



County of Santa Cruz⁰²⁵³

DEPARTMENT OF PUBLIC WORKS

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JOHN A. FANTHAM
DIRECTOR OF PUBLIC WORKS

AGENDA: DECEMBER 7, 1999

November 24, 1999

SANTA CRUZ COUNTY BOARD OF SUPERVISORS
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: PROPOSED REVISION TO HARPER STREET PLAN LINE

Members of the Board:

On October 5, 1999, your Board directed the Redevelopment and Public Works Departments to revise the Harper Street plan line to preserve the maximum number of existing trees in the area east of Chanticleer Avenue. An aerial photograph indicating the proposed revision to the plan line has been forwarded to the Clerk of the Board for your review. Attachment 1 is the location map indicating the roadway segment being considered for plan line recommendations. The proposed street cross-section for the plan line is shown on the aerial photograph.

BACKGROUND

The plan line for Harper Street was originally approved by the Board on May 25, 1993, and included two travel lanes, parking on the south side, curb and gutter on the south side, and curb, gutter and sidewalk on the north side. Currently, sidewalks and on-street parking exist in limited areas along the street.

There is a 300 foot long row of cypress trees along the southerly side of Harper Street, beginning approximately 300 feet easterly of Chanticleer Avenue. These trees were probably originally planted as a hedge, but were not properly maintained over the years. Because of the lack on maintenance and poor condition, the original plan line called for the removal of the trees. A recent arborist's report obtained by the Redevelopment Department, however, indicates that the trees can be preserved with selective pruning and the institution of an ongoing maintenance program, which will be undertaken by the Redevelopment Agency.

PROPOSED REVISIONS TO THE PLAN LINE

As the trees fall within the paved area of the street on the original plan line, the street width must be reduced and the road alignment must be moved to the north to allow them to remain in place. To minimize damage to the roots of the trees, it is proposed that the new edge of the roadway be no closer to the trees than the existing pavement.

In addition, it is proposed that asphalt dike be installed rather than concrete curb and gutter in the immediate vicinity of the trees, because the dike would be installed on top of the existing pavement, eliminating the excavation within the root zone which would be necessary to install the curb and gutter.

To reduce the width of the street, it is proposed that parking be eliminated in the area adjacent to the trees. This will allow the paved width to be reduced from 34 feet on the original plan line to 28 feet, the minimum allowable width for urban streets.

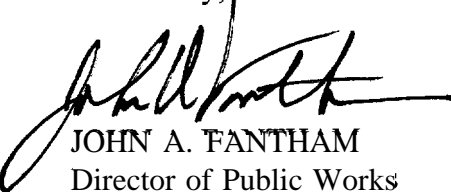
These changes result in the northerly curb line moving approximately four feet to the north. While the improvements on the original plan line all fit within the existing County right-of-way, the proposed revisions would push the sidewalk outside the right-of-way and require either additional right-of-way or sidewalk easement. Although this brings the back edge of the sidewalk approximately four feet closer to three existing single family dwellings, neither onsite parking nor access to garages would be affected.

RECOMMENDATION

It is recommended that the Board of Supervisors take the following action:

1. Approve the proposed revisions to the plan line for Harper Street east of Chanticleer Avenue.
2. Direct Public Works staff to include the revised plan line for Harper Street in the Master Plan Line file.

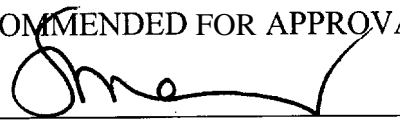
Yours truly,



JOHN A. FANTHAM
Director of Public Works

CDR:cdm
Attachments

RECOMMENDED FOR APPROVAL:



County Administrative Officer

copy to: , Redevelopment Department
 Public Works Department
 Planning Department

The map shows a residential neighborhood with several streets. Capitol Ave runs vertically on the left side. Live Oak Elem. School is a large rectangular area in the center. To the right of the school is Harper St, which runs vertically. Other streets include Capitol Rd, Byer Rd, Halterman Av, Thomas Av, Reinelt, and various residential streets like Linea Ct, Colony Wy, Douglas Dr, Susan Ln, Broome Wy, Broome St, Kinsley St, Chanticleer Av, Venice Dr, Ivy Ln, Wilder Ct, Brazil Ln, Tricia Ln, Amber Av, Woodrose Av, Hawthorne Wy, and Regenia Pl. A title 'ATTACHMENT 1 HARPER STREET PLAN LINE REVISIONS' is written in the upper right quadrant. A north arrow is located in the lower left corner. The map is oriented with North at the top.