

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 231034  
Assessor Parcel Number: 028-272-13  
Project Location: 2826 Lakeview Drive, Santa Cruz

**Project Description:** Proposal to construct a new approximately 1,501 square foot two-story single-family dwelling over a 460 square foot basement and an attached garage measuring 275 square feet. This project requires an Exception to the Pleasure Point Combining District setback standards to allow for the second story and a chimney to encroach two feet and five feet, respectively, into the seven-foot side yard setback required for portions of the building above 15 feet in height above grade. This project also requires a Variance to exceed the 50 percent Floor Area Ratio (FAR) requirement to 58.6 percent and Design Review to allow for increased height to 30 feet 7 inches for a portion of the building.

**Person or Agency Proposing Project:** Jerrod Nicholls for Fuse Architects

**Contact Phone Number:** 831-479-9295


- 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.  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 single family dwelling in an area designated for residential uses.

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

  
Jonathan DiSalvo, Project Planner

Date: 11 / 17 / 2023

**EXHIBIT A**