



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

221238

Development Permit Application

Application Date: 08/29/2022
Print Date: 08/07/2024
At Cost No: ACP 18620

Parcel No. 03209211
Address 711 41ST AVE, SANTA CRUZ CA 95062

715 41ST AVE, SANTA CRUZ CA 95062

PROJECT DESCRIPTION

Proposal to divide an approximately 12,500 square foot parcel developed with a duplex into two parcels of 4,001 square feet (Lot A) and 8,584 square feet (Lot B) with the existing duplex remaining on Lot B. Requires a Minor Land Division, Coastal Development Permit, Roadway Roadside Exception, and Determination of compliance with the California Environmental Quality Act (CEQA).

Property is located on the west side of 41st Avenue approximately 100 feet north of the intersection with Opal Cliff Drive in Santa Cruz (711 & 715 41st Ave.).

Directions to Property Hwy 1 to 41st Avenue in Santa Cruz (711 41st Ave..).

Related Applications None

Primary Contact Jeffrey & Lori Rogers
711 41st Ave.,
SANTA CRUZ, CA 95062
(831)475-7203
lorisrogers@gmail.com
Contact Type: Owner

Additional Robert DeWitt
2601 41st Ave., Ste B
Soquel, CA 95073

PARCEL CHARACTERISTICS

Zone District(s): RM-4-PP
General Plan Designation: R-UM
Planning Area: LIVE OAK
Urban Service Line: Yes
Coastal Zone: Yes
General Plan Resources & Constraints*: Biotic Resources
Assessor Land Use Code: 030-SINGLE DUPLEX
District: SUPER-1
Parcel Size**: 14,549.04 Square Feet (0.33 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.

SIGNATURE OF PROPERTY OWNER/OWNERS'S AGENT

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APPLICATION TAKEN BY: Michael Lam
PLANNING DIVISION
SUBMITTED AT: 701 OCEAN STREET

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: 221238
Assessor Parcel Number: 032-092-11
Project Location: 715 & 711 41st Avenue, Santa Cruz

Project Description: Minor Land Division to create two residential parcels

Person or Agency Proposing Project: Hogan Land Services Attn Bob Dewitt

Contact Phone Number: (831)345-8870

- 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 15 – Minor Land Divisions (Section 15315)

F. Reasons why the project is exempt:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed development intends to create two parcels that are relatively flat in topography, both in compliance with the General Plan and Zoning regulations.

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

Nathan MacBeth
Nathan MacBeth, Project Planner

Date: 07/24/24

EXHIBIT A