



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET - 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

**KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR**

**Agenda Date: April 24, 2019**

**Agenda Item #6**

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

**Subject: Application 181170**  
**Assessor's Parcel Number: 026-043-14**  
Continued item from March 27, 2019

Members of the Commission:

### **Project Background**

On March 27, 2019, the Commission considered Application No. 181170 (2606 PM Investors, LLC): – A proposal to demolish an existing single-family dwelling and associated outbuildings and construct two 1,413 square foot, commercial office buildings and a 7,115 square foot, two-story residential building containing 15 for-rent apartments ranging in size from 445 to 680 square feet, and to grade approximately 368 cubic yards of material in the PA zone district.

The project includes an application for a 35% density bonus pursuant to California Government Code Sections 65915-65918 and County Code Chapter 17.12 (Density Bonus Law), in exchange for the applicant's provision of two very low income affordable rental units within the project. As part of the density bonus application, the applicant requested a "waiver of development standard" pursuant to Density Bonus Law (County Code Section 17.12.050). The particular development standard the applicant asked to be waived was that set out in County Code section 13.10.332 and General Plan policy 2.12.3, both of which limit the amount of residential space in a mixed-use development to no more than 50% of the total project floor area (or 67% of total floor area if the project is 100% affordable), to allow for 71.57% of the total floor area of the development to be allocated for residential purposes.

Under the provisions of County Code 17.12.050, an applicant may seek a waiver of any development standard that will have the effect of physically precluding the construction of a housing development subject to a density bonus, that meets the criteria of County Code sections 17.12.020 and 17.12.025.

At the hearing, some members of the Commission expressed concerns that the restriction on residential floor area set out in County Code section 13.10.332, 'Commercial uses Chart' and General Plan policy 2.12.3 was not a "development standard" but rather was a use restriction or another type of regulation. Following a discussion between Commissioners, County Counsel and staff, Counsel suggested and that that the Commission could consider the applicant's request for flexibility under Code Section 13.10.332/General Plan Policy 2.12.3 as a request for a "concession"

pursuant to County Code section 17.12.040, rather than as a “waiver” pursuant to County Code section 17.12.050. In addition, during the hearing, the applicant re-stated his request for a second “concession” under 17.12.040 to defer payment of the project’s Capital Improvement Fees until final inspection/building occupancy, rather than at time of building permit issuance which is the standard requirement. This requested “concession” was deemed to be acceptable, as this project qualifies for two concessions pursuant to County Code Section 17.12.040 (B)(2). Accordingly, your Commission continued the hearing of application 181170 to a date certain (April 24, 2019) and directed staff to prepare revised findings in support of the applicant’s two requested “concessions”: 1) to allow the project to exceed the percentage of residential floor area otherwise allowed under County Code 13.10.332 and General Plan Policy 2.12.3; and 2) to defer payment of the project’s Capital Improvement fees to final inspection/building occupancy.

As a result of additional discussions on the merits of the proposed project, your Commission also required that minor revisions be made to the conditions of approval for the project to address concerns regarding parking, business operations and choice of materials at the site. The specific requested changes included 1) a requirement that one space within the central parking area must be assigned for exclusive use to each of the residential units; 2) that the hours of operation be revised (or eliminated) to allow for longer business hours; and 3) that the proposed artificial turf areas within the residential rear yard areas be eliminated and replaced with another appropriate semi-pervious or pervious surface.

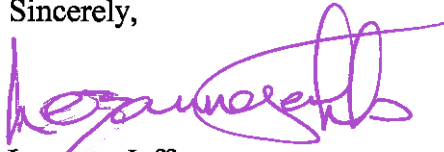
### **Updated Project**

To address all of the matters discussed at the Planning Commission hearing held on March 27, 2019, staff has prepared a revised and updated staff report for the project that includes increased discussion regarding the requested 35% residential density bonus (called out in a separate section of the report) clarifying that the applicant is now requesting a “concession” to allow for increased residential floor area instead of a “waiver” and adding in a further “concession” to defer payment of Capital Improvement fees to building occupancy as opposed to prior to building permit issuance. Further, a complete list of Findings in support of the requested residential density bonus has been added. Other minor changes have also been made to the body of the report and Development Permit Findings to reflect both the revised density bonus application and the other minor project changes that have been requested. In addition, the conditions of approval have been revised to add in the updated parking requirements, business hours and surface treatment within the residential rear yards, as well as to revise the due date for the payment of Capital Improvement fees.

### **Staff Recommendation**

- **ADOPTION** of the CEQA Mitigated Negative Declaration and Mitigation Measures and Reporting Program related to the proposed project, certifying the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act (Attachment 1, Exhibit A); and
- **APPROVAL** of Application Number **181170**, based on the attached findings (Attachment 1, Exhibit B) and conditions (Attachment 1, Exhibit C).

Sincerely,



Lezanne Jeffs  
Development Review Planner

Reviewed by:



Steven Guiney, AICP  
Principal Planner

Attachment:

1. Revised staff report to the Planning Commission, dated April 24, 2019 with the following Exhibits:
  - A. Notice of Determination/Mitigations and Monitoring Program (CEQA)  
(Initial Study/Mitigated Negative Declaration available on file at the Clerk of the Board, 701 Ocean Street, 5<sup>th</sup> Floor, Santa Cruz, CA or online at [www.sccoplanning.com](http://www.sccoplanning.com) >> EIRs/Initial Studies >> Archived CEQA Documents)
  - B. Findings
  - C. Conditions
  - D. Project plans
  - E. Assessor's, Location, Zoning and General Plan Maps
  - F. Parcel information
  - G. Will-serve letters
  - H. Report review letters
  - I. Hydrological Study
  - J. Drainage Calculations
  - K. Trip Generation Analysis
  - L. Historic Analysis
  - M. Public Notification materials
  - N. Comments and Correspondence
  - O. Density Bonus Calculations



## Staff Report to the Planning Commission

Application Number: **181170**

**Applicant:** Dave Smith, Daniel Silvernail and  
Dennis Norton c/o 2606 PM Investors, LLC  
**Owner:** 2606 PM Investors, LLC  
**APN:** 026-043-14  
**Site Address:** 2606 Paul Minnie Avenue

**Agenda Date:** April 24, 2019

**Agenda Item #:** 6

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

**Project Description:** Proposal to demolish an existing single-family dwelling and associated outbuildings and construct two 1,413 square foot, commercial office buildings and a 7,115 square foot, two-story residential building containing 15 for-rent apartments ranging in size from 445 to 680 square feet, including 2 very low income affordable rental units, with an application for a 35% Residential Density Bonus, and to grade approximately 368 cubic yards of material in the PA zone district.

**Location:** Property located on the east side of Paul Minnie Avenue (2606 Paul Minnie Avenue) at approximately 150 feet south of the intersection with Soquel Avenue in Live Oak.

**Permits Required:** Commercial Development Permit with Residential Density Bonus

**Supervisory District:** First District (District Supervisor: John Leopold)

### Staff Recommendation:

- Adopt the CEQA Mitigated Negative Declaration and Mitigation Measures and Reporting Program related to the proposed project (Exhibit A), certifying the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act; and
- Approval of Application 181170, based on the attached findings and conditions.

### Project Background & Setting

The property is located on the east side of Paul Minnie Avenue, approximately 150 feet south of Soquel Avenue which, in this area, serves as a frontage road running south of and parallel to Highway 1. The southern side of Soquel Avenue is developed with a variety of one and two-story commercial buildings that have a wide variety of architectural styles. Adjacent to the project site, at the eastern corner of Paul Minnie Avenue and Soquel Avenue, is a parcel developed with a newer two-story office building and a one-story structure, also used as an office, that was formerly a residence. Opposite the project site on Paul Minnie Avenue, extending southwards from the western corner of Soquel Avenue, there is a large one-story commercial building used as a rehabilitation center. East of the project site, on Mansfield Street,

there are semi-industrial commercial service uses, including an auto repair shop, mostly located within larger one-story buildings, however there is a small nonconforming dwelling, immediately adjacent to western property boundary. South of the project site, Paul Minnie Avenue is zoned for residential uses and is developed with a variety of one and two-story homes. The project site is currently developed with a 1,260 square foot two-bedroom dwelling that was constructed in 1909, two dilapidated non-habitable accessory structures (garage and storage building) and several small sheds. Because the dwelling on this parcel was constructed over 100 years ago the historic significance of the property was evaluated in 2007 but was determined not to meet the criteria for inclusion in the Santa Cruz County Inventory of Historic Resources. In 2015, the property was reevaluated by historic consultant Anthony Kirk and again determined not to qualify for listing as a historic resource.

### **Project Description**

The project is for a mixed-use development consisting of two free-standing commercial office buildings of approximately 1,413 square feet each, located either side of a central driveway at the northwest and southwest corners of the parcel, adjacent to Paul Minnie Avenue, and one free-standing residential building of 7,115 square feet located at the rear of the property, closest to the northeast corner of the parcel. The residential building will contain 15 for-rent apartment units.

The proposed apartments will be small efficiency units, ranging in size from 445 to 680 square feet, 14 of which would have one bedroom and one that would have two bedrooms. This two-bedroom unit replaces the existing two-bedroom house on the parcel and will be restricted as a very low-income rental unit pursuant to County Code Chapter 17.12. Apartments on the lower floor would each have a patio and private yard area, upper floor units would all have private decks. In addition, an approximately 1,200 square foot landscaped garden area with tables, seating and a barbecue, would be constructed at the southeastern corner of the parcel, for use by both the commercial and residential tenants.

The existing site is roughly level and therefore the project will not require any significant change to the existing landform. However, because the topmost 18 inches of the existing soil at the site has been identified as poorly consolidated and therefore unsuitable to support paving or foundations, approximately 368 cubic yards of grading, including over-excavation and compaction, will be required to prepare the site for the proposed mixed-use project. To screen and soften the proposed development, new landscaping is proposed throughout the project site. The proposed landscape plan includes planting of a total of 16 new trees, including four large canopy street trees (London Plane) along the Paul Minnie Avenue frontage, with additional native and drought tolerant tree species throughout the site, together with new shrubs, vines and perennials.

This application is for a Commercial Development Permit subject to Planning Commission approval for a mixed-use development of less than 20,000 square feet of floor area, with a 35% residential density bonus. A Preliminary Grading Review and review of a Geotechnical (soils) Report was also required in support of the project.

### **Zoning & General Plan Consistency**

The subject property is a 26,919 square foot (0.63 acre) lot, located in the PA (Professional and Administrative Office) zone district, a designation which allows mixed use uses. The proposed

Offices and residential apartments are conditionally permitted uses within the zone district and the project is consistent with the site's C-O (Commercial Office) General Plan designation.

The project has been designed in accordance with County Code section 13.10.332 "Commercial Uses Chart," which allows for the construction of residential units within the PA (Professional and Administrative Office) zone district based upon the density standards for the Urban High Residential General Plan designation. Applying these standards to the 26,919 square foot lot area, a total of 10.77 units could be constructed. This would be rounded down to 10 units if not for the density bonus application. With the project's density bonus application, pursuant to State density bonus law, all density calculations resulting in fractional units must be rounded up to the next whole unit. For this reason, the "base" unit yield for this site, before the density bonus is applied, is 11 units.

The proposed commercial buildings have been designed in accordance with all of the required site and development standards for the PA zone district, as set out in County Code section 13.10.333. In addition, the residential building has been designed in accordance with all development standards for multi-family residential structures as set out in County Code section 13.10.323, including setbacks, height and number of stories. Further, although there is no limitation on lot coverage or floor area on commercial parcels set out in County Code, the development as a whole would have a lot coverage of approximately 25% and a floor area ratio of approximately 37% which is significantly less than the 40% maximum allowed lot coverage and 50% maximum floor area ratio that would be allowed on the adjacent residentially zoned parcels.

### **Affordable Density Bonus**

The applicant has applied for a residential density bonus of 35% pursuant to California Government Code sections Section 65915-65918 and County Code chapter 17.12 (Density Bonus Law). Density Bonus Law sets out that a housing development is eligible for a density bonus as described in Code chapter 17.12, as well as regulatory incentives, when the applicant for the housing development seeks and agrees to construct the applicable number of qualifying very low and/or lower income units required by County Code sections 17.12.020 and 17.12.025. The requested 35% density bonus would allow for the construction of 15 units, subject to the provision that at least 11% of the base units (11% times 11 or 1.21 units, which rounds up to 2 units) must be provided as very low-income affordable rental units. As proposed, two of the 11 base units would be affordable to very low-income households. These units will be regulated for a 55-year term and restricted to rent and income limits and related terms of an Affordable Housing and Density Bonus Agreement to be recorded against the property prior to construction, as noted in Condition of Approval "I" (Exhibit C). In addition to the restricted affordable units, all the market-rate units are designed to be small, efficient and somewhat more affordable by design.

The regulatory incentives set out in Density Bonus Law allow that an applicant may submit a proposal for specific incentives or concessions in order to facilitate their project. For projects where at least 10% of the units will be available exclusively for very low-income households, the applicant may request two such concessions or incentives. In addition, the applicant may request State parking standards for affordable density projects as set out in County Code 17.12.090, and one or more "waivers of development standards" pursuant to Code Section 17.12.050.

As set out in County Code 17.12.040(C), a "Concession" or "incentive," means any of the following:

1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Government Code section 65915(c).
2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
3. Priority processing as provided in SCCC 17.10.040.
4. Other regulatory incentives or concessions proposed by the developer or the County that result in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in Government Code section 65915(c).

For the proposed project the applicant has requested two such concessions/incentives. First, the applicant has requested modification of the allowed percentage of the total floor area of a mixed-use project that may be allocated for residential uses, to allow for 71.57% of the total floor area of the development to be in a residential structure. County Code section 13.10.332 and General Plan policy 2.12.3 limit the percentage of residential space in a mixed-use development to no more than 50% of the total project floor area (or 67% of total floor area if the project is 100% affordable).

Second, the applicant has requested that the payment of Capital Improvement Fees be deferred, so that payment is due prior to occupancy of the structures. Capital Improvement Fees are generally required to be paid, as a condition of approval of a Development Permit, prior to the issuance of Building Permits for the proposed structures.

Granting these concessions/incentives is appropriate because the project, as designed, would allow for the provision of commercial office uses in conjunction with new housing that would be constructed at a more affordable level. There is not currently a great demand for office space in the County, and therefore, not having to build a large amount of unwanted office space reduces the construction costs of the project, as well as the amount of required parking that would need to be constructed. This then allows for the construction of the increased number of residential units as allowed subject to a density bonus. With economies of scale, there are also cost savings to be achieved by the construction of a larger number of units. Deferral of the payment of Capital Improvement Fees would reduce the up-front costs resulting in a lower construction loan and interest charges, thereby making the project economically feasible. A complete list of findings for the approval of the requested concessions/incentives is included with this report.

Density Bonus Law also allows that an applicant may, in addition to any concessions or incentives, request a waiver of any development standard that will have the effect of physically precluding the construction of a housing development. This application does not include a request for a waiver of any development standard.

## **Parking**

In conformance with County Code sections 13.10.552 "Schedule of off-street parking space requirements" which apply to the proposed office use, and 17.12.090 "Parking [for density bonus projects]," which applies to the proposed residential use, the project will provide 27 parking spaces for shared use by the office and residential uses. The proposed parking area is proposed to be located in the center of the site and would be accessed directly from Paul Minnie Avenue via a 26-foot wide two-way driveway. The allocation of spaces for the proposed office and residential uses does not take into account the potential for shared use of the parking area, where all spaces would be available for both the residential and office uses. This means that residents may use spaces allocated for office uses during evenings and weekends, when the offices would be closed, and office users may use residential spaces during daytime hours, when a significant proportion of residents would typically be away from home for work or other reasons. To ensure that parking is always available for the residential tenants, one space within the central parking area will be assigned for exclusive use to each of the residential units.

In addition to vehicular parking, there will be 18 secured bicycle parking spaces for the residential units and 4 bicycle spaces for the commercial buildings. Four on-street parking spaces will also be available on Paul Minnie Avenue in front of the property.

## **Design Review**

The project would be located in an urbanized area on the east side of Paul Minnie Avenue on a commercially zoned parcel the center of which is located approximately 150 feet south of Soquel Avenue, a frontage road running immediately south of and parallel to Highway 1. The project, which includes two small one-story office buildings adjacent to Paul Minnie Avenue and a 15-unit, two-story residential building located at the rear of the parcel, is compatible with the adjacent commercial and residential uses and has been designed and landscaped so as to fit into this setting.

The project is designed to be consistent with County Code Chapter 13.11, Site, Architectural and Landscape Design Review. The office buildings would be one-story and small in scale. The matching office buildings are located either side of the driveway and have a varied roofline and will be finished using a mixed palate of colors and materials that will break up and soften the structures and ensure their compatibility with adjacent residential uses. The proposed two-story residential building will be located at the rear of the parcel, beyond the parking area. Because the structure is set back from the street it would not be visually prominent in views from Paul Minnie Avenue. Landscaping and tree planting along the project frontage would further screen and soften the proposed development in views from Paul Minnie Avenue. To minimize the potential impact of the two-story residential building on residential properties, the structure has been located closest to the northeast corner of the site where it would be adjacent to an existing two-story commercial office building on Soquel Avenue. South of the proposed building, in the southeast corner of the site, there is a landscaped garden that will provide a buffer to the adjacent



residential uses. Trees planted along the eastern property boundary within the rear yard areas, as well as within the common open-space in the southeastern corner of the development and within the parking area, will further screen and soften the proposed two-story building in views from adjacent residential properties.

Although the northern property boundary of the project site is located approximately 165 feet south of Highway 1, a County designated scenic road, and the northern one-third of the parcel is mapped within the Highway 1 scenic corridor, the proposed mixed-use project will not be visible from the scenic road. This is because, adjacent to the project site, the highway has been cut into the original grade such that the travelled roadway is approximately 10 feet lower than the surrounding land. Therefore, there are no open views of the adjacent neighborhoods from the highway since sight lines are mostly contained within the road corridor. In addition, there are trees and other vegetation along the sloped shoulder of the highway and existing buildings developed along the south side of Soquel Avenue that further restrict views of the project site from the road. Therefore, the project would have no impact on scenic vistas from Highway 1.

### **Traffic**

The project design would comply with current road requirements, including the regulations under section 13.11.074 of the County Code, "Access, circulation and parking" to prevent potential hazards to motorists, bicyclists, and/or pedestrians, as well as the County of Santa Cruz Department of Public Works Design Criteria. In addition, the project includes development of 147 linear feet of sidewalk. Trip Generation Analysis for the project prepared by Pinnacle Traffic Engineering, dated August 20, 2018, indicates that the proposed mixed-use development would create a small incremental increase in traffic on nearby roads and intersections but concludes that, given the small number of new trips created by the project (146 trips, including 11 morning peak hour trips and 14 evening peak hour trips), this increase would be less than significant. Further, the increase would not cause the Level of Service at any nearby intersection to drop below Level of Service D, consistent with General Plan Policy 3.12.1.

### **Site Drainage**

The proposed project is considered a Large Project by the Public Works Design Criteria and is subject to site design and runoff reduction measures and a requirement that stormwater discharge rates and volumes be minimized. The runoff rate from the property would be controlled by on-site detention measures which include a three-foot diameter closed detention system with orifice restriction, two bio-retention facilities, the use of porous pavers for all parking areas and numerous landscape areas. The proposed on-site storm water detention improvements would be adequate to handle runoff associated with the project and storm water release from the site, which is proposed via a new pipe running eastwards along Mansfield Street from the southeastern corner of the site to connect with an existing storm drain, and would comply with, or exceed, the County Design Criteria standards. Department of Public Works staff have determined that, subject to a condition of approval that a culvert that lies downstream from the project site be repaired to ensure continued capacity of the existing drainage system to accept runoff, the existing storm water facilities are adequate to handle the increase in drainage associated with the project.

## **Environmental Review**

Environmental review was required for the proposed project per the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on January 17, 2019. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit A) was made on February 14, 2019. The mandatory public comment period expired on March 11, 2019, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of Hydrology/Water Supply/Water Quality, Geology and Soils, Transportation and Noise. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues.

## **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**

- **ADOPT** the CEQA Mitigated Negative Declaration and Mitigation Measures and Reporting Program related to the proposed project, certifying the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act; and
- **APPROVAL** of Application Number **181170**, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

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

Report Prepared By: Lezanne jeffs  
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Report Reviewed By: \_\_\_\_\_

*Steven Guiney*

Steven Guiney, AICP  
Principal Planner  
Development Review  
Santa Cruz County Planning Department

### **Exhibits**

- A. Notice of Determination/Mitigations and Monitoring Program (CEQA)  
(Initial Study/Mitigated Negative Declaration available on file at the Clerk of the Board,  
701 Ocean Street, 5<sup>th</sup> Floor, Santa Cruz, CA or online at [www.sccoplanning.com](http://www.sccoplanning.com) >>  
EIRs/Initial Studies >> Archived CEQA Documents)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
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- N. Comments and Correspondence
- O. Density Bonus Calculations



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
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**KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR**

<http://www.sccoplanning.com/>

## NOTICE OF DETERMINATION

### To:

☒ County of Santa Cruz  
Clerk of the Board  
701 Ocean Street, Room 500  
Santa Cruz, CA 95060

☐ Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**State Clearinghouse Number (if applicable):** N/A

**Project Title:** Paul Minnie Mixed Use

**Project Location:** The proposed project is located on the east side of Paul Minnie Avenue (2606 Paul Minnie Avenue) approximately 150 feet south of the intersection with Soquel Avenue and within the community of Live Oak in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**Project Description:** This is a proposal to demolish an existing single-family dwelling and associated outbuildings and to construct two 1,413 square foot professional office buildings and a separate 7,115 square foot residential building containing 15 for-rent apartments, ranging in size from 445 to 680 square feet, and to grade approximately 368 cubic yards of grading. This requires the approval of a Commercial Development Permit.

This is to advise that the County of Santa Cruz has approved the above described project on April 24, 2019 and has made the following determinations regarding the above described project: (Date)

1. The project [ ☐ will ☒ will not ] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [ ☒ were ☐ were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ ☒ was ☐ was not ] adopted for this project.
5. A statement of Overriding Considerations [ ☐ was ☒ was not ] adopted for this project.
6. Findings [ ☒ were ☐ were not ] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the following location:

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

Attn: Lezanne Jeffs

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Environmental Coordinator  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date Received for Filing at Clerk of the Board

\_\_\_\_\_  
Date Received for filing at OPR

Updated 12/11



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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KATHLEEN MOLLOY, PLANNING DIRECTOR

<http://www.sccoplanning.com/>

## MITIGATED NEGATIVE DECLARATION

**Project: Paul Minnie Mixed Use**

**APPLICATION #: 181170**

**APN: 026-043-14**

**Project Description:** The proposal is to demolish an existing single-family dwelling and associated outbuildings and to construct two 1,413 square foot professional office buildings and a separate 7,115 square foot residential building containing 15 for-rent apartments, ranging in size from 445 to 680 square feet, and to grade approximately 368 cubic yards of grading. This requires the approval of a Commercial Development Permit.

**Project Location:** The project is located on the east side of Paul Minnie Avenue (2606 Paul Minnie Avenue) approximately 150 feet south of the intersection with Soquel Avenue and within the community of Live Oak in the unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**Owner: Dave Smith, PM Investors LLC**

**Applicant: Dave Smith**

**Staff Planner: Lezanne Jeffs, (831) 454-2480**

**Email: [Lezanne.Jeffs@santacruzcounty.us](mailto:Lezanne.Jeffs@santacruzcounty.us)**

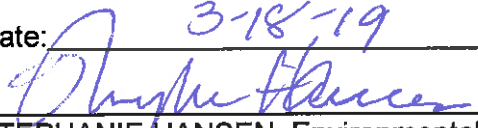
**This project will be** considered at a public hearing before the Zoning Administrator. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project

### California Environmental Quality Act Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5<sup>th</sup> Floor, Santa Cruz, California.

**Review Period Ends: March 11, 2019**

Date: 3-18-19

  
STEPHANIE HANSEN, Environmental Coordinator  
(831) 454-3112



## County of Santa Cruz

### PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

## MITIGATION MONITORING AND REPORTING PROGRAM for Application No. 181170

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
<b>NOISE</b>				
<b>NOI-1</b>	Limit construction activity to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities
<b>NOI-2</b>	Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities
<b>NOI-3</b>	Prohibit gasoline or diesel engines from having unmuffled exhaust.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities
<b>NOI-4</b>	Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities

EXHIBIT A

## **Development Permit Findings**

- 1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.**

This finding can be made, in that the project is located in an area designated for commercial uses where mixed-uses (commercial and residential) are allowed. The site is not encumbered by physical constraints to development. To adequately address potential risks associated with developing the site, which is overlain by an approximately 18-inch thick layer of expansive soils, all recommendations of the Soils Report prepared by the Geotechnical Engineers, Dees and Associates, dated December 2017, will be followed. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

The proposed mixed-use development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures will meet all current setbacks that ensure access to light, air, and open space in the neighborhood. As confirmed by shadow studies of the proposed development that are included within Exhibit D of this report, no nearby residential structures will be negatively impacted by adverse shading by the proposed building.

- 2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.**

This finding can be made, in that the proposed location of the mixed use development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PA (Professional and Administrative Office) zone district.

The project has been designed in accordance with County Code section 13.10.332 "Commercial Uses Chart," which allows for the construction of residential units within the PA (Professional and Administrative Office) zone district based upon the density standards for the Urban High Residential General Plan designation. Applying these standards, a total of 10 units could be constructed. For the project a density bonus of 35% has been requested pursuant to California Government Code sections Section 65915-65918 and County Code chapter 17.12.

For mixed use projects, the County Code limits the residential portion of a mixed-use development to a maximum of 50% (or 67% of total floor area if the project is 100% affordable) of the total floor area. The project proposed includes a request for a concession to modify County Code section 13.10. 332, to allow the residential portion of the project to constitute 71.57% of the total floor area of the development. Granting this concession is appropriate because the project, as designed, would allow for the construction of commercial office space together with housing that would be provided at a more affordable level. A complete list of findings in support of the requested concession is included with this report.



The proposed commercial buildings have been designed in accordance with all of the required site and development standards for the PA zone district, as set out in County Code section 13.10.333. In addition, the residential building has been designed in accordance with all development standards for multi-family residential structures as set out in County Code section 13.10.323, including setbacks, height and number of stories. Further, although there is no limitation on lot coverage or floor area on commercial parcels set out in County Code, the development as a whole would have a lot coverage of approximately 25% and a floor area ratio of approximately 37% which is significantly less than the 40% maximum allowed lot coverage and 50% maximum floor area ratio that would be allowed on the adjacent residentially zoned parcels.

In conformance with County Code sections 13.10.552 "Schedule of off-street parking space requirements" and 17.12.090 "Parking [for density bonus projects]", the project will provide 27 parking spaces for shared use by the office and residential uses. The proposed parking area is proposed to be located in the center of the site and would be accessed directly from Paul Minnie Avenue via a 26-foot wide two-way driveway. The allocation of spaces for the proposed office and residential uses does not take into account the potential for shared use of the parking area, where all spaces would be available for both the residential and office uses. This means that residents may use spaces allocated for office uses during evenings and weekends, when the offices would be closed, and office users may use residential spaces during daytime hours, when a significant proportion of residents would typically be away from home for work or other reasons. In addition to vehicular parking, there will be 18 secured bicycle parking spaces for the residential units and 4 bicycle spaces for the commercial buildings. Four on-street parking spaces will also be available on Paul Minnie Avenue in front of the property.

**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 mixed use is consistent with the use and density requirements specified for the C-O (Commercial Office) land use designation in the County General Plan.

The project complies with General Plan Policy 2.12.3 (Residential Uses in Commercial Designations) which calls for allowing a mix of residential and commercial uses in areas designated as Community Commercial. However, this Policy limits the residential portion of the project to 50% of the building's floor area and requires the residential use to be secondary to the commercial use. The project proposed therefore includes a request for a concession to modify this component of General Plan Policy 2.12.3, to allow the residential portion of the project to constitute 71.57% of the total floor area of the development. Granting this waiver is appropriate because the project, as designed, would allow for the construction of commercial office space together with housing that would be provided at a more affordable level. A complete list of findings in support of the requested concession is included with this report.

The project will also comply with General Plan 2.13.6 (Compatibility with Adjacent Development) in that there is a broad range of development in the vicinity. Adjacent to the project site, at the eastern corner of Paul Minnie Avenue and Soquel Avenue, is a parcel developed with a newer two-story office building and a one-story structure, also used as an



office, that was formerly a residence. Opposite the project site on Paul Minnie Avenue, extending southwards from the western corner of Soquel Avenue, there is a large one-story commercial building used as a rehabilitation center. East of the project site, on Mansfield Street, there are semi-industrial commercial service uses, including an auto repair shop, mostly located within larger one-story buildings, however there is a small nonconforming dwelling, immediately adjacent to western property boundary. South of the project site, Paul Minnie Avenue is zoned for residential uses and is developed with a variety of one and two-story homes. The proposed mixed-use development would therefore be compatible within this broad range of uses and architectural styles. The project also complies with the County Code Chapter 13.11 (Design Review) and parking requirements for both the commercial and residential uses.

The proposed commercial condominium further complies with General Plan 8.5.2 (Commercial Compatibility with Other Uses) in that the project would be located in an urbanized area on the east side of Paul Minnie Avenue on a commercially zoned parcel. The project, which includes two small one-story office buildings adjacent to Paul Minnie Avenue and a 15-unit, two-story residential building located at the rear of the parcel, is compatible with the adjacent commercial and residential uses and has been designed and landscaped so as to fit into this setting. The one-story office buildings would be small in scale to be compatible with both adjacent residential uses and other nearby one-story commercial buildings. The proposed two-story residential building will be located at the rear of the parcel and therefore not prominent in views from Paul Minnie Avenue. Landscaping and tree planting along the project frontage would further screen and soften the proposed development.

The proposed residential apartment building will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the adjacent residential zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the Offices and residential apartments will not adversely shade adjacent properties, and will meet current setbacks for the adjacent zone district.

The proposed residential apartments will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential apartments will comply with the residential site and development standards that would apply to the adjacent residential 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 residential lot in the vicinity.

The project also complies with General Plan Policies 5.10.2 (Development within Visual Resource Areas) and 5.10.3 (Protection of Public Vistas) in that, although the northern property boundary of the project site is located approximately 150 feet south of Highway 1, a County designated scenic road, and the northern one-third of the parcel is mapped within the Highway 1 scenic corridor, the proposed mixed-use project will not be visible from the scenic road. This is because, adjacent to the project site, the highway has been cut into the original grade such that the travelled roadway is approximately 10 feet lower than the surrounding land. Therefore, there are no open views of the adjacent neighborhoods from the highway since sight lines are mostly contained within the road corridor. In addition, there are trees and other vegetation along the sloped shoulder of the highway and existing buildings developed along the south side of Soquel

Avenue that further restrict views of the project site from the road. Therefore, the project would have no impact on scenic vistas from Highway 1.

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.**

The Trip Generation Analysis for the project prepared by Pinnacle Traffic Engineering, dated August 20, 2018, indicates that the proposed mixed-use development would create a small incremental increase in traffic on nearby roads and intersections but concludes that, given the small number of new trips created by the project (146 trips, including 11 morning peak hour trips and 14 evening peak hour trips). Further, the increase would not cause the Level of Service at any nearby intersection to drop below Level of Service D, consistent with General Plan Policy 3.12.1.

Such an increase will not adversely impact existing roads or intersections in the surrounding area and therefore, this finding can be made.

**5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.**

This finding can be made, in that the proposed development is located in a mixed neighborhood containing a mixture of one and two-story commercial buildings and also one and two-story single-family dwellings. Size and architectural styles of buildings vary widely in the area, and the design submitted is consistent with the existing range of styles for other commercial buildings located within nearby commercial areas. The proposed project, which includes two small one-story office buildings adjacent to Paul Minnie Avenue and a 15-unit, two-story residential building located at the rear of the parcel, would be compatible with the adjacent commercial and residential uses and has been designed and landscaped so as to fit into this setting. The project is therefore consistent with the land use intensity and density of the neighborhood.

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

The project has been designed to be consistent with County Code Chapter 13.11, Site, Architectural and Landscape Design Review. The office buildings would be one-story and small in scale. The matching office buildings are located either side of the driveway and have a varied roofline and will be finished using a mixed palate of colors and materials that will break up and soften the structures and ensure their compatibility with adjacent residential uses. The proposed two-story residential building will be located at the rear of the parcel, beyond the parking area. Because the structure is set back from the street it would not be visually prominent in views from Paul Minnie Avenue. Landscaping and tree planting along the project frontage would further

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Owner: 2606 PM Investors, LLC

screen and soften the proposed development in views from Paul Minnie Avenue. To minimize the potential impact of the two-story residential building on residential properties, the structure has been located closest to the northeast corner of the site where it would be adjacent to an existing two-story commercial office building on Soquel Avenue. South of the proposed building, in the southeast corner of the site, there is a landscaped garden that will provide a buffer to the adjacent residential uses. Trees planted along the eastern property boundary within the rear yard areas, as well as within in the common open-space in the southeastern corner of the development and within the parking area, will further screen and soften the proposed two-story building in views from adjacent residential properties.

## **Residential Density Bonus Findings**

**1. The housing development is eligible for the density bonus and any incentives, concessions, parking reductions or waivers requested.**

This finding can be made. The project includes two units that would be affordable to very low-income households, which represents 18% of the 11 base units allowed on the site under County Code 13.10.332. In conformance with County Code 17.12.025 "Eligibility for regulatory incentives," a minimum of 11% of the base units are required to be affordable to very low-income households. Therefore, the project is eligible for the requested 35% density bonus and also qualifies for parking reductions and two concessions or incentives as allowed under County code section 17.12.040(B).

The applicant has requested two concessions/incentives pursuant to county code section 17.12.040. First, the applicant has requested modification of the allowed percentage of the total floor area of a mixed-use project that may be allocated for residential uses, to allow for 71.57% of the total floor area of the development to be allocated for residential purposes. County Code section 13.10.332 and General Plan policy 2.12.3, limits the amount of residential space in a mixed-use development to no more than 50% of the total project floor area (or 67% of total floor area if the project is 100% affordable). Second, the applicant has requested that the payment of Capital Improvement Fees be deferred, so that payment is due prior to occupancy of the structures. Capital Improvement Fees are generally required to be paid, as a condition of approval of a Development Permit, prior to the issuance of Building Permits for the proposed structures.

The project will also comply with the replacement housing requirements of County Code section 17.12.025, as further set forth in the Affordable Housing and Density Bonus Agreement.

**2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions.**

As designed, the project would allow for the provision of commercial office uses in conjunction with new housing that would be constructed at a more affordable level. There is not currently a great demand for office space in the County and therefore, not having to build a large amount of unwanted office space reduces the construction costs of the project, as well as the amount of required parking that would need to be constructed. This then allows for the construction of the increased number of residential units as allowed subject to a density bonus. Furthermore, with economies of scale, there are also cost savings to be achieved by the construction of a larger number of units.

The requested deferral of the payment of Capital Improvement Fees would reduce the up-front costs resulting in a lower construction loan and interest charges, thereby making the project economically feasible.

The requested concessions/incentives will result in identifiable and actual cost reductions to the project, allowing the provision of two very low income affordable rental units and therefore, this finding can be made.

- 3. If the density bonus is based all or in part on donation of land, a finding that all the requirements included in SCCC 17.12.070 have been met.**

This finding is not applicable as the project does not involve the donation of land.

- 4. If the density bonus or incentive is based all or in part on the inclusion of a child care facility, a finding that all the requirements included in SCCC 17.12.080 have been met.**

This finding is not applicable as the project does not include the provision of a child care facility.

- 5. If the density bonus or incentive is based all or in part on the inclusion of affordable units as part of a condominium conversion, a finding that all the requirements included in Government Code Section 65915.5 have been met.**

The project does not involve a condominium conversion and therefore this finding is not applicable.

- 6. If an incentive includes mixed-use development, a finding that nonresidential land uses will reduce the cost of the housing development and that the nonresidential land uses are compatible with the housing development and the existing or planned development in the area.**

Although the project is a mixed-use development, mixed uses are allowed under the existing PA (Professional and Administrative Office) zone district and C-O (Commercial Office) General Plan designation of the site. Therefore, this finding is not applicable, as no incentive was required to allow a mixed-use development on this site.

- 7. If a waiver is requested, a finding that the development standards for which the waiver is requested would have the effect of physically precluding the construction of the housing development with the density bonus and incentives and concessions permitted.**

This finding is not applicable as a waiver of development standards has not been requested for the project.

The project complies with all of the required site and development standards for the PA zone district, as set out in County Code section 13.10.333. In addition, the residential building has been designed in accordance with all development standards for multi-family residential structures as set out in County Code section 13.10.323, including setbacks, height and number of stories. Further, although there is no limitation on lot coverage or floor area on commercial parcels set out in County Code, the development as a whole would have a lot coverage of approximately 25% and a floor area ratio of approximately 37% which is significantly less than the 40% maximum allowed lot coverage and 50% maximum floor area ratio that would be allowed on the adjacent residentially zoned parcels.

## Conditions of Approval

**Exhibit D:** Project plans, 21 sheets: 10 sheets prepared by S & N Associates, 4 dated 6/6/2018, 4 dated 9/19/2018 and 2 dated 9/20/2018; 6 sheets prepared by RI Engineering Inc., dated October 2018; and 5 sheets prepared by Michael Arnone Associates, dated 10/17/2018.

- I. This permit authorizes the construction of a mixed-use development containing two commercial office buildings, one 15-unit multi-family residential building and associated parking and landscaping, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Within 5 days of the date of approval of the project, file the Notice of Determination and pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Negative Declaration as required by the California Department of Fish and Wildlife mitigation fees program. Currently, the fee is \$2,354.75 plus a \$50.00 filing fee (\$2,404.75) but is subject to change.
  - C. Obtain Demolition Permits from the Santa Cruz County Building Official for all existing structures.
  - D. Obtain Building Permits 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.
  - E. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - F. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the

proposed development. The final plans shall include the following additional information:

1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
  2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. In addition to showing the materials and colors on the elevation, the applicant shall supply two copies of the approved color and material sheet in 8 1/2" x 11" format for reference with the Building Permit plans.
  3. Grading, drainage, and erosion control plans.
  4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
  5. Provide on-site washers and dryers for the use of residential tenants. These facilities may be located either in the residential building or in one of the commercial office buildings.
  6. The rear yard areas for the proposed residential units, except for planting areas, shall be finished with a pervious or semi-pervious all-weather surface. Artificial turf is not acceptable.
- B. Submit a final Landscape Plan for the entire site for review and approval by the Planning Department. The landscape plan shall specify plant species, size and location, and shall include irrigation plans, which meet the following criteria and must conform to all water conservation requirements of the local water district and the following conservation regulations:
1. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
  2. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
  3. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a

minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.

4. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.

- a. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
- b. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
- c. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
- d. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

- C. Meet the following requirements of the County Department of Public Works, Stormwater Management.

1. The drainage plan shows that run-off from the site is to be directed to an existing culvert in Mansfield Street. This plan is only approved subject to the following:
  - a. Address the known downstream condition issue with a privately maintained section of pipe.
  - b. Coordinate with the downstream private property owner/s to fix the downstream culvert section in poor condition.

Alternatively, update the onsite design so that all runoff for storms up to and including the 25-year storm from impervious and semi-pervious surfacing is held on site (runoff can be infiltrated, stored and reused, etc.).



2. Subject to condition II.B.1. above being met - the current property owner and future owners shall be responsible for the maintenance, repair and replacement of the proposed storm drain facilities in the Mansfield Street Right-of-Way. Coordinate with County Real Property staff to draft and record an agreement ensuring compliance with this provision. An encroachment permit is also required to complete this offsite work.
3. Provide details and update the civil plans to include the proposed pavers on the patio area in the southeast corner of the parcel and artificial turf areas in the residential yards, consistent with the landscape plans. Sufficient detail shall be provided, including materials, compaction, subdrains, etc., to determine if these areas are impervious, semi-pervious, self-treating, etc. Include minimum surface infiltration rates for the pervious paver sections and methods for determining adequacy in the field prior to construction final and during annual maintenance.
4. Update the existing conditions portion of the drainage calculations and the drainage design, as necessary, to accommodate any upstream runoff from the office buildings/parking on the lot to the north of the subject parcel. If the site does receive upstream runoff please provide a recorded document that acknowledges that the parcel does and will continue to receive upstream runoff from the parcel to the north, that the property owner is responsible for maintenance of the drainage pathway/s through the parcel, and that the County and Flood Control District are not responsible for the direct upstream runoff or for maintenance of the drainage pathway/s. This wording may be included in the SWM 25B agreement (also see condition II.B.10. below).
5. Per Part 3, Section C.1.c of the County Design Criteria (CDC), the development project is considered a large redevelopment project since it will add or replace more than 5,000 square feet of impervious area. The final project analysis must demonstrate compliance with sections C.2 and C.3.a, b and c of the CDC. Please provide a final Stormwater Management Report which addresses the following:
  - a. Section C.2: Provide a narrative describing which pollutant generating activities and sources are proposed on the project site and how their impacts will be mitigated. Show these on a site map/plan. The map/plan can include or reference recommendations from the California Stormwater Quality Association (CASQA) BMP Handbook for New Development and Redevelopment or equivalent. Include applicable maintenance BMPs in the recorded maintenance agreement for the site (see comment 10 below).
  - b. Section C.3.a: Update the impervious summary map and detention sizing to be consistent with the landscape plans (L-2.0) and consider the paver patio and artificial turf areas (as applicable).

Please update the detention calculation following the notes/limitations on use so that the required detention volume determination is based on impervious areas only. Show how landscaped areas will bypass the detention facility.

- c. Section C.3.b: Provide updated analysis considering paver patio and artificial turf (as applicable) when sizing the biofiltration facilities. If treatment is provided utilizing biofiltration in section C.3.b.iii liners are not allowed.
6. Provide final stormwater management plans and engineering analysis that are adequately detailed for construction and that demonstrate compliance with the CDC. Design should include provisions for safe overflow, flow control sizing, capacity analysis, treatment, pollution prevention, drain time and vector control assessment. Plans should clearly describe how runoff from all project areas (roof, hardscapes, landscapes, rear yards, etc.) will be routed and should include details such as: surface and invert elevations, slopes, surface details, flow control structures, clean-out facilities at pipe connections/grade/direction changes, materials, installation requirements, compaction/decompaction requirements, etc. Provide analysis for the proposed pipe in Mansfield utilizing Figures SWM-6 and 7. Please describe how runoff from the concrete stoops on the south side of the commercial building B and the north side of commercial building A. Cross section C-C shows these area draining to parcels offsite. Update detail and/or design to show how runoff from the biofiltration systems will be routed to the detention system prior to discharge from the site. The inlet on the upstream side of the detention pipe should be changed to a solid lid so that landscaped areas bypass the detention system as required in the CDC.
7. Update detail 2/C-5 for the biofiltration facility to be consistent with the CDC. The impermeable liner below the facility shall be removed and notes to avoid compaction of the native soils below the facility shall be included.
8. Include notes for signage stating "No Dumping – Drains to Bay" at each inlet, onsite and offsite. Maintenance of the onsite signage shall be included in the recorded maintenance agreement.
9. Provide landscape and architectural plans with surfacing, grading, and drainage information for review for consistency with the civil plans. Please provide approval from the landscape architect for the tree placement over the detention pipe along the eastern property boundary.
10. Record a maintenance agreement(s) for stormwater management and mitigation facilities as required to comply with section C.3.e of the CDC. Include watershed map, detailed management activities, maintenance requirements, schedule, signs of system failure, methods for testing for

adequacy and responsible party both in the recorded maintenance agreement as well as the final plans. The maintenance agreement should also include the standard language provided in Fig. SWM-25B of the CDC. How will the upstream inlet of the detention basin be accessed for maintenance? It is currently located within the fenced backyard of a residential unit.

11. Provide a letter from the geotechnical engineer reviewing and approving the final stormwater management design.
  12. Pay Zone 5 fees. Fees will be assessed on the net increase in permitted impervious area. Semi-pervious surfaces will be assessed at 50% rate. Provide documentation for areas for fee credit.
- D. Meet all requirements of the Santa Cruz Water Department. Proof of water service availability is required prior to application for a Building Permit.
- E. Meet the following requirements of the Santa Cruz County Sanitation District.
1. Show any required backflow prevention devices on the plans.
  2. Upgrade the on-site private sewer collection line to a stronger PVC pipe. The line is shown as a SDR 35 pipe and it appears as if the top of that line may be approximately 4.5 feet below grade. The alignment is such that fire truck (occasionally) and garbage trucks (regularly) will be passing over and along these lines. With only 4.5 feet of coverage, a slurry will be required.
  3. Locate the cleanout for the lateral serving the northernmost residential unit in the parking area, not the sidewalk. Show the existing sewer lines surveyed and plotted on the site plan.
  4. Locate and label the existing sewer lateral "To be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure."
  5. Pay fees for each residential unit and commercial building/tenant space. Fees, will be calculated and be due at the time of the first building permit application.
  6. It appears (sheet C-3) as if the commercial buildings have separate water meters for each tenant. As such, there is no additional requirement for the installation of water sub-meters.
  7. It appears (sheet C-3) as if the proposed buildings include the installation of an irrigation water meter, separating irrigation water from domestic water, to assist the applicant/developer in determining quantity of domestic and interior water for the purpose of calculating annual sewer

service charges. If this is not correct, please indicate the use of a sub-meter for this application.

- F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- G. Meet the following requirements of the Environmental Planning section of the Planning Department:
  - 1. Design and construction of the mixed-use project shall comply with all recommendations of the soils report.
  - 2. Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
  - 3. After building permit plans have been accepted all reviewing agencies, submit an original wet-signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. Note that the plan review form must reference the final plan set by last revision date. Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on the Planning Department website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", "Assistance & Forms", "Consultant Plan Review Form- PLG300".
  - 4. Earthwork is prohibited during the rainy season (October 15-April 15) unless a winter grading permit is approved by the Planning Director.
- H. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- I. Meet the following requirements of the Housing section:
  - 1. Two of the proposed 15 units within the project shall be designated as very low-income rental units pursuant to SCCC 17.12 and State density bonus law. One of the 2 very low-income units shall be the 2-bedroom unit in the project, the other will be a 1-bedroom unit, located as shown on the project plans.
  - 2. The property owner shall enter into an Affordable Rental Housing Density Bonus Agreement with the County setting forth the rent and income limits for the affordable units, establishing the 55-year term of restrictions, and related procedures and restrictions for operation of affordable rental units.

The Agreement shall be recorded against the property title prior to issuance of a building permit for the project.

NOTE: The project will satisfy the Affordable Housing Impact Fee (AHIF) requirement by providing 2 very low income rental units on site and thus no AHIF fees will be due, provided that Condition 2 above is satisfied before issuance of a building permit.

- A. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
  - B. Provide required off-street parking for 27 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan. One parking space shall be specifically assigned to each of the 15 housing units to be for exclusive use of the tenant.
  - C. Provide required off-street parking for 21 bicycles, 15 spaces (minimum) within lockable storage sheds and a 6 additional spaces (minimum) to be 2 feet wide by 6 feet long. Bicycle parking must be clearly designated on the plot plan.
- II. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:
- A. Pre-Construction Meeting: In order to ensure that the conditions of approval are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: the applicant, grading contractor supervisor, and Santa Cruz County Environmental Planning staff.
- III. All future construction within the property shall meet the following conditions:
- A. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan. Approval of winter grading may or may not be granted.
  - B. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
  - C. Prior to the issuance of Building Permits, the following requirements of the Environmental Planning Section of the Planning Department shall be met:
    - 1. The applicant shall provide 2 copies of the soils report and any addenda with the building permit applications.

2. Plans shall reference the soils report and any addenda and include a statement that the project shall conform to the geotechnical engineer's recommendations.
3. Plans shall include a site-specific stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual. The Manual may be found on our website at [sccoplanning.com](http://sccoplanning.com) by navigating to Environmental / Erosion and Stormwater Pollution Control / Construction Site Stormwater BMP Manual.
4. Plans shall include a site-specific drainage plan that complies with the requirements set forth in 2013 California Building Code (CBC) Section 1804.3 and the recommendations of the soils engineer.
5. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form.

II. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
  1. Limit all construction to the time between 7:00 am and 6:00 pm weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. All construction activities are prohibited on Sundays.
  2. All construction and maintenance equipment powered by gasoline or diesel engines shall have sound-control devices that are at least as effective as those originally provided by the manufacturer and all equipment shall be operated and maintained to minimize noise generation.

3. Gasoline or diesel engines having unmuffled exhaust systems are prohibited.
  4. All stationary noise-generating equipment shall be located within and completely surrounded by noise-reducing enclosures capable of 6 dB attenuation.
  5. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
  6. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- E. One construction/security trailer (maximum 12 feet by 60 feet) is allowed on the site during the construction. The location of the trailer shall conform to all yard setbacks contained in the conditions of approval and shall be shown on the site plan for each phase of construction. Compliance with County Code section 13.10.683 or any successor ordinance is required. A building permit is required for the installation of the construction trailer and the construction trailer shall be removed from the site prior to final inspection of the minor land division.
- F. Construction of improvements shall comply with the requirements of the approved geotechnical report(s). The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
- G. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- III. Prior to final inspection clearance and occupancy of the commercial and residential buildings:
- A. Pay the current fees for Parks and Child Care mitigation for 16 bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
  - B. Pay the current Live Oak Roadside and Transportation Improvement Area fees for 14 multi-family residential units (credit has been given for the existing unit).

Currently, these fees are \$2,100 Roadside Improvement fees and \$2,100 Transportation Improvement fees per multi-family residential unit.

- C. Pay the current Live Oak Roadside and Transportation Improvement Area fees for the two office buildings. Fees for commercial use are calculated per daily trip-end generated by the proposed professional office. Currently these fees are \$300 for Roadside Improvement fees and \$300 for Transportation Improvement fees. The Trip Generation Analysis prepared by Pinnacle Traffic Engineering and dated August 20, 2018 indicates that the development will result in a total of 46 trips for the commercial use.

#### IV. Operational Conditions

- A. Master Occupancy Program: All uses listed in the current PA (Professional and Administrative Office) use charts are allowed in conformance with the following exceptions and requirements:

- B.

1. No portion of the proposed office buildings shall be converted to be additional residential units. A laundry area for use by residential tenants is allowed.
2. No medical or dental offices, or any other use may be permitted that requires parking at a rate greater than 1 space per 300 square feet of floor area, unless otherwise approved subject to an amendment to this permit and the approval of a parking plan prepared by a licensed traffic engineer.
3. Hours of Operation: The hours of operation for businesses within the two office buildings shall be between 7:00am and 10:00pm.

- C. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the



defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

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

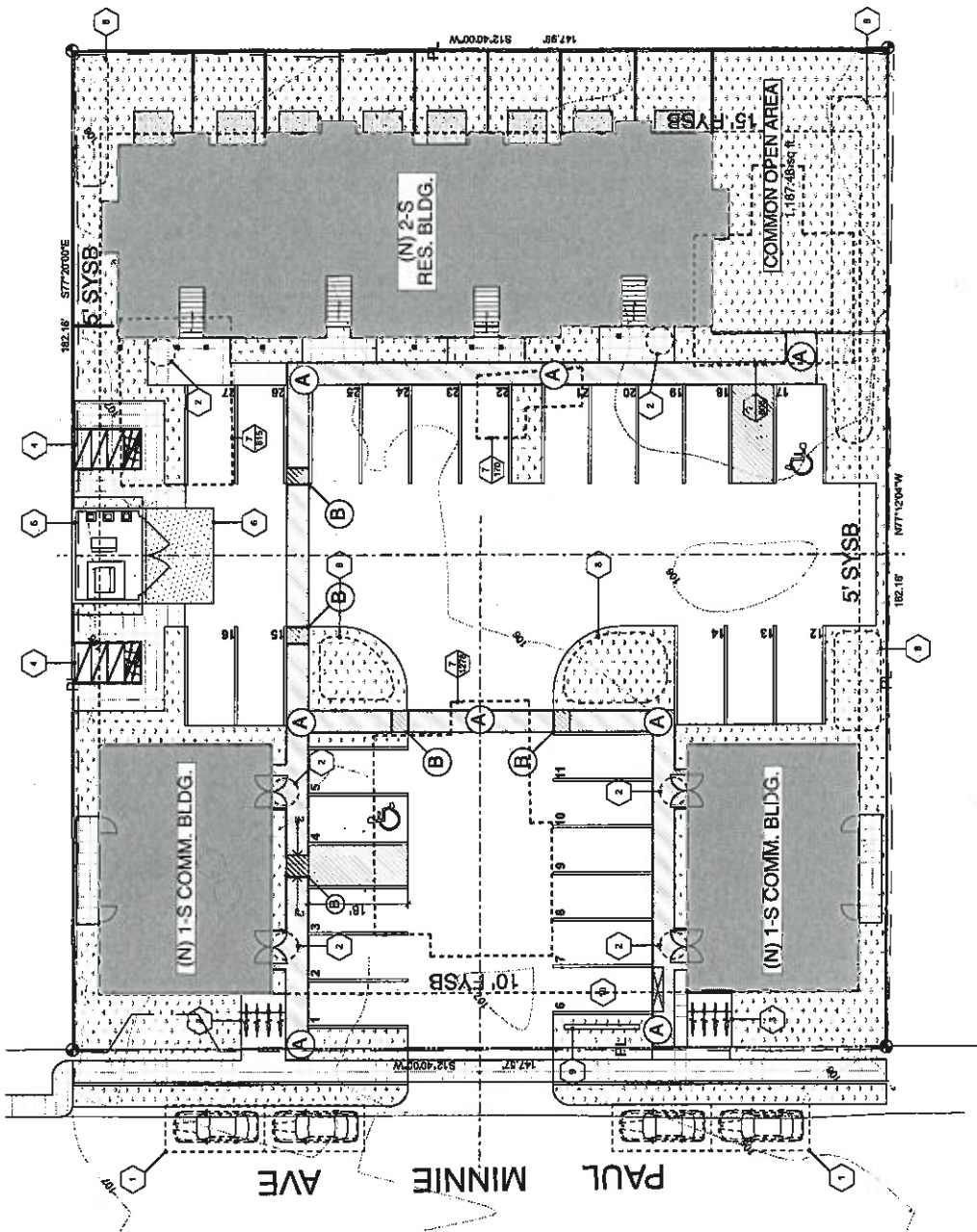
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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance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





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- SHEET NOTES**
1. SITE ACCESSIBLE PATH GRADIENT SHALL NOT EXCEED 1:20 EXCEPT AT RAMP.
  2. SITE ACCESSIBLE PATH CROSS SLOPE SHALL NOT EXCEED 2%.
  3. ACCESSIBLE PATH SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
  4. SEE CIVIL DRAWINGS FOR ACCESSIBLE PATH GRADES, GRADIENTS, & MATERIALS.

- SITE LEGEND**
- (A) SITE ACCESSIBLE PATH
  - (B) TRIMMED DOME DETECTABLE WARNING



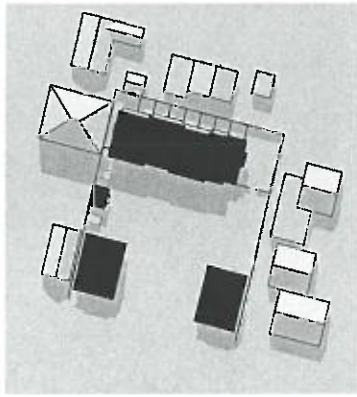
THIS IS NOT A SURVEY

(A) SITE ACCESSIBLE PLAN  
SCALE: 1"=10'

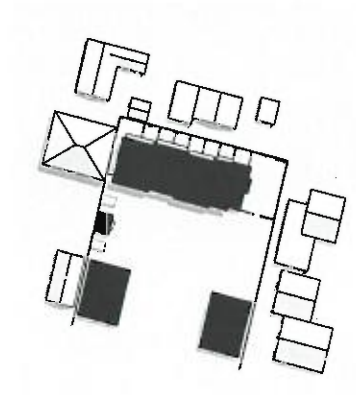


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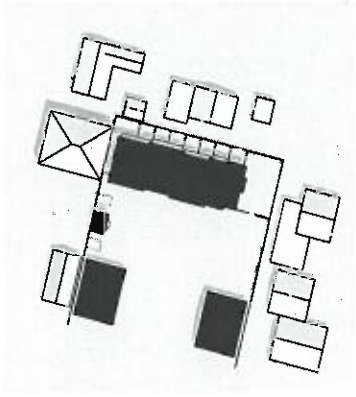
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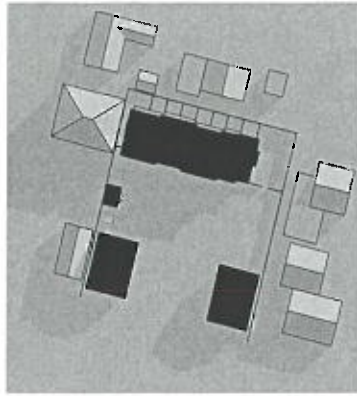
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SUMMER SOLSTICE



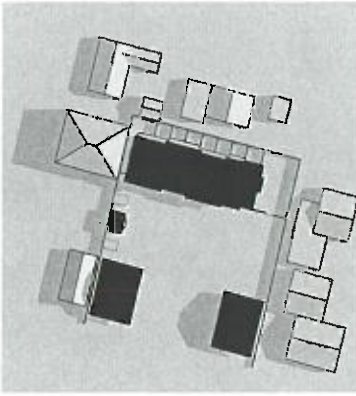
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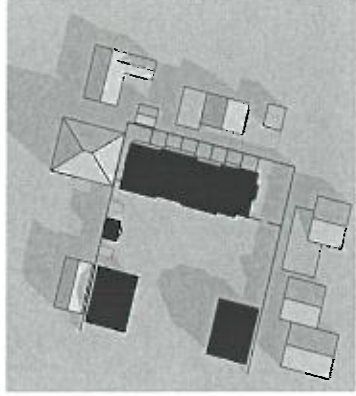
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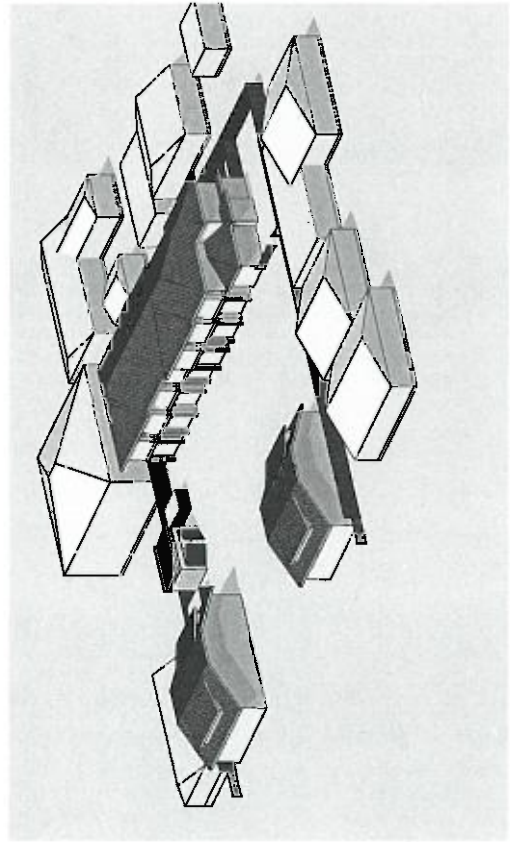
④ DECEMBER 21ST, 9AM  
WINTER SOLSTICE



⑤ DECEMBER 21ST, 12PM  
WINTER SOLSTICE



⑥ DECEMBER 21ST, 3PM  
WINTER SOLSTICE



⑦ BUILDING MASSING STUDY





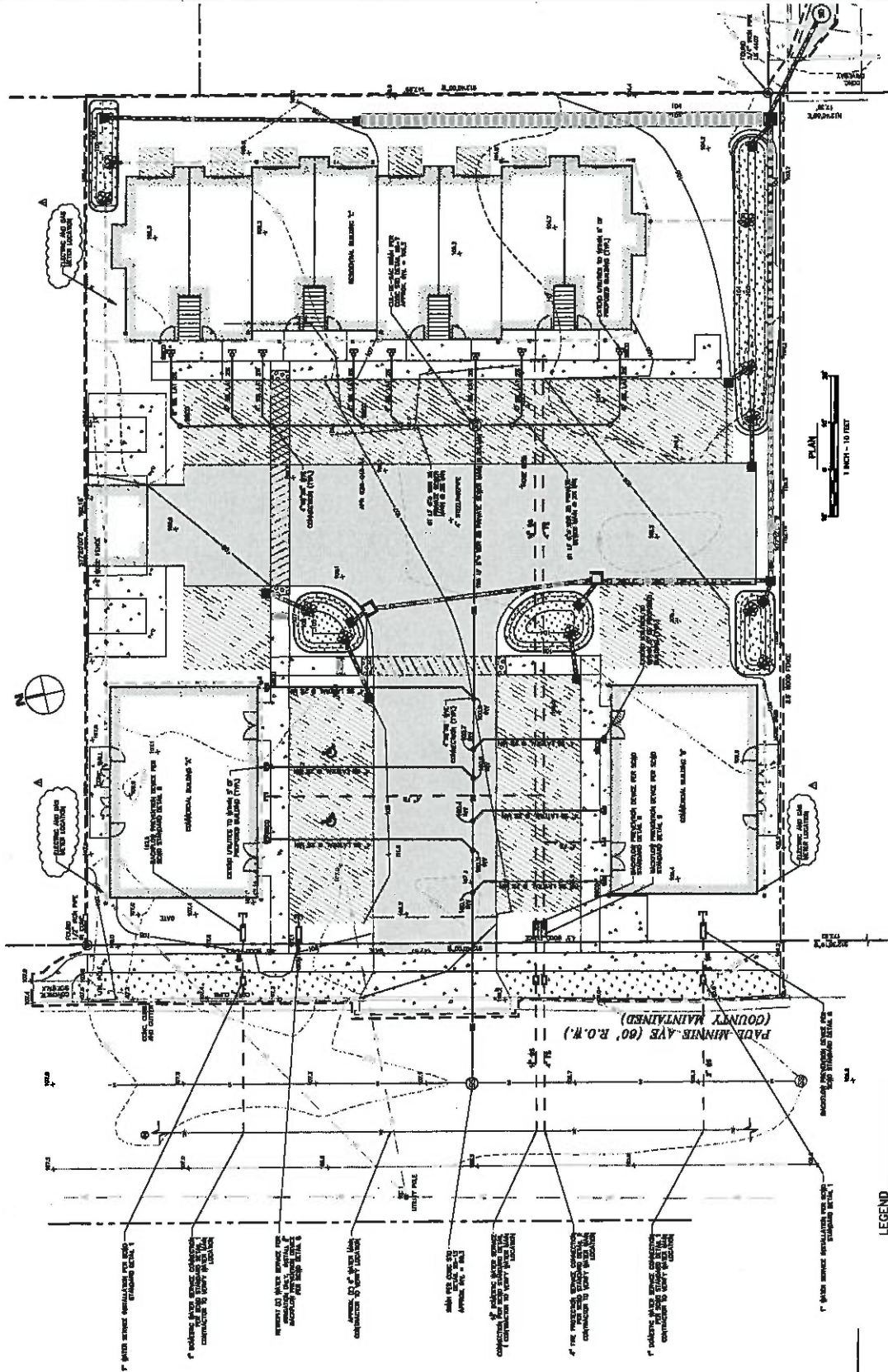


MIXED USE FACILITY  
FOR  
DAVID SMITH  
2808 PAUL MINNIE RD  
BANTA CRUZ, CA  
APN : 028-043-14  
UTILITY PLAN

**RI Engineering, Inc.**

303 Polero St., Suite 42-202, Santa Cruz, CA 95060

REVIEWED PER COUNTY COMMENTS SEPTEMBER 2018



**FIRE PROTECTION SERVICE**  
ALL FIRE SERVICE LINES SHALL BE 10" LONG 30" DIA.

1. **Identify the problem.**  
 2. **Define the problem.**  
 3. **Generate hypotheses.**  
 4. **Test the hypotheses.**  
 5. **Implement the solution.**  
 6. **Evaluate the solution.**

[illegible]

### LEGEND

## ABBREVIATIONS



C-4

PRELIMINARY

MIXED USE FACILITY  
 2605 PAUL MINNIE ROAD  
 SANTA CRUZ, CA  
 95060  
 408  
 OCTOBER 2018  
 RAINIER ENGINEERING  
 CIVIL ENGINE  
 CIVIL ENGINE

CROSS SECTIONS

303 POWER ST., Suite 42-202, Santa Cruz, CA 95060  
 831-425-3901 www.rainierengineering.com



REVIEWED PER COUNTY REQUIREMENTS SEPTEMBER 2018

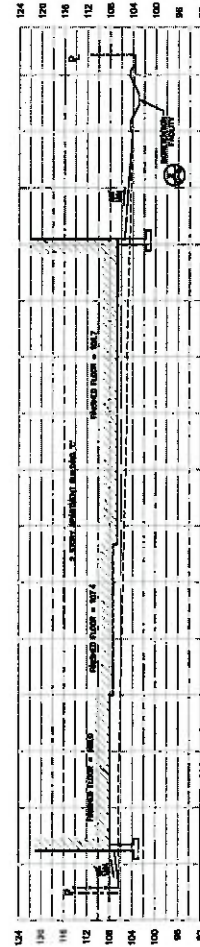
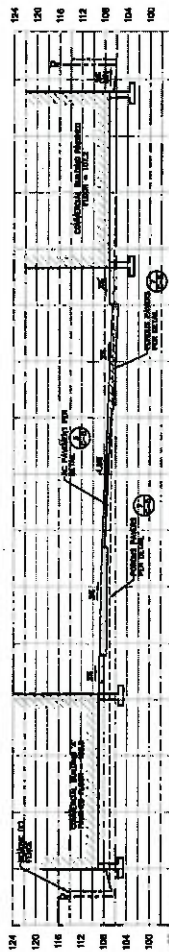
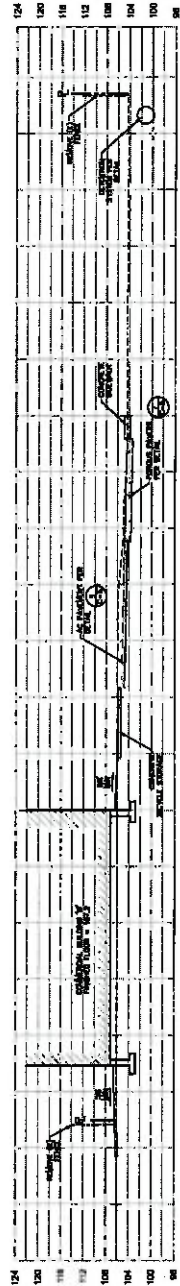
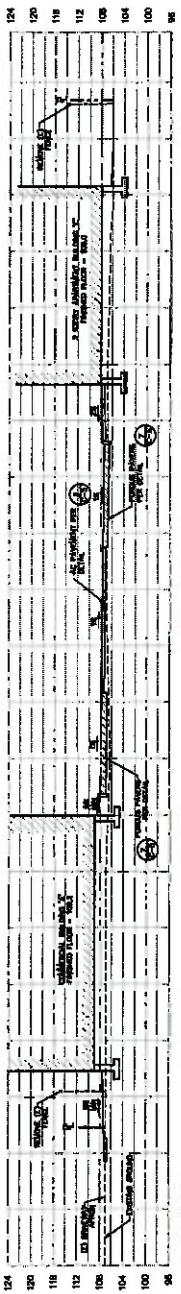


EXHIBIT D

C-5

PRELIMINARY

AMSD USE FACILITY  
FOR  
DAVID SMITH  
2808 PAUL MINNIE ROAD  
SANTA CRUZ, CA  
APN: 029-043-14  
17-147-1  
17-147-2  
OCTOBER 2018  
AS SHOWN  
ON THE  
CITY RECORDS

RI Engineering, Inc.  
303 Peters St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.riengineering.com



REVIEWED PER COUNTY COMMENTS SEPTEMBER 2018

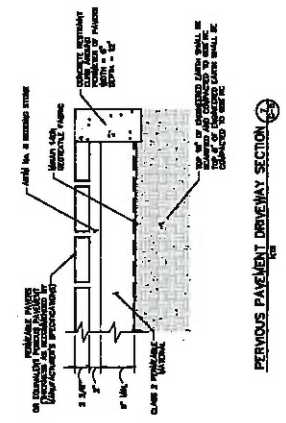
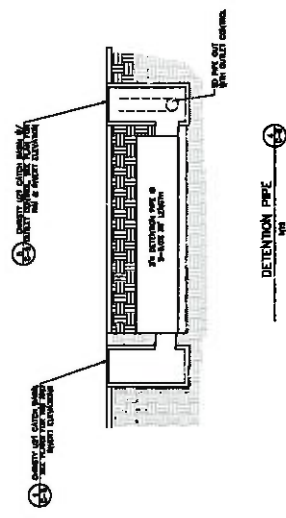
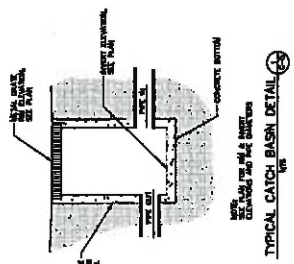
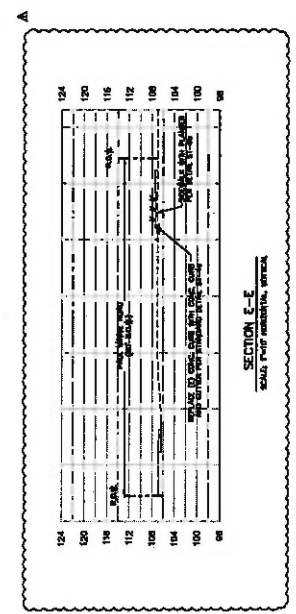
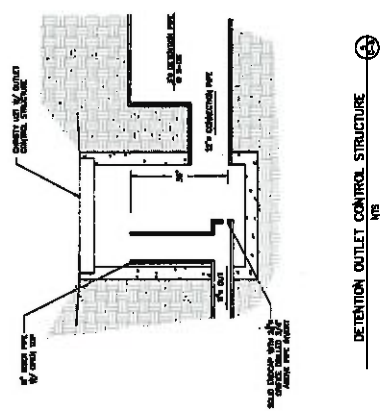
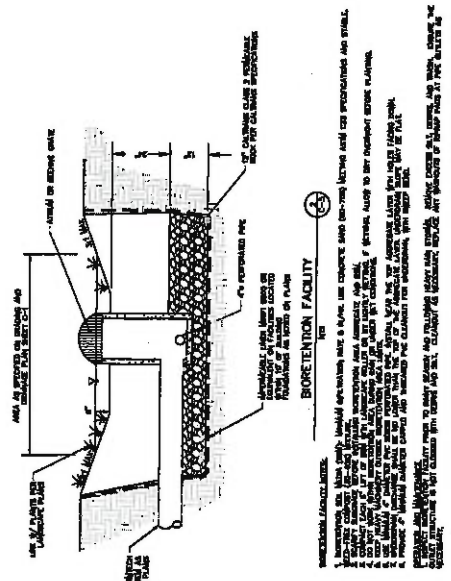
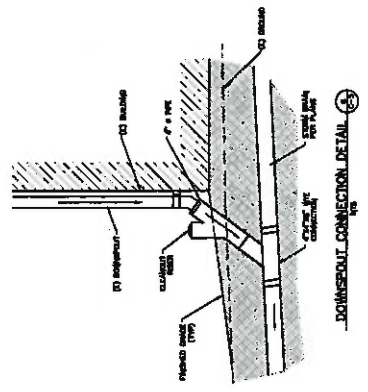
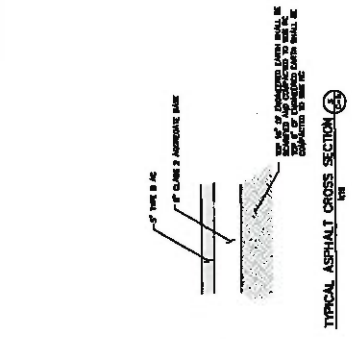


EXHIBIT D



MIXED USE PROJECT  
2606 PAUL MINNIE DR.  
SANTA CRUZ, CA 95062  
APN 026-043-14

**DAVID SMITH**  
2808 PM INVESTORS LLC  
1001 W. 10TH ST. #100  
831-861-5080

S.K. 5

09/19/60

SS	1/4" = 1'-0"
SS	

**NOTE:**  
WATER FLOW METERS FOR INDIVIDUAL  
UNITS TO BE LOCATED IN MECHANICAL ROOMS

RESIDENTIAL UNIT	BASE UNIT	MARKET RATE	ADAPTABLE
1	BASE UNIT	MARKET RATE	ADAPTABLE
2	BASE UNIT	MARKET RATE	ADAPTABLE
3	BASE UNIT	MARKET RATE	ADAPTABLE
4	BASE UNIT	MARKET RATE	ADAPTABLE
5	BASE UNIT	MARKET RATE	ADAPTABLE
6	BASE UNIT	MARKET RATE	ADAPTABLE
7	BASE UNIT	MARKET RATE	ADAPTABLE
8	DENSITY DENSUR UNIT	MARKET RATE	ADAPTABLE
9	DENSITY DENSUR UNIT	MARKET RATE	ADAPTABLE
10	DENSITY DENSUR UNIT	MARKET RATE	ADAPTABLE
11	BASE UNIT	MARKET RATE	ADAPTABLE
12	BASE UNIT	MARKET RATE	ADAPTABLE
13	BASE UNIT	MARKET RATE	ADAPTABLE
14	DENSITY DENSUR UNIT	MARKET RATE	ADAPTABLE
15	DENSITY DENSUR UNIT	MARKET RATE	ADAPTABLE

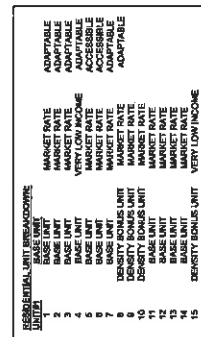
## LOWER FLOOR PLANS

**FLOOR PLANS**  
SCALE: 1/8"=1'-0"

44

EXHIBIT D





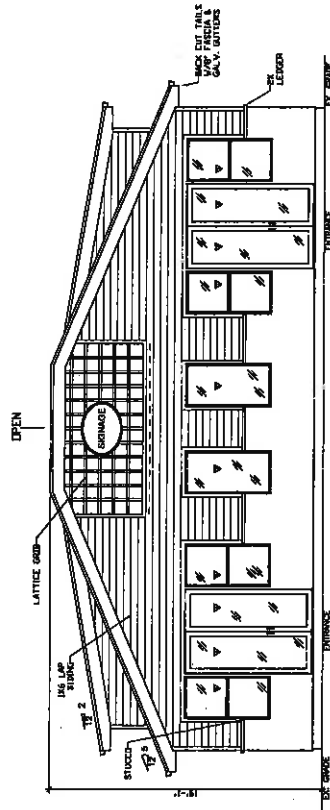
**FLOOR PLANS**  
SCALE: 1/8"=1'-0"



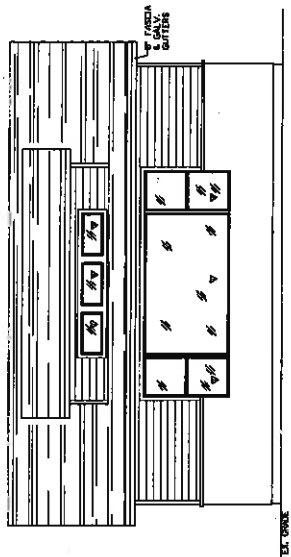




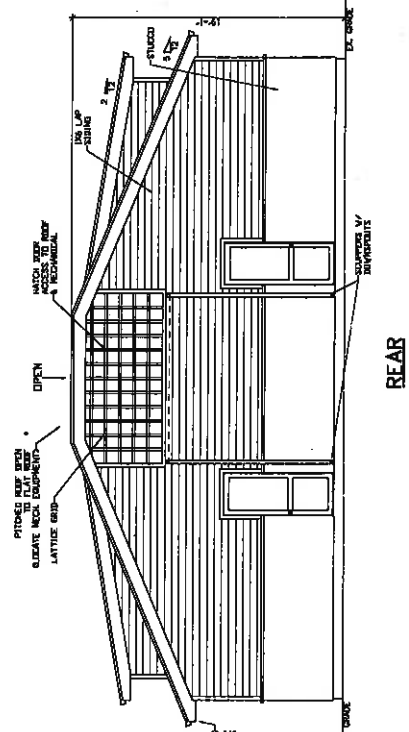




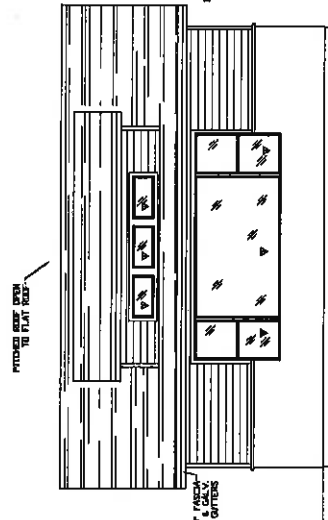
FRONT



LEFT SIDE



REAR



RIGHT SIDE

ELEVATIONS  
 SCALE: 1/4" = 1'-0"  
 NOTE: ▽ = TEMPERED GLASS

**PAUL MINNIE MIXED USE PROJECT**  
 2606 PAUL MINNIE DRIVE  
 SANTA CRUZ, CALIFORNIA

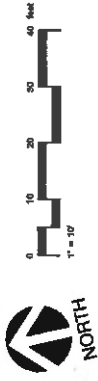
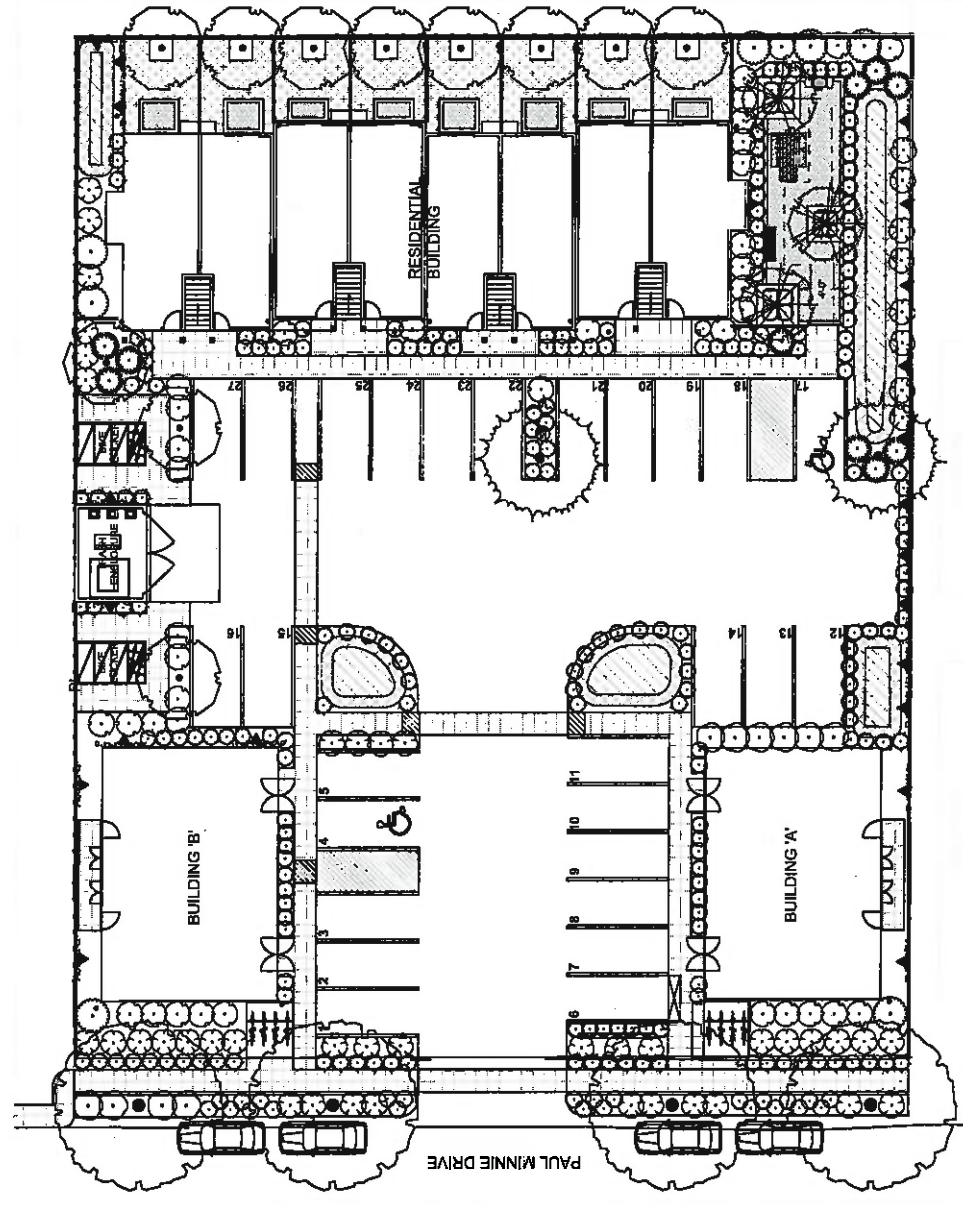
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**REVISIONS**

NO.	DATE	DESCRIPTION
1	10.17.2018	ISSUED FOR PERMIT

**LANDSCAPE PLANTING CONCEPT**

JOB NO. 201818  
 SCALE 1" = 10' - 0"  
 DRAWN: MA  
 CHECK: JAMA  
 DATE: 10.17.2018  
 SHEET: L-1.0  
 SHEET 1 OF 5



**CONCEPT PLANT SCHEDULE**

1	SEMI-DECIDUOUS TREES	Platanus x californica / Calceolaria / London Plane Tree
2	INTERMEDIATE TREES	Arbutus x Macrocarpa / Arbutus Standard
3	SMALL TREES	Malus x domestica / Prunella x domestica / Callery Pear
4	SHRUBS	Carissa edulis / Nerium oleander / Nerium oleander / Nerium oleander
5	LOW GROWING TREES	Arbutus x Macrocarpa / Arbutus Standard
6	LOW GROWING TREES	Arbutus x Macrocarpa / Arbutus Standard
7	LOW GROWING TREES	Arbutus x Macrocarpa / Arbutus Standard
8	LOW GROWING TREES	Arbutus x Macrocarpa / Arbutus Standard
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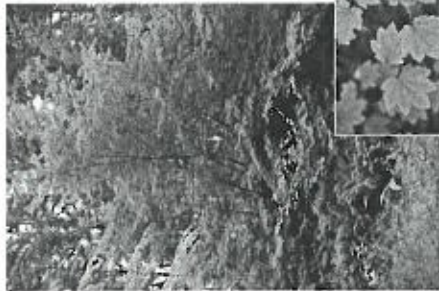
NOTE: THE OWNER SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO EFFECTIVELY WATER ALL NEW TREES, SHRUBS, GROUND COVERS AND VINES SHOWN ON THE LANDSCAPE PLAN. THE DESIGN OF THE IRRIGATION SYSTEM SHALL USE LOW FLOW ROTARY SPRAY HEADS, BUBBLERS AND DRIP IRRIGATION EQUIPMENT SUITED TO THE NEEDS OF THE PLANT MATERIAL SELECTED FOR THE PROJECT. AN AUTOMATIC CONTROLLER SHALL BE USED ALONG WITH RAIN SENSOR AND SOIL SENSOR DEVICES. IRRIGATION SYSTEM TO BE DESIGNED AS PART OF THE LANDSCAPE CONSTRUCTION DRAWING PACKAGE.

# TREE EXAMPLES

Patio Tree



Pacific Dogwood - *Coronella nuttallii*  
California Native Tree



Vine Maple - *Acer circinnatum*  
California Native Tree

Patio Tree



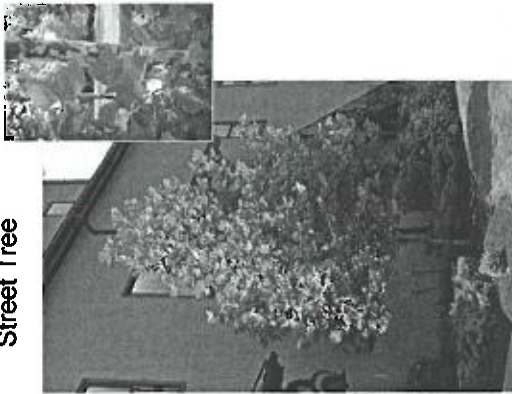
Shade Tree



Bay Laurel - *Umbellularia californica*  
California Native Tree



Street Tree



London Plane Tree - *Platanus x acerifolia* 'Columbar'



Interior Tree



Marua Strawberry Tree - *Arbutus 'Marina'*



Screen Tree



Capped Tree - *Melaleuca quinquenervia*

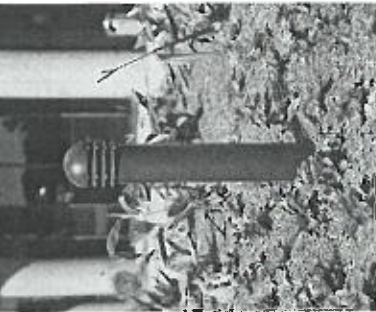


Screen Tree



Bristle Box - *Lopholaimium confertus*





**PHILLIPS HADCO**  
Lighted Bollard

see Lighting Schedule for fixture color



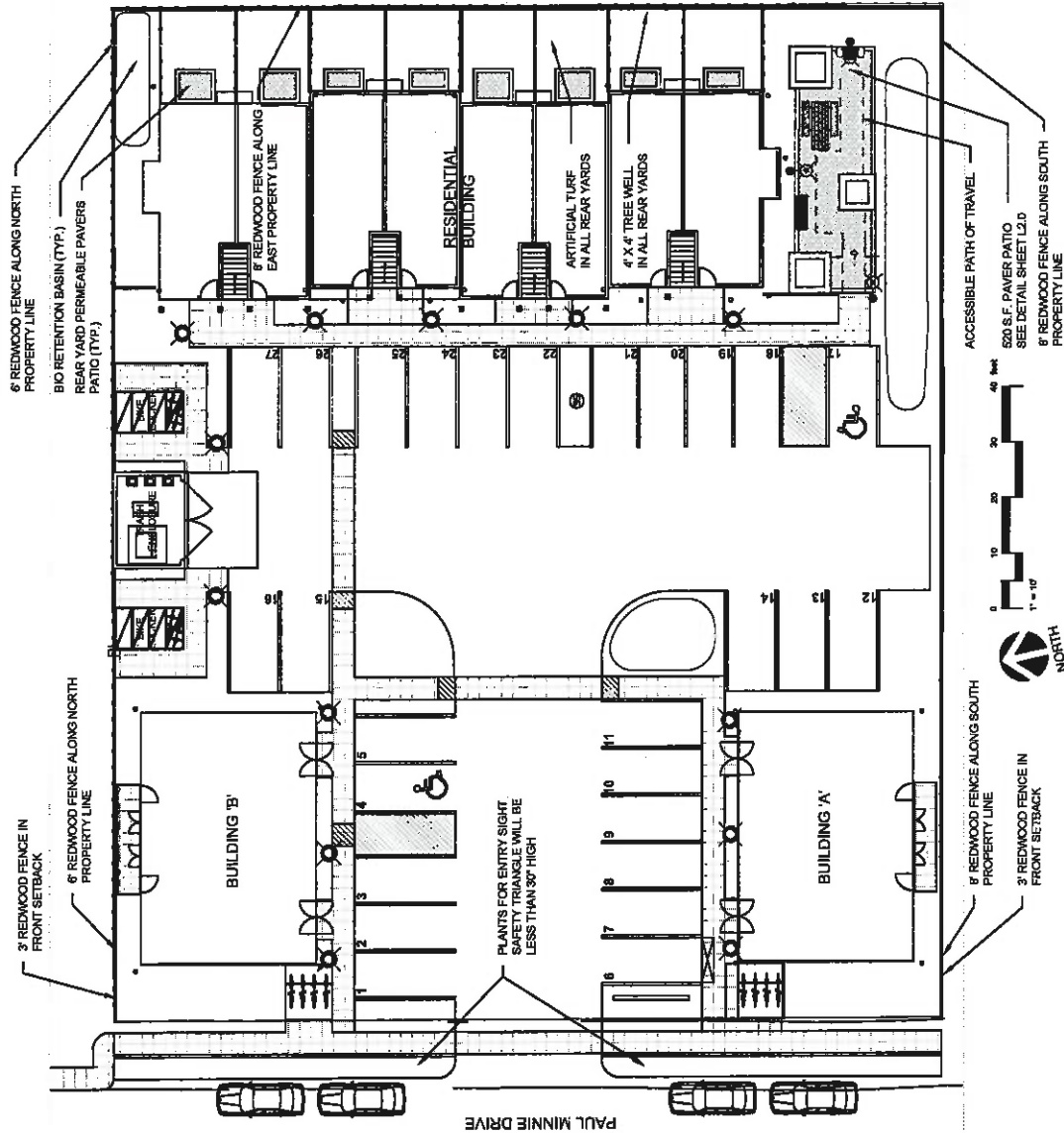
**STERNBERG LIGHTING**  
Gallery Series

see Lighting Schedule for fixture color



**STERNBERG LIGHTING**  
4700 Series Austin pole base

see Lighting Schedule for pole color



**LIGHTING SCHEDULE**

SYMBOL	MANUFACTURER/DESCRIPTION	QTY	Material	Finish	Electrical	Lamp	Watts	Color Temp	Mounting
◆	STERNBERG GALLERY SERIES COMMON AREA LIGHT ON 4700 SERIES AUSTIN 12' ABOVE GRADE	5	Aluminum Alloy	(USH) Urban Gun Metal	120V	INTILED	60 W	2700K	PROJECTED SAG GLASS ARM MOUNT
✕	PHILLIPS HADCO LIGHTED BOLLARD DB 30 A AO 12L E	19	DIE-CAST ALUMINUM	(A) BLACK	120V	LED ENIGMA	4.5	2700K	CLEAR GLASS ANCHOR RODS

**PAUL MINNIE MIXED USE PROJECT**  
2606 PAUL MINNIE DRIVE  
SANTA CRUZ, CALIFORNIA



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**REVISIONS**

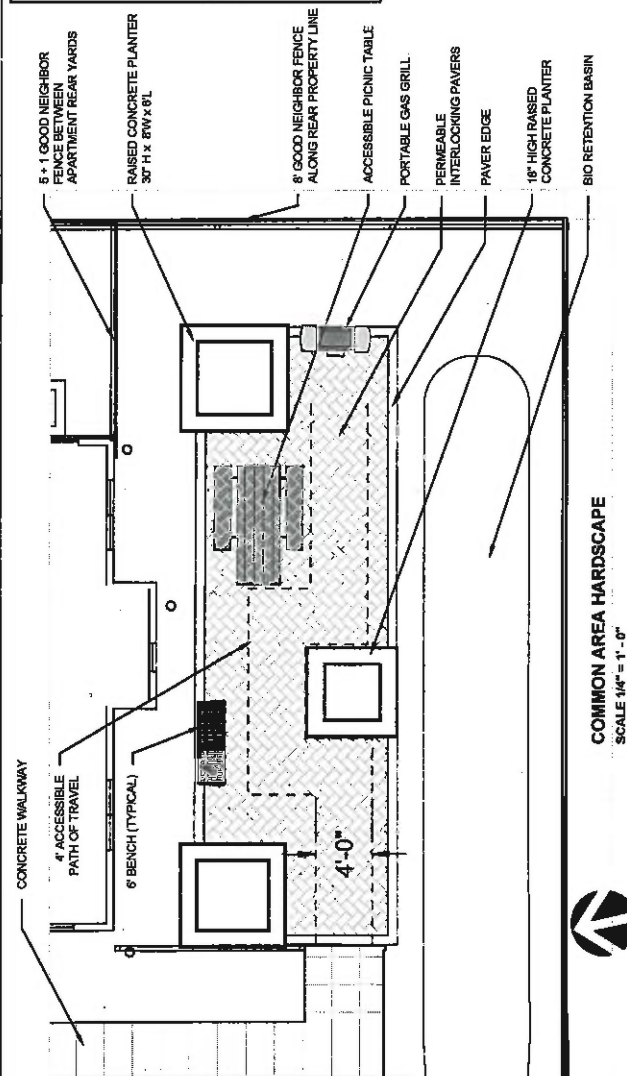
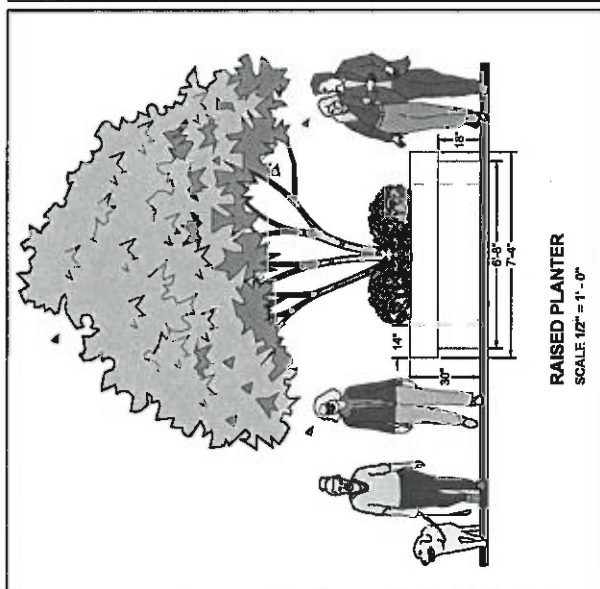
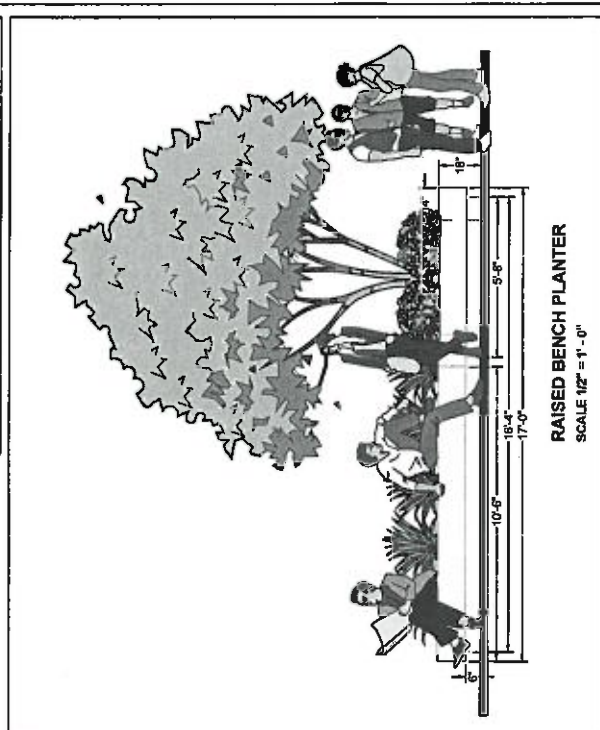
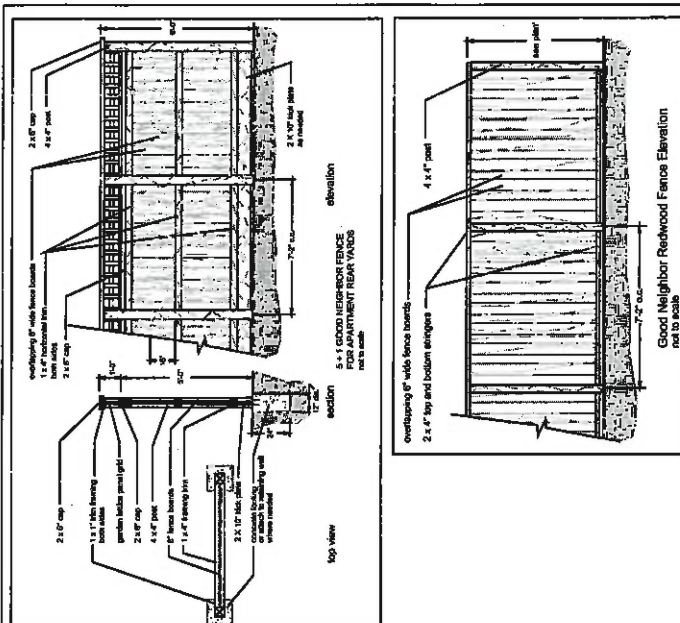


**HARDSCAPE CONCEPT**

JOB NO. 201818  
SCALE as noted  
DRAWN: JMA  
CHECK: JMA  
DATE 10.17.2018  
SHEET L-2.0  
SHEET 3 OF 5

EXHIBIT D





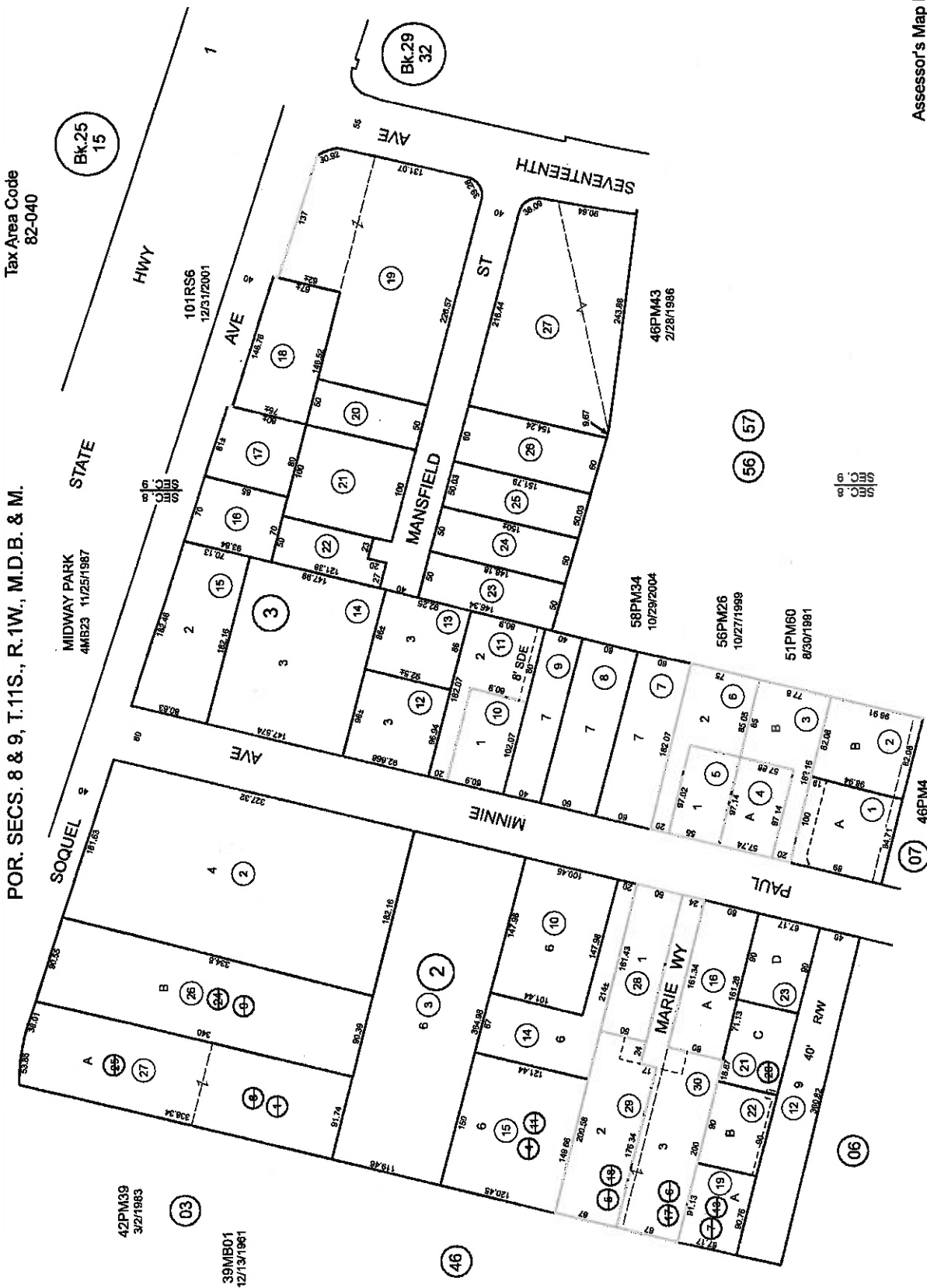


26-04

Tax Area Code  
82-040

POR. SECS. 8 & 9, T.11S., R.1W., M.D.B. & M.

FOR TAX PURPOSES ONLY  
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
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Assessor's Map No. 26-04  
County of Santa Cruz, Calif.  
July, 1998

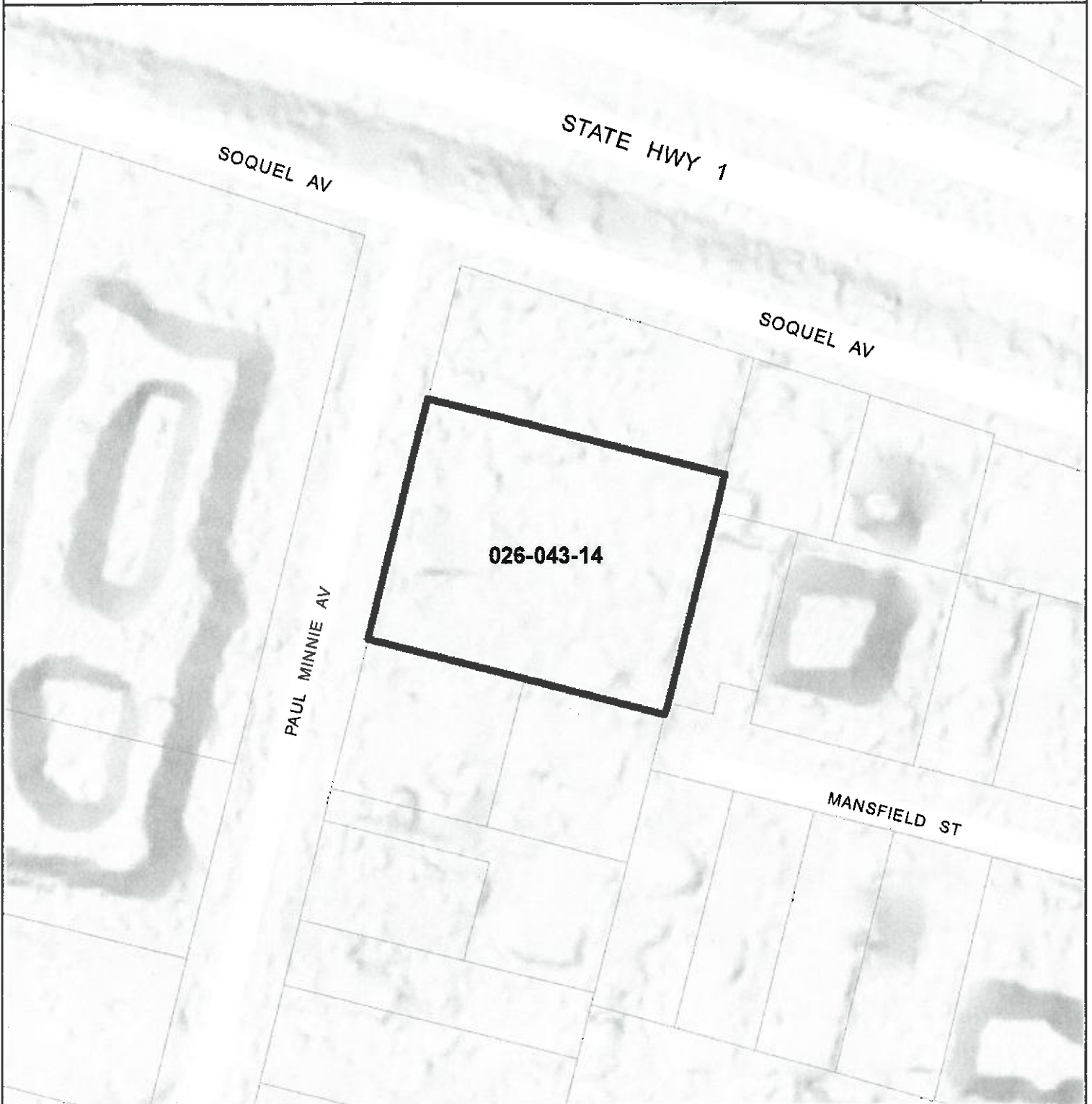
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

EXHIBIT E



# SANTA CRUZ COUNTY PLANNING DEPARTMENT

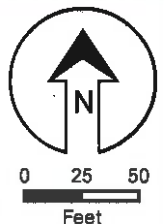
## Parcel Location Map



**Parcel: 02604314**

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 1 Mar. 2019



**EXHIBIT E**



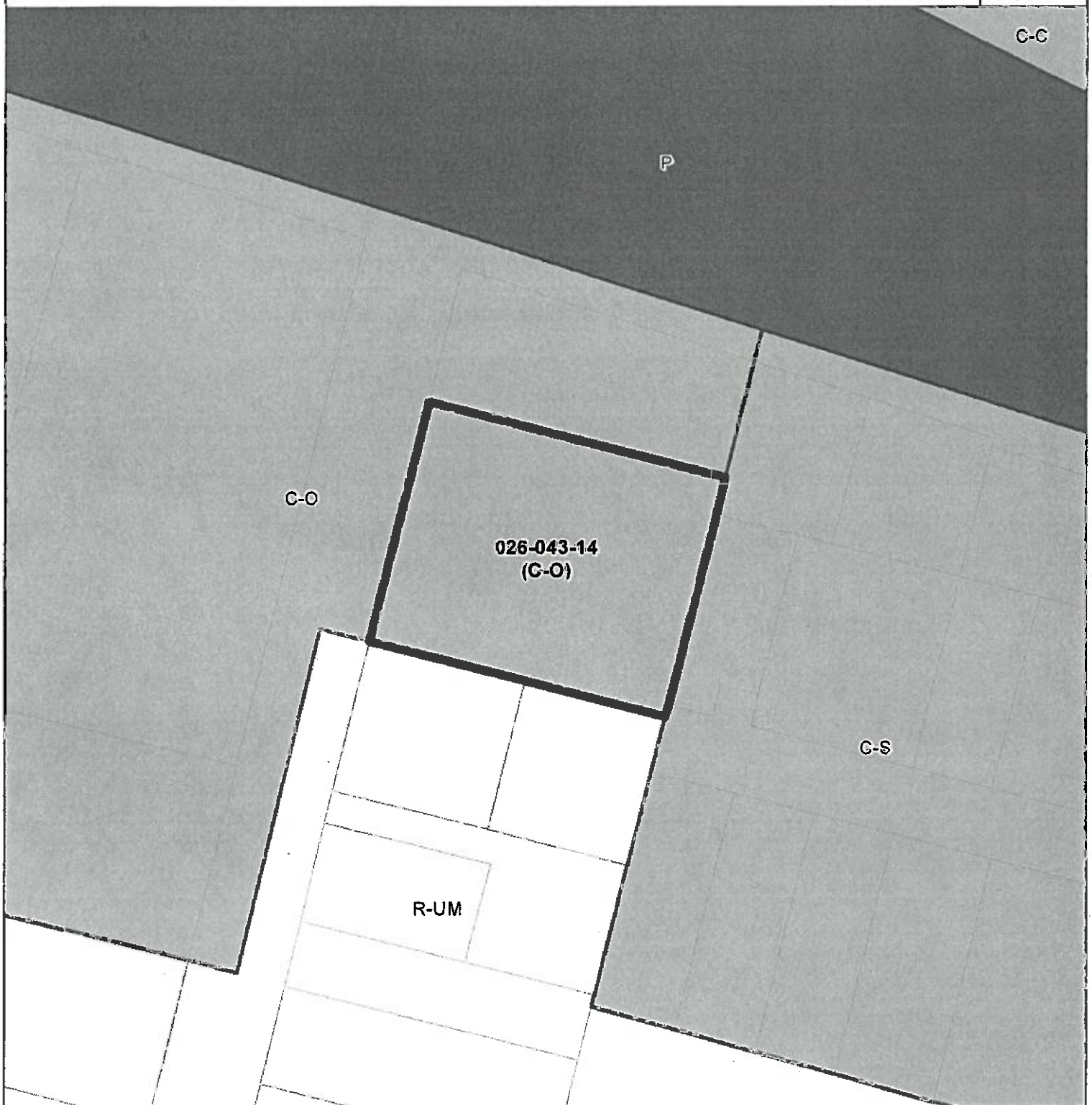


SANTA CRUZ COUNTY PLANNING DEPARTMENT

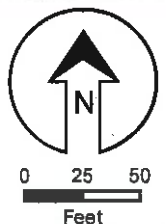
**Parcel General Plan Map**



Mapped  
Area



-  C-C *Commercial Community*
-  C-O *Commercial Office*
-  C-S *Commercial Services*
-  P *Public Facilities*
-  R-UM *Res. Urban Medium Density*



**EXHIBIT E**

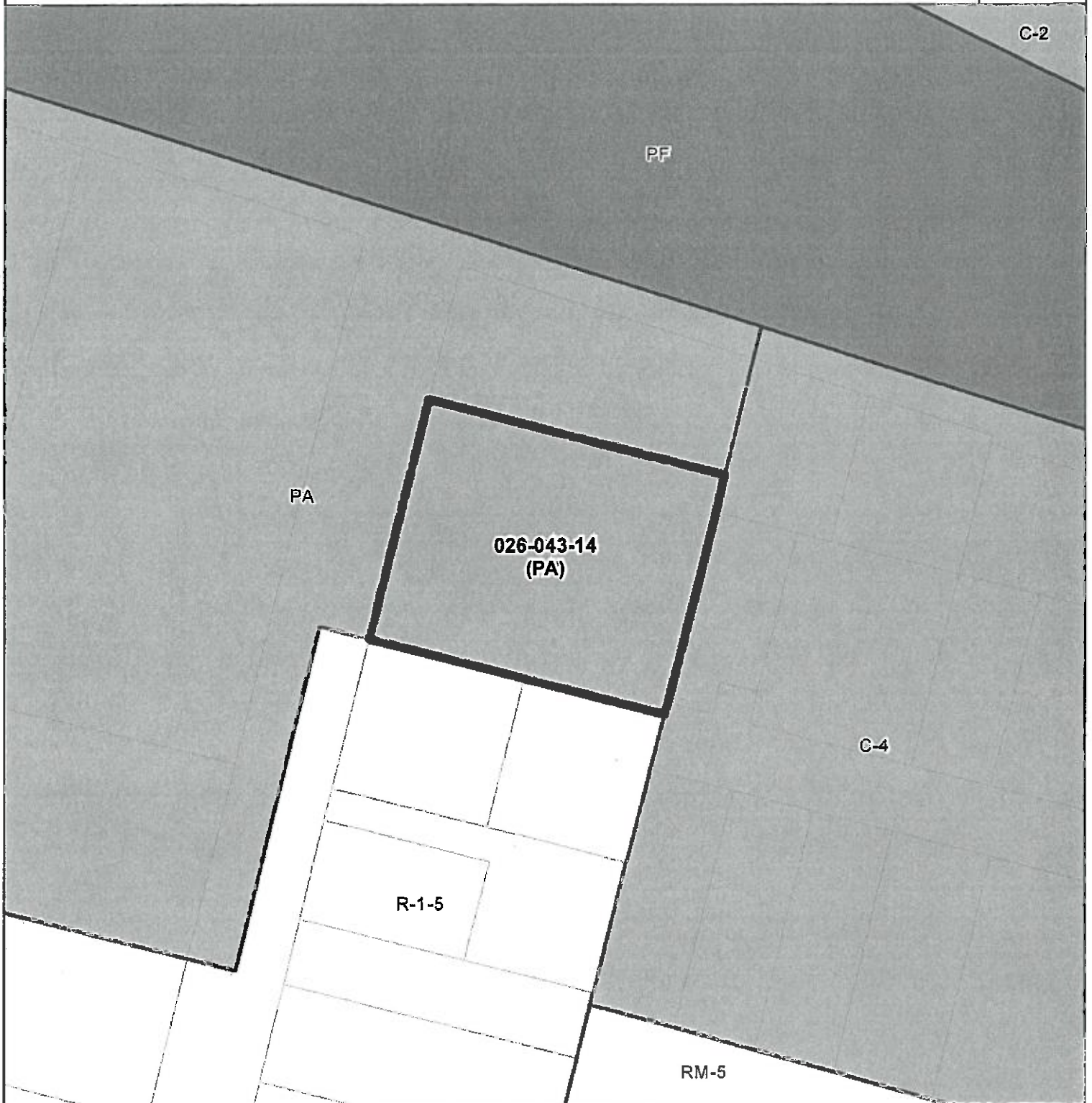


SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel Zoning Map**



Mapped  
Area



- |                                |                             |
|--------------------------------|-----------------------------|
| C-2 Community Commercial       | RM Residential Multi-Family |
| C-4 Commercial Services        |                             |
| PA Professional/Admin Office   |                             |
| PF Public/Community Facilities |                             |
| R-1 Single-Family Residential  |                             |



**EXHIBIT E**

0 25 50  
Feet

## Parcel Information

### Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	County of Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 5

### Parcel Information

Parcel Size:	26,919 square feet
Existing Land Use - Parcel:	Nonconforming residential use
Existing Land Use - Surrounding:	Office uses to the north and west, service commercial uses and a nonconforming residence to the east and residential uses to the south.
Project Access:	Paul Minnie Avenue
Planning Area:	Live Oak
Land Use Designation:	C-O (Commercial Office)
Zone District:	PA (Professional and Administrative Office)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Technical Reviews:** Preliminary Grading Review and Soils Report Review (REV181104)

### Environmental Information

An Initial Study has been prepared that addresses the environmental concerns associated with this application. The Initial Study/Mitigated Negative Declaration is available on file at the Clerk of the Board, 701 Ocean Street, 5<sup>th</sup> Floor, Santa Cruz, CA or online at [www.sccoplanning.com](http://www.sccoplanning.com) >> EIRs/Initial Studies >> Archived CEQA Documents.



**WATER SERVICE  
INFORMATION FORM**



June 15, 2018

**Owner:** 2606 P.M. Investors, Llc  
**Site Address:** 2606 Paul Minnie Ave, Live Oak  
**Site APN:** 026-043-14  
**Project Description:** Mixed Use 4 commercial spaces & 15 MRUs

Dear Ryan Haley:

Your project is located within the City of Santa Cruz Water Service area. The subject parcel is currently a developed lot, with an existing water service, and is subject to the following conditions:

1. Fire services as required by Central Fire. Fire service sizing to be determined by fire a sprinkler designer and Central Fire. A new minimum size 4" fire service is estimated to serve the residential building. A new minimum size 4" fire service is estimated to serve "Commercial Building A." A new minimum size 4" fire service is estimated to serve "Commercial Building B."
2. If your total landscape area exceeds 5,000 square feet then a dedicated irrigation service is required. The existing 3/4" water service can be retrofitted into a dedicated irrigation service as per SCWD Detail 5 with a backflow device installation as per SCWD Detail 8.
3. An estimated 1.5" domestic water service installation is required as per SCWD Detail 5 with an approved backflow device installation as per SCWD Detail 8. To serve the 15-unit residential apartment building.
4. An estimated new 2"x 2-3/4" multi-branch service installation is required as per SCWD Detail 3 and Detail 5 with the installation of an approved backflow device as per SCWD Detail 8 for each meter. These 2 domestic services to serve the 2 commercial tenant spaces in "Commercial Building B."
5. An estimated new 2"x 2-3/4" multi-branch service installation is required as per SCWD Detail 3 and Detail 5 with the installation of an approved backflow device as per SCWD Detail 8 for each meter. These 2 domestic services to serve the 2 commercial tenant spaces in "Commercial Building B."
6. Please revise sheet "C-3" with corrections to the number of commercial services and the minimum 4" Fire Services (three total). All water permit fees are due for this project prior to issuance of the water service installation permit. The water permit cannot be issued until the building permit has been issued first by the County. All water/fire service installation work is required to be completed by an approved SCWD contractor.
7. All water permit fees are due for this project prior to issuance of the water service installation permit. The water permit cannot be issued until the building permit has been issued first by the County. All water/fire service installation work is required to be completed by an approved SCWD contractor.

If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

BJ Dericco  
City of Santa Cruz | Water Dept., Engineering  
212 Locust Street, Suite C  
Santa Cruz, CA 95060



David L. Smith  
2606 P.M. Investors, LLC  
706 Vista Del Mar Dr.  
Aptos, CA 95003

**SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT**

**APN: 026-043-14**

**APPLICATION NO.: n/a**

**PARCEL ADDRESS: 2606 Paul Minnie Ave. Santa Cruz, CA 95062**

**PROJECT DESCRIPTION: 2 commercial buildings and 15 residential units.**

Dear Mr. Smith,

We've received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available in Paul Minnie Ave. for the subject development.

No downstream capacity problem or other issue is known at this time. However, downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired and will no longer be valid.

Also, for your reference, we have attached a list of common items required during the review of sanitation projects.

Thank you for your inquiry. If you have any questions, please call Robert Hambelton at (831) 454-2160.



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY, PLANNING DIRECTOR

24 September 2018

Daniel Silvernail  
501 Mission St., Ste.2  
Santa Cruz, CA 95060

Subject: Review of the Geotechnical Investigation for Proposed Mixed-Use Development at 2606 Paul Minnie Avenue/APN 026-043-14 dated 28 December 2017 by Dees & Associates Inc. – SCR-1188

Project Site: 2606 Paul Minnie Avenue  
APN 026-043-14  
Application No. REV181104

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the report.
2. Final plans shall reference the report by title, author and date. Final Plans should also include a statement that the project shall conform to the report's recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The author of the soils report shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by last revision date.

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the soils report.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", and "Assistance & Forms".

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Review of the Geotechnical Investigation for Proposed Mixed-Use Development at 2606 Paul Minnie Avenue/APN 026-043-14 dated 28 December 2017 by Dees & Associates Inc.

APN 071-061-10

24 September 2018

Page 2 of 3

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

If we can be of any further assistance, please contact the undersigned at (831) 454-3168 or [rick.parks@santacruzcounty.us](mailto:rick.parks@santacruzcounty.us)

Sincerely,



Rick Parks, GE 2603  
Civil Engineer – Environmental Planning

Cc: Dees & Associates Inc., Attn: Becky Dees, GE  
Environmental Planning, Attn: Leah MacCarter  
Owner, David Smith

Attachments: Notice to Permit Holders

EXHIBIT H



**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,  
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.

# HYDROLOGICAL STUDY OF EXISTING DRAINAGE FEATURES ON MANSFIELD STREET, SANTA CRUZ COUNTY

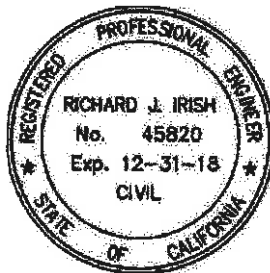
For

**David Smith  
Development at  
2601 Paul Minnie Road  
Santa Cruz County, California  
APN 026-043-14**

**Date: September 21th, 2018**

**Prepared For:  
David Smith**

**Prepared By:  
RI Engineering, Inc.  
Project Number 17-041-1**



**Attachments:**

- **Table 1 – SWM-6 Hydraulic Study Pre-Development**
- **Watershed Map Pre-Development**
- **Table 2 – SWM-6 Hydraulic Study Post-Development**
- **Watershed Map Post-Development**

## **Design Criteria**

Storm drainage calculations described in this document have been done in conformance with the *Santa Cruz County Design Criteria June 2017 Edition Design Criteria*

## **Description**

This analysis consists of determining the hydraulic capacity of three existing stormdrain pipes between Mansfield Drive and an open channel on Vista Prieta Court in Santa Cruz County.

## **Analysis**

Using the County of Santa Cruz standard spreadsheet SWM-6 and analysis was performed of the inlets and drain pipes noted above. A 25-year storm event was analyzed. The total watershed consists of the block bounded by Mansfield Street, 17<sup>th</sup> avenue, Paul Minnie Road and Soquel Avenue.

The analysis was performed on the Pre-Development and Post-Development conditions of the watershed to determine impacts due to the development. A 'C' coefficient value of 0.8 was used for both analyses in accordance with SWM-1 (business and commercial).

## **Conclusion**

The pre development conditions are adequate. The pipes have the capacity required and the inlet freeboard values fall within an acceptable range. The worst case for inlet freeboard occurs at the most upstream inlet of the system. The calculated value is 0.65'.

The post-development conditions result in a calculated inlet freeboard value of 0.59' for a loss of 0.06' (3/4"). All of the pipes in the system were not found to be undersized for the proposed conditions.

Both analyses result in acceptable hydraulic capacity for a 25 year storm event. It can be concluded that this project will not result in a critical capacity decrease for the system.

**PROJECT: 2606 Paul Minnie Road Pre-Development**

SS Ver: 1.0

Calc by: rph

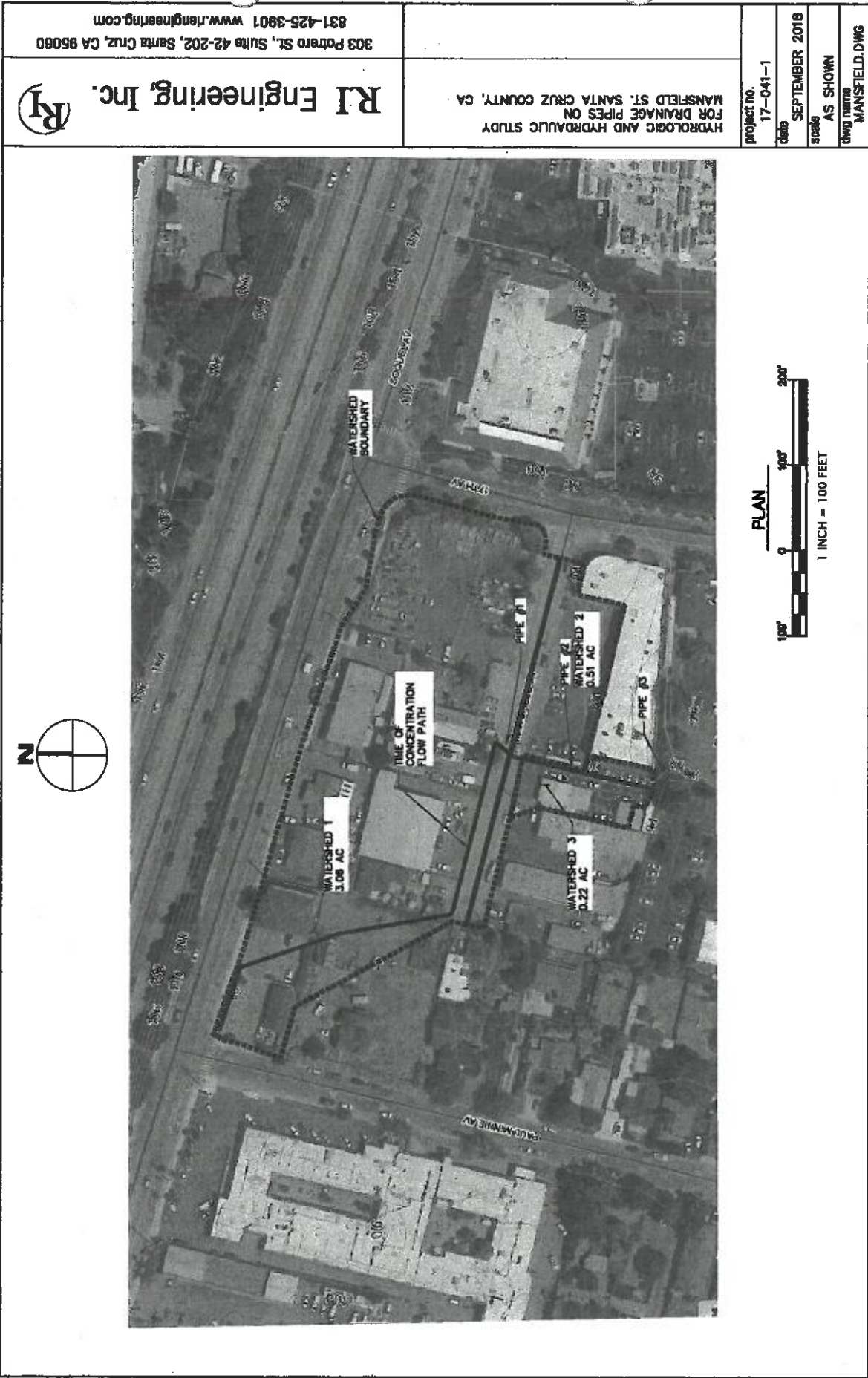
Date:

09/21/18

Antecedent Moisture Factor (Ca) 1.10

Return Period Factor 1.20

Design Storm 25 Years
$$P80 = \underline{1.50}$$
[illegible]



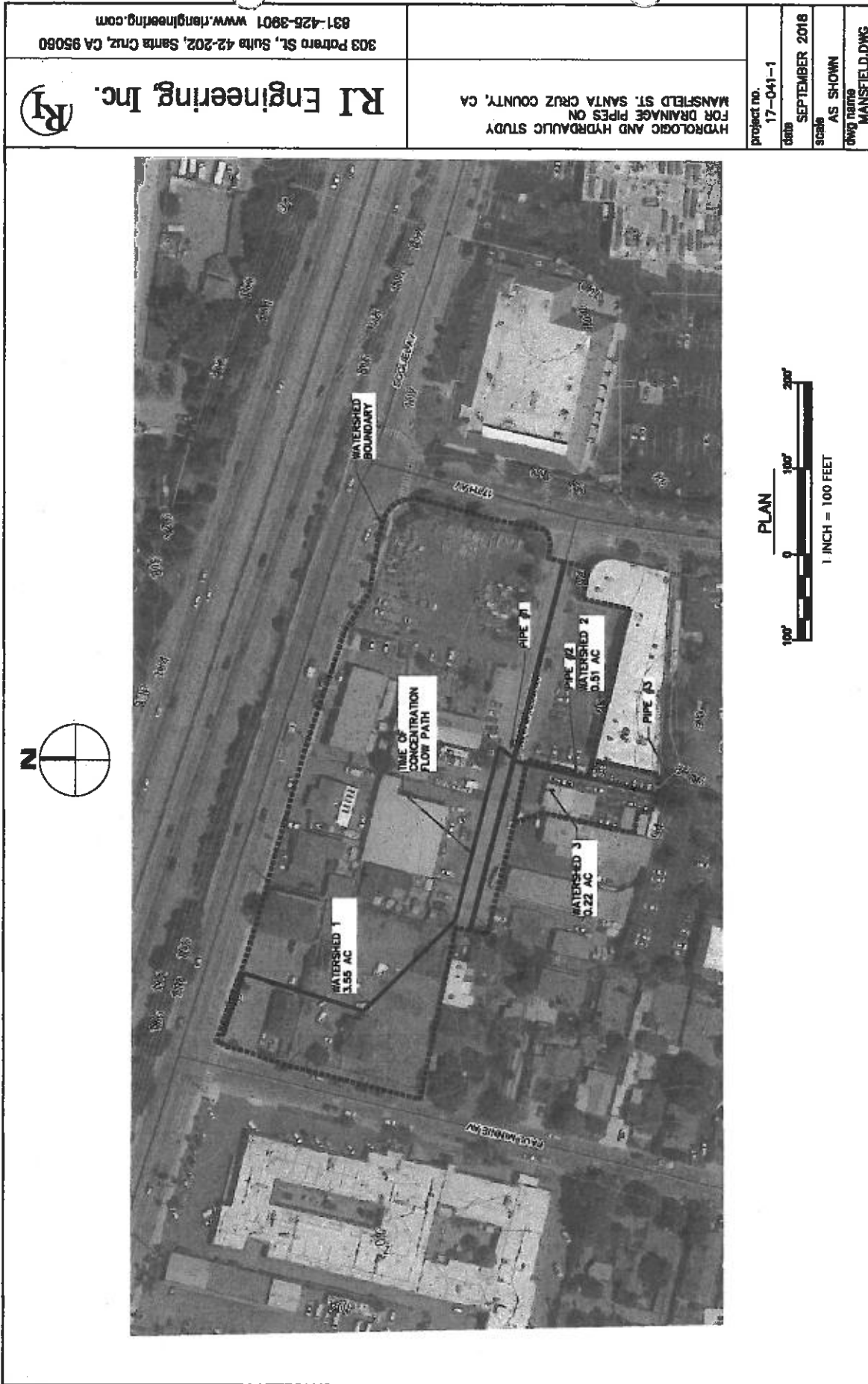
**PROJECT: 2606 Paul Minnie Road Post-Development**

SS Ver: 1.0  
Calc by: rph  
Check by: \_\_\_\_\_  
Date: 09/21/18  
Date: \_\_\_\_\_

Antecedent Moisture Factor (Ca) 1.10

Return Period Factor 1.20Design Storm 25 Years
$$P60 = \underline{1.50}$$
[illegible]





# RI Engineering, Inc.



## DRAINAGE CALCULATIONS

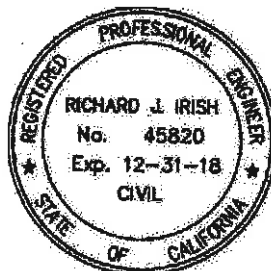
**For**

**David Smith  
2606 Paul Minnie Road  
Santa Cruz, California  
APN 026-043-14**

**Date: April 2, 2018  
Updated Sept 6, 2018**

**Prepared For:  
David Smith**

**Prepared By:  
RI Engineering, Inc.  
Project Number 17-041-1**



David Smith  
2606 Paul Minnie Avenue  
Santa Cruz, California  
April 2018

## **Design Criteria**

Storm drainage calculations described in this document have been done in conformance with the *Santa Cruz County Design Criteria June 2014 Edition Design Criteria*

## **Project Description**

The project consists of removing an existing single-family residence, garage and accessory structure currently on a 0.62 acre lot in Santa Cruz County and constructing two new commercial buildings and eight new attached apartment buildings. The project will create or replace approximately 17,000 square feet of impervious area. This is a 'large' project by County Design Criteria.

## **Existing Conditions**

The project is located on Paul Minnie Avenue near the intersection of Soquel Avenue. The site is partially developed with three small structures on it. The roofs of the structures drain directly to the ground. The site is very flat with an approximate average slope of 1.5% towards the southeast corner of the property. The drainage sheet flows to the adjacent properties to the south and west and eventually to the concrete gutter flowline of Mansfield Street.

There is a developed property to the north of the site, which includes two buildings and an asphalt parking lot. There is a berm and a fence, which prevent run-off from the neighboring parcel to enter this site.

## **Proposed Development:**

The proposed improvements are intended to match the existing drainage patterns. The site gently slopes to the southeast corner of the property. The stormwater is concentrated and detained in an underground 3' diameter pipe with a restricted flow controlled outlet structure. The outlet of the detention system is a 12" pipe that is connected directly to the closed system drainage of Mansfield Street. This inlet is the natural concentration point of the site.

On-site retention is infeasible for this site so the county's requirement for 'Minimize Pollutants of Concern' is achieved by using the Biofiltration Treatment System method. Biofiltration systems have been included in the design in various locations throughout the site. Below is a justification for infeasibility of Low Impact Development and Retention Treatment System alternatives.

**Retention Feasibility:** The project has been subject the requirements of Santa Cruz County Design Criteria Section C.3.b Minimize Stormwater Pollutants of Concern. This is an explanation of feasibility in order of priority.

- i. Retention Treatment Systems: The geotechnical engineer has determined that this site is infeasible for on-site retention. See the recommendation number 39 "The soils at the site are

David Smith  
2606 Paul Minnie Avenue  
Santa Cruz, California  
April 2018

not suitable for on-site retention". A percolation test was done on in-situ and yielded little to no percolation over a four-hour period

ii. Low Impact Development (LID) Treatment Systems: See response to Retention Treatment Systems. On-site retention is infeasible for this site.

iii. Biofiltration Treatment Systems: Treatment of stormwater has been achieved using a standard biofiltration system capable of treating water at a maximum loading rate of 5 inches per hour with a rain event equal to two times the 85<sup>th</sup> percentile hourly rainfall intensity in accordance with Section-C.3.b.iii(1)(b)

**Additional BMPs:**

The site includes a design for pervious pavers on all of the parking spaces to provide additional treatment and flow reduction. All of the parking spaces will be surfaced with a porous material. The site also includes a large area of landscaping.

**Pollutant Generating Activities**

This project will contribute a few pollutants to the stormwater effluent. There will be an asphalt parking lot which may contain cars potentially leaking oil and other fluids. There is an uncovered outdoor trash enclosure. Phosphates can be transported off of the roof of the proposed building structure.

All of the pollutant generating sources are mitigated using Biofiltration and infiltration through porous pavers.

**Site Design and Runoff Reduction**

i) Limit disturbance to creeks and natural drainage features.

*N/A*

ii) Minimize compaction of soils.

Soil is not compacted where it is not necessary by the geotechnical engineer.

iii) Limit clearing and grading of native vegetation at the site to minimum area needed to build the project, allow access, and provide fire protection.

*There is limited vegetation on site currently.*

iv) Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state.

*The site is not large enough to concentrate improvements.*

David Smith  
2606 Paul Minnie Avenue  
Santa Cruz, California  
April 2018

v) Minimize stormwater runoff by implementing the following site design measures as feasible:

(1) Direct roof, driveway, parking lot, sidewalk, walkway, patio and other impervious surface runoff onto vegetated areas safely away from building foundations and footings, consistent with the California building code.

*All concrete sidewalks sheet flow to adjacent porous pavers. The site layout does not accommodate these areas flowing to vegetation.*

(2) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, patios and other hardscapes with permeable surfaces.

*Uncovered parking spaces are constructed of porous materials.*

(3) Direct roof runoff to cisterns or rain barrels for reuse.

*Not incorporated.*

## Conclusion

The project will result in approximately 17,000 square foot of impervious area being created or replaced. The project is considered a Large project by Public Works Design Criteria and subject to Site Design and Runoff Reduction measures, Minimize stormwater pollutants of concern, and Stormwater discharge rates and volumes.

These requirements are met through on-site design measures which include: a 3' diameter closed detention system with an orifice restriction, two bioretention facilities, porous paver parking areas and numerous landscape areas.

David Smith  
2606 Paul Minnie Avenue  
Santa Cruz, California  
April 2018

**Attachments:**

- Table 1 - Drainage Area Calculations
- Table 2 – Hydrology Calculation
- Table 3 – Drainage Management Area (DMA) Summary
- Table 4 – Biofiltration Calculation (DMA 1)
- Table 5 – Biofiltration Calculation (DMA 2)
- Table 6 – Detention Storage Calculation
- Table 7 – Orifice outlet control sizing
- SWM 17 Detention Sizing
- P60 Isopleths
- Drainage Management Area (DMA) Map
- Watershed Map
- Geotechnical Percolation Test Results.



David Smith  
2601 Paul Minnie Avenue  
Santa Cruz, California  
APN 026-043-14



**DRAINAGE AREA CALCULATIONS**

Proposed Impervious Areas	Area (sf)
Building	6,790
Concrete (Driveway, Patios, Walkways)	1,635
AC Driveway/Parking	5,530
Trash Enclosure	787
<b>Total Area of Impervious</b>	<b>14,742</b>
<b>Proposed Semi-Pervious Areas</b>	<b>5144</b>
<b>Proposed Landscape Area</b>	<b>7,034</b>
<b>Total Site</b>	<b>26920</b>

**Table 1**



David Smith  
2601 Paul Minnie Avenue  
Santa Cruz, California  
APN 026-043-14

# HYDROLOGY

## Pre and Post Development 'C' values for use in the County Standard SWM spreadsheets

### Determine PRE Development (Existing) 'C' value

Feature	Area (sf)	Area (acres)	C	AxC
Pervious	26,920	0.62	0.30	0.19
Impervious	-	-	0.90	-
<b>Totals:</b>	<b>26,920</b>	<b>0.62</b>		<b>0.19</b>

**\*\* No credit is given to existing impervious for large projects  
pervious area shown is the total development area**

Pre Development  $C_{AVERAGE} = 0.30$

$$Q = (Ca) * C * (Ia) * I * A$$

### Determine POST Development 'C' Value

Feature	Area (sf)	Area (acres)	C	AxC
Pervious	7,034	0.16	0.30	0.05
Semi-Pervious	5,144	0.12	0.50	0.06
Impervious	14,742	0.34	0.90	0.30
<b>Total</b>	<b>26,920</b>	<b>0.62</b>		<b>0.41</b>

Post Development  $C_{AVERAGE} = 0.67$  For use in County Standard  
SWM17 spreadsheet

## Table 2

David Smith  
 2601 Paul Minnie Avenue  
 Santa Cruz, California  
 APN 026-043-14



**Drainage Management Area (DMA) Summary**

DMA Designation	Area (sf)	Description	Drains to	Summary	
1a	1413	Roof	TCM 1		
1b	1932	Roof	TCM 1	3345	SF Drains to TCM 1
2a	7141	Asphalt/Trash Enclosure	TCM 2		
2b	1412	Roof	TCM 2		
2c	842	Sidewalk Roof	TCM 2		
2d	517	Pavers	TCM 2		
2e	1932	Pavers	TCM 2		
2f	918	Pavers	TCM 2		
2g	331	Pavers	TCM 2		
2h	2125	Pavers	TCM 2		
2i	494	Pavers	TCM 2		
2j	336	Paver Patio	TCM2	16048	SF Drains to TCM 2

For use in Bioretention Calculations  
 (Table 4 and Table 5)

**Table 3**

David Smith  
2601 Paul Minnie Avenue  
Santa Cruz, California  
APN 026-043-14



**Biofiltration calculation DMA 1**

County Design Criteria Section C.3 b Minimize Stormwater Pollutants of Concern  
iii. Biofiltration Treatment Systems: use 4% rule

Watershed to DMA 1 = 3345 SF (table 3)  
Multiply by 4% = 133.8

Plan Area Req'd = 133.8 SF < 200 SF specified on plans

**Table 4**

David Smith  
2601 Paul Minnie Avenue  
Santa Cruz, California  
APN 026-043-14



**Biofiltration calculation DMA 2**

County Design Criteria Section C.3 b Minimize Stormwater Pollutants of Concern  
iii. Biofiltration Treatment Systems: Use 4% rule

Watershed to DMA 1 = 16048 SF (table 3)  
Multiply by 4% = 641.92

---

Plan Area Req'd = 641.92 SF < 650 SF specified on plans

**Table 5**

David Smith  
2601 Paul Minnie Avenue  
Santa Cruz, California  
APN 026-043-14



**Check Detention Storage Volumes for 10-year storm**

**Total Pipe Storage for the 100-year Storm**

Diameter Pipe (ft)	3.0
r (ft)	1.50
Area (sf)	7.07
Length (ft)	72
Total Pipe Volume (cf)	508.9
Additional Storage Volume from Catch Basins (cf)	0.0
Total Detention System Storage	<hr/> 508.9

**Summary**

Volume of pipe available for 10-year storm	509 CF
Required 10-year storage=	497 CF (SWM-17)

**Table 6**



David Smith  
2601 Paul Minnie Avenue  
Santa Cruz, California  
APN 026-043-14



**Detention Outlet Control**

**Design Orifice to Discharge Pre Development Q**

**Size Orifice for 10-year 15-minute storm event**

Q Allowable release\*: **0.333 cfs**      10-yr Storm Event  
From SWM-17  
Cd= 0.62  
head, h = 3 ft

Orifice Diameter (in)	Area (Ao) (sf)	Q (cfs)

\*Q total from SWM FIG 17

**Table 7**

**RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD**

Data Entry: PRESS TAB &amp; ENTER DESIGN VALUES SS Ver: 1.0

Site Location P60 Isopleth: 1.50 Fig. SWM-2 in County Design Criteria

Rational Coefficients Cpre: 0.30 See note # 2

Cpost: 0.67 See note # 2

Impervious Area: 26920 ft<sup>2</sup> See note # 2 and # 4**STRUCTURE DIMENSIONS FOR DETENTION**497 ft<sup>3</sup> storage volume calculated

40 % void space assumed

1244 ft<sup>3</sup> excavated volume needed

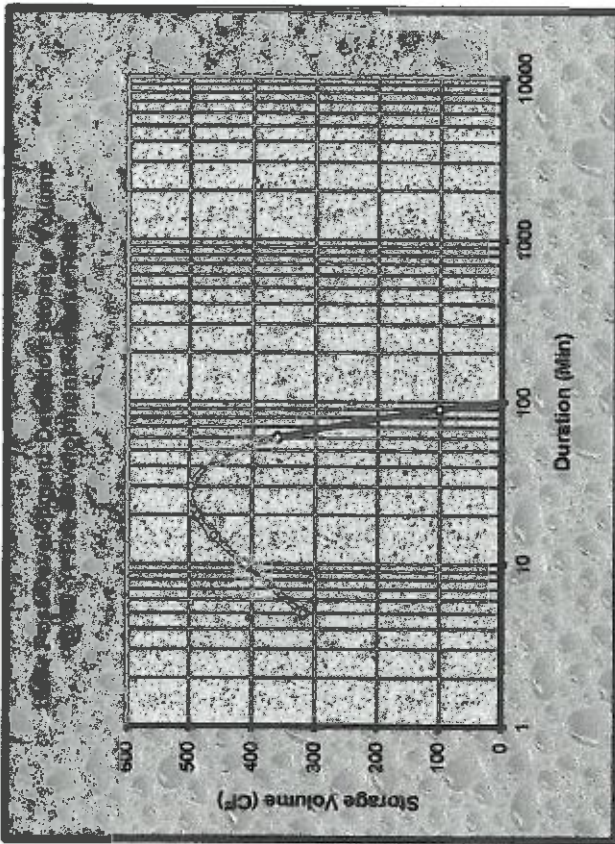
Structure Length Width\* Depth\* \*For pipe, use the square root of the sectional area

Ratios 23.00 3.00 2.00

Dimen. (ft) 47.86 6.24 4.16

**10 - YEAR DESIGN STORM****DETENTION @ 15 MIN.**

Storm Duration (min)	10 - Year Intensity (in/hr)	10 - Yr. Release Qpre (cfs)	10 - Year Qpost (cfs)	Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
1440	0.26	0.048	0.107	-0.225	-24331
1200	0.28	0.052	0.116	-0.217	-19500
960	0.31	0.057	0.127	-0.205	-14772
720	0.34	0.064	0.144	-0.189	-10187
480	0.41	0.077	0.171	-0.162	-5820
360	0.46	0.086	0.193	-0.139	-3766
240	0.55	0.103	0.229	-0.103	-1859
180	0.62	0.116	0.259	-0.074	-993
120	0.74	0.138	0.308	-0.025	-225
90	0.83	0.156	0.348	0.015	101
60	0.99	0.185	0.413	0.080	361
45	1.12	0.209	0.466	0.134	451
30	1.33	0.248	0.554	0.221	487
20	1.57	0.294	0.657	0.325	461
15	1.78	<b>0.333</b>	0.743	0.410	412
10	2.11	0.395	0.882	0.549	319
5	2.83	0.530	1.183	0.851	

**Notes & Limitations on Use:**

- 1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
- 2) Required detention volume determinations shall be based on all net new impervious areas both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
- 3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuming void space not less than 35%.
- 4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
- 5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
- 6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

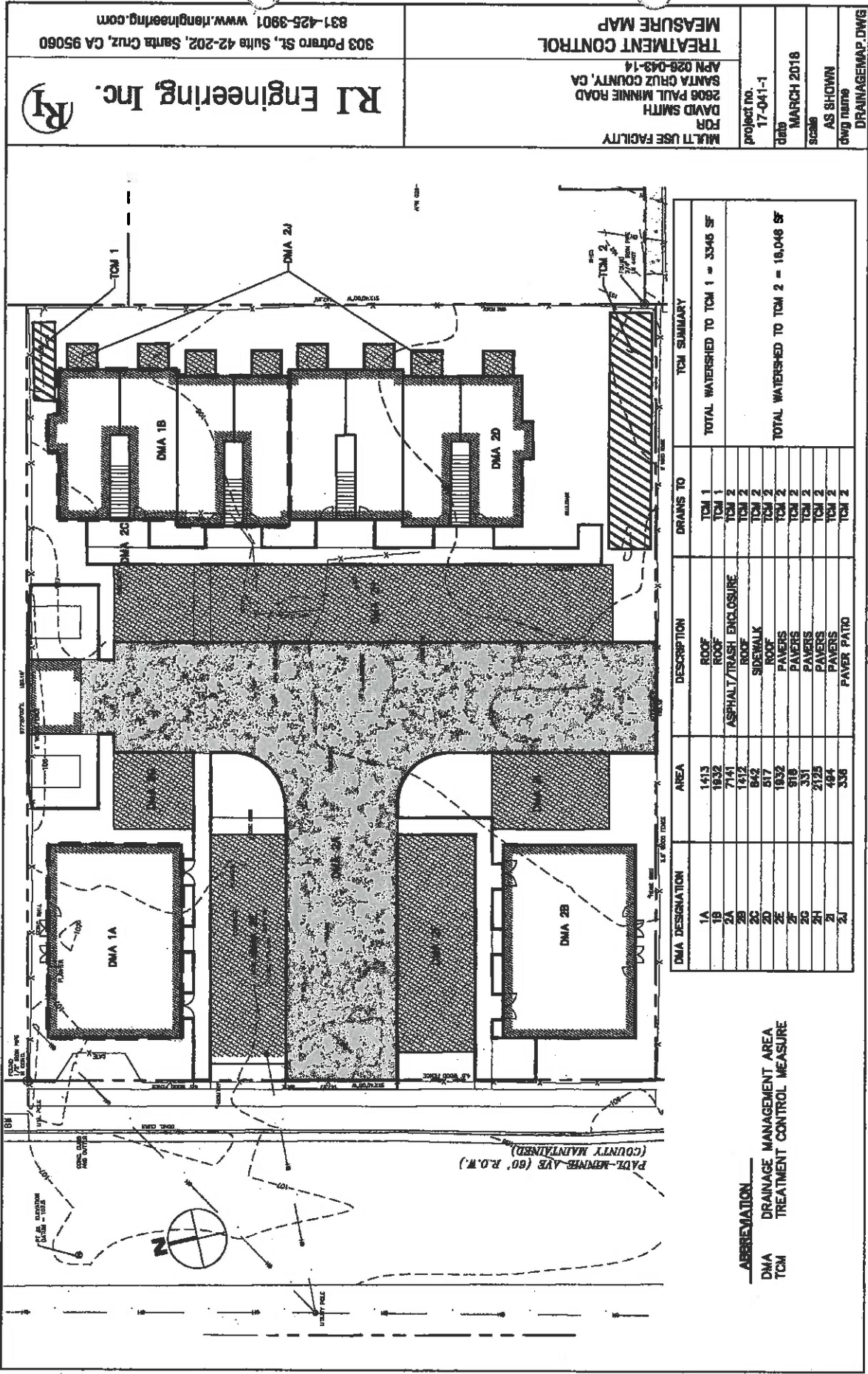
COUNTY OF SANTA CRUZ  
DEPARTMENT OF PUBLIC WORKS  
P 60\* ISOPLETHS

PROJECT LOCATION  
P60=1.5

60 DENOTES RAINFALL INTENSITY IN INCHES/HR  
OR 60 MINUTE DURATION AND A 100 YEAR STORM  
SELECT PROPER INTENSITY DURATION CURVE FROM  
FIGURE SWM-3 AFTER DETERMINING P60 VALUE.

PROJECT  
LOCATION  
P60=1.5

\*P60 DENOTES RAINFALL INTENSITY IN INCHES/HR FOR 60 MINUTE DURATION AND A 100 YEAR STORM SELECT PROPER INTENSITY DURATION CURVE FROM FIGURE SWM-3 AFTER DETERMINING P60 VALUE.



**RJ Engineering, Inc.**  
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.rjengineering.com

**MEASURE MAP**  
APN 028-043-14  
SANTA CRUZ COUNTY, CA  
2808 PAUL MINNIE ROAD  
DAVID SMITH  
FOR  
MULTI USE FACILITY

project no. 17-041-1  
date MARCH 2018  
scale AS SHOWN  
dwg name DRAINAGEMAP.DWG

ABREVIATION  
DMA DRAINAGE MANAGEMENT AREA  
TCM TREATMENT CONTROL MEASURE

DMA DESIGNATION	AREA	DESCRIPTION	DRAINS TO	TCM SUMMARY
1A	1413	ROOF	TCM 1	TOTAL WATERSHED TO TCM 1 = 3346 SF
1B	1832	ROOF	TCM 1	
2A	7141	ASPHALT/TRASH ENCLOSURE	TCM 2	TOTAL WATERSHED TO TCM 2 = 18,048 SF
2B	1412	ROOF	TCM 2	
2C	842	SIDEWALK	TCM 2	
2D	817	ROOF	TCM 2	
2E	1832	PAVERS	TCM 2	
2F	916	PAVERS	TCM 2	
2G	331	PAVERS	TCM 2	
2H	2125	PAVERS	TCM 2	
2I	484	PAVERS	TCM 2	
2J	336	PAVER PATIO	TCM 2	
2K			TCM 2	
2L			TCM 2	





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**RECEIVED**  
**SEP 22 2018**  
**SILVERNAIL ARCH INC**

August 20, 2018

Mr. Dave Smith  
2606 P.M. Investors, LLC  
706 Vista Del Mar Drive  
Aptos, CA 95003

RE: Paul Minnie Mixed-Use Project; Santa Cruz County, CA  
Project Trip Generation Analysis and County Development Fees

Dear Mr. Smith,

The following is a summary of the project trip generation analysis and applicable County fees. The project site is located on the east side of Paul Minnie Drive, south of Soquel Avenue (2606 Paul Minnie Avenue) in the unincorporated Live Oak area. The site is currently occupied by a single family residential dwelling. The project includes the removal of the existing single family dwelling, and construction of two (2) new buildings to accommodate professional offices (2,800 SF) and a separate building with 15 residential apartments (2 low-income). On-site parking will be provided for 28 vehicles. Access will be provided via one (1) two-way driveway on Paul Minnie Avenue.

The traffic engineering services scope is based on discussions with County staff (Rodolfo Rivas). Mr. Rivas requested a brief letter report to summarize the project trip generation estimates and applicable County development fees for the Live Oak area. Mr. Rivas also indicated that if the project generates fewer than 20 peak hour trips a formal traffic study would not be required (County threshold for preparation of a traffic study).

Project Trip Generation Estimates

The project trip generation estimates have been derived using data in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10<sup>th</sup> Edition). The applicable ITE trip generation rates are provided in Table 1.

The project site trip generation estimates for both the existing and proposed uses have been derived to determine the "net" change in trips attributable to the project site redevelopment. The project site trip generation estimates are presented in Table 2.

Paul Minnie Mixed Use\_R01

Pinnacle Traffic Engineering



Table 1 - ITE Trip Generation Rates

ITE Code - Land Use	Unit	Number of Vehicle Trips per Unit				
		AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
#210 - Single Family Res.	D.U.	0.18	0.56	0.62	0.37	9.44
#220 - Multi Family Apt.	D.U.	0.11	0.35	0.35	0.21	7.32
#712 - Small Office Bldg.	1,000 SF	1.59	0.33	0.78	1.67	16.19

Table 2 - Project Site Trip Generation Estimates

Project Component	Number of Vehicle Trips				
	AM Peak Hour		PM Peak Hour		Daily
	In	Out	In	Out	
<u>Existing Use:</u>					
Single Family Residence (1)	0	1	1	0	10
<u>Proposed Uses:</u>					
Professional Office - 2,800 SF	4	1	2	5	46
Residential Apartment - 15 Units	2	5	5	3	110
Sub-Totals:	6	6	7	8	156
Site "Net" Change (Prop. - Exist.):	+6	+5	+6	+8	+146

The data in Table 2 indicates that the existing use generates approximately 10 daily trips, with 1 vehicle trip during the AM and PM peak hour periods. The proposed project uses are estimated to generate a total of 156 daily trips, with 12 trips during the AM peak hour (6 in & 6 out) and 15 trips during the PM peak hour (7 in & 8 out). The project site redevelopment is estimated to generate a "net" increase of 146 daily trips, 11 AM peak hour trips (6 in & 5 out), and 14 PM peak hour trips (6 in & 8 out). The trip generation estimates verify that the project site redevelopment will generate fewer than 20 peak hour trips during both the AM and PM peak hour periods.

#### County Development Fees for Live Oak Area

Local development projects are subject to the County's "Service & Capital Improvement Fees." Payment of the project's development fees helps offset any potential long-term impacts related to local development and provides funding for future infrastructure projects. Mr. Rivas has requested that the project trip generation analysis also provide an estimate of the "Roadside Improvement Fee" and "Transportation Improvement Fee." The fees for the professional office component are based on the square footage and the fees for the residential apartments are based on the number of units. The project's fee estimates for the Live Oak area are shown in Table 3.

Table 3 - County (Live Oak) Development Fee Estimates

Fee / Proposed Use	Fee Per Unit	Project Uses & Fee Estimate		
		ADT	Units	Fee Estimate
<u>Roadside Improvement Fee:</u>				
Professional Office - 2,800 SF (a)	\$300	46	-	\$13,800
Multi-Family Dwellings - 15 Units (b)	\$2,100	-	15	\$31,500
<u>Transportation Improvement Fee:</u>				
Professional Office - 2,800 SF (a)	\$300	46	-	\$13,800
Residential Apartment - 15 Units (b)	\$2,100	-	15	\$31,500
Total Project Development Fee Estimate:				\$90,600

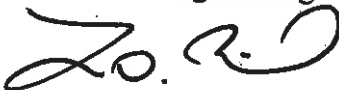
(a) Development Fee based on the number of daily trip ends (see Table 2).

(b) Development Fee based on the number of dwelling units.

The project's development fee estimate is \$90,600. It is noted that the project applicant may request a credit for removing the existing single family dwelling currently located on the site. This could potential reduce the project's development fee by \$6,000 (\$3,000 Roadside Improvement Fee + \$3,000 Transportation Improvement Fee). The project's adjusted development fee with a credit for removing the existing single family dwelling would be \$84,600 (\$90,600 - \$6,000).

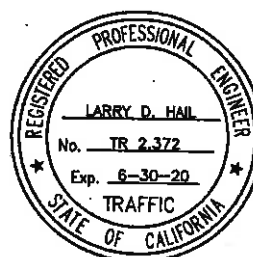
Please contact my office with any questions regarding the project trip generation analysis or project fee estimate.

Pinnacle Traffic Engineering



Larry D. Hail, CE, TE, PTOE  
President

ldh:msw



*Anthony Kirk, Ph.D.*  
1140 East Cliff Drive, No. 3  
Santa Cruz, CA 95062  
831-427-2289

15 April 2015

Daniel Kraft  
4444 Tahimik Trail  
Santa Cruz, CA 95065

Dear Mr. Kraft:

On 10 April 2015 I surveyed and conducted research on your property at 2606 Paul Minnie Avenue, Santa Cruz, California (APN 026-043-014). I subsequently evaluated it for architectural and historical significance under the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the Santa Cruz County Historic Resources Inventory. In my opinion the property is not eligible for listing in any of these registers and does not comprise a historical resource as defined by the California Environmental Quality Act (CEQA).

The single-family residence at 2606 Paul Minnie Avenue is a one-story, 1,260-square-foot house that is thought to have been constructed about 1888 and that was subsequently enlarged on three occasions (figures 1-2). It faces west, toward Paul Minnie Avenue. It is roughly rectangular in plan and rests on a concrete perimeter foundation. A flight of concrete steps leads to an inset porch at the northwest corner of the house, which is distinguished by a closed railing and two stout Roman Doric columns supporting the ceiling. The exterior walls of the house are clad with aluminum siding, except for the base, from the floor joists to the ground, which is clad partly with stone veneer and partly with vertical standing-seam aluminum siding. Fenestration is asymmetrical and consists of a mix of original wood-sash windows and relatively new vinyl-sash windows, both sliding and double-hung. The older window casings, at the front of the house on the north and west sides, are distinguished by rose stampings at the upper corners. The sliding windows in the two additions at the southeast corner appear to have been haphazardly placed. The complex roof system is for the most part composed of steeply pitched cross-gabled roofs, together with a low-pitched shed roof and a low-pitched gable roof covering additions at the rear of the house. The roof is characterized by closed eaves with little overhang, and is finished with composition shingles. Small, complex decorative trusses enliven the apex of the front gables.

As originally constructed the house was L-shaped in plan, with a steeply pitched cross-gabled roof, finished with wood shingles. The exterior walls were clad with rustic





Figure 1. Looking southeast at north and west sides, 10 April 2015.



Figure 2. Looking northeast at south and east sides, 10 April 2015.



siding. Fenestration was asymmetrical and consisted of a mix of casement and double-hung wood-sash windows. At an unknown date, but probably in the early decades of the twentieth century, a cross-gabled addition was constructed on the northeast corner. A second, shed-roofed addition was subsequently built at the southeast corner, making the house almost rectangular in plan. A final addition, consisting of an enclosed porch, also at the southeast corner, was made before 1947.

The house, which appears to be in very poor condition, is set back moderately from Paul Minnie Avenue, a built-out street lined with a mix of older and newer home and, directly across the street, a "post-active care and rehab center" named Hearts and Hands. The lot encompasses a half acre. The area around the house is landscaped with flowering shrubs, such as roses, and trees, including a large magnolia, but a complete lack of maintenance over the years gives the property a deserted appearance. An unusually large front-gabled two-car garage is located along the northern edge of the property, some twenty feet back of the house. To the south of the garage are several small sheds, and, close to the property line on the south, a large shop, which has partially collapsed, measuring 29-by-23 feet.

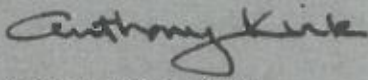
The property is not known to be associated with events that have made a significant contribution to the broad patterns of United States, California, or Santa Cruz County history; nor is it associated with an individual significant in national, state, or local history. Originally set on a lot encompassing five acres or so, the house was apparently built for a family that was part of what was known as the Minnesota Colony, a group led by James Hopkins St. Born and reared in the Great Lakes region of the United States, particularly around St. Paul, Minnesota, these migrants established themselves on tracts of land situated east of Arana Gulch, including Midway Park. The Midway Park subdivision was established in November 1887 and contained parcels of five acres or so fronting on Paul Minnie Avenue. The street was named in honor of the migrants home district in St. Paul. All the lots were sold within a decade, and the area was chiefly devoted to raising chickens. Although poultry production was a leading Santa Cruz industry in the late-nineteenth and early-twentieth century, there is no evidence of poultry production or any other small-scale agriculture on the parcel today. The single building relating to animals was the large dog kennel, which once stood on the property. The large number of Minnesota migrants that made the district their home is of potential interest to the urban geographer, but the character of the migrants is not historically significant when evaluating the property.

Architecturally, the house is a relatively simple structure, with decorative detailing limited to the gables trusses, the Roman Doric columns supporting the porch roof, and the handsomely detailed window casings. Although these elements are attractive, they do not contribute to a pattern of physical features, or attributes, associated with a particular style. The house is not the work of a master, nor does it have high artistic value. Like most



residences, there is no evidence that a study of its construction might yield information important to history. Moreover, the covering of the original wood siding with aluminum siding and the replacement of the original wood shingles on the roof with composition shingles has resulted in the loss of historic integrity.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Anthony Kirk". The signature is written in a cursive, slightly slanted style.

Anthony Kirk, Ph.D.

EXHIBIT L



State of California—The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code NR6

Other Listings  
Review Code

Reviewer

Date

Page 1 of 1

\*Resource Name or #: #051

P1. Other Identifier: Cottage for "Midway Park" Minnesota Colony

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: Santa Cruz County and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date: T ; R ; \_ of \_ of Sec ; M.D. B.M.

c. Address: 2606 Paul Minnie Avenue

City: Santa Cruz

Zip: 95602

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 026-041-17

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

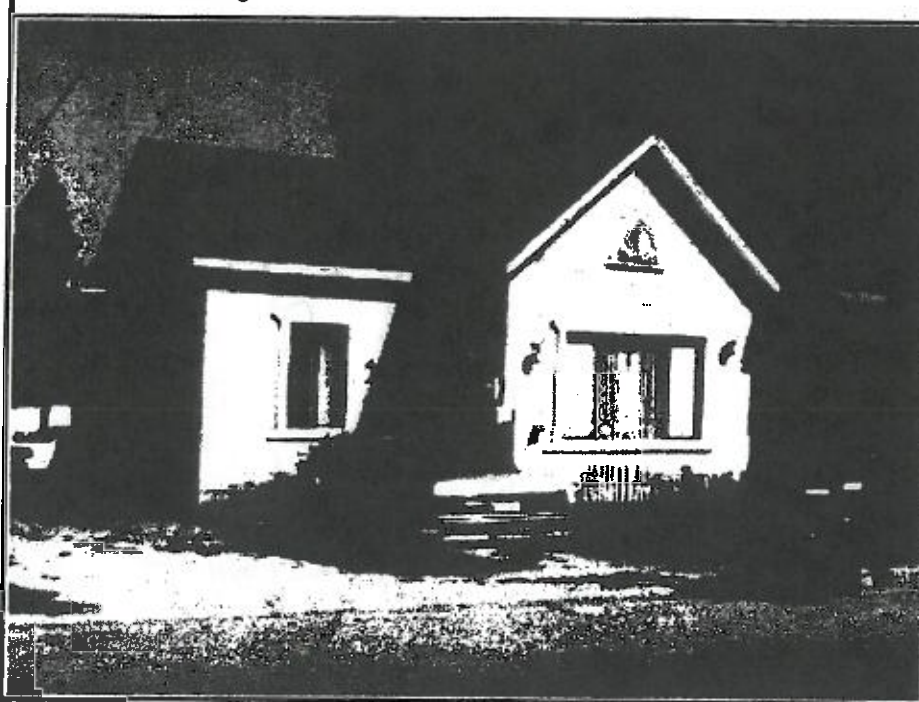
The dwelling has a cross plan with intersecting gable roofs and shiplap siding and corner trim. The front gable end has a palm-leaf designed vent. The entry porch has a corner entry and square post, not original. Window surrounds have flared trim in the Craftsman style. There is a secondary cottage and garage. The building is sited with simple landscaping. The dwelling is one of three structures of the 1887 Midway Park subdivision for the Minnesota Colony; hence the St. Paul / Minneapolis name combination for the street.

Significance: The property retains the original features including material, elements, forms and setting of an early twentieth-century Live Oak residence and meets the County of Santa Cruz criteria for a historic resource NR6.

\*P3b. Resource Attributes: (List attributes and codes) HP2; HR6

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #)

\*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both

est 1887

\*P7. Owner and Address:

Kraft, Daniel Ralph

4444 Tahimik Trl

Santa Cruz, CA 95065

\*P8. Recorded by: (Name, affiliation, and address)

Sheila McElroy

Circa: Historic Property Development

One Sutter St. # 910

San Francisco, CA 94104

with Phil Reader and Ross Gibson

\*P9. Date Recorded: 7/29/04

\*P10. Survey Type: (Describe)  
Reconnaissance Survey

\*P11. Report Citation:

\*Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

EXHIBIT L

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #  
HRI#

Page 2 of 2

\*NRHP Status Code NR6

\*Resource Name or # (Assigned by recorder) 050

- B1. Historic Name:  
B2. Common Name: Cottage for "Midway Park" Minnesota Colony  
B3. Original Use: Residence/poultry farm B4. Present Use: Same  
\*B5. Architectural Style:  
\*B6. Construction History: (Construction date, alterations, and date of alterations)

- \*B7. Moved? ☐ No ☐ Yes ☐ Unknown Date: Original Location:  
\*B8. Related Features:

- B9a. Architect: B. Builder:  
\*B10. Significance: Theme: Planned Minnesota Colony Area: Santa Cruz Co

Period of Significance: 1887-1945

Property Type: sub-division

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

During the 1880s, a large number of midwesterners came to the Pacific coast. Foremost among these were migrants who came from the Great Lakes region including St. Paul, MN. The leader of this group was James Hopkins Sr. who, during the summer of 1887, passed through Santa Cruz Co. Impressed, Hopkins began a search for available land. Before long, a number of his old friends and neighbors were on their way to join him. Among them was Lewis Wenks. Hopkins, Wenks and the others bought several tracts of land east of Arana Gulch along Soquel Road where they planned to develop a "Minnesota Colony." One of the subdivisions they created was the Midway Park Development. The Subdivision map was filed on November 25th, 1887 and contained 13 parcels which were separated by a wide street which they called "Paul Minnie Avenue" in honor of their old home district of "St. Paul, Minnesota." The lots averaged five acres, perfect for small farming and orchards. Within a decade the parcels were all sold and the Minnesota Colony was thriving. Well-known owners of lots on Paul Minnie Avenue were Marshall and Olive Hotchkiss (Lots 9 & 10 1903), Willia Ibbitson (Lots 3 & 7), Rufus and Betsy Lounsbury and their daughter (part of Lots 13 and A 1907), all of whom were major contributors to the poultry industry in Live Oak. These two structures of the 1887 Midway Park subdivision for the Minnesota Colony should be evaluated as a district along with 2501 Paul Minnie Ave.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

Midway park Subdivision Tract Map 11/25/1887, Santa Cruz Surveyors office; Sales Brochure, N. Monterey County Real Estate, 2005; RL Polk Household Directory 1905-1950, Santa Cruz Surf 9/5, 10/1887; 11/1/1887, 6/1/1905; Live Oak Resources Survey 4/1886; A Field Guide to American House, McAlester and McAlester, 1997.

B13. Remarks:

\*B14. Evaluator:

Sheila McElroy  
Circa: Historic Property Development  
One Sutter St. # 910  
San Francisco, CA 94104

\*Date of Evaluation: August 16, 2005

(This space reserved for official comments.)



DPR 523B (1/96)

\*Required information

EXHIBIT L

# **NOTICE OF COMMUNITY MEETING**

**Regarding the Proposed Development  
Of**

**2606 Paul Minnie Ave.  
Santa Cruz, CA 95062**

**COPY**

Dear Neighbor:

You are cordially invited to attend a community meeting to be held

**At: GREEN ACRES ELEMENTARY SCHOOL  
MULTI-PURPOSE ROOM  
966 Bostwick Lane  
Santa Cruz, CA 95062**

**On: May 22, 2018**

**At: 7:00 P.M.**

The purpose of the meeting is to present information regarding the proposed development of the property located at 2606 Paul Minnie Ave., Santa Cruz and to obtain your comments regarding such proposed development.

In summary, the owners/developers propose to construct a mix of professional office buildings and residential apartments. The offices will be in two buildings of approximately 1,810 s.f. each. The apartments will be in one building of approximately 6,732 s.f. The owners/developers believe the proposed development is consistent with the existing zoning and general plan, and do not intend to seek any re-zoning or modification of the existing zoning designation.

The existing residence on the property will be either demolished or moved to another site.

Preliminary plans and drawings of the proposed development will be available at the meeting for your review.

We hope you will be able to attend the meeting and look forward to seeing you there.

Respectfully Yours,  
2606 P.M. Investors, LLC

By: \_\_\_\_\_  
David L. Smith, Managing Member

	NAME	ADDRESS
1	<i>Yeny Estrella</i>	<i>1536 / 1560 MANSFIELD ST</i>
2	<i>Catherine Marino</i>	<i>1536 Mansfield St, Santa Cruz CA 95062</i>
3	<i>CORINA TURNER</i>	<i>1536 MANSFIELD ST., SANTA CRUZ 95062</i>
4	<i>Sara Hutto</i>	<i>1540 Mansfield St. Santa Cruz. 95062</i>
5	<i>Barrett Hutto</i>	<i>100 Vista Prieta Ct Santa Cruz 95062</i>
6		<i>2530 Paul Minnie Ave</i>
7		<i>same ↑</i>
8		
9		
10		
11		
12		

*Pavlat*

*Marianne*

## PRE-DEVELOPMENT APPLICATION COMMUNITY MEETING

The required community meeting was held at 7:00 P.M. on May 22, 2018 in the Multi-use room of the Green Acres Elementary School, located at 966 Bostwick Lane, Santa Cruz, CA 95062. Notice of the meeting had been previously mailed to the property owners within 300' of the exterior boundaries of the subject property pursuant to a mailing list provided by First American Title Co., a copy of which is attached. Notice of the meeting was also mailed to John Leopold, District 1 Supervisor, and Kathleen Previsich, County Planning Director. A copy of the meeting notice is attached.

The meeting was attended by the following persons:

David Smith, representing the property ownership entity;

Daniel Silvernail, project architect;

Dennis Norton, project designer; and

Invited neighbors whose names and addresses are reflected on the attached sign-in sheet.

Dan Silvernail called the meeting to order at 6:55pm. It was requested that attendees sign the signup sheet as the meeting was being held as a part of the County Permitting process. Dan further explained that the purpose of the meeting was to receive community input that might result in a project that was more acceptable to the immediate neighborhood.

The following is a summary of the questions and issues raised by the invited attendees, together with the responses provided by the owner and/or design team:

1. Derrol Estrella asked if there would be any ingress or egress to the project from Mansfield? It was explained to him that there would not be and that the area would be fenced. Satisfied with that response and having no more concerns, Mr. Estrella left the meeting.
2. Catherine Marino asked when the existing weeds would be mowed. The owner indicated he would try to get it done this week. The owner's name and phone number were provided to her to use for follow-up. (In fact, the weeds were mowed, and Catherine called the owner to express her thanks.)
3. Catherine also stated that there are bees in the old barn on the property and asked if before the building is demolished, could a beekeeper come in and relocate the bees? The owner responded "of course," and agreed to contact her before the demolition.
4. Catherine also stated that there is an old (perhaps 100 years or more) chicken roost in the old chicken coop on the property, and asked if before the building is demolished, could the roost be removed and possibly given to the County Fair authorities for display? The owner responded yes and agreed to contact her before the demolition.
5. Corina Turner expressed interest in the storm drain required at Mansfield Street. She wondered how long Mansfield would be torn up for installation of the storm drain and whether such installation would interfere with the use of street parking and/or access to her property. She was told that it might take 10 days or so. It was explained that some daytime inconvenience could be expected because of working equipment, but that every reasonable effort would be made to ensure continued and uninterrupted access to her property during the evening hours.

This was also a concern of Larry Pawlak at 1540 and 1545 Mansfield, who was given the same response.

6. Larry Pawlak expressed concern that the trenching would occur directly in front of his driveway. Dan Silvernail indicated that the contractor could be instructed to schedule his activities in coordination with Larry's needs. Dave Smith summarized by indicating that the work would be done during the day while Larry was at work and that by end of any given day, trench plates would cover the work, thus resulting in reduced impact to owners along Mansfield.
7. Cathy Marino asked if the project would be bounded by fencing at the property lines, and Dave Smith directed her to the good neighbor fencing details in the Landscape Drawings.
8. Maryanne ? inquired as to the parking count. Dave Smith explicated how County determines the parking count, that the methodology resulted in a requirement of 28 spaces, and that this requirement had been met.
9. Sara Hutto inquired as to the timeline for the Project and Dave Smith explained that obtaining discretionary approvals, preparing working drawings, and obtain building permits could take as long as 1.5 years.
10. Cathy Marino asked if all the units were going to be low income. Dave Smith indicated that the income targets would be a mix of incomes, that the mix must conform to County regulations, and that the exact mix was yet to be determined.
11. Maryanne ? asked if the units were for rent or for sale. Dave Smith indicated they will be rentals, and that the Project's Program resulted from identifying a local need for smaller housing units.
12. Someone asked about the square footage per unit, and Dave Smith answered that they would be on average approximately 450 s.f. per unit.
13. Larry Pawlak, whose property is directly east of the Project, expressed concern regarding his privacy, given the proximity of the apartment units. Dennis Norton began by clarifying that 6' privacy fencing is proposed between the apartments and Mr. Pawlak's property. Mr. Pawlak responded by pointing out that the apartments are two-story. Maryanne asked if the units will have balconies, and Corina Turner commented that she was "not too thrilled" with the building being two-story. In the course of discussion, Dennis Norton recognized that the item was of concern to these neighbors and that changes in the design of the building could be made to resolve these concerns. (In fact, changes have been made as follows: 1) all upstairs balconies now have solid railings; the good neighbor fences have been raised from 6' to 8'; and screening trees have been provided in all first-floor backyards.)
14. Catherine Marino inquired as to how storm drainage works at the site. Dave Smith indicated it will be directed to on-site to an underground storm drain detention system and slowly released off-site via storm drains.
15. Catherine Marino wondered how the system works, expressing concern about historic runoff onto her property. Dan Silvernail explained that his understanding from discussions with the Civil Engineer is that storm water runoff is directed to the central driveway areas, it then is

directed to catch basins where it is conducted to underground chamber for percolation into the soil. Any residual runoff will be conducted down the new storm drain piping into public storm drain system at Mansfield Ave.

16. Sara Hutto, upon leaving the meeting, congratulated the Project, indicating that it "looks, good, manageable", and applauded that it will bring much needed housing.
17. Larry Pawlak asked if the apartment building could be located further west from his property. Dennis Norton responded that such a move was not feasible but that, as mentioned previously, he would be looking at design solutions to mitigate Mr. Pawlak's privacy concerns.
18. Corina Turner asked if the perimeter fencing could instead be designed as walls, not fences, somewhat like freeway sound barrier walls. Dave Smith indicated that this option did not appear to be feasible.
19. Corina Turner further concern regarding crime, stating that there was a history of incidents related to the quasi-vacant nature of the property. She also expressed concern that having low-income renters will induce crime. Dave Smith addressed her concerns by suggesting that populating the site with occupants will directly alleviate her first concern and that the elements present in the design - site fences, sidewalks, landscape elements and site lighting - should help deter the commission of crime on the Project.
20. Corina Turner inquired about the commercial units, asking if the site is zoned to allow loud music at night. Dave Smith indicated that the site is not zoned to admit loud music at night, that the commercial units are intended as day-use office spaces, and moreover, as landlord, he will not permit the commercial tenants to do so.

There seeming to be no further comments or questions from any attendees, the Project Team thanked the neighbors for attending and for their input, and the meeting was concluded at approximately 7:45 P.M.

Prepared by:

---

Daniel Silvernail, Architect

---

David Smith, Owner Representative





**COUNTY OF SANTA CRUZ  
NOTICE OF PROPOSED  
DEVELOPMENT SIGN  
INSTALLATION CERTIFICATE**

Application Number: 181170

Date of Sign Installation: NOV. 20, '18

Assessor's Parcel Number (APN): 026-043-14

Site Address: 2606 PAUL MINNIE AVE, SANTA CRUZ



I hereby testify that the sign installed fully complies with the specifications and standards of County Code Section 18.10.224, that the sign will be maintained for the required time, and that it will be removed when required by Section 18.10.224.

Applicant's Name (please print): 2606 P.M. INVESTORS, LLC  
DAVE SMITH

Applicant's Signature: Daniel L. Smith

Date: NOV. 23, '18

When the sign has been placed, complete this certificate and mail to your project planner, \_\_\_\_\_, at County of Santa Cruz, Planning Department, 701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060. Failure to post the site as required is grounds for denial of your application.



# AFFIDAVIT OF POSTING

## County of Santa Cruz

### Planning Department

Please return Affidavit by: March 22, 2019

Applicant: 2606 PM Investors, LLC  
Application #: 181170  
APN: 026-043-14  
Site Address: 2606 Paul Minnie Ave., Santa Cruz 95062  
Hearing Date: March 27, 2019

AG ☐ BD ☐ PC ☒ ZA ☐ Level IV ☐

Please note that it is legally required that the notice be posted in a conspicuous place on the project site.

#### APPLICANT - PLEASE COMPLETE THE FOLLOWING AND RETURN TO:

County of Santa Cruz, Planning Department  
Attn: Lezanne Jeffs  
701 Ocean Street, Fourth Floor  
Santa Cruz, CA 95060

Posting Location (please be specific):

FENCE POST AT THE FRONT OF THE PROPERTY.

Posted By: DAVID SMITH

Date Posted: NOTICE RECEIVED IN MAIL 3/18/19; POSTED 3/18/19.

I declare under penalty of perjury that I posted the notice(s) at the location and on the date listed above.

David L Smith  
(Signature)

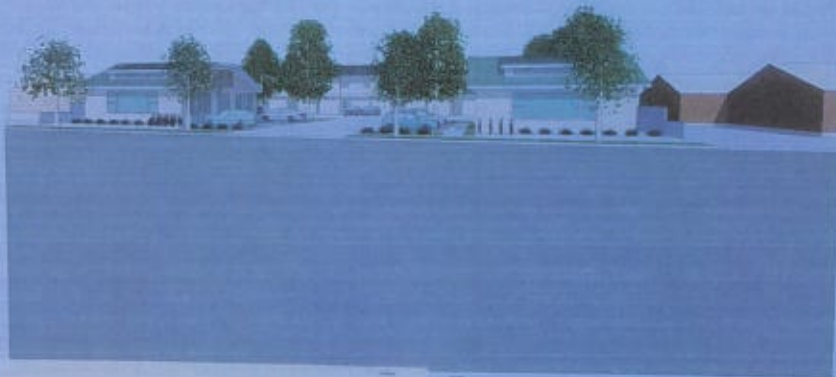
3/18/19  
(Date)







## IMAGE OF PROPOSED DEVELOPMENT APPLICATION #181170



### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Council of the City of San Diego will hold a public hearing on the following item:

Project #181170: 2400 P. at Miramar, San Diego, CA 92126

Project description: The applicant is requesting a Conditional Use Permit (CUP) for the proposed development of a new building, which will be used for residential purposes. The project is located on a lot that is currently zoned for residential use. The applicant is requesting a CUP because the proposed development is not consistent with the current zoning regulations.

Project location: The project is located at 2400 P. at Miramar, San Diego, CA 92126.

Project owner: The project owner is David Smith.

Project architect: The project architect is David Smith.

Project engineer: The project engineer is David Smith.

Project environmental consultant: The project environmental consultant is David Smith.

Project financial consultant: The project financial consultant is David Smith.

Project legal consultant: The project legal consultant is David Smith.

Project insurance consultant: The project insurance consultant is David Smith.

Project accounting consultant: The project accounting consultant is David Smith.

Project marketing consultant: The project marketing consultant is David Smith.

Project operations consultant: The project operations consultant is David Smith.

Project maintenance consultant: The project maintenance consultant is David Smith.

Project security consultant: The project security consultant is David Smith.

Project safety consultant: The project safety consultant is David Smith.

Project health consultant: The project health consultant is David Smith.

Project environmental consultant: The project environmental consultant is David Smith.

Project financial consultant: The project financial consultant is David Smith.

Project legal consultant: The project legal consultant is David Smith.

Project insurance consultant: The project insurance consultant is David Smith.

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Project security consultant: The project security consultant is David Smith.

Project safety consultant: The project safety consultant is David Smith.

Project health consultant: The project health consultant is David Smith.

Project environmental consultant: The project environmental consultant is David Smith.

Project financial consultant: The project financial consultant is David Smith.

Project legal consultant: The project legal consultant is David Smith.

This image represents the applicant's proposal and may change.

For current project information and plans, contact the project applicant David Smith at (831) 818 - 8558 or [dave@dsmithres.com](mailto:dave@dsmithres.com)



## Lezanne Jeffs

---

**From:** Steve Premo <steve@premfine.com>  
**Sent:** Wednesday, March 13, 2019 10:27 AM  
**To:** Lezanne Jeffs  
**Subject:** Re: Paul Minnie development  
**Attachments:** pEpkey.asc

Thank you, Lezanne!

On 3/13/2019 10:05 AM, Lezanne Jeffs wrote:

> Good Morning Steve,

>

> In conformance with County Code sections 13.10.552 "Schedule of off-street parking space requirements" and 17.12.090 "Parking [for density bonus projects]", the project will provide 27 parking spaces (26 are required by code) for shared use by the office and residential uses. The proposed parking area is proposed to be located in the center of the site and would be accessed directly from Paul Minnie Avenue via a 26-foot wide two-way driveway. The allocation of spaces for the proposed office and residential uses does not take into account the potential for shared use of the parking area, where all spaces would be available for both the residential and office uses. This means that residents may use spaces allocated for office uses during evenings and weekends, when the offices would be closed, and office users may use residential spaces during daytime hours, when a significant proportion of residents would typically be away from home for work or other reasons. In addition to vehicular parking, there will be 18 secured bicycle parking spaces for the residential units and 4 bicycle spaces for the commercial buildings. Four on-street parking spaces will also be available on Paul Minnie Avenue in front of the property.

>

> I hope that this information is helpful.

>

> Lezanne

> Lezanne Jeffs

> Senior Planner

> Development Review

> Tel:(831) 454 2480

> lezanne.jeffs@santacruzcounty.us

>

>

>

> -----Original Message-----

> From: Steve Premo <steve@premfine.com>

> Sent: Wednesday, March 13, 2019 8:43 AM

> To: Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us>

> Subject: Paul Minnie development

>

> Dear Ms. Jeffs,

>

> I live on Paul Minnie Avenue, and I'm concerned about parking. How much parking is going to be provided for the 15 residential units at the new development at 2606 Paul Minnie?

>

> Thanks,

> Steve Premo

## Lezanne Jeffs

---

**From:** Lezanne Jeffs  
**Sent:** Monday, March 18, 2019 11:26 AM  
**To:** 'Ingrid Erkman'  
**Subject:** RE: Item #5 181170 2606 Paul Minnie Avenue APN:026-043-14

Good morning Ingrid,

The project was pulled from the agenda on Friday and has now been scheduled for a hearing with the Planning Commission on Wednesday March 27, 2019, starting after 9:00am. Cards will be sent out in the mail and a Notice of Public Hearing will be posted on the site shortly. I hope that you will be able to attend this hearing.

The staff report, which includes the project plans, will be available for review via the Planning Department website at [www.sccoplanning.com](http://www.sccoplanning.com) >> Agendas and Hearings >> 2019 >> March >> 3/27/2019 >> click the underlined link. The report will be posted on the Wednesday before the hearing.

Parking for the proposed commercial and residential uses has been provided in excess of the parking requirements set out in County Code. No allowance was made for shared use of the parking area, even though typically the offices would operate on weekdays during normal business hours and be closed in the evenings and weekdays when parking demands for the residential units would be highest. Hours of operation would be limited to between 7:00am and 6:00pm. The commercial buildings would be for standard business office uses and no retail uses, medical offices or any other use that requires more parking would be allowed.

All but one of the apartments will be very small, one bedroom units designed for single people.

I hope that this information is helpful.

Regards,

*Lezanne*

**Lezanne Jeffs**  
Senior Planner  
Development Review  
Tel: (831) 454 2480  
[lezanne.jeffs@santacruzcounty.us](mailto:lezanne.jeffs@santacruzcounty.us)



**From:** Ingrid Erkman <[ingrid@aerkman.com](mailto:ingrid@aerkman.com)>  
**Sent:** Monday, March 18, 2019 8:47 AM  
**To:** Lezanne Jeffs <[Lezanne.Jeffs@santacruzcounty.us](mailto:Lezanne.Jeffs@santacruzcounty.us)>  
**Subject:** Item #5 181170 2606 Paul Minnie Avenue APN:026-043-14

Hi Lezanne,

Can you please provide update on the public peering for Item #5 181170.2606 Paul Minnie Avenue APN:026-043-14? We are residents of Paul Minnie and would like to understand more about the project. Primary concerns are regarding parking, density of the apartments and what type of businesses will be in the office buildings.

Unfortunately we missed the hearing on Friday. Any additional information you can provide would be appreciated.

Thanks,  
Ingrid Erkman  
831-239-4040  
Paul Minnie Resident/Owner



# **Density Bonus (DB) Calculator**

Calculates DB per CA State Law and Santa Cruz County Enhanced Bonus (Ch 17.12)  
(Calculates Bonus for Affordable Units only, not land dedication or child care facilities)

	A	B	C	D	E	F	G	H	I	J
1	Max Units/Acre under Current GP / Zoning	Number of Acres in Site	Max Units w/o Density Bonus	% VLI Units	% LI Units	% Mod Units	VLI Density Bonus	LI Dens Bonus	Mod DB	Total DB *
2	17.4	0.620	11.0	11%	0%	0%	35.0%	0.0%	0.0%	35.0%
3	<b>Instructions: Enter numbers in yellow cells only; remainder of spreadsheet will auto-fill</b>									
4										
5	<b>Notes:</b>									
6	* Total cumulative density bonus (per State law) may not exceed 35%, unless otherwise approved by local jurisdiction									
7	Minimum number of affordable units required to earn density bonus (per State law)									
8				VLI	LI	Mod	DB <=50%?			
9				5%	10%	10%				
10										
11	<b>Resulting Project w/ Density Bonus:</b>									
12	Affordable Units (Sum of VLI + LI + Mod)	2.0								
13	VLI	2.0								
14	LI	0.0								
15	Mod	0.0								
16	Density Bonus Units (Market Rate)	4.0	(capped at 50%)							
17	Original Market Rate Units (Col. C: "Max Units" less Afford Units)	9								
18	Total Units in Project w/DB (Max)	15.0								
20										
21	All density calculations resulting in fractional units shall be rounded up to the next whole number.									

26,919  
0.62