

Evan Ditmars

From: Michael Guth <mguth@guthpatents.com>
Sent: Tuesday, July 21, 2026 4:52 PM
To: Evan Ditmars
Subject: Re: 251312-111 24th

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Evan,

Thanks for the reply. I am not clear on the timing of the code change. I was at a BoS meeting very recently where I spoke against the change for corridor lots, although the change was made anyway. With the Board passing that, it may/would need to go to Coastal Commission next, and I haven't seen that there yet. From June 9 BoS Item 10:

35	Internal Consistency/ Clarification (To be consistent with gross site area calculation)	13.10.520(B)	13.10.520 Site frontage. (A) Minimum Frontage on a Cul-De-Sac. On a cul-de-sac or a curved street with a radius of curvature of 200 feet or less, a site may have a frontage of not less than 40 feet in any zone district, unless a lesser frontage is allowed in the zone district. (B) Corridor Access Lots. A corridor access lot shall be permitted in any district. The corridor shall have a frontage and width of not less than 20 feet, and length not to exceed 150 feet; the area of the access corridor shall not be included in the determination of site area.
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2026 General Plan/LCP, County Code, and Zoning

Reference #	Category/ Description	GP/Code Section	Current General Plan/LCP, County Code Section or Zoning Map
36	Internal	13.10.525	13.10.525 Regulations for fences and retaining walls

Are you/we viewing this as a change that doesn't need CCC approval for lots in the Coastal Zone? Or did you view this as having been changed prior to this presentation to the BoS in June, as this project was being reviewed prior to the June 9 BoS action? I do not see it that way. I see 13.10.520 as being in force at the time of the review of this project.

As I say, I am not clear on this. The ZA approval was prior to the BoS approval of changing corridor lots. With 13.10.520 stating that "the area of the access corridor shall not be included in the determination of site area."

I look forward to your comments on this.

Also, please consider this concern I am raising as a formal comment on the record.

Thank you again,

Mike Guth

On 7/21/2026 4:26 PM, Evan Ditmars wrote:

Hi Michael,

Received your voicemail. This is considered a corridor access lot and your perception about the corridor portion is accurate; FAR used to be calculated using “net site area” which by definition deducted the corridor access portions but now is based only “gross site area” and “net floor area”. The update also increased the maximum FAR from 50 to 60 percent for R-1-4 zoning, so their project benefits from that as well.

<https://ecode360.com/47534373>

I’m going to visit the project site one more time, then head back home to Watsonville. I’m happy to take a call on the road if you have any other questions.



Evan Ditmars

Development Review Planner
Community Development & Infrastructure

Phone: 831-454-3227
701 Ocean Street, Room 400



[Schedule a meeting with me](#)

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Yours Sincerely,
Michael A. Guth
Attorney at Law

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