

051-23

CLERK OF THE BOARD
MAR 01 2023
BOARD OF SUPERVISORS
COUNTY OF SANTA CRUZ

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Public Resources Code, Section 21159.25, relating to environmental quality (AB 1804), for the reason(s) which have been specified in this document.

Application Number: 221363
Assessor Parcel Number: 032-051-36
Project Location: 3911 Portola Drive, Santa Cruz

Project Description: Construct a 31,560 square foot two and three-story mixed-use building containing five retail spaces and 33 residential apartments (subject to a residential density bonus) and two one-story residential carports.

Person or Agency Proposing Project: Abbas Haghshenas

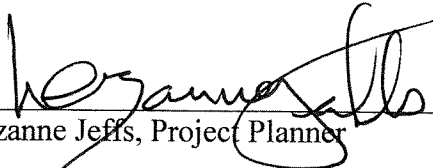
Contact Phone Number: (408) 364-0888

- 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 - Exemption for Multi-Family and Mixed-Use Housing Projects (Public Resources Code, Section 21159.25, relating to environmental quality [AB 1804]).
- E. **Categorical Exemption**

F. Reasons why the project is exempt:

Construction of a mixed-use housing project on a less than 5-acres site located within an unincorporated area of Santa Cruz County that is substantially surrounded by qualified urban uses and where all public utilities are available. The project is consistent with the current General Plan and the applicable zoning designation and regulations and will consist of a mix of multi-family and commercial uses where at least two-thirds of the square footage of the development will be designated for residential use and where the density of the project will exceed the average density of adjoining residential properties. No significant effects relating to traffic, noise, air quality, greenhouse gas emissions would result from project implementation and the project site has no value as habitat for endangered, rare or threatened species.

In addition, none of the conditions described in Section 21159.25(c) apply to this project.


Lezanne Jeffs, Project Planner

Date: 2/23/23

THIS NOTICE HAS BEEN POSTED AT THE CLERK
OFFICE AT THE CLERK'S OFFICE FOR A
PERIOD BEGINNING 3/1/23
AND ENDING 4/1/23



County of Santa Cruz, PLANNING DEPARTMENT
Development Permit Application

221363

701 Ocean Street, Santa Cruz, CA 95060 | TDD (831) 454-2123 | FAX (831) 454-2131 | Tel (831) 454-2130

Application Date: 12/06/2022

Print Date: 02/27/2023

At Cost No: ACP 18730

Parcel No. 03205136

Address 3911 PORTOLA DR, SANTA CRUZ CA 95062

PROJECT DESCRIPTION

Proposal to extend the expiration date of Commercial Development Permit and Coastal Development Permit 181263 (a proposal to demolish two existing commercial buildings and other miscellaneous structures and to construct a 33,010 square foot two and three-story mixed-use building with 5 retail units, a leasing office and 4 one-bedroom residential units at the lower floor, 9 one-bedroom units and 33 storage rooms at the middle level at the rear of the building, and 20 two-bedroom apartments at the upper floor and to construct two 3,230 square foot, one-story carports for residential tenants) for one year from 12/24/2022 to 12/24/2023. Requires a Time Extension and a determination that the project is exempt from further environmental review under the provisions of the Environmental Quality Act (CEQA).

Property located on the north side of Portola Drive (3911 Portola Drive), approximately 350 feet west of the intersection with 41st Avenue in Live Oak, within the C-2 zone district.

Directions to Property 41st Avenue to Portola Drive (3911 and 3945 Portola Drive)

Related Applications None

Primary Contact Abbas Haghshenas
127 E CAMPBELL AVE
CAMPBELL, CA 95008
(408)781-6660
aplusbayplus@aol.com
Contact Type: Owner

Additional Abbas Haghshenas
127 E. Campbell Ave.
Campbell, CA 95008
(408)364-0888

PARCEL CHARACTERISTICS

Zone District(s): C-2
General Plan Designation: C-C
Planning Area: LIVE OAK
Urban Service Line: Yes
Coastal Zone: Yes
General Plan Resources & Constraints*: Biotic Resources
Assessor Land Use Code: 120-SINGLE STORE
District: SUPER-1
Parcel Size**: 52,620.48 Square Feet (1.21 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
12/06/2022	Amendments and Time Extensions	ZAM		79785
12/06/2022	Records Management Fee	RMF	\$15.00	79785
12/06/2022	COB NOE Administrative Fee	COB	\$50.00	79785
12/06/2022	Application Intake Minor	INA	\$179.00	79785
12/06/2022	Initial Deposit Fee		\$2,000.00	79785

TOTAL FEES \$2,244.00

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.