



County of Santa Cruz

Department of Community Development and Infrastructure

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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act (CEQA), the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts may be avoided. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the CEQA Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at www.sccoplanning.com under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Project Planner **Jerry Busch at (831) 454-3234**

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Angelica Diaz at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

PROJECT: Monterey Glen Subdivision

APN(S): 037-211-01

PROJECT DESCRIPTION: Proposal to subdivide an existing 41,019 square foot parcel into six (6) lots plus a common interest conservation parcel, to construct six dwelling units and install an entrance gate. Requires a tentative map approval, residential development permit, design review, overheight fence approval, environmental review and a roadway/roadside exception to allow a street width of 24' with no sidewalks or on-street parking. The application also includes a request for a 5% Residential Density Bonus in exchange for provision of one moderate-income affordable unit, a request for one concession to allow for priority processing and a request for waivers to development standards to allow for: 1) reduced site width and frontage on Lot 6, 2) reduced lot coverage and floor area ratio on Lots 1 and 6, and 3) to allow a parcel (Lot 6) smaller than 3,500 sq.ft. in area, and 4) to allow semi-detached units with reduced setbacks in the R-1-9 zone district on Lots 1 and 6. The project also includes a request for reduced parking for Lot 6 as allowed for Density Bonus projects.

EXISTING ZONE DISTRICT: R-1-9

APPLICANT: Charlie Eadie

OWNER: Monterey Avenue, LLC

PROJECT PLANNER: Jerry Busch (8311) 454-3234

EMAIL: JERRY.BUSCH@SANTACRUZCOUNTY.US

ACTION: NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

REVIEW PERIOD: 01/30/2023 – 02/19/2023

This project will be considered at a public hearing by the Planning Commission on 02/22/2023.