

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: 231421
Assessor Parcel Number: 038-151-34
Project Location: 771 Seacliff Drive, Aptos

Project Description: The project would reconstruct an existing residence and add 545 square feet of floor area and a new deck measuring 462 square feet. The existing home contains about 1,104 square feet of conditioned floor area with two bedrooms and one bathroom. The project would result in a residence containing approximately 1,649 square feet of floor area, three bedrooms and two bathrooms. Requires a Coastal Development Permit.

Person or Agency Proposing Project: Kim Carpenter

Contact Phone Number: 831-395-8081

- 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 (Section 15301), Class 2 – Replacement or Reconstruction (Section 15302), Class 3 – New Construction (Section 15303)

F. Reasons why the project is exempt:

A replacement, and minor expansion, of an existing single family residence on a site designated for residential uses.

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


Jonathan DiSalvo, Project Planner

Date: April 29, 2024



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

231421

Development Permit Application

Application Date: 10/13/2023
Print Date: 05/15/2024
At Cost No: ACP 19027

Parcel No. 03815134
Address 771 SEACLIFF DR, APTOS CA 95003-3548

PROJECT DESCRIPTION

The proposed project would reconstruct an existing residence and add 545 square feet of floor area and a new deck measuring 462 square feet. The existing home contains about 1,104 square feet of conditioned floor area with two bedrooms and one bathroom. The project would result in a residence containing approximately 1,649 square feet of floor area, three bedrooms and two bathrooms. Requires a Coastal Development Permit. The property is located on the north side of Seacliff Drive at its intersection with Middlefield Drive (771 Seacliff Drive).

Directions to Property HWY 1 to Park ave to Mcgregor drive to Mar Vista Drive to Seacliff Drive

Related Applications None

Primary Contact Kim Carpenter
3300 Haas Drive
Aptos, CA 95003
(831)359-8081
carpenterandcarpenter@gmail.com
Contact Type: Applicant

Owner The Pestana Family Trust
25 Los Cerros
Orinda, CA 94563
(925)321-1533
map.pestana@gmail.com

Additional The Pestana Family Trust
25 Los Cerros
Orinda, CA 94563
(925)321-1533
map.pestana@gmail.com

PARCEL CHARACTERISTICS

Zone District(s): R-1-6
 General Plan Designation: O-U,R-UM
 Planning Area: APTOS
 Urban Service Line: Yes
 Coastal Zone: Yes
 General Plan Resources & Constraints*: Biotic Resources
 Assessor Land Use Code: 020-SINGLE RESIDENCE
 District : SUPER-2
 Parcel Size**: 10,802.88 Square Feet (0.25 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

Date Paid	Fee Description	Fee Code	Amount	Receipt
10/06/2023	Coastal Zone Permit - Level 5	CZB		88142
10/06/2023	Environmental Resource - SFD Urban	EB2		88142
10/13/2023	Records Management Fee	RMF	\$15.00	87989
10/13/2023	COB NOE Administrative Fee	COB	\$50.00	87989
10/13/2023	County Fire Disc Appl Review	FAR	\$115.00	87989
10/13/2023	DPW Encroachment Disc Permit Review	WDG	\$355.00	87989
10/19/2023	DPW OutZone SFD Add_Rep GT= 500 Sf	WOG	\$465.00	88142
10/13/2023	DPW OutZone Resi SFD Add LT 500 Sf	WO1	\$575.00	87989
10/19/2023	DPW OutZone SFD Add_Rep GT= 500 Sf	WOG	\$575.00	87989
10/13/2023	Initial Deposit Fee		\$7,700.00	87989
TOTAL FEES			\$9,850.00	

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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APPLICATION TAKEN BY: Nicolas Brown
PLANNING DIVISION
SUBMITTED AT: 701 OCEAN STREET