

**PLANNING DEPARTMENT**

GOVERNMENTAL CENTER

**COUNTY OF SANTA CRUZ**

701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060  
 (408) 454-2580 FAX: (408) 454-2131 TDD: (408) 454-2123

August 14, 1998

Agenda: September 1, 1998

Board of Supervisors  
 County of Santa Cruz  
 701 Ocean Street  
 Santa Cruz, California 95060

**SUBJECT:** Proposal to amend the General Plan to add a parcel specific policy to allow a veterinarian office to operate within an existing 3,400 square foot professional office building on a parcel having a Neighborhood Commercial General Plan designation. The project is located on the south side of Highland Way (24900 Highland Way) approximately .8 miles east of Old San Jose Road.

**APPLICATION NUMBER:** 97-0840  
**APN:** 098-011-82  
**OWNER AND APPLICANT:** Jon Allen Wilson

Dear Members of the Board:

**BACKGROUND**

On 11-20-97, the County Planning Department accepted an application for a text Amendment to the General Plan. In accordance with the California Environmental Quality Act and the County Environmental Review Guidelines, the project was considered by the County Environmental Coordinator on 4-20-98. A Negative Declaration was issued on 5-20-98 with mitigation measures (Attachment 2).

On July 22, 1998 the Planning Commission heard this application at a noticed public hearing. Over one hundred Summit area neighbors were at that hearing in support of the proposal. The Commission unanimously approved Staff's recommendation to forward to your Board, a recommendation to approve the proposed General Plan Amendment (Exhibit A of Attachment 1).

**Project Setting:**

The project site is in the Summit Planning Area with access off of Highland way. The parcel is approximately 15 acres in size and developed with a 3,500 square foot office and an associated 34 space parking lot. Burrell Creek runs along the northern boundary of the parcel parallel to Highland Way. The remainder of the parcel is thickly wooded with fir, oak and madrone.

The 3,500 square foot family health center or medical office was approved in 1976 under permit No. 76-1050-U. A geologic and soils report were completed, reviewed and accepted by the County to analyze the location of the proposed facility. In 1994, the Zoning Administrator approved Commercial Development Permit # 93-0677 (Exhibit F of Attachment 4) to allow a Master Occupancy Program to allow all uses listed in the C-1 zone district. A portion of the building has been used as a reading room and coffee shop as well as a variety of medical and dental office uses.

**Current Zoning and General Plan designations:**

The parcel currently has a Zoning designation of Special Use (Exhibit D of Attachment 4). All uses are allowed in the SU zone district where consistent with the General Plan. The General Plan designation for this portion of the parcel is Neighborhood Commercial. The implementing zone districts for a Neighborhood Commercial General Plan designation is Neighborhood Commercial C-1, Tourist Commercial (CT) and Professional and Administrative Offices (PA). A veterinarian office is not allowed in any of these zone designations.

The purpose of the Neighborhood Commercial designation is to designate areas that will provide compact, conveniently-located and well designed shopping and service uses to meet the needs of individual urban neighborhoods, rural communities and visitors. Policy 2.13.1 of the General Plan requires areas to be designated Neighborhood Commercial where centrally located to serve rural communities. Policy 2.13.3 encourages a variety of retail and service uses in Neighborhood Commercial designated areas. Policy 2.13.4 allows Neighborhood Commercial uses that are small in scale, appropriate to a neighborhood and which will not have adverse traffic, noise or aesthetic impacts on the adjacent residential areas. Policy 2.13.6 requires Development to meet all of the required site area standards to protect the integrity of adjacent neighborhoods.

The applicant currently has a Mobile Veterinarian clinic that has been serving the Summit area for 4 years. The clinic consists of a 23 foot mobile hospital that treats dogs, cats and some farm animals. The clinic services a total of 863 families within a 5 mile radius of the proposed site. There are 284 families within a

2 mile radius and 100 families within a 1 mile radius that are serviced by their clinic. Please refer to Exhibit G of Attachment 4 for the applicants program statement and customer analysis. Advance Planning staff has reviewed the application and considers the proposed use to be consistent with the purposes of the Neighborhood Commercial land use designation (Exhibit H of Attachment 4).

The proposed General Plan Policy (Exhibit A of Attachment 1) will allow a veterinarian practice to operate within the existing professional office with a Level One, Change of Use approval. The applicant has a pending Change of Use (98-0387) on file at this time. The Level One approval will include conditions to limit the hours of operation to no earlier than 8:00 A.M and no later than 6:00 P.M, Monday through Saturday. No kennels will be allowed outside of the existing office. Commercial Development Permit No. 93-0677 included a Master Occupancy Program with operational conditions as shown in Exhibit F of Attachment 4. Mitigation measures from the 5-20-98 Negative Declaration are all included as operational conditions of Commercial Development Permit No. 93-0677.

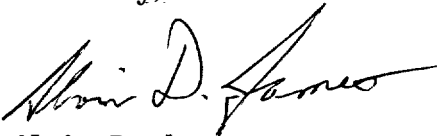
Correspondence includes 3 letters against the proposed project and 66 in favor.

#### **RECOMMENDATION**

It is, therefore, **RECOMMENDED** that your Board:


1. Adopt the Resolution adopting General Plan Policy 2.13.9 (Attachment 1);  
and
2. Certify the Negative Declaration (Attachment 2)

Sincerely,



Alvin D. James  
Planning Director

**RECOMMENDED:**



SUSAN A. MAURIELLO

**County Administrative Officer**

**Attachments:**

- 1. Resolution adopting General Plan Policy 2.13.9**
- 2. Negative Declaration**
- 3. Planning Commission Resolution 12-98**
- 4. Planning Commission Staff Report of 7/22/98**
- 5. Planning Commission Minutes of 7/22/98**
- 6. Project Plans (On file with the Clerk)**

**CC: Jon Allen Wilson**  
**25271 Terrace Grove Road**  
**Los Gatos, CA 95033**

**Michael Hart**  
**17516 Old Summit Road**  
**Los Gatos, CA 95030**

**Richard Beale**  
**100 Doyle Street, Suite E**  
**Santa Cruz, CA 95062**

**BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA**

**RESOLUTION NO. \_\_\_\_\_**

On the motion of Supervisor  
duly seconded by Supervisor  
the following Resolution was adopted:

**RESOLUTION AMENDING THE 1994 GENERAL PLAN and LOCAL COASTAL PROGRAM TO  
ADD POLICY 2.13.9. RELATING TO THE SUMMIT PROFESSIONAL CENTER**

**WHEREAS, the Board of Supervisors for the County of Santa Cruz has held a public hearing on Application No. 97-0840, involving APN 098-011-82 located on the south side of Highland Way (24900 Highland Way) approximately .8 miles east of Old San Jose Road in the Summit planning area, and**

**WHEREAS, the Planning Commission has considered the proposed General Plan Policy 2.13.9, all testimony and evidence received at the public hearing, the attached staff report and recommended approval; and**

**WHEREAS, the Board of Supervisors finds that the proposed General Plan Land Use Policy 2.13.9 as attached, is consistent with State Law and all other portions of the County of Santa Cruz General Plan and Local Coastal Plan; and**

**WHEREAS, the Board of Supervisors has reviewed the environmental documents associated with this project and finds that the General Plan Land Use Policy has been processed consistent with applicable provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines.**

**NOW THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors hereby adopts the attached General Plan Land Use Designation Amendment, Exhibit A.**

**BE IT FURTHER RESOLVED AND ORDERED that this General Plan Policy Amendment is adopted as a part of the 2nd Round of General Plan Amendments for 1998.**

**PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this day of \_\_\_\_\_, \_\_\_\_\_, by the following vote:**

**AYES:           SUPERVISORS  
NOES:           SUPERVISORS  
ABSENT:        SUPERVISORS  
ABSTAIN:       SUPERVISORS**

\_\_\_\_\_  
Mardi Wornhoudt  
Chairperson of the Board of Supervisors

APPROVED AS TO FORM

**ATTEST: \_\_\_\_\_  
Clerk of the Board**

\_\_\_\_\_  
County Counsel

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2.13.9 SUMMIT: Summit Professional Center (APN 098-O 1 1-82)

Within the area designated Neighborhood Commercial, allow commercial uses **appropriate** to the needs of the Summit community, including professional and medical offkes, veterinary offkes, neighborhood retail uses and neighborhood commercial services.

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ 255

701 OCEAN STREET  
FAX (408) 454-2131SANTA CRUZ, CALIFORNIA 95060  
(408) 454-2580

## NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

97-0840

JON ALLEN WILSON FOR MICHAEL HART

Proposal for a General Plan Amendment to create parcel specific language to allow a veterinarian office use in an existing commercial building on a parcel having a Neighborhood Commercial General Plan designation. This application includes an amendment to Commercial Development Permit 93-0667.


APN(s): 098-01 I-82

Michael S. Ferry, planner

Zone District(s): SU

Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

Required Mitigation Measures or Conditions:N o n eA X t t A æ h e dReview Period Ends May 19, 1998Date Approved By Environmental Coordinator May 20, 1998
  
 KEN HART  
 Environmental Coordinator  
 (408) 454-3127

If this project is approved, complete and file this notice with the Clerk of the Board:

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by \_\_\_\_\_

on \_\_\_\_\_. No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board: \_\_\_\_\_

**Jon Allen Wilson for Michael Hart**  
**Applic. No.: 97-0840**  
**A. P. N.: 98-011-82**

**NEGATIVE DECLARATION MITIGATIONS**

**A. In order to mitigate the risks from geologic hazards associated with earthquake, compliance with the operational condition of the Occupancy Permit that requires all heavy equipment and furniture to be bolted to the floor must be verified by special inspection prior to the final clearance of any remodel permit.**

**B. In order to ensure that future changes of use that intensify the use, increase of number of people exposed to geologic hazard, increase water and septic system usage, or change the exterior of the structure, are reviewed for potential impacts on the environment, any change of use requests shall be reviewed by Environmental Planning staff, Environmental Health Services, and Planning staff, prior to approval.**



BEFORE THE PLANNING COMMISSION  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 12-98

On the motion of Commissioner: BREMNER  
duly seconded by Commissioner: SHEPHERD  
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION  
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS  
ON PROPOSED AMENDMENT TO THE GENERAL PLAN

WHEREAS, the Planning Commission has held a public hearing on Application No. 97-0840, involving properties located on the south side of Highland Way (24900 Highland Way) approximately .8 miles east of Old San Jose Road in the Summit planning area, and the Planning Commission has considered the proposed General Plan Land Use Designation Amendment, all testimony and evidence received at the public hearing, and the attached staff report; and

WHEREAS, the Planning Commission finds that the proposed General Plan Land Use Policy 2.13.9 as attached is consistent with existing State Law and all other portions of the County of Santa Cruz General Plan; and

WHEREAS, the Planning Commission has reviewed the environmental documents associated with this project and finds that the General Plan Land Use Designation Amendment has been processed consistent with applicable provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the proposed Land Use Designation Amendment to the General Plan.

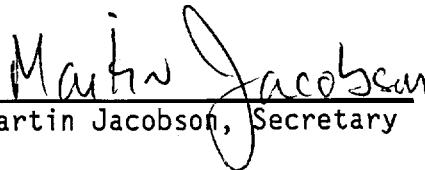
PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 22 day 1998, JULY y t h e following vote:

AYES: COMMISSIONERS: BREMNER, SHEPHERD, RUTH, HOLBERT, SKILLICORN  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

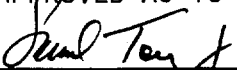


Dale Skillicorn, Chairperson

ATTEST:

  
Martin Jacobson, Secretary

APPROVED AS TO FORM:

 8/3/98  
COUNTY COUNCIL