



DEPARTMENT OF PUBLIC WORKS
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LAND USE 445-7205

LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Portia Saucedo, Associate Planner, Planning and Building Department

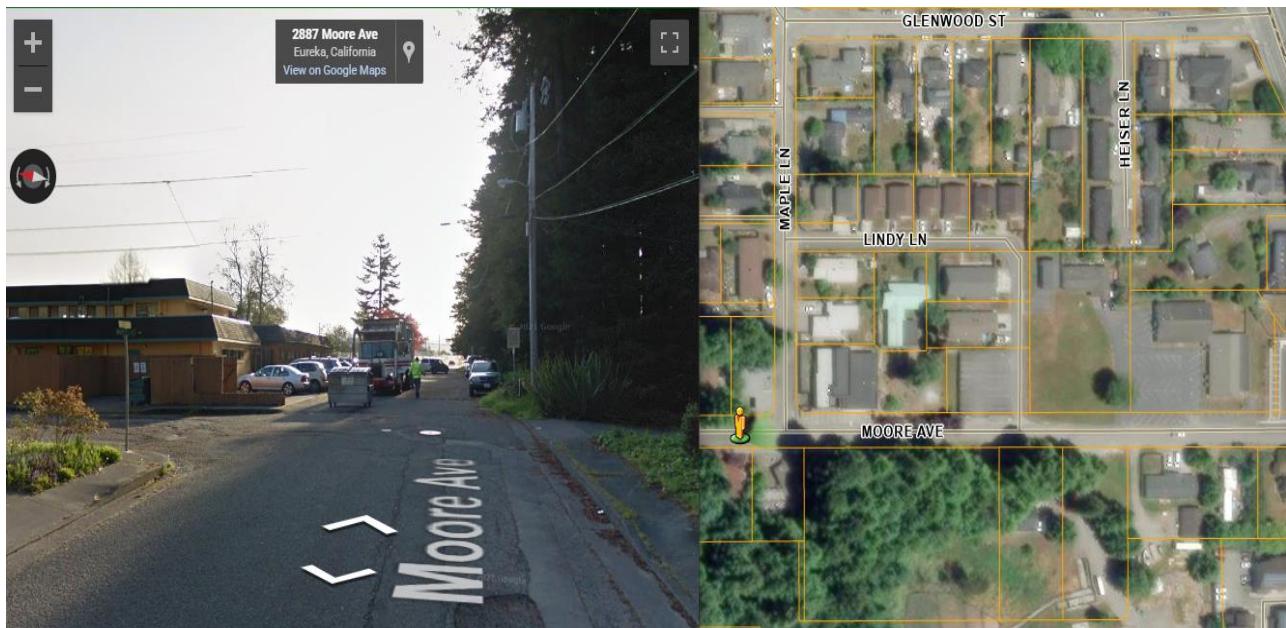
FROM: Ken Freed, Assistant Engineer 

DATE: 04/30/2025

RE: **STONE, APN 016-112-027 PLN-2025-19240 SP**

PROJECT: Construction of three, five unit multi-family dwellings. Applicant is requesting a reduction to the Watercourse and Lake Protection Zone setback. The reduction of the setback does not affect any facilities maintained by this Department.

ROAD: The proposed project is located off of Moore Avenue (a non-County maintained road) near the intersection of Maple Lane (a paved County maintained road with pedestrian facilities). Moore Avenue west of Maple Lane is a County maintained road with pedestrian facilities.



Picture 1: Looking easterly on Moore Avenue (County maintained road with pedestrian facilities) west of Maple Lane



Picture 2: Looking westerly on Moore Avenue (non-County maintained with intermittent pedestrian facilities) east of Maple Lane.

SITE PLAN: The submitted site plan did not provide dimension on the right of way width, road width, or parking stalls. Site plan does not mention or show the existing utility poles and guy wires.

RECOMMENDED IMPROVEMENTS: In urban and urbanizing areas, the Department recommends that road and pedestrian facilities be constructed (i.e. widen roadway to provide a parking lane, curb and gutter, and sidewalk). This is a proposed multi-family residential project. The Department recommends:

- that the project extends the curb and sidewalk, starting at APN 016-121-024, across the frontage of the subject parcel.
- due to space constraints, recommend using a rolled curb to minimize sidewalk area. (Reduces area from typical 9' to 5').
- minimum 20' setback from garage door (or parking stall) to be back of sidewalk.
- alternative layout to reduce the number of driveways.

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