



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

May 3, 2017

Agenda Date: May 10, 2017

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: Application 161095, 1417 Harper Street, APN 026-531-13. Report back to the Planning Commission of the final amended road/parking layout following review of a reduced road width by DPW and Fire.

Members of the Commission:

On April 12, 2017 your Commission approved application 161095, a proposal to divide an existing 24,505 square foot parcel into three residential parcels and a common area parcel and to construct three residential dwelling units, subject to amended Findings and Conditions of Approval. The proposed changes included a direction that, if possible, the proposed 24 foot wide access driveway/road should be reduced in width to 20 feet to reduce the total area of paving and allow for additional landscaping. In addition, to further reduce impervious surface coverage and due to concerns expressed by a neighboring property owner, your Commission directed that one parking space adjacent to the western property line be deleted so that the total number of parking spaces for the proposed development be reduced from 13 spaces to 12 spaces.

To determine the feasibility of these potential revisions, your Commission requested that the applicant prepare a revised site plan to show a 20 foot wide driveway/road, with the one parking space deleted. Staff was then directed to have these changes reviewed by the Department of Public Works (DPW) Road Engineering section, and the Fire District and to report back to your Commission on the feasibility of the revised project.

Plan Review Comments from DPW and Fire

A revised plan (Exhibit A) was sent to Jack Sohriakoff, Senior civil Engineer, and Rodolfo Rivas, Traffic Engineer, in DPW and to Jim Dias, Plan Examiner/ Fire Safety Inspector for the Central Fire Protection District. Comments and correspondence with these agencies are included as Exhibit B.

Department of Public Works

The proposed reduction in the width of the road was not acceptable to DPW, Road Engineering, because the narrower road width would reduce the available back out distance behind proposed parking spaces and cause a "huge problem". Jack Sohriakoff pointed out that the required back out space is typically 26 feet but stated that using a 24 foot driveway is deemed sufficient.

In addition, Jack raised a concern that a reduction in the amount of parking may create a greater likelihood that the proposed project would create neighborhood parking problems, but did not specifically say that this suggested change was not approved.

Fire District

Initially Jim Dias expressed concerns that the revised project, as drawn, would result in a turnaround that could not meet the minimum specifications of the Fire Safety Code. However, following a telephone conversation regarding this concern, a sketched and dimensioned plan was provided that showed that a lateral slip turnaround that conforms to the required minimum dimensions, could be provided for either a 20 or a 24 foot wide driveway/road. Based upon this plan Jim determined that, so long as the area of pavers at the end of the shared driveway/ road in front of Unit C were constructed to meet the same weight requirements as the rest of the driveway/road, the Fire Agency had no concerns.

Jim Dias also requested that, if a reduced road width were approved, the revised project should also be routed back to the Central Fire District office. However, because of comments received from DPW, which do not support the reduced driveway/road width, staff determined that this additional step was not required. The Fire Department has no concerns regarding the proposed reduction in parking.

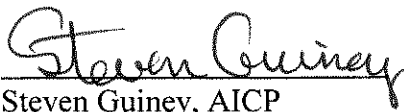
Conclusion and Recommendation

Based upon comments received from DPW and Fire, a revised plan that includes a driveway/road that has a reduced width of 20 feet could not be approved due to the need to maintain an adequate back out distance behind the parking spaces and driveway entrances. Therefore staff recommends that the driveway/road be approved with a width of 24 feet, in conformance with County Code section 13.11.074(A)(1)(f) and as originally proposed.

With regard to the deletion of one parking space adjacent to the western property line, the resulting project would maintain a total of 12 off-street parking spaces for the three proposed dwellings. This exceeds the requirements set out in County Code, which set out that 3 spaces shall be provided for a 4 bedroom dwelling, a total of 9 spaces for the proposed development. The proposed revised project exceeds the number of spaces required and therefore staff recommends that the one parking space be deleted.

Sincerely,

Lezanne Jeffs
Project Planner
Development Review

Reviewed By: 
Steven Guiney, AICP
Principal Planner
Development Review

161095 - Proposal to divide an existing 24,505 square foot parcel into three residential parcels and a common Page 3
area parcel and to construct three residential dwelling units
Agenda Date: May 10, 2017

Exhibits:

- A. Revised Site Plan with a 20 foot wide driveway/road and reduced parking (12 spaces, 6 within private garages, 6 open parking bays).
- B. Correspondence with the Department of Public Works, Road Engineering, and Jim Dias, Plans Examiner / Fire Safety Inspector for the Central Fire Protection District.

Lezanne Jeffs

From: Jack Sohriakoff
Sent: Tuesday, April 25, 2017 10:43 AM
To: Lezanne Jeffs; Rodolfo Rivas
Subject: RE: 161095

Hello, Lezanne.

Yes, the backing out would be a huge problem. The required back out space is typically 26 feet, but using a 24 foot driveway is deemed sufficient. A reduced driveway to 20 feet is not acceptable. Also, where is the parking spot to be removed? There is always parking wars in residential neighborhoods. Why start one here?

Why are these two issues being considered now? Was there a recommendation?

Thanks,

Jack

From: Lezanne Jeffs
Sent: Monday, April 24, 2017 12:10 PM
To: Rodolfo Rivas; Jack Sohriakoff
Subject: 161095

Hi Jack and Rodolfo,

I wondered if you had had the chance to review the revised roadway per the PC direction to reduce the width from 24 to 20 feet if the reduction can be approved by yourselves and fire. Fire is OK with the change so long as the turnaround complies with minimum standards (which it can be shown to do).

Please let me have your review comments asap so that I can get back to the applicant. I also need to report back to the PC.

Since the hearing I have looked at the revised design and believe that narrowing the roadway would not be workable since it would reduce the available back-up space behind the parking spaces and garages so as to make backing out very difficult.

Lezanne

Lezanne Jeffs
Senior Planner
Development Review
Tel: (831) 454 2480
lezanne.jeffs@santacruzcounty.us

Lezanne Jeffs

From: Lezanne Jeffs
Sent: Wednesday, April 19, 2017 10:14 AM
To: Rodolfo Rivas; Jack Sohriakoff
Subject: 161095 - Harper Street MLD
Attachments: A1_HARPER ST_SITE PL_REV5 (003)- road reduced to 20' per PC.pdf

Hi Jack and Rodolfo,

At the April 12, 2017, Planning Commission hearing the Commissioners approved application 191095 (Minor Land Division to create 3 single-family style townhouse lots with a private driveway set within common area) subject to a condition that the driveway be revised to reduce the width from 24 feet to 20 feet, subject to review and approval of this change by DPW Road Engineering and the Fire Department. In addition, they directed that one parking space be deleted.

Attached is a revised design based upon that decision. Please could you advise as to whether this revised design is acceptable at the earliest opportunity.

Thanks,

Lezanne

Lezanne Jeffs
Senior Planner
Development Review
Tel:(831) 454 2480
lezanne.jeffs@santacruzcounty.us

Lezanne Jeffs

From: Jim Dias <jimd@csgengr.com>
Sent: Tuesday, April 25, 2017 2:36 PM
To: Lezanne Jeffs
Subject: RE: Fire turnaround

Lezanne,

It should work. My concern is at the driveway approach at Unit C. Provided that it is constructed to meet the same weight requirements, it should suffice.

Jim

-----Original Message-----

From: Lezanne Jeffs [mailto:Lezanne.Jeffs@santacruzcounty.us]
Sent: Monday, April 24, 2017 11:41 AM
To: Jim Dias
Subject: FW: Fire turnaround

Hi Jim,

Does this work? I think that the turnaround is there but just incorrectly dimensioned. If you think this is OK I will let the applicant know to show the actual turnaround dimensions on the final plans.

I'm not sure that the road can be narrowed to 20 feet anyway because of the parking. There needs to be sufficient back out space and 20 feet isn't enough.

Thanks,

Lezanne
Lezanne Jeffs
Senior Planner
Development Review
Tel:(831) 454 2480
lezanne.jeffs@santacruzcounty.us

From: Lezanne Jeffs [mailto:Lezanne.Jeffs@santacruzcounty.us]
Sent: Thursday, April 20, 2017 2:54 PM
To: Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us>
Subject: Fire turnaround

Lezanne Jeffs

From: Jim Dias <jimd@csgengr.com>
Sent: Wednesday, April 19, 2017 4:02 PM
To: Lezanne Jeffs
Subject: RE: 161095 - Harper Street MLD

Lezanne,
They will have to go back through Central Fire, but I do see an issue with the turnaround.
It does not meet the required dimensions.

Jim

Jim Dias
Plan Examiner / Fire Safety Inspector



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650.522.2599 *fax*

Bay Area Green Business Certified

-----Original Message-----

From: Lezanne Jeffs [mailto:Lezanne.Jeffs@santacruzcounty.us]
Sent: Wednesday, April 19, 2017 10:19 AM
To: Jim Dias
Subject: 161095 - Harper Street MLD

Hi Jim,

At the April 12, 2017, Planning Commission hearing the Commissioners approved application 191095 (Minor Land Division to create 3 single-family style townhouse lots with a private driveway set within common area) subject to a condition that the driveway be revised to reduce the width from 24 feet to 20 feet, subject to review and approval of this change by DPW Road Engineering and the Fire Department. In addition, they directed that one parking space be deleted.

Attached is a revised design based upon that decision. I believe that you were the plan checker for application 161095 on behalf of the Central Fire Protection District, so please could you advise as to whether this revised design is acceptable at the earliest opportunity. If the plan also needs to be reviewed by Central Fire directly, please let me know so I can send them the revised design.

Thanks,

Lezanne
Lezanne Jeffs
Senior Planner
Development Review
Tel: (831) 454 2480
lezanne.jeffs@santacruzcounty.us<mailto:lezanne.jeffs@santacruzcounty.us>