

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 171254

APN: 041-011-32

Proposal to change the occupancy of an existing commercial building from a dry cleaner/laundromat to a restaurant (Betty Burgers). Requires a Commercial Development Permit.

Property located at 415 Trout Gulch Road in Aptos.

OWNER: Laurie Negro

APPLICANT: Dee Murray

SUPERVISORIAL DISTRICT: 2

PLANNER: Lezanne Jeffs, (831) 454-2480

EMAIL: Lezanne.Jeffs@santacruzcounty.us

Public comments must be received by 5:00 p.m. March 27, 2018.

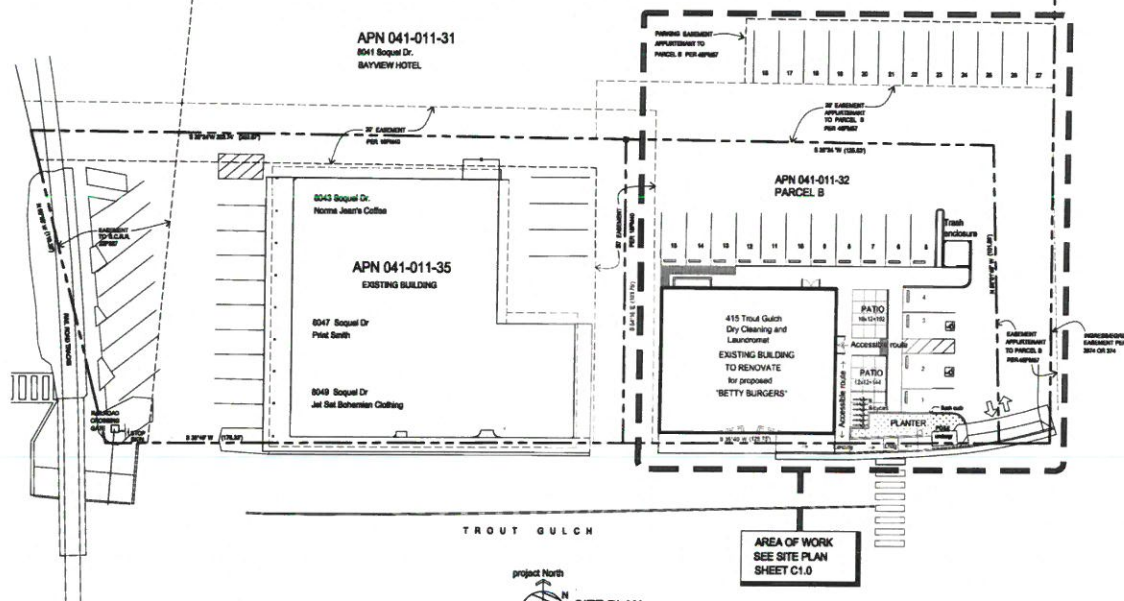
A decision will be made on or shortly after March 28, 2018.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, call the project planner identified above.

SOQUEL DRIVE



① NEW WEST ELEVATION



② NEW SOUTH ELEVATION



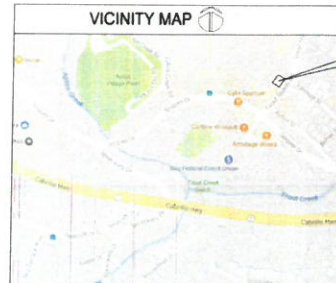
③ NEW EAST ELEVATION



④ NEW NORTH ELEVATION

ELEVATIONS

SEE SHEET A2 FOR EXISTING AND NEW ELEVATIONS



PROJECT DATA

PROJECT DESCRIPTION

Discretionary application for a change in use permit.
An existing building with a Laundromat use will be renovated for Restaurant use.
The existing building will have no additional area. All alterations will be within the existing floor plan. The exterior of the building will be renovated including new roof, new siding, new windows, and signage. Existing parking will be repaired, resurfaced, and new striping will be provided to include two van accessible spaces.

ASSESSOR'S PARCEL: 041-011-32
PROJECT ADDRESS: 415 TROUT GULCH ROAD
APTOS, CA 95073
OWNER OF RECORD: LAURIE NEGRO & JUAN VALLEDO
7581 Soquel Way
Aptos, CA 95073
phone: (831) 338-3210
ARCHITECT: MIGUEL PODOLSKY ARCHITECT
88 Lily Way
La Jolla Beach, CA 92038
phone: (619) 785-1850
www.miguelarchitect.com
CIVIL ENGINEER: IFLAND ENGINEERS, INC.
5300 Soquel Ave., Suite 101
Santa Cruz, CA 95060
phone: (313) 426-6913
www.iflandengineers.com
APPLICANT: DEE MURRAY-LAND USE CONSULTANT
2272 Kinsey Street
Santa Cruz, CA 95060
phone: (313) 332-4830

PARKING: REQUIRED 26 - PROVIDED 27
2017 sq ft Restaurant/100 +0.52
981 sq ft Storage/100 +0.0
6 Employee/32 spaces +2
338 sq ft Parking/100 +3.4
TOTAL REQUIRED 26-26

DRAWING INDEX

COVER SHEET-PROJECT DATA	A1
EXISTING AND NEW FLOOR PLANS	A2
SIGNAGE AND 3 D VIEWS	A3
SHADOW DIAGRAMS - LANDSCAPE TRASH ENCLOSURE	A4
PRELIMINARY IMPROVEMENT PLAN	C1.0
ELECTRICAL SIGHTING PLAN	E1

Revised 11-15-17
see planning comments
9-28-17

BETTY BURGERS APTOS, RESTAURANT
415 Trout Gulch Road, Aptos CA. APN 041-011-32

SEBASTIAN RODRIGUEZ
ARCHITECT

88 Lily Way
La Jolla Beach
CA 92038
ph 619 785 1850
info@miguelarchitect.com



FILE: Leland

DATE: 7-31-17

SCALE: AS NOTED

DRAWN: MP

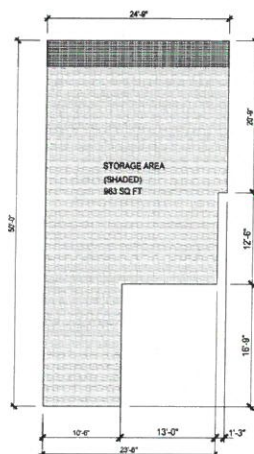
JOB: 1703 BETTY BURGERS

SHEET

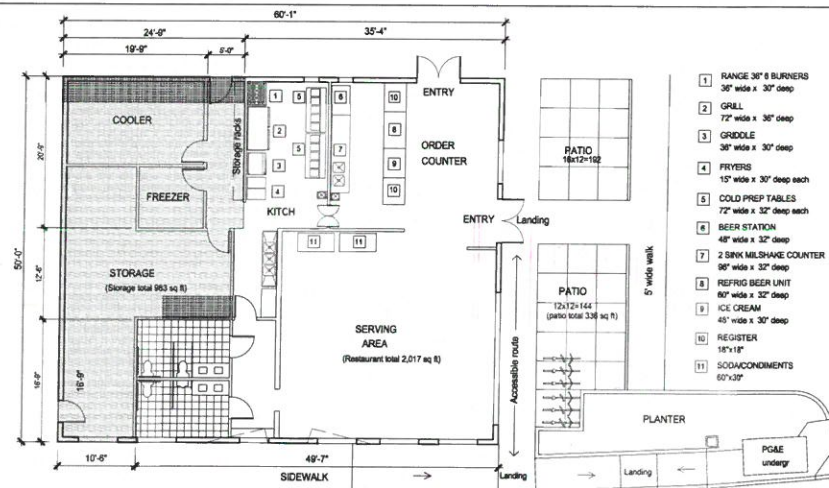
A1
OF SHEETS



EXISTING FLOOR PLAN
TOTAL 3,000 SQ FT



NEW REMODELED STORAGE DIMENSIONS

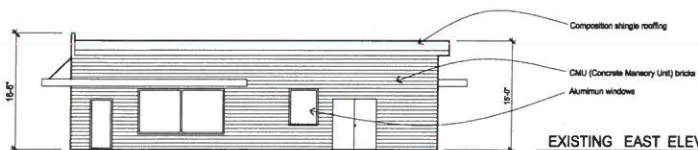


NEW REMODELED FLOOR PLAN

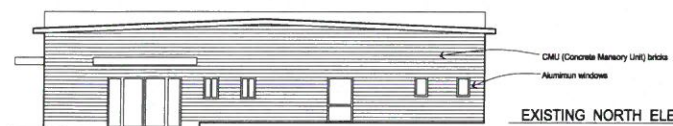
- 1 RANGE 30" BURNERS
36" wide x 30" deep
- 2 GRILL
72" wide x 36" deep
- 3 GRIDDLE
36" wide x 30" deep
- 4 FRYERS
15" wide x 30" deep each
- 5 COLD PREP TABLES
72" wide x 32" deep each
- 6 BEER STATION
48" wide x 32" deep
- 7 2 BINK MILK-SHAKE COUNTER
96" wide x 32" deep
- 8 REFRIG BEER UNIT
60" wide x 32" deep
- 9 ICE CREAM
45" wide x 30" deep
- 10 REGISTER
15x18"
- 11 SOODACONDIMENTS



EXISTING SOUTH ELEVATION



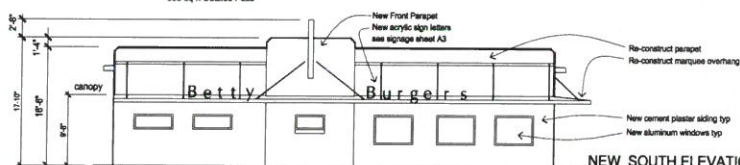
EXISTING EAST ELEVATION



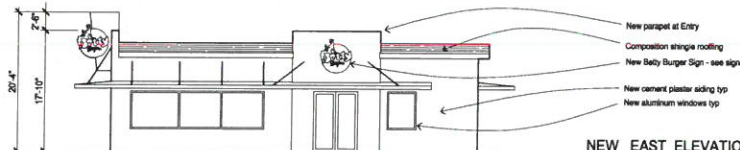
EXISTING NORTH ELEVATION



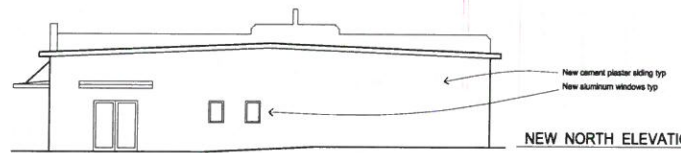
EXISTING WEST ELEVATION



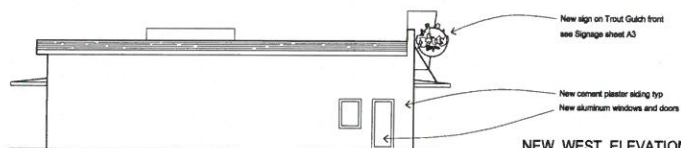
NEW SOUTH ELEVATION



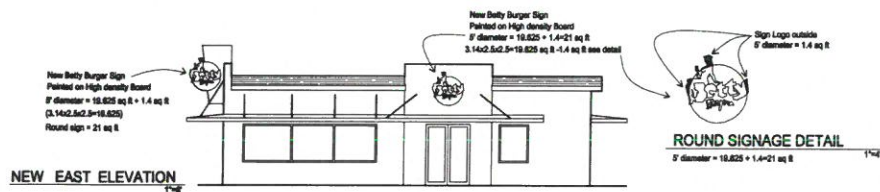
NEW EAST ELEVATION



NEW NORTH ELEVATION

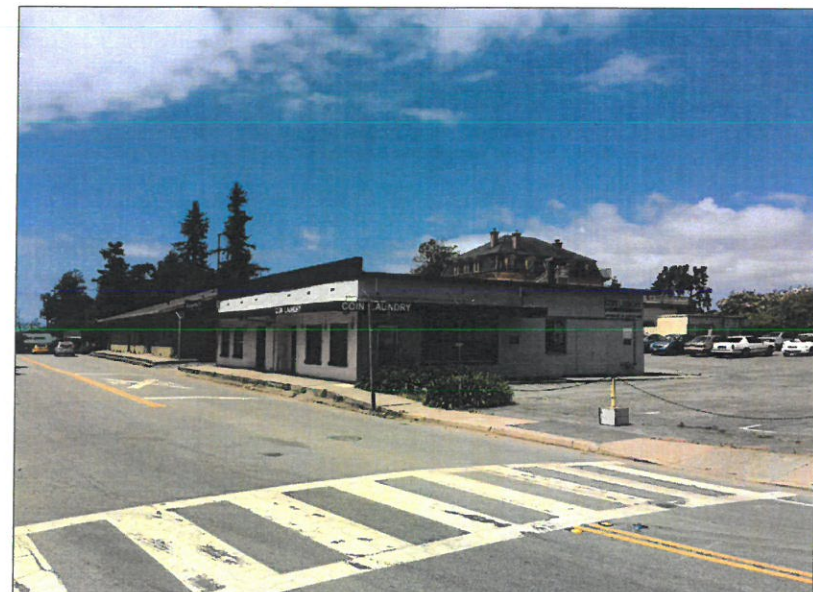
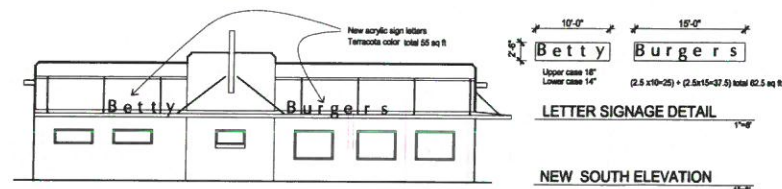


NEW WEST ELEVATION



SIGNAGE

PARCEL FRONTAGE (SEE SITE PLAN SHEET A1) 138.75'x101.88'x 230.81' LINEAR FEET
ALLOWABLE SIGNAGE (142 SQ FT PER LINEAR FT) 230 x 142 = 115 SQ FT
2 BETTY BURGERS ROUND SIGNS= 42 SQ FT+ BETTY BURGER LETTERS= 62.5 SQ FT+ TOTAL 104.5 SQ FT.



EXISTING BUILDING VIEW

NTS



RENOVATED BUILDING 3D MODEL VIEW

NTS

Revised 11-15-17
per planning comments
5-25-17

BETTY BURGERS APTOS, RESTAURANT
415 Trout Gulch Road, Aptos CA. APN 041-011-32

MOORE PODELL
ARCHITECT

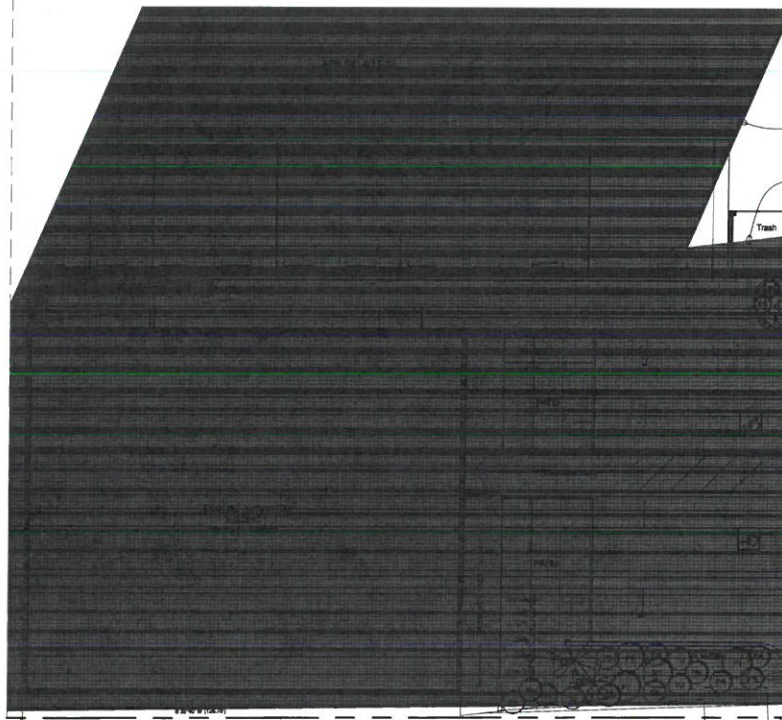
44 Lily Way
La Jolla, CA 92037
PH 858-763-1100
info@moorepodell.com



FILE: Label
DATE: 7-31-17
SCALE: AS NOTED
DRAWN: MP
JOB: 1702 BETTY BURGERS

SHEET
A3
OF SHEETS

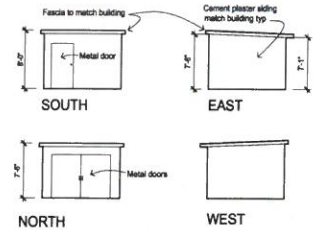
PARKING EASEMENT
APPURTENANT TO
PARCEL B PER 46PM57



DECEMBER 21ST (LONG) SHADOWS
CAST AT 10 AM (Az 20°)

DECEMBER 21ST (LONG) SHADOWS
CAST AT 2 PM (Az 20°)

Swamp Myrtle
Tree



TRASH ENCLOSURE ELEVATIONS

LANDSCAPE NOTES

- 1) Final irrigation plans to meet requirements of Santa Cruz Water Department and Santa Cruz County - all drip irrigation
- 2) Use 3" mulch in all planting areas. Premium Redwood chips from Vision Recycling at the Santa Cruz Landfill
- 3) Dig out any compacted, clay textured soils with slow percolation and mix
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PLANT LIST

KEY	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
QP	15	SYAGRUS ROMANZOFFIANUM	QUEEN PALM
TL	15	TRISTANIA LAURINA ELEGANT	SWAMP MYRTLE
MEDIUM SHRUBS			
PN	5	PENNISETUM CUPREUM	FOUNTAIN GRASS
PT	5	PHORMIUM JACK SPRAT	SMALL FLAX
YU	5	HESPERALOE PARVIFLORA	YUCCA SUCCULENT
YB	5	YUCCA ALOIFOLIA PURPUREA	YUCCA BLUEBOY
GROUND COVER			
F	1	FESTUCA OVINA GLAUCA	GREY FESCUE
EK	1	ERYGON KARVINSKIANUS	SANTA BARBARA DAISY



SITE PLAN - SHADOW DIAGRAM - LANDSCAPE
LONG SHADOWS CAST ON DECEMBER 21ST SHADE PARKING LOT. NO ADVERSE IMPACT ON NEIGHBORING PROPERTY

TROUT GULCH

Revised 12-26-17
per planning comments
12-15-17
Revised 11-15-17
per planning comments
9-29-17

BETTY BURGERS APTOS, RESTAURANT
415 Trout Gulch Road, Aptos CA. APN 041-011-32

MOORE, PODOLSKY
ARCHITECT

46 Lily Way
La Jolla, CA 92037
ph 858.733.1233
mjo@moorepodolsky.com



FILE: Latest

DATE: 7-31-17

SCALE: AS NOTED

DRAWN: MP

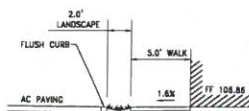
JOB: 1702 BETTY BURGERS

SHEET

A4

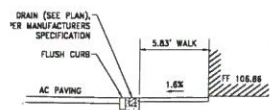
OF SHEETS

LEGEND



SECTION A

H: 1" = 5' / V: 1" = 5'



SECTION B

H: 1" = 5' / V: 1" = 5'

IMPERVIOUS SURFACE TABLE:

SUBJECT PARCEL AREA	= 13,987 SF
PROJECT WORK AREA	= 11,127 SF
EXISTING IMPERVIOUS SURFACE	= 10,714 SF
NEW/REPLACED IMPERVIOUS (CONC/AC)	= 4,335 SF
NEW PERVIOUS PAVERS	= 475 SF (0.50% = 238 SF)
NEW LANDSCAPE	= 480 SF

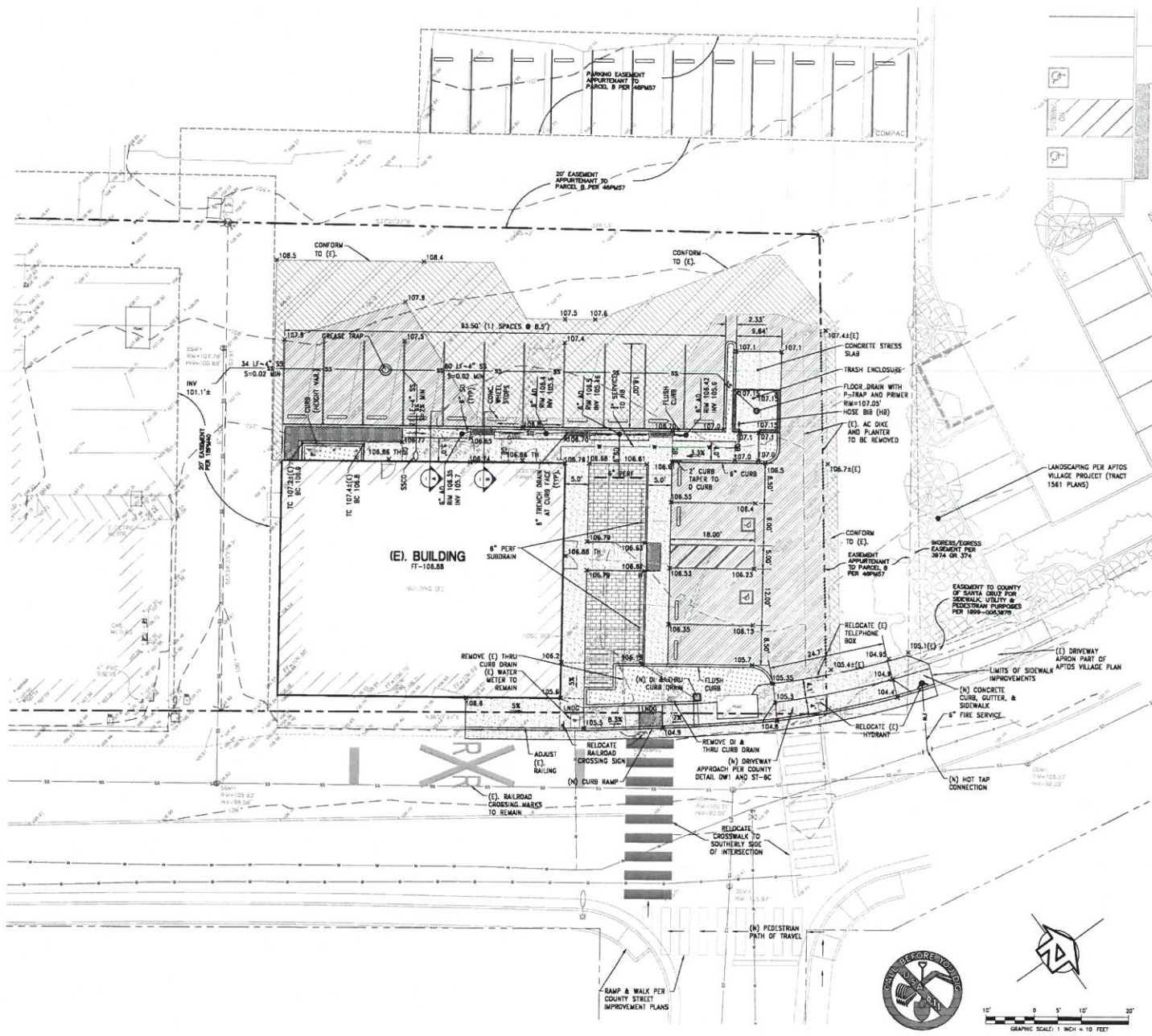
TOTAL IMPERVIOUS SURFACE POST DEVELOPMENT = 10,548 SF (168 SF REDUCTION IN TOTAL IMPERVIOUS SURFACES)

NOTES:

- UTILITY AND FIRE HYDRANT RELOCATION TO BE COORDINATED WITH UTILITY COMPANY AND FIRE DEPARTMENT DURING THE CONSTRUCTION PHASE.
- NEW/REPLACED IMPERVIOUS AREA IS LESS THAN 5,000 SF, THEREFORE, PROJECT IS CLASSIFIED AS A MEDIUM PROJECT AND BMP'S ARE TO BE UTILIZED. PROJECT INCLUDES PERVIOUS PAVERS AND NEW LANDSCAPING.

ABBREVIATIONS

AC	ASPHALT CONCRETE	LANDG	LANDING
BC	BOTTOM OF CURB	MIN	MINIMUM
CB	CATCH BASIN	WH	WATER HOLE
CD	CLEANOUT	N	NORTH
CONC	CONCRETE	NE	NORTHEAST
COTG	CLEANOUT TO GRADE	NW	NORTHWEST
DI	DRAIN INLET	PV	PAYMENT
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE PIPE
DIL	DETAIL	RCP	REINFORCED CONCRETE PIPE
DWG	DRAWING	S	SOUTH
E	EAST	SCH	SCHEDULE
EG	ELECTRICAL	SD	STORM DRAIN
EG	EXISTING GROUND	SDH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SE	SOUTHEAST
(E)	EXISTING	SS	SANITARY SEWER
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FL	FINISH FLOOR	STA	STATION
FT	FIRE HYDRANT	STD	STANDARD
FW	FOOT/FLEET	SW	SIDEWALK, SOUTHWEST
G	GAS	T	TOP OF CURB
GB	GRADE BREAK	TH	THRESHOLD
HDPE	HIGH-DENSITY POLYETHYLENE	TYP	TYPICAL
HP	HIGH POINT	W	WATER
INV	INVERT	WM	WATER METER
JT	JOINT TRENCH	WV	WATER VALVE
LF	LINEAR FOOT		



PRELIMINARY IMPROVEMENT PLAN
BETTY BURGERS

APR: 041-011-32 & 35
PLANNING DEPARTMENT SET
DATE: 7/31/17
DESIGN: DR
DRAWN: JM

SHEET
C1.0

JOB NO. 17002

8500 ROSS AVE. SUITE 100
DALLAS, TEXAS 75241
TEL: 972-488-8800
FAX: 972-488-8800
WWW.IFLANDENGINEERS.COM



CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

403 & 415 TROUT CULCH ROAD, APTOS, CA 95003





20' EASEMENT-
APPURTENANT
TO PARCEL B
PER 46PM57

1 ELECTRICAL SITE LIGHTING PLAN
E-1 SCALE 1/8"=1'-0"

Fixture Schedule Building 6B							
Fixture ID	Description	Lamps	Accessories	Notes	Brand	Part No	BUG RATING
A	PARKING AREA LIGHT	(1) 48W LED	FUTURE AT 16 MONTHS MT.	FORWARD THROW MEDIUM	Lithonia	DASLED P2 30w TFFM BPA MV/LT COMBAT	I-0-1
B	PARKING AREA LIGHT	(1) 36W LED	FUTURE AT 16 MONTHS MT.	FORWARD THROW MEDIUM	Lithonia	DASLED P2C 36w TFFLM MV/LT COMBAT	I-0-1

BETTY BURGERS APTOS, RESTAURANT
415 Trout Gulch Road. Aptos CA. APN 041-011-32



MIQUEL PODOLSKI
ARCHITECT

Elly Way
Sales Rep
98078
(831) 763-1300
guil@imparcilead.com



**PRIME
DESIGN
GROUP**

ELECTRICAL ENGINEER
30 POTRERO, STE. 40
SANTA CRUZ, CA 95060
MAIL: nika@comcast.net

DATA SHALL
BE WITHOUT
NEED.

OF PRIME DET
IS AN INST
MAY NOT BE
OR USED WITH

PROPERTY OF
UNITED STATES
ARMY
ALBANY
NEW YORK

11-15-17

AS NOTED

NAME MC

17204.00

ET

E-1

OF 1 SHEETS