



Staff Report to the Zoning Administrator

Application Number: **06-0277**

Applicant: Frank Phantom
Owner: Zachary Olsen et al
APN: 030-161-29

Agenda Date: 2/16/06
Agenda Item # 1.
Time: After 10:00 a.m.

Project Description: Proposal to construct a two-story addition and add two covered porches to an existing non-conforming single-family dwelling.

Location: Property located on the east side of Main Street, about 200 feet south from Soquel Drive in Soquel (2910 Main St.).

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

Permits Required Amendment to Variance 88-0145

Staff Recommendation:

- Certification that the proposal is exempt **from** further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0277, based on the attached findings and conditions.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoningmap |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	5,013 square feet gross
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Main Street
Planning Area:	Soquel
Land Use Designation:	R-UH (Urban High Density Residential)
Zone District:	RM-3 (Multi-family residential, 3,000 square foot minimum parcel size)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

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

Environmental Information

Geologic Hazards: Not mapped no physical evidence on site
Soils: No soils report required
Fire Hazard: Not a mapped constraint
Slopes: 0-2% around area of addition
Env. Sen. Habitat: Not mapped no physical evidence on site
Grading: Less than **100** cubic yards
Tree Removal: No trees proposed to be removed
scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Archeological Site Assessment completed, no evidence found on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Soquel Water District
Sewage Disposal: County of Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

History

Minor Land Division 88-0145 created two parcel —the subject parcel and one other parcel— with a ten-foot wide right-of-way between the two. As a part of this approval, a variance was granted for the subject parcel to reduce the southern side yard setback from 10 feet to four and reduce the 35-foot minimum lot frontage to **30** feet. At the time of the division in 1988, the subject parcel was developed with a two-bedroom house, garage, storage building and work shop. Although the variance approval allowed the southern side yard to be reduced to four feet, there appears to have been an error in the initial survey or the project description, as the house is about 2 feet 10 inches from the edge of the right-of-way, not four feet.

The subject parcel is developed with a single-family dwelling and two non-habitable accessory structures, one of which is proposed **for** removal. The accessory structure which is to remain was identified as a garage in the 1949 Assessor's index.

The current proposal is to add a two-story addition, including two bedrooms and a living room, and covered front and rear porches and demolish the smaller accessory structure.

Project Setting

The subject parcel is located on Main Street, a tree- and historic dwelling-lined street in the heart of Soquel Village. The parcel is both a double frontage and corner parcel due to the alley at the rear of the property and the 10-foot right-of-way paralleling the southern property line. In addition, the parcel is long and narrow, with a frontage of just 31 feet along Main Street. Directly to the south of the subject parcel are an historic Victorian house and a large tree. Just north of the subject dwelling are three lots zoned Community Commercial.

Zoning & General Plan Consistency

The subject property is a 5,012 square foot lot, but with the right-of-way deducted, the net site area is 4,538 square feet. It is located in the RM-3 (Multi-family residential, 3,000 square foot minimum parcel size) zone district, a designation which allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-UH) Urban High Density Residential ~~General~~ Plan designation.

Site Development Standards

	RM- 3 Standards	Proposed Residence
Front yard setback	15 feet	15 feet
Rear yard setback	15 feet	15+ feet
Side yard setback Street side yard setback	5 feet	North side yard 4 feet South side yard: 2'10" feet from edge of right-of-way
Lot Coverage	40 % maximum	34.2 %
Building Height	28 feet maximum	26 feet
Floor Area Ratio (F.A.R.)	0.5:1 maximum (50 %)	47 %
Parking	3 bedrooms = 3 (18' x 8.5') spaces	3 spaces

This variance is considered appropriate for the following reasons. First, the narrowness of the parcel creates a special circumstance warranting a variance. The subject parcel is 35 feet wide with four feet of this being a part of the adjacent right-of-way, leaving a site width of just 31 feet.

The average frontage of residentially-zoned parcels on east side of Main Street between Soquel Drive and Walnut Street is 93.8 feet. The 31-foot width of the subject parcel is significantly **less** than this average, and therefore the granting of this variance would not constitute a grant of special privilege as neighboring parcels are not constrained in the same way. The proposed modest addition would be easily accommodated on any other parcel in the area, but due to the narrowness of the subject parcel, a variance is required.

The granting of **this** variance will not significantly impact neighboring properties. The RM-3 side yard setbacks are five feet for each side. On two adjacent parcels in this zone district, then, the minimum width between two dwellings would be 10 feet (two five-foot side yards). Because the subject dwelling abuts a 10 foot wide right-of-way, the effective setback between the two dwellings will be over 13 feet. This distance will ensure that the proposed addition will not impinge upon the neighbor's access to light and air.

In addition, the subject dwelling has been in the same location relative to the southern neighbor since its construction. The second floor addition does not constitute a significant change to that impact given that the subject parcel is north of the neighbor and therefore the addition's effect on solar access will be minimal. The proposed addition conforms to the side yard setback on the north side.

Design Review

Although the current proposal is not subject **to** formal design review, staff sought the input of the County's Urban Designer because the Soquel Village Plan specifies that, "The historic character of the 'Main Street' historic area should be enhanced and maintained."

The County's Urban Designer worked with the project architect to revise the design modestly to be more compatible with the historic one- and two-story Victorian and bungalow styles in the neighborhood. The proposed design was modified to make the roof pitches more consistent with the historic homes in the area. In addition, where the front porch was originally proposed to have no post supports, the design was modified to provide the porch supports as found on historic homes. The proposed design will complement the existing historic homes.

Drainage Plan Review

The applicant is aware that the drainage plan for this project will be reviewed at the building permit stage and, as result, sufficient information with which to evaluate the drainage impacts of **this** proposal must be provided then.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number **06-0277**, based on the attached findings and conditions.

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

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

Report Prepared By: Annette Olson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3134
E-mail: annette.olson@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 narrowness of the parcel creates a special circumstance warranting a variance. The subject parcel is **35** feet wide with four feet of **this** being a part of the adjacent right-of-way. The average frontage of residentially-zoned parcels on east side of **Main** Street between Soquel Drive and Walnut Street is **93.8** feet. The width of the subject parcel is significantly less than **this** average, and therefore the granting of **this** variance would not constitute a grant of special privilege as neighboring parcels are not constrained in the same way. The proposed modest addition would be easily accommodated on any other parcel in the area, but due to the narrowness of the subject parcel, an Amendment to the original variance is required.

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 proposed Amendment to the existing variance will allow the construction of a two-story addition to the existing single-family dwelling and the addition will comply with all site standards for the **RM-3** (Multi-family residential, **3,000** square foot minimum parcel size) zone district except for the proposed reduction in the southern side yard setback.

The reduction of this southern side yard setback will not significantly impact neighboring properties. The **RM-3** side yard setbacks are five feet for each side. On two adjacent parcels in **this** zone district, then, the **minimum** width between two dwellings would be **10** feet (two five-foot side yards). Because the subject dwelling abuts a 10 foot wide right-of-way, the **effective** setback between the subject dwelling and the neighbor to the south will be over **13** feet. **This** distance will ensure that the proposed addition will not impinge upon the neighbor's access to light and air.

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 the narrowness of the parcel creates a special circumstance warranting a variance. The subject parcel is **35** feet wide with four feet of **this** being a part of the adjacent right-of-way. The average frontage of residentially-zoned parcels on east side of Main Street between Soquel Drive and Walnut Street is **93.8** feet. The width of the subject parcel is significantly less than **this** average, and therefore the granting of **this** variance would not constitute a grant of special privilege as neighboring parcels are not constrained in the same way. The proposed modest addition would be easily accommodated on any other parcel in the area, but due to the narrowness of the subject parcel, an Amendment to the original variance is required.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the additions will meet all current setbacks, except for the southern side yard setback, that ensure access to light, *air*, and open space in the neighborhood. The effective setback to the southern neighbor exceeds ten feet and therefore that neighbor's access to light, *air* and open space will not be compromised.

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 single-family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the **RM-3** (Multi-family residential, **3,000** square foot minimum parcel size) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards, except for the existing nonconforming northern side yard setback and the proposed reduced southern side yard setback for the zone district.

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

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

The proposed single-family dwelling 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 single-family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, *air*, and open space in the neighborhood. In the case of the southern side yard, the effective setback to the southern neighbor will be over ten feet which will ensure that the neighbor has adequate access to light, *air* and open space.

The proposed additions 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 additions will comply with the site standards for the RM-3 zone district (including all setbacks except for the southern side yard, 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, the Soquel Village Plan, has been adopted for this portion of the County. This plan, however, only refers generally to the neighborhood in which the subject parcel is located. The general reference is to the Because this neighborhood has a number of historic homes, this project was reviewed by the County's Urban Designer to ensure that the proposed design would complement the existing historic homes. Following several revisions, the County's Urban Designer has accepted the proposed design.

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 additions are **to** be added to an existing single family dwelling. The expected level of traffic generated by the proposed project is anticipated to remain at only one peak trip per day (1 peak **trip** per dwelling unit).

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 single-family dwelling is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.1 **1.070** through 13.11.076), and any other applicable requirements of this chapter.

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

Conditions of Approval

Exhibit A: 2 sheets of architectural drawings by Frank Phantom, Architect, dated September 16, 2006; 1 sheet showing original minor land division; and 1 sheet survey by Michael F. Beautz, Registered Professional Engineer, dated **August** 2006.

I. This permit authorizes the construction of a second floor addition and two front porches to an existing single-family dwelling. 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 Demolition Permit from the Santa Cruz County Building Official.
- C. Obtain a Building Permit from the Santa Cruz County Building Official.
- D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

II. Prior to issuance of a Building Permit the applicant/owner shall:

- A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
- B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit **on** the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 - 1. 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. Provide the existing and proposed drainage patterns and any existing or proposed drainage features. In addition, show any runoff that the subject parcel receives from adjacent parcels.
 - 3. Provide the total area of existing and proposed impervious surfaces.
 - 4. Show the area within the drip line of the 36-inch in diameter tree located just south of the subject parcel as an area of **no** disturbance. If disturbance

becomes necessary, an arborist report with protection recommendations will be required as well as a plan review letter by the same arborist.

5. Grading, drainage, and erosion control plans.
 6. Details showing compliance with fire department requirements.
 7. Show the removal of the existing overheight fence located within the front yard setback.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. 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.
- G. 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. No disturbance may occur within the drip line of the 36-inch in diameter tree located just south of the subject parcel. If disturbance within the drip line becomes required, an arborist report will be required.
 - B. All site improvements shown on the final approved Building Permit plans shall be installed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - 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.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Annette Olson
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: 06-0277

Assessor Parcel Number: 030-161-29

Project Location: 2910 Main St., Soquel

Project Description: Proposal to construct a two-story addition and add to covered porches to an existing single-family dwelling

Person or Agency Proposing Project: Frank Phantom

Contact Phone Number: (831) 475-5841

- 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:

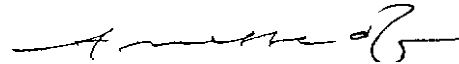
E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Addition to an existing single-family dwelling in an area zoned for residential uses.

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



Annette Olson, Project Planner

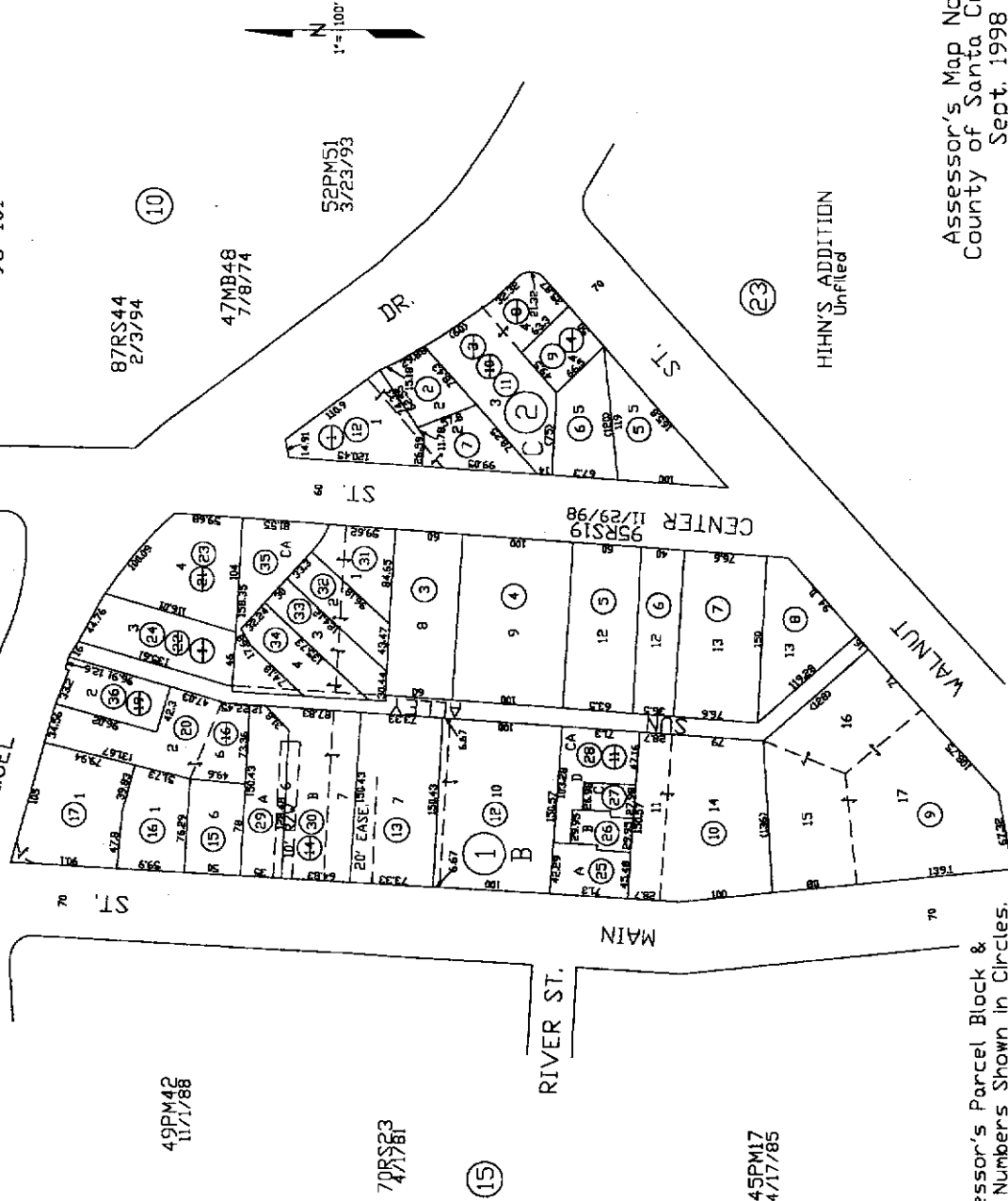
Date: 1-16-07

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.
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PUR. SQUEL RANCHO
 SEC. 10, T.11S., R.1W., M.D.B. & M.

30-16

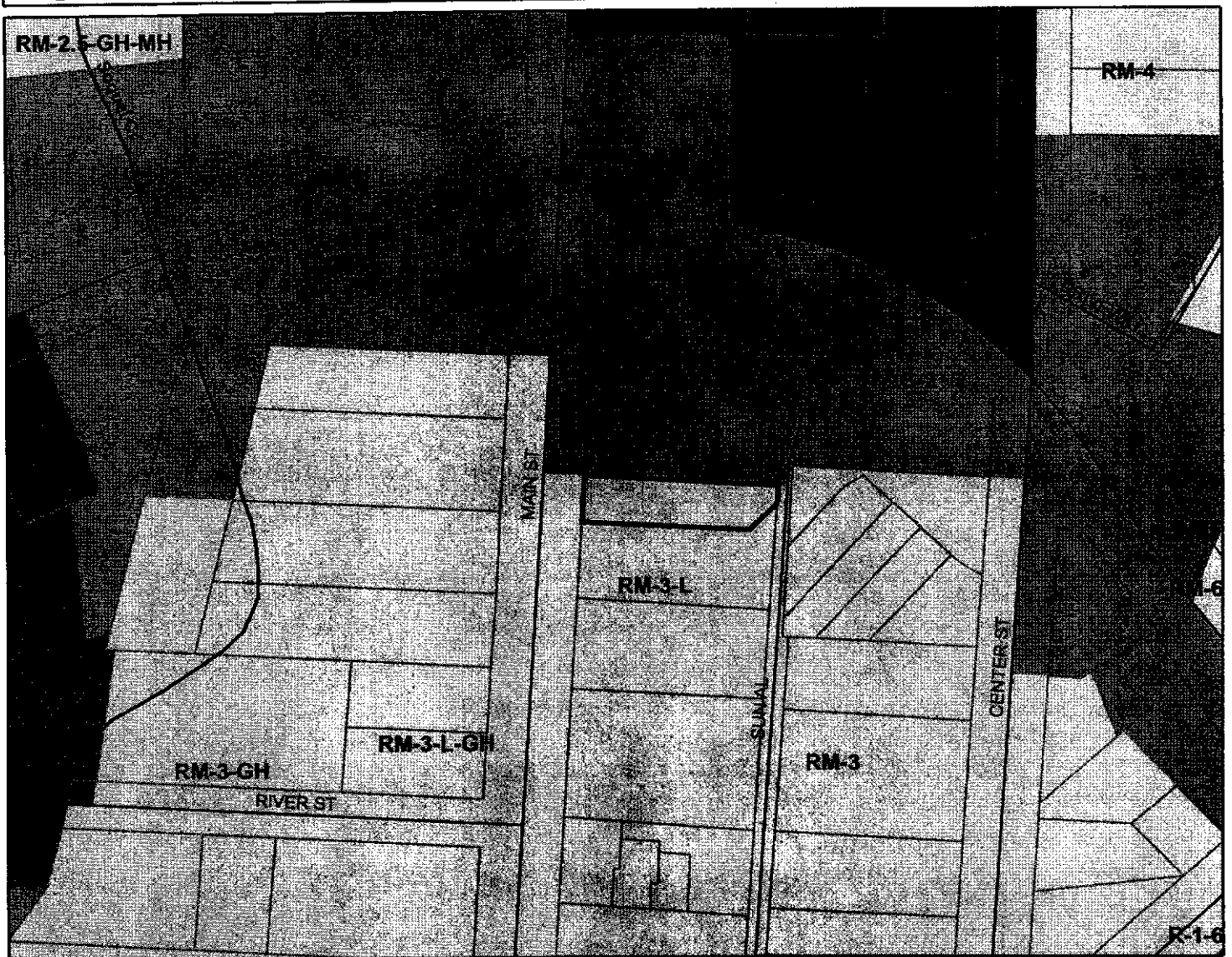
Tax Area Code
 96-101



Assessor's Map No. 30-16
 County of Santa Cruz, Calif.
 Sept. 1998

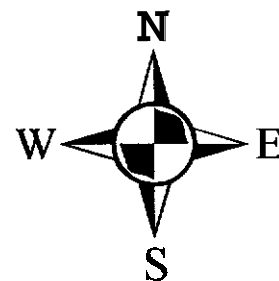


Zoning Map



Legend

- APN 030-161-29
- Assessors Parcels
- Streets
- PERENNIAL STREAM
- RESIDENTIAL-MULTI FAMILY (RM)
- COMMERCIAL-COMMUNITY(C-2)
- PUBLIC FACILITY (PF)



Map Created by
County of Santa Cruz
Planning Department
June 2006

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: Annette Olson
Application No.: 06-0277
APN: 030-161-29

Date: January 16, 2007
Time: 15:24:45
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 21, 2006 BY ANDREA M KOCH =====

1) This site requires an archaeological site assessment. (The site is mapped as possibly containing archaeological resources.)

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 21, 2006 BY ANDREA M KOCH =====

1) The site is mapped as possibly providing habitat for the Zayante band-winged grasshopper, central California coast steelhead, foothill yellow-legged frog, and southwestern pond turtle.

Mapping of the Zayante band-winged grasshopper is incorrect; **it** is not actually known to occur here, and **it** is normally found in areas with Zayante soils, which are not present at this site. Furthermore, I determined during a site visit that the steelhead, foothill yellow-legged frog, and southwestern pond turtle are not concerns at this site: all depend on water and/or riparian vegetation, which are not present on the site. (The site is separated from the creek by development, and the site and surrounding area contain relatively dense development. There is no nearby natural habitat.)

Therefore, no biotic site assessment is required.

2) ~~When~~ you apply for a building permit, submit grading plans **if** proposed grading exceeds 100 cubic yards (which is doubtful given that the lot is relatively level).

3) ~~When~~ you apply for a building permit, show direction of drainage and proposed drainage devices, such as downspouts, splashblocks, swales, etc. Also show topography of the site.

4) ~~When~~ you apply for a building permit, show proposed sediment control devices, such as straw rolls, to be used during construction.

Dpw Road Engineering Completeness Comments

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

===== REVIEW ON JUNE 15, 2006 BY GREG J MARTIN =====

The proposed project consists of a major addition of 1220 square feet to an existing 864 square foot residence. The right-of-way line on the plans does not appear accurate based upon a review of the plan line for Main Street and looking at the information available in the County's Geographical Information System. The boundaries of the parcel in relation to existing physical improvements should be established by a surveyor. The proposed configuration of the 3 parking spaces as shown on the plans is not recommended as **it** does not conform with County parking requirements or any generally accepted engineering practices.

The proposed

Project Planner: Annette Olson
Application No.: 06-0277
APN: 030-161-29

Date: January 16, 2007
Time: 15:24:45
Page: 2

mix of perpendicular and parallel parking is not recommended. particularly the parallel parking space directly behind a perpendicular space and parallel space. This configuration results in one parking space blocking two other spaces from use. The perpendicular space is required to have 24 feet of back out space which would necessitate utilizing the adjacent parcel. An easement would be required for the back out space.

----- It appears that the only parking configuration which would be acceptable is three side-by-side 45 degree diagonal parking spaces with a 13 foot wide parking aisle directly adjacent to the parking spaces. A 15 foot turning radius is required for the transition from the 10 foot alley to the first parking space.

----- ADA access is required across the driveway for the sidewalk fronting Main Street. It appears an existing tree may not allow for a typical design. The driveway may be depressed with a 2 percent cross grade with ramps on either side. The ramps may be at 8.33 percent slope. For street drainage purposes, a concrete curb should be located behind the ramps at height six inches above the street flow line. The driveway behind the suppressed ramp should slope up at 12.5 percent until it reaches six inches above the street flow. On both sides of this portion of the driveway should be a concrete curb six inches above the street flow line. This curb should connect to the curb behind the ramps.

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED ON OCTOBER 2, 2006 BY GREG J MARTIN =====

Completeness

----- We do not recommend a substandard parking layout that will result in vehicles crossing onto the adjacent parcel. However, if the applicant proposes a substandard layout then lines showing the movement of vehicles (turn templates) must be provided for each parking space not meeting standards in order for the project to be considered complete.

----- Compliance ----- The proposed configuration of the 3 parking spaces as shown on the plans is not recommended as it does not conform with County parking requirements or generally accepted engineering practices. ----- The parking space next to the retaining wall is parking space 1. There are three issues with this parking space. First, the aisle width for parking space 1 is 7.5 not the 13 feet standard required. Second, the ten foot right-of-way easement falls at least six feet short of providing access to this parking space. This would require an additional easement from the adjacent parcel. Third, even if the ten foot easement was extended to the property line, the retaining wall makes it physically impossible for a vehicle to back up without crossing beyond the limits of the easement onto the adjacent parcel.

----- The second diagonal parking space is parking space 2. There are two issues with this parking space. First, the aisle width for parking space 2 is 9.5 feet not the 13 feet standard required. Second, the parking space is directly adjacent to the corner of a

Project Planner: Annette Olson
Application No.: 06-0277
APN: 030-161-29

Date: January 16, 2007
Time: 15:24:45
Page: 3

building which will constrain turning movements.

----- A typical
parallel parking space is 22 feet long not 18 feet as proposed.

----- ~~Permit~~ -----
Conditions/Additional Information

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED
ON DECEMBER 11, 2006 BY GREG J MARTIN =====

The three designated diagonal parking spaces are acceptable on this submittal. The
plans are satisfactory and complete. ===== UPDATED ON DECEMBER 11, 2006 BY GREG
J MARTIN =====

===== UPDATED ON DECEMBER 11, 2006 BY GREG J MARTIN =====

Dpw Road Engineering Miscellaneous Comments

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

===== REVIEW ON JUNE 15, 2006 BY GREG J MARTIN =====

===== UPDATED ON OCTOBER 2, 2006 BY GREG J MARTIN =====

===== UPDATED ON DECEMBER 11, 2006 BY GREG J MARTIN =====

INTEROFFICE MEMO

APPLICATION N O 06-0277

Date: November 14, 2006

To: Annette Olson, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for second floor addition and remodel to an existing residence, Soquel

GENERAL PLAN/ ZONING CODE ISSUES

- *No comments*

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: December 7, 2006
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #06-0277, 3rd Routing, APN 030-161-29, 2910 Main St, S. of Soquel Dr, Soquel

The applicant is proposing to construct a two-story room addition to an existing single-family dwelling. The project requires an Amendment to Variance 88-0145 to reduce the required ten-foot street side yard setback to about 112 feet. The property is located on the east side of Main Street, (2910 Main Street), about 200 feet south from Soquel Drive in Soquel, in Soquel Village.

This application was considered at Engineering Review Group (ERG) meetings on June 7, 2006, October 4, 2006 and December 6, 2006. The Redevelopment Agency (RDA) previously commented on this application on June 14, 2006 and October 10, 2006. RDA's primary concern for this project involves the provision of adequate onsite parking to serve the residence. RDA has the following remaining comments regarding this project routing.

Please see previous RDA comments for any outstanding issues and/or possible project conditions. **If** the last comments are adequately addressed (see #1 et al), RDA has no additional comments on this routing.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need to see future routings for **this** project. RDA appreciates this opportunity to comment. Thank you.

cc: Greg Martin, DPW Road Engineering
Paul Rodrigues, RDA Project Manager
Betsey Lynberg, RDA Administrator
Jan Beautz, 1st District **Supervisor**
Dorothy Malpass, RDA Soquel Vlg PBIA Liaison

COUNTY OF SANTA CRUZ
INTEROFFICE CORRESPONDENCE

DATE: October 10, 2006
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #06-0277, 2nd Routing, AFN 030-161-29, 2910 Main St, S. of Soquel Dr, Soquel

The applicant is proposing to construct a two-story room addition to an existing single-family dwelling. The project requires an Amendment to Variance 88-0145 to reduce the required ten-foot street side yard setback to about 1 1/2 feet. The property is located on the east side of Main Street, (2910 Main Street), about 200 feet south from Soquel Drive in Soquel, in Soquel Village.

This application was considered at an Engineering Review Group (ERG) meeting on June 7, 2006 and October 4, 2006. The Redevelopment Agency (RDA) previously commented on this application on June 14, 2006. RDA's primary concern for this project involves the provision of adequate onsite parking to serve the residence. RDA has the following remaining comments regarding this project routing.

1. All required parking should be provided onsite in a functional design. RDA does not support an intensification of use if there is not adequate onsite parking, as on-street parking is very limited in the Soquel Village area. The County 2003 aerial photos show an accessory building located on the side property line of the adjacent lot to the south (APN 030-161-30) at the end of the 10-foot R/W. The location of this building should be identified on the project plans. If this structure is still there, than the parking configuration proposed with this routing would not work due to insufficient back-up and turning area. (See also Public Works, Road Engineering comments.)
2. It is also unclear from the project plans the purpose of the outbuilding in the rear of the subject site, and if it is a habitable building. This building should be restricted from being converted to a dwelling unit unless all required parking is provided onsite.
3. **An** arborist report should be provided with recommendations as needed to insure the 36" Deodora Cedar located just offsite to the south is preserved and protected during construction.
4. RDA appreciates the applicant providing a survey map to insure the accurate plotting of the Main Street right-of-way, front property line, and resulting setbacks relative to existing and proposed improvements. This also resulted in dimension changes to the rear area off Sun Alley from the last submittal.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA would like to see future routings of revised plans if there are changes relevant to RDA's comments. RDA appreciates this opportunity to comment. *Thank you.*

cc: Greg Martin, DPW Road Engineering
Paul Rodrigues, RDA Project Manager
Betsey Lynberg, RDA Administrator
Jan Beautz, 1st District Supervisor
Dorothy Malpass, RDA Soquel Vlg PBIA Liaison