



# County of Santa Cruz<sup>0181</sup>

---

## PLANNING DEPARTMENT

701 OCEAN STREET - 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060

(831) 454-3182 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

AGENDA: September 19, 2000

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA  
95360

September 1, 2000

Subject: APN: 044-301-08  
Lands of Wickum, 229 Augusta Lane, Aptos, CA  
Rio Highlands Subdivision

Members of the Board,

A modification to one of the single family dwellings in the Rio Highlands Subdivision ( lot 8 of Tract 1343) has been proposed by the current owner. This modification is being brought to your Board for consideration because of the significant controversy regarding window and door placement for lots 8 to 15 of this subdivision which are situated above the Meadowlark neighborhood. Even though the Conditions of Approval did not require Board action on an item like this, we felt that it would be consistent with recent Board direction regarding design amendments to submit this to your Board for review.

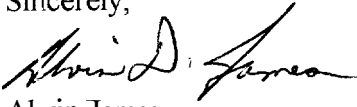
### DISCUSSION

The owners of Lot 8 of the Rio Highlands Subdivision have submitted a request to install a French Door on the south facing wall (street side yard) to provide an access to a proposed patio area. This wall faces out to Rio Del Mar Blvd. Staff has evaluated the request and finds that it is in keeping with the original Conditions of approval (Condition II E. 3.) in that no new window/ door is being placed on the rear facing yard (Meadowlark ) or on the second floor, is similar to the other lots which have frontage on Rio Del Mar Blvd. and will not negatively impact any neighboring property.

## RE COMMENDATION

It is therefore RECOMMENDED that your Board approve this minor change to the building design for lot 8 of the Rio Highlands Subdivision.

Sincerely,



Alvin James  
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO  
County Administrative Officer

attachment: Applicable Conditions of Approval for the Rio Highlands Subdivision.  
Plot Plan for Lot 8 of the Rio Highlands Subdivision  
Floor Plan of part of the SFD with the location of the proposed door  
Example of door submitted by applicant

cc Dr. and Mrs. Wickhum

c:\my documents\wickemdoor.wpd

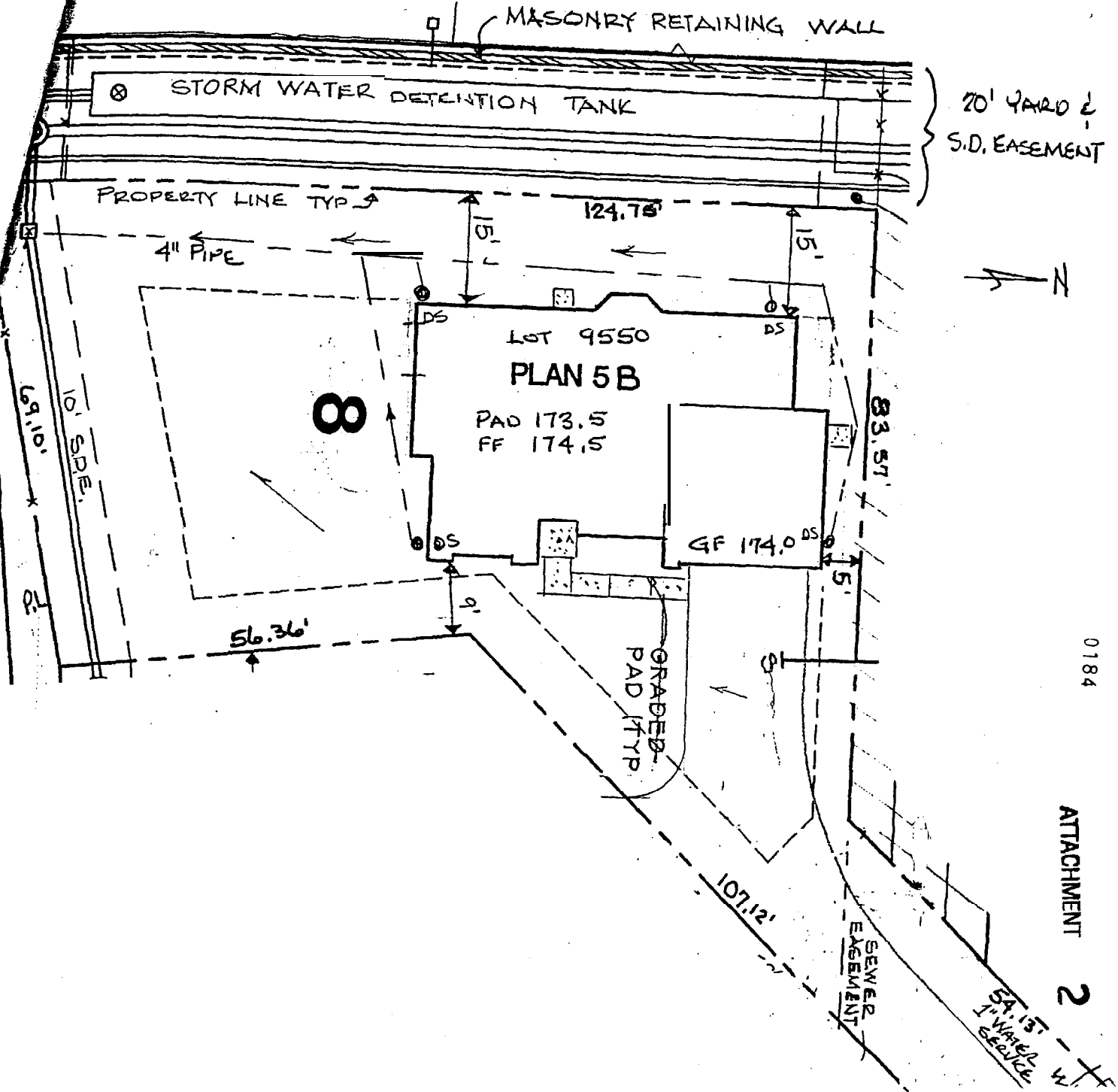
- D. The following items shall be shown on the Final Map:
1. Building envelopes and/or building setback lines located according to the approved Tentative Map.
  2. On lots containing less than 0.50 acre, show net area to nearest square foot. On lots containing 0.50 acre or more, show net area to nearest hundredth acre.
  3. The following statement shall be placed on the Final Map and shall be included in any deed conveying lots 17 through 30, as identified on the tentative map: "The property described herein is adjacent to land used for agricultural purposes. Residents of this property may be subject to inconveniences or discomforts arising from the use of agricultural chemicals, including herbicides, pesticides and fertilizers, and from the pursuit of agricultural operations including plowing, spraying, pruning and harvesting which occasionally generates dust, noise, smoke, and odor. Santa Cruz County has established agriculture as a priority use on productive agricultural lands. Residents of adjacent property should be prepared to accept such inconveniences or discomforts resulting from normal, necessary farm operations."
- E. The following requirements shall be noted on the Final Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. Lots shall be connected for water service to Soquel Creek Water District.
  2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District.
  3. All future construction on the lots shall conform to the design guidelines contained in Exhibit "C". If two story home designs are proposed on lots 8 through 15 as shown on the tentative map, no second floor windows are allowed to face the rear yard. Windows are limited to the side and front elevations.
  4. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Steven Raas & Associates dated June 1989, and an update letter dated June 27, 1991.

III. Prior to recordation of the final Map, the following requirements shall be met:

RIO HIGHLANDS LLC  
ST. THOMAS CONSTRUCTION INC.  
ADDRESS 229 AUGUSTA LANE.

2291 VIA DE MERCADOS, SUITE E  
CONCORD, CALIFORNIA 94520  
TEL: (510) 687-6700 . FAX: (510) 676-7625  
STATE CONTRACTOR LICENSE 529862

APN # 044-301-08




0184

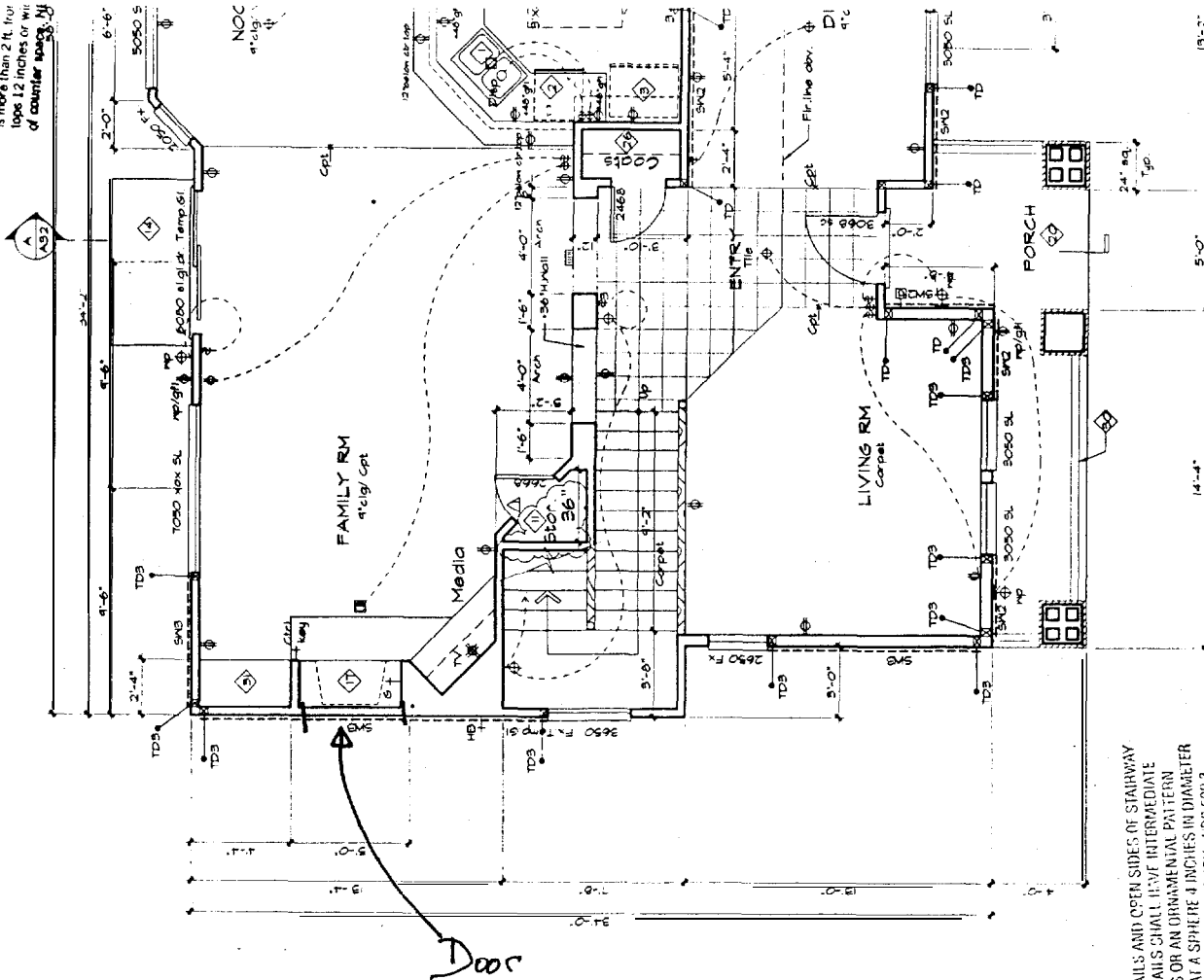
ATTACHMENT 2

28'8"1-2L

33

044-302-06  
044-302-07  
044-302-08  
044-302-09  
044-302-10  
044-302-11  
115

used cutting areas that is more than 2 ft. from tops 12 inches or will of counter space. 



GUARD RAILS AND OPEN SIDES OF STAIRWAY  
HANDRAILS SHALL HAVE INTERMEDIATE  
RAILS OR AN ORNAMENTAL PATTERN  
SUCH THAT A SPHERE 4 INCHES IN DIAMETER  
CANNOT PASS THROUGH. IBC 509.3

$$\frac{4}{3} \times \frac{1}{3}$$

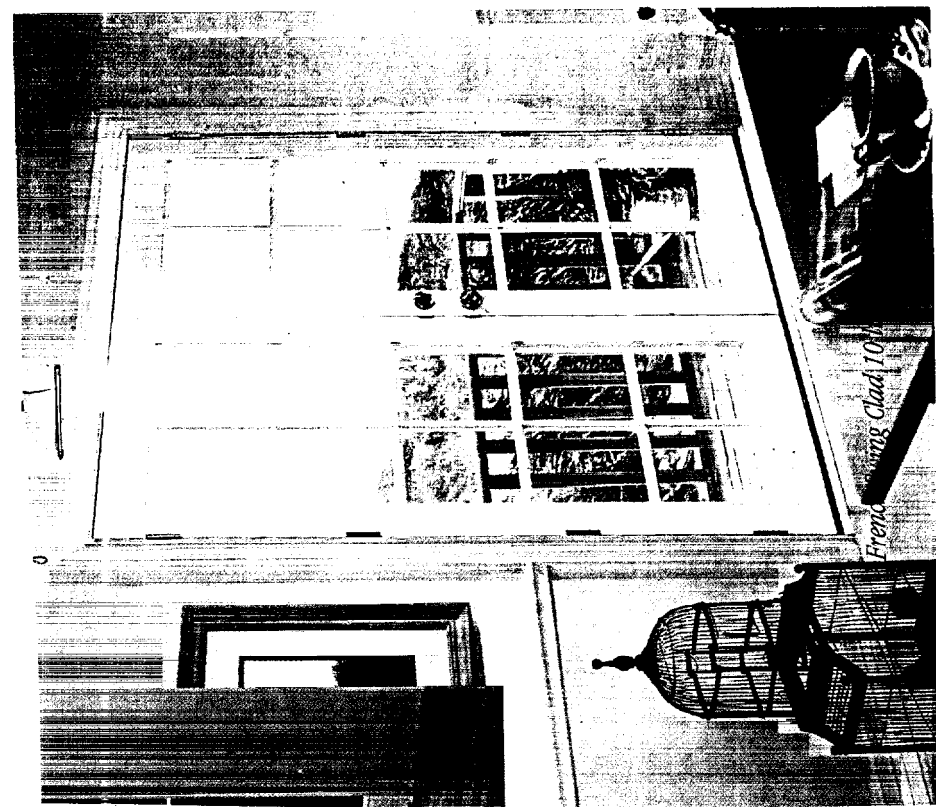
CHC, Tillo 24  
Maximum Future Flow Rates

Water Closets	1.6 gallons/flush
Sprayheads	2.5 gpm
Hand & Sink Faucets	2.2 gpm

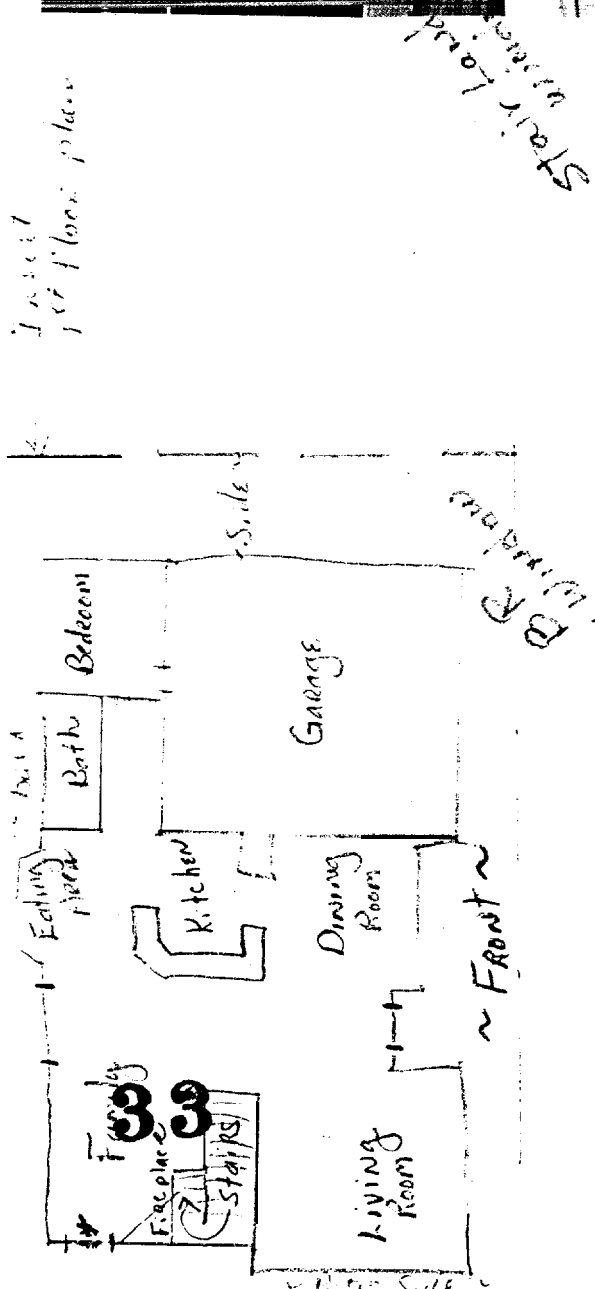
UPC 410 7  
Showers and tub/shower combinations shall be provided with individual control valves of the pressure-balancing or thermostatic mixing valve type. Multiple position stops shall be provided on each valve and shall be adjusted per manufacturer's instructions to deliver a maximum mixed water setting of 120 degrees F.

SMI = 1<sup>st</sup> CDX Plyed. All edges blocked.  $N^{\circ}$  100.  $\delta$  6 $^{\circ}$  0.  $\epsilon$  3 $^{\circ}$  0. AB = 32 $^{\circ}$  0. (MAS = 16 $^{\circ}$  0.2)  
 SMC = 1<sup>st</sup> CDX Plyed. All edges blocked.  $N^{\circ}$  100.  $\delta$  5 $^{\circ}$  0.  $\epsilon$  3 $^{\circ}$  0. AB = 28 $^{\circ}$  0. (MAS = 8 $^{\circ}$  0.2)  
 SMD = 1<sup>st</sup> CDX Plyed. All edges blocked.  $N^{\circ}$  100.  $\delta$  2 $^{\circ}$  0.  $\epsilon$  1 $^{\circ}$  0. AB = 16 $^{\circ}$  0. (MAS = 8 $^{\circ}$  0.2)  
 Use Min. 3 $^{\circ}$ . Plates & studs at panel edges.  
 SMD = 1<sup>st</sup> CDX Plyed, each face. All edges blocked.  $N^{\circ}$  100.  $\delta$  2 $^{\circ}$  0.  $\epsilon$  1 $^{\circ}$  0. AB = 12 $^{\circ}$  0. (MAS = 4 $^{\circ}$  0.2)  
 Use Min. 3 $^{\circ}$ . Plates & studs at panel edges.  
 TD = 4 $^{\circ}$  Post w/ MT120.  
 TD2 = M5160 strap.

0186

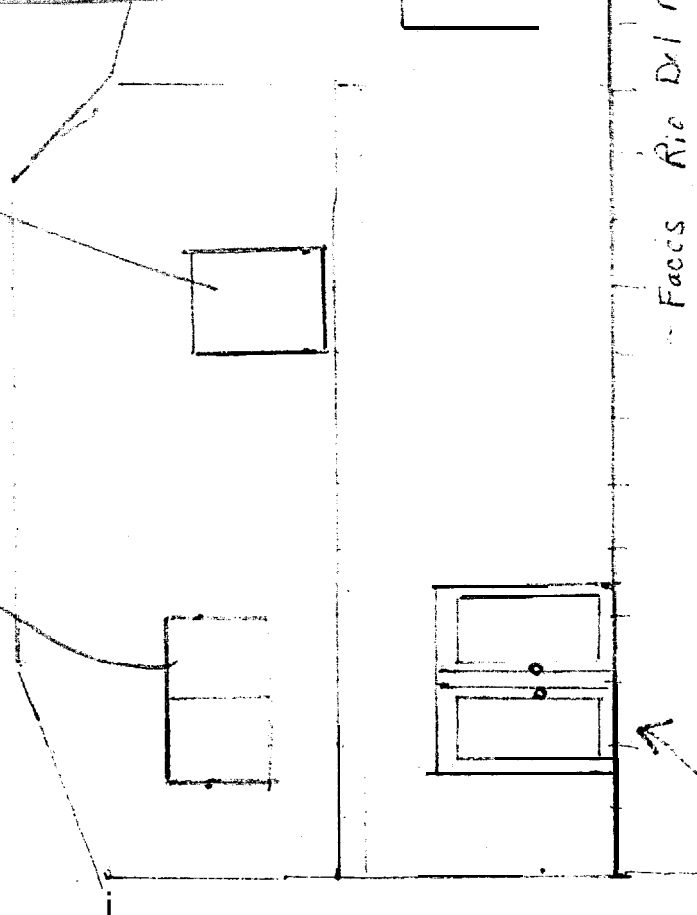


French wing clad 100%



Stair Landing

BR Window



Facade Rio Del Mar Blvd. & Golf Course

Back of House

\*Proposed French Doors  
Patio