



Staff Report to the Zoning Administrator

Application Number: **241182**

Applicant: Dan Swett
Owner: Garaas/Hinz & Woods/Moreno
APN: 067-092-21 and – 22

Agenda Date: October 18, 2024
Agenda Item #: 4
Time: After 9:00 a.m.

Site Address: 220 and 230 Miraflores Road, Scotts Valley

Project Description: Proposal to demolish a 400 square foot carport, construct a 440 square foot garage and three retaining walls, and create a new shared driveway access/right-of-way for APNs 067-092-21 and -22.

Location: Parcels are located on the northeastern side of Miraflores Road (220 and 230 Miraflores Road), approximately 650 feet west of the intersection of Miraflores Road and La Cuesta Drive in the Carbonera Planning Area.

Permits Required: APN 067-092-22: Minor Exception to reduce the Front Yard Setback from 20 feet to 18 feet and Variances to the Side Yard Setbacks from 10 feet to 2 feet 6 inches to the northern property line at the garage, and from 10 feet to 2 feet to the driveway access/Right-of-Way at the existing dwelling. APN 067-092-21: Variance to reduce the Street-Side Yard Setback from 10 feet to 3 feet 6 inches to the driveway access/Right-of-Way at the existing dwelling.

Supervisory District: 5th District (District Supervisor: Bruce McPherson)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241182, based on the attached findings and conditions.

Project Description & Setting

The proposed project seeks to demolish an existing 400 square foot carport at 230 Miraflores Road and construct a new 440 square foot, single story two-car garage with an attic adjacent to the existing dwelling. Due to the proposed location of the garage, which is downslope from Miraflores Road and set into the grade, a new driveway approach is required to be constructed and is proposed through the adjacent parcel, 220 Miraflores Road, via a new right-of-way easement. The proposed right-of-way easement also includes a vehicular turnaround area for 230 Miraflores Road to allow a head-on approach to Miraflores Road when entering the right-of-way from the properties. The proposal also includes the construction of three retaining walls and at-grade steps from the proposed garage to the existing carport approach located within the right-of-way for Miraflores Road, which is to be retained for guest parking.

Zoning & General Plan Consistency

The parcel at 230 Miraflores Road (APN 067-092-22) is a 10,105 square foot lot (hereforth known as the “subject parcel”), and the parcel at 220 Miraflores Road is a 7,797 square foot lot, both of which are located in the R-1-15 (Single-family residential, 15,000 square feet) zone district, a designation which allows residential uses. The proposed non-habitable accessory structure (garage) to be constructed at 230 Miraflores Road is a principally permitted use within the zone district in association with the existing dwelling, and the zoning is consistent with the site's R-UVL (Urban Very Low Density Residential) General Plan designation.

Both parcels are substandard for the R-1-15 zone district, in that they are less than 80% of 15,000 square feet. Pursuant to Santa Cruz County Code Section 13.10.323(E)(2), the applicable site and development standards for each lot are therefore based upon the reduced site area. For the subject parcel, APN 067-092-22, this does not result in any change, in that R-1-10 and R-1-15 have the same standards; however, for APN 067-092-21, the applicable standards are those for the R-1-6 zone district.

The proposed project is for the demolition of an existing 400 square foot carport and construction of a new detached 440 square foot garage on the subject parcel. Due to the topography of the site and location of existing development, Variances and a Minor Exception to the front and side setbacks are required to facilitate the project. The development standards for the subject property, per County Code section 13.10.323 – “Development Standards for Residential Districts” and the requested deviations, are set out in Table 1 below:

Table 1: Compliance with R-1-15 Site Standards (230 Miraflores Road, APN 067-092-22)

Site Standard	Requirement	Existing	Proposed
Front Setback	20 feet	Dwelling: 31 feet 1 inch Carport: 0 feet – located in the right of way	Dwelling: No change Garage: 18 feet ⁺
Rear Setback	15 feet	Dwelling: 65 feet 10 inches Carport: 114 feet, 6 inches	Dwelling: No change Garage: 101 feet 6 inches
Side Setback (north)	10 feet	Dwelling: 14 feet 5 inches Carport: 24 feet 10 inches	Dwelling: No change Garage: 2 feet 6 inches*
Side Setback (south)	10 feet	Dwelling: 10 feet 1 inch Carport: 15 feet 8 inches	Dwelling: 2 feet* Garage: 35 feet 2 inches
Lot Coverage	40%	11.65% [^]	12.05% [^]
Floor Area Ratio	50%	16.3% [^]	16.7% [^]
Building Height	28 feet	Dwelling: 19 feet Carport: max 31 feet 6 inches	Dwelling: No change Garage: set into grade, max 12 feet

*Requires approval of a Variance

⁺ Requires approval of a Minor Exception

[^] Calculations differ from those shown on Exhibit D because they include the 225sf deduction for garages/carports. A condition of approval has been included to revise calculations on plans submitted with the building permit.

An access easement would be provided to allow for access to the proposed garage on the subject parcel via the existing driveway located on APN 067-092-21 (220 Miraflores Road). This driveway will also be improved and expanded slightly to allow for adequate turning areas so that vehicles can exit the parcels safely in a forward direction. This results in a revision to the required setbacks as measured to the existing dwellings on both parcels, because setbacks are measured from the edge of a right-of-way. Although the location of the dwellings and existing driveway will not change, Variances are therefore required to reduce the 10-foot street side setback between the existing dwellings and the new right-of-way. The required Variance on the subject parcel would reduce the 10-foot street-side setback to 2 feet as shown by the table above, and on APN 067-092-21 (220 Miraflores Road), the required Variance would reduce the street-side setback to 3 feet 6 inches as shown by the table below:

Table 2: Compliance with R-1-6 Site Standards (220 Miraflores Road, APN 067-092-21)

Site Standard	Requirement	Existing	Proposed
Front Setback	20 feet	26 feet 5 inches	No change
Rear Setback	15 feet	70 feet 7 inches	No change
Existing Side Setback (north)	8 feet	26 feet 8 inches	N/A (see below)
Proposed Street-Side Setback (north)	10 feet	N/A	3 feet 6 inches to new driveway right-of-way*
Side Setback (south)	5 feet	1 foot 11 inches to deck 6 feet 11 inches to dwelling	No Change
Lot Coverage	40%	10.2%	No Change
Floor Area Ratio	50%	Calculation not provided – No Change	No Change

*Requires approval of a Variance

It should be noted that the project plans show the side yard setback as 5 feet, instead of 10 feet, as required. A condition of approval has therefore been included to correct this on plans submitted for a building permit.

Archaeological Resources

The subject parcel is mapped within an area of potential archaeological resources. To ensure that the project would not impact any such resources, a Phase 1A Archaeological Assessment of 230 Miraflores Road was prepared by Patricia Paramoure Archaeological Consulting, dated July 14, 2024. This on-site pedestrian survey showed evidence of potential cultural resources on the parcel (shell fragments observed). Therefore, to ensure appropriate observation and treatment of the building site during construction, conditions of approval as recommended by the report have been applied to this Permit (see Conditions of Approval III(E)). As conditioned, the project is in conformance with Santa Cruz County Code Chapter 16.40 and Objective ARC-8.1 of Chapter 5 of the General Plan.

Minor Exception

Pursuant to Santa Cruz County Code Section 13.10.235 – “Minor Exceptions,” Minor Exceptions

provide a streamlined discretionary review process to allow consideration of minor variations from the zoning district site standard. This includes up to a 15% reduction in the required setbacks. For the proposed project, a Minor Exception has been requested to reduce the required 20-foot front yard setback to 18 feet. Approval of this variation from the required standard is considered appropriate due to the special circumstances that apply to the site, which include the significant down-slope of the site between the right of way for Miraflores Road and the location of the existing dwelling, that together, restrict the viable locations for a detached garage on the parcel. The proposed garage will replace an existing carport that is located within the front yard setback and partially within the vehicular right of way. As such, the proposed project will result in a visually superior outcome for the property, in that the new garage will not be significantly visible from Miraflores Road or from adjacent parcels because it will be located down slope, away from the road and adjacent to the existing dwelling. Therefore, approval of a Minor Exception to the front yard setback is considered appropriate. A complete list of Minor Exception findings can be found in Exhibit B of this report.

Variances

Pursuant to Santa Cruz County Code Section 13.10.230 – “Variance Approvals,” variations from the zoning district site standard that cannot otherwise be approved subject to a Minor Exception, require the approval of a Variance. A Variance has been requested for the proposed garage to allow for a reduction in the side yard setback from 10 feet to 2 feet 6 inches at the northern property line.

The proposed garage will be accessed via the existing driveway at 220 Miraflores Road, which requires recordation of a new access easement. The garage is proposed to be 2 feet 6 inches away from the northern property line due to the location of a second story deck on the existing dwelling on the subject parcel and the slope along the western portion of the parcel. The proposed location will also allow for at-grade steps to be constructed to reach Miraflores Road from the subject property. The proposed location of the structure will result in a garage that is minimally visible from both Miraflores Road and adjacent properties as it will be setback approximately 35 feet from the southern property line and the new access easement/right-of-way. While the garage will be visible to the parcel to the south (220 Miraflores Road), the structure has a significantly lower profile than the existing carport and has been designed to match the existing dwelling at 230 Miraflores Road. Therefore, approval of a Variance for a reduced north-side yard setback is considered appropriate.

As previously described in this report, additional Variance approvals are required for the existing dwellings on both the subject parcel and at 220 Miraflores Road, to recognize reduced setbacks from the new access easement/right-of-way and the associated turning areas that will serve both parcels. As proposed, a reduced setback of 2 feet is required for the dwelling on the subject parcel and a reduced setback of 3 feet 6 inches is required for the dwelling at 220 Miraflores Road. Approval of these Variances is considered appropriate in that, due to the slopes on the subject parcel, it is not possible to provide a useable access to the proposed garage without crossing the adjacent parcel via the existing driveway. Further, no physical changes are proposed to either of the existing the dwellings or to the basic alignment of the existing driveway, such that no visual impacts will occur as a result of the project. A complete list of Variance findings can be found in Exhibit B of this report

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.

Staff Recommendation

- **DETERMINE** that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVE** Application Number **241182**, 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 Division 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.sccoplanning.com

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel Information

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 241182

Assessor Parcel Number: 067-092-21

Project Location: 220 and 230 Miraflores Road, Scotts Valley

Project Description: Proposal to demolish a 400 square foot carport, construct a 440 square foot garage and three retaining walls, and create a new shared driveway access/right-of-way for APNs 067-092-21 and -22.

Person or Agency Proposing Project: Dan Swett

Contact Phone Number: (831) 278-1250

- 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).
- E. ☒ **Categorical Exemption**

Specify type: 15301(l)(4) – Existing Structures: Demolition and removal of individual small structures, including Accessory (appurtenant) structures including garages, carports, patios, etc. 15303(d) – New Construction: Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

15304(b) and (c) – Minor Alterations to Land – New gardening or landscaping and filling of earth into previously excavated land.

F. Reasons why the project is exempt:

The proposed project seeks to demolish one existing carport and construct one new detached garage. A new driveway access is required for the proposed garage via the neighboring parcel, which requires the construction of three landscape retaining walls.

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

Victoria Miller, Project Planner

Date: _____

EXHIBIT A

Discretionary Permit Findings

- (a) **Health and Safety. The proposed location of the project and the conditions under which it would be developed, 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 be materially injurious to properties or improvements in the vicinity.**

This finding can be made, in that the project is in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project 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 be materially injurious to properties or improvements in the vicinity.

- (b) **Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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 non-habitable accessory structure (garage) and the conditions under which it would be operated or maintained will be in substantial conformance with all pertinent County ordinances and the purpose of the R-1-15 (Single-family residential, 15,000 square feet) zone district as the primary use of the property at 230 Miraflores Road will be residential, containing one single-family dwelling and one non-habitable accessory structure (garage) that, with the approval of a Variance to both the north and south side yard setbacks and Minor Exception to front yard setback, meets all current site standards for the zone district. The primary use of the property at 220 Miraflores Road will be residential, containing one single-family dwelling that, with the approval of a Variance to the north side yard setback, meets all current site standards for the zone district.

- (c) **General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.**

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

The proposed structure has been designed so that it will allow greater light and solar opportunities for the subject parcels and adjacent parcels due to its location downslope from the right-of-way and the design of the garage with the slope and at-grade stairs (BE-4.1.4). Furthermore, the proposed driveway will allow for safer vehicular ingress and egress for both 220 and 230 Miraflores Road by allowing a head-on approach to the road and no new driveways will be created on the narrow street (AM-2.2e).

Lastly, the Archaeological Report submitted and reviewed resulted in conditions that ensure conformance with Objective ARC-8.1 of Chapter 5 of the General Plan.

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

- (d) **CEQA Conformance.** The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) **Utilities and Traffic Impacts.** The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed non-habitable accessory structure (garage) is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to continue to be only 1 peak trip per day and, as such, the proposed project will not adversely impact existing roads or intersections in the surrounding area.

- (f) **Neighborhood Compatibility.** The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed non-habitable accessory structure (garage) is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (g) **Local Coastal Program Consistency.** For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

- (a) **Siting and Neighborhood Context.** The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed non-habitable accessory structure (garage) is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. The proposed structure will result in a visually superior outcome that has minimal visibility from the right-of-way and adjacent property because the proposed garage will be set into the grade and the stairs will be built at-grade as compared to the existing carport tower. The proposed landscape retaining walls will be built downslope from the right-of-way, which will facilitate the expansion of an existing driveway, and will also have limited visibility from the right-of-way and adjacent parcels.

- (b) **Design.** The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed non-habitable accessory structure (garage) is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and design that will enhance the aesthetic qualities of the subject property. The proposed garage has been designed to be similar colors and materials as the existing dwelling and reduce the visual impact of the proposed development on surrounding land uses.

Conditions of Approval

Exhibit D: Project plans, prepared by Laurie and Dan Swett, dated July 29, 2024.

- I. This permit authorizes the demolition of an existing carport and construction of a non-habitable accessory structure (garage) as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County right-of-way.
 1. The existing concrete approach and retaining wall, existing wood retaining wall, and new retaining wall in the County right of way shall be maintained by property owner.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" 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. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not

been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet for Santa Cruz County Planning review and approval.

3. The building plans must include the following revisions to the plan set:
 - a. Revision of the required setbacks to reflect R-1-10 for 230 Miraflores Road (APN 067-092-22) and R-1-7 for 220 Miraflores Road (APN 067-092-21).
 - b. Revision to the calculation for the height of the proposed garage structure on Sheet A-6. Please refer to the definition of height, found at Santa Cruz County Section 13.10.700-H.
 - c. Revision of the FAR and Lot Coverage calculations for both parcels to include the 225 square foot deduction for garages and carports. See the Unified Permit Center Publication on Floor Area, Lot Coverage and Large Dwelling Calculations for further information: <https://cdi.santacruzcountyca.gov/UPC/DiscretionaryPermitsZoning/Publications/FloorAreaRatio,LotCoverage,LargeDwelling,AccessoryStructureandADUCalculations.aspx>.
4. Grading, drainage, and erosion control plans.
5. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 16 feet for detached garages.
6. Details showing compliance with fire department requirements.
7. A Water Efficient Landscape Plan prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.
 - a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.

- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - 1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 - 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 - 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
 - C. Meet all requirements of the San Lorenzo Valley Water District.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - 1. All stormwater drainage control facilities must meet all required setbacks to the onsite wastewater treatment system (OWTS) and future expansion area.
 - 2. The OWTS and expansion area must be shown on the plans.
 - E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - F. Meet all requirements of the Scotts Valley Fire Protection District.
 - G. Provide required off-street parking for two cars at both 220 and 230 Miraflores Road. 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.
 - H. Complete and record a Declaration of Restriction to construct a non-habitable accessory structure. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to Santa Cruz County Planning.
- 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.
- D. A Landscape Installation Certificate prepared in accordance with the Water Efficient Landscape Ordinance (County Code Chapter 13.13) shall be provided.
- E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
 - 1. The building permit application shall include condition E, above, and shall provide the contact information for the archaeologist of record.
 - 2. The contractor shall hold a pre-construction meeting in which all members of the team are present. Management and construction personnel shall be made aware of the possibility of the discovery of archaeological materials through the dissemination of Archaeological Sensitivity Training for all construction staff involved with soil disturbing activities. If a find is determined to be potentially significant, appropriate mitigation measures shall be formulated and implemented.
 - 3. The property owner shall retain the services of a qualified archaeologist to draft a monitoring proposal and then perform on-site archaeological monitoring during all soil disturbance work associated with this project.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the

applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept, or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Application #: 241182
APN: 067-092-21
Owner: Garaas/Hinz & Woods/Moreno

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

Construction Type: type V-B, Wood Framed, unsprinklered; SRA-low

Demolish a 400 sq ft elevated carport; replace with 440 sq ft garage (approx 15'6") on grade.

Improve shared driveway approach that is part of proposed access easement on parcel -22, including retaining wall required to allow widening of driveway. Pave new shared driveway area leading to property line of 067-092-22 including widening of existing driveway.

Demolish a 400 sq ft elevated carport; replace with 440 sq ft garage (approx 15'6") on grade.

Install new walkway from existing concrete carport approach at Miraflores Rd to new driveway pavement.

Install new retaining walls under 4' tall to help with retention of slope

Existing SFD (no change)	1473 sq ft
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Elevated Carport (to be removed): 400 sq ft

Garage	440 sq ft
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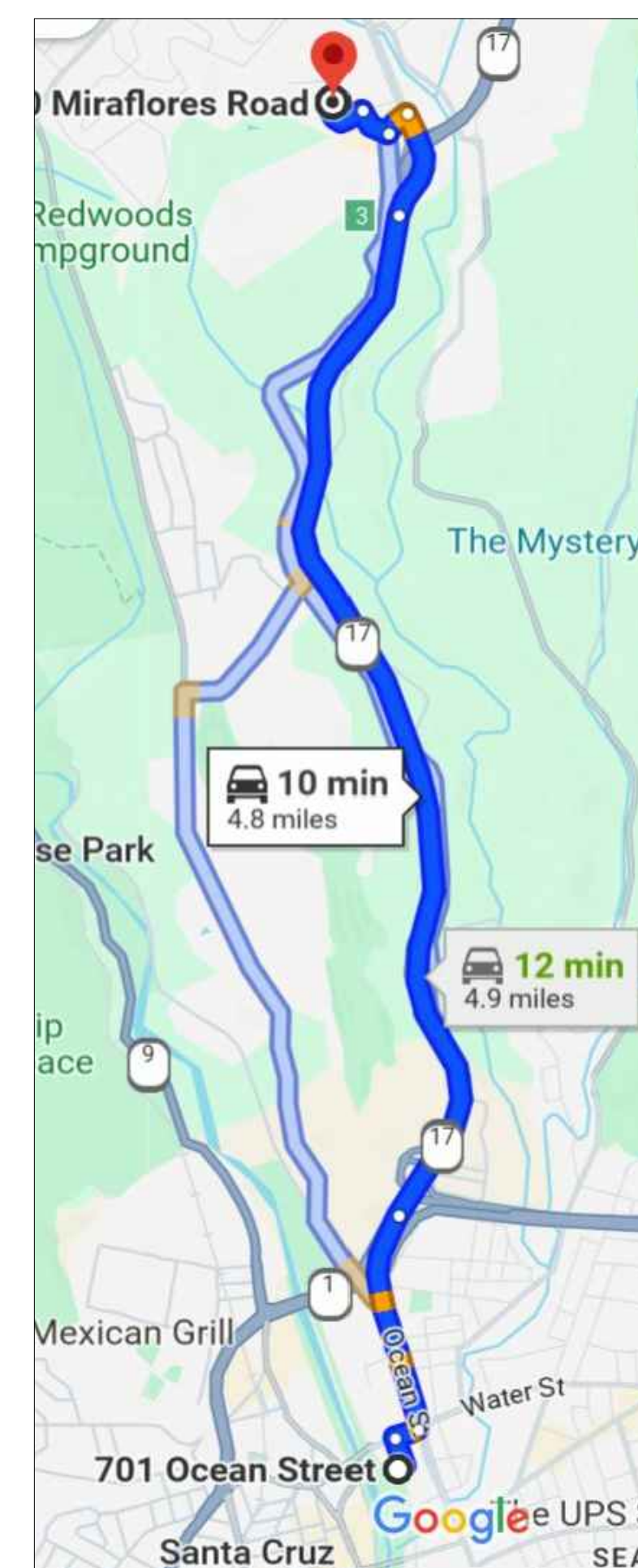
The following codes are in effect:
 2022 California Residential Code;
 2022 California Fire Code;
 2022 California Plumbing Code;
 2022 California Electrical Code;
 2022 California Green Building Code;

FLOOR AREA RATIO	
LOT SQUARE FOOTAGE	0.232 ACRES (10106 SQ FT)
EXISTING CONDITIONED (NO CHANGE)	
FIRST FLOOR S.F.D.	501 SQ FT (NO CHANGE)
SECOND FLOOR S.F.D.	972 SQ FT (NO CHANGE)
UNCONDITIONED	
EXISTING CARPORT (TO BE REMOVED)	(400 SQ FT)
GARAGE (PROPOSED)	440 SQ FT
TOTAL	1913 SQ FT
FLOOR AREA RATIO	1913 SQ FT / 10106 SQ FT. LOT=1.89

APPROXIMATE GRADING QUANTITIES	
SITE GRADING QUANTITIES FOR BOTH PARCELS	SEE APPROXIMATE GRADING QUANTITIES TABLE C-1 FOR BREAKDOWN
NET CUT	15 CU. YD.
NET FILL	60 CU. YD.
NET TOTAL	45 CU. YD. CUT

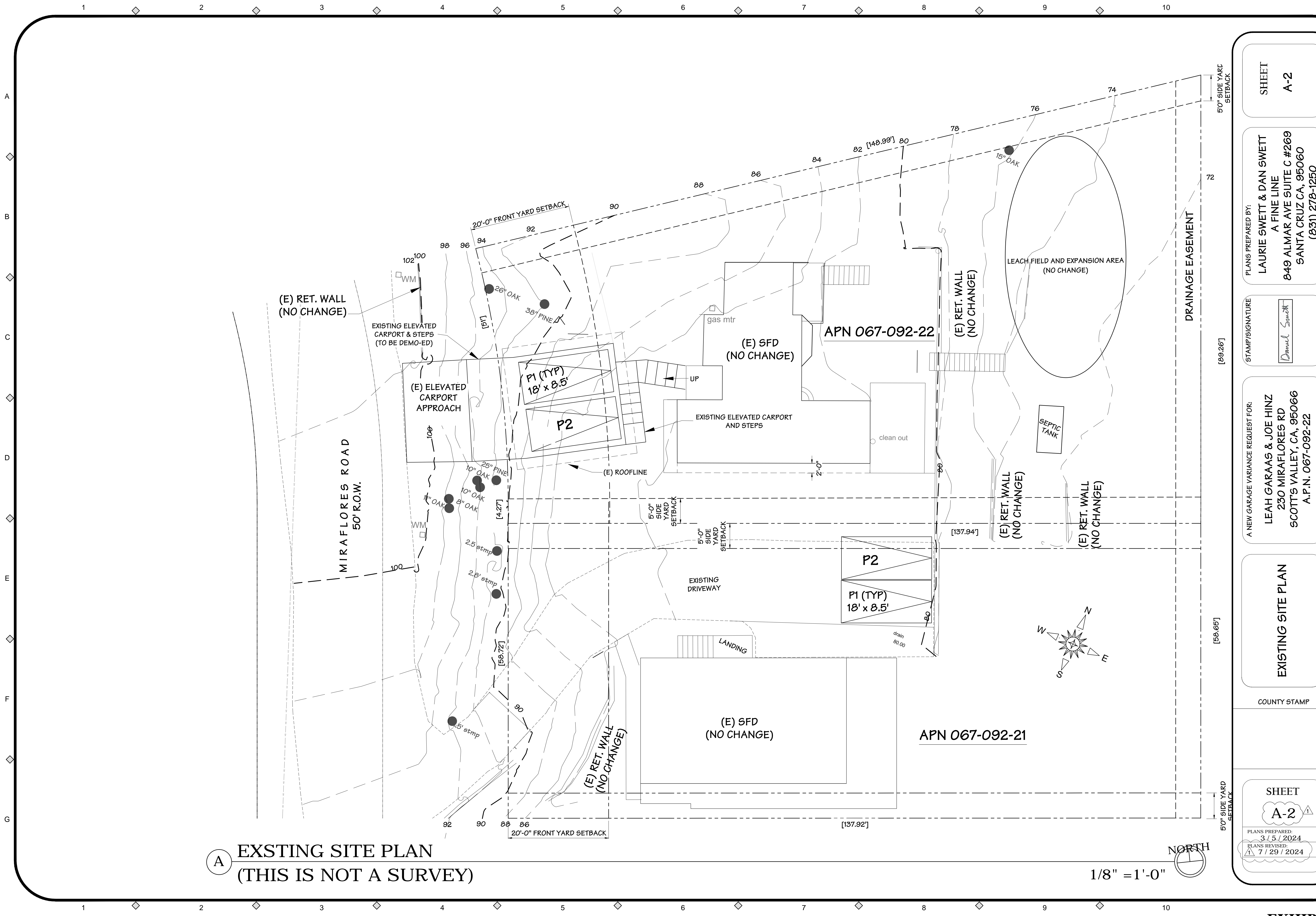
CIVIL & STRUCTURAL ENGINEER:
JARROD SWETT
 849 ALMAR AVE SUITE C #269,
 SANTA CRUZ, CA, 95060
 831 278 0694
 JRWSETT@GMAIL.COM

A-1	VICINITY MAP, DIRECTIONS & PROJECT NOTES
A-2	EXISTING SITE PLAN
A-3	PROPOSED SITE PLAN AND VARIANCE JUSTIFICATIONS
A-4	EXHIBITS A, B, C, D
C-1	GRADING AND DRAINAGE PLAN
C-2	SITE SECTIONS
C-3	DRIVEWAY CENTERLINE PROFILE
C-4	DRIVEWAY RETAINING WALL PROFILE
A-5	EXISTING FLOOR PLAN AND ELEVATIONS
A-6	FLOOR PLAN, ATTIC PLAN, ELEVATIONS, CROSS SECTION



COUNTY STAMP

PLANS PREPARED:
3 / 5 / 2024



A EXSTING SITE PLAN
(THIS IS NOT A SURVEY)

SHEET
A-2

PLANS PREPARED BY:
LAURIE SWETT & DAN SWETT
A FINE LINE
849 ALMAR AVE SUITE C #269
SANTA CRUZ CA, 95060
(831) 278-1250

STAMP/SIGNATURE
Daniel Smith

A NEW GARAGE VARIANCE REQUEST FOR:
LEAH GARAAS & JOE HINZ
230 MIRAFLORES RD
SCOTT'S VALLEY, CA, 95066
A.P.N. 067-092-22

EXISTING SITE PLAN

COUNTY STAMP

SHEET
A-2
PLANS PREPARED:
3 / 5 / 2024
PLANS REVISED:
1 / 7 / 29 / 2024

VARIANCE REQUEST:

Creation of an access easement for parcel 067-092-22 to access Miraflores Rd. through existing driveway on parcel 067-092-21; improve existing driveway for safety and to be better suited for serving two households; replacement of an existing two story carport with a garage partially located in front and side yard setbacks

Variations on parcel 067-092-21 (Please see Exhibits A & B / A-4)

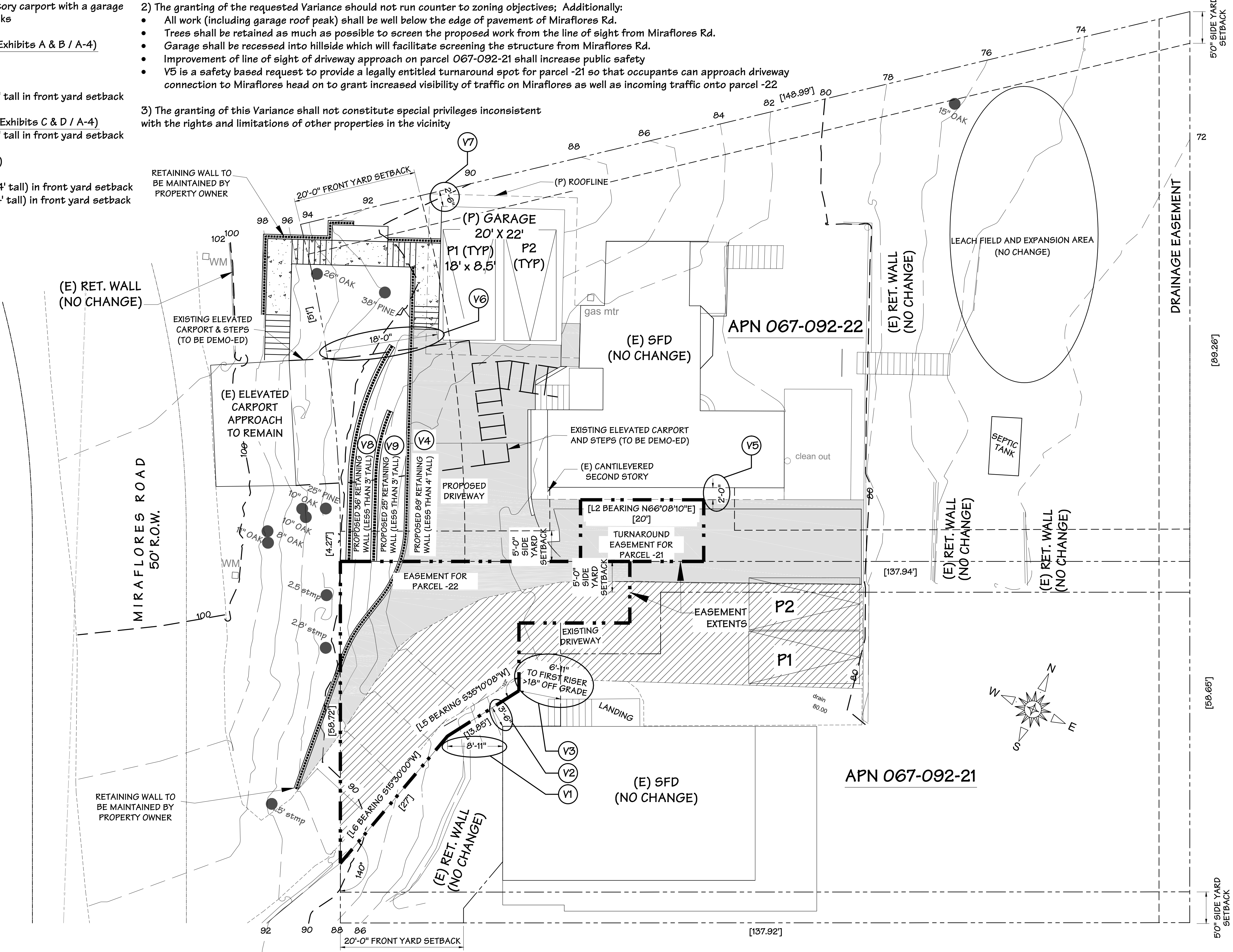
- V1: reduction of F.Y.S.B. to 8'-11" @ L6
V2: reduction of S.Y.S.B. to 3'-6" @ L5
V3: reduction of S.Y.S.B. to 6'-11" @ L5
V4: Construction of 89' retaining wall under 4' tall in front yard setback

Variations on parcel 067-092-22 (Please see Exhibits C & D / A-4)

- V4: Construction of 89' retaining wall under 4' tall in front yard setback
V5: Reduction of S.Y.S.B. to 2'-0" @ L2
V6: Reduction of F.Y.S.B. to 18'-0" (@ Garage)
V7: Reduction of S.Y.S.B. to 2'-6" (@ Garage)
V8: Construction of 36' retaining wall (under 4' tall) in front yard setback
V9: Construction of 25' retaining wall (under 4' tall) in front yard setback

JUSTIFICATION FOR VARIANCE PER 13.10.230:

- 1) Due to the extreme topographical differential from edge of pavement at Miraflores Rd. and grade at the SFD (approx 19') it has been mandatory to maintain an overheight carport in order to provide parking on site
- 2) The granting of the requested Variance should not run counter to zoning objectives; Additionally:
- All work (including garage roof peak) shall be well below the edge of pavement of Miraflores Rd.
 - Trees shall be retained as much as possible to screen the proposed work from the line of sight from Miraflores Rd.
 - Garage shall be recessed into hillside which will facilitate screening the structure from Miraflores Rd.
 - Improvement of line of sight of driveway approach on parcel 067-092-21 shall increase public safety
 - V5 is a safety based request to provide a legally entitled turnaround spot for parcel -21 so that occupants can approach driveway connection to Miraflores head on to grant increased visibility of traffic on Miraflores as well as incoming traffic onto parcel -22
- 3) The granting of this Variance shall not constitute special privileges inconsistent with the rights and limitations of other properties in the vicinity



PROPOSED SITE PLAN (PLEASE SEE CIVIL SHEETS FOR PROPOSED TOPOGRAPHY)
(THIS IS NOT A SURVEY)

SHEET
A-3

PLANS PREPARED BY:
LAURIE SWETT & DAN SWETT
A FINE LINE
849 ALMAR AVE SUITE C #269
SANTA CRUZ CA, 95060
(831) 278-1250

STAMP/SIGNATURE
Daniel Swett

A NEW GARAGE VARIANCE REQUEST FOR:
LEAH GARAAS & JOE HINZ
230 MIRAFLORES RD
SCOTT'S VALLEY, CA, 95066
A.P.N. 067-092-22

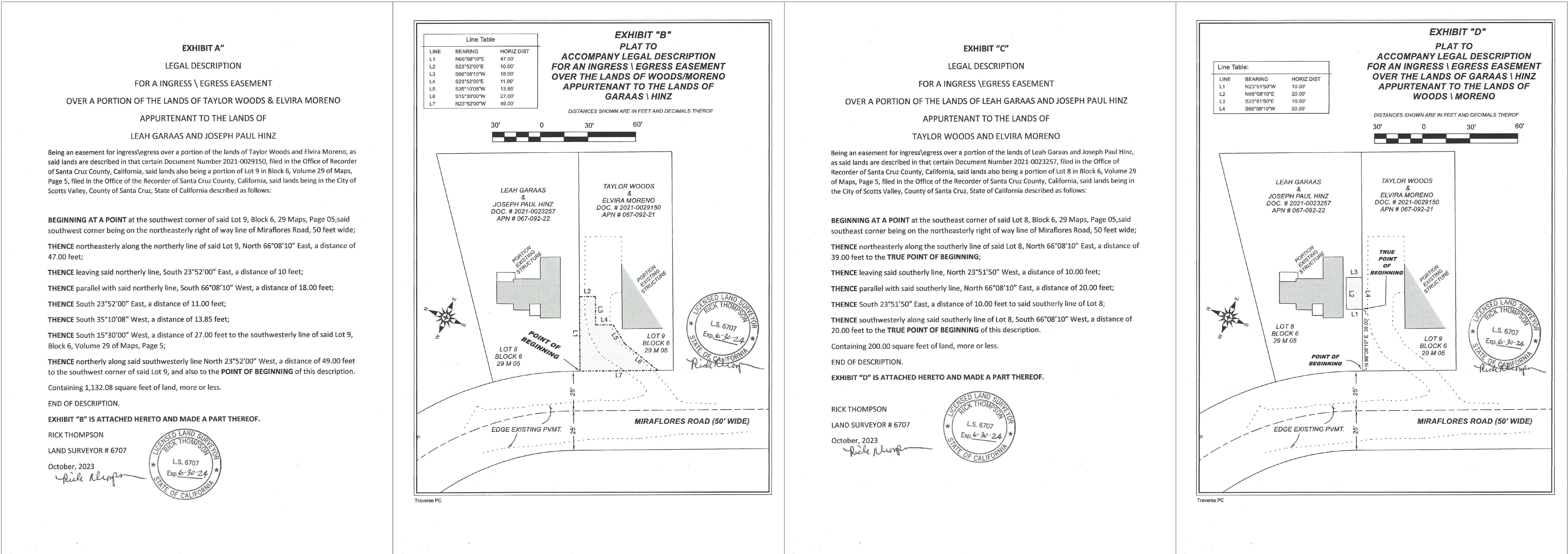
PROPOSED SITE PLAN
AND VARIANCE
JUSTIFICATIONS

COUNTY STAMP

SHEET
A-3
PLANS PREPARED:
3 / 5 / 2024
PLANS REVISED:
1 / 7 / 29 / 2024

A
B
C
D
E
F
G

1 2 3 4 5 6 7 8 9 10



1 2 3 4 5 6 7 8 9 10

EXHIBIT D

SHEET
A-4

PLANS PREPARED BY:
LAURIE SWETT & DAN SWETT
A FINE LINE
849 ALMAR AVE SUITE C #269
SANTA CRUZ CA, 95060
(831) 278-1250

STAMP/SIGNATURE


A NEW GARAGE VARIANCE REQUEST FOR:

LEAH GARAAS & JOE HINZ
230 MIRAFLORES RD
SCOTT'S VALLEY, CA, 95066
A.P.N. 067-092-22

EXHIBITS A-D

COUNTY STAMP

SHEET
A-4

PLANS PREPARED:
3 / 5 / 2024

FILE LOCATION: I:\2024\A4_2024_C40_PNW\FILE\GARAAS\GARAAS 3.2.24.DWG PLOT DATE: 4/28/2024 11:08 AM

A
B
C
D
E
F
G

DRAINAGE SYSTEM MAINTENANCE REQUIREMENTS			
DRAINAGE FEATURE	INSPECTION FREQUENCY	SIGNS OF FAILURE	MAINTENANCE PROCEDURE
CATCH BASIN	BI-ANNUAL, & PRIOR TO SIGNIFICANT STORM EVENTS (>1" RAINFALL)	GRATE CLOGGED OR CATCH BASIN OVER FLOWS. LOOK FOR DEBRIS AND SEDIMENT BUILD UP.	REMOVE DEBRIS AND SEDIMENT FROM GRATE. REMOVE SEDIMENT FROM BOTTOM OF CATCH BASIN BY HAND DIGGING OR SUMP. AVOID FLUSHING SEDIMENT INTO INFILTRATION PIT
SWALE / GUTTER	BI-ANNUAL, & PRIOR TO SIGNIFICANT STORM EVENTS (>1" RAINFALL)	LOOK FOR DEBRIS AND SEDIMENT BUILD UP AND STANDING WATER.	REMOVE DEBRIS AND SEDIMENT BY FLUSHING OR HAND DIGGING
ENERGY DISSIPATER	DURING CATCH BASIN AND SWALE INSPECTION	DEBRIS AND SEDIMENT HAS BURIED THE ROCK.	REMOVE DEBRIS AND SEDIMENT BY RAKING, HAND DIGGING, OR FLUSHING.

GENERAL CIVIL NOTES:

1. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THESE PLANS, THE PROJECT SITE, AND REFERENCED DOCUMENTS. ANY DISCREPANCIES FOUND DURING REVIEW OR CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER. BY SUBMITTING A BID THE CONTRACTOR AFFIRMS TO HAVE PERFORMED A THOROUGH REVIEW AND UNDERSTAND ALL ASPECTS AND REQUIREMENTS OF THESE PLANS AND THE PROPOSED PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS AND MAINTAINING THE SAFETY OF THE JOBSITE AT ALL TIMES INCLUDING LEAVING THE JOBSITE IN A SAFE CONDITION AT THE END OF EVERY WORKING DAY AND FOR PERFORMING EXCAVATIONS AND PROVIDING TEMPORARY SHORING AND BRACING IN COMPLIANCE WITH CAL/OSHA REGULATIONS. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND THE PROJECT ENGINEER FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE CONTRACTOR'S PERFORMANCE OF THEIR WORK TO THE GREATEST EXTENT PERMISSIBLE BY LAW.
3. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE SANTA CRUZ COUNTY CODES AND REGULATIONS, THE CALIFORNIA BUILD CODE, AND CALTRANS STANDARD SPECIFICATIONS.
4. CONSTRUCTION FEATURES THAT ARE NOT FULLY SHOWN SHALL BE AS SHOWN FOR SIMILAR FEATURES. THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND METHODS FOR THESE FEATURES OR WHEN A CONFLICT EXISTS BETWEEN THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS.
5. CONSTRUCTION MATERIAL QUANTITIES SHALL BE DETERMINED BY THE CONTRACTOR FOR BIDDING PURPOSES. QUANTITIES SHOWN ON THESE PLANS AND DETERMINED BY THE PROJECT ENGINEER ARE FOR PLANNING PURPOSES ONLY. THE PROJECT ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY CHANGES IN CONSTRUCTION MATERIAL QUANTITIES.
6. MATERIALS STORED ON SITE SHALL BE ADEQUATELY PROTECTED FROM DEGRADATION. FAILURE TO PROTECT MATERIALS CAN RESULT IN REJECTION OF THE WORK.
7. MATERIALS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS UNLESS SPECIFICALLY NOTED ON THE PLANS.
8. ANY CHANGES TO THESE PLANS REQUIRES APPROVAL OF THE PROJECT ENGINEER AND THE COUNTY OF SANTA CRUZ PRIOR TO CONSTRUCTION. REQUESTED CHANGES SHALL BE SUBMITTED IN WRITING. APPROVED CHANGES SHALL BE IN WRITING AND ACCOMPANIED BY REVISIONS TO THE PLANS AS NECESSARY. THE PROJECT ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES OR USES OF THESE PLANS.

GRADING AND DRAINAGE SPECIFICATIONS:

1. EARTHWORK ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 10 - EARTHWORK, AND SANTA CRUZ COUNTY CODE CHAPTER 16.20 - GRADING REGULATIONS. EARTHWORK CONSISTS OF ALL WORK NECESSARY TO CONFORM TO THE LINES, GRADES, AND ELEVATIONS, AND TO INSTALL ALL PROPOSED FEATURES SHOWN ON THESE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL MATERIALS GENERATED AS A RESULT OF GRADING OPERATIONS. MATERIALS SHALL BE DISPOSED OF AT FACILITY ACCEPTING THE WASTE TYPE WITH PROPER DOCUMENTATION REQUIRED. EXCAVATED SOIL MAY BE USED AS ENGINEERED FILL WITH THE APPROVAL OF THE GEOTECH. TOPSOIL MAY BE STOCKPILED ON SITE AND REDISTRIBUTED AT FINISHED GRADE.
3. THE CONTRACTOR SHALL VERIFY GRADES AROUND ALL STRUCTURES ARE IN CONFORMANCE WITH THE STRUCTURAL AND ARCHITECTURAL PLANS AND SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADE DISCIPLINES.
4. ALL FILL SHALL BE COMPACTED TO 90% RC MIN. FILL PLACED DIRECTLY BENEATH PAVED AND FINISHED SURFACES SHALL BE COMPACTED TO 95% RC MIN.
5. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PREVENT EROSION AND THE TRANSPORTATION OF SEDIMENT AND DUST FROM THE JOBSITE. SEE EROSION CONTROL PLAN.
6. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES AND POTPOLE POTENTIAL CONFLICTS IN ADVANCE OF CONSTRUCTION. UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM SURVEY DATA OF SURFACE FEATURES AND ANY AVAILABLE RECORD DRAWINGS. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST TWO WORKING DAYS PRIOR TO CONSTRUCTION. DIAL 811.
7. THE CONTRACTOR SHALL POTPOLE UTILITY CROSSING AND CONNECTION LOCATIONS IN ADVANCE OF CONSTRUCTION TO DETERMINE IF THERE ARE ANY CONFLICTS WITH PROPOSED FEATURES. SHOULD AN UNFORESEEN UTILITY CONFLICT OCCUR, UTILITIES WILL BE RELOCATED OR REDESIGNED AT THE OWNERS EXPENSE. DELAYS DUE TO A FAILURE TO POTPOLE SHALL BE AT THE CONTRACTOR'S EXPENSE.

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARCH	ARCHITECT
CB	CATCH BASIN
CONC	CONCRETE
DG	DECOMPOSED GRANITE
EG	EXISTING GRADE
EQ	EQUAL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FNC	FENCE
INV	INVERT
LF	LINEAR FEET
MIN	MINIMUM
MAX	MAXIMUM
MNR	MINOR
MJR	MAJOR
R	RADIUS
RC	RELATIVE COMPACTION
REQ'D	REQUIRED
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SQ	SQUARE
SQFT	SQUARE FEET
TYP	TYPICAL

LEGEND

(P) CONC	
(P) AC PAVEMENT	
(E) PAVEMENT	
(P) BUILDING	
(E) BUILDING	
(P) RETAINING WALL	
(P) CONTOUR MNR	
(P) CONTOUR MJR	
(E) CONTOUR MNR	
(E) CONTOUR MJR	
(P) SPOT ELEVATION	
(E) SPOT ELEVATION	
(P) CATCH BASIN	
(P) FLOWLINE	
(P) STORM DRAIN	
DOWNSPOUT	
PROPERTY LINE	
CENTER LINE	
OVERHEAD UTILITY	
BURIED ELECTRICAL	
GAS LINE	
WATER LINE	
SEWER LINE	
(E) TREE / STUMP	
REMOVE TREE / STUMP	
(E) UTILITY POLE	
SECTION MARKER	
LIMITS OF DISTURBANCE	

TOPOGRAPHIC SURVEY: THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION SHOWN HEREON WAS COMPLETED BY RICK THOMPSON PROFESSIONAL LAND SURVEYOR L.S. 6707			
BASIS OF ELEVATIONS: VERTICAL DATUM - TOP PK NAIL ASSUMED ELEVATION = 101.24			
BASIS OF BEARING: THIS IS NOT A BOUNDARY SURVEY. THE BASIS OF BEARINGS IS NOT SPECIFIED. SURVEYOR HAS NOTED FOUND IRON PIPE TAGGED RE 4560 ALONG THE RIGHT MIRAFLORES RIGHT OF WAY.			

APPROXIMATE GRADING QUANTITIES

FEATURE	CUT (Cu yd)	FILL (Cu yd)	NET (Cu yd)
DRIVEWAY	5	30	25 (FILL)
SITE GRADING	10	30	20 (FILL)
TOTAL	15	60	45 (FILL)

THE VOLUMES LISTED ABOVE ARE FOR PLANNING PURPOSES ONLY AND DO NOT INCLUDE GRADING WITHIN THE BUILDING FOOTPRINT OR EXCAVATIONS FOR FOUNDATIONS, UTILITIES, ETC. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING EARTHWORK VOLUMES REQUIRED TO COMPLETE THE PROJECT.

NEW / REPLACED IMPERVIOUS AREAS		
FEATURE	MULTIPLIER	AREA (sq.ft.)
GARAGE	1	440
CONC DRIVEWAY	1	1732
AC DRIVEWAY	1	775
CONC STEPS	1	206
TOTAL:		3151
TOTAL DISTURBED AREA: 5966 sq.ft. = 0.14 ac		

PUBLIC WORKS DRAINAGE SYSTEM NOTES:
1) THE DRAINAGE SYSTEM FOR THE PROPOSED DEVELOPMENT HAS BEEN SIZED PER ENGINEERING STANDARDS OF PRACTICE AND THE SANTA CRUZ COUNTY DESIGN CRITERIA. THERE ARE NO DRAINAGE ISSUES ANTICIPATED AS A RESULT OF THE PROPOSED DEVELOPMENT.
2) THE PRIVATE DRAINAGE FACILITIES SHALL BE KEPT FREE AND CLEAR OF BUILDING OR STRUCTURES OF ANY KIND.
3) NO ADDITIONAL IMPERVIOUS AREA COVERAGE BEYOND THE LIMITS SHOWN SHALL BE CONSTRUCTED WITHOUT PRIOR APPROVAL BY THE COUNTY OF SANTA CRUZ

PRELIMINARY NOT FOR CONSTRUCTION

SHEET

C-1

JARROD SWETT, P.E.
C 81221
849 ALMAR AV, STE C #269
SANTA CRUZ, CA 95060
(831) 278-0694

LEAH GARAAS & JOE HINZ
GARAGE
230 MIRAFLORES
SCOTT'S VALLEY, CA 95066
A.P.N: 067-092-22

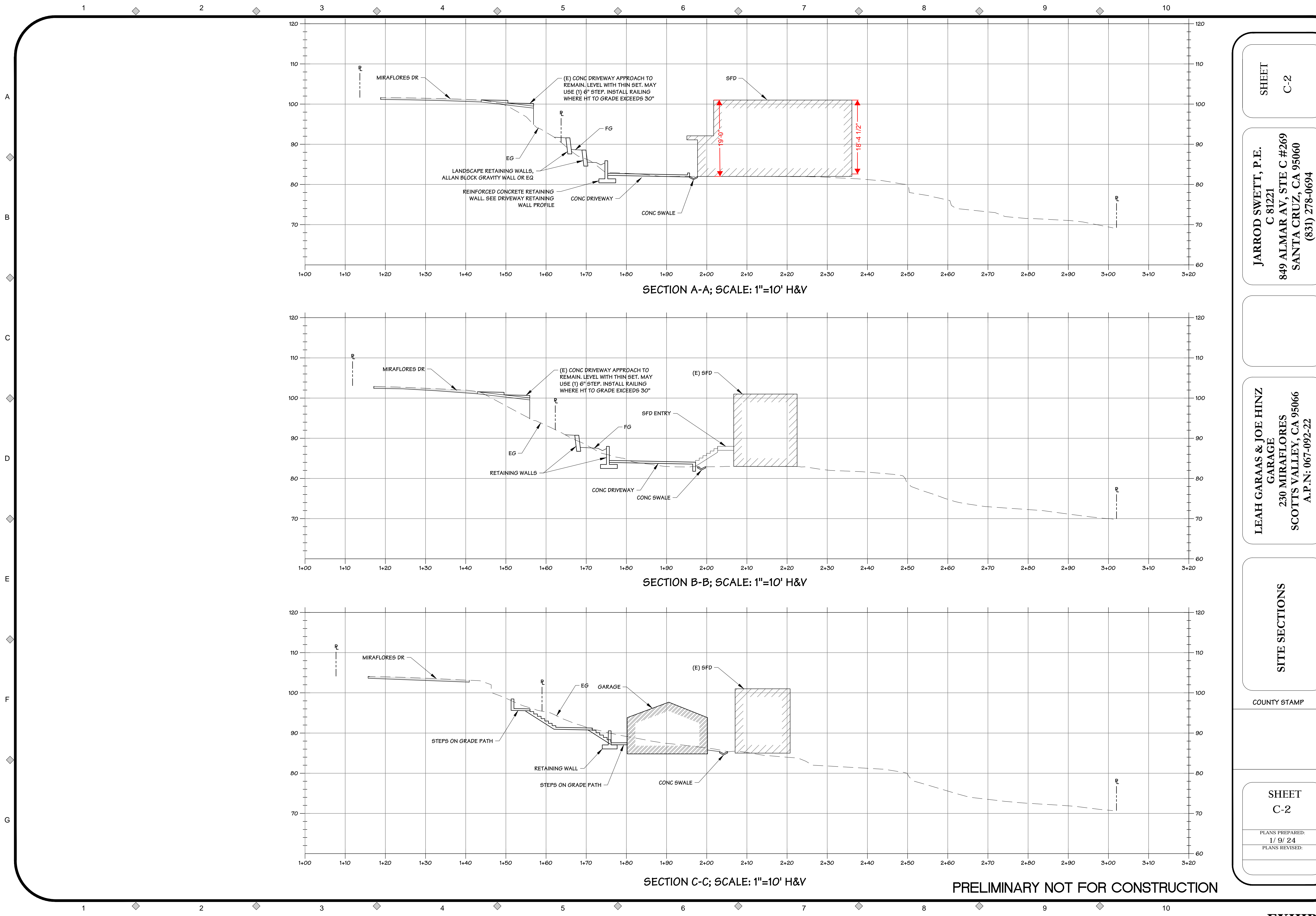
GRADING AND
DRAINAGE PLAN

COUNTY STAMP

SHEET
C-1

PLANS PREPARED:
1/ 9/ 24
PLANS REVISED:

EXHIBIT D



SHEET
C-2

JARROD SWETT, P.E.
C 81221
849 ALMAR AV, STE C #269
SANTA CRUZ, CA 95060
(831) 278-0694

LEAH GARAAS & JOE HINZ
GARAGE
230 MIRAFLORES
SCOTT'S VALLEY, CA 95066
A.P.N: 067-092-22

SITE SECTIONS

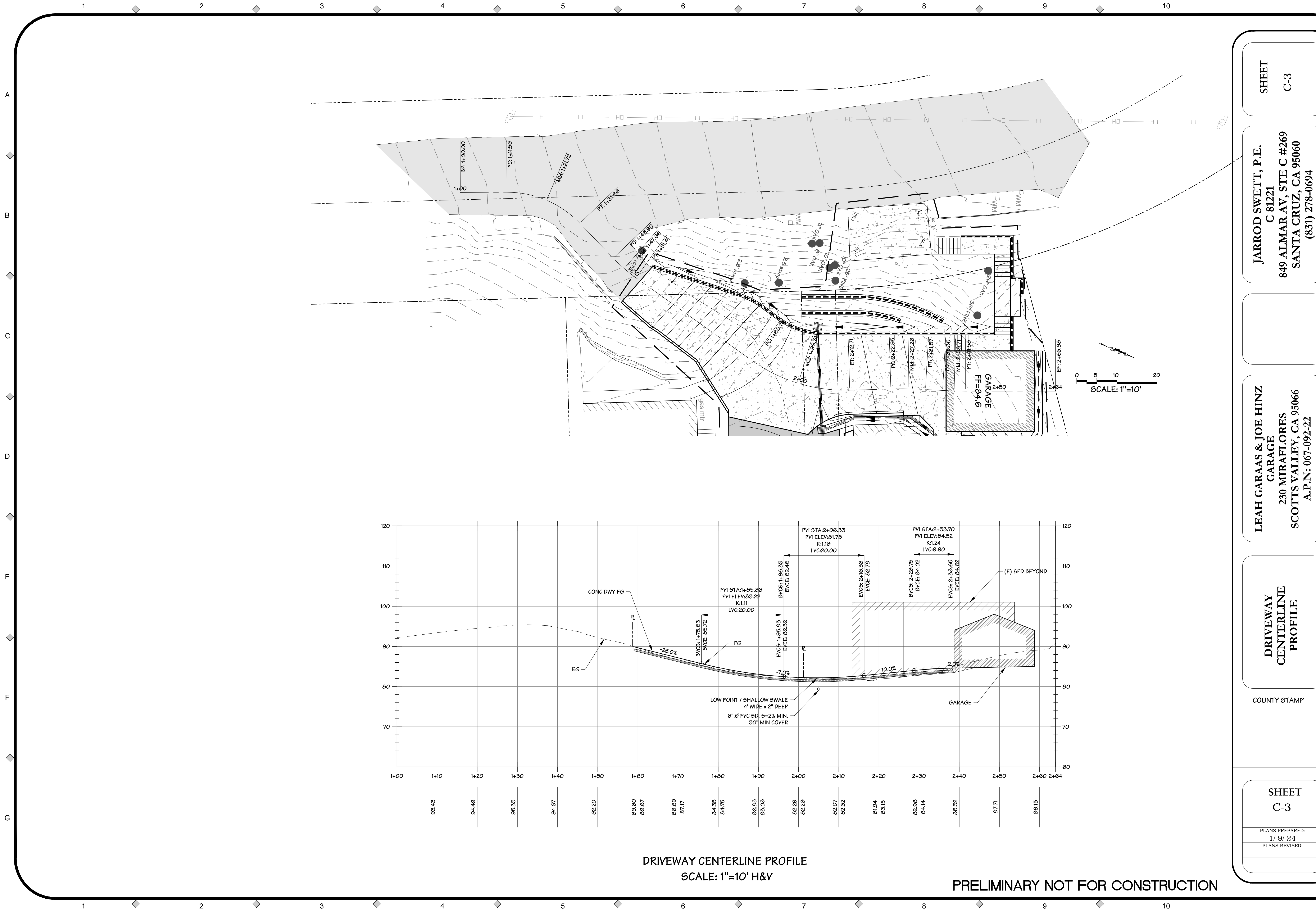
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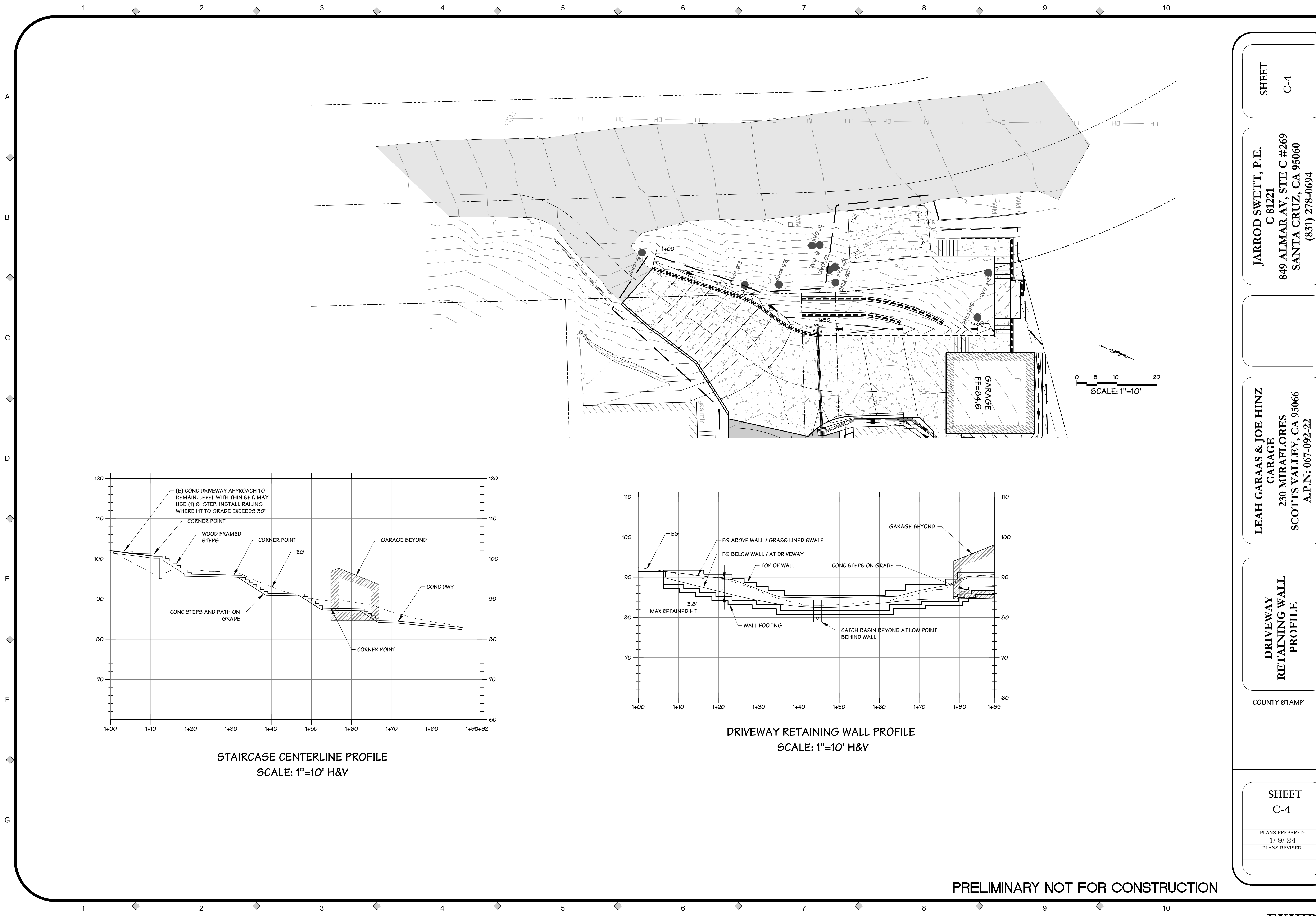
SHEET
C-2

PLANS PREPARED:
1/ 9/ 24
PLANS REVISED:

PRELIMINARY NOT FOR CONSTRUCTION

EXHIBIT D





SHEET
C-4

JARROD SWETT, P.E.
C 81221
849 ALMAR AV, STE C #269
SANTA CRUZ, CA 95060
(831) 278-0694

LEAH GARAAS & JOE HINZ
GARAGE
230 MIRAFLORES
SCOTT'S VALLEY, CA 95066
A.P.N: 067-092-22

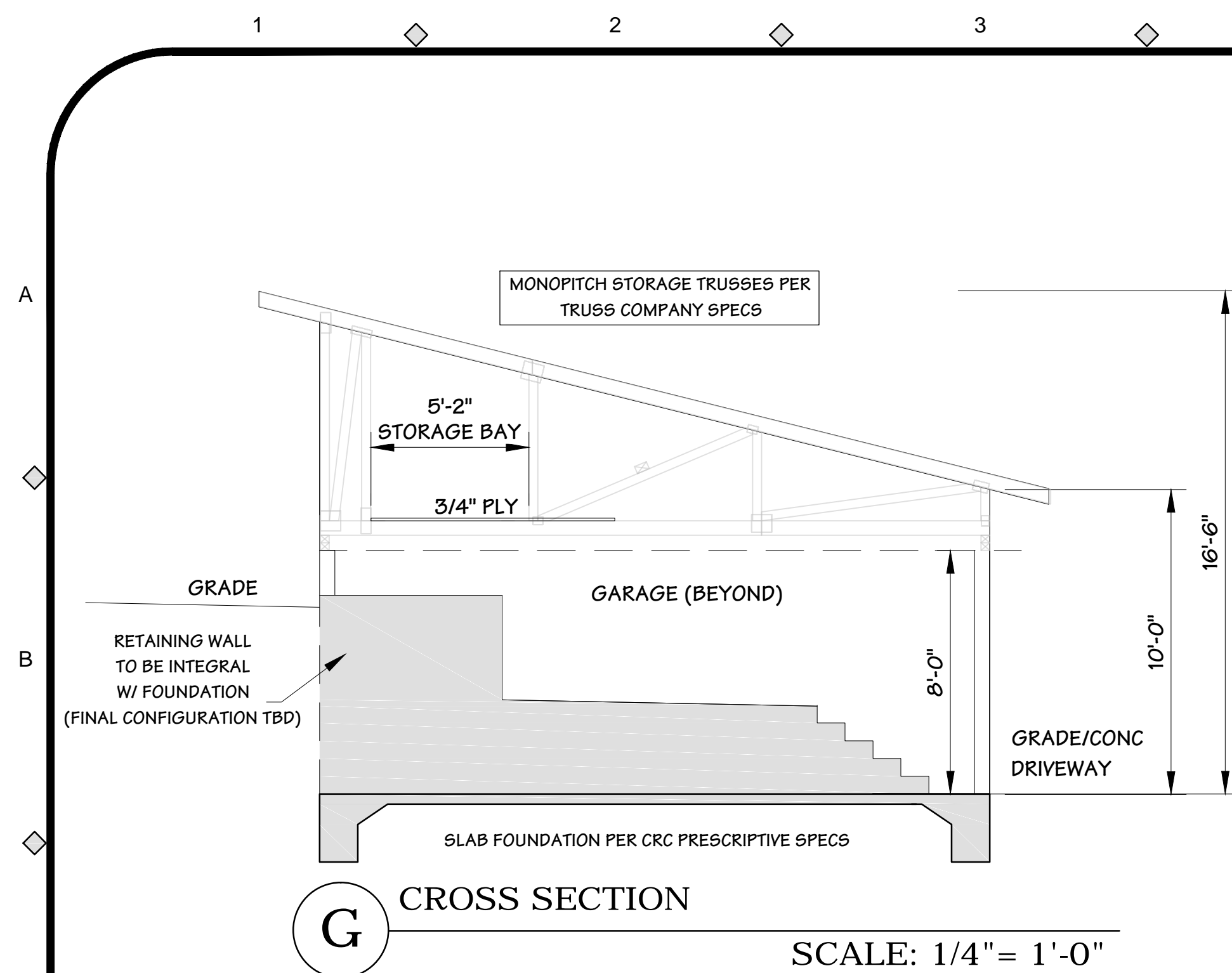
DRIVEWAY
RETAINING WALL
PROFILE

COUNTY STAMP

SHEET
C-4

PLANS PREPARED:
1/ 9/ 24
PLANS REVISED:

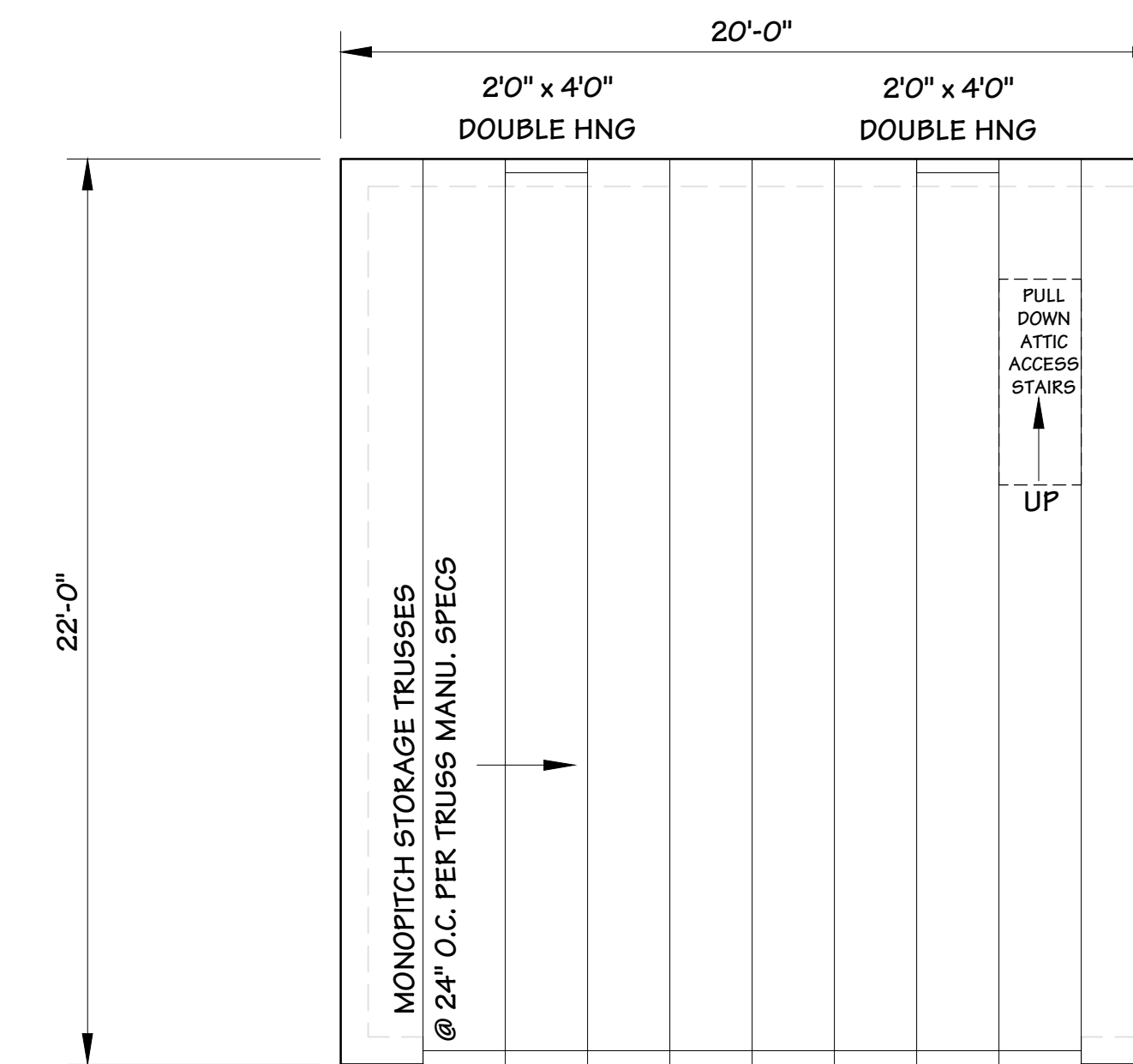
PRELIMINARY NOT FOR CONSTRUCTION



EXISTING HOUSE

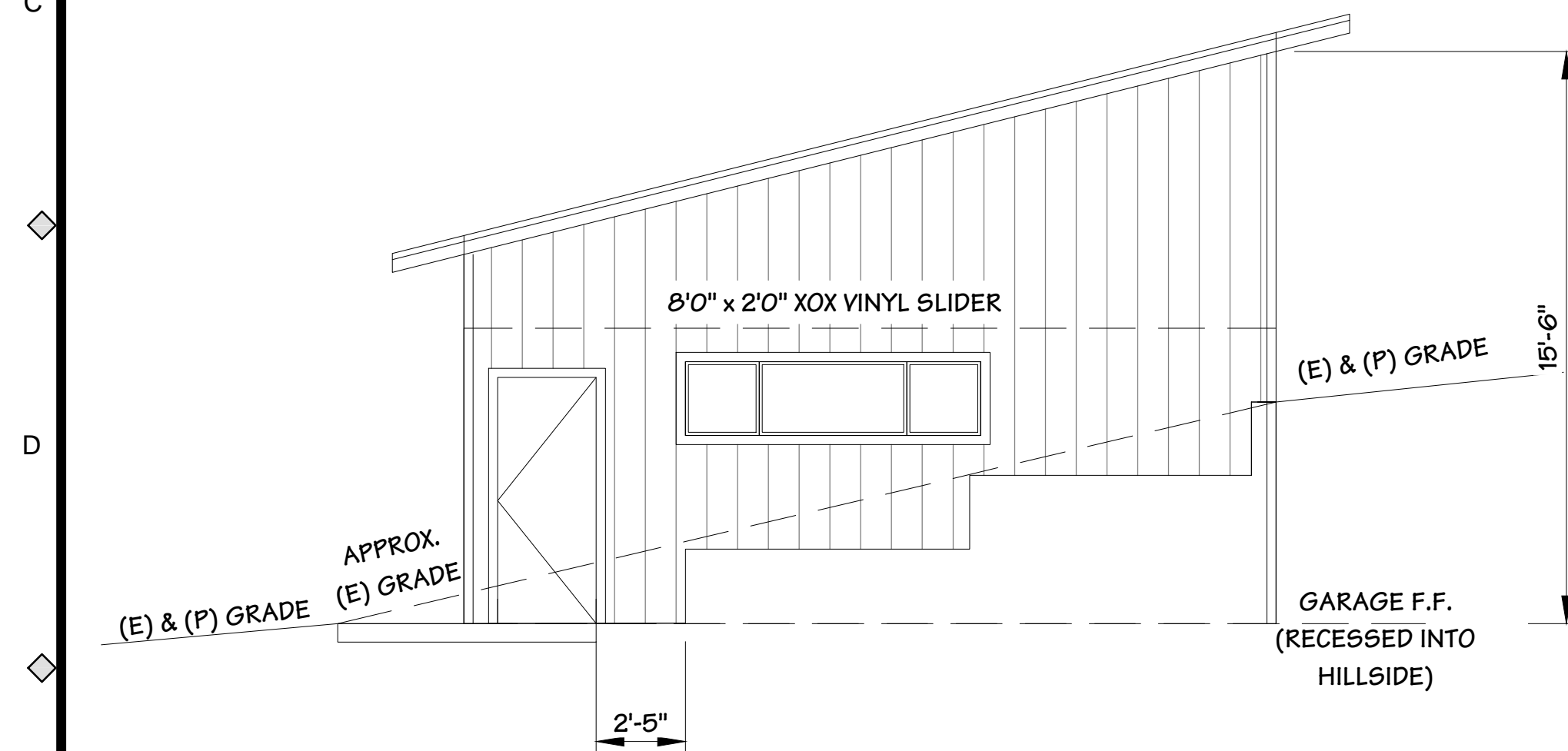
PROPOSED ELEVATIONS TO MATCH EXISTING COLORS AND MATERIALS;
PLEASE NOTE THAT PROPOSED GARAGE
WILL NOT BE VISIBLE FROM MIRAFLORES

SCALE: N.T.S.



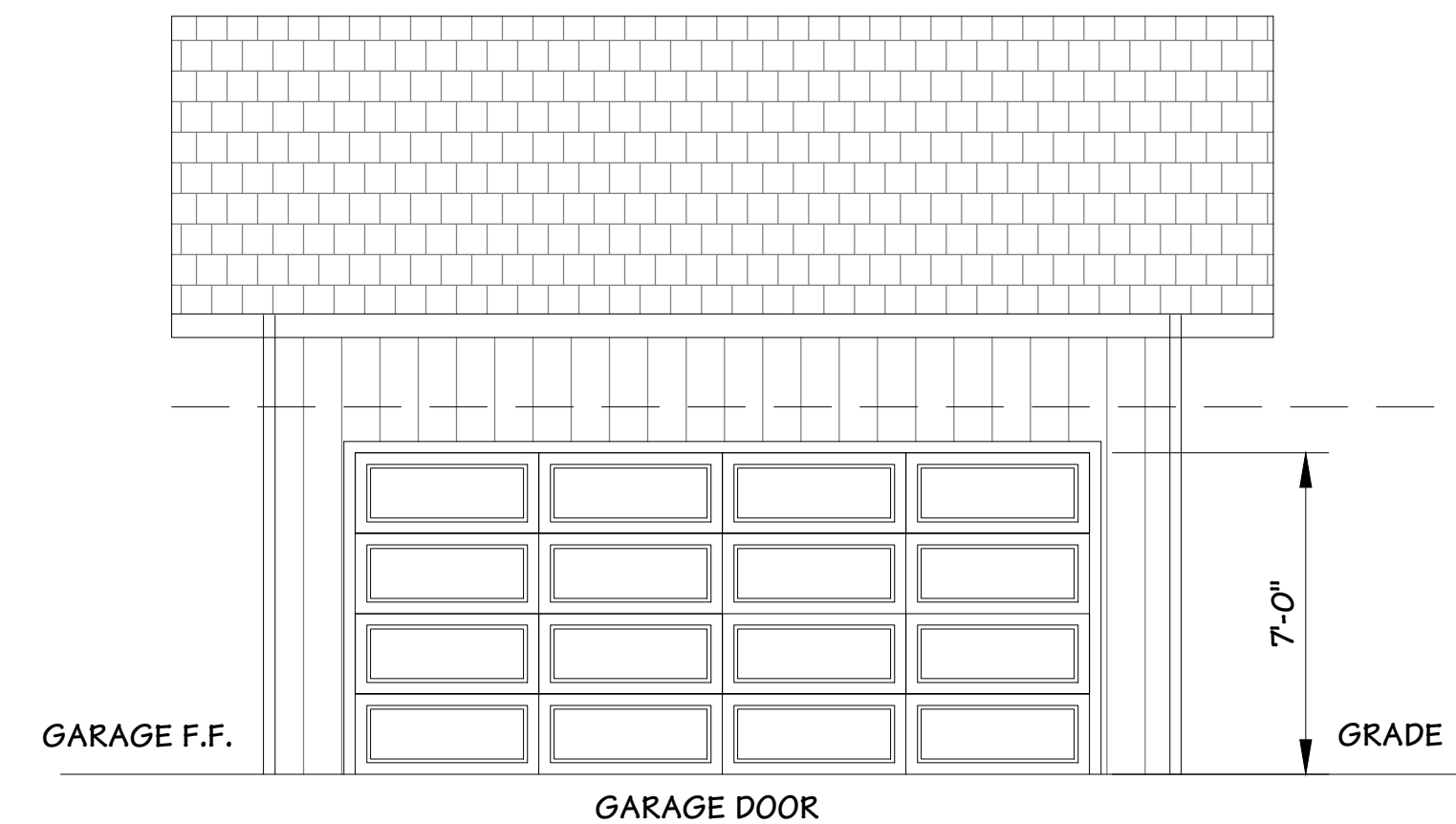
B ATTIC PLAN

SCALE: 1/4" = 1'-0"



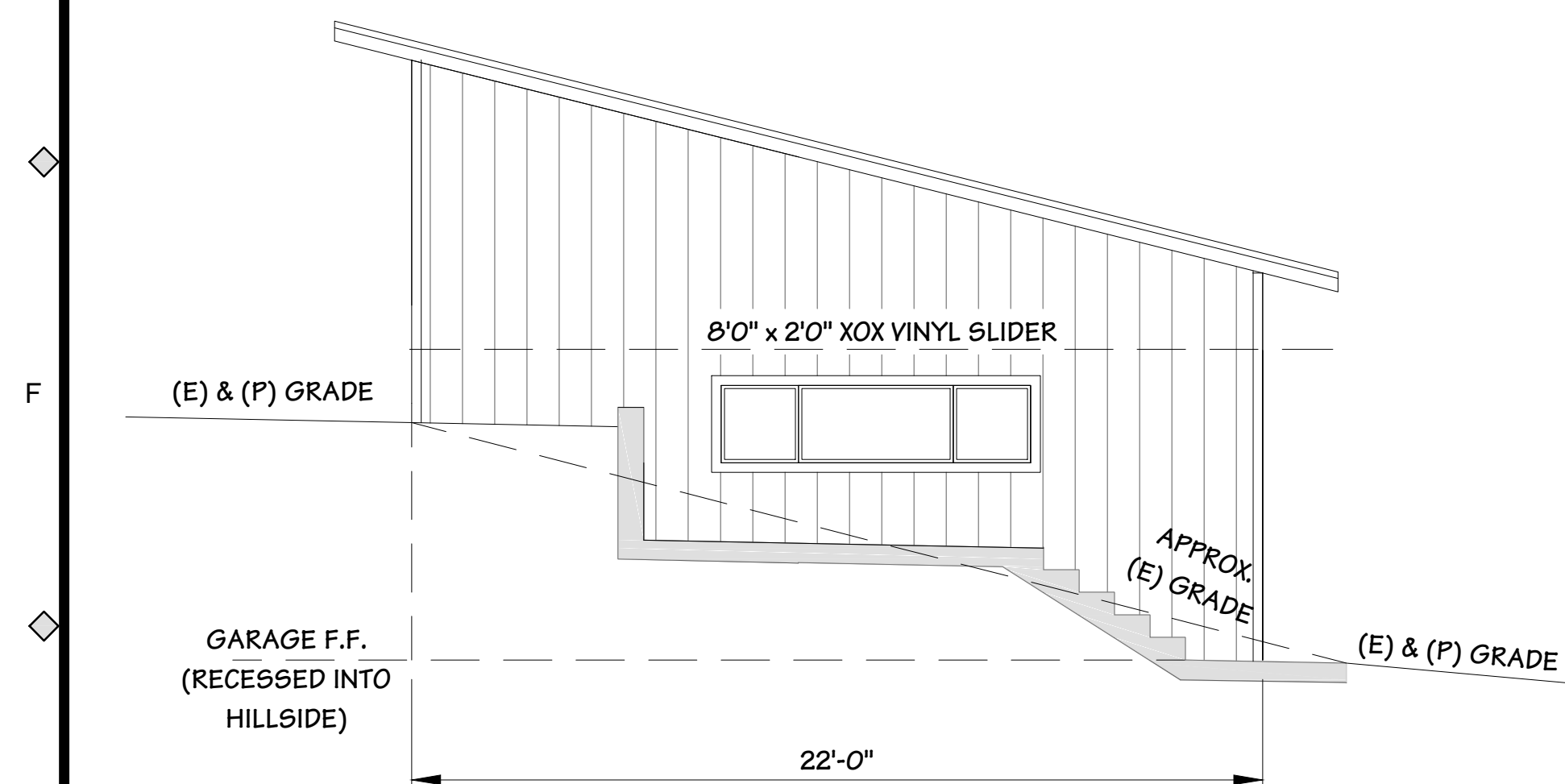
F EAST ELEVATION

SCALE: 1/4" = 1'-0"



D SOUTH ELEVATION

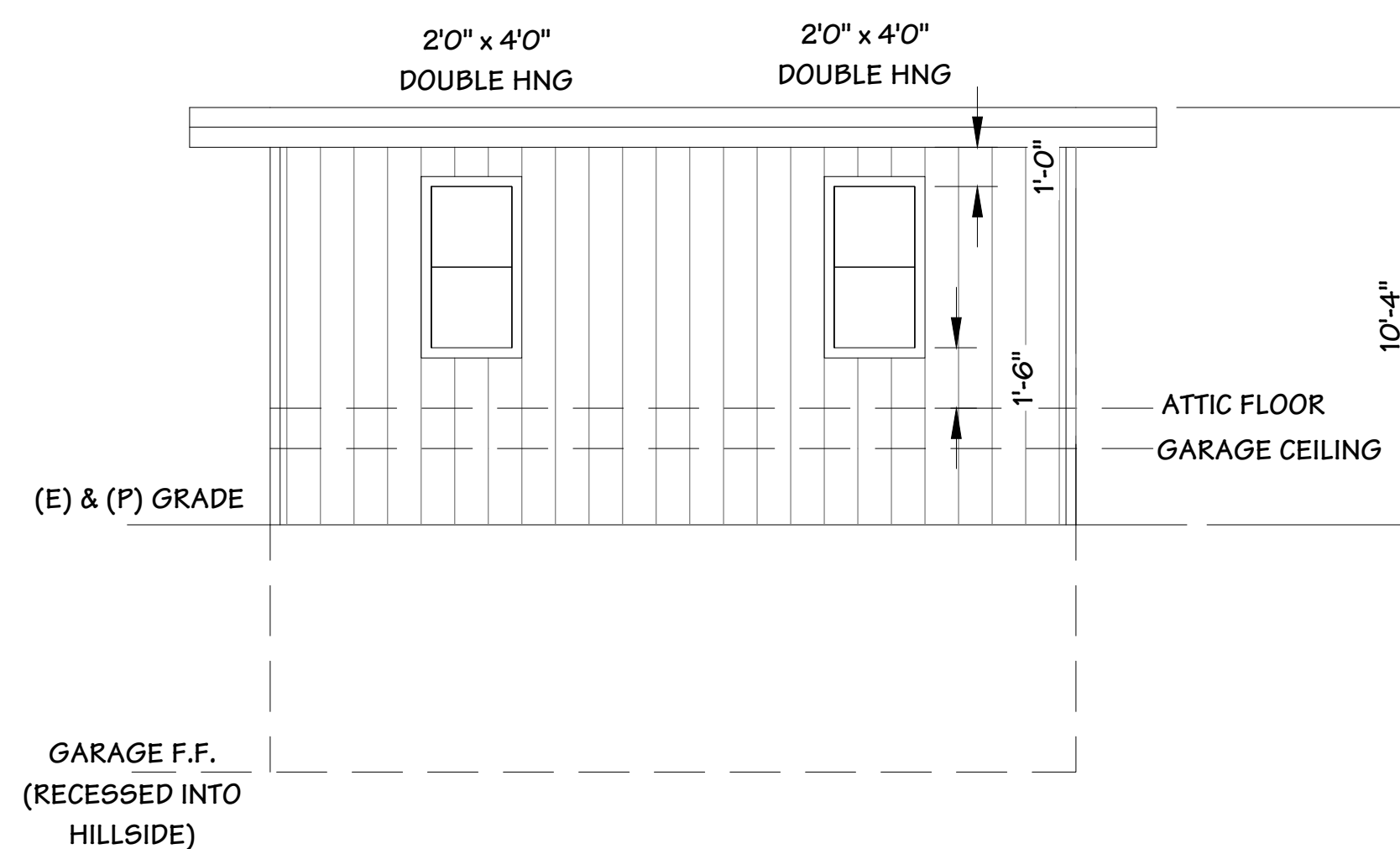
SCALE: 1/4" = 1'-0"



WEST ELEVATION

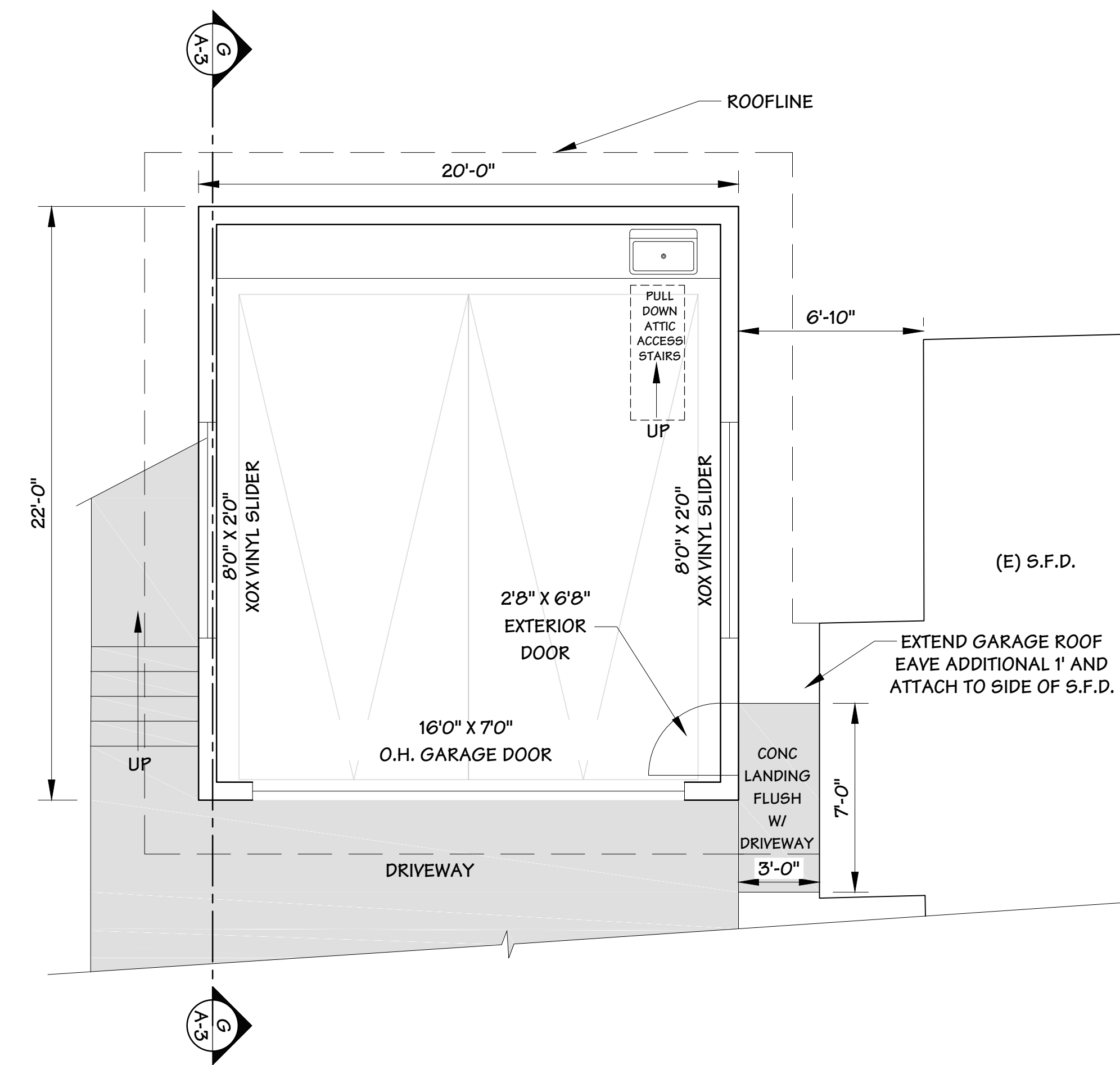
SCALE: 1/4" = 1'-0"

PLEASE NOTE THAT EXISTING AND PROPOSED GRADE ARE APPROXIMATED FOR THE PURPOSE OF THIS VARIANCE APPLICATION; TRUE GRADES SHALL BE DETERMINED BY PROJECT CIVIL ENGINEER



C NORTH ELEVATION

SCALE: 1/4" = 1'-0"



A FLOOR PLAN W/ ACCESS DOOR
SCALE: 1/4" = 1'-0"

SHEET
A-6

PLANS PREPARED BY:
LAURIE SWETT & DAN SWETT
A FINE LINE
849 ALMAR AVE SUITE C #2669
SANTA CRUZ CA, 95060
(831) 278-1250

STAMP/SIGNATURE

Daniel Smith

A NEW GARAGE VARIANCE REQUEST FOR:
LEAH GARAAS & JOE HINZ
230 MIRAFLORES RD
SCOTT'S VALLEY, CA, 95066
A.P.N. 067-092-22

FLOOR PLAN, ATTIC
PLAN, ELEVATIONS,
CROSS SECTION

COUNTY STAMP

SHEET
A-6

PLANS PREPARED:
3 / 5 / 2024



FILE LOCATION: T:\2024\AFL 2024 CAD DWG\FILES\GARA\9\GARA\9 7.15.24.DWG PLOT DATE: 7/28/2024 10:33 AM

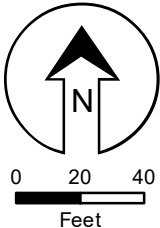


Parcel Location Map



Parcel: 06709221

-  Study Parcel
-  Assessor Parcel Boundary






Parcel General Plan Map

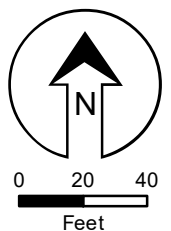


Mapped
Area

R-UVL

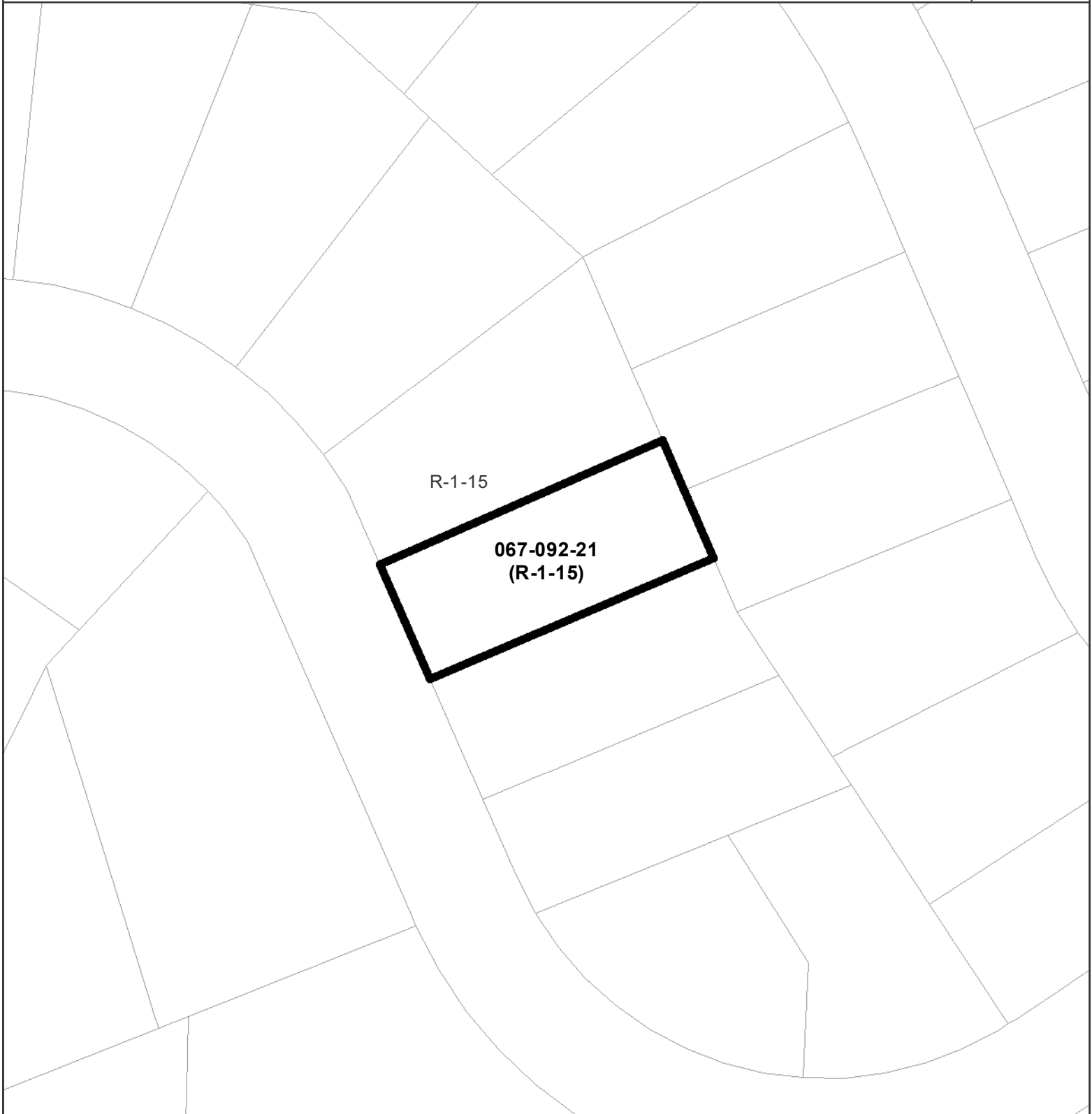
067-092-21
(R-UVL)

 R-UVL *Res. Urban Very Low Density*

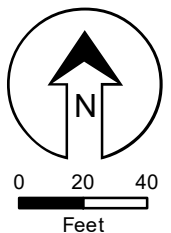




Parcel Zoning Map



☐ R-1 *Single-Family Residential*





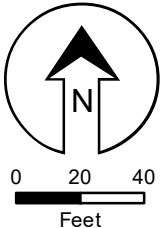


Parcel Location Map



Parcel: 06709222

-  Study Parcel
-  Assessor Parcel Boundary

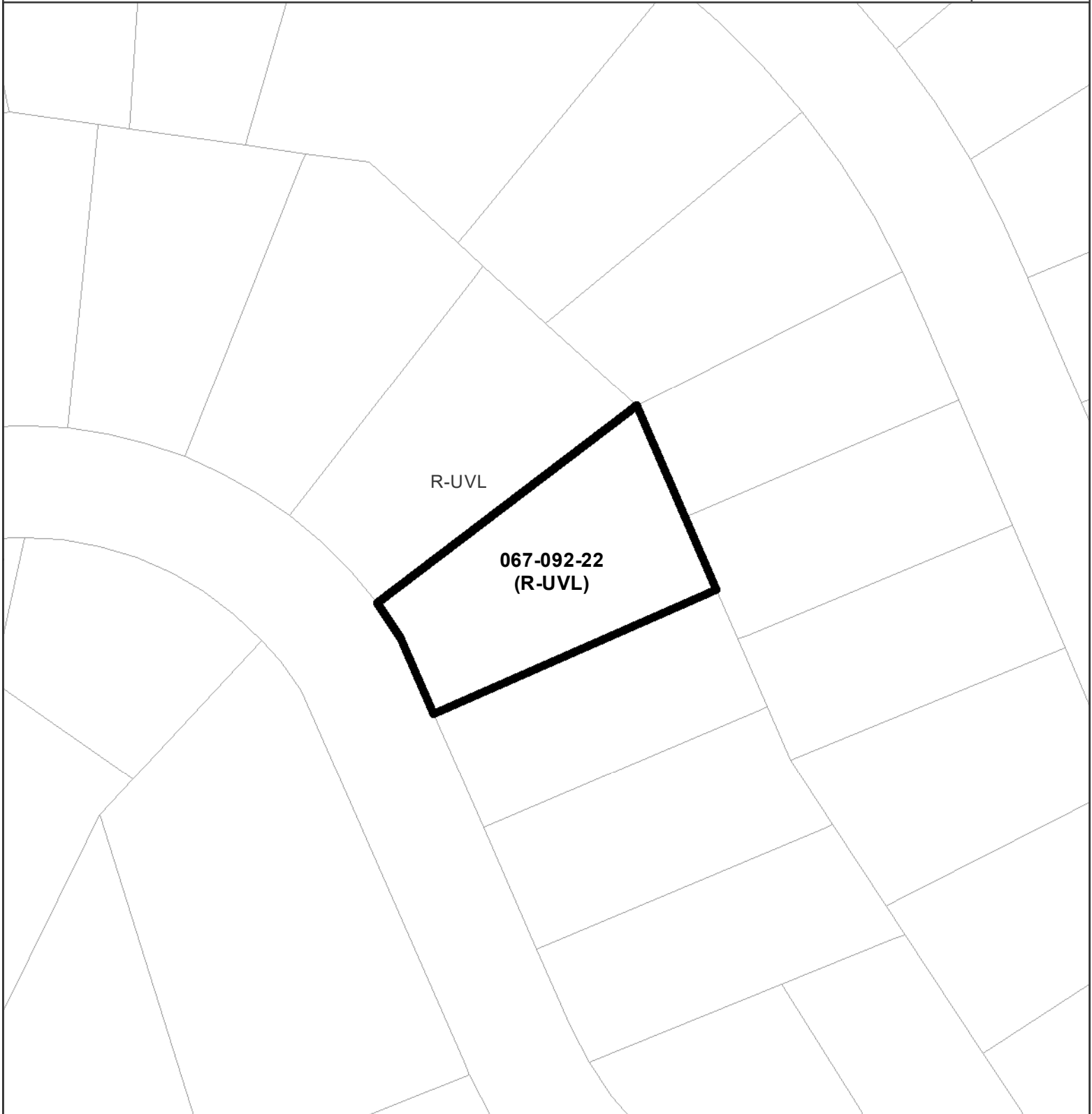




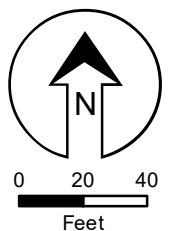
Parcel General Plan Map



Mapped
Area

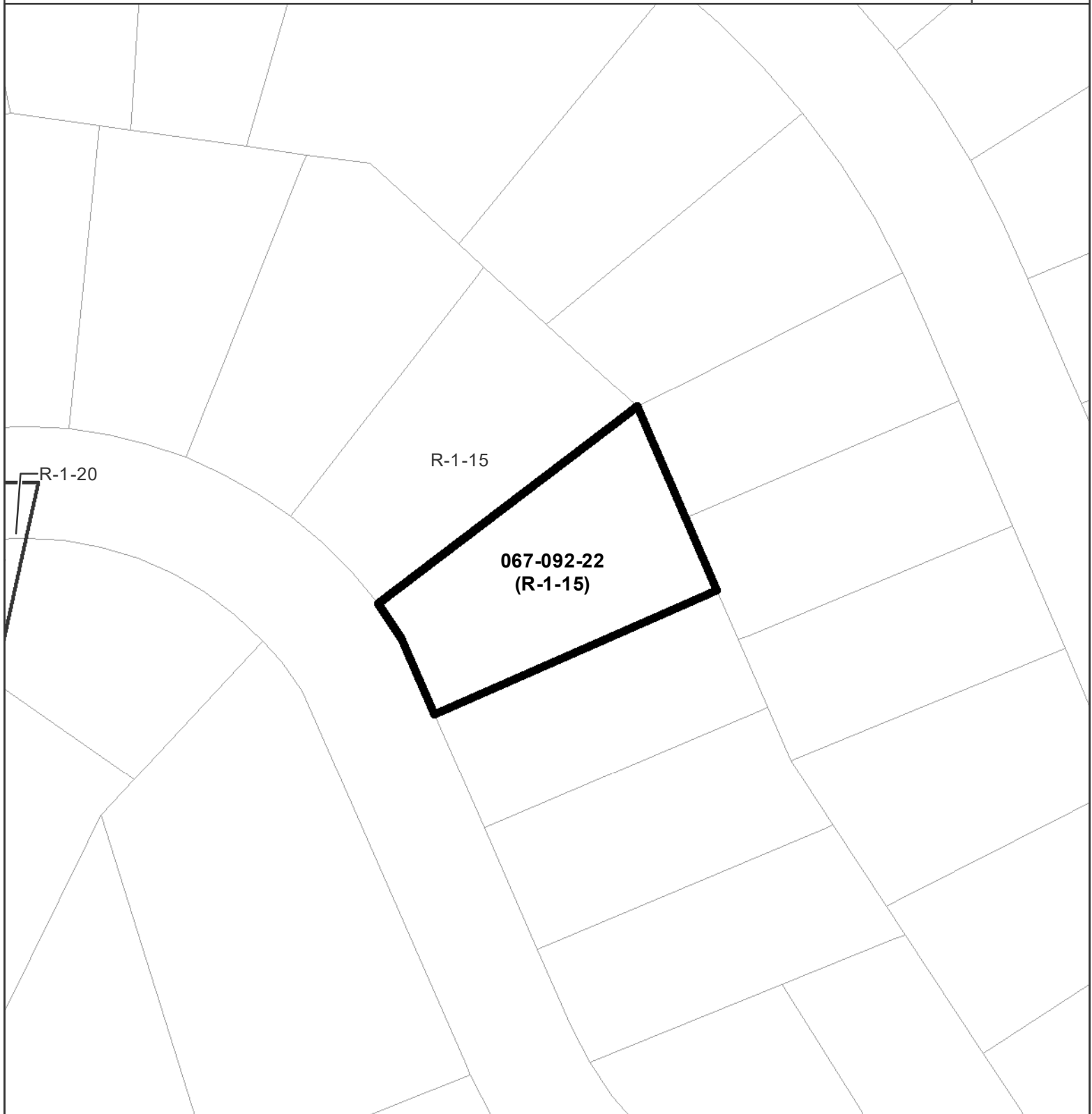


☐ R-UVL *Res. Urban Very Low Density*

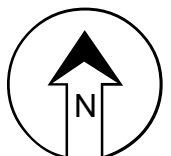




Parcel Zoning Map



☐ R-1 *Single-Family Residential*



0 20 40
Feet

Parcel Information

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Septic (CSA 12 Maintenance District)
Fire District: Scotts Valley FPD
Drainage District: N/A

Parcel Information

Parcel Size: APN 067-092-22: 10,105 (.23 acres)
APN 067-092-21: 7,797 (.18 acres)
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Miraflores Road
Planning Area: Carbonera
Land Use Designation: R-UVL (Urban Very Low Density Residential)
Zone District: R-1-15 (Single-family residential, 15,000 square feet)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm.: ☐ Yes ☒ No

Technical Reviews: Archaeological Report Review

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: Portions of parcel greater than 15%, majority is less than 15%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Minimal grading proposed (Net 15 Cu. Yd.)
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Archaeological Report submitted, evidence of potential for resources on site, conditions applied for appropriate treatment during building phase.