



## Staff Report to the Zoning Administrator

Application Number: **04-0153**

**Applicant:** James Lloyd  
**Owner:** Richard & Cheri Hardt  
**APN:** 060-011-18

**Agenda Date:** November 19, 2004  
**Agenda Item #:** 2  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a one-story, 528 square foot, attached garage, to convert a one-story, 602 square foot garage to a family room, and to demolish an existing 6-foot tall wood fence and construct an 8-foot tall concrete block fence within the front yard setback.

**Location:** 1290 Graham Hill Road, Santa Cruz

**Supervisorial District:** 1<sup>st</sup> District (District Supervisor: Beautz)

**Permits Required:** Variance to reduce the rear yard setback from 15 feet to about 5 feet and Amendment to Residential Development Permit 90-0875 (overheight fence).

### Staff Recommendation:

- Approval of Application 04-0153, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### Exhibits

- |   |                               |
|---|-------------------------------|
| A. Project Plans                              | E. Assessor's Parcel Map      |
| B. Findings                                   | F. Zoning & General Plan Maps |
| C. Conditions                                 | G. Comments & Correspondence  |
| D. Categorical Exemption (CEQA determination) |                               |

### Parcel Information

Parcel Size:	9,950 square feet
Existing Land Use - Parcel:	Single family residential
Existing Land Use - Surrounding:	Single family residential
Project Access:	<del>Graham</del> Hill Road and Sims Road
Planning Area:	Carbonera
Land Use Designation:	R-UVL (Urban very low density residential)

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Zone District: R-1-20 (Single family residential - 20,000 sq.ft. lot minimum)  
Coastal Zone:    Inside   XX   Outside

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: N/A  
Fire Hazard: Not a mapped constraint  
Slopes: Site is generally level  
Env. Sen. Habitat: Mapped/no physical evidence on site review  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: None – this portion of Graham Hill is not designated as a scenic road  
Drainage: Existing drainage adequate  
Traffic: No increase  
Roads: Existing roads adequate  
Parks: Existing park facilities adequate  
Archeology: Site review completed - no resources on site

### Services Information

Urban/Rural Services Line:   XX   Inside    Outside  
Water Supply: ?  
Sewage Disposal: Septic  
Fire District: Scotts Valley Fire  
Drainage District: None

### History and Setting

The project is located on a nearly level residential lot on the southeast corner of Sims and Graham Hill Roads. The existing single family dwelling was constructed on the site circa 1960. In 1990, the previous owner applied for and obtained a Residential Development Permit to construct a six-foot fence within required front and street-side setbacks. In the intervening years both development and traffic have increased along Sims Road and in particular along Graham Hill Road. The existing garage was built for access via Graham Hill Road near its intersection with Sims Road. The Graham Hill Road driveway is no longer safe or readily accessible, due to the corner improvements associated with the recent signalization of this intersection, the increased traffic volumes along both Sims and Graham Hill Roads and the driveways proximity to the intersection of these roads.

### Zoning, General Plan and Variance Issues

The subject property is a 9,950 square foot lot, located in the R-1-20 (Single family residential - 20,000 sq.ft. lot minimum) zone district. The parcel size is non-conforming with respect to the zone district in that it is less than 80% of the minimum lot size. Therefore, the applicable zone district standards are that of the R-1-6 zone district. A single family residence and ancillary garages and

fences are principal permitted uses within the zone district, and the project is consistent with the site's R-UVL (urban very low density residential) General Plan designation. The subject parcel has frontages on both Sims Road and Graham Hill Roads. The property has a Graham Hill Road address since access was taken from Graham Hill Road when the house was originally constructed. As discussed above, this access point is no longer safe and the owners want to relocate their access to Sims Road and construct a new garage. From a traffic safety and line of sight standpoint, the new driveway should be placed as far from the corner of Sims and Graham Hill Roads as physically possible. The applicable setbacks for this project, designating Graham Hill Road for determining the front yard, is the following:

SETBACK	REQUIRED	EXISTING	PROPOSED
Street side yard	10 feet	18 feet	18 feet (21 ft to garage)
Side yard	5 feet	10.8 feet	10.8 feet
Rear yard	15 feet	27 feet	5 feet

In this scenario, the existing dwelling is consistent with the required setbacks, the lot's rear yard is adjacent to the Sims Road neighbor's side yard and a Variance is required to reduce the rear yard setback in order to construct the proposed garage. On the other hand, if Sims Road were designated as the front yard frontage, then the setbacks would be as follows:

SETBACK	REQUIRED	EXISTING	PROPOSED
Front yard (Sims Road)	20 feet	18 feet	18 feet (21 ft to garage)
Street side yard	10 feet	30 feet	30 feet
Side yard	5 feet	27 feet	5 feet
Rear yard	15 feet	10.8 feet	10.8 feet

Under this scenario the existing dwelling would be non-conforming with respect to the front yard setback (with a 2 foot encroachment) and rear yard setback (less than 5 foot encroachment), but the proposed garage would meet both the required front and side yard setback. Neither the property owner or staff are proposing to change the front yard designation, as it is clear that Graham Hill Road was designated for the front yard when the existing home was constructed. Nevertheless, the point is to demonstrate that if a new house were to be constructed on this parcel, Sims Road would likely be designated as the frontage due to the ingress and egress issues and that the 5-foot setback for the new garage proposed under this variance application would instead be a conforming side yard setback. This demonstrates that the proposed variance to reduce the setback to 5 feet would not be injurious to the adjacent neighboring parcel as it meets the minimum side yard setback that could be applicable to this property and abuts the neighboring parcel's side yard. As this is the neighbor's side yard and the proposed structure is a one-story garage, the proposed project and its location will not adversely affect the light, air and privacy of the neighboring property.

There are special circumstances, which warrant granting the proposed variance. Specifically, accessing the subject property from Graham Hill Road poses a hazard to both the residents and the public due to increased traffic along both Sims and Graham Hill Roads and the proximity of the existing driveway and garage to the intersection of these roads. The Road Engineering Section of the Department of Public Works recommends moving the driveway access to Sims Road and as far from the intersection as physically possible, hence the necessity of the reduced setback. The variance

findings can be made for the proposed project. See the Variance Findings (Exhibit B) for further discussion.

The applicants propose to construct a new concrete fence up to 8 feet tall along Graham Hill Road and continuing along most of the Sims Road frontage. As required by the DPW Road Engineering Section, the wall will drop down to a maximum height of 3 feet within 20 feet of the driveway to maintain an adequate line of sight. Increased traffic along Graham Hill Road has generated significant traffic noise levels. The Graham Hill Estates subdivision located across from and a little bit south of the subject parcel on Graham Hill Road was required to construct a small sound wall for the parcels closest to Graham Hill Road. The proposed fence will reduce road noise at the subject parcel.

### **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**

- **APPROVAL** of Application Number **04-0153**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

**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](http://www.co.santa-cruz.ca.us)**

Report Prepared By: Cathleen Carr  
Santa Cruz County Planning Department  
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Santa Cruz CA 95060  
Phone Number: (831) 454-3225  
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## Residential Development 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 precluding the proposed development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed garage addition and 8-foot high fence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that there is adequate separation between structures and neighboring residences to ensure access to light, air, and open space in the neighborhood. In addition, the location of the proposed garage and driveway will provide safer ingress and egress to the existing residence than the current garage and driveway, thereby protecting the health and safety of the residents and the public traveling along Sims and Graham Hill Roads. The proposed 8-foot high fence will help serve as a sound **wall** reducing traffic noise at the residence.

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 garage 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 R- 1-20 (Single family residential - 20,000 sq.ft. lot minimum) and the setbacks set forth for a less than 10,000 square foot lot in this zone district in that the primary use of the property will be residential that meets all current site standards for the zone district, except the fence height for which a Residential Development permit has been sought to increase the height and for the rear yard setback to the garage for which a Variance is sought. The findings can be made for the proposed Variance and are provided below.

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 fence and garage addition and remodel are consistent with the use and density requirements specified for the Urban very low density residential (R-UVL) land use designation in the County General Plan.

The proposed garage addition and 8-foot fence 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), except the rear yard setback. The proposed fence and garage addition will not adversely shade adjacent properties, and will provide adequate setbacks that ensure access to light, air, and open space in the neighborhood.

The proposed residential 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 residential will comply with the site standards for a less than 10,000 square foot lot in the R-1-20 zone district (lot coverage, floor area ratio, height, and number of stories, setbacks with the exception of the rear yard setback for which a Variance is sought) and will result in a structure consistent with a design that could be approved on any similarly sized corner lot with similar traffic issues 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.**

The use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that the garage addition and conversion of the existing garage to a family room does not involve any traffic generating features (new bedrooms). The owner is required to dedicate a six foot wide easement to Public Works for utilities along Sims Road, and the fence is located outside the proposed utility easement.

**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 residential is consistent with the land use intensity and density of the neighborhood. There are a number of fences along Graham Hill Road between six and eight feet tall. The proposed concrete wall will be required to be treated or painted to minimize unaesthetic concrete appearance, and landscaping is required as a condition of approval between the fence and the roadways to soften the fences appearance and break up its mass.

## **Variance Findings**

**1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

Due to the lot's configuration (corner lot) and the location of the existing residence, ~~Graham~~ Hill Road is the front yard and the rear yard is adjacent to the Sims Road neighbor's side yard. If Sims Road had been designated as the front yard frontage, then this setback would be the required 5-foot side yard and no variance would be required. Thus, the rear yard setback for the subject parcel is analogous to a side yard, and the proposed rear yard setback Variance will provide an equivalent setback to that of a required side yard. The setback for the neighboring property across this line is a five-foot side yard. Construction within the rear yard setback is necessary due to the unsafe location of the original, existing garage and driveway access off of ~~Graham~~ Hill Road. The increase in traffic along both Graham Hill and Sims Roads over the 30+ years since the house was constructed, and the driveway's close proximity to this intersection have made entering and exiting the parcel on Graham Hill Road increasingly dangerous. The proposed variance would allow the property owner to

construct a new garage with access from Sims Road, which is not as busy nor with as high a speed limit as Graham Hill Road, at the furthest possible point from the intersection of Graham Hill and Sims Roads. This location will allow for the minimum safe distance from the intersection that can be physically achieved while maintaining the functional equivalent of a side yard setback. **Thus**, the strict application of the zoning ordinance deprives this property the privileges of a safe vehicular access onto their property.

2. **That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.**

The granting of the variance is in harmony with the general intent and purpose of zoning objectives of maintaining adequate separation between structures and property lines along side yards in that the proposed rear yard setback is functionally equivalent to the minimum side yard (5 feet) for the zone district with this parcel area. The variance to reduce the 15 foot rear yard setback to 5 feet will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity in that the minimum 10-foot separation between structures will be maintained and location of the proposed garage will place the driveway access on the safest location on the parcel. The structure will be a single story garage thus, the nature of the structure (non-habitable) and its location adjacent to the neighboring parcel's side yard and five feet from the property line will minimize privacy, light and air issues. The new access location will significantly reduce potential traffic hazards posed by the existing the existing Graham Hill Road access.

3. **That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.**

The granting of this rear yard setback variance would not constitute a special privilege as an undeveloped lot identical to the subject parcel could chose Sims Road as their principal frontage and construct within 5 feet of the property line with the adjacent Sims Road neighbor. A variance such as this one would be granted for other similarly developed parcels with analogous comer configurations that are facing comparable traffic safety issues when the minimum side setback is met. Due to the parcel configuration (comer lot with long street frontage), the setbacks are more restrictive **than** other lots in the zone district. Furthermore, on this parcel the rear setback is analogous to a side yard setback. The granting of the variance to reduce the non-street side yard to **5** feet is compatible with the development pattern of the neighborhood and is consistent with the privileges enjoyed by other properties in the vicinity within the R-1-20 zone district with a less than 10,000 square foot lot under similar circumstances as discussed in Variance Finding #1. Denial of the proposed Variance would result in a hardship for the property owner by not allowing safe access and covered parking for an existing dwelling.

## Conditions of Approval

Exhibit A: Plans prepared by James Lloyd Design last revised July 9, 2004 and landscape plans prepared by Tina Jemison, dated 6/30/04

- I. This permit authorizes the construction of a garage and conversion of the existing garage to a family room and the construction of an 8-foot fence along Graham Hill and Sims Road. 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.
  - D. Offer to dedicate a six-foot wide utility easement along Sims Road to the Department of Public Works.
11. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. 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. The final plans shall include the following additional information:
    1. Identify finish of exterior materials and color for the proposed 8-foot fence for Planning Department approval. A plain gray concrete wall is prohibited. Any colorboards must be in 8.5" x 11" format.
    2. Submit final landscape plans for the area between the property line along Sims Road and the proposed 8-foot fence and between the property line along Graham Hill Road and the proposed fence for review and approval.
      - a. Plans shall include a drip irrigation system for this planting.
      - b. Landscape plans shall indicate size(s), species and locations of the plants along the frontage areas. This landscaping area shall utilize drought tolerant perennials, shrubs or a mix thereof. Native species are preferred but not required.
      - c. The proposed landscaping shall adequately screen at least half of the fence within one year. Plants close to the corner shall be low growing, less than three feet at maturity to avoid blocking motorists line of sight.



3. Submit a final erosion control plan including location and type of erosion control measures, measure to prevent tracking or flow of sediment onto public streets.
  4. Submit a final drainage plan that includes the following:
    - a. Final drainage plans shall provide details for the proposed retention basin.
    - b. Indicate the proposed improvements for the new driveway including construction material (concrete, pavers, etc.), direction of runoff flow and method for handling runoff.
  5. Details showing compliance with fire department requirements. Pay the fees required by the Scotts Valley Fire Department (\$79.20 as of May 13, 2004).
  6. Driveway details including, but not limited to, the centerline profile and the structural section.
  7. Final plans shall show the required 6-foot utility easement dedication along Sims Road.
- B. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- C. Provide required off-street parking for 3 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.
- D. 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.
- 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. All required landscaping shall be installed prior to the final of the Building Permit. Call the Project Planner at 454-3225 to schedule the landscape and wall finish inspection. Allow a minimum of four work days for inspection.
  - D. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, shall be observed.

#### IV. Operational Conditions

- A. All landscaping between the fence and the roadside property lines shall be permanently maintained. All dead or dying plants shall be replaced. Any plants blocking motorist's sight distances at the intersection of Sims and Graham Hill Roads shall be trimmed.
- B. The fencing and landscaping shall not block sight distance for motorists at adjacent intersections and driveways.
- C. 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.

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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 two years from the effective date unless you obtain the required permits and commence construction.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
Cathleen Carr  
Project Planner

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**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.

# 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: 04-0153

Assessor Parcel Number: 060-011-18

Project Location: 1290 Graham Hill Road

Project Description: Proposal to construct a one-story, attached garage, to convert the existing ~~one~~-story garage to a family room and to demolish an existing 6-foot tall wood fence and construct an 8-foot ~~tall~~ concrete block fence within the front and street-side yard setbacks. Requires a Residential Development Permit and a Variance to reduce the 15-foot rear yard to ~~5~~ feet to the garage.

Person or Agency Proposing Project: James Lloyd

Contact Phone Number: (831) **459-0999**

- 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. ☒ Categorical Exemption

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

F. Reasons why the project is exempt:

Existing residential and ancillary development in an area designated for residential uses.

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

\_\_\_\_\_  
Cathleen Carr, Project Planner

Date: \_\_\_\_\_

# FOR TAX PURPOSES ONLY

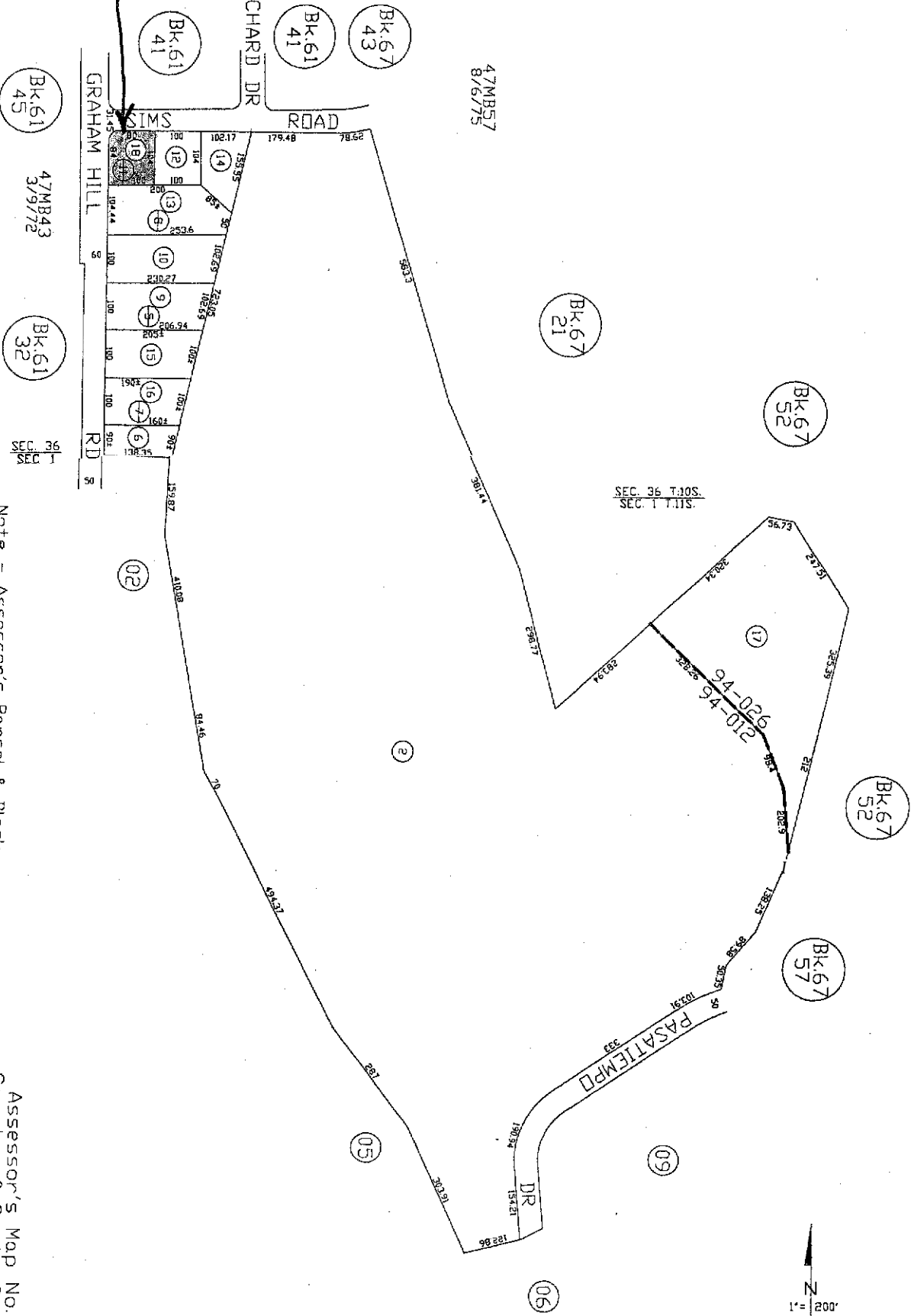
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES AN  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2001

LARKBUNKU KANUHI  
POR. SEC. 36, T.10S., & SEC. 1, T.11S, R.2W., M.D.B. & M.

Tax Area Code  
94-026 94-012

60-01

Subject Parcel



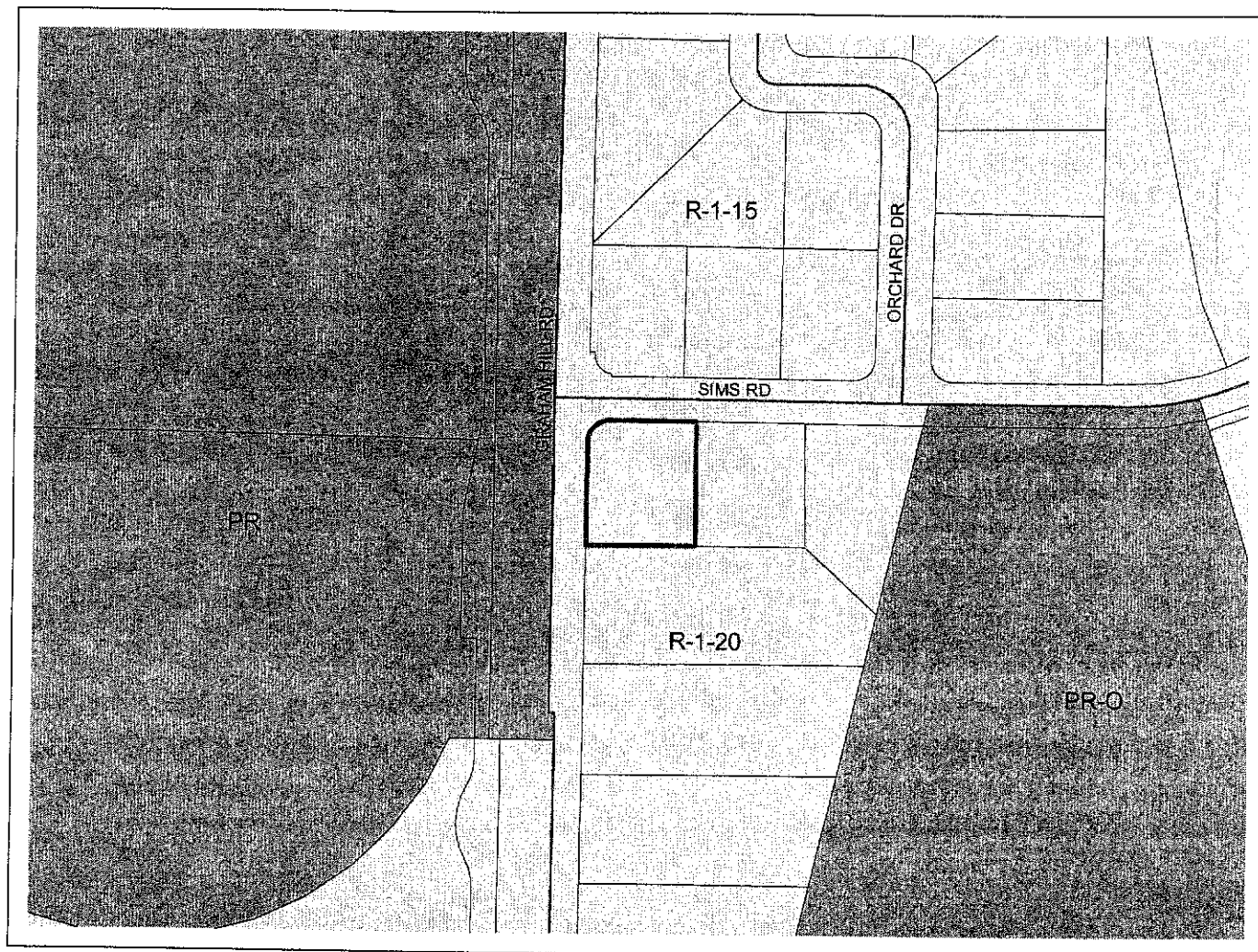
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 60-01  
County of Santa Cruz, Calif.  
May, 1999

Assessor's Parcel Map

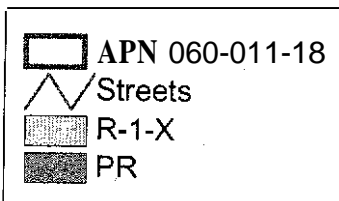
EXHIBIT E

# Zoning Map



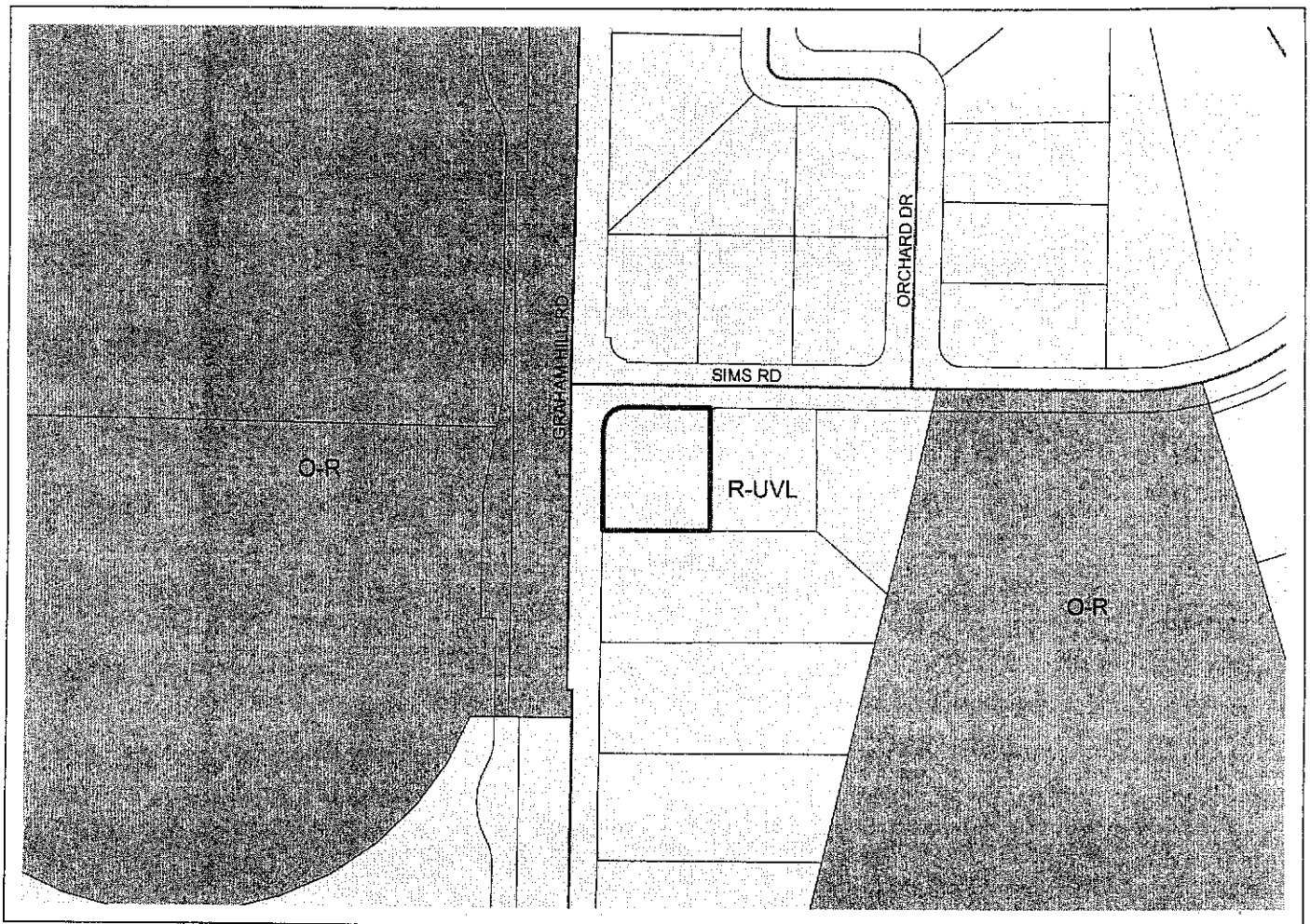
200 0 200 400 600 Feet

## Legend



Map created by Santa Cruz County  
Planning Department:  
March 2004

# General Plan Map



500 0 500 Feet

## Legend

- APN 060-011-18
- State highways
- Streets
- Parks and Recreation
- Residential - Urban Very Low Density



Map created by Santa Cruz County  
Planning Department:  
April 2004

EXHIBIT F

C O U N T Y   O F   S A N T A   C R U Z  
D I S C R E T I O N A R Y   A P P L I C A T I O N   C O M M E N T S

Project Planner: Cathleen Carr  
Application No.: 04-0153  
APN: 060-011-18

Date: October 19, 2004  
Time: 10:02:35  
Page: 1

**Environmental Planning Completeness Comments**

===== REVIEW ON MAY 5, 2004 BY ROBIN M BOLSTER =====  
NO COMMENT

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON MAY 5, 2004 BY ROBIN M BOLSTER =====

At the time of building application, please submit an erosion control plan that includes locations and construction details for all proposed erosion control measures. Plan must include traffic area stabilization measures to prevent tracking or flowing of sediment onto public roads.

**Dpw Drainage Completeness Comments**

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

===== REVIEW ON MAY 7, 2004 BY CARISA REGALADO =====

Plans accepted as submitted. Discretionary stage application review is complete for this division. (Additional notes in Miscellaneous Comments.)

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00am to 12:00 pm if you have any questions.

**Dpw Drainage Miscellaneous Comments**

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

===== REVIEW ON MAY 7, 2004 BY CARISA REGALADO =====

For the building application, please address the following items:

- 1) Submit details for the proposed retention basin.
- 2) Clarify if the driveway is existing or proposed. If proposed, also clarify surface type, direction of flow, and method for handling runoff.

**Dpw Driveway/Encroachment Completeness Comments**

===== REVIEW ON APRIL 30, 2004 BY DEBBIE F LOCATELLI =====

**Dpw Driveway/Encroachment Miscellaneous Comments**

===== REVIEW ON APRIL 30, 2004 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

Discretionary Comments - Continued

Project Planner: Cathleen Carr  
Application No.: 04-0153  
APN: 060-011-18

Date: October 19, 2004  
Time: 10:02:35  
Page: 2

Proposed fencing shall not block sight distance for motorists at adjacent intersections and driveways.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MAY 7, 2004 BY RODOLFO N RIVAS =====

The proposed wall on Sims Road must not exceed 3 feet in height for the area 20 feet from the driveway to the beginning of the driveway. Additionally, a six-foot utility easement dedication is required for this parcel next to Sims Road. ===== UPDATED ON AUGUST 3, 2004 BY RODOLFO N RIVAS =====  
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 7, 2004 BY RODOLFO N RIVAS =====

NO COMMENT

===== UPDATED ON AUGUST 3, 2004 BY RODOLFO N RIVAS =====

Plans with the building permit application will need to include the following information for the driveway: A centerline profile and the structural section. Additionally, a six-foot utility easement dedication will be required for this parcel along Sims Road.

Environmental Health Completeness Comments

===== REVIEW ON MAY 4, 2004 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the development. Applicant's current septic system has performed poorly based on a number of septic pumper's reports on file with EHS. Contact district EH staff at 454-2744.

===== UPDATED ON AUGUST 6, 2004 BY JIM G SAFRANEK ===== Application for septic submitted but not approved. Contact district staff inspector at 454-2744.

\* APPROVED - VERIFIED WITH JIM SAFRANEK VIA TELEPHONE - CARR \*

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 4, 2004 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON AUGUST 6, 2004 BY JIM G SAFRANEK =====

NO COMMENT

Scotts Valley Fire District Completeness Comments

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

===== REVIEW ON MAY 13, 2004 BY MARIANNE E MARSANO =====

NO COMMENT

Fire fee for building permit will be \$79.20 and must be paid at SVFD prior to obtaining the building permit.

Scotts Valley Fire District Miscellaneous Comments

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



Discretionary Comments - Continued

Project Planner: Cathleen Carr  
Application No.: 04-0153  
APN: 060-011-18

Date: October 19 2004  
Time: 10:02:35  
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===== REVIEW ON MAY 13. 2004 BY MARIANNE E MARSANO =====  
NO COMMENT

COUNTY OF SANTA CRUZ  
Inter-Office Correspondence

DATE: July 20, 2004

TO: Tom Burns, Planning Director  
✓ Cathleen Carr, Planner  
John Presleigh, Public Works

FROM: Supervisor Jan Beautz 

RE: COMMENTS ON REVISED APP. 04-0153, **APN 060-011-18**,  
1290 GRAHAM HILL ROAD, WALL

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Please consider the following areas **of** concern in your evaluation of the above revised application to expand an existing single family dwelling and construct an 8 foot high concrete block wall within the required front and street side yards:

This revised application appears to alter the placement of this wall in relation to the Graham Hill and Sims Road intersection. However, I am unable to determine if this new location will provide the required safe line of sight distances for this intersection or if this portion of wall needs further adjustments. How will this be addressed?

The plans indicate that the proposed wall adjacent to Simms Road is now set back six feet from the front yard property line. However, this will be an eight foot high masonry wall in close proximity to both Simms and Graham Hill Roads. Will the applicant be required to install a landscaped buffer between this wall and the roadway to soften the visual impact of this high wall on the streetscape?

This application continues to propose construction of a new garage within five feet of the eastern property line. Such a location will require a 10 foot reduction to the required 15 foot setback. Can the legal findings be made to support this setback reduction as required by Code Section 13.10.230(c), or would this constitute the granting of a special privilege?

JKB:ted

2149M1

COUNTY OF SANTA CRUZ

Inter-Office Correspondence

DATE: April 29, 2004

TO: ✓ Tom Burns, Planning Director  
Cathleen Carr, Planner  
John Presleigh, Public Works

FROM: Supervisor Jan Beautz *JB*

RE: COMMENTS ON APP. 04-0153, APN 060-011-18,  
1290 GRAHAM HILL ROAD

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Please consider the following areas of concern in your evaluation of the above application to expand an existing single family dwelling and construct an 8 foot high concrete block wall within the required front and street side yards:

The applicant is proposing to construct an 8 foot high wall to replace an existing 6 foot wood fence running parallel to Graham Hill Road as well as construct a new wall parallel to Sims Road. This existing fence is set back roughly 12 1/2 feet from the property line adjacent to Graham Hill Road. This width is sufficient to provide a significant landscaped buffer to screen and soften the proposed 8 foot cement block wall. However, the applicant is also proposing to extend this 8 foot high wall parallel to Sims Road. This section is shown to be almost directly on the property line. It appears that the line of sight for the Graham Hill/Sims Road intersection may be impaired by this proposed location. How will this be addressed?

The proposed wall location on the Sims Road property line provides no ability to install landscape features to screen and soften the visual impacts created by this 8 foot high wall. Additionally, it appears that making the required findings to allow the setback from the street to be reduced to zero would be extremely difficult. Will the applicant be required to locate this proposed section of wall to a setback distance similar to the wall's location along Graham Hill Road? This would provide for a landscaped buffer to screen and soften the visual impact created by this proposed 8 foot high wall. Will the applicant be required to provide a comprehensive, irrigated landscape plan for all landscape buffer areas adjacent to Sims and Graham Hill?

April 29, 2004

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The submitted plans contain no information regarding this proposed 8 foot high cinder block wall. Will elevations and cross-sections be provided to facilitate evaluation **of** this proposed structure?

The applicant is proposing to convert the existing two car garage into habitable space and construct a new two car garage encroaching **10** feet into the required 15 foot setback. Can the findings be made **to** support this setback reduction?

JKB:pmp

2122M1

C. Carr



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
TOM BURNS, DIRECTOR

June 11, 2004

James Lloyd  
520 Warren Drive,  
Santa Cruz, CA 95060

**SUBJECT: Archaeological Reconnaissance Survey for APN 060-011-18**

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-3372 if you have any questions regarding this review.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Hayward".

Elizabeth Hayward  
Planning Technician

Enclosure

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EXHIBIT G

**EXHIBIT B**

**SANTA CRUZ ARCHAEOLOGICAL SOCIETY  
1305 EAST CLIFF DRIVE, SANTA CRUZ, CALIFORNIA 95062**

**Preliminary Prehistoric Cultural Resource  
Reconnaissance Report**

Parcel APN: 060 - 011 - 18

SCAS Project #: SE - 04

Planning Permit #: 04 - 0153

Parcel Size: 10802.9 SQ FT

Applicant: JAMES LLOYD

Nearest Recorded Prehistoric Site: CA-SCR-162 ~.25 MI SSW

On 5/28/24 (1) members of the Santa Cruz Archaeological Society spent a total of (1/4) hours on the above described parcel for the purposes of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Archaeological Technology Program, Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (831) 479-6294, or email redwards@Cabrillo.cc.ca.us.

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