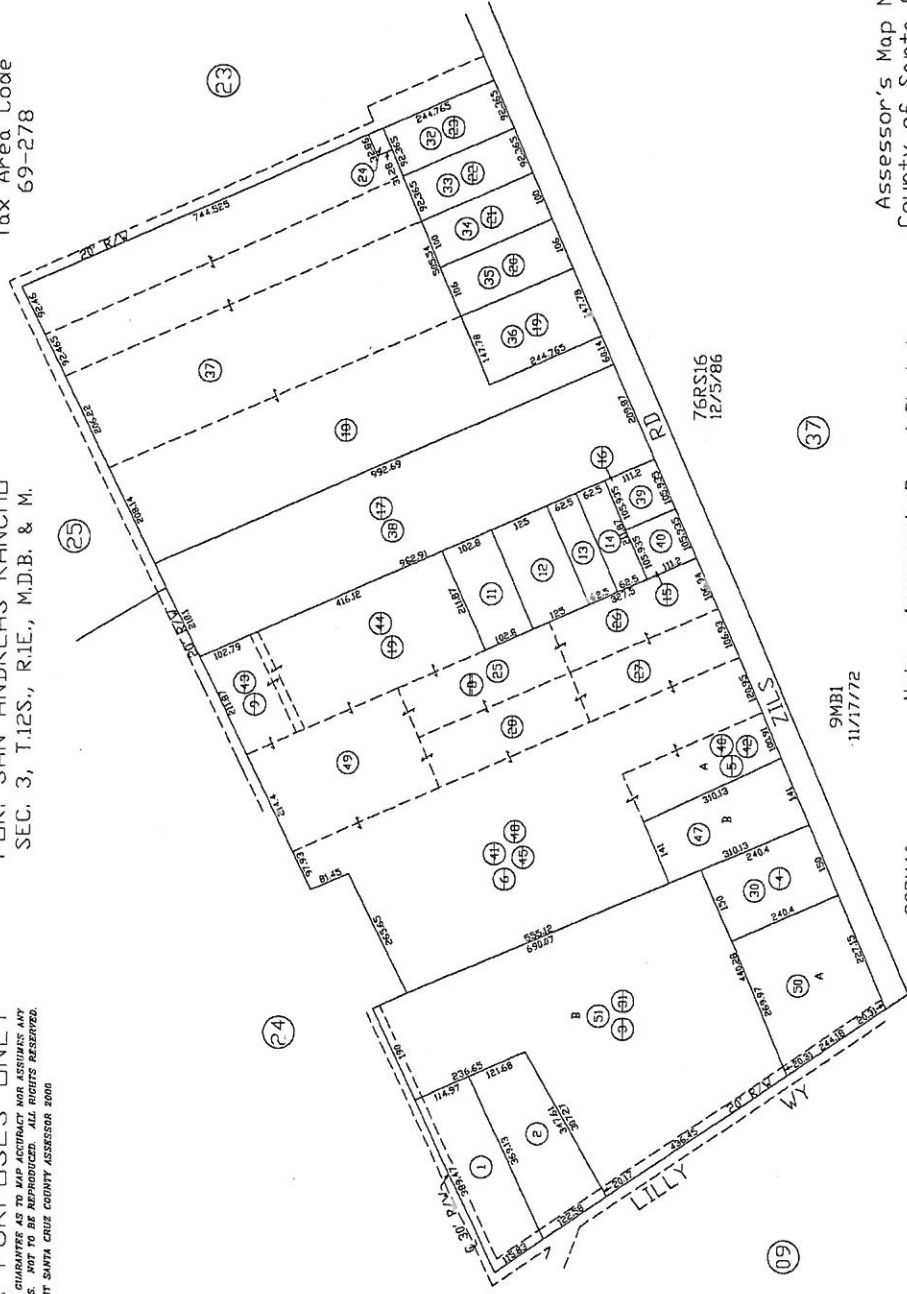
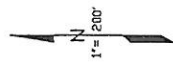


FOR TAX PURPOSES ONLY  
 THE ASSESSOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION AND ASSUMES ANY  
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

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

Tax Area Code  
 69-278

46-22



Assessor's Map No. 46-22  
 County of Santa Cruz, Calif.  
 Feb. 2000

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

22PM46  
 9/2/76

9MB1  
 11/17/72

76RS16  
 12/5/86

09

37

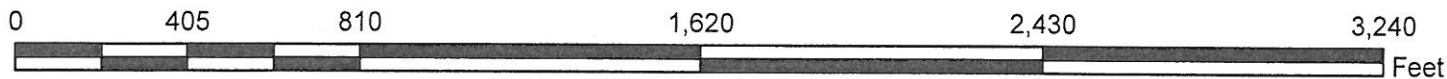
23

25




24



# Location Map



## LEGEND

-  APN: 046-221-34
-  Assessors Parcels
-  Street

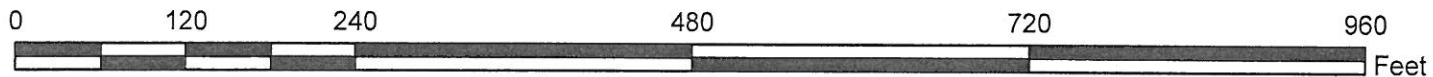
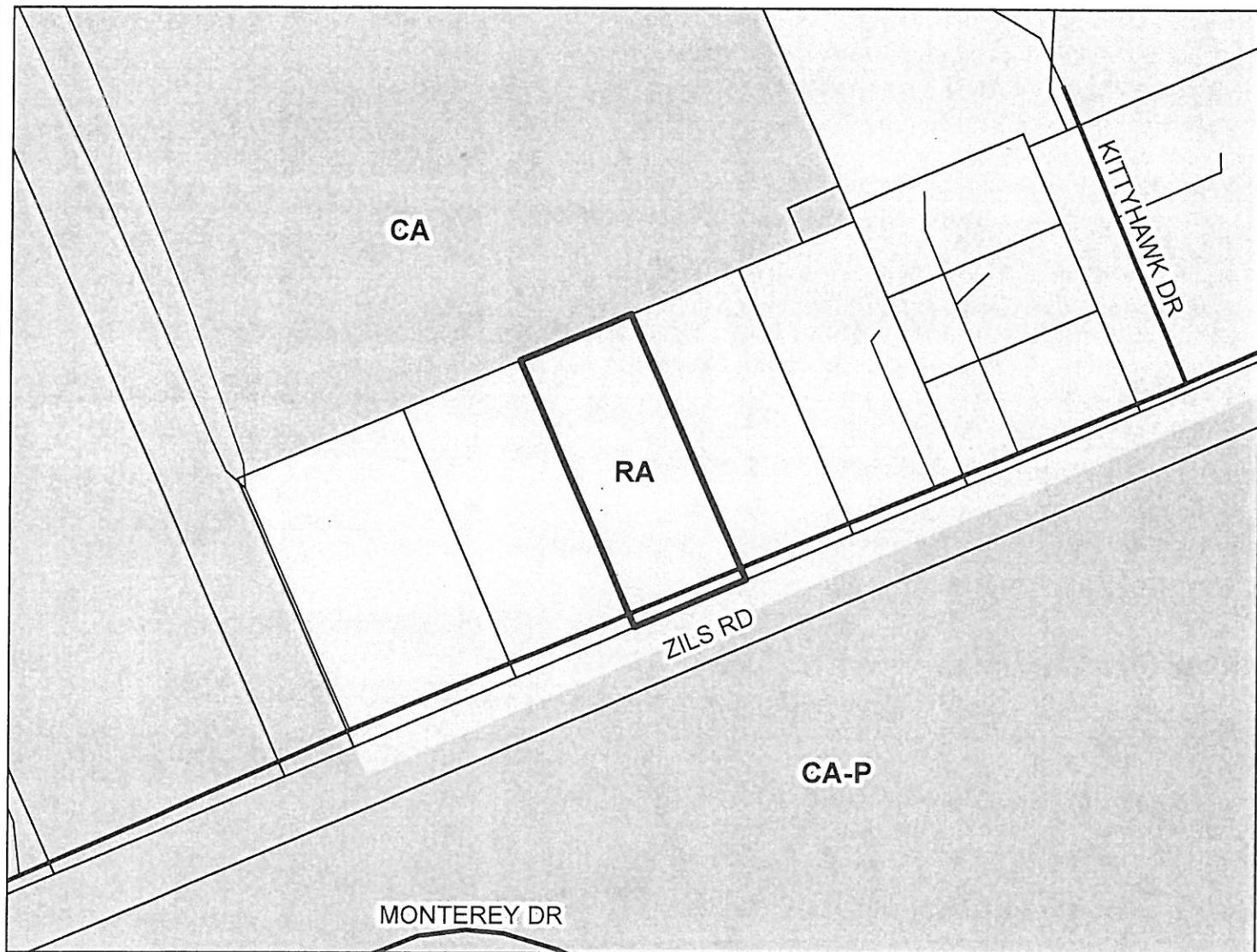


Map Created by  
County of Santa Cruz  
Planning Department  
October 2013

EXHIBIT E



# Zoning Map



## LEGEND



APN: 046-221-34



Assessors Parcels



Street



AGRICULTURE RESIDENTIAL



AGRICULTURE COMMERCIAL



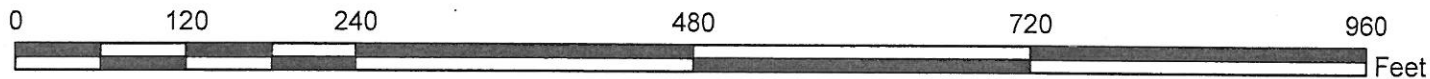
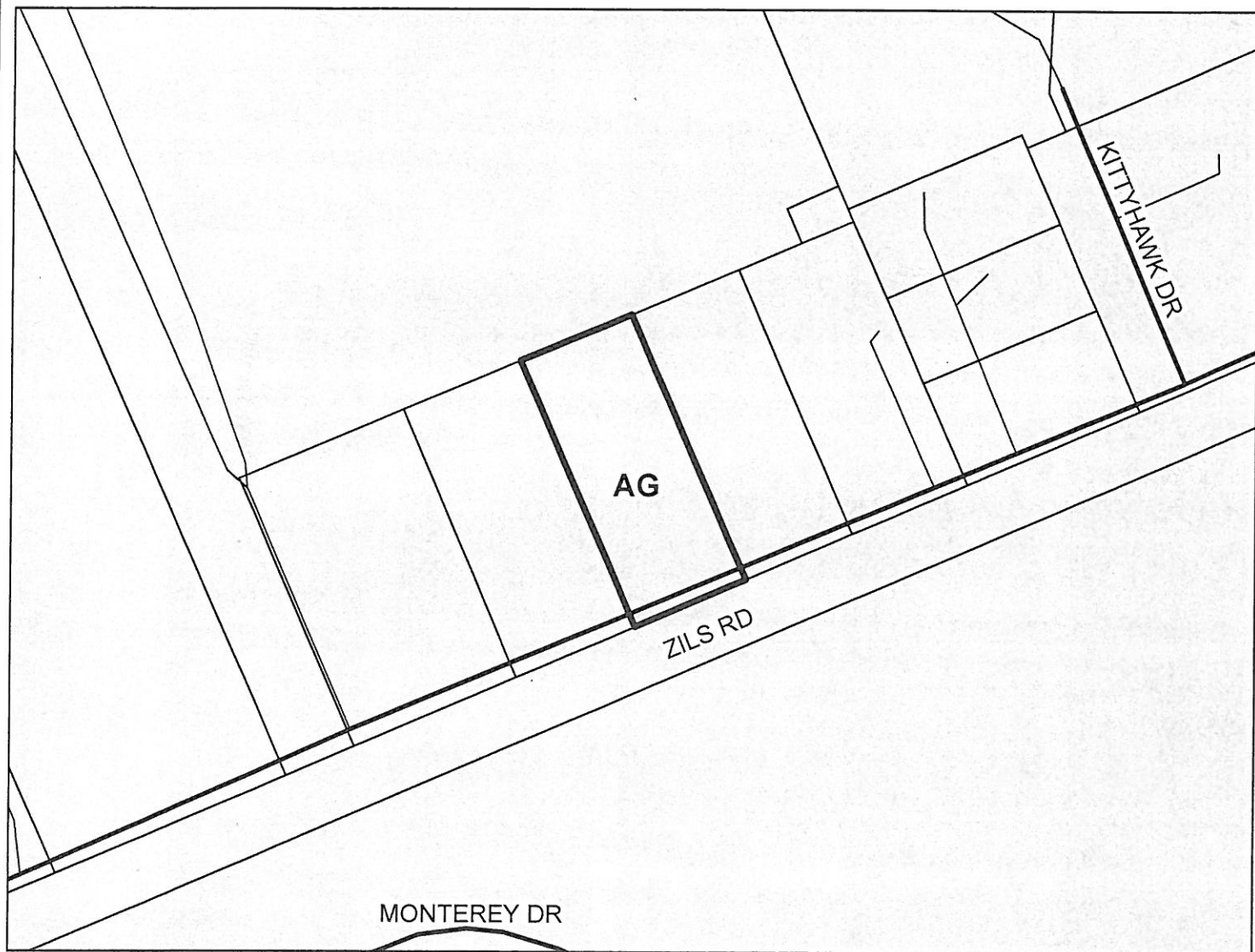
Map Created by  
County of Santa Cruz  
Planning Department  
October 2013

EXHIBIT E









# General Plan Designation Map



## LEGEND

-  APN: 046-221-34
-  Assessors Parcels
-  Street
-  Agriculture



Map Created by  
County of Santa Cruz  
Planning Department  
October 2013

EXHIBIT E