



Staff Report to the Zoning Administrator

Application Number: **04-0518**

Applicant: Brian & Cybele Candau
Owner: Michael & Cynthia Candau
APN: 044-203-17

Agenda Date: 3/4/05
Agenda Item #: **8**
Time: After 10:00 a.m.

Project Description: Proposal to remodel and construct a two story addition to **an** existing one story single family dwelling.

Requires a Variance to reduce the required front yard setback and minimum distance to a garage entrance from 20 feet to approximately 11 feet to the proposed garage and two story addition and to approximately 10 feet to the existing front yard deck, to reduce the 15 foot required rear yard setback to approximately **3** feet to the proposed two story addition and to approximately 10 feet to the existing residence, and a Residential Development Permit to allow a fence and retaining wall up to **6** feet in combined height within the front yard setback **and** a fence up to 8 feet in height within the rear yard setback.

Location: Property located on the north side of Sumner Avenue approximately 300 feet east of Doris Avenue (511 Sumner Avenue).

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Variance, Residential Development Permit

Staff Recommendation:

- Approval of Application 04-0518, 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 map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size: **4,790** square feet (per applicant)
Existing Land Use - Parcel: Single family dwelling
Existing Land Use - Surrounding: Single family residential neighborhood
Project Access: Sumner Avenue
Planning Area: Aptos
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-5 (Single family residential - 5,000 square foot minimum)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: No report required
Fire Hazard: Not a mapped constraint
Slopes: 5-15% slopes
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Excavation of approx. 20 yards for new garage and parking
Tree Removal: One 18 inch diameter tree proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6 Flood Control District

Project Setting

The subject property is located within an existing developed residential neighborhood along the frontage of **Sumner** Avenue, upslope of the roadway. The parcel is relatively level at the existing house with a slope down to Sumner Avenue and existing residences located on the slope behind the property. The parcel is characterized by an elongated semi-triangular shape, which is oriented lengthwise along the frontage of Sumner Avenue.

Zoning & General Plan Consistency

The subject property is an approximately 4,790 square foot lot, located in the R-1-5 (Single family residential - 5,000 square foot minimum) zone district, a designation which allows residential uses. The proposed existing residence is a principal permitted use within the zone district and the project is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

Variance

The reduction requested in the required front and rear yard setbacks is recommended due to shape and configuration of the proposed parcel. The subject property is semi-triangular and is oriented along the frontage of Sumner Avenue with a shallow parcel depth (from street to rear property line). The existing residence was legally constructed, but does not appear to comply with the required setbacks as a result of the parcel configuration and current site standards. It does not appear that it would be possible to construct a usable residence on the subject property without variances to the front and rear yard setbacks. This variance application will recognize the existing house and the proposed additions with reduced front and rear yard setbacks and is considered as appropriate given the parcel configuration and the pattern of development within the surrounding neighborhood. Vehicular sight distance will not be impaired with the reduction in the minimum distance to a garage entrance, due to the unutilized portion of the Sumner Drive right of way in front of the subject property.

Parcel Area & Lot Coverage

The applicant has stated that the parcel is 4,790 square feet in area, but County computer records indicate that the parcel is 4,443 square feet in area. This sort of discrepancy is often resolved through an area calculation prepared by a licensed surveyor. In this case, an area calculation was determined not to be necessary, as the parcel is located within the R-1-5 zone district and is between 4,000 and 5,000 square feet in area. This allows a maximum lot coverage by structures of 40% of the net site area. The total coverage area resulting from the proposed addition will comply with the 40% maximum regardless of the discrepancy between parcel area measurements.

Fencing

The existing fencing on the subject property includes an approximately 5 foot high combined retaining wall and fence within the Sumner Drive right of way and an approximately 8 foot high fence along the rear property line. Fencing along the side property boundary is approximately 3 feet in height. The applicant proposes to remove and reconstruct the front yard wall and fence outside of the right of way and will not exceed 6 feet in total combined height. The existing rear yard fence is 6 feet above the grade of the adjacent rear yard, but is a total of 8 feet in height as measured from the existing grade of the subject property. The location and height of the existing rear yard and the proposed front yard fencing and retaining walls is considered as appropriate given the topography of the subject property.

Tree Removal

The applicant has proposed to remove a tree that is approximately 18 inches in diameter to allow for better use of the only substantial yard area on the subject property. The tree is less than the 20 inch minimum to be considered as a significant tree within the coastal zone, and this project is not subject to design review. The removal of the tree is considered as appropriate due to the limited amount of usable area on the subject property.

Coastal Exclusion

The proposed project is in conformance with the County's certified Local Coastal Program, in that the project site is located within a designated coastal exclusion area. The existing residential use of the property is a principal permitted use within the zone district and the proposed development qualifies for a residential exclusion per the County's certified Local Coastal Program.

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 **04-0518**, 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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us

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.

This finding can be made, in that the reduction of the required front yard setback and minimum distance to a garage entrance from 20 feet to approximately 11 feet to the proposed garage and two story addition and to approximately 10 feet to the existing front yard deck, and the reduction of the 15 foot required rear yard setback to approximately 3 feet to the proposed two story addition and to approximately 10 feet to the existing residence, are recommended in order to allow residential development on the subject property. The existing parcel configuration (with a long frontage on Sumner Avenue and a maximum parcel depth of 57 feet and a minimum parcel depth of 22 feet) creates the special circumstance in this case.

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.

This finding can be made, in that the variance will recognize an existing single family dwelling on a residentially zoned parcel and the structure will be adequately set back (approximately 18 feet) from the existing traveled roadway.

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.

This finding can be made, in that other properties in the neighborhood are developed with single family dwellings similar to the proposed structure. Therefore, it would not be grant of a special privilege for the proposed project to be constructed on the property and the design would be in harmony with the existing pattern of development in the neighborhood.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses. 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 addition to an existing residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets current side yard setbacks and is located down slope of the parcel to the rear.

The proposed replacement fencing will be located an adequate distance from the traveled roadway and will not create a vehicular sight distance hazard due to its location and height relative to the existing driveway.

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

This finding can be made, in that the proposed location of the additions to the existing residence 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-1-5 (Single family residential - 5,000 square foot minimum) zone district in that the primary use of the property will be one single family dwelling which complies with all site standards other than the front and rear yard setbacks as discussed in the variance findings.

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

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

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

The proposed addition to an existing residence 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 addition to an existing residence will comply with the site standards for the R-1-5 zone district, with the exception of the front and rear yard setbacks, (including lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed addition to an existing residence will result in one additional bedroom in an existing single family dwelling. The expected level of traffic generated by the proposed project is anticipated to remain at 1 peak trip per day (1 peak trip per dwelling unit), with no increase in peak trips resulting from the proposed project.

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 addition to the existing residence is consistent with the land use intensity and density of the neighborhood.

The proposed fencing will be compatible with the surrounding residential uses and will be appropriate to the topography of the project site.

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

Not Applicable.

Conditions of Approval

Exhibit A: Project plans, 4 sheets, dated 11/26/04.

- I. This permit authorizes the construction of a(n) addition to an existing residence with a reduction of the required front yard setback and minimum distance to a garage entrance from 20 feet to approximately 11 feet to the proposed garage and two story addition and to approximately 10 feet to the existing front yard deck, and a reduction of the 15 foot required rear yard setback to approximately 3 feet to the proposed two story addition and to approximately 10 feet to the existing residence, and a reduction in the required 15 foot rear yard setback. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Building height as shown on the approved Exhibit "A" may be extended to provide adequate height within the garage area. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, 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.

4. Identify the fencing on the building plans, with a maximum fence height of 6 feet within **the** required front yard setback (including combined retaining wall and fence heights) and a maximum fence height of 8 feet along the rear property boundary.
 5. Details showing compliance with fire department requirements.
- C. Meet all requirements of and pay Zone **6** drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - D. Meet all requirements and pay any applicable fees to the Santa Cruz County Sanitation District.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Submit **3** copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay **the** current fees for Parks and Child Care mitigation for **1** bedroom(s). Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - H. Pay **the** current fees for Roadside and Transportation improvements for **1** bedroom(s). Currently, these fees are, respectively, **\$667** and \$667 per bedroom.
 - I. 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. The parking space to **the** west of **the** proposed garage addition shall be widened to a minimum of 8.5 feet in width.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- 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. 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. 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.

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

Randall Adams
Project Planner

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: 04-0518

Assessor Parcel Number: 044-203-17

Project Location: 511 Sumner Avenue

Project Description: Proposal to construct an addition to an existing single family dwelling.

Person or Agency Proposing Project: Brian & Cybele Candau

Contact Phone Number: (831) 662-3402

- 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:

Construction of an addition to an existing residence within an area designated for residential development.

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

Randall Adams, Project Planner

Date: _____

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

S.W. 1/4 SEC. 17, & N.W. 1/4, SEC. 20, T.11S., R.1E., M.D.B. & M.

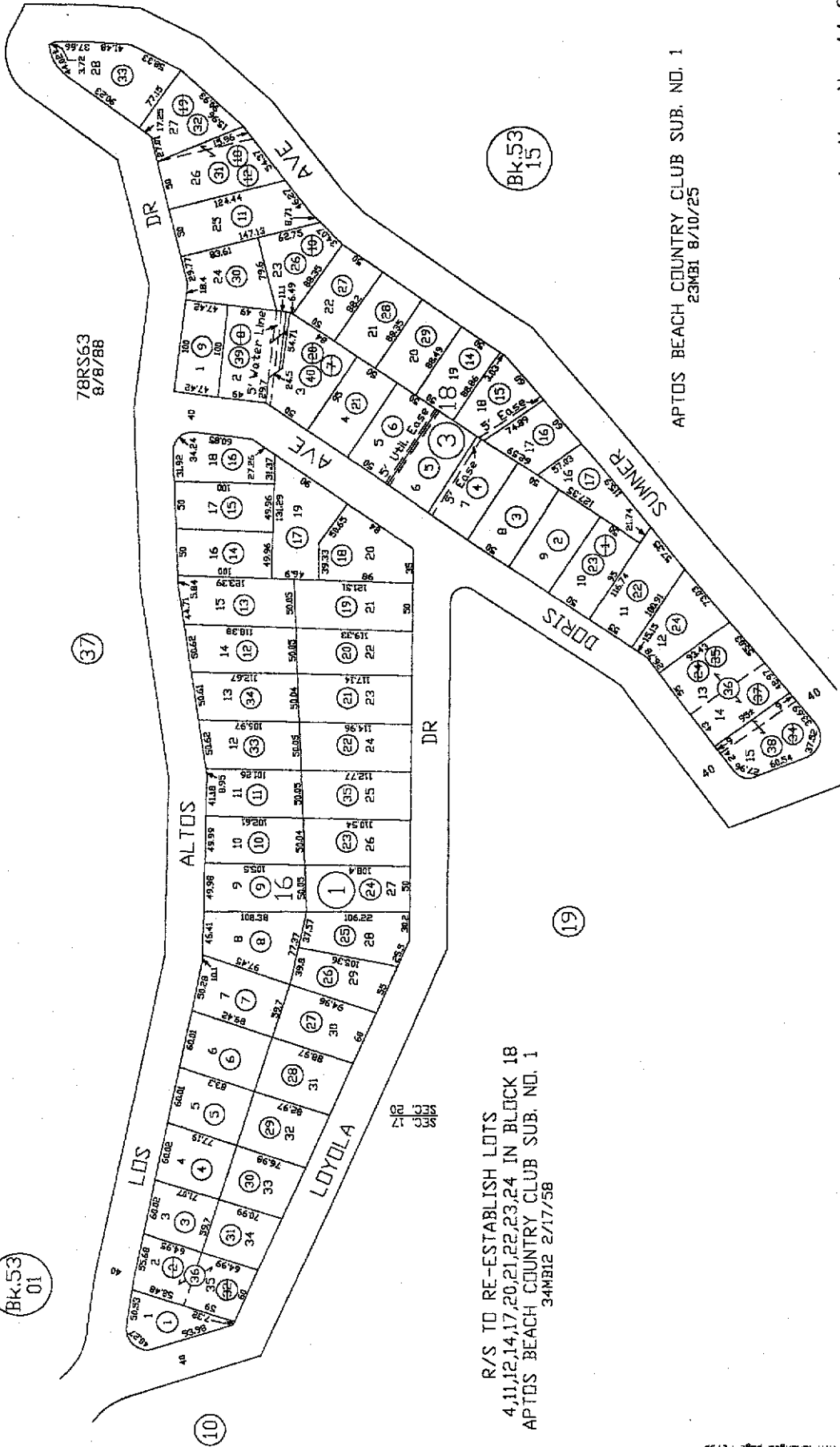
FOR APTOS RANCHO

Tax Area Code
 69-273

44-20

Bk.53
 01

78RS63
 8/8/88



R/S TO RE-ESTABLISH LOTS
 4,11,12,14,17,20,21,22,23,24 IN BLOCK 18
 APTOS BEACH COUNTRY CLUB SUB. NO. 1
 34MB12 2/17/58

Bk.53
 15

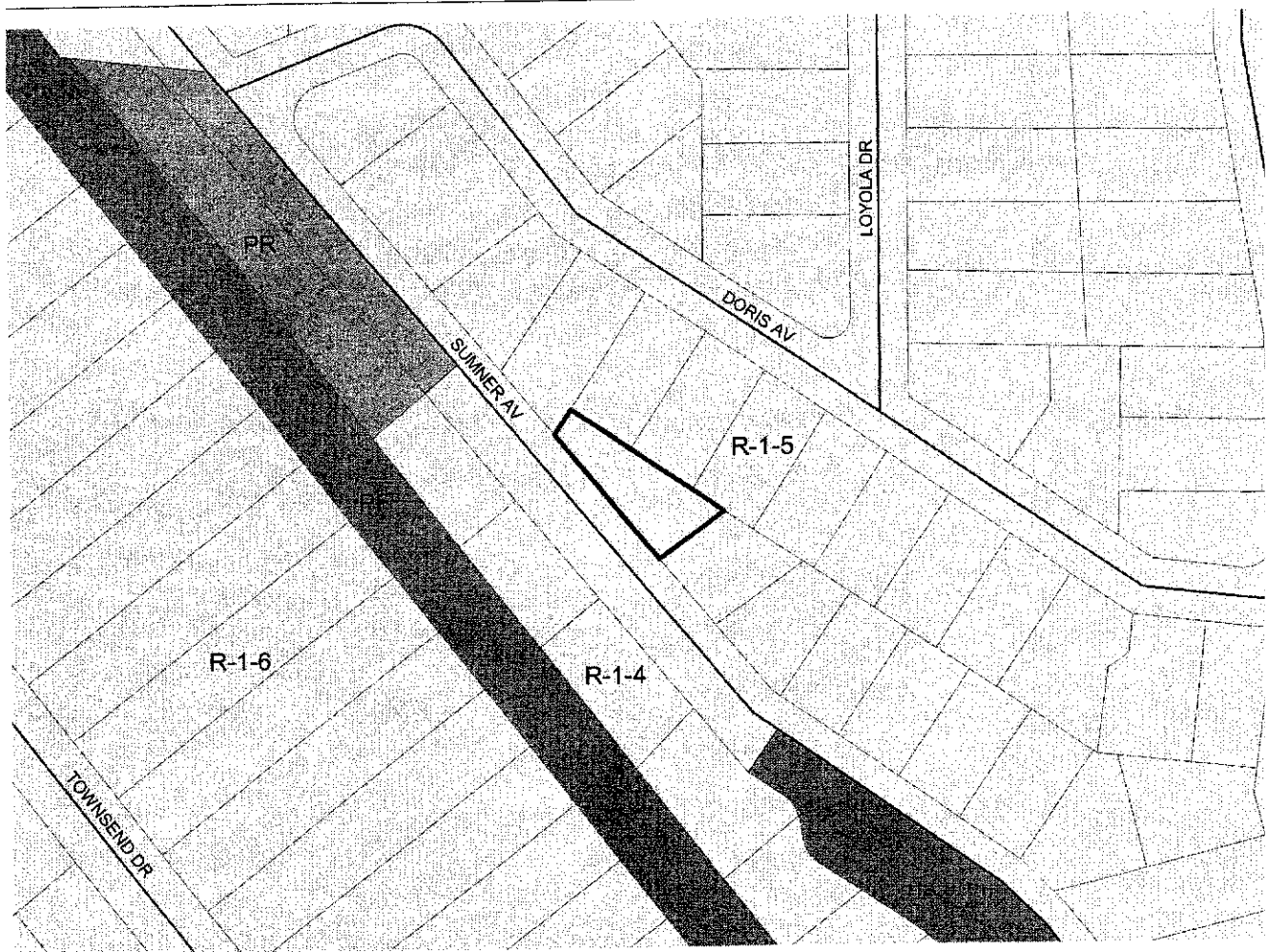
APTOS BEACH COUNTRY CLUB SUB. NO. 1
 23MB1 8/10/25

Assessor's Map No. 44-20
 County of Santa Cruz, Calif.
 Nov. 1999

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







EXHIBIT E

Zoning Map



200 0 200 400 600 Feet

Legend

-  APN 044-203-17
-  Parcel boundaries
-  Streets
-  R-1-X
-  PR
-  PF



Map created by Santa Cruz County
Planning Department:
October 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: Randall Adams
Application No.: 04-0518
APN: 044-203-17

Date: January 28, 2005
Time: 09:42:56
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON NOVEMBER 9, 2004 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON NOVEMBER 9, 2004 BY ROBIN M BOLSTER =====

At the time of building application submittal, please provide an erosion control plan that is of sufficient detail to prevent any sediment from leaving the construction site and entering the public roadway.

Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 4, 2004 BY ALYSON B TOM ===== Application submitted on 10/19/04 has been received and is complete with regards to drainage for the discretionary stage. Please see miscellaneous comments for issues that should be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 4, 2004 BY ALYSON B TOM ===== The following should be addressed prior to building permit issuance:

- 1) Please date plans
- 2) In order to mitigate for the added impervious area added by this project consider the following updates to the proposed drainage plan: grade additional parking area so that it drains to the lawn area instead of the road: direct runoff from new downspouts to pervious areas in the front yard (lawn or landscaping) instead of piping runoff directly to the street.
- 3) If the piping of runoff from downspouts directly to the street is maintained additional details will be required. An encroachment permit to complete any work in the County right-of-way will also be required.

Zone 6 fees will be assessed on the net increase in impervious area due to the project.

All submittals for this project should be made through the Planning Department.

For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday.

Dpw Driveway/Encroachment Completeness Comments

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No. : 04-0518
APN: 044-203-17

Date: January 28, 2005
Time: 09:42:56
Page: 2

===== REVIEW ON OCTOBER 27, 2004 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON OCTOBER 27, 2004 BY RUTH L ZADESKY =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

===== REVIEW ON NOVEMBER 5, 2004 BY TIM N NYUGEN =====

The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile, and a typical cross section.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON NOVEMBER 5, 2004 BY TIM N NYUGEN =====

NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON NOVEMBER 4, 2004 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON NOVEMBER 4, 2004 BY ERIN K STOW =====

NO COMMENT

EXHIBIT 1

October 18, 2004

To whom it may concern:

Due to a recent addition to our family we are proposing to construct an addition to our home. This addition would entail adding an enclosed garage with added bedrooms and bath above. Currently the proposed parcel #044-203-17 is oddly shaped in a sideways tear drop fashion resulting in the structure itself following this odd tear shaped pattern. Built previous to current building codes the rear face of the home is currently measuring at 10' from the rear fence line. The attached carport pitches back from the existing dwelling another 5' towards the fence line, and drops to a mere 3.5' from the fence line at the furthest point of the existing structure. (please see attachment A)

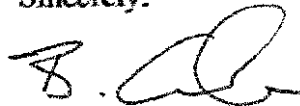
Our proposed addition would follow the current rear face line of the carport extending its side wall another 8' and the front face out 5'. We aim to sink the garage 2' into the existing slope so as to keep the proposed addition roof line in subtle accord with the existing structure. (please see attachment A)

The proposed layout would encroach on current setback limitations on both the rear and front of the proposed structure. We ask that the current limitations be waived in consideration of the following reasons:

- The proposed layout does not exceed current *Floor Area Ratio/Gross Building Area* limitations for said property.
- Current structural setbacks are far less than current regulations require.
- Encroachment on front face setback is necessary to allow minimum necessary space for compact car parking in proposed garage.
- Proposed structure imposes no threat to integrity of surrounding homes.
- Said property is an exclusive oddity in entire subdivision.

We hope these improvements will not only create the much needed space our family needs, but also contribute to the overall appeal of the neighborhood. Thank you for your consideration.

Sincerely:



Brian Candau

EXHIBIT G

511 SUMNER AVE
APTOS, CA 95003

PARCEL # 044-203-17

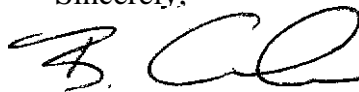
County of Santa Cruz
Planning Dept.
C/O Randall Adams
Re: Candau Variance Application

January 25, 2005

Dear Randall:

This letter is to inform you of a post completion proposed change to submitted plans for 511 Sumner Ave. remodel project. Upon further review it was discovered that the proposed interior garage height was to be 8'. We wish to change that to 9', increasing the overall height of the proposed structure, but still remaining well within parameters of building height regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Candau", with a stylized flourish at the end.

Brian Candau

EXHIBIT