

## MEMORANDUM

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To: Wanda Williams - Zoning Administrator

Agenda Item #: 1

From: Randall Adams - Project Planner

Time: after 9:00 a.m.

Re: 07/17/15 Continued ZA hearing for application 131313 (from 6/5/15 ZA hearing)

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This item was previously heard at the public hearing of the Zoning Administrator on 6/5/15. In response to neighborhood comments received prior to the hearing, staff raised the issue of parking for the subject property and potential conflicts with traffic operations on Highland Drive. Parking for the subject property projects into the travelled roadway of Highland Drive, and this potentially results in an obstructed roadway when vehicles are also parked on the opposite side of the road.

The applicants' architect and engineer provided testimony that the parking is existing and that the existing garage is not usable due to the driveway slope and the height of the garage. This is due to the topographical difference between the travelled roadway surface and the garage entrance. The applicants' architect and engineer have stated that this situation results in zero parking on the subject property (all parking is within the right of way of Highland Drive) and the proposal does not result in an increase in parking demand (since no new bedrooms are proposed).

Although the project plans include a storage area labeled as a "garage", the applicants' architect and engineer have clarified that this area cannot be used for the parking of vehicles (as they would be damaged by the slope of the driveway when entering/exiting). The current driveway alignment is not consistent with the County Design criteria, and the property owners are not able to utilize the storage area that is labeled as "garage" on the project plans for the parking of vehicles.

Since no off-street parking is available on the subject property, the proposal does not include any additional bedrooms, and the proposal does not include modifications to the structure or site improvements that would modify the existing parking arrangement; staff has consulted with the Department of Public Works, Road Engineering section for potential solutions to the traffic operations issue on Highland Drive. In response to the traffic operations concerns raised by the neighbors, Road Engineering staff recommends that the property owners contact Road Engineering staff (to ensure that adequate travel lane width is achieved and maintained while vehicles are parked in front of the subject property) prior to issuance of the Building Permit. Any traffic operation improvements necessary to achieve this goal would be implemented at the property owners' expense prior to final inspection of the Building Permit.

Staff proposes modified Conditions of Approval (Exhibit 1A) that incorporate the conditions recommended by Department of Public Works, Road Engineering staff. With the incorporation of these changes, staff recommends **APPROVAL** of application 131313.

Exhibits:

- 1A. Revised Conditions of Approval
- 1B. Correspondence from Jack Sohriakoff, DPW Road Engineering staff, dated 6/11/15
- 1C. Staff Report from 6/5/15 Zoning Administrator hearing (with attached Exhibits)

## **Conditions of Approval (Revised - 7/17/15 ZA Hearing)**

Exhibit D: Project plans, prepared by Matson-Britton Architects, revised 3/12/14.

- I. This permit authorizes the construction of an addition to an existing single family dwelling, as indicated on the approved Exhibit "D" for this permit and as modified by these conditions. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to 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.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - 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. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
    2. Re-label the proposed family and living rooms, switching the label of the two rooms in the site plan. If this change is not made, an additional variance application will be required, and/or all current parking requirements will be required to be met on-site.

3. Grading, drainage, and erosion control plans.
  4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  5. Details showing compliance with fire department requirements.
- B. 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.
  - C. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - E. Submit 3 copies of a plan review letter prepared and stamped by the project geotechnical engineer.
  - F. Submit 3 copies of a plan review letter letter prepared and stamped by the project geologist.
  - 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.
  - H. **Prior to issuance of the Building Permit, the applicant/owner shall contact the Department of Public Works to initiate a traffic operations review of the road segment fronting this parcel to ensure adequate travel lane width is achieved and maintained as a result of their onsite parking situation which encroaches into the County road right-of-way. The owner shall fund traffic operational improvements such as striping or parking restrictions to achieve this goal. Any such traffic operational improvements must be implemented prior to final inspection of the building addition.**
- 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 and geologic reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

- A. The following restrictions shall apply to the construction of the remodel and addition authorized by this development approval:
  - 1. Construction shall be performed between the hours of 8 AM and 5 PM, Monday through Friday, unless a temporary exception to this time restriction is approved in advance by the County Planning Department to address an emergency situation.
  - 2. Construction parking and staging shall not block Highland Drive at any time. One full lane (12' minimum width) of Highland Drive shall be left open at all times during construction.
  - 3. Construction parking shall not block neighboring driveways or utilize neighboring driveways for parking, unless explicit written authorization for such parking is obtained in advance from the affected neighbor.
  - 4. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

**B. ~~The following restrictions apply to parking for the single family residence:~~**

- 1. **~~Parking for the residence shall not project into the travelled way of~~**



**Highland Drive. Perpendicular parking in front of the garage is prohibited if any portion of the parked vehicle(s) project into the travelled way of Highland Drive.**

- 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.
- 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.

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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.

Application #: 131313  
APN: 042-222-03  
Owner: Watson

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

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

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

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

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Randall Adams  
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.

## Randall Adams

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**From:** Jack Sohriakoff  
**Sent:** Thursday, June 11, 2015 11:29 AM  
**To:** Randall Adams  
**Subject:** RE: Appl. No. 131313, APN 042-222-03, 224 Highland Drive, Aptos

Hello, Randall.

I believe it is appropriate to condition the project owner to contact the Department of Public Works to initiate a traffic operations review of the road segment fronting this parcel to ensure adequate travel lane width is achieved and maintained as a result of their onsite parking situation which encroaches into the County road right-of-way. The owner may have to fund traffic operational improvements such as striping or parking restrictions to achieve this goal. Any such traffic operational improvements must be implemented prior to final inspection of the building addition.

Please let me know if you have any questions or need additional information.

Jack Sohriakoff  
Senior Civil Engineer  
County of Santa Cruz  
Department of Public Works  
831 454-2392

**Staff Report to the Zoning Administrator**  
**(from 6/5/15 Public Hearing)**

**Application Number 131313**  
**Zoning Administrator Hearing**





## Staff Report to the Zoning Administrator

Application Number: 131313

**Applicant:** Matson-Britton Architects

**Owner:** Watson

**APN:** 042-222-03

**Agenda Date:** June 5, 2015

**Agenda Item #:**

**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct an addition of approximately 1,600 square feet to an existing non-conforming single-family residence in the R-1-4 zone district.

**Location:** Property located on the west side of Highland Drive, approximately 350 feet north of Rio Del Mar Boulevard in Aptos. (224 Highland Drive)

**Supervisory District:** 2nd District (District Supervisor: Zach Friend)

**Permits Required:** Coastal Development Permit

**Technical Reviews:** Geologic and Soils Report Review

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131313, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size:	8,177 square feet (per architect)
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Single family residential neighborhood
Project Access:	Highland Drive
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Density Residential)

Zone District: R-1-4 (Single family residential - 4,000 square feet minimum)  
Coastal Zone:   X   Inside      Outside  
Appealable to Calif. Coastal Comm.   X   Yes      No

### Environmental Information

Geologic Hazards: Report reviewed and accepted  
Soils: Report reviewed and accepted  
Fire Hazard: Not a mapped constraint  
Slopes: 10-30+% at building site  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Mapped scenic resource  
Drainage: Drainage plan reviewed and accepted  
Archeology: Report not required due to limited site disturbance

### Services Information

Urban/Rural Services Line:   X   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 off of Highland Drive in the Rio Del Mar neighborhood of the Aptos planning area. The existing residence is located at the front of the parcel, similar to other homes along the west side of Highland Drive. This is due to the fact that the property slopes down from Highland Drive, with a very steep slope behind the existing residence. The steeply sloped area is undeveloped and is vegetated with oak trees and shrubs.

### Project Scope

This proposal includes the remodel of an existing two level single family dwelling and an addition of approximately 1,600 square feet at the rear of the residence. The existing residence contains one bedroom and, with relabeling of the family and living rooms, no new bedrooms would be added as a result of the proposed addition. The proposed addition would include additional living area and attached decks at the rear on both levels. Two parking spaces are provided in the existing garage (which do not meet the minimum standard 7' 6" height for parking spaces). Compliance with current parking standards is not required, as there are no new bedrooms proposed.

### Zoning & General Plan Consistency

The subject property is a parcel of approximately 8,177 square feet, located in the R-1-4 (Single family residential - 4,000 square feet minimum) zone district, a designation which allows residential uses. The proposed addition is to a single family dwelling, which is a principal permitted use within the zone district. The R-1-4 zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

The site standards for the zone district are outlined in the chart below.

	<b>R-1-4 Site Standards (Parcel &gt;5,000 sq. ft.)</b>	<b>Existing &amp; Proposed</b>
<b>Front yard setback (&amp; distance to garage entrance)</b>	20'	2' (existing, no changes or modifications within FYSB)
<b>Rear yard setback</b>	15'	117' to residence, 103' to deck
<b>Side yard setbacks</b>	5' and 5' (<50' wide parcel)	5' and 5'
<b>Maximum height</b>	28'	26.5'
<b>Maximum % lot coverage</b>	40%	29%
<b>Maximum Floor Area Ratio</b>	50%	36%
<b>Maximum Number of Stories</b>	2	2
<b>Parking</b> (1 Bedroom)	2 spaces required	2 non-conforming spaces (under 7' 6" height) provided in garage (no new bedrooms added)

The existing structure is non-conforming in regards to the front yard setback (approximately 2 feet from the front property line). As structural modification worksheet has been provided indicating that less than 50% of the existing structure (approximately 20% as calculated) would be modified as a result of the proposed addition. No additional or expanded area is proposed in the required front yard setback. As a result, no variance is required for the addition per the non-conforming guidelines specified in the County Code.

### Design Review & Scenic Resources

The proposed addition complies with the requirements of the County Design Review Ordinance, in that the project design will retain the existing structure at the front, utilize consistent colors and materials through the proposed addition, and will be of a design style similar to other homes in the neighborhood to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

The proposed project is located within a mapped scenic resource area and may be partially visible from some locations on the public beach. However, the proposed addition is located within a highly developed area and is connected to an existing structure in the same location, therefore the additional visual impact of the proposed addition is considered to be minimal.

## **Local Coastal Program Consistency**

The proposed addition is in conformance with the County's certified Local Coastal Program, in that the addition is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

## **Geologic Report Review**

The subject property is steeply sloped, and required Geologic and Soils Report Reviews to ensure stability of the project site and to determine proper foundation design, with drainage and erosion control recommendations. Additional recommendations were provided by the project geologist and geotechnical engineer. The County geologist has reviewed and accepted the geologic and geotechnical reports and the project has been designed according to report recommendations.

## **Conclusion**

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

## **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **131313**, 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](http://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@santacruzcounty.us](mailto:randall.adams@santacruzcounty.us)

# 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: 131313

Assessor Parcel Number: 042-222-03

Project Location: 224 Highland Drive, Aptos

**Project Description: 1,600 square foot addition to existing single family dwelling**

**Person or Agency Proposing Project: Matson-Britton Architects**

**Contact Phone Number: (831) 425-0544**

- A. \_\_\_\_\_ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. \_\_\_\_\_ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. \_\_\_\_\_ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. \_\_\_\_\_ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E. **X** **Categorical Exemption**

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

**F. Reasons why the project is exempt:**

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

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

\_\_\_\_\_  
Randall Adams, Project Planner

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



## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, listed in section 13.10.170(D) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-4 (Single family residential - 4,000 square feet minimum), a designation which allows residential uses. The proposed addition is to a single family dwelling, which is a principal permitted use within the zone district. The zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to Section 13.20.130 and Section 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the addition will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single family residential - 4,000 square feet minimum) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles.



## **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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposed addition will meet all current setbacks that ensure access to these amenities.

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 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-1-4 (Single family residential - 4,000 square feet minimum) zone district. The primary use of the property will be one single family dwelling and the addition will meet all current site standards for the zone district.

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

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

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 will not generate increased traffic or overload utilities. The expected level of traffic generated by the proposed project is anticipated to remain at only 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 addition is located in a mixed neighborhood containing a variety of architectural styles, and the proposed addition is consistent with the land

use intensity and density of the neighborhood.

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

This finding can be made, in that the project design will retain the existing structure at the front, utilize consistent colors and materials through the proposed addition, and will be of a design style similar to other homes in the neighborhood to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

## Conditions of Approval

Exhibit D: Project plans, prepared by Matson-Britton Architects, revised 3/12/14.

- I. This permit authorizes the construction of an addition to an existing single family dwelling, as indicated on the approved Exhibit "D" for this permit and as modified by these conditions. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to 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.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - 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. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
    2. Re-label the proposed family and living rooms, switching the label of the two rooms in the site plan. If this change is not made, an additional variance application will be required, and/or all current parking requirements will be required to be met on-site.

3. Grading, drainage, and erosion control plans.
  4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  5. Details showing compliance with fire department requirements.
- B. 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.
  - C. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - D. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - E. Submit 3 copies of a plan review letter prepared and stamped by the project geotechnical engineer.
  - F. Submit 3 copies of a plan review letter letter prepared and stamped by the project geologist.
  - 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. 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 and geologic reports.

- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

#### IV. Operational Conditions

- A. The following restrictions shall apply to the construction of the remodel and addition authorized by this development approval:
1. Construction shall be performed between the hours of 8 AM and 5 PM, Monday through Friday, unless a temporary exception to this time restriction is approved in advance by the County Planning Department to address an emergency situation.
  2. Construction parking and staging shall not block Highland Drive at any time. One full lane (12' minimum width) of Highland Drive shall be left open at all times during construction.
  3. Construction parking shall not block neighboring driveways or utilize neighboring driveways for parking, unless explicit written authorization for such parking is obtained in advance from the affected neighbor.
  4. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- B. The following restrictions apply to parking for the single family residence:
1. Parking for the residence shall not project into the travelled way of Highland Drive. Perpendicular parking in front of the garage is prohibited if any portion of the parked vehicle(s) project into the travelled way of Highland Drive.
- 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.



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



Application #: 131313  
APN: 042-222-03  
Owner: Watson

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

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

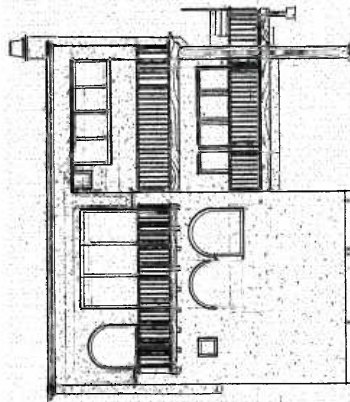
Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Randall Adams  
Project Planner

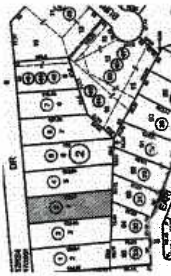
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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance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



# WATSON RESIDENCE

REMODEL / ADDITION  
224 HIGHLAND DRIVE, APTOS, CA 95003



PARCEL MAP

SITE



VICINITY MAP

**ARCHITECTS:**  
MATSON BRITTON ARCHITECTS  
728 N. BRANFORD AVE.  
SANTA CRUZ, CA 95062  
831-425-0544

**CIVIL & STRUCTURAL ENGINEER:**  
R.L. ENGINEERING, INC.  
303 TORREO STREET  
SANTA CRUZ, CA 95060  
831-425-3901

**SURVEY:**  
CARY EDWARDS & ASSOCIATES  
1512 SEABRIGHT AVE.  
SANTA CRUZ, CA 95062  
831-425-1796

1. THESE PLANS SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODES (2010) AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3, TYPE V-B, NOT SPRINKLERED.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 250 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 70' FROM BUILDING.
8. THIRTY (30) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

## FIRE PROTECTION NOTES

## CONSULTANTS

**OWNERS:**  
MIKE AND PRISCILLA WATSON  
224 HIGHLAND DRIVE  
APTOS, CA 95003  
042-222-03

**A.P.N.:**  
042-222-03

**ZONING:**  
R-1-4

**OCCUPANCY GROUP:**  
R-3 & U (PER 2010 C.R.C.)

**CONSTRUCTION TYPE:**  
V-B (NO SPRINKLERS)

**PROJECT DESCRIPTION:**  
REMODEL AND ADDITION TO EXISTING 1 BEDROOM, 1 BATHROOM RESIDENCE WITH ATTACHED COVER LEVEL NON-CONFORMING GARAGE. REMODEL IS 50% LESS THEN EXISTING. REMODEL WILL RESULT IN A 1 BEDROOM, 2 1/2 BATHROOMS RESIDENCE. NEW FAMILY, DINING AND LIVING ROOMS ARE PROVIDED. ALL EXISTING EXTERIOR WINDOWS AND DOORS TO BE REPLACED. MISCELLANEOUS INTERIOR WALLS TO BE RELOCATED.

**CODE COMPLIANCE:**  
THE RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24, AND THE FOLLOWING CODES: 2010 CALIFORNIA RESIDENTIAL CODES, 2010 CBC, 2010 CMC, 2010 CPC, AND 2010 CEC

## PROJECT INFO.

**LOT AREA:**  
8,177.0 SQ. FT.

**LOT COVERAGE PER COUNTY CALCULATIONS**  
EXISTING RESIDENCE:  
770.25 SQ. FT.  
EXISTING DECK:  
355 SQ. FT.  
**TOTAL:**  
1,125.25 SQ. FT.

**EXISTING LOT COVERAGE**  
 $1,125.25 / 8,177.0 \times 100 =$   
14%

**PROPOSED INCREASE:**  
1,262.285 SQ. FT.

**PROPOSED LOT COVERAGE**  
 $(E) 1,125.25 + (P) 1,262.285 = 2,387.535 \text{ SQ. FT.}$   
 $2,387.535 / 8,177.0 \times 100 =$   
29.19%

**FAR PER COUNTY CALCULATIONS**  
EXISTING RESIDENCE:  
EXISTING NON-CONFORMING GARAGE  
(GARAGE CEILING UNDER 7'-6")  
**TOTAL:**  
770.25 SQ. FT.  
390.0 SQ. FT.  
1,160.25

**EXISTING FAR:**  
 $1,160.25 / 8,177.0 \times 100 =$   
14%

**PROPOSED RESIDENCE:**  
ENTRY LEVEL CONDITIONED  
LOWER LEVEL CONDITIONED  
TOTAL CONDITION AREA:  
517.510 SQ. FT.  
1,789.455 SQ. FT.  
**TOTAL AREA:**  
2,306.965 SQ. FT.



**COVERED DECKS:** 413.91 - 280(CREDIT)=  
1,789.455 SQ. FT.

**PROPOSED FAR:**  
 $(E) 1,160.25 + (P) 1,789.455 =$   
 $2,949.705 / 8,177.0 \times 100 =$   
36%

## PROJECT CALCULATIONS

**TITLE SHEET**  
P1  
**PROPOSED SITE PLAN**  
P2  
**EXISTING FLOOR PLANS**  
P3  
**PROPOSED LOWER AND ENTRY LEVEL PLANS**  
P4  
**PROPOSED EXTERIOR ELEVATIONS**  
P5  
**PROPOSED BUILDING SECTIONS**  
P6  
**GRADING AND DRAINAGE PLAN**  
C1  
**DETAILS**  
C2  
**STORMWATER POLLUTION CONTROL PLAN**  
C3  
**SURVEY**  
S1

## SHEET INDEX

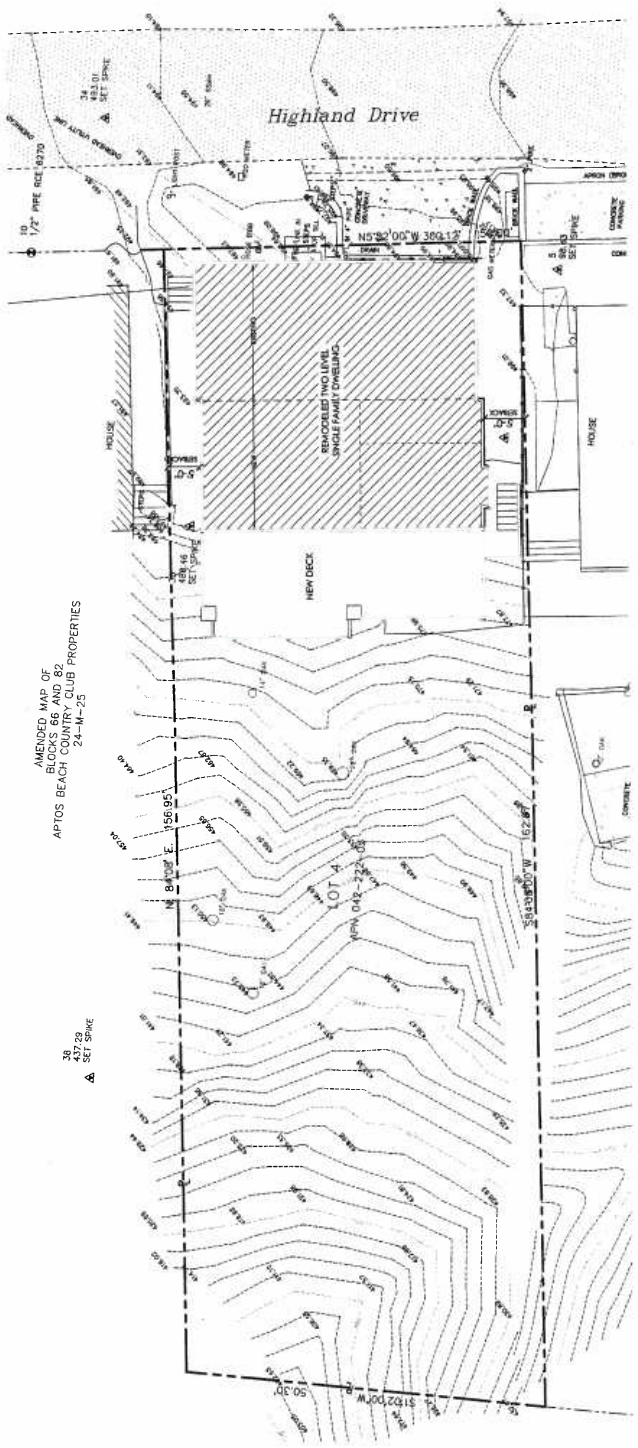
SITE LEGEND	
	PROPERTY LINE
	REMODELED TWO LEVEL DWELLING

SITE PLAN NOTES	
1. SITE FEATURES, & PROPERTY LINE BOUNDARY INFORMATION IS BASED ON SURVEY MAP COMPLETED BY CARY EDMUNDSON & ASSOCIATES LAND SURVEYING.	
2. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.	
3. ANY EXCESS MATERIAL SHALL BE EXPOSED OF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.	
4. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.	

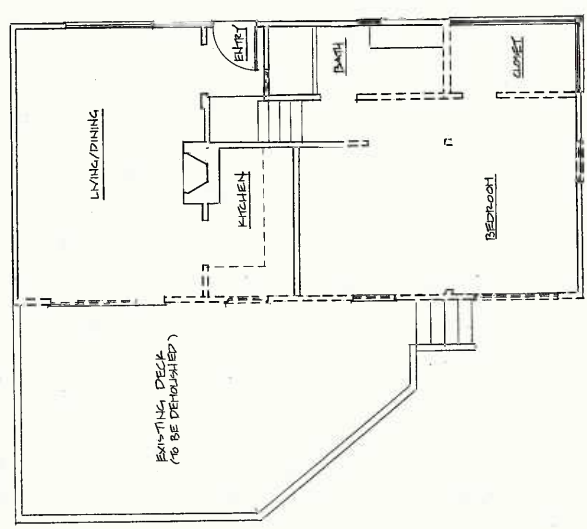
  

DRAINAGE NOTES	
1. FULL ROOF GUTTERS SHALL BE PLACED AROUND ALL LEAVE DOWNSPOUTS TO GO TO NEW AND EXISTING DRAIN.	
2. ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNSPOUTS.	
3. PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.	

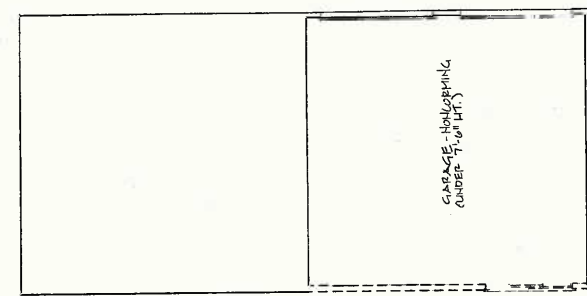


SITE PLAN  
SCALE: 1/8" = 1'-0"

P2



①  
EXISTING ENTRY LEVEL  
SCALE: 1/4" = 1'-0"



②  
EXISTING LOWER LEVEL  
SCALE: 1/4" = 1'-0"

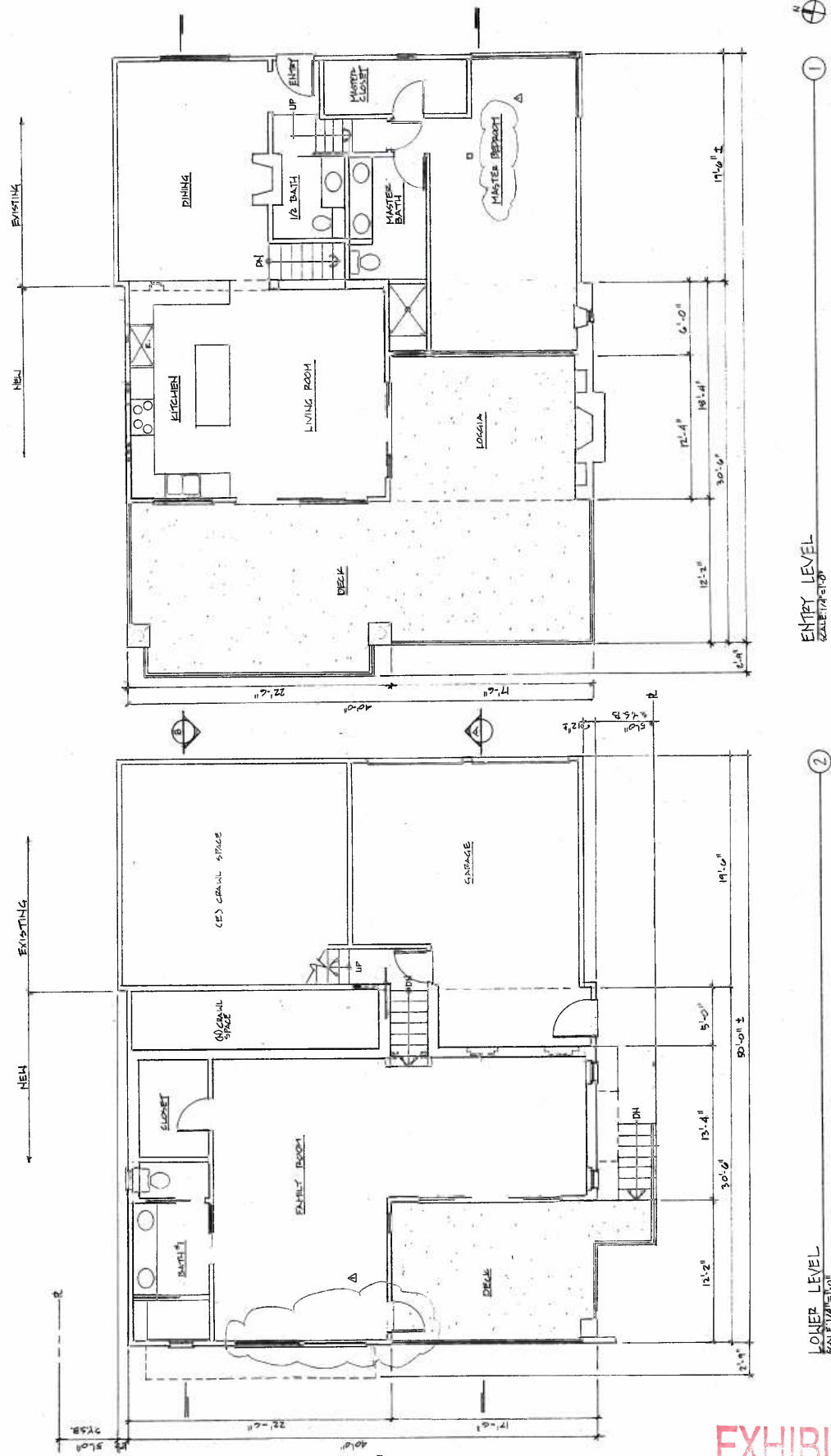
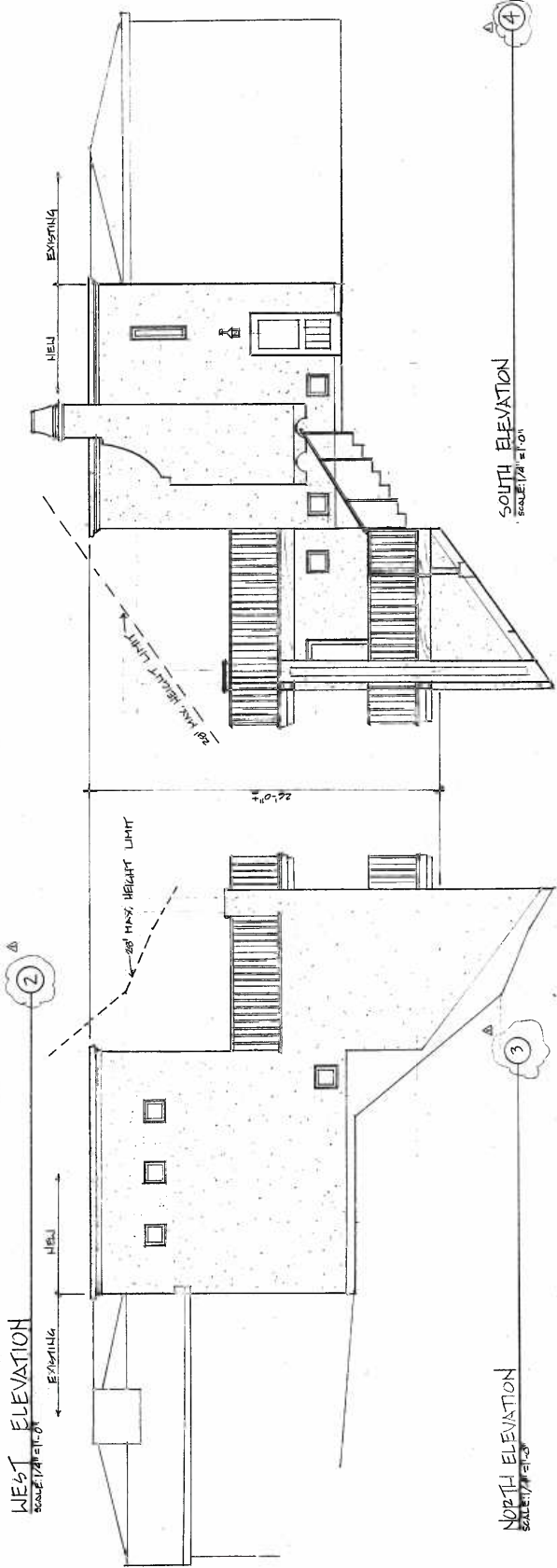
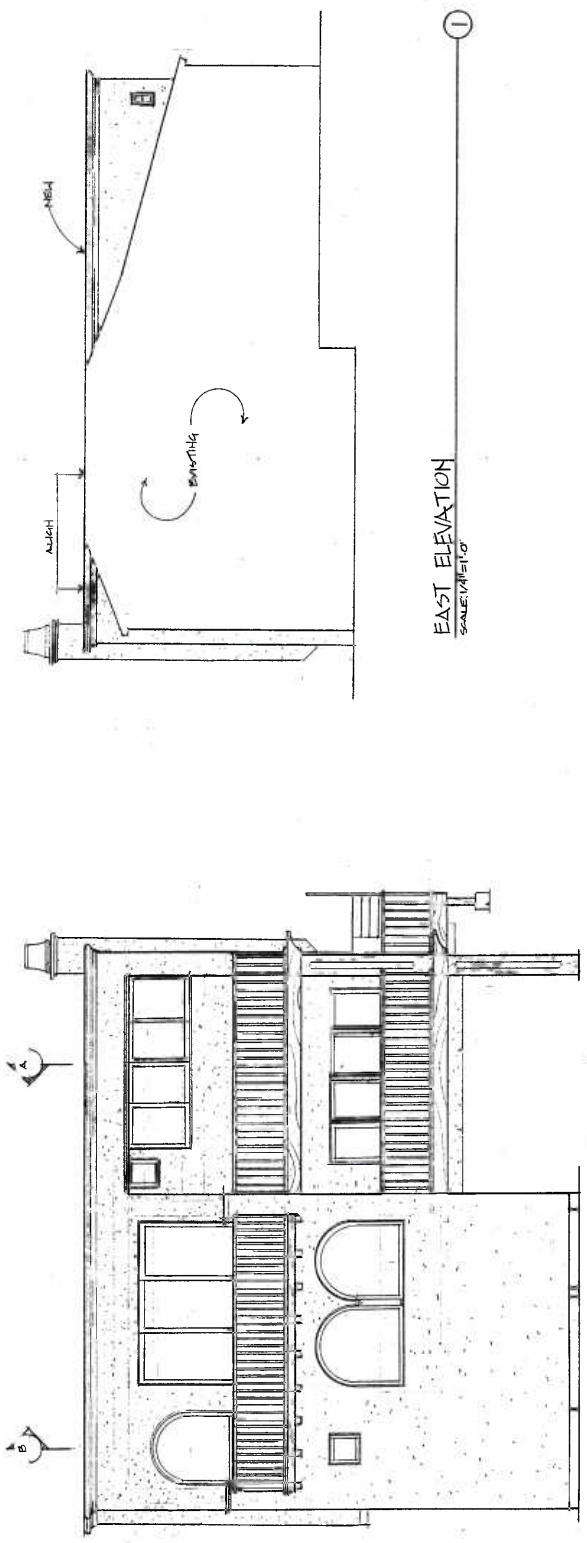
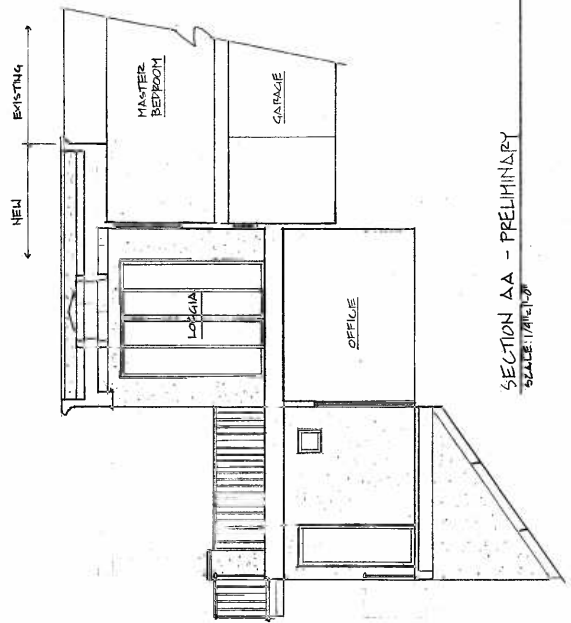


EXHIBIT D

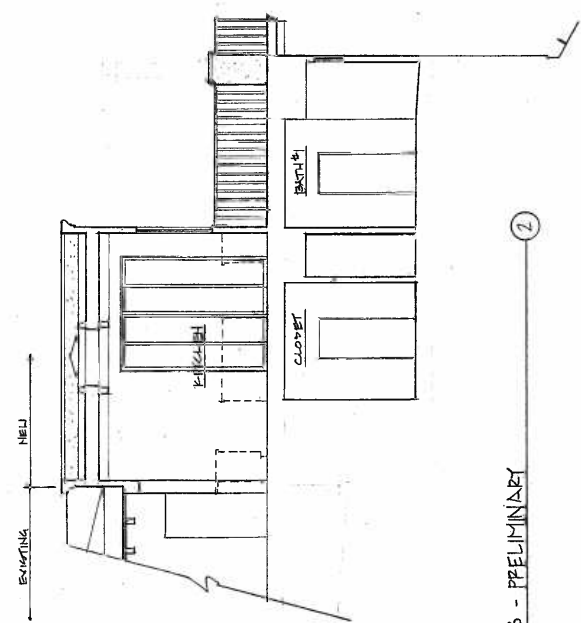






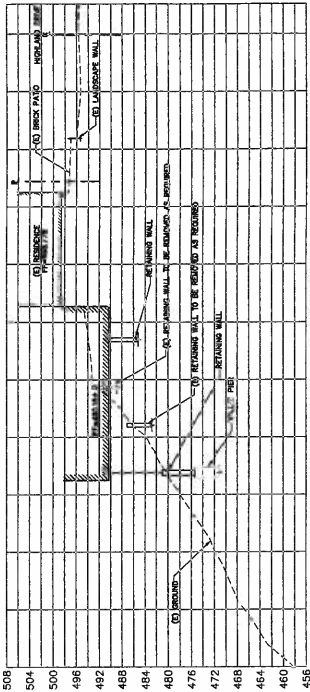


SECTION AA - PRELIMINARY  
SCALE: 1/4" = 1'-0"

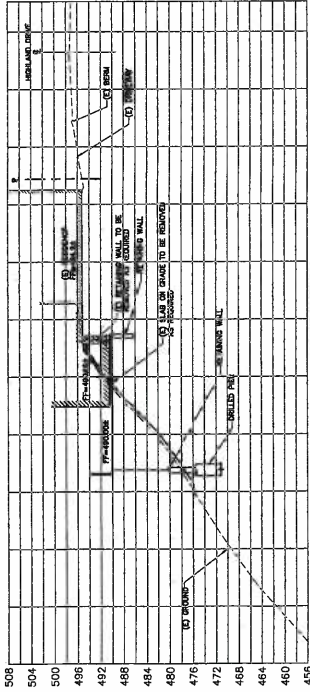


SECTION BB - PRELIMINARY  
SCALE: 1/4" = 1'-0"

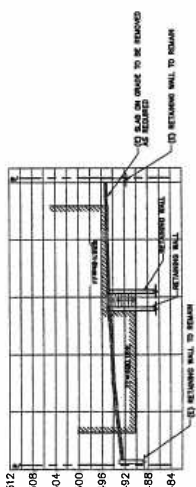
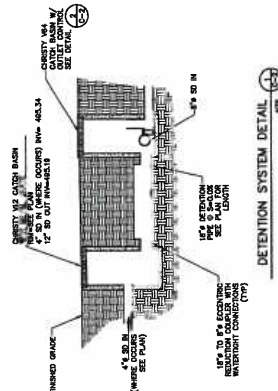
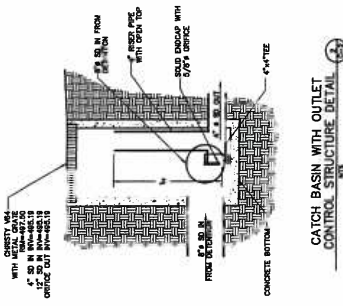




SECTION B-B  
1/2" = 1'-0"



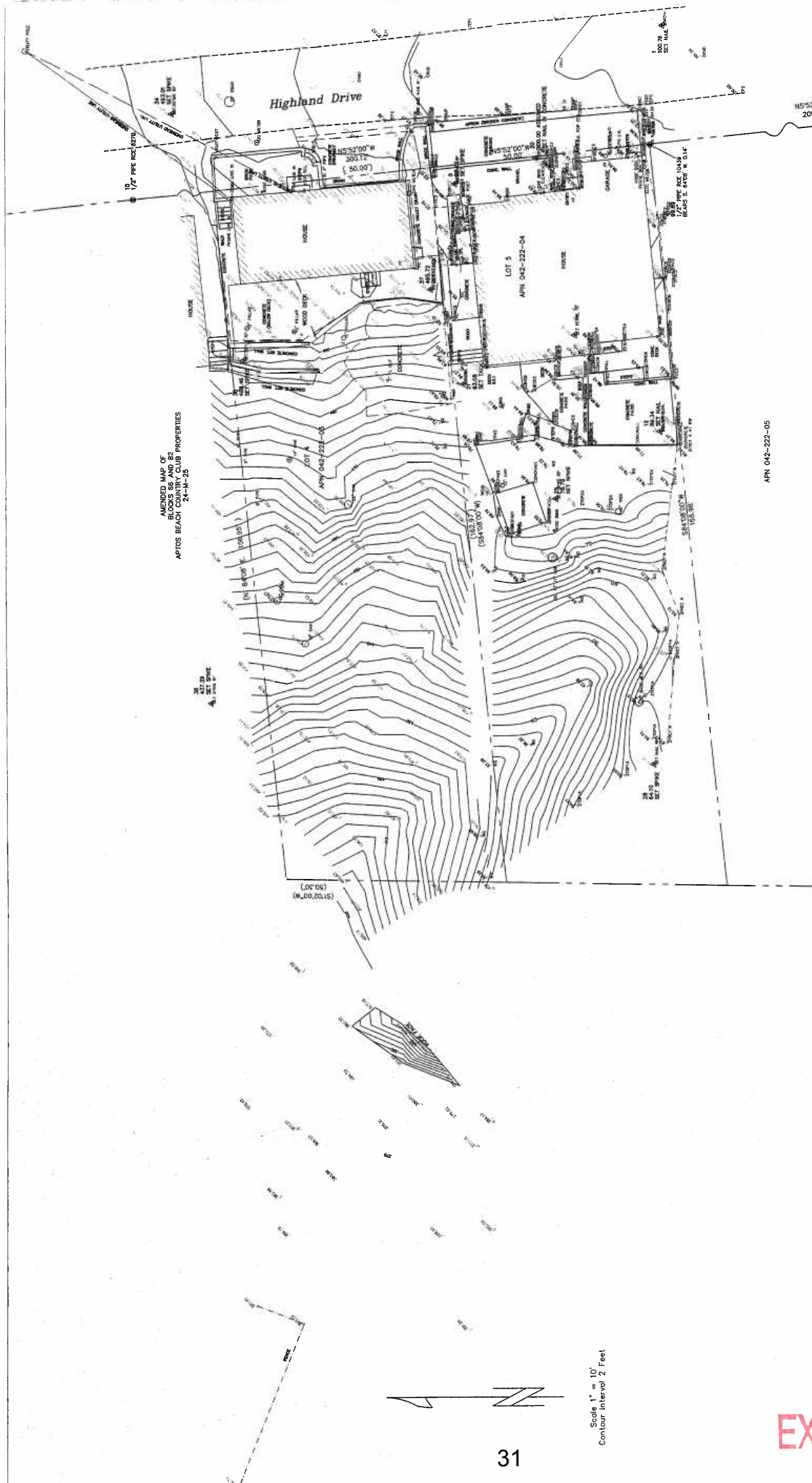
SECTION A-A  
1/2" = 1'-0"



SECTION C-C  
1/2" = 1'-0"







Elevations are based on assumed datum. Bench Mark = concrete nail in top of concrete wall (Point F19)  
Elevation 500.00 Feet (Assumed)

NOTE: This is not a boundary survey. Property lines are shown for orientation only and are based on recorded data. They may be discovered to be different, subject to the results of a complete boundary survey.

#### LEGEND

- Survey control point found as noted
- Property line, lots of Watson
- Edge of pavement
- Edge of concrete
- Drainage ditch
- Drainage line
- Tree

RECORDING  
14 10 00  
N. 042-222-05



TOPOGRAPHIC SURVEY MAP  
OF ASSESSOR'S PARCEL NO. 042-222-03

Scale 1" = 10'	San Diego County	File 070541EX
May 3, 2007	California	FB 155/64
Prepared for		
Mike Watson		
Job #07054		

CARY  
LAND SURVEYING  
& ASSOCIATES  
1512 SEABRIGHT AVENUE-SUITE A  
SAN DIEGO, CA 92161  
TEL (619) 443-1795  
FAX (619) 443-1793



42-22

Tax Area Code  
69-273

POR. APTOS RANCHO  
S. 1/2 SEC. 18, T.1S., R.1E., M.D.B. & M.

FOR TAX PURPOSES ONLY  
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999



Assessor's Map No. 42-22  
County of Santa Cruz, Calif.  
January, 1999

28PM33  
5/13/1985  
78RS24  
3/22/1988

79RS7  
9/9/1988

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

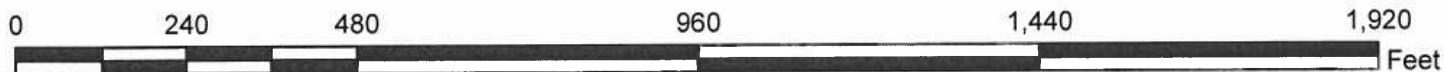
APTOS BEACH COUNTRY CLUB  
SUB. NO. 4 23MB15 10/5/25  
SUB. NO. 5 23MB35 9/20/26  
SUB. NO. 6 AMENDED 24MB25 8/24/28  
SUB. NO. 7 24MB24 8/24/28

Electronically Redrawn 1/27/89 by  
Rev. 5/17/01 mmm (changed page refs.)  
Rev. 4/29/02 mmm (el. name)  
Rev. 6/24/02 mmm (el. name)  
Rev. 10/16/07 mmm (cc: to el. name)  
Rev. 10/16/07 mmm (11/28/04)





# Location Map



## LEGEND

-  APN: 042-222-03
-  Assessors Parcels
-  Street



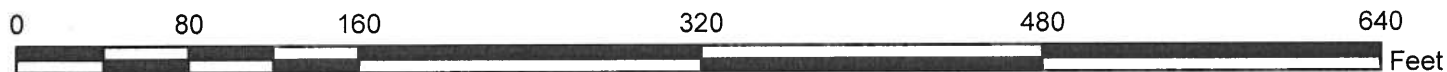
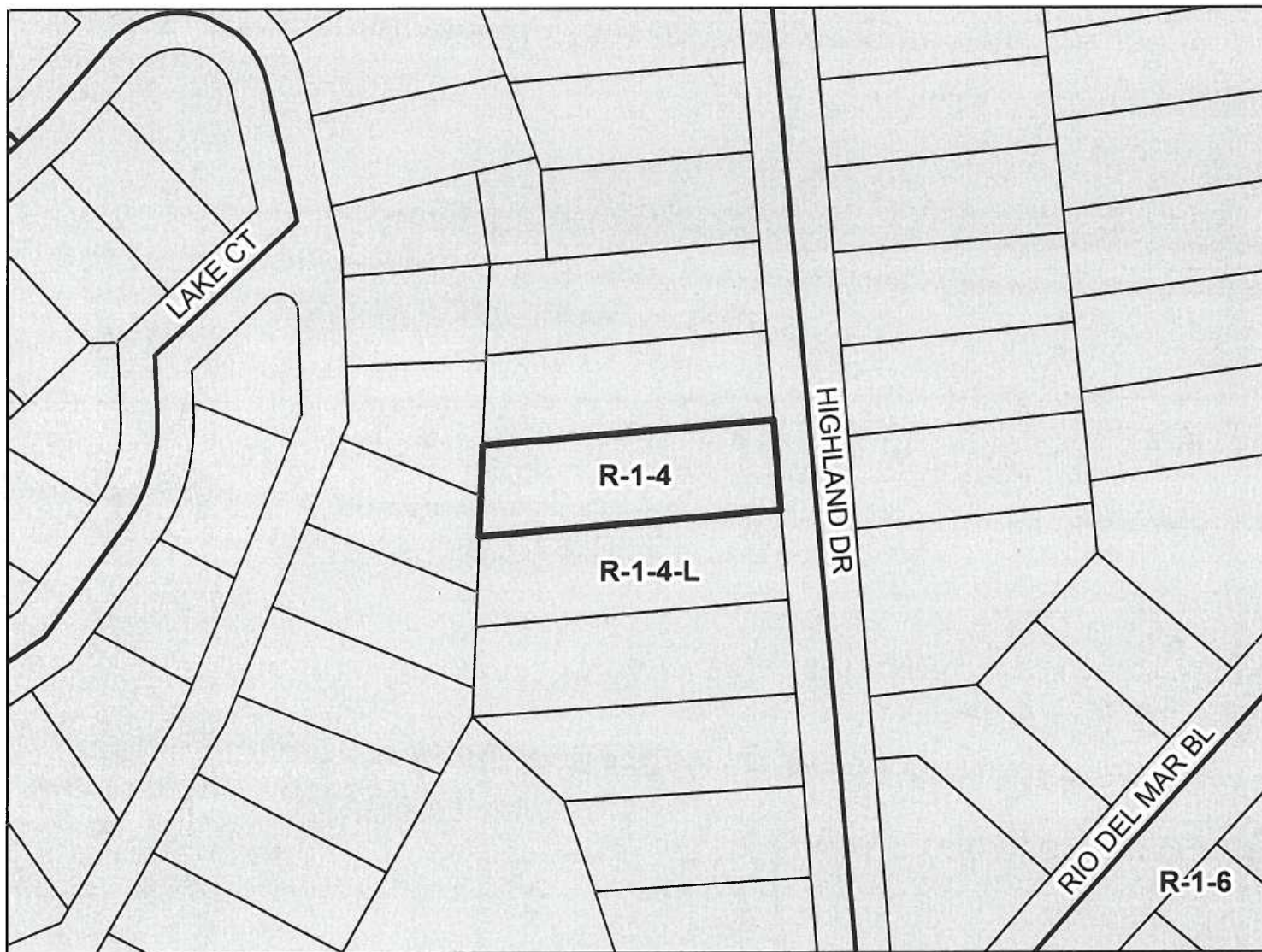
Map Created by  
County of Santa Cruz  
Planning Department  
December 2013

EXHIBIT E









# Zoning Map



## LEGEND

-  APN: 042-222-03
-  Assessors Parcels
-  Street
-  RESIDENTIAL-SINGLE FAMILY

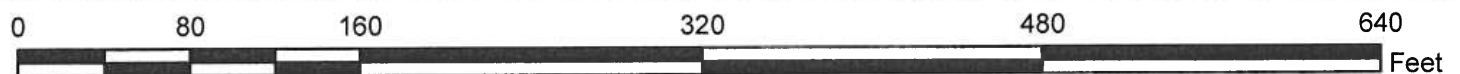
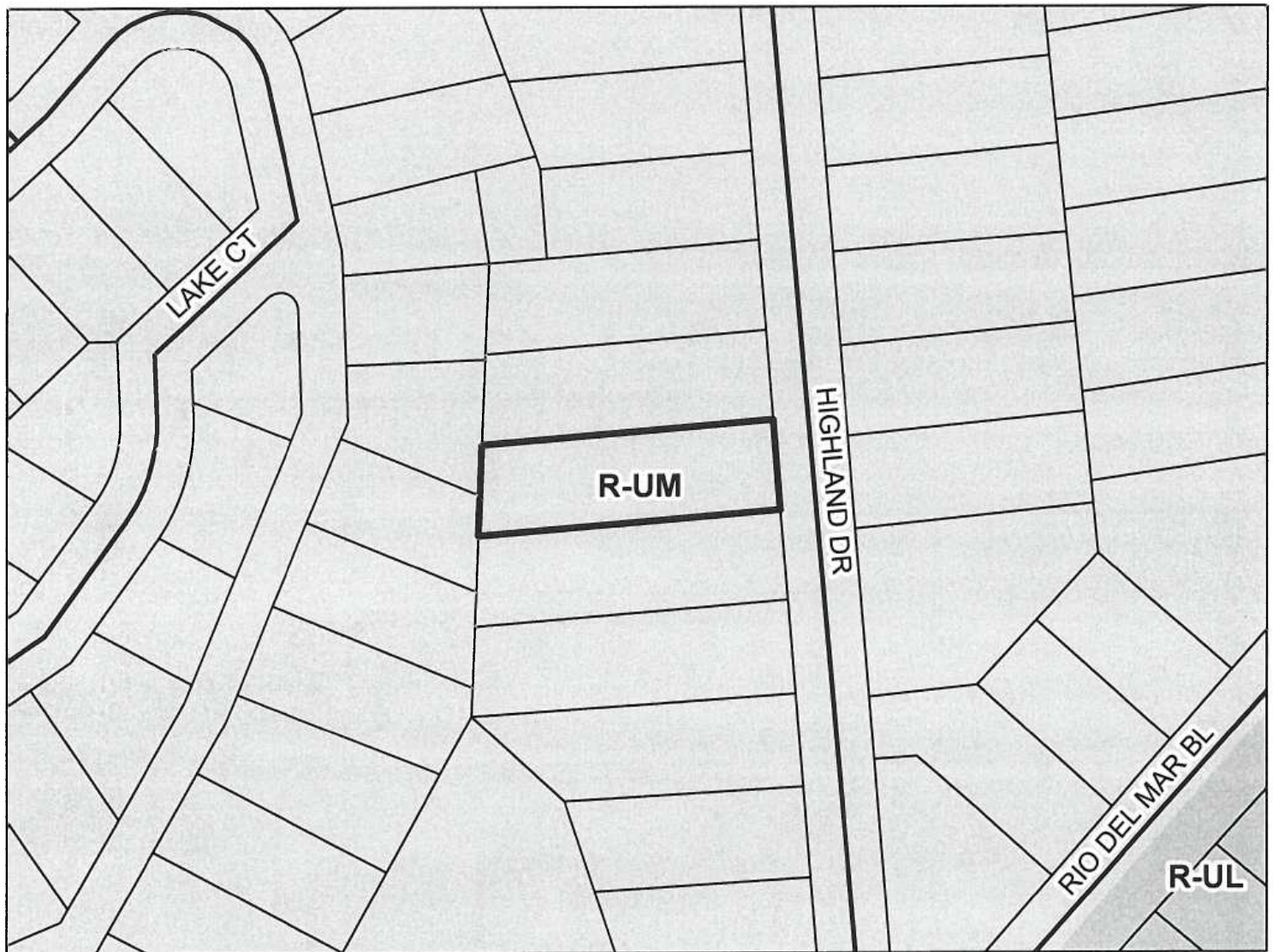


Map Created by  
County of Santa Cruz  
Planning Department  
December 2013






EXHIBIT E



# General Plan Designation Map



## LEGEND

-  APN: 042-222-03
-  Assessors Parcels
-  Street
-  Residential - Urban Medium Density
-  Residential - Urban Low Density



Map Created by  
County of Santa Cruz  
Planning Department  
December 2013

EXHIBIT E

## **Additions to the Staff Report for the Planning Commission**

### **Item # 1**

#### **Application # 131313**

#### **Mail and Late Additions**



**Elizabeth Hayward**

---

**From:** PLNAgendaMail@co.santa-cruz.ca.us  
**Sent:** Thursday, June 04, 2015 11:01 AM  
**To:** PLN AgendaMail  
**Subject:** Agenda Comments

---

**Meeting Type :** Zoning

**Meeting Date :** 6/5/2015

**Item Number :** 1.00

**Name :** Donna Kinser Gittins

**Email :** [dkinsergittins@gmail.com](mailto:dkinsergittins@gmail.com)

**Address :** 218 Highland Drive  
Aptos, Ca

**Phone :** 916-481-5257

**Comments :**

We have submitted a letter through Randall Adams stating our concerns about the proposed major expansion of this dwelling without attention to the lack of parking. Thank you for taking our point of view into consideration.  
Donna and Jamie Gittins



## Randall Adams

---

**From:** Rob Hardesty [rob@ciscointl.com]  
**Sent:** Wednesday, June 03, 2015 10:42 AM  
**To:** Randall Adams  
**Subject:** RE: 042-222-03

Hi Randall,

Thanks for the link, I'm disappointed to see that the proposed addition doesn't include any changes to the parking. I haven't seen a car in the non conforming garage in the 20+ years that we have lived on the street. You CANNOT park a standard size car in the driveway without it sticking out in the roadway by at least a couple of feet. It looks like the proposed plan is to increase the length on one side of the garage and decrease it on the other. I think at the very least the new design should incorporate two USABLE parking spaces in the garage. Adding a bedroom and calling it a family room without any allowance for the extra parking, will at some point be a safety issue for the street/neighborhood.

Regards,  
Rob

Cisco International  
Tel: (831) 761-1888  
Fax: (831) 761-0593

-----Original Message-----

From: Randall Adams [mailto:Randall.Adams@santacruzcounty.us]  
Sent: Wednesday, June 3, 2015 7:39 AM  
To: Rob Hardesty  
Subject: RE: 042-222-03

Hi Rob,

The staff report (including plans) is available for viewing online here:  
<http://sccounty01.co.santa-cruz.ca.us/planning/plnmeetings/PLNSupMaterial/Zoning/agendas/2015/20150605/001.pdf>

If you have any additional questions after reviewing the staff report, please let me know.

Thanks,

Randall

-----Original Message-----

From: Rob Hardesty [mailto:rob@ciscointl.com]  
Sent: Tuesday, June 02, 2015 7:38 PM  
To: Randall Adams  
Subject: Apn: 042-222-03

Dear Mr Adams

Is there a way to see the plans online? Has the existing parking problem been addressed in the new design??

Thanks  
Rob Hardesty  
219 highland

Sent from my iPad

June, 3 2015

Re: 224 Highland Drive, Aptos

To Whom it May Concern:

We are writing to highlight parking concerns as pertains to the proposed project at 224 Highland Drive, Aptos, which conceptually is a "major alteration or enlargement."

In the current configuration, this single family dwelling has one bedroom and effectively no open parking that meets standards for residential area parking. Furthermore, the existing garage is undersize and has not been used as a parking alternative. Instead, typically two cars are parked perpendicular to the garage. The back-ends of these cars extend into the actual street, impeding traffic and creating a hazard.

Certainly parking is at a premium on Highland Drive. At times it has been so congested large vehicles, such as garbage trucks, have been unable to pass. Someday it could be an emergency vehicle that cannot proceed. Every effort should be made to mitigate the parking problem and no project should be approved in a design that contributes to it.

Our understanding is that the building proposal consists of 1600 square feet being added to 800 square feet, with no part of the addition being labelled as a second bedroom. This strategy therefore circumvents the "Residential Parking Requirements" as published by the Planning Department of Santa Cruz County and allows this project to proceed without a requirement for the inclusion of one or more legitimate open parking spaces. We notice that the pending approval comes with the stipulation that the occupants may not park illegally in front of the house, that is, a vehicle cannot be parked perpendicular to the garage and extend into the street, but this does not provide a tangible solution to the underlying problem of lack of parking. Presumably one resident's car could be in the garage, and the other resident's car could be parked parallel to the garage door, but where would a visitor park?

A reasonable person would think the owners would want a home with secured parking for themselves and their guests. A reasonable person would think that a reputable architect and builder would be able to develop a plan that met both the interior design wishes and the exterior parking needs. A realistic person would think that even if the current owners' lifestyle requires only one bedroom, any future owners would be likely to re-purpose the expanded space to two or more bedrooms.

In conclusion, we do not have an objection to the concept of enlargement of the single family dwelling and accept that there will be the inconveniences of a construction phase. However, for the good of the neighborhood, we do strongly urge that improvements be made in the parking plan.

Sincerely,

Donna and Jamie Gittins  
218 Highland Drive, Aptos

Wanda Willians  
County of Santa Cruz  
Planning Department  
701 Ocean Street  
Santa Cruz, CA, 95060

**Re: Item 131313, APN: 042-222-03  
224 Highland Drive Aptos, CA**

Dear Ms. Williams,

Thank you for listening to our neighborhood concerns on June 5<sup>th</sup> about the safety and welfare of our neighborhood regarding the development at 224 Highland Drive, APN: 042-222-03. The staff report to the Zoning Administrator addresses a very important condition which states:

*"IV Operational Conditions, B., the following restrictions apply to parking for the single family residence: Parking for the residence shall not project into the travelled way of Highland Drive."*

The restriction eliminates the current dangerous practice of parking their two vehicles in the driveway so that the vehicles project out into the much traveled street of Highland Drive. Thereby, parking in a way that creates and causes a dangerous condition of impeding, if not blocking, emergency vehicles such as fire, police, ambulance, PG&E, and public services from performing their potential lifesaving services. Furthermore, this requirement would fully accommodate safe two-way traffic on Highland Drive.

Attached are photographs that may help resolve the issue of the vehicles protruding into the street. The area depicted in the photo show the garage doors and driveway with the following measurements:

1. 12 feet: the approximate distance between the edge of Highland Drive to the entry to the double car garage.
2. Twenty-two inches: approximate drop from the edge of Highland Drive to the entrance to the garage.
3. Seven feet six inches: the approximate height of the garage doors.

It should be noted that vehicles are generally six feet tall or less depending on the make and model of the automobile.

There are several options that may remedy the problem of parking their two vehicles that protrude approximately three feet into Highland Drive. The first potential remedy is to simply

open the two garage doors and place the front of the vehicles just inside the garage three feet thereby removing any portion of the vehicle that protrudes into Highland Drive.

The second potential remedy is to treat the garage as truly a garage and not a storage facility. The combination of a twenty two inch drop in a twelve foot driveway would allow the vehicles to actually park in the garage, as was the intention when the home was built. It's not appropriate for a homeowner to select a vehicle that may preclude the use of their garage in their home and thereby create a dangerous situation just to accommodate their storage needs by using their garage exclusively for storage.

The third potential remedy is to create a modified carport by moving the interior wall back four to five feet so that the new interior design will only be slightly modified to accommodate the purpose of the garage/carport, that is, to accommodate the owner's cars by parking them off the street.

Fourth option is to remodel the garage entrance to allow its intended use since there is a major remodel on all levels of the residence about to take place. The home that was purchased in 2007 was approximately 700 square feet, and will almost triple with the addition of 1600 square feet as proposed by the owners. This option would only reduce the storage space in the rear of the current garage that is reflected on page two of the proposed remodel plans.

In conclusion, when trying to balance the interests of the neighborhood, with those of the homeowners proposed major remodel, requires flexibility to reach a balance point. Surely, one of the proposed remedies or a modification thereof along with the posting of "NO PARKING" signs on the east side of the street will serve the interests of all those concerned while maintaining the safety of Highland Drive. Hopefully, the foregoing suggestions will assist you in your decision.

Respectfully,

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

Paul Caprioglio







