

# 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: 231365  
Assessor Parcel Number: 028-172-17  
Project Location: 226 20<sup>th</sup> Avenue

**Project Description: Proposal to demolish an existing 36 square foot, cantilevered second story front yard deck and construct a new 110 square foot, supported second story deck.**

**Person or Agency Proposing Project: Geoffrey and Sandra Anderson**

**Contact Phone Number: 408-709-6846**

- 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 1 - Existing Facilities (15301)  
Class 3 - New Construction or Conversion of Small Structures (Section 15303)

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

Construction of a replacement deck on an existing residential structure with no significant increase in floor area ratio.

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

DocuSigned by:  
*Alexandra Corvello*  
B439356F616040E  
\_\_\_\_\_  
Alexandra Corvello, Project Planner

3/15/2024  
Date: \_\_\_\_\_



County of Santa Cruz Planning Division  
701 Ocean Street 4th Floor, Santa Cruz, CA 95060  
(831) 454-2260 | www.sccoplanning.com

231365

## Development Permit Application

**Application Date:** 09/18/2023  
**Print Date:** 03/15/2024  
**At Cost No:** ACP 18997

**Parcel No.** 02817217  
**Address** 226 20TH AVE, SANTA CRUZ CA 95062-4957

### PROJECT DESCRIPTION

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Proposal to demolish an existing 36 square foot, covered, cantilevered second story front yard deck and construct a 110 square foot, second story, uncovered deck with support posts.  
Requires a Variance to reduce the front yard setback from 15 feet to 11 feet 6.25 inches to the deck support posts and a Minor Exception to increase lot coverage from 44.5% to 47%.  
Project is located on the eastern side of 20th Avenue (226 20th Avenue), approximately 185 square feet from the intersection of 20th Avenue and East Cliff Drive.

*Planner Note: Notice of Coastal Exclusion sent on 2/1/24*

**Directions to Property** 226 20th Avenue, Santa Cruz, CA

**Related Applications** None

**Primary Contact** ANDERSON GEOFFREY S & SANDRA  
P O BOX 3785

SANTA CRUZ, CA 95063  
Contact Type: Owner

**Additional** Ayres, Dave  
1039 Serpentine Lane, Ste D  
Pleasanton, CA 94566

### PARCEL CHARACTERISTICS

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Zone District(s): R-1-4  
General Plan Designation: R-UM  
Planning Area: LIVE OAK  
Urban Service Line: Yes  
Coastal Zone: Yes  
General Plan Resources & Constraints\*:  
Assessor Land Use Code: 020-SINGLE RESIDENCE  
District: SUPER-1  
Parcel Size\*\*: 4,051.08 Square Feet (0.09 Acres)

\* Actual conditions on this property may not coincide with the description above, because the mapped information is somewhat generalized. The application of specific resources and constraint policies is dependent on the actual conditions on the property and in the area of the development.

\*\* This parcel size has been calculated by the County's geographic information system (GIS) and is an estimate only. If a minimum parcel size is required to meet County standards, you may need to obtain a survey to demonstrate that you have sufficient land area.

**APPLICATION FEES**

<b>Date Paid</b>	<b>Fee Description</b>	<b>Fee Code</b>	<b>Amount</b>	<b>Receipt</b>
09/18/2023	Records Management Fee	RMF	\$15.00	87214
09/18/2023	COB NOE Administrative Fee	COB	\$50.00	87214
09/18/2023	Notice of Coastal Exclusion _Proj	CZE	\$68.00	87214
09/18/2023	Variance - Existing Structure	VA4	\$3,750.00	87214

**TOTAL FEES      \$3,883.00**

**NOTICE TO DEVELOPMENT PERMIT APPLICANT**

1. You may call the General Information Desk at 831-454-3252 after one week for the name and phone number of your project planner.
2. With a finding of extraordinary circumstances, reviews normally charged a fixed fee may be charged on an actual cost basis. This determination may be made either at application intake during application review. Authority for these charges is found in the Planning Department Fee Schedule.
3. Your application fees are not refundable except as specified in the Planning Department Fee Schedule.
4. You must advise residents of the subject property that Planning Department staff may be visiting the site. The site must be clearly marked/staked for staff inspection. Incomplete directions or markings will delay the review of the project.
5. If you have begun any activity requiring County review or approval without first obtaining a permit, you will be charged for staff time incurred to investigate the violation and costs for staff time that accrues until the violation is resolved. Authority for these charges is found in Chapter 1.12 of the Santa Cruz County Code.
6. Actions by County staff may be appealed. For guidance on how to file an appeal contact your project planner.
7. If you have applied for a technical review you will receive a letter with the results of that review.

**SIGNATURES**

The undersigned property owner(s) hereby authorize the filing of this application, and authorize staff to visit the subject property for purposes of reviewing this proposed project. I certify to the best of my ability that the above and attached information is true and correct, and that I have read and understood the above information.

SIGNATURE OF PROPERTY OWNER/OWNERS'S AGENT

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SIGNATURE OF PROPERTY OWNER/OWNER'S AGENT

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APPLICATION TAKEN BY: Alexandra Corvello  
 PLANNING DIVISION  
 SUBMITTED AT: 701 OCEAN STREET