



Staff Report to the Zoning Administrator

Application Number: **07-0437**

Applicant: Doug Silveira

Owner: Per Trondhjem and Tina Forster

APN: 025-501-10

Agenda Date: September 5, 2008

Agenda Item #: 0.1

Time: After 8:30 a.m.

Project Description: Proposal to construct a two story attached dwelling unit on one side of an existing one story s.f.d. and construction of a shop with a living room and bath above on the other side of the existing s.f.d. Project includes recognition of an overheight fence (5 ft. where 3ft. is the maximum) within the front setback.

Location: 2601 Howe Street, Santa Cruz

Supervisory District: First District (District Supervisor: Janet K. Beautz)

Permits Required: Residential Development Permit and a Roadway/Roadside Exception

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0437, based on the attached findings and conditions.

Exhibits

- | | |
|---|---------------------------------------|
| A. Project plans | F. General Plan map |
| B. Findings | G. Zoning map |
| C. Conditions | H. Discretionary Application Comments |
| D. Categorical Exemption (CEQA determination) | I. Letter from Owner |
| E. Location map | J. Letter from Neighbor |

Parcel Information

Parcel Size:	10,004 sq. ft.
Existing Land Use - Parcel:	Single family residential
Existing Land Use - Surrounding:	Multi-family residential
Project Access:	Howe Street

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Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)

Zone District: RM-4 (Multi- family residential –
4,000 square feet per unit)

Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: 0 – 5%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: One tree proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz Water Department
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

Project Setting

The subject parcel is located in an area with both multi-family and single-family residential structures. The lot contains a 1,441 sq. ft. one-story residence with a 460 sq. ft. two car garage.

Project Proposal

The applicant is proposing to add a two-story second dwelling attached to the existing residence on the east side. This second dwelling will contain three bedrooms and a one-car garage. Two additional spaces will be provided on a new driveway. On the west side of the existing residence, the applicant is proposing to build a two-story structure containing a workshop below and a living room and bath above. The western addition will be serviced by another new driveway.

Zoning & General Plan Consistency

The subject property is a 10,004 square foot lot, located in the RM-4 (Multi- family residential - 4,000 square feet per unit) zone district, a designation that allows residential uses. The proposed

multi-dwelling group is permitted within the zone district when the lot size is twice that of the minimum. The project is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation that allows 7.3 – 10.8 units per acre (10,004 sq. ft. / 42,560 sq. ft. per acre X 10.8 units per acre = 2.5 units max.).

SITE DEVELOPMENT STANDARDS TABLE

	RM-4 Standards	Existing Residence	Proposed Building
Front yard setback:	20 feet * (20' to front of garage)	40'-0" (20'-0" to front of garage)	(17' to front of garage)
Rear yard setback:	15 feet	32'-0"	18'-6"
Side yard setbacks:	5 feet (east) 8 feet (west) *	19'-6" 28'-0"	5'-0" 10'-0"
Lot Coverage:	40 % maximum **	19 %	33%
Building Height:	28 feet maximum	15'-0" ±	26'-0" ±
Floor Area Ratio (F.A.R.):	0.5:1 maximum (50 %)	19 %	48.4 %
Parking	2-4 bedrooms / 3 cars 1 per add. bedroom	Three bedrooms: (three required) two in garage two uncovered	Six bedrooms: (five required) three in garages (workshop not counted) five uncovered
* where lot is over 5,000 sq. ft. ** outside of Coastal Zone			

Accessible Sidewalk and Driveway Separation

The Department of Public Works has requested that the applicant add a sidewalk behind the existing driveway approaches. The State Building Code also supports this. The owner has submitted a letter explaining his rationale for not providing this in Exhibit I. Staff supports Public Works request and does not believe that an exception should be granted. With the loss of the two standard parking spaces on the central driveway there remains the minimum number of required off-street parking spaces. A Condition of Approval has been added which would require the sidewalk to continue around the existing driveways as required by the DPW Design Criteria.

Public Works also commented on the lack of the minimum 20 feet separation between driveways. This condition occurs at the existing driveways. Staff is not concerned about revising the existing condition, as there will be ample off-street parking at this location.

Roadway/Roadside Exception

County Code Section 15.10.050(f)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of existing development. The County standard width for local roads within the Urban Service Line is 56 feet including parking, sidewalks, and landscaping. Given that Howe Street is less than the standard road width (the right-of-way is only 40 feet wide), it would be out of character to require the subject parcel to meet the County Local Street Standard. The paved width of Howe Street is about 30 feet. While narrower than county standards, this roadway is clearly adequate for the existing and proposed level of use.

Due to the physical and dimensional constraints of the site and the fact that more than adequate parking will be provided on-site, additional roadway width and roadside improvements are not necessary.

Design Review

The proposed new residence complies with the requirements of the County Design Review Ordinance (Chapter 13.11) and the Local Coastal Plan (Chapter 13.20). The materials proposed are stucco walls and vertical wood siding, with composition shingle roofing. The style of the design is simplified contemporary. The size, massing, number of stories and scale will fit within the existing neighborhood. The Urban Designer reviewed the project and comments are attached as Exhibit I.

Tree Removal

In order to facilitate the building of the two-story unit at the eastern side of the residence, the applicant is proposing to remove two 12" Live Oaks that straddles the property line. The adjacent neighbor supports the removal of the tree. Staff would prefer replacement trees (on a 2:1 basis) rather than keeping the existing oak with the limbs removed on the side extending over the property line. A Condition of Approval has been added which requires the applicant to add 4-15 gallon medium height trees to the front of the property. Staff is not recommending the Japanese Maples as proposed by the applicant due to their small size.

Environmental Review

Environmental review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located within the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

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Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 07-0437, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Lawrence Kasparowitz
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2676
E-mail: pln795@co.santa-cruz.ca.us

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed attached second dwelling and addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

In addition, the location of the five foot high fence along Howe street allow adequate sight distance for vehicles traveling along Blake Avenue and turning on to and off of Blake Avenue in that the fencing is set back fifteen feet from the roadway.

The location of the fencing on the property would not conceal persons with criminal intent.

The design of the fencing does not utilize an excessive quantity of materials or energy in its construction or maintenance, in that the fencing is already constructed and the fencing is a relatively insignificant structure that is accessory to the residential use allowed on the property.

The design and location of the fencing does not adversely impact the available light or the movement of air to properties or improvements in the vicinity, in that the fence does not exceed five feet in height.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the attached second dwelling and addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-4 (Multi-family residential - 4,000 square feet per unit) zone district in that the primary use of the property will be two single-family residences that meet all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Urban Medium Density Residential (R-UM) land use designation in the County General Plan.

The proposed attached second dwelling and addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the attached second dwelling and addition will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed attached second dwelling and addition will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed attached second dwelling and addition will comply with the site standards for the RM-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed attached second dwelling and addition is to be constructed on an existing developed lot. The expected increase in the level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed attached second dwelling and addition is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed attached second dwelling and addition will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Roadway/Roadside Exception Finding

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

15.10.040 Definitions.

Roadway Improvements: Improvements to that portion of the roadway utilized for vehicular travel and located between the curbs on either side of the road.

Roadside Improvements: Curb, gutter, sidewalk, drainage and street tree improvements that are located within the right-of-way at either edge of the roadway.

This finding can be made for both of the requested exceptions. The County standard width for local roads within the Urban Service Line is 56 feet including parking, sidewalks, and landscaping.

County Code Section 15.10.050(f)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of existing development. Given that Howe Street is less than the standard road width (the right-of-way is only 40 feet wide), it would be out of character to require the subject parcel to meet the County Local Street Standard. The paved width of Howe Street is about 30 feet. While narrower than county standards, this roadway is clearly adequate for the existing and proposed level of use.

Due to the physical and dimensional constraints of the site and the fact that more than adequate parking will be provided on-site, additional roadway width and roadside improvements are not necessary.

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Conditions of Approval

Exhibit A: Architectural plans prepared by Santa Cruz Home Design (Doug Silveira, AIBD), dated 8/15/07 and revised 10/4/07.

- I. This permit authorizes the construction of an attached second dwelling and addition to an existing single family residence. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. The applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval. One elevation of the building permit set shall indicate materials and colors
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 4. Addition of four-15 gallon medium height trees in the front yard.
 5. The applicant shall install a sidewalk to continue around the existing driveways as required by the DPW Design Criteria.

EXHIBIT C

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- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for four bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for four bedrooms. Currently, these fees are, respectively, \$787 and \$787 per bedroom.
 - I. Provide required off-street parking for six cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
 - K. Complete and record a Declaration of Restriction to construct a second dwelling unit. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports, as required.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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 Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 07-0437
Assessor Parcel Number: 025-501-10
Project Location: 2601 Howe Street, Santa Cruz

Project Description: Proposal to construct a two story attached dwelling unit on one side of an existing one story s.f.d. and construction of a shop with living room and bath above on the other side of the existing s.f.d.

Person Proposing Project: Doug Silveira

Contact Phone Number: (831) 426-7470

- 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 (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. X Categorical Exemption

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Second single family dwelling attached to an existing single family dwelling.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner

Date: _____





EXHIBIT D

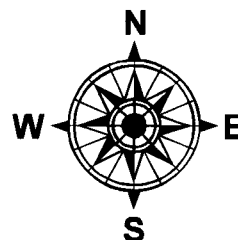


Location Map



LEGEND

-  APN: 025-501-10
-  Streets
-  Assessors Parcels
-  State Highways



Map created by
County of Santa Cruz
Planning Department
August 2007







EXHIBIT E

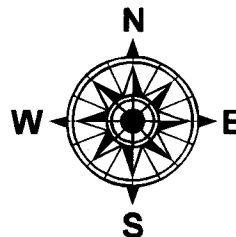


General Plan Designation Map



LEGEND

-  APN: 025-501-10
-  Streets
-  Assessor's Parcels
-  State Highways
-  Residential - Urban Medium Density
-  Residential - Urban Low Density



Map created by
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August 2007








EXHIBIT 1

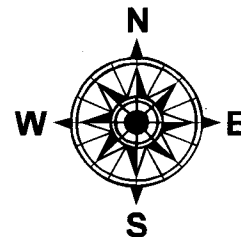


Zoning Map



LEGEND

-  APN: 025-501-10
-  Streets
-  Assessors Parcels
-  State Highways
-  County Boundary
-  RESIDENTIAL-MULTI FAMILY
-  RESIDENTIAL-SINGLE FAMILY



Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT G

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Larry Kasparowitz
Application No.: 07-0437
APN: 025-501-10

Date: June 24, 2008
Time: 11:25:58
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Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 12, 2007 BY ANTONELLA GENTILE =====

Provide a letter from a certified arborist detailing the health of the oak tree in the vicinity of the proposed second unit and making recommendations for its protection during construction. ===== UPDATED ON OCTOBER 31, 2007 BY ANTONELLA GENTILE =====

Above completeness comment has not been addressed. Provide a letter from an arborist that states the health of the oak trees, explains any alternatives to removal of the trees, and makes recommendations for their protection.

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 12, 2007 BY ANTONELLA GENTILE =====

A detailed erosion control plan shall be submitted with the building application.

A soils report prepared by a licensed geotechnical engineer shall be submitted with the building application.

Recommendations from the project arborist shall be printed on the building permit plans.

Plan review letters will be required from the project arborist and the geotechnical engineer prior to building permit issuance. ===== UPDATED ON OCTOBER 31, 2007 BY ANTONELLA GENTILE =====

Section 13.10.075(a)(2)(i) of the County Code specifies that "mature trees over 6 inches in diameter at 5 feet above ground level shall be incorporated into the site and landscape design unless other provisions of this subsection allow removal."

Additionally, General Plan policies 6.3.4 and 6.3.9 require vegetation removal to be minimized.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON AUGUST 29, 2007 BY TRAVIS RIEBER =====

1. How does the existing home runoff drain? Are there any problems?
 2. The limits of impervious area should be consistent between the landscape plan and stormwater management plan.
 3. Does this site currently receive any runoff from upslope/adjacent parcels? If so, how will the project continue to accept this runoff without causing adverse impacts to the proposed project or adjacent/downstream neighbors? Topographic information maybe required to extend a minimum of 50 feet beyond the limits of work in all directions in order to show the effect of the proposed grading on adjacent property and to identify local drainage patterns.
 4. How will runoff generated by the proposed concrete driveway be handled? It is
-

EXHIBIT H

Discretionary Comments - Continued

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recommended that the driveway runoff be directed to the landscaping and not directed to the street.

5. Show how the percolation pits (-energy dissipaters-) were sized. If multiple percolation pits are going to be utilized please show that each one is adequately sized. For each of the percolation pits please show a safe overflow path and demonstrate that it will not cause adverse impacts to adjacent neighbors. =====
UPDATED ON OCTOBER 30, 2007 BY TRAVIS RIEBER =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON AUGUST 29, 2007 BY TRAVIS RIEBER =====

1. For fee calculations please provide tabulation of existing impervious areas and new impervious areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive fee credit for existing impervious area please provide proof of permitting activity.

2. Please provide a cross section construction detail of the proposed turf block driveway.

3. A recorded maintenance agreement will be required for the proposed drainage system.

4. The end of any perforated line or structural chamber shall be provided with a cleanout and inspection access riser reaching the ground surface. No cleanout riser shall be less than 6 inches in diameter.

Note: A drainage fee will be assessed on the net increase in impervious area. Please consider minimizing impervious areas wherever feasible.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

===== UPDATED ON OCTOBER 30, 2007 BY TRAVIS RIEBER =====

Please provide a typical cross section construction detail of the proposed vegetated swales on both sides of the house.

See Previous Miscellaneous Comments

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON OCTOBER 23, 2007 BY DEBBIE F LOCATELLI =====

Per County of Santa Cruz Design Criteria, distance between driveways are required to be 20 feet apart on same parcel.

Dpw Driveway/Encroachment Miscellaneous Comments

EXHIBIT H

Discretionary Comments - Continued

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===== REVIEW ON OCTOBER 23, 2007 BY DEBBIE F LOCATELLI =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way, at the time of building permit application submittal.

Dpw Road Engineering Completeness Comments

-----2ND REVIEW COMMENTS-----10/23/07---AM----- 1. For residential parcels, the County Design Criteria does not allow for more than 50 percent of the frontage to be used. In addition, a sixteen-foot minimum distance is recommended between two driveways.

2. Plans submitted dated October 10, 2007, are not consistent with the approved subdivision map (Tract-1408). An easement is required.

3. The driveway must meet County of Santa Cruz standards in the Design Criteria.

Allowable structural sections for private driveways are:

a) Two inches of asphalt concrete over 6 inches of aggregate base

b) Four inches of concrete over 4 inches of sand

c) Grass pavers in accordance with manufacturers- specifications.

d) Pervious concrete or alternatives can be approved on a case by case basis.

4 Proposed driveways need to include ADA wrap-around as per County Design Criteria. Please refer to the County Design Criteria for specific details.

4. Please see previous comments (by Rodolfo Rivas dated 9/06/2007) for references

===== REVIEW ON SEPTEMBER 6, 2007 BY RODOLFO N RIVAS =====

1) The existing improvements on Howe Street consist of curb and gutter on both sides of the road and a 30' roadway. The existing Right of Way is 40 feet. Howe Street is considered an Urban Local Street. The improvements typically required for an Urban Local Street consist of two 12 foot travel lanes, parking, curb, gutter and sidewalk, and landscape strip. The Right of Way requirement for this road section is 56 feet. However, a 40' Right of Way with a 30' paved roadway is the minimum recommended for a local street in order to accommodate parking and a pedestrian facility (an exception to standards is required for this alternative). The project's frontage on Howe Street lacks sidewalks and a landscape strip. Therefore, applicant will need to provide sidewalks and landscape strip on the project's frontage in order to meet minimum Urban Local Street requirements. If applicant wishes the approving body to consider eliminating or reducing the requirements regarding the construction of street improvements, applicant must propose an exception. Exceptions to the County standards for streets may be proposed by showing a) a typical road section of the required standard on the plans crossed out, b) the reason for the exception below, and c) the proposed typical road section.

----- 2) Show roadside im-

Discretionary Comments - Continued

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provements (minimum 100') for parcels adjacent to project's property.

----- 3) As per County Design Criteria the minimum distance between driveways is twenty feet. Therefore, remove/relocate driveway # 3 in order to meet minimum distance required between driveways. -----

----- 4) Proposed driveways need to include ADA wrap-around as per County Design Criteria. -----

----- 5) Sidewalk right of way dedication is required along Howe Street. -----

----- 6) A minimum of two parking spaces is required for the shop/habitable unit. =====
23, 2007 BY ANWARBEG MIRZA =====
UPDATED ON OCTOBER

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 6, 2007 BY RODOLFO N RIVAS =====

NO COMMENT

===== UPDATED ON OCTOBER 23, 2007 BY ANWARBEG MIRZA =====

NO COMMENT

Dpw Sanitation Completeness Comments

===== REVIEW ON AUGUST 29, 2007 BY CARMEN M LOCATELLI =====

===== UPDATED ON OCTOBER 15, 2007 BY CARMEN M LOCATELLI =====

NO COMMENT

Dpw Sanitation Miscellaneous Comments

===== REVIEW ON AUGUST 29, 2007 BY CARMEN M LOCATELLI =====

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application

Show all existing and proposed plumbing fixtures on floor plans of building application.

EXHIBIT H

December 6, 2007

Lawrence Kasparowitz, Urban Designer
County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Re: Residential Development Permit #07-0437

Mr. Kasparowitz,

At our meeting of December 4, 2007 we discussed my concerns and objections to plan check comments by the Santa Cruz County Public Works Department in regards to the above referenced Residential Development Permit. As per your request, the following lists the concerns, objections and possible mitigations.

1. Public Works requires the removal of the existing driveway approach at the western edge of my Howe Street frontage. Their stated concern is that the existing driveway approach is less than 16 feet distant from the second existing driveway approach (that serves as access point to my existing Garage) and that one on-street parking space is required between the approaches.
 - a. Both approaches were installed with Public Works approval.
 - b. I purchased the property with both approaches in their existing configuration and enjoy the use of the western approach as an access to my side and rear yard and further need the access point to serve the proposed shop.
 - c. The proposed design allows for an additional off-street parking space beyond the required minimum that will be located behind the 20 foot front setback as a mitigation measure.
2. Public Works requires that a standard 3 foot wide ADA accessible wraparound with sidewalk transition be installed behind the existing driveway approach that provides access to the existing concrete driveway and Garage beyond.
 - a. The existing concrete driveway is constructed at a 15% (+-) slope which is steeper than Public Works allows. Constructing the standard 3 foot wide ADA accessible wraparound with sidewalk transition will increase the driveway slope to 18% (+-).
 - b. A standard car will not be able to access the Garage.
 - c. There will be a loss of 2 existing off-street parking spaces currently located in the driveway as the installation of the ADA wrap around will shorten the parking area to less than 18 feet in depth.
 - d. There will be a loss of 2 covered off-street parking spaces as the existing Garage will be rendered inaccessible.

The plans, as currently submitted, are designed to make every reasonable accommodation to the public access. There is a proposed 3 foot wide ADA accessible wraparound with sidewalk transition at the proposed new driveway approach at the eastern Howe Street frontage that ties-in

EXHIBIT I

to the existing sidewalk located to the east of my property. The current design also proposes adding sidewalk along the full Howe Street frontage of my parcel. Please note that there are no sidewalks on the other side of Howe Street or to the west of my parcel on Howe Street. Conforming to the standards required by Public Works would only extend ADA compliant access by 50 additional feet at the expense of up to 6 proposed and existing off-street parking spaces and the use of my existing Garage.

I appreciate your consideration of these matters and ask that you present my concerns, objections and mitigations to the Zoning Administrator for relief from the onerous requirements of the Public Works Department and approval of the sidewalk and approach improvements as currently designed.

Sincerely,

A handwritten signature in black ink that reads "Per Trondhjem". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Per Trondhjem
2601 Howe Street
Santa Cruz, CA 95065
(831) 905-6987

cc:
Doug Silveira
Santa Cruz Home Design
170 Marine Parade
Santa Cruz, CA 95062

EXHIBIT I .

December 8, 2007

County of Santa Cruz Planning Dept.,
701 Ocean St., 4th Floor
S.C., Calif., 95060

ATT: Lawrence Kasparowitz, Urban Designer
Re: Residential Development Permit #07-0437

Dear Mr. Kasparowitz:

My name is Jeanne Bailey, owner of 2625 Howe St. (apn. #025-501-06). I have reviewed the proposed development plans presented for 2601 Howe St. (apn. #025-501-10). As the adjacent neighbor to the east, I highly recommend the project be approved as designed.

The addition as designed is visually attractive, appears to make maximum use of land, and blend well within the existing neighborhood. Every improvement in this transitional neighborhood helps to encourage further upgrade.

I hope this letter helps to speed the approval process on this project. Making it easy for good straight forward project such as this encourages the type of neighborhood improvement needed in much of this area.

Sincerely,

Jeanne Bailey,
1835 Portola Dr.
S.C., Calif., 95062
(831) 479-1695

CC: Doug Silveira, A.I.B.D.
Per Trondhjem

EXHIBIT J

September 28, 2007

Mr. Per Trondhjem
2601 Howe St.
S.C., Ca. 95062

Re: Approval of Property line tree removal

Dear Mr. Trondhjem:

As owner of the adjacent property (2625 Howe-apn#025-501-06), I have no objection to your removing the Oak trees on our common property line. These trees have long appeared in poor condition and do not enhance the appearance of either of our properties as they stand.

Please contact me if you or the SC Planning Dept need additional approval for removal.

Good luck with your addition.

A handwritten signature in black ink, appearing to read "Jeanne Bailey", with a long horizontal flourish extending to the right.

Jeanne Bailey
1835 Portola Dr.
S.C., CA. 95062
Tel# (831)479-1695

