



# Staff Report to the Planning Commission

Application Number: **09-0121**

**Applicant:** County of Santa Cruz  
Redevelopment Agency  
**Owner:** County of Santa Cruz  
**APN:** 032-301-01

**Agenda Date:** October 28, 2009

**Agenda Item #:** 9

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

**Project Description:** Proposal to renovate an existing neighborhood park (Floral Park) to include replacement play equipment, turf area, new fenced dog park area, new restroom building, new and replacement paths, removal and replacement of two trees, replacement landscaping, and approval of a Master Site Plan.

**Location:** East side of 38<sup>th</sup> Avenue about 500 feet south of Portola Drive, at 656 38th Avenue, in the Live Oak Planning Area.

**Supervisory District:** 1st District (District Supervisor: Leopold)

**Permits Required:** Development Permit (Master Site Plan, fences over three feet high in street-yard setbacks), Coastal Development Permit, Variance to reduce the required 30 foot street yard setback along 38th Avenue to 10 feet to accommodate a new restroom building and to reduce the required 30-foot side yard setback to about 25 feet to accommodate a replacement play structure, and Preliminary Grading Approval.

**Technical Reviews:** Soils Report Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0121, based on the attached findings and conditions.

### Exhibits

- |    |  |    |   |
|----|--|----|---|
| A. | Project plans  | F. | Design Review Checklist   |
| B. | Findings   | G. | Neighborhood and Parks and Recreation Commission meetings results |
| C. | Conditions   | H. | Board of Supervisors minutes approving original park              |
| D. | Categorical Exemption (CEQA determination)                       |    |   |
| E. | Assessor's, Location, Zoning and General Plan Maps, aerial photo |    |   |

### Parcel Information

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Parcel Size: 41,610 sq.ft. (0.96 acre); 38,220 sq.ft. (0.88 acre) in park use, 3390 sq.ft. at north end devoted to Bramble Lane right-of-way.

Existing Land Use - Parcel: Neighborhood park  
Existing Land Use - Surrounding: Residential  
Project Access: 38<sup>th</sup> Avenue  
Planning Area: Live Oak  
Land Use Designation: O-R (Existing Parks and Recreation)  
Zone District: PR (Parks, Recreation and Open Space)  
Coastal Zone: XX Inside     Outside  
Appealable to Calif. Coastal Comm.     Yes (County Code 13.20.122(a)3) XX No

**Environmental Information**

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Watsonville loam, thick surface, 0 to 2 percent slopes  
Fire Hazard: Not a mapped constraint  
Slopes: Site is level  
Env. Sen. Habitat: Santa Cruz tarplant & Zayante band-winged grasshopper, but site is a developed park in a highly developed urban residential area with no physical evidence of relevant species.  
Grading: 194 cubic yards  
Tree Removal: Two Hollywood juniper trees will be removed and replaced with other, more appropriate trees  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Not mapped/no physical evidence on site

**Services Information**

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

**History**

The park site, in its present shape and size, was approved by the Board of Supervisors on January 12, 1982, as Parcel C, part of the approval of Tract 1075, Briarwood Condominium Subdivision. In mid-1990 staff of the Parks, Open Space and Cultural Services (POSCS) department began developing plans for the park.

According to the Board letter from POSCS for the September 25, 1990, Board of Supervisors meeting, "(d)ue to the small size of the site, staff engaged in an abbreviated master plan process" that

resulted in the Parks Commission "recommending the concept plan which calls for a children's play area, sand volleyball court and walkway turf which will augment the park's landscaping." According to the minutes from the September 25, 1990, Board of Supervisors meeting, on that date the Board

APPROVED the Master Plan for the 38<sup>th</sup> Avenue Park Site as recommended by the Parks and Recreation Commission; and directed POSCS to implement Phases One and Two during fiscal 1990/91 as designated in the Live Oak Park Dedication Budget, as recommended by the Director of Parks, Open Space and Cultural Services.

There is no record of a Development Permit application or approval of a Master Site Plan as required by County Code 13.10.355 or approval for the development of the park, including any variances that may have been required to allow the location of some of the development. Because of that, it is assumed that the Master Plan referred to above, in the minutes of the Board of Supervisors meeting, was a Park Master Plan and not a Master Site Plan. A Park Master Plan is within the purview of POSCS, the Parks and Recreation Commission, and the Board of Supervisors and not that of the Planning Department or Planning Commission. A Master Site Plan is within the purview of the Planning Department and Planning Commission. No final, approved site plan has been found and though structures are not shown on the 1990 conceptual site plan, the children's play area, which presumably included play structures, was shown as being less than 30 feet from the property lines. Thirty feet was the required setback then as it is now.

In early to mid-2007 the sand volleyball court was removed without formal amendment of the original (Park) Master Plan. The minutes of the July 9, 2007, Parks and Recreation Commission meeting include the following:

Two community meetings have been held with neighbors contributing their wishes for the park. Commissioner Serna asked about the volleyball players and the number of complaints received from neighbors. Gretchen Iliff [Parks Superintendent] responded that the complaints were ongoing for about two years, with neighbors complaining about too many people from outside the neighborhood, playing past daylight, no restroom facility or parking for participants, too much noise, trash and public urination. It was decided that the park was not conducive for volleyball use, as there are other parks that have volleyball courts that may be used.

The current proposal was reviewed and approved in concept by the County Parks and Recreation Commission at that July meeting and by the Board of Supervisors in August of 2007.

### **Project Setting**

The existing park is located in a residential area of Live Oak, in the Pleasure Point neighborhood and has a play area and fenced, open turf area with minimal landscaping. Directly to the west across 38<sup>th</sup> Avenue are five single family dwellings, four of which are one story. Abutting the park on the south are two-story single family dwellings. The Briarwood condominium development (two-story units) abuts the park on the east, and across Bramble Lane, which abuts the park on the north, are a single-story single family dwelling and the Garden Lane mobile home park.

## Zoning & General Plan Consistency

### Zoning

#### 1. Use

The subject property is 41,610 square feet in size, but only 38,229 square feet (0.88 acre) of that are in use as a neighborhood park, with almost 3400 square feet taken up by the 30 foot wide right-of-way of Bramble Lane at the north end of the parcel. The property is located in the PR (Parks, Recreation and Open Space) zone district, a designation which allows park uses. The main uses of the park at this time are children's play and dog walking and exercising. The uses that will follow the renovation will be similarly consistent with the PR zone district.

#### 2. Improvements

The proposed location of the new restroom building is not consistent with the site standards because it is proposed to be 10 feet from the west property line where 30 feet is required. The replacement play structure also is not consistent with the site standards because it will encroach about five feet into the required 30 foot setback. Please see the variance discussion below and the Variance Findings at Exhibit B.

Portions of the proposed dog park fence are up to four feet high and lie within the street yard 30 foot setback and the existing 6 foot tall east and south perimeter fencing that is proposed to be replaced lies partly in the street yard 30 foot setback so approval of over-height fences is required. Please see the Development Permit Findings at Exhibit B.

#### 3. Parking

No off-street parking exists. The park frontage along 38<sup>th</sup> Avenue has no marked parking spaces, but the approximately 230 foot long frontage can accommodate about 10 cars. The proposed improvements will include a painted no parking area at the park's maintenance vehicle entrance near the southwest corner of the park that will reduce the length of the on-street parking area to approximately 175 feet, which would accommodate about eight cars. The County's Parking Ordinance does not contain any parking standards for a neighborhood park such as this. However, based on the Institute of Transportation Engineers estimates for parking generation, the parking will be adequate.<sup>1</sup>

### General Plan

Renovation of an existing park is consistent with the site's O-R (Existing Parks and Recreation) General Plan designation.

### Master Site Plan

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<sup>1</sup> Based on City Park Land Use, p. 80, Parking Generation, 3<sup>rd</sup> Edition, Institute of Transportation Engineers (ITE), the closest example of park parking generation was a park that contains softball and soccer fields, outdoor group area, and an administrative building that generates a peak parking demand of 5.1 parked vehicles per acre. Here, if Floral Park had those features that are listed in the ITE example, the parking demand would be 4.49 (5.1 x 0.88 acre = 4.488). Floral park does not have the features listed in the ITE example and is a neighborhood park where the expectation is that a large proportion of the users will walk to the park.

County Code Section 13.10.355 sets forth special standards and conditions for development in the PR zone district and requires that the Planning Commission approve a Master Site Plan for public agency facilities.

County Code Section 13.10.355 states, inter alia, that the Master Site Plan shall include the following:

- A. A description of all proposed uses;
- B. Proposed immediate and future phases of construction;
- C. Anticipated future boundary expansions, if any;
- D. Provisions for adequate access and public services;
- E. A management plan for the conservation and use of the open space resource.

The proposal here is to establish a Master Site Plan, based on the new Park Master Plan approved in 2007. The required Master Site Plan elements are included or do not apply. As stated in the project description, the current proposal is to renovate the existing park by replacing existing features (such as play equipment) with new features and to add two new features, a dog park and a restroom building. The construction is proposed to be done at one time. No future expansions of the park are anticipated. Access is readily available directly from 38<sup>th</sup> Avenue and all public services are in place. The open space resource here is the turf area and no special management plan is necessary, unlike what might be the situation with a larger, less developed park in a rural area.

County Code 13.10.365(a)(1) also states that the Planning Commission approval must include "a finding of General Plan consistency pursuant to Section 65402 of the California Government Code," which states, in pertinent part:

If a general plan or part thereof has been adopted...no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of...such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.

The proposal is to renovate an existing park and to add a new restroom building. The parcel clearly is intended for park use as it has a land use designation of O-R (Existing Parks and Recreation) and is zoned PR (Parks, Recreation and Open Space). The application therefore is consistent with the General Plan, pursuant to Government Code 65402.

Please also see the Development Permit Findings in Exhibit B.

### **Variance**

The special circumstances that support a variance are the small size and the constrained geometry of the parcel. As mentioned above, the proposed new restroom building would be located 10 feet from the west property line abutting 38<sup>th</sup> Avenue, and the play structure would be located about 25 feet from the side property line.

Unlike residentially zoned parcels that have can have different setbacks based on the specific zone district and the size of the parcel, parcels in the PR zone district have uniform setbacks of 30 feet from all property lines regardless of the size of the parcel. In addition, County Code sets the minimum size for parcels in the PR zone district at 20 acres while the entire subject parcel is approximately 0.88 acre. When the area of the 30-foot setbacks is deleted from the total parcel size, only about one-third of the area is left in which a structure could be placed without needing a variance.

The parcel is L-shaped with a maximum dimension of the widest part of the area excluding the setbacks being about 50 feet; that of the narrowest part is about 28 feet. If the restroom were to fit such that it did not need a variance it would be located almost in the middle of the park's open, grassy area, greatly reducing its efficacy as an open, unobstructed space. Adding to the parcel's uniqueness is the fact that there are no other properties in the vicinity with the PR zoning; all surrounding parcels are residentially zoned and, further, the large setback required by the PR zoning is typically directed toward much larger parcels.<sup>2</sup>

An analysis of alternate locations on the property for the restroom was performed. For safety and law enforcement purposes, and because it is the location of the play structure, the most easterly portion of the parcel farthest away from 38<sup>th</sup> Avenue was not considered. Other locations considered were near the southern property line and the easterly property line north of the picnic tables and swings. Both of those locations were rejected because of their proximity to residences (20 – 40 feet). The proposed location is about 65 – 70 feet from the nearest residence, across 38<sup>th</sup> Avenue.

A small portion of one of the play structures will encroach approximately five feet into the required 30 foot setback. As discussed previously, the shape and dimensions of the parcel virtually ensure that any structure will encroach into the setbacks, unless placed in the center of the site, which would preclude useable turf area, an essential feature of the park and zoning district purpose, providing open space. Finally, the proposed replacement play structure will be in the same location as the existing one, which has not had any negative effects on the adjacent residential properties.

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<sup>2</sup> The minimum size for a parcel in the PR zone district is 20 acres. The subject parcel is just less than one acre (41,610 sq.ft. (0.96 acre)), but only 38,229 square feet (0.88 acre) of that are in use as a neighborhood park, with almost 3400 square feet taken up by the 30 foot wide right-of-way of Bramble Lane at the north end of the parcel. So the actual area in park use is less than 0.05 (five percent, or 1/20) of the "standard" (20 acre) size for a PR-zoned parcel. For residential parcels, if the parcel size is less than 0.8 (80 percent or 4/5) of the standard size for a parcel in the particular zone district, the setbacks applied are those of the zone district into which the parcel would fall based on its size. Although there is only one PR zone district (whereas there are 11 distinct residential zone districts to accommodate the large number and widely varying sizes of residential parcels), the very small size of the subject parcel relative to the standard parcel size of the zone district (0.88 acre vs. 20 acres) and the fact that the subject parcel is completely surrounded by residential parcels could be considered special circumstances. The park parcel is surrounded on the north, east, and south by the RM-4 zone district (multi-family dwellings, minimum parcel size per dwelling = 4,000 square feet). To the west, across 38<sup>th</sup> Avenue, the parcels lie in the R-1-5 zone district (single-family dwellings, minimum parcel size per dwelling = 5,000 square feet). If the subject parcel could be treated in a manner analogous to the way a substandard-sized residential parcel is treated, the setback would be 15 to 20 feet, which is also analogous to the setback for the surrounding residentially zoned parcels. However, even if the setbacks were 15 feet or 20 feet, the proposed location of the restroom building would still require a variance, but the setback reduction would be less, from 15 or 20 feet to 10 feet rather than from 30 feet to 10 feet.

Complete findings supporting approval of a reduction of the setback from 30 feet to 10 feet for the restroom building and to 25 feet for the play structure are set forth in Exhibit B.

### **Fences**

County Code Subsection 13.10.525(c)(2) restricts fences to no more than three feet in height if located within a required yard abutting a street, except that heights up to 6 feet in those yards may be allowed by a Level III Development Permit approval. Here, a portion of the fence for the dog park will be up to four feet high, exceeding that allowed in street yard setbacks by one foot and the existing 6 foot high wood fence on the east and south perimeters is proposed to be replaced in kind and it encroaches into the two street yard setbacks (38<sup>th</sup> Avenue and Bramble Lane).

The purposes for limiting the height of fences in a yard abutting a street to three feet are: 1) to ensure adequate visibility of vehicles entering the street and adequate sight distance for stopping and turning, 2) to ensure adequate light and air for the street area and, 3) to preserve a harmonious and compatible street front appearance (County Code Section 13.10.525(a)).

The northern portion of Floral Park, where the dog park fencing is proposed, is bounded on the west by 38<sup>th</sup> Avenue and on the north by Bramble Lane. The fencing will be five feet from the property lines along 38<sup>th</sup> Avenue and Bramble Lane. The fencing is proposed to be black vinyl-coated chain link fencing and will thus be open for light and air, will not interfere with vehicle visibility, and will present a compatible street front appearance.

The existing east and south perimeter six foot tall wood fence is proposed to be replaced in kind. Currently, the part of the fence along the south property line extends to the west property line at the southwest corner of the park where it connects with another six foot tall fence that extends south along the 38<sup>th</sup> Avenue street side yard of the residential lot that abuts the park on the south. Although the driveway into the park for maintenance vehicles is located at the southwest corner of the park, the existing six foot tall fence has not caused any sight distance issues in the past and is not anticipated to in the future. Furthermore, the area between the current edge of pavement and the maintenance vehicle entrance will be painted as a no parking area, allowing for additional clear area to improve vehicle visibility. The part of the fence along the east property line extends to within 15 feet of the Bramble Lane right-of-way at the north edge of the park. The height of the fence there does not result in any sight distance issues as it is over 100 feet back from 38<sup>th</sup> Avenue.

Please see the discussion under Development Permit Findings at Exhibit B for findings of approval for the over-height fences.

### **Local Coastal Program Consistency**

The proposed park renovation is in conformance with the County's certified Local Coastal Program, in that the park is existing and the restroom building and other features (new and replacement fences, benches, playground equipment, etc.) are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding residential neighborhood. Developed parcels in the area contain single family dwellings and condominium units with widely varying architectural

styles. The design of the restroom building incorporates tan exterior walls made of Hardi boards with vertical seams, a dark green standing-seam metal roof, and dark green trim. Additionally, at approximately 107 square feet, the restroom building is small and will be landscaped and partially screened from view from the residential development and public street. 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. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

### **Design Review**

The proposal complies with the requirements of the County Design Review Ordinance (County Code Chapter 13.11) in that the park renovation, including the restroom building and other features (new and replacement fences, benches, playground equipment, etc) beautify, upgrade, and unify the park as a neighborhood place. In addition, the features are sited to minimize visual impacts. The initial submittal showed the upper two thirds of the exterior walls of the restroom building as stucco and the lower one-third as cobble stone veneer. According to the County's Urban Designer, the building "is too small to have two exterior materials" and suggested materials and treatment that resulted in the current design proposal, which incorporates tan exterior walls made of Hardi boards with vertical seams, a dark green standing-seam metal roof, and dark green trim. The result is a building that fits in its setting and in the neighborhood.

### **Neighborhood Meeting**

As required by County Code Section 18.10.224, the applicant for a project subject to review by the Planning Commission must hold a neighborhood meeting to inform neighbors of the proposal and to solicit feedback. The results of the meeting must be submitted to the Planning Department. Here, the Redevelopment Agency and the Parks Department held three neighborhood meetings. Additionally, the proposal was reviewed by the County Parks and Recreation Commission at three separate public hearings. At the third community meeting, neighbors strongly requested moving the restroom building to the front of the site and the plan was revised accordingly before submittal. Excerpts from materials documenting the public process are attached as Exhibit G.

### **Environmental Review**

The proposal is exempt from review under the California Environmental Quality Act (CEQA) because it falls into a class of projects that have been determined by the California Secretary for Resources not to have a significant effect on the environment and are therefore declared to be categorically exempt from the requirement for the preparation of environmental documents. The specific exemptions for this type of proposal are found at CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures and Section 15304, Minor Alterations to Land.

### **Preliminary Grading Permit**

In order to facilitate improved drainage, grading of 194 cubic yards of earth is proposed. A condition of this permit is that the applicant obtain a grading permit from the Building Official as part of the building permit before any grading occurs.

## 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.

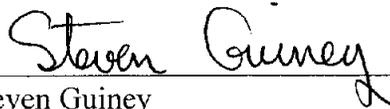
## Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0121**, 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.**

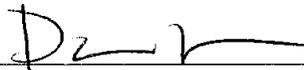
**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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Santa Cruz County Planning Department





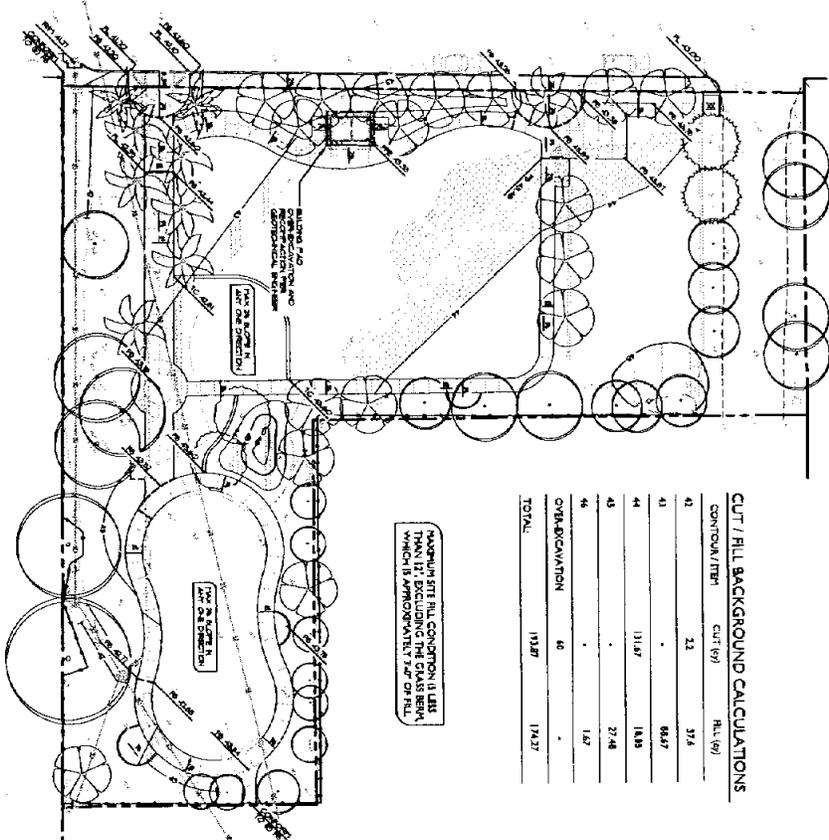








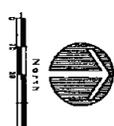
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**CUT / HILL BACKGROUND CALCULATIONS**

CONTORIAL/TERR	CUT (69)	HILL (69)
41	23	374
42	-	8447
43	13187	1818
44	-	2746
45	-	147
<b>OVER-DIG/AVATION</b>	<b>46</b>	<b>-</b>
<b>TOTAL:</b>	<b>13207</b>	<b>13427</b>

MAXIMUM SITE HILL CONDITION IS LESS THAN 1% EXCLUDING THE GRASS BANK WHICH IS APPROX 5% AT THE TOP OF HILL



**GRADING LEGEND**

- EXISTING GRADE
- PROPOSED NEW ELEVATION
- GRADES AND ELEVATION
- GRADE BREAK
- PROPOSED CONTOUR
- EXISTING CONTOUR
- ALL EXISTING
- CUT EXISTION

**GRADING NOTES**

1. REFER TO THIS SHEET FOR PROPOSED GRADING.
2. ALL EXISTING GRADES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
3. PROPOSED GRADES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
4. PROPOSED GRADES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
5. PROPOSED GRADES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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10. PROPOSED GRADES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.

**EARTHWORK SUMMARIES**

TOTAL SITE AREA	817 ACRES
TOTAL SITE AREA DETAINED BY GRADING	0.89 ACRES
GRADING CUT	13,207 CU
GRADING FILL	13,427 CU
BORROW SOIL	0.0 CU

NOTE: THE QUANTITIES SHOWN ARE BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED ON THIS SHEET. THE QUANTITIES SHOWN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY.

PLANNING REVIEW SUBMITTAL: NOT FOR CONSTRUCTION

**GRADING PLAN**

FLORAL PARK RENOVATION - PARKS DEPT.  
SANTA CLAY COUNTY PARKS-RECREATION AGENCY  
2400 S. CLAY AVENUE  
SANTA CLAY, CALIFORNIA 95971  
408-280-7800

**GRADING PLAN**

DATE: 10/10/00

SCALE: AS SHOWN

PROJECT NO: 00-000

DATE: 10/10/00

SCALE: AS SHOWN

PROJECT NO: 00-000

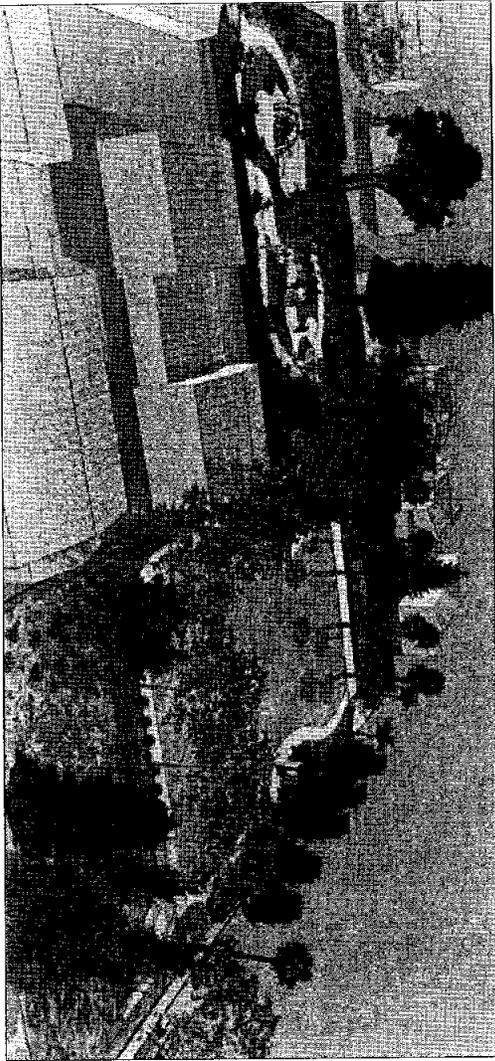
**LANDSCAPE ARCHITECTS**

CONSONANTS

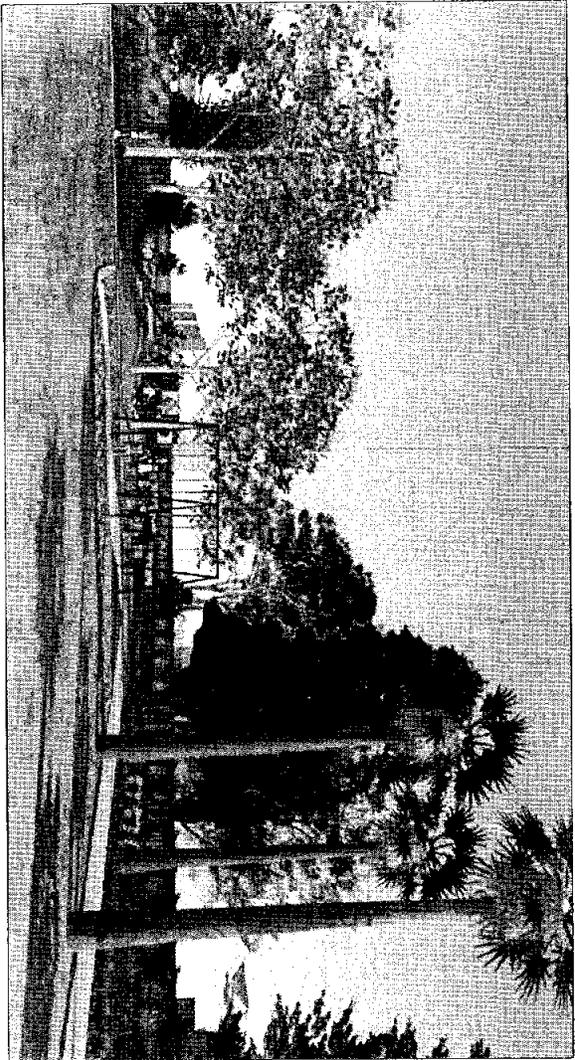
1000 S. CLAY AVENUE  
SANTA CLAY, CALIFORNIA 95971  
408-280-7800

**EXHIBIT A**

L-5



**AERIAL VIEW**  
 THIS IMAGE, VIEW IS FROM THE AERIAL PERSPECTIVE OF THE PARK FROM ABOVE



**CENTRAL VIEW**  
 THIS VIEW IS FROM THE LAND AREA WITH THE MAIN ENTRANCE LOCATED AT THE CENTRAL POINT AND PLANT AREA OF THE PARK.

PLANNING REVIEW SUBMITTAL: NOT FOR CONSTRUCTION

L-6

NO.	DATE	DESCRIPTION
1	11/15/11	CONCEPTUAL DESIGN
2	11/15/11	CONCEPTUAL DESIGN
3	11/15/11	CONCEPTUAL DESIGN
4	11/15/11	CONCEPTUAL DESIGN
5	11/15/11	CONCEPTUAL DESIGN
6	11/15/11	CONCEPTUAL DESIGN
7	11/15/11	CONCEPTUAL DESIGN
8	11/15/11	CONCEPTUAL DESIGN
9	11/15/11	CONCEPTUAL DESIGN
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15	11/15/11	CONCEPTUAL DESIGN
16	11/15/11	CONCEPTUAL DESIGN
17	11/15/11	CONCEPTUAL DESIGN
18	11/15/11	CONCEPTUAL DESIGN
19	11/15/11	CONCEPTUAL DESIGN
20	11/15/11	CONCEPTUAL DESIGN

**CONCEPTUAL PERSPECTIVE VIEW**  
 FLORAL PARK RENOVATION - ADDED DEPT  
 HIGHLAND COUNTY REGIONAL PARKS DEPT  
 1500 W. 10TH ST  
 SUITE 1000, GAITHERSBURG, MD  
 20878-1000

**LANDSCAPE ARCHITECTS INCORPORATED**  
 2000 W. 10TH ST  
 SUITE 1000, GAITHERSBURG, MD  
 20878-1000  
 TEL: (301) 941-0841  
 FAX: (301) 941-0841  
 E-MAIL: INFO@LAI-FL.COM

**EXHIBIT A**



## Coastal Development Permit Findings

- 1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, 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 PR (Parks, Recreation and Open Space) a designation which allows neighborhood park uses, consistent with the site's O-R (Existing Parks and Recreation) 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 based on the fact that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that, while there is a sewer easement and a storm drain easement on the southerly portion of the site, neither the existing park, nor the park as renovated, will conflict with the two easements. The renovation will place new turf, walkways, and children's play equipment in the area of the two easements. Neither the sanitation district nor DPW Drainage has any concerns with the proposed renovation relative to the easements.

- 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 et seq.**

The proposal complies with the coastal zone regulations design criteria in that the restroom design, landscaping, and overall park design are all appropriate for an area of single-family dwellings and a small multi-family neighborhood; the proposal complies with the County Code Chapter 13.11 (Design Review regulations) because the features of the park renovation, including the restroom building and other features (new and replacement fences, benches, playground equipment, etc) beautify, upgrade, and unify the park as a neighborhood place; the features are sited to minimize visual impacts; and grading is minimal.

The proposal is consistent with the coastal zone regulations special use standards and conditions (County Code Section 13.20.150(b)(1)) in that the proposal is subject to the General Plan and Local Coastal Plan Land Use Plan and all applicable ordinances.

- 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 identified as a priority acquisition site in

Chapter 2, figure 2.5, of the County Local Coastal Program; the park is identified in Chapter 7 as an existing park site and the proposal is consistent with the standards for a neighborhood park; the park site is not located between the shoreline and the first public road; and parking is adequate for the use of the park as a neighborhood park. Consequently, the park renovation will not interfere with public access to the beach, ocean, or any nearby body of water.

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

This finding can be made in that the property is zoned PR (Parks, Recreation and Open Space) a designation that allows neighborhood park uses, consistent with the site's O-R (Existing Parks and Recreation) General Plan designation and the zoning and General Plan designation are part of the certified local coastal program; the proposal does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements; the proposal complies with the County Code Chapter 13.11 (Design Review regulations) because the features of the park renovation, including the restroom building and other features (new and replacement fences, benches, playground equipment, etc) beautify, upgrade, and unify the park as a neighborhood place, the features are sited to minimize visual impacts, and grading is minimal; and the proposal's location, design, and parking will not interfere with public access to the beach, ocean, or any nearby body of water.

## 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 on a parcel designated for neighborhood park uses in a residential neighborhood and is not encumbered by physical constraints to development. 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 park facilities will not deprive adjacent properties or the neighborhood of light, air, or open space, in that they are small and/or open to light and air. The restroom structure is a small, approximately 107 square feet, single story building adjacent to 38<sup>th</sup> Avenue and approximately 65 feet from any residence. The play structures, which include a climbing structure, are unenclosed features. The proposed new fencing at the dog park does not exceed four feet in height and the existing perimeter fencing, proposed to be replaced in kind, will not exceed 6 feet.

The reason the Zoning Ordinance limits the height of fences in a yard abutting a street to three feet are: 1) to ensure adequate visibility of vehicles entering the street and adequate sight distance for stopping and turning, 2) to ensure adequate light and air for the street area and, 3) to preserve a harmonious and compatible street front appearance (County Code Section 13.10.525(a)). The northern portion of Floral Park, where the dog park fencing is proposed is bounded on the west by 38<sup>th</sup> Avenue and on the north by Bramble Lane. The fencing will be five feet from the property lines along 38<sup>th</sup> Avenue and Bramble Lane. The fencing is proposed to be black vinyl-coated chain link fencing and will thus be open for light and air, will not interfere with vehicle visibility, and will present a compatible street front appearance. The existing east and south perimeter six foot tall wood fence is proposed to be replaced in kind. Currently, the part of the fence along the south property line extends to the west property line at the southwest corner of the park where it connects with another six foot tall fence that extends south along the 38<sup>th</sup> Avenue street side yard of the residential lot that abuts the park on the south. Although the driveway into the park for maintenance vehicles is located at the southwest corner of the park, the existing six foot tall fence has not caused any sight distance issues in the past and is not anticipated to in the future. Furthermore, the area between the current edge of pavement and the maintenance vehicle entrance will be painted as a no parking area, allowing for additional clear area to improve vehicle visibility. The part of the fence along the east property line extends to within 15 feet of the Bramble Lane right-of-way at the north edge of the park. The height of the fence there does not result in any sight distance issues as it is over 100 feet back from 38<sup>th</sup> Avenue.

The proposed grading of 194 cubic yards of earth to facilitate improved drainage is consistent with County Chapter 16.20, Grading Regulations in that this permit is conditioned to require the applicant to obtain a grading permit from the Building Official as part of the building permit approval.

**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.**

County Code Section 13.10.355 sets forth special standards and conditions for development in the PR zone district and requires that the Planning Commission approve a Master Site Plan for public agency facilities. The Master Site Plan shall include the following:

- A. A description of all proposed uses;
- B. Proposed immediate and future phases of construction;
- C. Anticipated future boundary expansions, if any;
- D. Provisions for adequate access and public services;
- E. A management plan for the conservation and use of the open space resource.

This proposal establishes a Master Site Plan, based on the new Park Master Plan approved in 2007. As discussed in the staff report, the required Master Site Plan elements A, B, D, and E are met or included in this proposal. Element C does not apply.

County Code 13.10.365(a)(1) also states that the Planning Commission approval must include "a finding of General Plan consistency pursuant to Section 65402 of the California Government Code. The proposal is to renovate an existing park and to add a new restroom building. The parcel clearly is intended for park use as it has a land use designation of O-R (Existing Parks and Recreation) and is zoned PR (Parks, Recreation and Open Space). The application therefore is consistent with the General Plan, pursuant to Government Code 65402.

The purposes of the PR zone district relative to this parcel are 1) to preserve public park lands as open space and, 2) to recognize existing park sites and to provide development and operation standards for local park uses. The proposal is consistent with these two purposes in that the minimal structural development will preserve public park lands as open space, the park exists, and the development and operation are guided by the Master Site Plan.

With approval of the variance for the restroom building and play structure, approval for over-height fences in the street yard setbacks, and as conditioned to meet the requirements of other County agencies and departments, the proposal is consistent with all pertinent County ordinances and the zone district purpose.

**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 neighborhood park use is consistent with the use and density requirements specified for the O-R (Existing Parks and Recreation) land use designation in the County General Plan.

The proposed renovation of the park, including new and upgraded facilities (restroom building, fencing, play equipment) will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Objective 8.6 (Building Design), in that the proposed

park facilities, with the variance approval and over-height fence approval, will comply with the site standards for the PR zone district (including setbacks, 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, PR-zoned, lot in the vicinity.

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 park renovation is to be constructed on an existing developed park site. Electricity use will increase, minimally, as will water use, again minimally. New sanitary sewer service will be needed for the restroom. All commenting utility providers indicated that service is available. The expected level of traffic generated by the proposed project is not anticipated to change from the existing, which does not adversely impact existing roads and intersections in the surrounding area.

**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 for the following reasons. The proposal is to renovate an existing neighborhood park, including a new restroom building and other features (new and replacement fences, benches, playground equipment, etc) beautify, upgrade, and unify the park as a neighborhood place, complementing the surrounding, existing residential land use. This neighborhood park is located in a neighborhood of single-family dwellings and small multi-family developments containing a variety of architectural styles. As a park, the site's land use intensity is appropriately less than that of the surrounding residential area. Dwelling unit density is not applicable as the park has no dwellings.

**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.**

The proposal complies with the requirements of the County Code sections 13.11.070 through 13.11.076 in that the applicant responded positively to the comments and suggestions of the County's Urban Designer that the restroom building "is too small to have two exterior materials" by incorporating tan exterior walls made of Hardi boards with vertical seams, a dark green standing-seam metal roof, and dark green trim. The result is a building that fits in its setting and in the neighborhood. In addition, the Urban Designer agreed that the proposed landscaping is appropriate. Therefore, as proposed and conditioned, the development is consistent with the Design Standards and Guidelines and any other applicable requirements.

## 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.**

The special circumstances that support a variance are the small size of the parcel and the constrained geometry of the parcel. As mentioned above, the proposed new restroom building would be located 10 feet from the west property line abutting 38<sup>th</sup> Avenue, and the play structure would be located about 25 feet from the side property line.

Unlike residentially zoned parcels that have can have different setbacks based on the specific zone district and the size of the parcel, parcels in the PR zone district have uniform setbacks of 30 feet from all property lines regardless of the size of the parcel. In addition, County Code sets the minimum size for parcels in the PR zone district at 20 acres while the entire subject parcel is approximately 0.9 acre. When the area of the 30-foot setbacks is deleted from the total parcel size, only about one-third of the total area is left in which a structure could be placed without needing a variance.

The parcel is L-shaped with a maximum dimension of the widest part of the area excluding the setbacks being about 50 feet; that of the narrowest part is about 28 feet. If the restroom were to fit such that it did not need a variance it would be located almost in the middle of the park's open, grassy area, greatly reducing its efficacy as an open, unobstructed space. Adding to the parcel's uniqueness is the fact that there are no other properties in the vicinity with the PR zoning; all surrounding parcels are residentially zoned and, further, the large setback required by the PR zoning is typically directed toward much larger parcels.

An analysis of alternate locations on the property for the restroom was performed. For safety and law enforcement purposes, the most easterly portion of the parcel farthest away from 38<sup>th</sup> Avenue was not considered. Additionally, that area is the location of the play structure. Other locations considered were near the southern property line and the easterly property line north of the picnic tables and swings. Both of those locations were rejected because of neighbors' concerns with their proximity to residences (20 – 40 feet). The proposed location is about 65 – 70 feet from the nearest residence, across 38<sup>th</sup> Avenue.

A small portion of one of the play structures will encroach approximately five feet into the required 30 foot setback. As discussed previously, the shape and dimensions of the parcel virtually ensure that any structure will encroach into the setbacks, unless placed in the center of the site, which would preclude useable turf area, an essential feature of the park and zoning district purpose, providing open space. Finally, the proposed replacement play structure will be in the same location as the existing one, which has not had any negative effects on the adjacent residential properties.

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 general intent and purpose of zoning objectives is to promote orderly development and the objective of the PR district is to provide neighborhood park spaces in settings such as this one. The granting of the variance for the restroom and play structure locations will foster orderly (re)development of the park while taking into account public safety and neighborhood concerns about the location of the restroom. The renovation of the park will be beneficial to public health by providing an open space with play equipment and will be beneficial overall to property and improvements in the vicinity by upgrading, formalizing, and enhancing the existing open space.

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.**

The subject property is the only one in the immediate neighborhood that is in the PR zone district. It is surrounded by properties in two different residential zone districts. On its face, the granting of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zone district because there are no other such properties. Moreover, the park would not be suitably useable if the restroom and play structures were located outside of the setback area because the restroom would have to be located near the center of the turf area and the play structure would have to be relocated or made smaller.

## Conditions of Approval

Exhibit A: Floral Park Renovation plans by SSA Landscape Architects Incorporated (Cover Sheet; Sheets L-0 through L-7; Fig. 1.0; Sheets C1.1., C1.2, and C2.0; and Sheets P0.1 and P1.1; all dated 07/31/09).

**THIS PERMIT ESTABLISHES A MASTER SITER PLAN FOR AND AUTHORIZES THE RENOVATION OF FLORAL PARK, INCLUDING NEW TURF, NEW FENCED DOG AREA, NEW PLAY STRUCTURES, PICNIC TABLES, BENCHES, NEW RESTROOM BUILDING, AND OTHER IMPROVEMENTS AS DESCRIBED IN THE STAFF REPORT AND AS SHOWN ON EXHIBIT A, DATED 07/31/09.**

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.

**I. 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 a Grading 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.
- E. 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 COMPLY WITH THE FOLLOWING CONDITIONS:**

- A. **General**
  - 1. 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:

- a. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
  - b. Grading, drainage, and erosion control plans.
2. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.

**B. Environmental Planning**

1. Submit an electronic copy of the soils report in .pdf format via compact disk or email to [carolyn.banti@co.santa-cruz.ca.us](mailto:carolyn.banti@co.santa-cruz.ca.us)
2. Submit a geotechnical plan review letter stating that the project plans conform to the recommendations of the soils report.
3. Final project plans must include the following information regarding over-excavation and re-compaction beneath the restrooms:
  - a. lateral extents of over-excavation and re-compaction shown in plan view on the grading plan,
  - b. quantities required for over-excavation and re-compaction included as a separate line item
  - c. depth of over-excavation and re-compaction included on the foundation detail,
  - d. notes included that specify minimum compaction required for over-excavation and re-compaction.
4. Include the arborist's inspection schedule on the plans.
5. Revise the Demolition Plan to include tree protection fencing as illustrated on the Tree Location Map drawn by James P. Allen and Associates on 8/19/08.
6. The project plans shall be designed in conformance with all recommendations of the project arborist.
7. A plan review letter from the project arborist shall be provided to Environmental Planning prior to building/grading permit issuance.

**C. Accessibility**

1. Meet accessibility requirements as found in the brochure Accessibility Requirements – Building Plan Check, available on-line at [http://www.sccoplanning.com/html/bldg/access\\_plancheck.htm](http://www.sccoplanning.com/html/bldg/access_plancheck.htm)

**D. DPW Drainage**

1. Please make clear on the civil plans the types of surfacing being proposed and the location of such surfaces.
2. For fee calculations please provide tabulation of existing impervious areas and new impervious areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built. Note: A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

**E. DPW Encroachment**

1. Driveway approach shall meet the County of Santa Cruz Design Criteria.
2. Landscaping shall comply with County of Santa Cruz Design Criteria per FIG ST-3 - Minimum Landscape Clearances. Please note Condition A on FIG ST-3 as it is applicable to vehicular visibility at the intersection of Bramble Lane and 38th Avenue.
3. Additional requirements may be made for any trench repair. These will be specified when civil plans are submitted.
4. Obtain an Encroachment permit for all work proposed in county right-of-way.

**F. DPW Sanitation**

1. Any future changes to these plans shall be routed to the District for review to determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards.
2. Any changes to plans shall be highlighted for subsequent submittals.
3. Attach an approved (signed by the District) copy of the sewer system plan to

the building permit submittal. All elements (notes and details) pertaining to the sewer improvement plan shall be contained on the sewer improvement plan and shall be the same as those approved under permit 09-0121.

**G. City of Santa Cruz Water Department**

1. Detailed landscape and irrigation plans shall be submitted at the time of the building permit application for review by the City of Santa Cruz Water Department. The landscape and irrigation plans shall satisfy all requirements of the City's landscape water conservation ordinance prior to issuance of the building permit. The ordinance is available at <http://www.ci.santa-cruz.ca.us/wt/conservation/NewDevelopRegs.html>.

**H. Central Fire Protection District**

1. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

**III. DURING CONSTRUCTION THE APPLICANT/OWNER SHALL ENSURE THAT THE FOLLOWING CONDITIONS ARE MET:**

**A. Environmental Planning**

1. The placement of engineered fill beneath the structure will require continuous inspection by the soils engineer or designated special inspector. A Compaction Inspection form must be completed and returned to the Environmental Planning division prior to foundation pour.
2. All site inspections required by the project arborist shall be scheduled by the project applicant. Inspection notes shall be provided in writing to Environmental Planning.
3. Installation of tree protection fencing, completion of all recommended preconstruction and maintenance/stabilization treatments are to be completed prior to demolition.
4. New irrigation lines shall not be installed within Critical Root Zones of existing trees.

**B. DPW Drainage**

1. The construction of drainage improvements must be inspected by Public Works staff or the project civil engineer. For inspection by Public Works staff, please deposit 2 percent of the estimated construction cost for the drainage improvements or a minimum of \$580. For inspection by the project civil engineer provide public works with a letter confirming that the work was

completed per the plans. The civil engineer's letter shall be specific as to what was inspected, whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient. An as-built plan may be submitted in lieu of the letter. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received. Please call the Dept. of Public Works, Storm Water Management Section, at (831) 454-2160 from 8:00 am to 12:00 noon if you have questions.

**C. DPW Encroachment**

Due to 38th Avenue being overlaid within the last 3 years, if construction begins within 3 years of the overlay, the following conditions shall apply:

1. If determined that 38th is a rubberized asphalt, then a special mix is required to repair any trench work proposed; for a total width of no less than 10 feet. A trench cut fee shall be imposed in addition to an encroachment permit fee.
2. According to plans, the trench may intersect the existing speed bump. Location should be reviewed, if trench is located under speed bump and fails at a later date, speed bump will again need to be replaced.

**IV. 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. General**

1. All site improvements shown on the final approved Building Permit plans shall be installed.
2. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
3. 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.

**B. Environmental Planning**

1. The project must comply with all recommendations of the approved soils reports.
2. A final letter shall be submitted to Environmental Planning from the project arborist prior to permit final stating that the project has been completed in conformance with all recommendations provided in the arborist's report and any subsequent correspondence.

**V. OPERATIONAL CONDITION**

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.

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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.

**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: \_\_\_\_\_

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Paia Levine  
Principal Planner

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Steven Guiney  
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 Planning Commission, may appeal the act or determination to the Board of Supervisors 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: 09-0121  
Assessor Parcel Number: 032-031-01  
Project Location: 656 38<sup>th</sup> Avenue, Live Oak

**Project Description:** Proposal to renovate an existing neighborhood park (Floral Park) to include new fenced dog park area, new restroom building, replacement play equipment, new and replacement paths, turf area, and landscaping.

**Person or Agency Proposing Project:** County of Santa Cruz Redevelopment Agency

**Contact Phone Number:** (831) 454-2218 (Melissa Allen, Project Manager)

- 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: 15303, New Construction or Conversion of Small Structures and 15305, Minor Alterations to Land

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

The new restroom building, minor grading (194 cubic yards), removal of two trees, and installation of other minor park features fits into the category of converting small structures.

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

\_\_\_\_\_  
Steven Guiney, Project Planner

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

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POR. RANCHO ARROYO DEL RODEO  
N.E. 1/4 SEC. 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code  
96-103

32-30

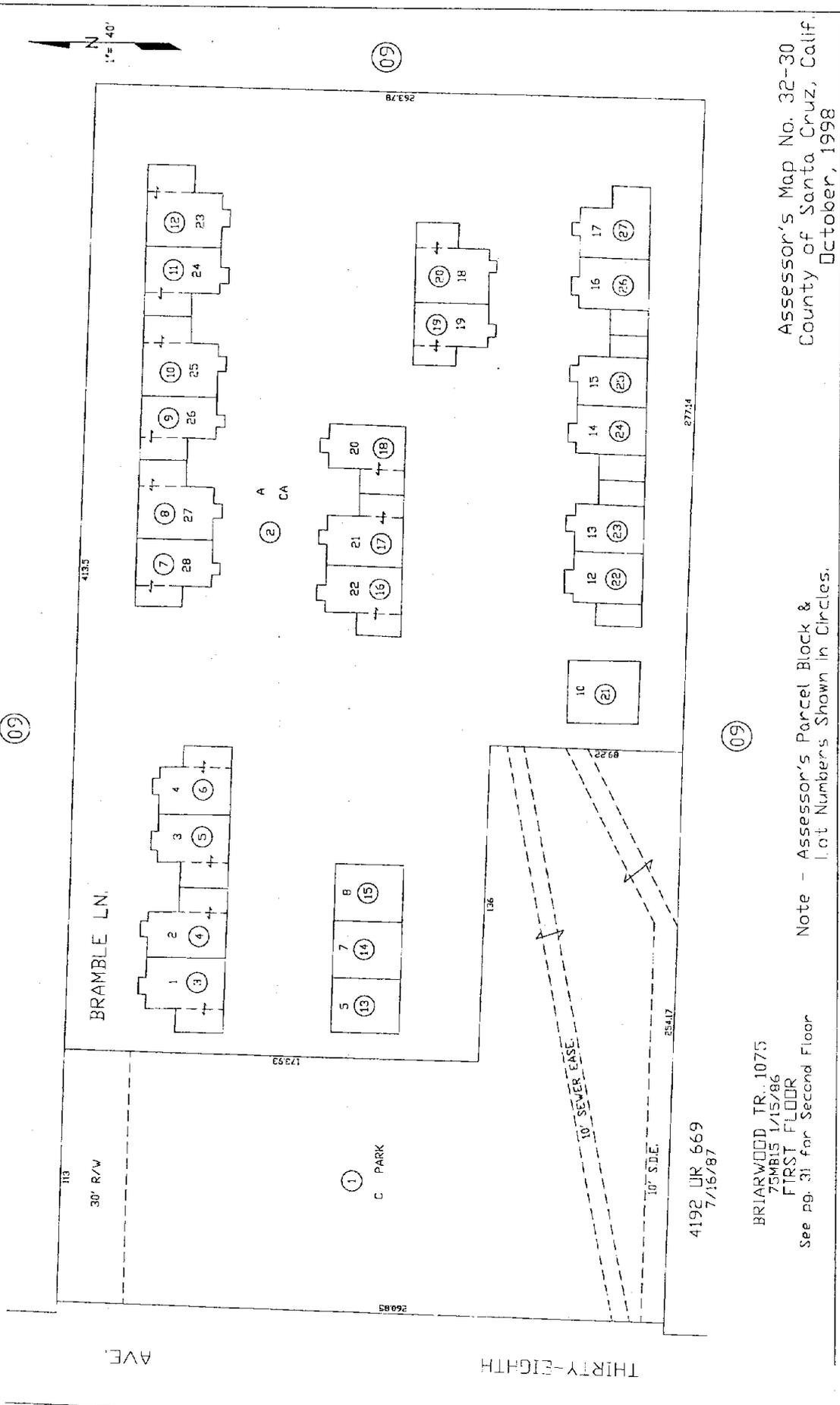
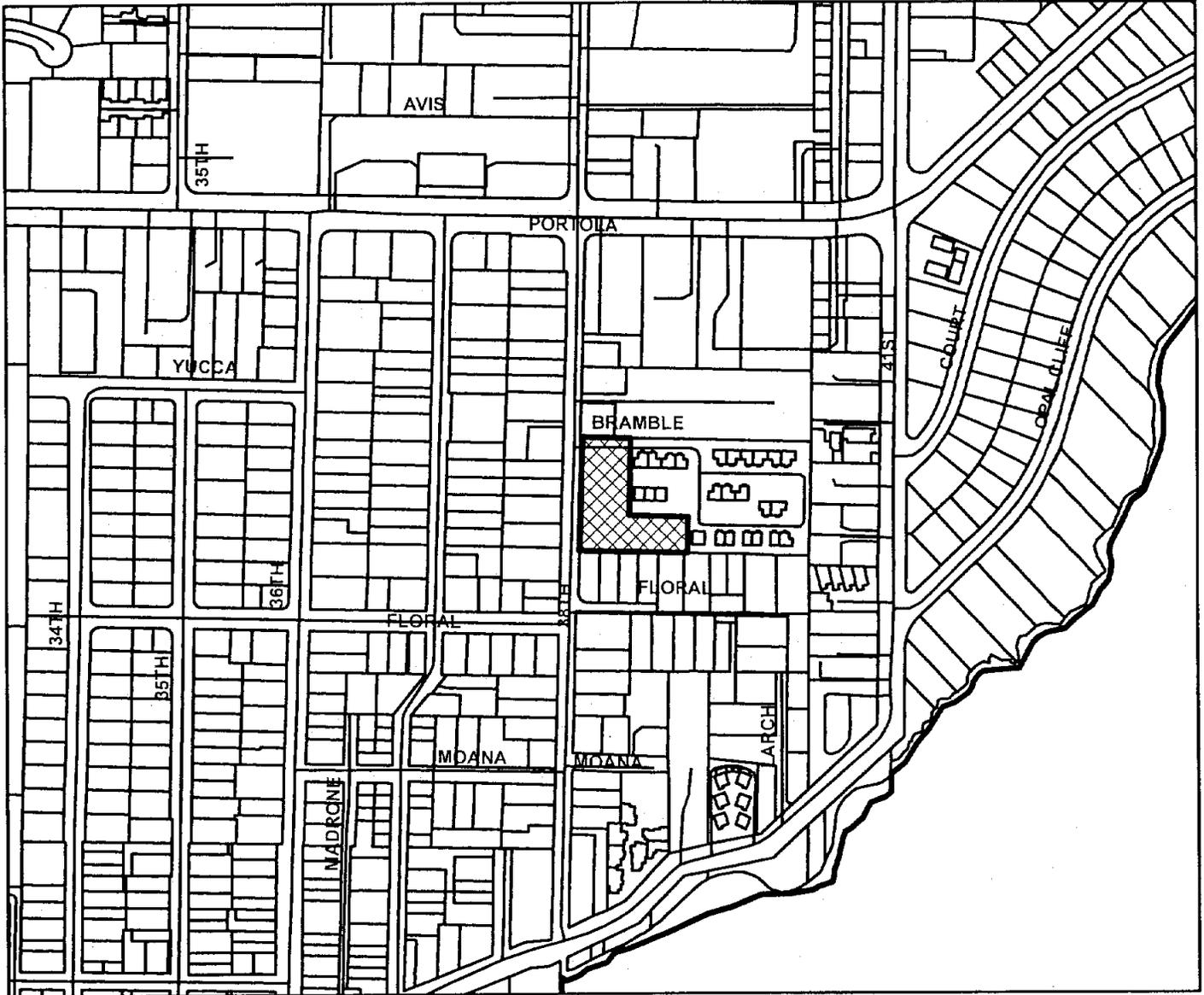


EXHIBIT E



# Location Map



### LEGEND

-  APN: 032-301-01
-  Assessors Parcels
-  Streets
-  County Boundary

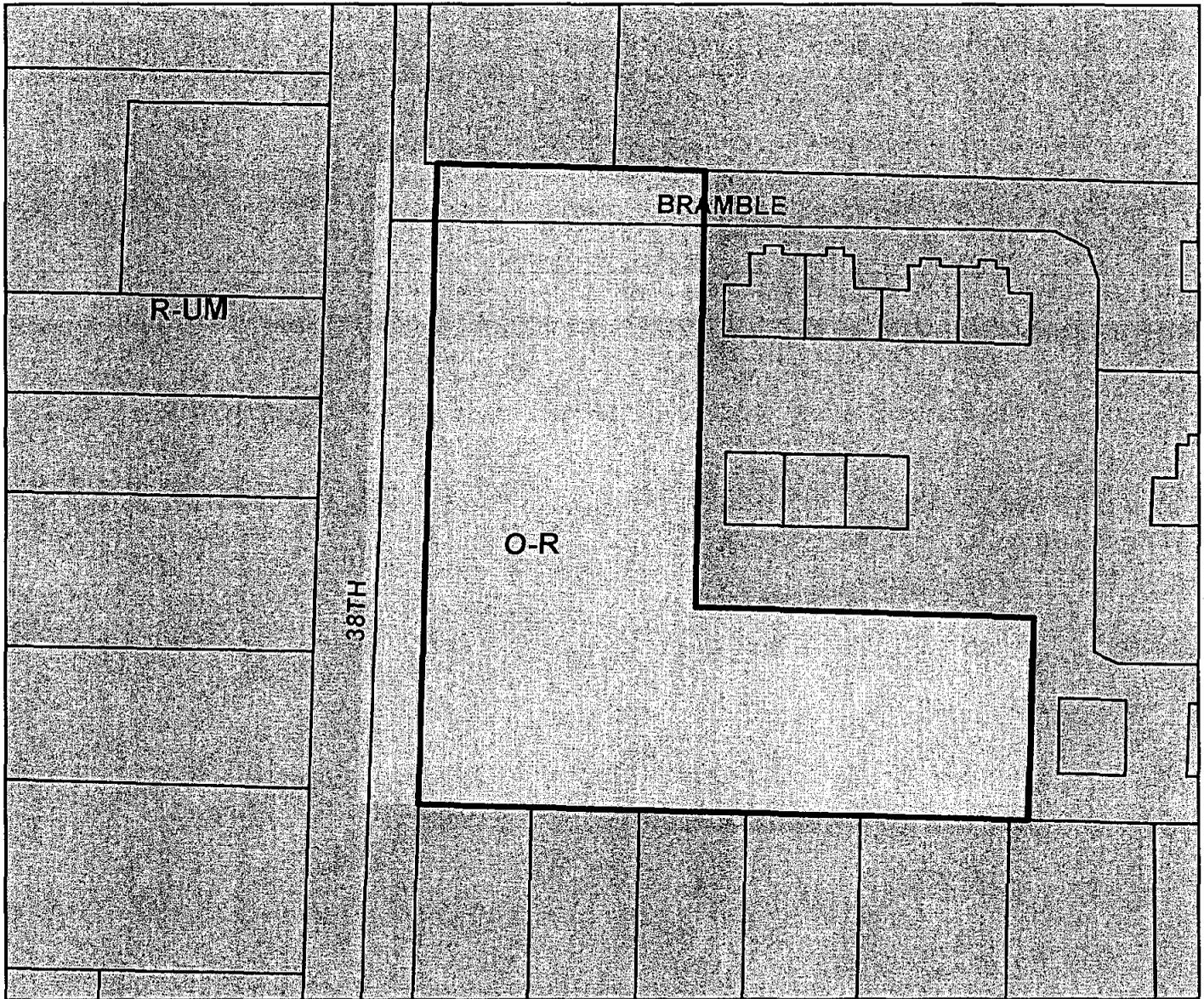


Map Created by  
 County of Santa Cruz  
 Planning Department  
 April 2009

## EXHIBIT E

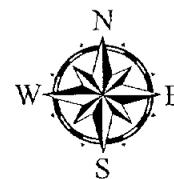


# General Plan Designation Map



## LEGEND

-  APN: 032-301-01
-  Assessors Parcels
-  Streets
-  Parks and Recreation
-  Residential - Urban Medium Density

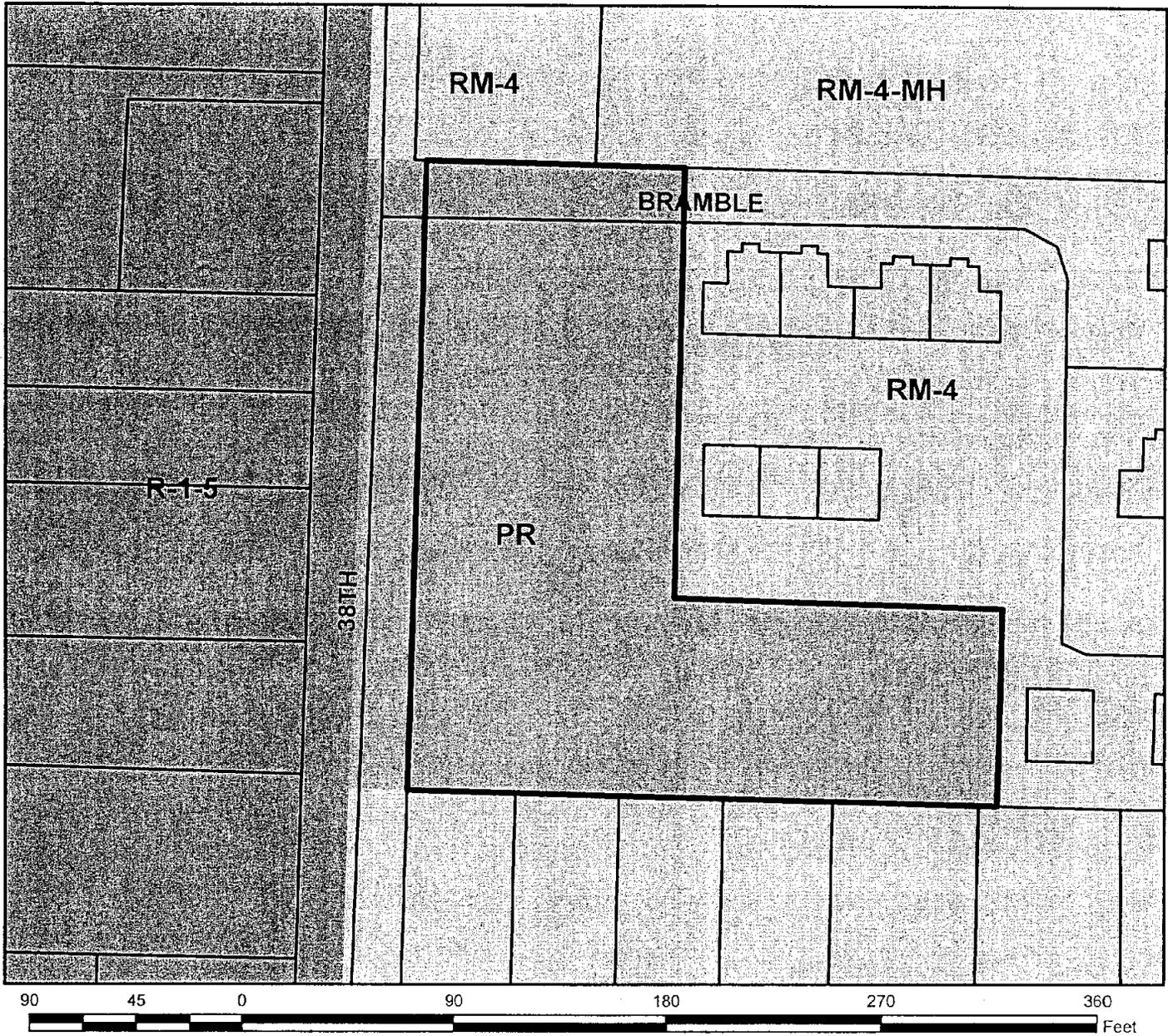


Map Created by  
County of Santa Cruz  
Planning Department  
April 2009

# EXHIBIT E



# Zoning Map



*LEGEND*

- APN: 032-301-01
- Assessors Parcels
- Streets
- PARK
- RESIDENTIAL-SINGLE FAMILY
- RESIDENTIAL-MULTI FAMILY

Map Created by  
County of Santa Cruz  
Planning Department  
April 2009

**EXHIBIT E**

# Floral Park



Overview

## Legend

Selected Features

Parcel (Assessor)

State Highways

STREETS



BR



MR



R



S



City Limits



Santa Cruz County Boundary



3in 2007

1FT 2008

## INTER-OFFICE

## MEMORANDUM

Date: April 16, 2009

To: Steve Guiney, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Floral Park

## SITE DESIGN:

- *The area for the swings should probably have more seating. I suggest a seat wall similar to that in the other play area.*

## ARCHITECTURAL DESIGN:

- *The design of the restroom building should incorporate the following:*
  1. *The building is too small to have two exterior materials. I would suggest all stone or perhaps switching to lapped horizontal cementitious boards (i.e. Hardiboard).*
  2. *The roof material should be called out. It appears to be metal with standing seams?*
  3. *There should be gutters on the fascia.*
  4. *There is no need for the small railing between the columns and the buildings. It's an added feature that detracts from the simplicity of the building.*
  5. *Either remove the columns altogether or move them at least four feet from the building.*
  6. *Provide material call-outs for the columns.*
  7. *Provide a color board for the building.*



# County of Santa Cruz

## REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4000

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

BETSEY LYNBERG, AGENCY ADMINISTRATOR

### Floral Park Community Meeting

February 9, 2007

Dear Residents and Property Owners:

The Redevelopment Agency and the County Parks Open Space and Cultural Services Department would like to invite you to a community meeting to discuss conditions at Floral Park on 38<sup>th</sup> Avenue.

This meeting will serve to introduce the neighborhood to project staff, review the existing conditions at the park and to obtain feedback and input with regard to issues and opportunities for future improvements. While the park serves some basic functions for the neighborhood, the play area is in need of an upgrade. In addition, some neighbors have expressed concerns over current park activities.

This meeting is envisioned as a first step in a community process and is expected to be followed by an additional community meeting in the coming months. Funds for any improvements have yet to be identified and it will be necessary to set aside funds in future budgets in order for any work to proceed.

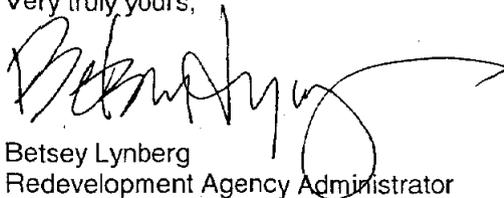
Your input is greatly appreciated, if you are unable to attend this meeting please feel free to write or call the Redevelopment Agency with your ideas. If you wish to remain on this mailing list please let us know.

The community meeting is scheduled for:

**Date: Wednesday, February 21, 2007**  
**Place: Simpkins Family Swim Center**  
979 17<sup>th</sup> Avenue, Santa Cruz, CA  
**Time: 7:00-9:00 PM**

If you have any questions about the upcoming meeting, please feel free to call RDA's Project Manager, Paul Rodrigues at (831) 454-2280. We look forward to seeing you at the meeting.

Very truly yours,



Betsey Lynberg  
Redevelopment Agency Administrator

cc: Supervisor Jan Beautz  
Barry Samuel, Director Parks Open Space and Cultural Services

Please note, the County complies with the American with Disabilities Act. And, as a courtesy to those persons affected, we request that you please attend the meeting smoke and scent free. Please call 454-2280 or TDD number 454-2123 at least 72 hours in advance of the meeting if you require special assistance.

# Floral Park Neighborhood Meeting

February 21, 2007

## Sign-In Sheet

(PLEASE PRINT)

S.C. 95062

Name <u>ATTENDEES</u>	Mailing Address	Phone
Heidi Schroeder	3817 Floral Ct.	476-0139
KURT LARSEN	621 37 <sup>th</sup> AVE	462 0826
Meredith Feldsted	562 36 <sup>th</sup> AVE	470-4207
JOSEPH DUNTON	665 38 <sup>th</sup> AVE	462-6186
Regan Dunton	335 Green Valley Rd. <sup>95066</sup> Scotts Valley	438-3795
LYN Hood	635-36 <sup>th</sup>	479-6540
Rachel Huff	630 37 <sup>th</sup> Ave SC 95062	462-0555
Thomas Biddick	685 38 <sup>th</sup> Ave S.C. 95062	477-0306
Belinda Garza	690 38 <sup>th</sup> Ave.	479-8456
Jeanne Taylor?	651 38 <sup>th</sup> ? Ave	818-0974
Michael Dufresne	651 38 <sup>th</sup> Ave	4640551
Shelley Flock	554 36 <sup>th</sup> Ave.	464-9168
CHARLES WOLFF	692 38 <sup>th</sup> AVE #1	464-6965

CALL-INS	OTHER INTERESTED PARTIES	
2/21 PATRICIA	WASHCO • 3813 FLORAL COURT WashCO	479.9421



# County of Santa Cruz

## REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4000

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

BETSEY LYNBERG, AGENCY ADMINISTRATOR

### Floral Park Community Meeting

April 25, 2007

Dear Residents and Property Owners:

The Redevelopment Agency and the County Parks Open Space and Cultural Services Department would like to invite you to the second community meeting regarding improvements at Floral Park on 38<sup>th</sup> Avenue.

At this meeting we will be presenting a conceptual plan for park improvements.

Your input is greatly appreciated. If you are unable to attend this meeting please feel free to write or call the Redevelopment Agency. If you wish to remain on this mailing list please let us know.

The community meeting is scheduled for:

- Date:** Thursday, May 10, 2007
- Place:** Simpkins Family Swim Center  
979 17<sup>th</sup> Avenue, Santa Cruz, CA
- Time:** 7:00-9:00 PM

If you have any questions about the upcoming meeting, please feel free to call RDA's Project Manager, Paul Rodrigues at (831) 454-2280. We look forward to seeing you at the meeting.

Very truly yours,



Betsey Lynberg  
Redevelopment Agency Administrator

cc: Supervisor Jan Beautz  
Barry Samuel, Director Parks Open Space and Cultural Services

Please note, the County complies with the American with Disabilities Act. And, as a courtesy to those persons affected, we request that you please attend the meeting smoke and scent free. Please call 454-2280 or TDD number 454-2123 at least 72 hours in advance of the meeting if you require special assistance.

# Floral Park Neighborhood

## Meeting #2

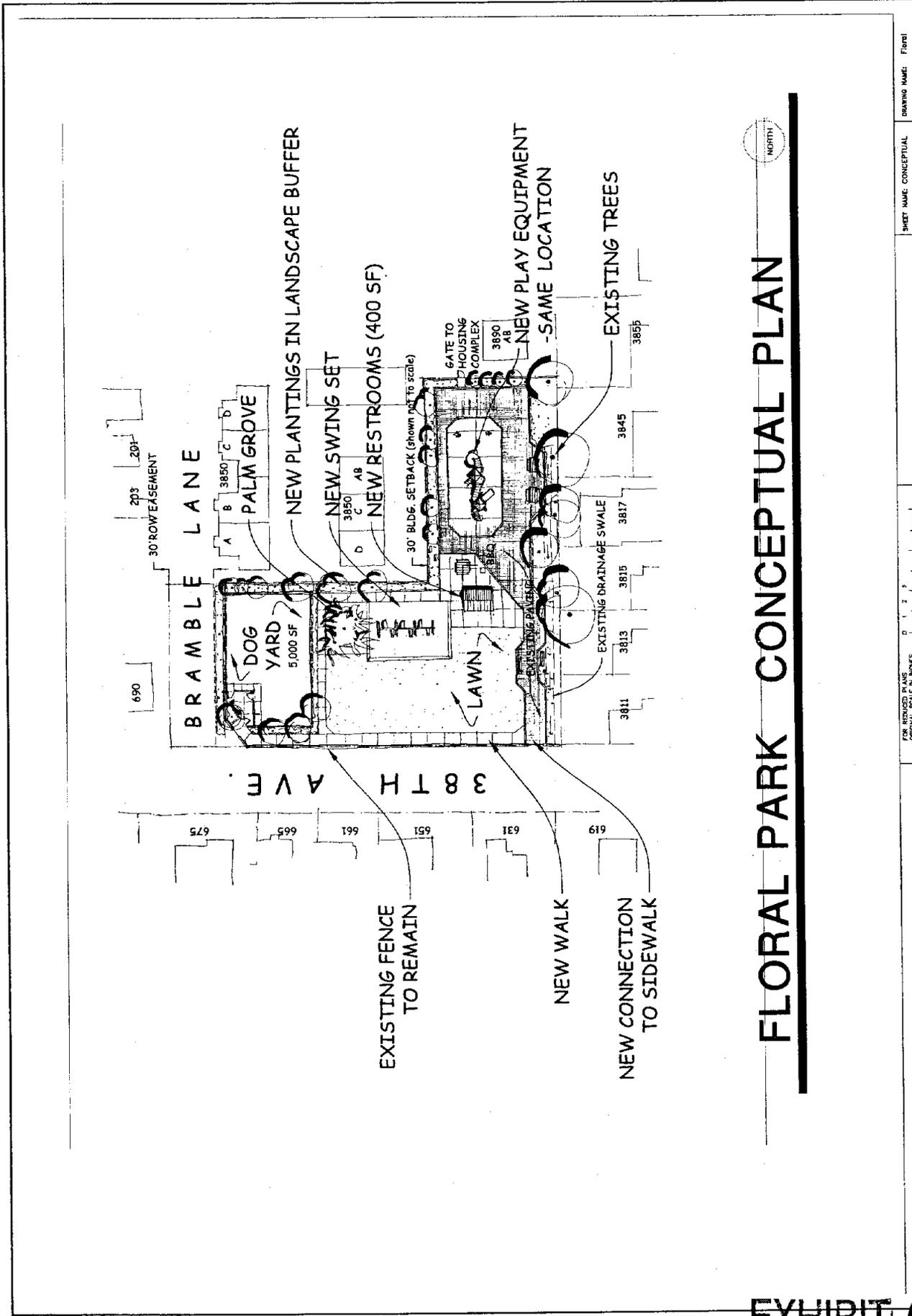
May 10, 2007

Sign In Sheet (PLEASE PRINT)

Name	Mailing Address	Phone
Heidi Schroeder	3817 Floral Ct, Santa Cruz	476-0139
<sup>(Elizabeth Von Dyke)</sup> Betty Van Dyke	3811 Floral Ct. Santa Cruz	475-6263
<sup>Washko</sup> Patty Washko	3813 Floral Ct SC	479-9421
<sup>Dufresne</sup> Michael Dufresne	651 38 <sup>th</sup> Ave	464-0551
Rachel Huff	630 37 <sup>th</sup> Ave SC 95062	462-0555
Lisa Ball <sup>cell</sup>	542 Blackjack Ln SC 95062	465-1123
Thomas Biddick	685 38 <sup>th</sup> Ave SC 95062	477-0306
RACHEL WOLFF	692 38 <sup>th</sup> Ave #1 SC 95062	464-6965

FLORAL PARK  
Community Meeting #2  
May 10, 2007

- No gate at entrance? (To keep dogs off lawn)
- Dog owner wonders if having a dog park will attract out-of-area folks... is this really a neighborhood park?
  - Barry: lots of people ask him for dog parks.
  - Owner: couldn't Brommer have a dog park?
  - Barry: no room. Slope? No, too steep.
  - Paul: lack of parking will reduce likelihood of people driving there.
- Perhaps people will continue to bring dogs, but it will be organized and according to rules of conduct. New community service officer to enforce rules.
- Neighbor concerned about enforcement, pickup?
  - Barry: Parks does a good job at maintenance
- Can dog park be elongated?
  - Paul: maybe a bit; maybe 1000sq. ft. more
- BBQ: either have 3-4 or none.
  - Jan: idea is to have a variety of uses and not concentrate use.
- Restroom? Possibly to be built in phases. Existing restrooms elsewhere are well maintained. Men's/Women's facilities. Cost difference for unisex is negligible; footprint would be about ½. Unisex have "locking" problems that invite trouble: drugs, etc.
- Any contours on lawn?
  - Paul: drainage needs to be taken into account.
- Can play structure be divided into big kids/small kids? Transitions on one structure.
- Existing fence stays or not? Perimeter fence has a gate, so interior fence would be redundant.
- Cost? No estimates yet... that's the next item. One design is complete.
- We'll make sure it's budgeted.
- Timeline: need to go through permit process, 6mos-1yr for that. Earliest might be next summer to begin construction. 45-90 days. Could bid by April-may 2008. Goes to Parks Commission next week as an information item. Monday 7:15 @ government center.



# FLORAL PARK CONCEPTUAL PLAN

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3 4 5 6 7 8 9 10  
 SHEET NAME: CONCEPTUAL DRAWING NAME: Floral



# County of Santa Cruz

## PARKS, OPEN SPACE & CULTURAL SERVICES

979 17<sup>TH</sup> AVENUE, SANTA CRUZ, CA 95062

(831) 454-7901 FAX: (831) 454-7940 TDD: (831) 454-7978

BARRY C. SAMUEL, DIRECTOR

### PARKS AND RECREATION COMMISSION MINUTES

Monday, May 14, 2007

7:15 p.m.

Regular Meeting

Government Center, Board Chambers

701 Ocean St., 5<sup>th</sup> Floor

Santa Cruz, CA 95060

#### I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:17 p.m.

Members: Janet Doten, Dave Mercer, Katharine Minott, Michael Rosenberg  
Francisco Serna

Present: Dave Mercer, Katharine Minott, Michael Rosenberg, Francisco Serna

Staff: Barry Samuel, Clark Beattie, Gretchen Iliff, Beth Porter

#### II. AGENDA MODIFICATIONS OR APPROVAL

The agenda was approved as presented (Minott/Serna 4/0).

#### III. CONSENT AGENDA

A. Minutes of March 12, 2007 were approved as written (Mercer/Minott 4/0)

B. Information and Reports (Accept and File)

- 1) Facilities Division – Status Report
- 2) Maintenance Division – Status Report
- 3) Planning Division – Status Report
- 4) Recreation & Cultural Services Division – Status Report
- 5) Arts Commission Agenda May 14, 2007

The Information and reports were accepted and filed as written (Minott/Mercer 4/0).

#### IV. ORAL COMMUNICATIONS - None

#### V. DIRECTOR'S REPORT

Director Samuel introduced the new Director of Parks, Maria Hurtado. Maria will begin her assignment on June 4. Maria has been the Assistant Director of the Watsonville Parks Department, an Assistant Director of the San Jose City Parks Department, Director of Parks Department in the City of Tracy and is currently acting Assistant City Manager in the City of Tracy. Maria will bring experience, enthusiasm and knowledge of Santa Cruz that will make her an excellent Parks Director.

The second Community Service Officer is currently in training and will be out in the field when training is complete.

*The Mission of the Santa Cruz County Department of Parks, Open Space and Cultural Services is to provide safe, well designed and maintained parks and a wide variety of recreational and cultural opportunities for our diverse community*

## VI. REGULAR AGENDA (DISCUSSION ITEMS)

### A. DISCUSSION ITEMS

#### 1. Disc Golf @ Pinto Lake

Tom Schott gave a presentation on the sport of disc golf and the possibilities he envisions for Pinto Lake County Park. He believes that Pinto Lake lends itself to a disc golf course and he proposes the installation of a championship disc golf course. The Disc Golf Association has agreed to provide the necessary baskets, which are made in Watsonville, for the course. The course will begin with nine holes and then in the future, increase to 18. The benefits of disc golf are the joy of nature, exercise, being with friends, achievement, involving all ages and provides escape from the daily routine. It is a low impact activity that requires a low cost to create and maintain. It will be a good project for Watsonville. The budget for the project is \$45,000 with half the money received from the Disc Golf Association and the other half received from the County.

Bob Brox from the Disc Golf Association spoke on behalf of this project. Tom Schott designed a disc golf course at De La Viega that is world class.

Dr. Steve Longhart explained that Pinto Lake is an incredible, underutilized area that would be beautiful for disc golf. The Association would clear the underbrush that is mostly poison oak. Disc golf utilizes mother nature to provide the obstacles on the course. The club members provide maintenance at the De La Viega disc golf course and would do the same at Pinto Lake. Other users can enjoy the area that was previously underused. A championship level course can potentially bring in revenue from visitors and two courses would enable Santa Cruz County to potentially host the world championships. On weekends, 1,500 to 2,000 users participate in disc golf at De La Viega with an average of 200 on a nice week day.

Commissioner Serna asked about outreach toward the community in Watsonville learning and playing disc golf. The disc golf group has plans for educating the community about the sport.

Director Samuel explained the next steps of this project. Funding and possible environmental reviews need to be explored. The fit with the master plan of Pinto Lake and the environmental review will be discussed with Planning Department with a report back to the Commission at the July meeting. The community outreach could be achieved by placing a basket at the school playgrounds and providing a couple of discs and introducing the sport in that way. Maria can report back at the next meeting about the environmental review implications. The initial installation will involve nine holes. The existing entrances to the park will be utilized. None of the holes will be installed in the open field at this time. The restrooms used are by the parking lot and the club has plans to reopen the lower restroom. No new structures, plumbing or electrical are necessary. Tom Schott visited the site and has designed a nine hole course. Paths will be created and cleared out. The Board of Supervisors, probably in September, will need to approve the project. This item will be placed on the next Parks Commission agenda as an action item. A discussion of what type of environmental review is necessary, funding and the next steps necessary will take place.

#### 2. Floral Park Renovation

Paul Rodrigues from Redevelopment presented written information and discussed the history of the project. On Thursday evening, May 10, Parks Department staff and RDA met with members of the neighborhood to discuss the potential renovations for Floral Park. The neighbors were interested in creating an upgraded and a more child friendly park. It is one of very few small neighborhood parks. It was agreed that the renovated park would include a new play structure, dog area, additional picnic tables and BBQ's, a

restroom and a walking path that surrounds the perimeter of the entire park. RDA will be able to fund these improvements in the future. The next steps to take as presented by Director Samuel are hiring a consultant to finalize the design, produce bid specs, and finalize funding with the Redevelopment Agency followed by construction. An amendment to the master plan may be necessary.

### **3. Prop 50 Report**

Director Samuel was pleased to report that the County has received a partial Prop 50 grant. For Parks, this means that we will be able to have one artificial turf field installed at the Polo Grounds at no cost to the County. The final timing is yet to be determined and it is probably 12 months away. It is great news to know that the first artificial field will be installed in the not too distant future. A new restroom will be installed at Polo Grounds as well as the neighbors of the park will be able to hook up to a sewer system. The elimination of septic systems along the Valencia Creek will be a bonus for the health of the creek as well as the homeowners. Soquel Water District will install a small water treatment plant and water use will be at no cost to Parks Department, with a probable 99 year lease entered into between the Parks Department and the Soquel Water District.

### **4. Liability Issues of Dogs Off Leash**

Director Samuel had a discussion with County Counsel about allowing dogs off leash at our parks and the potential increase of County liability. County Counsel determined that if the area is signed noting that dogs are permitted off leash in the area that there should be no increased liability for the County. Possible areas were discussed for dogs off leash. Athletic fields are not to be used for dogs off leash. The County only has authority in County Parks, not State or City. The off leash discussion was prompted by dog owners wanting to use the great meadow at Polo Grounds as an off leash area.

### **5. Discussion of Hours of Off Leash Usage of a Park or Beach**

At the next Parks Commission meeting, more areas of possible off leash dog areas will be discussed. Gretchen Iliff will present the cost of decomposed granite for the Polo Grounds dog park at the next Parks Commission meeting. Dog owners have raised objections to the use of redwood bark in the dog parks. Commissioner Minott pointed out the existing dog parks that the County has provided for off leash use.

### **6. Elections**

Commission Serna suggested that elections be held when all Commissioners are present at the meeting. It was agreed to hold elections for Chair and Vice Chair at the next meeting in July, 2007.

## **B. ACTION ITEMS - None**

## **VII. AGENDA/MEETING FOR: Parks Commission, Monday, July 9, 2007 at 7:15 p.m. at the Government Center, Board Chambers 5<sup>th</sup> Floor, 701 Ocean Street, Santa Cruz, CA 95060.**

### **A. INFORMATION ITEMS**

1. 2007 – 2008 Budget Overview
2. Cost for Decomposed Granite in Polo Grounds Dog Park (Gretchen)



# County of Santa Cruz

## PARKS, OPEN SPACE & CULTURAL SERVICES

979 17<sup>TH</sup> AVENUE, SANTA CRUZ, CA 95062

(831) 454-7901 FAX: (831) 454-7940 TDD: (831) 454-7978

BARRY C. SAMUEL, DIRECTOR

### PARKS AND RECREATION COMMISSION MINUTES

Monday, July 9, 2007

7:15 p.m.

Regular Meeting

Government Center, Board Chambers

701 Ocean St., 5<sup>th</sup> Floor

Santa Cruz, CA 95060

#### I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:20 p.m.

Members: Janet Doten, Dave Mercer, Katharine Minott, Michael Rosenberg  
Francisco Serna

Present: Janet Doten, Dave Mercer, Katharine Minott, Michael Rosenberg,  
Francisco Serna

Staff: Maria A. Hurtado, Clark Beattie, Gretchen Iliff, Beth Porter

#### II. AGENDA MODIFICATIONS OR APPROVAL

The agenda was approved as modified – Kate Minott asked to move #3 on the action agenda to the discussion agenda (Serna/Doten 5/0).

#### III. CONSENT AGENDA

A. Minutes of May 14, 2007 were approved as presented (Minott/Mercer 5/0)

B. Information and Reports (Accept and File)

- 1) Facilities Division – Status Report
- 2) Maintenance Division – Status Report
- 3) Planning Division – Status Report
- 4) Recreation & Cultural Services Division – Status Report

The Information and reports were accepted and filed as written (Minott/Doten 5/0).

#### IV. ORAL COMMUNICATIONS - None

#### V. DIRECTOR'S REPORT

Director Hurtado reported on some updates:

- ▶ A pedestrian gate has been installed at each end of the bridge at Jose Avenue Park due to community concerns regarding safety. First Alarm has been contracted to close the gates daily at 9:00 p.m. and open them early in the morning. Signage has been posted to inform the public about the new gate closure hours.

*The Mission of the Santa Cruz County Department of Parks, Open Space and Cultural Services is to provide safe, well designed and maintained parks and a wide variety of recreational and cultural opportunities for our diverse community*

- ▶ The Veteran's Hall renovation is complete. A tremendous effort was made to maintain the integrity of the mural that resulted in a good restoration.
- ▶ The climbing wall has been installed at the Simpkins Pool.

Gretchen Iliff provided more information about the locked gate at Jose in response to Chair Rosenberg's inquiry. The neighbors report that it is quieter at night with the locked gate. A commitment has been made to ensure the gate is open in the morning so children can walk to school via that route. First Alarm has a master contract to lock the restrooms and the main parking lot gate and there is no additional charge to lock the gates at the pedestrian bridge. Graffiti is ongoing and the clean up is constant. When graffiti is detected, it is immediately taken care of, particularly when it is gang related or bad language is used. All maintenance staff keeps paint and brushes on hand to keep a constant handle on the graffiti problem. There is a graffiti abatement hot line that sends community members out within 24 hours of a call to eliminate graffiti. Redevelopment Agency eliminates graffiti in all public areas such as bus stops and walls. Parks Department handles graffiti on park property.

## **VI. REGULAR AGENDA (DISCUSSION ITEMS)**

### **A. DISCUSSION ITEMS**

#### **1. 2007-2008 Budget Overview**

The Park's Department Fiscal Year 2007/2008 budget, including capital and operating budgets, is \$27 million. \$9 million is in the operating budget which funds a variety of recreation programs, operations for the Simpkins Family Swim Center, park maintenance to support our 1400 acre park system, the public art program and various community contract agreements. This \$9 million operating budget has a net County cost of \$4,640,807. Fifty percent of this budget goes into park maintenance and the remainder funds the recreation and administrative staff.

Some highlights from the operating budget include three positions for the fiscal year 07/08. A full time park planner III, funded by RDA, will be hired to assist with upcoming capital projects in the Redevelopment area.

A full time Recreation Coordinator will be added to assist with the off site recreation programs. This new position will coordinate the kindergarten and preschool programs. Two three quarter time Recreation Specialist position have been added to operate the aquatic programs, funded by transferring funds from extra help and overtime to regular pay accounts with no net county cost.

The remaining \$18 million in the capital budget will be utilized for capital improvements or development projects that will begin in the coming fiscal year:

- ▶ Design and construction of renovations to the Simpkins Family Swim Center including carpeting the lobby area, enclosing the lifeguard area, renovations to the locker rooms, some painting of the interior and installation of solar heating systems.
- ▶ Felt Street Park final design
- ▶ Fifty parking spaces will be added to the parking area of Anna Jean Cummings Park
- ▶ Installation of the play structure at Highlands Park
- ▶ Design and construction work for the Farm Park Project
- ▶ Rehabilitation of the interior of the historical Valencia Hall Post Office and General Store

## 2. Cost of Decomposed Granite in the Polo Grounds Dog Park

Gretchen Iliff shared information she researched on the use of decomposed granite for the Polo Grounds dog park. Decomposed granite has been found in some dog parks in the Bay Area. It provides a hard surface and eliminates walking dogs on muddy surfaces. The cost for installing grass in the dog park would be about \$44,000 for one acre, using Park staff for labor. Grass is the most desirable and uniform surface however, is very costly to mow, water, fertilize, watch for gophers and maintain. Decomposed granite would cost about \$36,000 to install, more needs to be added each year to compensate for the disappearing material, some weeds come through and the surface is more compact. The redwood chip material currently being used is free with no cost to Parks and minimal maintenance is needed. Some complaints received by staff include splinters in dogs' paws, difficulty cleaning up the dog waste and irrigation does not wash through to cleanse. When the dog park was built, it was done inexpensively, incurring no new staff or costs. Ms. Iliff reminded the Commissioners that the dog park was installed on an interim basis in an area where a community center is intended. Very few complaints have been received about the chips in the dog park in comparison to the number of dogs using the park.

After further discussion among the Commissioners it was agreed that the dog park would continue to use the redwood chip material as ground cover.

## B. ACTION ITEMS

### 1. Disc Golf

Gretchen Iliff recapped the May 14th Commission meeting where Tom Schott and other representatives of the Disc Golf group presented their request to install a disc golf course at Pinto Lake Park. The group manages a very successful disc golf program at De La Viega Golf Course and would like to install the program at Pinto. The group proposed to install the disc golf course at Pinto Lake and enter into an agreement with the Parks Department to operate and manage the program. Gretchen met with the Planning Department to determine the steps necessary to implement the program. The existing development permit would need to be modified, with a possible minor variation. Staking and mapping would be required, and potentially a riparian exception, if necessary. Gretchen asked Mr. Schott to provide further information about the pathways for the course to determine the affected areas. The disc golf group requested 18 holes for the course initially, however have agreed to begin with a nine hole course. The trails will also be available for walking, strolling with dogs, etc. The area now contains a lot of dense brush along with poison oak that would be cleared. Planning Department agreed that using the area for the disc golf course would be consistent with the goals of the Parks Department. The fiscal impact would be \$45,000 along with some additional planning fees. Funds for the project have not been identified in the operating budget. The disc golf group asked that the County pay for half the cost. The next steps needed to proceed are that the Parks Commission approve in concept the idea of installing a disc golf course at Pinto Lake and forward the recommendation to the Board of Supervisors. If the Board of Supervisors approves the concept, funding would need to be identified before the Planning Department issues a variance to the existing development permit. Construction would follow issuing a permit. Chair Rosenberg asked if the nine hole course would achieve the groups objectives. Tom Schott explained that yes, the nine holes could be played twice by players for 18 holes and the course layout he displayed indicated that the path anticipated for the course would not disrupt the riparian path. A nine hole course at Pinto would be user friendly and close to

the parking lot for easy access. Mr. Schott explained that the forest service will provide a crew and supervisor to clear the land for a charge of \$200 per day. No trees are scheduled to be removed. Gretchen responded to Commissioner Minott's question that there are no endangered species identified in the area that would be affected by clearing the area. Chair Rosenberg suggested that the Commission move the concept forward by making a recommendation to the Board of Supervisors in support of a nine hole disc golf course at Pinto Lake. Commissioner Doten suggested that this is a different sport and a change from skate boarding and BMX bike tracks and would provide an interesting new sport to kids. Commissioners agreed that it would be a good use of the area. Tom Schott has taken into consideration the liability factor of disc golf in this area and determined that there is none. Dave Mercer made a motion to approve the disc golf program concept and inform the Board of Supervisors that the Commission approves the disc golf project at Pinto Lake Park with a second from Janet Doten (5/0).

3. **Floral Park Renovations**

Paul Rodriguez of the Redevelopment Agency presented the plan for renovations of Floral Park at last month's Commission meeting. Paul requests the Park Commission's approval to move forward with permitting and contract approval. The renovations at the park would include a new restroom building, swing area and a dog area. The volleyball area has already been removed due to concerns from the neighbors. Two community meetings have been held with neighbors contributing their wishes for the park. Commissioner Serna asked about the volleyball players and the number of complaints received from neighbors. Gretchen Iloff responded that the complaints were ongoing for about two years, with neighbors complaining about too many people from outside the neighborhood, playing past daylight, no restroom facility or parking for participants, too much noise, trash and public urination. It was decided that the park was not conducive for volleyball use, as there are other parks that have volleyball courts that may be used. Commissioner Minott made a motion to approve the Floral Park conceptual design as presented with a second by Commissioner Mercer (5/0).

4. **Possible Sites and Hours for Dogs Off Leash**

Commissioner Minott asked if there are county park areas with beach access for use by dogs off leash. Chair Rosenberg asked about using Aptos Park in early morning hours. Gretchen Iloff responded that there are many weddings and parties scheduled for Aptos Park as well as use by Renaissance Camp all summer and evening use of the building. Aptos Village Park is the only green grass park in Aptos. The playground is scheduled to be renovated as the budget allows. Director Hurtado suggested that more time be taken to research appropriate sites. Some residents are in favor of the idea with some opposed. A report can be provided on pros and cons and possible places to use. Commissioner Serna asked about Davenport Landing as a possible off leash area. Commissioner Minott reminded the Commission that the discussion began with the request from residents that the great meadow at Polo Grounds be fenced and used as an off leash area. There are concerns with that plan due to the accessibility for the water district to check on their well. The well project will affect the area and the decision was made that more discussion will take place at next month's meeting.

4. **Election of Chair and Vice Chair**

Michael Rosenberg was elected Chair (Minott/Doten 5/0). Dave Mercer was elected Vice Chair (Doten/Minott 5/0).

**VII. AGENDA/MEETING FOR: Parks Commission, Monday, August 13, 2007 at 7:15 p.m. at the Government Center, Board Chambers 5<sup>th</sup> Floor, 701 Ocean Street, Santa Cruz, CA 95060.**

**A. INFORMATION ITEMS**

1. The Farm Park Consultant
2. Valencia Hall Renovations
3. Highland Park Playground

**B. ACTION ITEMS**

None

**VIII. ADJOURNMENT – Meeting was adjourned at 8:37 p.m. (Mercer/Doten 4/0)**



# County of Santa Cruz

## REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073  
(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123  
BETSEY LYNBERG, AGENCY ADMINISTRATOR

### FLORAL PARK UPDATE

August 22, 2007

Dear Community Meeting Participants:

The County Redevelopment Agency and Parks, Open Space and Cultural Services Department would like to update you on the progress of the improvements to Floral Park. The County Board of Supervisors will consider the Floral Park Conceptual Plan for Renovation on Tuesday, August 28, 2007. The Board meeting will be held at 701 Ocean Street, Room 525, Santa Cruz, at 9:00 AM. This item is scheduled on the Consent Agenda.

For additional information you may review the item online after Thursday August 23 at the County's website by checking the Board of Supervisors Agenda for August 28, 2007\*.

If you have questions about this item you may call RDA's Project Manager, Melissa Allen at (831) 454-2280.

Very truly yours,

  
Betsey Lynberg  
Redevelopment Agency Administrator

cc: Supervisor Jan Beautz  
Barry Samuel & Bob Olson, Parks Open Space and Cultural Services

\*Note: Agenda documents may be reviewed at the office of the Clerk of the Board, Room 500, Governmental Center, at the Santa Cruz Main Library, and on the World Wide Web at <http://www.co.santa-cruz.ca.us> (see Board of Supervisors - Agendas and Minutes at the bottom right corner of the web page).

SANTA CRUZ COUNTY  
BOARD OF SUPERVISORS INDEX SHEET

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Creation Date: 8/21/07  
Source Code: POSCS  
Agenda Date: 8/28/07  
INVENUM: 59729

Resolution(s):

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Ordinance(s):

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Contract(s):

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Continue Date(s):

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**Index:** --Letter of the Director of Parks, Open Space and Cultural Services of August 16, 2007  
--Vicinity Map  
--Floral Park Conceptual Plan  
--Parks and Recreation Commission Minutes

↪ **Item: 48.2** APPROVED the proposed conceptual plan for the renovation of Floral Park and approved related action, as recommended by the Redevelopment Agency Administrator and Director of Parks, Open Space and Cultural Services



# County of Santa Cruz

## REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4000

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

BETSEY LYNBERG, AGENCY ADMINISTRATOR

### APPROVED AND FILED BOARD OF SUPERVISORS

August 16, 2007

Agenda: August 28, 2007

DATE: August 28, 2007  
COUNTY OF SANTA CRUZ  
SUSAN A. MAURIELLO  
EX-OFFICIO CLERK OF THE BOARD

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

BY: Sharon Mitchell DEPUTY

### Approval of Conceptual Plan for the Renovation of Floral Park

Dear Members of the Board:

In response to neighborhood concerns regarding the condition and use of Floral Park, Redevelopment Agency staff in conjunction with the staff of the Parks Department have prepared plans for the renovation of this small neighborhood park on 38<sup>th</sup> Avenue in Pleasure Point. The purpose of this letter is to bring the proposed conceptual plan for the renovation of Floral Park to your Board for approval and to outline the steps necessary to complete renovation of this park.

#### Setting and Background

Floral Park is a small neighborhood park located on 38<sup>th</sup> Avenue (APN 032-301-01) between East Cliff Drive and Portola Drive in the Pleasure Point area of Live Oak (Attachment 1). The park is roughly 37,000 square feet or 0.85 acre in size. The site was originally dedicated as a park along with the adjacent 28-unit condominium project (Briarwood) approved by the County in 1980. A Park Master Plan for the "38<sup>th</sup> Avenue Park" was approved by your Board in 1990 and construction was completed by the Parks Department in 1991.

Current facilities at the park site include deteriorating children's play area, paved surfacing of interlocking concrete pavers, a row of eucalyptus and pine trees along the southerly border, additional perimeter landscaping, and several benches and picnic tables, with most of the park consisting of a large lawn area across the 38<sup>th</sup> Avenue frontage.

Two neighborhood input meetings were held to discuss improvements to the park on February 21, 2007 and May 10, 2007. The attendees set priorities and expressed support for the proposed improvements as presented in the Floral Park Conceptual Plan (Attachment 2) prepared by staff.

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The Parks and Recreation Commission reviewed the Floral Park Conceptual Plan on May 14, 2007 and approved it on July 9, 2007 (Minutes attached as Attachment 3).

### **Proposed Conceptual Plan**

The primary goals for the renovation of this park include: improving the park to better serve neighborhood families; resolving conflicts between dogs and other park uses; expanding opportunities for walking and other uses such as roller skates and tricycles; improving convenience for families; and beautifying the park setting. As a result, the proposed park improvements (Attachment 2) include the following:

- an upgraded children's play area with a new climbing structure, swing, and accessible features;
- a new small public restroom building;
- an enclosed dog area of about 5,000 square feet;
- a park loop walkway;
- additional picnic tables, benches and a small barbeque unit;
- and upgraded landscaping.

The project will require County Planning Department review and associated permits prior to construction. The next steps include preparing an RFQ/RFP in order to select a consultant, working with the Planning Department to determine the level of permit and environmental review required, and completion of the park development plans.

It is proposed that this work be funded by the Redevelopment Agency. The fiscal year 2007-2008 budget contains funds to hire a design consultant to prepare park design plans and to take the project through the planning permit process. It is anticipated that upon completion of the final plans, funding for construction of the improvements could be allocated in the 2008-2009 fiscal year, with construction to follow.

### **Conclusion and Recommendations**

The conceptual plan for the renovation of Floral Park, as approved by the Parks and Recreation Commission, will increase recreational opportunities for neighborhood families and improve the overall character and use of the park.

It is therefore RECOMMENDED that your Board:

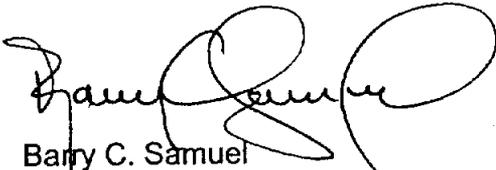
1. Approve the proposed Conceptual Plan for the Floral Park Renovation Project; and,
2. Direct staff to return to your Board with a Request for Proposal for consulting services to prepare design and development plans for the Floral Park Renovation Project.

48.2  
 37

Board of Supervisors  
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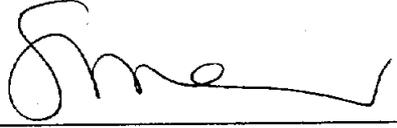
Very truly yours,

  
Betsey Lynberg  
Redevelopment Agency Administrator

  
Barry C. Samuel  
Director of Parks, Open Space and  
Cultural Services

BL:mka

RECOMMENDED:

  
\_\_\_\_\_  
Susan A. Mauriello  
County Administrative Officer

Attachments:

1. Vicinity Map
2. Draft Floral Park Renovation Conceptual Plan
3. Parks and Recreation Commission Minutes

cc: Redevelopment Agency  
Parks, Open Space and Cultural Services

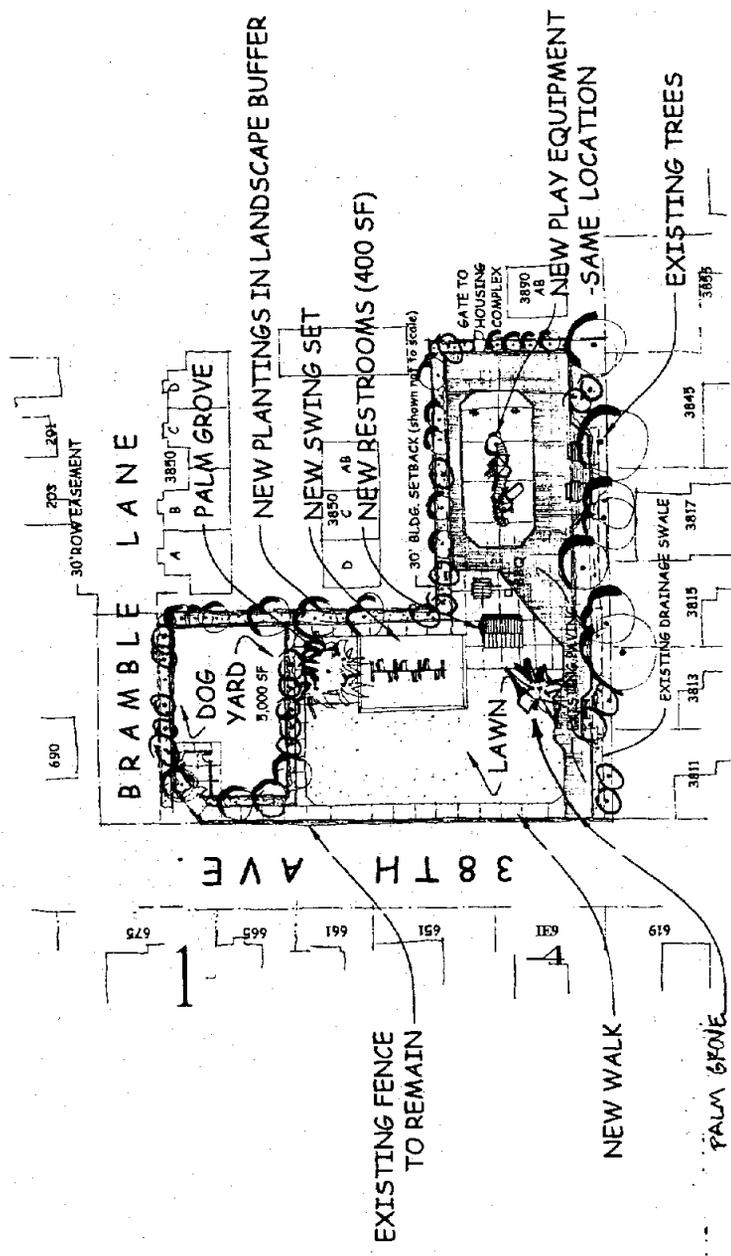
08-28-07 Floral Park Conceptual Plan.wpd



DATE	REVISION	PROJECT LANDSCAPE ARCHITECT	COUNTY OF SANTA CRUZ - DEPARTMENT OF PUBLIC WORKS	FLORAL PARK CONCEPTUAL PLAN	Antia Kane	SCALE: 1"=20'	DATE: 5/10/07	CONTRACT: PR	SHEET: 1 of 1
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# ATTACHMENT 2

## FLORAL PARK CONCEPTUAL PHAN



DATE: 5/10/07  
 CONTRACT: PR  
 SCALE: 1"=20'  
 SHEET: 1 of 1

HR. 2  
 07



# ATTACHMENT 3

## County of Santa Cruz 0462

### PARKS, OPEN SPACE & CULTURAL SERVICES

979 17<sup>TH</sup> AVENUE, SANTA CRUZ, CA 95062

(831) 454-7901 FAX: (831) 454-7940 TDD: (831) 454-7978

BARRY C. SAMUEL, DIRECTOR

### PARKS AND RECREATION COMMISSION MINUTES

Monday, July 9, 2007  
7:15 p.m.  
Regular Meeting

Government Center, Board Chambers  
701 Ocean St., 5<sup>th</sup> Floor  
Santa Cruz, CA 95060

#### I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:20 p.m.

Members: Janet Doten, Dave Mercer, Katharine Minott, Michael Rosenberg  
Francisco Serna

Present: Janet Doten, Dave Mercer, Katharine Minott, Michael Rosenberg,  
Francisco Serna

Staff: Maria A. Hurtado, Clark Beattie, Gretchen Iliff, Beth Porter

#### II. AGENDA MODIFICATIONS OR APPROVAL

The agenda was approved as modified – Kate Minott asked to move #3 on the action agenda to the discussion agenda (Serna/Doten 5/0).

#### III. CONSENT AGENDA

A. Minutes of May 14, 2007 were approved as presented (Minott/Mercer 5/0)

B. Information and Reports (Accept and File)

- 1) Facilities Division – Status Report
- 2) Maintenance Division – Status Report
- 3) Planning Division – Status Report
- 4) Recreation & Cultural Services Division – Status Report

The Information and reports were accepted and filed as written (Minott/Doten 5/0).

#### IV. ORAL COMMUNICATIONS - None

#### V. DIRECTOR'S REPORT

Director Hurtado reported on some updates:

- ▶ A pedestrian gate has been installed at each end of the bridge at Jose Avenue Park due to community concerns regarding safety. First Alarm has been contracted to close the gates daily at 9:00 p.m. and open them early in the morning. Signage has been posted to inform the public about the new gate closure hours.

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*The Mission of the Santa Cruz County Department of Parks, Open Space and Cultural Services is to provide safe, well designed and maintained parks and a wide variety of recreational and cultural opportunities for our diverse community*

the parking lot for easy access. Mr. Schott explained that the forest service will provide a crew and supervisor to clear the land for a charge of \$200 per day. No trees are scheduled to be removed. Gretchen responded to Commissioner Minott's question that there are no endangered species identified in the area that would be affected by clearing the area. Chair Rosenberg suggested that the Commission move the concept forward by making a recommendation to the Board of Supervisors in support of a nine hole disc golf course at Pinto Lake. Commissioner Doten suggested that this is a different sport and a change from skate boarding and BMX bike tracks and would provide an interesting new sport to kids. Commissioners agreed that it would be a good use of the area. Tom Schott has taken into consideration the liability factor of disc golf in this area and determined that there is none. Dave Mercer made a motion to approve the disc golf program concept and inform the Board of Supervisors that the Commission approves the disc golf project at Pinto Lake Park with a second from Janet Doten (5/0).

### **3. Floral Park Renovations**

Paul Rodriguez of the Redevelopment Agency presented the plan for renovations of Floral Park at last month's Commission meeting. Paul requests the Park Commission's approval to move forward with permitting and contract approval. The renovations at the park would include a new restroom building, swing area and a dog area. The volleyball area has already been removed due to concerns from the neighbors. Two community meetings have been held with neighbors contributing their wishes for the park. Commissioner Serna asked about the volleyball players and the number of complaints received from neighbors. Gretchen Iloff responded that the complaints were ongoing for about two years, with neighbors complaining about too many people from outside the neighborhood, playing past daylight, no restroom facility or parking for participants, too much noise, trash and public urination. It was decided that the park was not conducive for volleyball use, as there are other parks that have volleyball courts that may be used. Commissioner Minott made a motion to approve the Floral Park conceptual design as presented with a second by Commissioner Mercer (5/0).

### **4. Possible Sites and Hours for Dogs Off Leash**

Commissioner Minott asked if there are county park areas with beach access for use by dogs off leash. Chair Rosenberg asked about using Aptos Park in early morning hours. Gretchen Iloff responded that there are many weddings and parties scheduled for Aptos Park as well as use by Renaissance Camp all summer and evening use of the building. Aptos Village Park is the only green grass park in Aptos. The playground is scheduled to be renovated as the budget allows. Director Hurtado suggested that more time be taken to research appropriate sites. Some residents are in favor of the idea with some opposed. A report can be provided on pros and cons and possible places to use. Commissioner Serna asked about Davenport Landing as a possible off leash area. Commissioner Minott reminded the Commission that the discussion began with the request from residents that the great meadow at Polo Grounds be fenced and used as an off leash area. There are concerns with that plan due to the accessibility for the water district to check on their well. The well project will affect the area and the decision was made that more discussion will take place at next month's meeting.

### **4. Election of Chair and Vice Chair**

Michael Rosenberg was elected Chair (Minott/Doten 5/0). Dave Mercer was elected Vice Chair (Doten/Minott 5/0).

**CBD BOSMAIL**

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From: CBD BOSMAIL  
Sent: Monday, August 27, 2007 3:45 PM  
To: CBD BOSMAIL  
Subject: Agenda Comments

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**Meeting Date :** 8/28/2007

**Item Number :** 37

**Name :** Patricia Washko

**Email :** pwashko@sbcglobal.net

**Address :** 3813 Floral Court  
Santa Cruz, CA 95062

**Phone :** 831-479-9421

**Comments :**

First of all, I strongly object to the proposed changes to the park which were based on 2 meetings which were attended by only 10-15 people, and the first of which stated in its' announcement letter that NO changes would be made, but only ideas would be expressed. The next week or so, the volleyball court was demolished.

This court had been used quite extensively over the past couple years by several hispanic families, one of whom owns the corner market. I was told they were "too noisy late into the night". This is patently untrue - the late night noise came from parties at a house across from the park. I know that those "kids" don't want Mexicans near their rented house because they told me that.

Jan Beautz informed me that this is a neighborhood park, and therefore the individuals using it should be able to walk to the park, and that obviously the persons playing volleyball (because extra cars were parked here) must have come from out of the area. Most of the cars belonged to the 6-8 people who continually inhabit the house on 38th. Mrs. Beautz sat in her car 4 or 5 times, and this was the basis of her decision to eliminate the court.

Now to put in BATHROOMS (shouldn't we neighbors be able to walk home if need be????), and an OFF LEASH DOG AREA OF 5,000 SQUARE FEET, AND A BARBECUE AREA, DON'T YOU THINK THAT WILL ATTRACT PEOPLE FROM ALL OVER THE COUNTY? PLEASE VOTE AGAINST THIS PROPOSAL. My bedroom looks over the park where the bathrooms are proposed, and I can't believe that homeless people won't think this is a good place to hang out. My view will be destroyed, not to mention my peace of mind.

I use the park almost daily with my now 4 year old granddaughter who lives in my home with my daughter and me. I built this house 11 years ago, it is adjacent to the park's south end, 2nd from the corner of Floral Court and 38th Ave. I work from home and have seen most everything that has gone on there. I applaud the upgrade of the playground area, but absolutley think an off leash area will be noisy, dirty, and attract people from all over the county. How will you police the time that people can have barking dogs in such a small area?(It will be like rats in a cage.)

This parcel is way too small for that. Leave the open space, if you won't put the volleyball court back, but don't fill it with bathrooms, BBQs, and dog areas. Kids play soccer, baseball, frisbee, fly kites, and love having a big open field.

8/28/2007

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**37.**  
EXHIBIT G

I strongly urge you all to put this on hold until a picture of the conceptual proposal can be sent to ALL PEOPLE IN THE CONTIGUOUS AREA, NOT JUST THE FEW OF US WHO WENT TO THE MEETING. I have talked to other neighbors and they are opposed, but had no idea of what is being planned. This is simply not good government.

Thank you for your time,  
Sincerely,  
Patricia Washko  
479-9421  
419-5669

Redevelopment Agency  
Parks department  
Board of Supervisors

Re; Floral Park Plan;

I am a resident boarding Floral Park and wish to express my concerns regarding the tentative plan as proposed. The neighbors I have talked to bordering the Floral Ct. side and those on the west side of 38<sup>th</sup> Ave. perceive the site as a neighborhood Park. This implies that people who live near by are the principal user population and that they are low impact in the surrounding neighborhood (ie. little parking impact, able to police their own trash, and feel responsibility for the area). We realize that some from out of the area will utilize the park and that all county residents are entitled to, however, adding elements which invite population because facilities exist that aren't available elsewhere will take the park out of the neighborhood realm. Bathrooms and barbecues are appropriate for De Laveaga or Parks with buffer areas away from residential housing, but, areas where homes and condominiums surround the park at close range are not.

I attended the second neighborhood meeting where supervisor Beautz stated that residents have a reasonable right to come home from work or enjoy a weekend without the pervasive noise of large groups organized for games or parties. At present children and parents utilize the play area, have small parties that have little impact, but the prospect of barbecues and bathrooms invites larger gatherings and organized sports where many people gather and monopolize the park.

The dog park is a popular idea even among some neighbors, however, in a county where precious few areas are available for this use it will attract many people with no place else to go. If implemented it should be appropriate to the size of the park and not be a safe haven in a neighborhood where there is little parking as is.

Per the drawing handed out at the second meeting the grass area would be reserved for what was described as space for soccer, Frisbee, or football. Again, this is a small park and if it's to be utilized this way measures must be taken to keep the activities within the park. Speaking just for me, the park already contributes golf balls, frisbees, baseballs, and fireworks to my back yard and some of their owners who neglect to ask permission to enter. If the design seeks to put these activities at this end of the park then it must be landscaped or structured to keep these activities in the park with as little noise impact and trespassing as possible.

In closing I would like to convey my personal feeling that this plan has not been thoroughly conveyed to nearby residents. The first meeting seemed to have a low turnout and at the second meeting I attended (also low turnout) we were reviewing the first meeting conclusions rather than preferences. This project feels like it's moving ahead decided upon before it is genuinely reviewed.

Thank You, **Betty** Van Dyke, 3811 Floral Ct.

EXHIBIT 7/10/02



# County of Santa Cruz

## REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

BETSEY LYNBERG, AGENCY ADMINISTRATOR

### FLORAL PARK RENOVATION UPDATE AND NEIGHBORHOOD FEEDBACK

January 14, 2008

Dear Neighborhood Residents and Property Owners:

The County Redevelopment Agency and the Parks, Open Space and Cultural Services Department would like to update you on the progress of proposed improvements to Floral Park and invite you to provide additional feedback on one key aspect of the project.

Members of the Pleasure Point community were invited to attend meetings in February and May of 2007 to discuss potential park improvements. Based upon this input, a conceptual plan for renovation of the park was prepared. The County Parks and Recreation Commission and the Board of Supervisors approved the attached plan for renovation of the park in July and August of 2007.

The Plan for the park includes the following primary features: upgraded children's play area with new play equipment; retention of a large central open lawn area for informal active children's play; a new small public restroom building; a small fenced dog use area; and other park amenities.

#### Additional Neighborhood Feedback

Some nearby residents have raised concerns about a few elements of the plan including the need for a dog enclosure and providing a permanent restroom facility.

It was clear at the two neighborhood meetings that a dog use area is a priority for many in order to allow a place for residents to take their dogs and allow them to run off-leash and to keep them off the open lawn and out of the play area. The goal is to also reduce potential conflicts and safety concerns for park users, particularly young children. Due to the safety issue, we feel it is important to keep this feature.

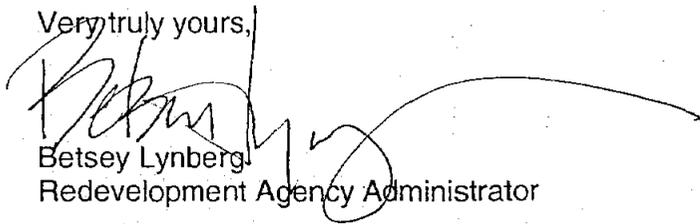
Those at the park planning meetings also concluded that a permanent restroom onsite is an important convenience for many park users, especially for families and small children. It should be noted that the proposed restroom would be maintained on a daily basis by parks staff and would be locked from dusk to dawn. Final adjustments to the restroom building location and a landscape buffer between the restroom and nearby residences will also be explored in the next stage of design.

Any additional comments regarding the placement of a small restroom building at the park and whether you think it would serve your family and/or neighbors would be appreciated. In order to provide direction for the final project design, we would like to hear from as many neighbors as possible in response to this matter.

Response

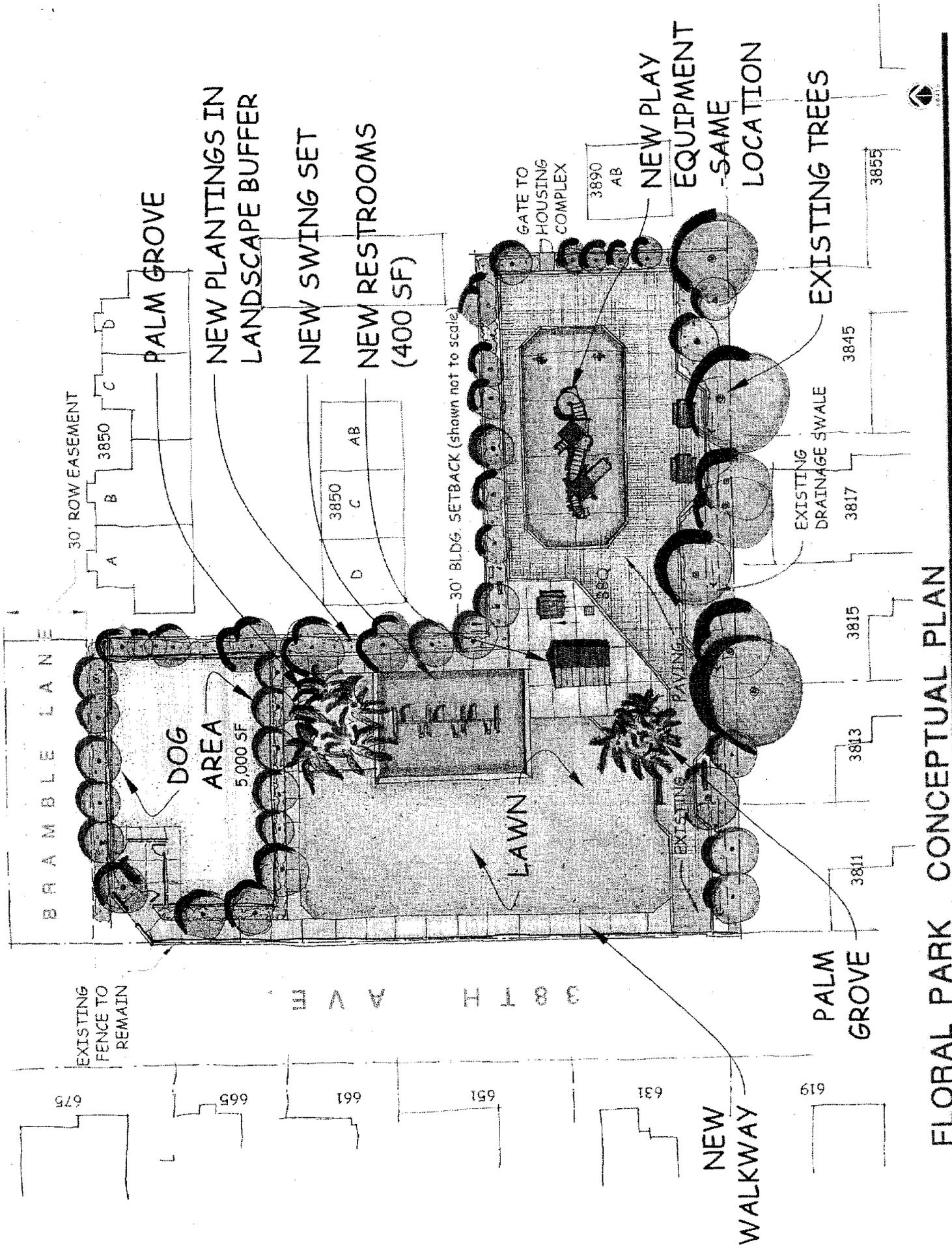
To respond to this letter, you may write to the address above or call or e-mail RDA's Project Manager, Melissa Allen at (831) 454-2280 or [melissa.allen@co.santa-cruz.ca.us](mailto:melissa.allen@co.santa-cruz.ca.us). Or, if you prefer, you may call Supervisor Beautz office at 454-2200. We would like to receive your comments by early February and no later than February 8, 2008. Thank you in advance for your participation and input in this process. The Redevelopment Agency and Parks Department look forward to continuing to work with the neighborhood to provide improvements to Floral Park. We expect that the renovations to this park will increase recreational opportunities for neighborhood families and improve the overall character and use of the park.

Very truly yours,



Betsey Lynberg  
Redevelopment Agency Administrator

cc: Jan Beautz, First District Supervisor  
Joe Schultz, Director Parks Open Space and Cultural Services



SCALE: 1" = 10'

FLORAL PARK CONCEPTUAL PLAN

EXHIBIT B

**FLORAL PARK RENOVATION  
NEIGHBORHOOD FEEDBACK LETTER RESPONSES**

1/15/08 - 2/15/08

DATE	NAME	MAILING ADDRESS	CONTACT #	E-MAIL	COMMENTS SUMMARY (RR=Restroom)
1/15/08	Richard Berryessa	5723 Tonopah Dr, San Jose, CA 95123 (3950 B Bramble Ln)		<i>Info Deleted for Planning Submit - Available upon request</i>	Concerns w/ maintenance, security & safety of RR & potential for graffiti (unit in Bramblewood Condos).
1/15/08	Kathleen & Frank Church	3845 Floral Ct Santa Cruz			House backyard abuts park, concerned with RR location.
1/15/08	Thomas Biddick	685 38 <sup>th</sup> Ave Santa Cruz			Look forward to improvements including upgraded play area & public RR & small fenced dog area makes sense to rectify current unsatisfactory situation of dogs running freely.
1/17/08	Lyn Hood (Lynda Hood)	635 36 <sup>th</sup> Ave Santa Cruz			Really support the dog park element of the park, especially with no dogs on local beaches crackdown; supports a RR if locked at night - would like to see a dog tie post outside so they wouldn't have to take them in the RR (re kids et al).
1/17/08	Catherine Romero	3708 Floral Dr Santa Cruz			Agree off leash enclosed dog area is necessary. Agree small RR is necessary improvement; some neighbors concern it may encourage after hours park loitering, therefore placement is of concern.
1/18/08	Clayton Ryon	3710 Moana Way, Unit C, Santa Cruz			Not dog owner but sees the value & supports a dog run at this park; Supports RR at park.
1/20/08	Debbie Dill (Debra Dill)	680 36 <sup>th</sup> Ave Santa Cruz			Support a sizable area for dogs off leash; a RR would also be convenient.
1/21/08	Heidi Schroeder	3817 Floral Ct Santa Cruz			See the need for a RR here, however, please place tables and RR as far away from adjacent homes as possible e.g. nearer grassy area, history of problems w/late night teens drinking etc.
1/22/08	Robert Giles	500 38 <sup>th</sup> Ave Santa Cruz			Dog Run: Concerns w/ dog population problem in this area, consider license fees to pay for these types of projects; monitor dog license and ownership for park users - an unattended dog has

					<p>attacked him in the past.</p> <p>RR: Concerns that a RR may attract people to loiter; not in favor of maintenance for landscape, design, or RR at this park; in favor of undeveloped parks w/ natural landscape design and not lawns.</p>
1/24/08	Shelly Flock (Michelle Flock)	554 36 <sup>th</sup> Ave Santa Cruz			<p>Fully believe RR is needed for this to be a truly utilized park, hard for people with kids if no RR, also great if they will be secured at night; also support dog park – very necessary to have a separated area and keep dogs out of the area where kids play for health, safety, &amp; sanitary purposes.</p>
2/1/08	Patricia Washko	3813 Floral Ct Santa Cruz			<p>Lives at 2<sup>nd</sup> house off 38<sup>th</sup> adjacent to park; master bdrm upstairs w window &amp; deck face park; location of RR is very important to her; should be in corner of park at 38<sup>th</sup> &amp; Bramble Ln - close to street will deter unwelcome activity, be close to sewer line, reduce expense &amp; breaking up park site; keep maximum open space for soccer, flag football, kites, Frisbee, etc.; if children's area is fenced off, don't need additional swings &amp; play equipment elsewhere; ok if dogs leashed, or off when others not there - if fenced area needed, put near RR at Bramble Ln, e.g. convenient water for dogs &amp; wash up area.</p>
2/3/08	Tom (Thomas) & Charmaine Rogers	3900 E Bramble Ln, Santa Cruz (5741 Tonopah Dr San Jose, CA 95123)			<p>Property owner at adjacent Briarwood Condominiums, opposed to RR at park; park is adjacent to significant residential housing, frequented by people who live close by, not a "destination park" or designed for large crowds, thus RR not a necessity – RR would create a nuisance for the adj. Residences; any changes to park that would increase crowds and noise fail to provide consideration of adj. residents &amp; quiet enjoyment of their property – park is too small &amp; close to resid. housing to accommodate the addition of a RR.</p>
2/5/08	Rachel Huff	630 37 <sup>th</sup> Ave Santa Cruz			<p>Total agreement that a RR would be necessary; should be located w/in eye view of the playground so parents can watch children &amp; feel safe &amp; facilitate if more than 1 child; small unisex RR is critical for a park used by so many children/families.</p>
2/6/08	Jean Jani	535 38 <sup>th</sup> Ave Santa Cruz			<p>RR appropriate if placed away from homes, e.g. over by Bramble Ln, &amp; if landscaped properly so not an eyesore, concerns of safety if people could hide between RR and back property fences; encourages</p>

3 to 4 easily maintained and safe trees along park frontage for shade, views, diversity, etc.; due to more lack of space w dog run, only supports 2-3 picnic tables and 0 to 1 BBQ; ok w/ rest of proposal.					2/11/08	Ron Duncan 605 37 <sup>th</sup> Ave Santa Cruz	Separate area for dogs is good modification; aware of concern w/ RR re "attractive nuisance" potential for people using RR for illegal purposes (e.g. drugs) - a permanent RR would encourage negative activity - Strongly suggest we consider type of restrooms in smaller parks in area (i.e. Derby Park, at Soquel Creek on Main St behind school, new Ken Wormhoudt Park, etc.), this would satisfy needs w/ out being as inviting for illegal behavior as a "permanent" facility - solution could address almost everyone's needs; This park offers a skate park opportunity for little children to learn at like a small quarter pipe ramp (e.g. 8' x 25'), could be wood and removable if adjacent neighbors don't like it.
<b>Letters Received by Supervisor Beautz after concept plan was approved by Board (8/07 to 2/08):</b>							
8/28/07	Michael Dini	425 Larch Ln Santa Cruz					Fully support RR at park, especially for small children (e.g. 3 year olds and/or elderly); a RR makes it feasible to have family picnics in the park, as it can be difficult to get home the few blocks.
	Janet Ferraro						In full support of improved park, play structure, dog area & RR. Lived in neighborhood 9 yrs and often uses Floral Park for child to play in.
8/28/07	Rachel Huff	630 37 <sup>th</sup> Ave Santa Cruz					RR: crucial to keeping the park free from people's excrement. Also beneficial to parents of small children who can't make it home in time. Dog area: necessary to keep dogs cordoned off from children - it's a big safety issue and one that is paramount for my family.
	Jean Jani	535 38 <sup>th</sup> Ave Santa Cruz					Concerned about RR being put against 2 homes - horrible for those neighbors and east side of RR's wouldn't be visible from the street. Ok w if it relocated, but for the amount of people that frequent the park, thinks the \$ could be better spent enhancing a larger park; also concerned RR bring more people to park as there is no parking; thinks improvements best if done in stages, e.g. BBQ & few more benches 1 <sup>st</sup> then RR's.

	Mary Peterson	675 38 <sup>th</sup> Ave Santa Cruz			Thinks it is inappropriate to put RR in a neighborhood - concerned it will become a hangout for weird people - now there are no problems, taking down the volleyball net eliminated the problem.
	Susie Staab	509 36 <sup>th</sup> Ave Santa Cruz			Proposed renovation sounds awesome - she has 2 children & a dog - hangs out there often. [Supports restroom & dog park]

All Santa Cruz addresses above are located within the 95062 Area Code.

08/29/08  
③  
(7)



# County of Santa Cruz

## REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073  
(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123  
BETSEY LYNBERG, AGENCY ADMINISTRATOR

### FLORAL PARK COMMUNITY MEETING

**DATE:** Thursday, September 11, 2008  
**PLACE:** Simpkins Family Swim Center  
979 17<sup>th</sup> Avenue, Santa Cruz, CA  
**TIME:** 7:00 – 9:00 PM

August 29, 2008

Dear Residents and Property Owners:

The County Redevelopment Agency and the County Parks, Open Space and Cultural Services Department would like to invite you to view the final design plan for the renovation of Floral Park.

As you may recall, members of the Pleasure Point community were invited to attend meetings in February and May of 2007 to discuss potential park improvements. Based upon that input, a conceptual plan for renovation of the park was prepared by the Redevelopment Agency staff. The County Parks and Recreation Commission and the Board of Supervisors approved that concept plan in the summer of 2007.

In January of 2008 we sent out an update letter and a request for neighborhood feedback. Community response confirmed the project goals and objectives and general consensus affirming the need for a public restroom in the park. Since that time, consultants have prepared a final design plan. This plan includes the following primary features: upgraded children's play areas with new equipment and swings; retention of a large central open lawn area for informal use; a new small public restroom; a small fenced dog use area; and other park landscaping, pathways and furnishings.

The consultant will present the design plan for park improvements at this meeting as a final step prior to a permit application. For more information, you may contact the Redevelopment Agency Project Manager, Melissa Allen at 454-2280 or by e-mail to [RED014@co.santa-cruz.ca.us](mailto:RED014@co.santa-cruz.ca.us).

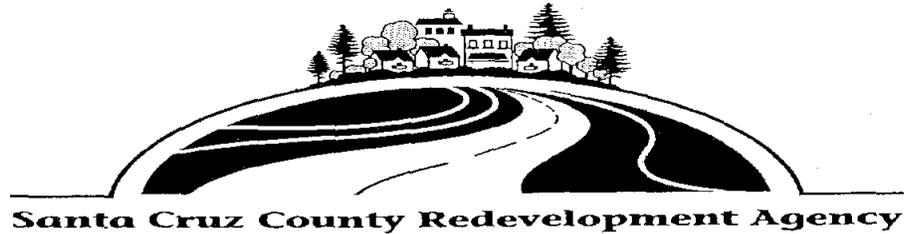
Your meeting attendance and input is greatly appreciated. We look forward to seeing you at this upcoming Community Meeting.

Very truly yours,

Betsey Lynberg, Redevelopment Agency Administrator

cc: Jan Beautz, First District Supervisor, and Joe Schultz, Director Parks, Open Space and Cultural Services

Please note that the County complies with the American Disabilities Act. And, as a courtesy to those persons affected, we request that you please attend the meeting smoke and scent free. Please call 454-2280 or TDD number 454-2123 at least 72 hours in advance of the meeting if you require special assistance.



## **FLORAL PARK COMMUNITY MEETING**

### **Agenda**

**September 11, 2008, 7pm-9pm  
At Simpkins Family Swim Center**

Sponsored by Santa Cruz County Redevelopment Agency in conjunction with  
The Department of Parks, Open Space and Cultural Services

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1. Welcome and Introductions – Betsey Lynberg, RDA Administrator
2. Overview and Project Goals and Objectives – Melissa Allen, RDA Project Manager
3. Current Master Plan Concept Presentation – Steve Sutherland, Principal, SSA Landscape Architects
4. Public Questions and Answers
5. Wrap-up and summary of Next Steps – Betsey Lynberg, RDA

Thank you for participating!

RDA WEBSITE: <http://sccounty01.co.santa-cruz.ca.us/red/>  
Phone: (831) 454-2280

## **Floral Park Community Meeting**

09.11.08

### **Introduction:**

Betsey and Melissa begin meeting by describing process to date, 1<sup>st</sup> community meeting, and initial concept plan. SSA retained in February 2008 to prepare plans through construction documents. Current plan will increase recreational opportunities for the community and improve overall neighborhood character.

### **SSA presents design:**

Proposed amenities include:

- New curb line with decomposed granite paving
- 2 entry points
- mulched dog park
- looped interior walk (can function as trike track)
- small restroom (1 toilet, 1 sink, small maintenance storage area)
- new plantings
- new playground equipment with resilient surfacing
- small picnic area with 4 tables, 1 barbeque
- new concrete split rail fence

### **Discussion with Residents:**

- One resident disagrees that park draws large soccer groups from out of the neighborhood---asks why not let people play soccer there.
- One resident expresses concerns about noise, soccer balls.
- Residents continue to discuss and disagree with each other over park use.
- One resident explains park is only large turf area neighborhood has and would prefer to leave it as is.
- Residents disagree over whether dog park is needed.
- One resident states she does not believe planning process should start over because of one person's comment.
- One resident approves playground but, not restroom location.
- One 30 year resident believes RDA and Parks staff have done a GREAT JOB!
- A question is raised about park lighting at night; staff explains there will only be restroom motion detector light.
- RDA explains that dog park was included to respond to resident concerns about off-leash dogs and safety of other park users.
- Supervisor Beautz adds that currently the whole park is being used as a dog park.
- Betsey explains reasons for current restroom location:
  - Safer for children to use
  - Safer in relation to larger park (visibility)
  - Neighbors won't see restroom as much from 2-story windows
- SSA passes out restroom study and explains current design is even smaller, restroom is 12', continue to discuss work done to study restroom location.

- **Neighbors are overwhelmingly in favor of restroom being located on 38<sup>th</sup> Ave.**
- RDA, SSA and residents discuss potential (n) locations on 38<sup>th</sup> ave.
- One resident asks if fence is to be replaced. RDA: probably.
- One resident asks if fence line will change. RDA: no.
- One resident asks about toxicity of resilient surfacing. SSA: not a concern
- Betsey describes the next steps in the process: 1) re-design to move bathroom 2) submittal of amended permit 3) planning commission public hearing; asks people to sign-in to make sure they are notified
- RDA agrees to notify residents when re-design is complete and on website, before Planning Commission meeting

**FLORAL PARK**  
**Community Meeting**  
**September, 11, 2008**  
**Sign In Sheet (PLEASE PRINT)**

Name	Mailing Address	Phone
Heidi Schraeder	3817 Floral Ct	476-0139
Bill KIRSCH	3815 FLORAL CT	650-867-5343
Cristina James	Pacific Grove	831-454-7963
Patty Washko	3813 Floral Ct	831-4799421
KATHLEEN CHURCH	3845 FLORAL CT	831-477-0106
Rachel Huff	630 37th AVE	4620555
Lyn Hood	635-36th	479-6540
Evan Meneu	566 7465 38th Ave	
Vera Brown	<sup>mailing</sup> PO Box 866 Soquel	479-0315
Michael Rosenberg	878 Valencia Soquel CA 95073	685-1926
Caralyn Steinberg	43 Rockview Dr. S. Crz	476-8759
Darren Gertler	692 38th #2	(858) 945-6627
Bill Farrington	692 38th Ave	
Tracy Inkeles	3860 Floral Ct	479-7185
Radi Romero	3708 Floral Dr.	476-9031
Richard Schraeden	3817 Floral Ct. <del>80</del>	476-0139



# County of Santa Cruz

## REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

BETSEY LYNBERG, AGENCY ADMINISTRATOR

### FLORAL PARK RENOVATION

Application # 09-0121

### NEIGHBORHOOD MEETINGS & PUBLIC INPUT SUMMARY

September 3, 2009

Neighborhood Meetings and other community information and involvement opportunities were held to receive input, discuss, and share the design progress for the renovation of Floral Park on 38<sup>th</sup> Avenue (APN 032-302-01), as follows:

- 1) February 21, 2007 – **1<sup>st</sup> Neighborhood Meeting** – Neighborhood preferences identified and park feature priorities established
- 2) May 10 2007 – **2<sup>nd</sup> Neighborhood Meeting** - Conceptual Plan presented
- 3) May 14, 2007 – Parks & Recreation Commission informational item
- 4) July 9, 2007 – Parks & Recreation Commission conceptual design approval
- 5) August 28, 2007 – Board of Supervisors conceptual design approval
- 6) January 14, 2008 – Update & Neighborhood Feedback Letter and results
- 7) September 11, 2008 – **3<sup>rd</sup> Neighborhood Meeting** – Design Plan presented
- 8) September 15, 2008 – Parks & Recreation Commission plan update

Please see the attached notices, mailing lists, meeting notes, minutes and/or results from these meetings.

#### **Background and History Summary:**

Floral Park is an existing small neighborhood park just over 3/4 acres in size with play and turf areas. Residents encouraged that improvements to the park are needed for the park to better serve the neighborhood. The proposed improvements include an upgrade to the existing children's play area, new swings, a new small public restroom building, additional landscape plantings, park pathway, a dog run area, and several picnic tables and benches.

In February of 2007, the County Parks Department and the Redevelopment Agency hosted a neighborhood meeting in order to obtain input and ideas regarding improvements for the park. A conceptual design for the park was developed by Redevelopment staff and presented to the neighbors in a second meeting in May of 2007.

The Floral Park Conceptual Plan was presented to the County Parks & Recreation Commission (PRC) at its May meeting as an informational item and was approved by the Commission in July of 2007. The Master Park Plan concept then received Board of Supervisors approval in August of 2007. A follow-up "Update and Neighborhood Feedback" letter was sent to the neighbors in January of 2008 to confirm whether a new restroom should be included in the park renovation.

**EXHIBIT G**

In February of 2008 the design team led by SSA Landscape Architects was hired to prepare final park design and construction plans for the project. The formal park design by SSA was presented at a 3<sup>rd</sup> neighborhood meeting in September of 2008. At this meeting, the attending neighbors unanimously requested that the restroom building be moved away from the side and rear residences adjacent to the park and moved to the front of the site off 38<sup>th</sup> Avenue. The following week, the design plans and result of the neighborhood meeting were presented to the PRC as an informational item.

Since that time, SSA has revised the design plans based on the neighborhood input received (including moving the restroom to the front of the site) and addressed additional park design details. These are the plans submitted to the Planning Department for development permit review.

If you have questions about these items please contact me at (831) 454-2218.

Very truly yours,



Melissa Allen, RDA Project Manager

cc: Paul Rodrigues, RDA Capital Improvement Programs Manager  
Cristina James, Parks Open Space and Cultural Services Planner  
Scott Reeves, SSA Landscape Architecture Project Manager

CREATION = 082190  
SOURCE = POSCS  
AGENDATE = 082890  
INVENUM = 24974  
RESOLUTN =  
ORDINANC =  
CONTRACT =  
CONTINUE = 092590

-Letter of Benton A. Angove, Director of Parks, Open Space And Cultural Services, Dated August 21, 1990

053. DEFERRED approval of the design for the 38th Avenue park site until September 25, 1990, as recommended by the Director of Parks, Open Space and Cultural Services

@RKS, OPEN SPACE @  
CULTURAL SERVICES

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August 21, 1990

AGENDA: AUGUST 28,

1990

BOARD OF SUPERVISORS

County of Santa Cruz

701 Ocean Street

Santa Cruz, CA 95060

SUBJECT: DESIGN FOR 38TH AVENUE PARK SITE

Dear Members of the Board:

On May 15, 1990 your Board directed the Department of Parks,

Open Space and Cultural Services (POSCS) to report back on or before August 28, 1990 with a plan, approved by the Parks and Recreation Commission, for the **38th Ave Park** site. Your Board also directed POSCS to construct a sand volleyball court and a play area during the first quarter of fiscal 1990-91.

The POSCS development crew has constructed the necessary appurtenances for the area which will encompass the play structure. The structure is currently back ordered and we anticipate delivery in mid-September. In addition the POSCS development crew will complete the sand volleyball court by August 25, 1990.

Regarding the overall park plan, POSCS staff held a meeting with the neighbors of the **38th Ave Park** site on August 13, 1990 to discuss the recreational facilities and the potential impacts of the proposed park design. Approximately a dozen neighbors participated in the meeting. All of the participants were very enthusiastic and supportive of the County's effort to create a park at this site and the incorporation of their suggestions.

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EXHIBIT H

into  
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consideration  
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site is  
consideration  
1990.

the project. Due to the lack of a quorum however, the Parks  
Recreation Commission did not meet in August. The  
of the recommended plan, which incorporates suggestions from  
neighborhood meeting of August 13th for the **38th Ave Park**  
currently scheduled for the Commission's September meeting.  
It is therefore **RECOMMENDED** that your Board defer  
of the plan for the 38th Ave. Park site until September 25,

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Very truly @@ur@@

RECOMMENDED:

.@ County Administrative Officer

BAA:DM:th

cc: POSCS

County Counsel

CAO

----- FORMATTED PAGE ORIGIN ----- 4

EXHIBIT H

CREATION = 091890  
SOURCE = POSCS  
AGENDATE = 092590  
INVENUM = 25210  
RESOLUTN =  
ORDINANC =  
CONTRACT =  
CONTINUE =

-Letter of Benton A. Angove, Director of Parks, Open Space And Cultural Services, Dated September 18, 1990

068. APPROVED the Master Plan for the 38th Avenue Park Site as recommended by the Parks and Recreation Commission; and directed POSCS to implement Phases One and Two during fiscal 1990/91 as designated in the Live Oak Park Dedication Budget, as recommended by the Director of Parks, Open Space and Cultural Services



@RKS, OPEN SPACE AND CULTURAL SERVICES

(o@s) @zs-zsss

September 18, 1990

AGENDA: SEPTEMBER 25, 1990

BOARD OF SUPERVISORS

County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

SUBJECT: ACCEPTANCE OF THE 38TH AVENUE PARK SITE PLAN

Members of the Board:

In our letter to your Board of August 28, 1990 we recommended that final consideration of the master plan for the 38th Ave. Park site be deferred until September 25, 1990, in order to

allow review by the Parks and Recreation Commission. The Commission conducted a public hearing on the proposed master plan on

September 10, 1990.

Due to the small size of the site, staff engaged in an abbreviated master plan process by developing a preliminary conceptual plan

for the initial public meeting of August 13, 1990. By working with the public, staff was able to develop the three alternate concept plans which were presented to the Commission and the public at their September meeting. There was public comment taken regarding the plans during the meeting with the

Commission recommending the concept plan which calls for a children's play area, sand volleyball court and walkway turf which will

augment the park's landscaping.

Consistent with the development timeline that we put forth in our

board letter of August 28, 1990 POSCS has completed the sand volleyball court and the children's play structure is

currently

being installed and will be ready for use by the beginning of October. The remainder of phase one which includes the paved walkway and irrigation modifications will be complete by the



end  
of December. Phase two will begin in January of 1991. This  
phase will consist of picnic tables, sitting benches, a  
drinking  
fountain, a bicycle rack, receptacles, additional irrigation  
modifications and landscaping to control erosion. The third  
and  
final phase is dependant upon the availability of water from  
the  
City of Santa Cruz and will complete the landscaping of the  
park.

The recommended plan for the 38th Ave. Park Site is on file  
with  
the Clerk of the Board along with the other two options.

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In consideration of the above, it is RECOMMENDED that your Board  
approve the master plan for the 38th Ave. Park Site as recommend-  
ed by the Parks and Recreation Commission and direct the depart-  
ment of Parks, Open Space and Cultural Services to implement  
phases one and two during fiscal 1990/91 as designated in the  
Live Oak Park Dedication Budget.

Very truly yours,

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BENTON A @ A @ @

Director

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S @ @ AN A. MAURIEL @ @ @ @

County Administrative @fficer

BAA:CAB:th

cc: CAO

County Counsel

Auditor

POSCS

Parks and Recreation Commission

38THAC11

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EXHIBIT 