



## **Staff Report to the Planning Commission**

**Application Number: 201354**

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**Applicant:** Noll & Tam Architects

**Owner:** County of Santa Cruz

**APN:** 027-241-06 & 027-251-12

**Site Address:** 979 17th Avenue, Santa Cruz

**Agenda Date:** July 14, 2021

**Agenda Item #:** 8

**Time:** After 9:30 a.m.

**Project Description:** Proposal to construct a library annex at the Simpkins Swim Center.

**Location:** Property is located approximately 300 feet south of the intersection of 17th Avenue and Kinsley Street in the Live Oak planning area. (979 17th Ave)

**Permits Required:** Commercial Development Permit, Coastal Development Permit

**Supervisory District:** 1st District (District Supervisor: Manu Koenig)

### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 201354, based on the attached findings and conditions.

### **Project Background**

The Simpkins Swim Center was approved under development permit numbers 93-0602, 94-0450, and 95-0384. The swim center provides recreational swimming opportunities and a community center for the Live Oak area. This application requires approval of a Master Site Plan Amendment for the Simpkins Swim Center.

### **Project Description & Setting**

The current application is to construct an addition to the existing Simpkins Swim Center that would include an annex for the Live Oak Library and a new entrance to the Simpkins Swim Center. The existing swim center building is approximately 20,000 square feet in floor area. A total of approximately 2,000 square feet of new floor area is proposed in the first phase. The lobby and interior of the swim center would be remodeled to create space for the library annex and associated activities. A second phase would include the construction of a childcare space (approximately 545 square feet) at the rear of the building.

The subject property is located off of 17th Avenue in the Live Oak planning area. The property is

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located behind the Shoreline Middle School and is accessed off of a driveway to 17th Avenue that is shared with the Boys and Girls Club. The property is bordered on the side by the railroad tracks and Schwan Lake park (a component of Twin Lakes State Beach) to the rear.

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

The subject property is located in the PR (Parks, Recreation and Open Space) zone district, a designation which allows recreational uses. The existing public recreation facility is a permitted use within the zone district and the zoning is consistent with the site's O-R (Parks, Recreation and Open Space) General Plan designation.

### **Master Site Plan**

The proposed library annex would be added to the existing recreation facility and community center as part of the Sompkins Swim Center facilities. Community centers and public facilities are allowed uses within the zone district and the proposed use would be consistent with the existing public facilities and community use of the site. The existing swim center was approved with a Master Site Plan and the current proposal is considered as an amendment to the existing Master Site Plan approval. The proposed library annex will be a compatible public use that is consistent with the prior approvals for the swim center as a community facility.

Grading of approximately 570 cubic yards (cut) and 420 cubic yards (fill) is proposed to prepare the site for the project. The existing circular driveway is proposed to be modified to remove the circular component and seven adjacent parking spaces to accommodate the proposed addition and hardscape improvements at the new front entry to the swim center building. Adequate parking will remain in the main parking area, with sufficient parking for the swim center, library annex, administrative offices, and the adjacent Schwan Lake trails.

A total of eleven trees are proposed for removal due to their location in the construction area. The trees proposed for removal are all relatively young and none are large enough to be considered as significant trees per County regulations. A landscape plan has been provided with eight replacement trees, vegetation, and hardscape designed to complement the proposed addition to the swim center building.

### **Design Review**

The proposed addition and remodel of an existing public facility complies with the requirements of the County Design Review Ordinance, in that the proposed project is designed in a manner to match the existing architectural style of the swim center building. The project design will also be compatible with the architecture of surrounding public and community facilities, including the adjacent Boys and Girls Club and the Shoreline Middle School.

### **Local Coastal Program Consistency**

The proposed modifications to an existing public facility and addition of a library annex to the existing swim center is in conformance with the County's certified Local Coastal Program, in that the proposed addition is designed to be visually compatible and in scale with the existing improvements on the property and the structures in the surrounding area.

The project site is located between the shoreline and the first public road with public beach access at Twin Lakes State Beach. The subject property is identified as a priority site in the County's Local Coastal Program and the site has been acquired for public use as specified in Local Coastal Program Policy 2.23.2 and Figure 2-5. The proposed addition and library annex will not interfere with the existing swim center use or public access to the adjacent Schwan Lake area of Twin Lakes State Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

### **Public Outreach/Public Comment**

In addition to preliminary meetings and public discussion by the Board of Supervisors to approve the concept for a Live Oak Library Annex in 2017, four community meetings were held through 2018 and 2019 to solicit input regarding the proposed project. A summary of the community meetings that were held is included in Exhibit G of this report.

### **Conclusion**

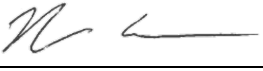
As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

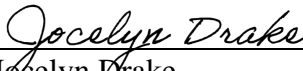
### **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **201354**, 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.sccoplanning.com](http://www.sccoplanning.com)**

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Report Reviewed By:   
Jocelyn Drake  
Principal Planner  
Development Review  
Santa Cruz County Planning Department

## Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Comments & Correspondence



## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 201354  
Assessor Parcel Number: 027-241-06 & 027-251-12  
Project Location: 979 17th Avenue, Santa Cruz

**Project Description: Construct a library annex and new entry at the Simpkins Swin Center**

**Person or Agency Proposing Project: Noll & Tam Architects**

**Contact Phone Number: 510-542-2200**

- A. \_\_\_\_\_ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. \_\_\_\_\_ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. \_\_\_\_\_ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. \_\_\_\_\_ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E.   X   **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

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

Construction of an addition to an existing public facility in an area designated for public recreation and community facilities uses, located within the urban services line with all urban services available.

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

\_\_\_\_\_  
Randall Adams, Project Planner

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

## **Coastal Development Permit Findings**

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned PR (Parks, Recreation and Open Space), a designation which allows recreation and public facilities uses. The proposed addition to an existing public facility is a permitted use within the zone district, and the zoning is consistent with the site's O-R (Parks, Recreation and Open Space) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site. Access to the open space and trails at Schwan Lake will continue to be available at the rear of the property.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the proposed project is designed in a manner to match the existing architectural style of the swim center building. The project design will also be compatible with the architecture of surrounding public and community facilities, including the adjacent Boys and Girls Club and the Shoreline Middle School.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is identified as a priority acquisition site in the County Local Coastal Program which has been developed for recreation and community park facilities uses as directed in LCP Policy 2.23.2 and Figure 2.5 of the General Plan/Local Coastal Program land use plan. The current proposal is consistent with the existing community facilities use of the property. Access to the open space and trails at Schwan Lake will continue to be available at the rear of the property and beach access is available at Twin Lakes State Beach.

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the proposed addition is sited and designed to be visually compatible and integrated with the character of the surrounding facilities. Additionally, public recreation facilities uses are allowed uses in the PR (Parks, Recreation and Open Space) zone district, as well as the General Plan and Local Coastal Program land use designation.

6. If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Access to the open space and trails at Schwan Lake will continue to be available at the rear of the property and beach access is available at Twin Lakes State Beach. Consequently, the addition to the existing public facility will not interfere with public access to the beach, ocean, or any nearby body of water.

## **Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for recreation and public facilities uses. 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.

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 addition of a library annex to the existing swim center facility and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PR (Parks, Recreation and Open Space) zone district. Community centers and public facilities, such as the proposed library annex, are allowed uses within the PR zone district, and the primary use of the property will continue to be a public recreation facility.

This proposal is consistent with County Code section 13.10.355 in regard to the requirement for a Master Site Plan approval. The prior approvals for the Simpkins Swim Center included a Master Site Plan approval and the current proposal is an amendment to the prior Master Site Plan for the subject property. The existing and proposed uses will be compatible, the design of the proposed addition is consistent with the architectural style of the existing building, and adequate access and public services are available to serve the facility.

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 existing public recreation facility use is consistent with the use and density requirements specified for the O-R (Parks, Recreation and Open Space) land use designation in the County General Plan.

The proposed project is consistent with General Plan Policy 7.3.4, in that the proposed library annex creates the opportunity for educational and cultural programs to be combined with existing public recreation facilities as part of a community complex located at the Simpkins Swim Center.

The subject property is listed as a priority acquisition site in the General Plan (Policy 2.23.2 and Figure 2.5) which reserves the property for a swim center and access to the adjacent trails and open space. The current proposal is consistent with the existing swim center and community facilities use of the property. Access to the open space and trails at Schwan Lake will continue to be available at the rear of the property.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed addition will be part of an existing public facility with adequate vehicular access. The expected level of traffic generated by the proposed project is anticipated to be approximately 92 additional vehicle trips per day, such an increase will not adversely impact existing roads or intersections in the surrounding area. All utilities are available to serve the proposed project.

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 addition is sited and designed to be visually compatible and integrated with the character of the surrounding facilities, and the existing swim center facility is consistent with the land use intensity and uses in the surrounding 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.

This finding can be made, in that the proposed project is designed in a manner to match the existing architectural style of the swim center building. The project design will also be compatible with the architecture of surrounding public and community facilities, including the adjacent Boys and Girls Club and the Shoreline Middle School.

## Conditions of Approval

Exhibit D: Project plans, prepared by Noll and Tam Architects, dated 1/22/21.

- I. This permit authorizes the construction of an addition to the Simpkins Swim Center, for the Live Oak Library Annex and associated activities, as indicated on the approved Exhibit "D" for this permit as an amendment to the Master Site Plan. This permit is an amendment to Coastal Development Permit and Master Site Plan approvals 93-0602, 94-0450 & 95-0384 and all required conditions of approval for those permits are hereby incorporated into these conditions of approval by reference. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
- 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. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
    3. Grading, drainage, and erosion control plans.
    4. Details showing compliance with fire department requirements.

- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - C. Meet all requirements of the Santa Cruz County Sanitation District.
  - D. Meet all requirements of the Environmental Planning section of the Planning Department.
  - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - F. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
  - G. Pay the current fees for Roadside and Transportation improvements for 92 additional daily trips. Currently, these fees are, respectively, \$300 and \$300 per additional daily trip.
- III. 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. 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.
- IV. Operational Conditions
- A. Master Site Plan: The proposed library annex and associated uses are authorized as an amendment to the Master Site Plan approved for the Simpkins Swim Center.
    - 1. The review of the design and construction of the childcare area proposed in the second phase of this project may be processed ministerially as a

Building Permit. The architectural style and design of the childcare area shall be consistent with the design and style of the Simpkins Swim Center building.

2. Future site and facility development permits, when applied for pursuant to the approved master site plan, may be processed as a Level IV review.

- B. 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. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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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 is obtained for the first phase of the project consisting of one of the primary structures 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 Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.



SHEET INDEX

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EXHIBIT D  
201354

# Live Oak Library Annex

979 17th Avenue, Santa Cruz, CA 95062

APN 02724106 - DEVELOPMENT PERMIT RESUBMITTAL - 1/22/2021

## Santa Cruz Public Libraries

NOLL & TAM ARCHITECTS

729 Heinz Avenue  
Berkeley, CA 94710  
tel 510.542.2200  
fax 510.542.2201

SEAL

DRAFT!  
NOT FOR  
CONSTRUCTION

APPROVALS

PROJECT TITLE

Santa Cruz Public Libraries  
Live Oak Library Annex

979 17th Avenue, Santa Cruz, CA 95062

APN 02724106

DEVELOPMENT PERMIT  
RESUBMITTAL

ISSUE DATE  
1/22/2021

N&T JOB NUMBER  
21804

REVISIONS  
DATE DESCRIPTION

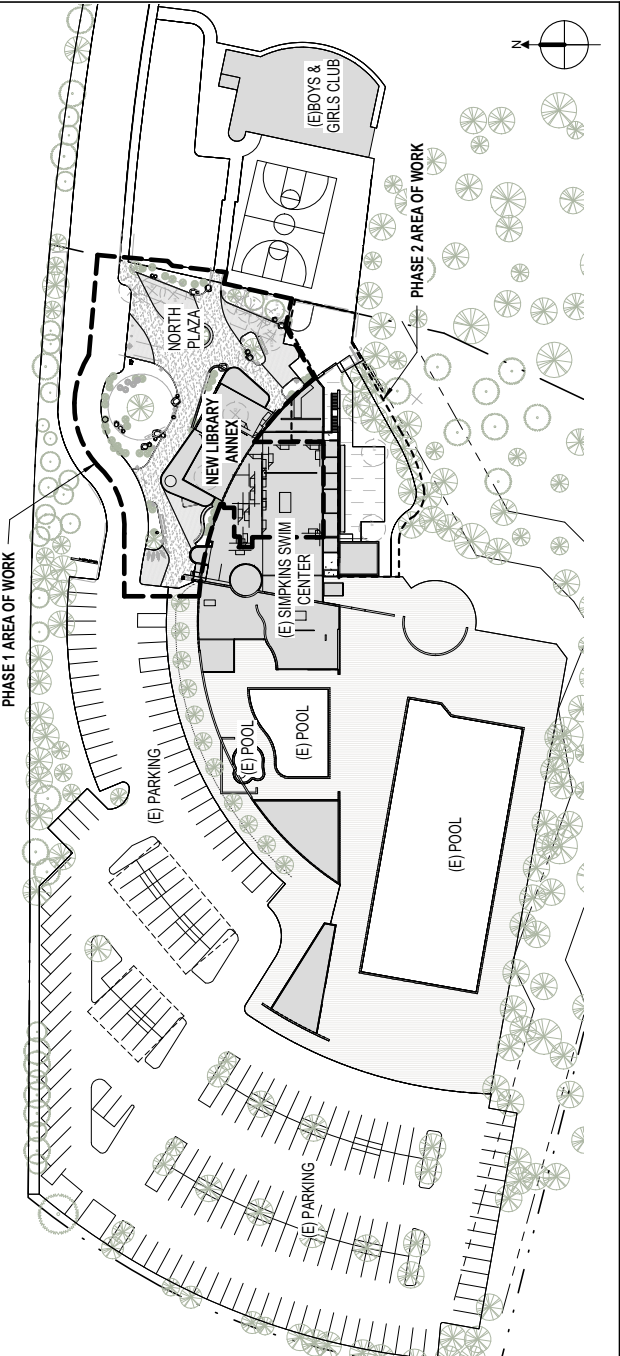
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CHECKED BY: Checker  
SHEET TITLE

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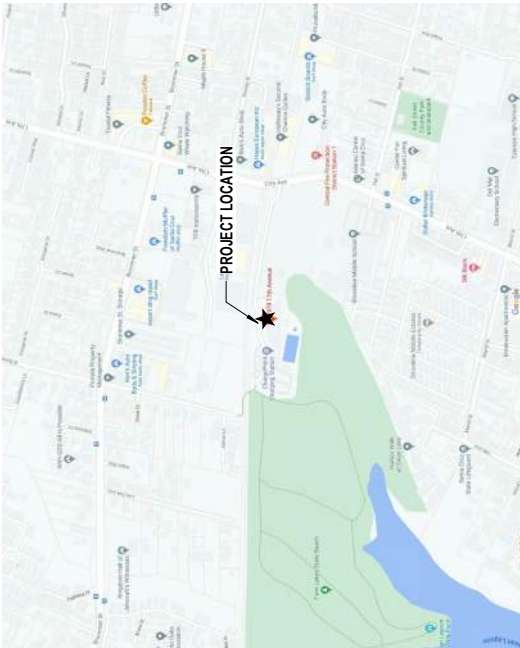
SHEET NUMBER

G0.00

### SITE AND BUILDING OVERVIEW



### LOCAL STREET MAP



### PROJECT SUMMARY PHASE 1

THE PROJECT IS AN NEW LIBRARY ANNEX BUILDING (APPROX. 2,000 SF) AND AN INTERIOR RENOVATION OF THE EXISTING SIMPKINS SWIM AND COMMUNITY CENTER BUILDING FOR A NEW LOBBY, RECEPTION, AND CHILDRENS AREA OF THE ANNEX. THE EXISTING COMMUNITY ROOM ALSO RECEIVES LIMITED INTERIOR IMPROVEMENTS. THE WORK ALSO INCLUDES NEW SITE IMPROVEMENTS AND REMOVAL OF EXISTING PARKING SPACES FOR NEW OUTDOOR SPACES.

THE PROJECT SCOPE INCLUDES, BUT IS NOT LIMITED TO, MODIFICATIONS TO: EXTERIOR AND INTERIOR WALLS, EXTERIOR CUSTOM SHADING DEVICES, DOORS, INTERIOR GLAZING, CEILINGS, AND FINISHES. COMPLIANCE WITH CURRENT LIFE SAFETY CODES, AND MODIFICATION TO BUILDING SYSTEMS (HVAC, ELECTRICAL, LIGHTING, TELECOMMUNICATIONS, AUDIOVISUAL, AND PLUMBING).

FIRE SPRINKLER AT LIBRARY ANNEX SHALL BE DESIGN/BUILD. THE EXISTING BUILDING IS FIRE SPRINKLERED.

CONTRACTOR WILL BE RESPONSIBLE FOR PREPPING ALL AREAS FOR NEW SCOPE OF WORK INCLUDING PATCHING AND REPAIRING EXISTING CONDITIONS WHERE AFFECTED BY ANY AND ALL DEMOLITION WORK.

THE WORK TO BE PERFORMED UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SERVICES, PERMITS, TEMPORARY CONTROLS AND CONSTRUCTION FACILITIES AND ALL GENERAL CONDITIONS, SEISMIC REQUIREMENTS, GENERAL REQUIREMENTS AND INCIDENTALS REQUIRED TO COMPLETE THE WORK ON THE PROJECT IN ITS ENTIRETY AS DESCRIBED IN THE CONTRACT DOCUMENTS.

### PROJECT SUMMARY PHASE 2

THE PROJECT IS THE ADDITION OF A NEW CHILDRENS SPACE (APPROX. 550 SF) AND THE DEVELOPMENT OF ASSOCIATED EXTERIOR SPACES TO THE SOUTH OF THE EXISTING SWIM CENTER.

| Geotechnical  | Cost Estimator   | MEP   | Structural  | Landscape   | Architect   | Client   |
|---|--|---|---|---|---|--|
| <b>Pacific Crest Engineering, Inc.</b><br>444 Airport Blvd, Suite 106<br>Watsonville, CA 95076<br>Tel: 831-722-9446 | <b>TBD Consultants Inc.</b><br>111 Pine Street Suite 1315<br>San Francisco CA 94112<br>Tel: (415) 981-9430 | <b>Syska Hennessy Group</b><br>425 California St. Ste. 400<br>San Francisco CA 94104<br>Tel: (415) 288-9060 | <b>IDA Structural Engineers Inc.</b><br>1630 Telegraph Avenue Suite 300<br>Oakland CA 94612-2114<br>Tel: (510) 834-1629 | <b>Joni L. Janecki &amp; Associates</b><br>515 Swift St.<br>Santa Cruz, CA 95060<br>Tel: (831) 423-6041 | <b>Noll &amp; Tam Architects</b><br>729 Heinz Ave<br>Berkeley, CA 94710<br>Tel: 510.542.2200<br>Fax: 510.542.2201 | <b>County of Santa Cruz - Dept of Public Works</b><br>701 Ocean St. 4th Flr<br>Santa Cruz, CA 95050<br>Tel: 831.454.2393 |

APPROVALS

PROJECT TITLE  
Santa Cruz Public  
Libraries  
Live Oak Library  
Annex

979 17th Avenue, Santa Cruz,  
CA 95062

APN 02724106

DEVELOPMENT PERMIT  
RESUBMITTAL

ISSUE DATE  
1/22/2021

N&T JOB NUMBER  
21804

REVISIONS  
DATE DESCRIPTION

DRAWN BY: Author  
CHECKED BY: Checker  
SHEET TITLE

PLUMBING COUNT

SHEET NUMBER

G1.32

PLUMBING OCCUPANCY TYPE

- ASSEMBLY - UNCONCENTRATED

EDUCATION - DAYCARE

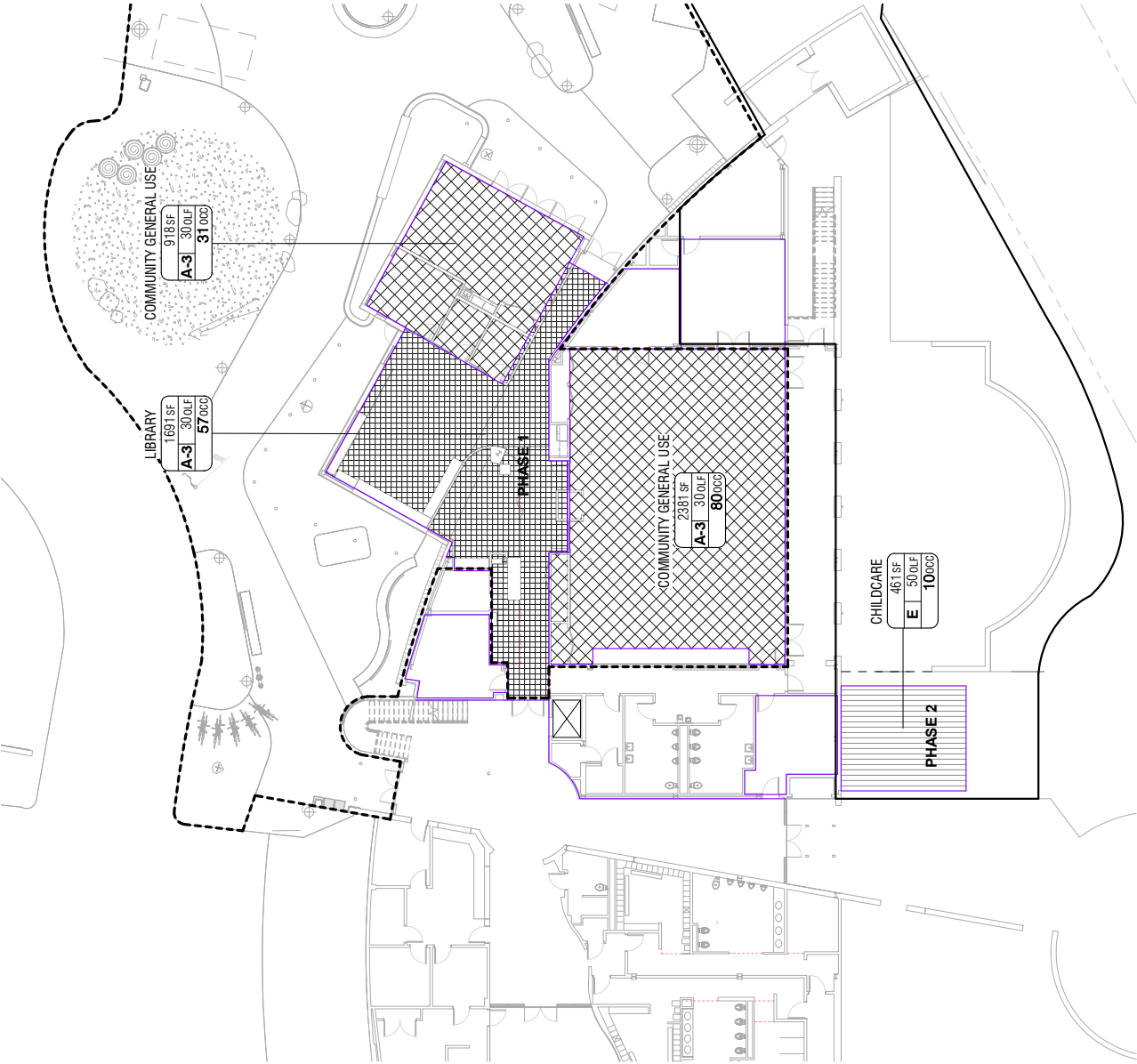
LIBRARY - READING ROOM

| AREA SCHEDULE - PLUMBING CALCULATIONS FOR SHEET |                            |      |                      |           |
|---|----------------------------|------|----------------------|-----------|
| TABLE A<br>OCCUPANCY GROUP                      | OCCUPANCY LOAD DESCRIPTION | Area | OCCUPANT LOAD FACTOR | OCCUPANTS |
| A-3   |                            | 4990 | 30                   | 168       |
| E   | EDUCATION - DAYCARE        | 461  | 50                   | 10        |
| Grand total                                     |                            | 5451 |                      | 178       |

MEN: 90  
WOMEN: 90

PER TABLE 402.1 MINIMUM PLUMBING FACILITIES  
WATER CLOSETS: 1 MALE, 3 FEMALE REQ'D < 1 MALE, 4 FEMALE PROVIDED (EXISTING)  
LAVATORIES: 1 MALE, 1 FEMALE REQ'D < 2 MALE, 2 FEMALE PROVIDED (EXISTING)  
URINALS: 1 REQ'D < 3 PROVIDED (EXISTING)  
DRINKING FOUNTAIN: 1 REQ'D = 1 PROVIDED (EXISTING)

NO CHANGE TO USE AREA OR OCCUPANCY AT SECOND LEVEL.  
EXISTING BATHROOMS SERVING UPPER FLOOR TO REMAIN.



1 01 - PLUMBING AREA PLAN  
G1.32 1/16" = 1'-0"

APPROVALS

PROJECT TITLE

Santa Cruz Public Libraries  
Live Oak Library Annex

979 17th Avenue, Santa Cruz,  
CA 95062

APN 02724106

DEVELOPMENT PERMIT  
RESUBMITTAL

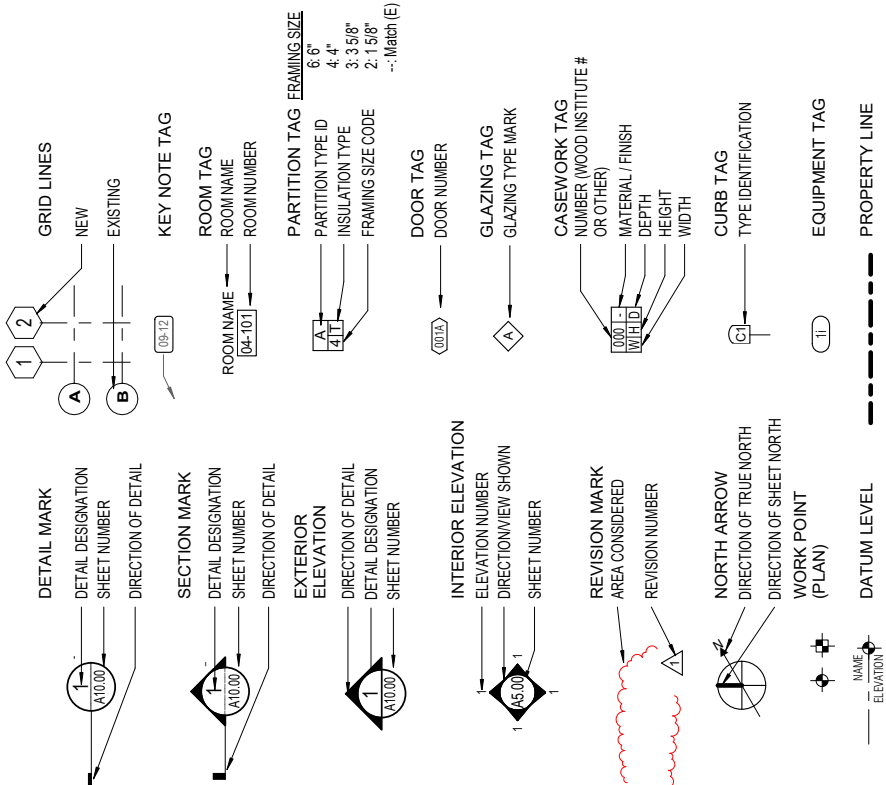
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| ISSUE DATE   | 1/22/2021   |
| N&T JOB NUMBER   | 21804       |
| REVISIONS  |             |
|  DATE | DESCRIPTION |

DRAWN BY: Author | CHECKED BY: Checker  
SHEET TITLE

ABBREVIATIONS /  
SYMBOLS

SHEET NUMBER

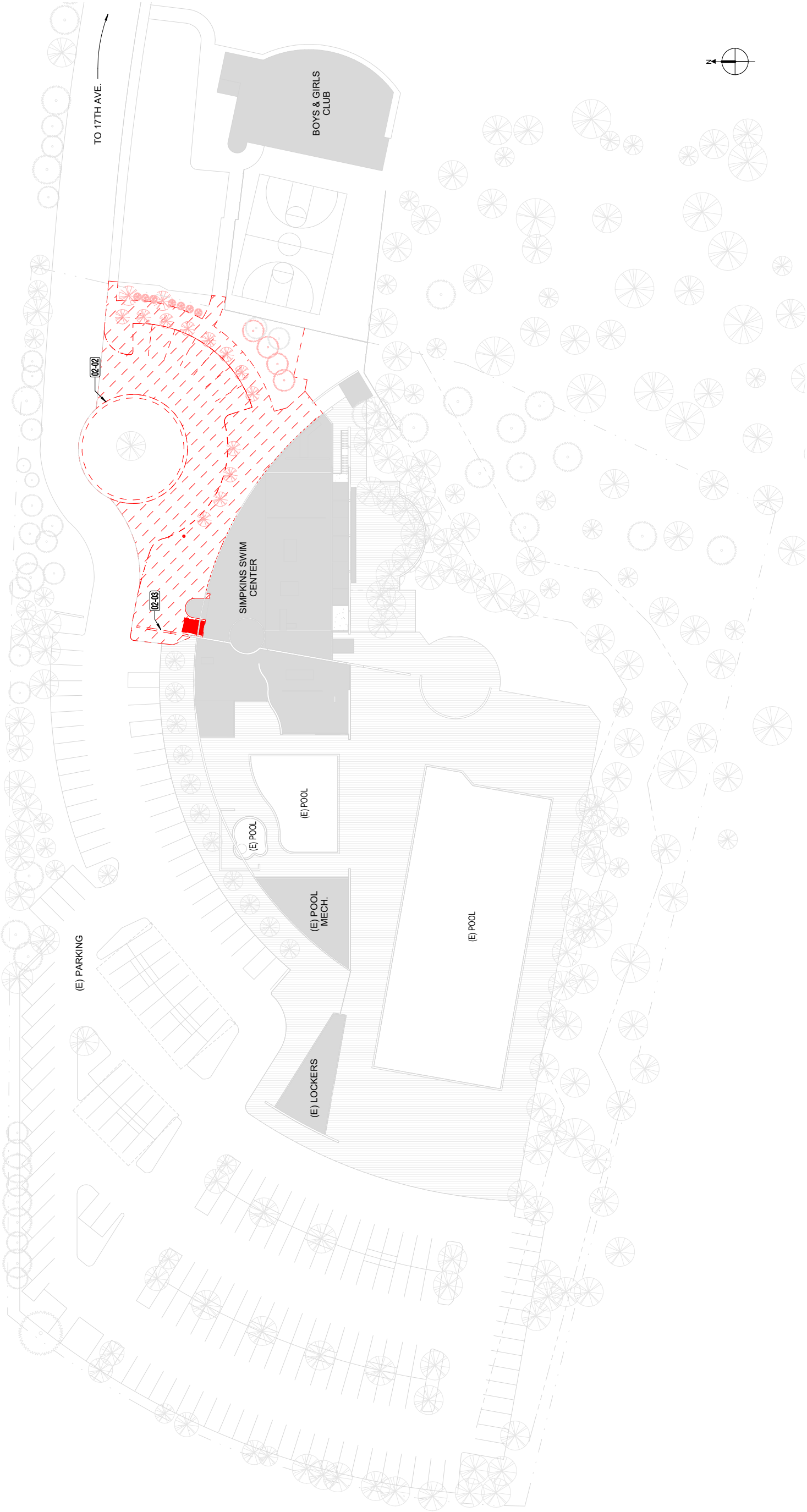
SYMBOLS LEGEND



ABBREVIATIONS

|        |  |                       |        |                                |       |  |       |                                      |       |                              |        |                                       |      |                        |
|--------|--|-----------------------|--------|--------------------------------|-------|--|-------|--------------------------------------|-------|------------------------------|--------|---------------------------------------|------|------------------------|
| &      | AND                                    | CEILING               | ELEV   | ELEVATION/ELEVATOR             | GB    | GRAB BAR                               | LKR   | LOCKER                               | PCP   | PORTLAND CEMENT PLASTER      | SFRM   | SPRAY-APPLIED FIRE RESISTIVE MATERIAL | TOS  | TOP OF STEEL           |
| (E)    | EXISTING                               | CAULKING              | ENLG   | ENLARGED                       | GC    | GENERAL CONTRACTOR                     | LT    | LIGHT                                | PL    | PLATE                        | SH     | SINGLE HUNG SHEET                     | TOW  | TOP OF WALL            |
| (N)    | NEW                                    | CLOSET                | EOS    | EDGE OF SLAB                   | GI    | GROUND FAULT INTERRUPT                 | MAS   | MASONRY                              | PLAM  | PLASTIC LAMINATE             | SHT    | SHEET                                 | TS   | TUBE STEEL             |
| @      | AT                                     | CLEAR                 | EP     | ELECTRICAL PANEL               | GL    | GALVANIZED IRON                        | MATL  | MATERIAL                             | PLAS  | PLASTIC                      | SHTG   | SHEET                                 | TYP  | TYPICAL                |
| AB     | ANCHOR BOLT                            | CONCRETE MASONRY UNIT | EQ     | EQUAL                          | GLAM  | GLASS/GLAZING                          | MAX   | MAXIMUM                              | PLY   | PLYWOOD                      | SM     | SHEATHING                             | UON  | UNLESS OTHERWISE NOTED |
| AC     | ACCESS                                 | COUNTER               | EW     | EQUIPMENT                      | GR    | GLUE LAMINATED                         | MB    | MACHINE BOLT MECHANICAL              | PR    | PAIR                         | SIM    | SIMILAR                               | UR   | URINAL                 |
| ACOUS  | ACOUSTICAL                             | COLUMN                | EW     | ELECTRIC WATER COOLER          | GSM   | GRADE                                  | MECH  | METAL                                | PROJ  | PROJECT/PROJECTOR            | SOG    | SEE LANDSCAPE DRAWINGS                | VCT  | VINYL COMPOSITION TILE |
| ACT    | ACQUSTIC CEILING TILE                  | CONC                  | EXH    | EXHAUST                        | GWB   | GALVANIZED SHEET METAL                 | MET   | METAL                                | PTD   | POINT/PRESSURE TREATED       | SND    | SEE MECHANICAL DRAWINGS               | VENT | VENTILATION            |
| AD     | AREA DRAIN                             | CONNECTION            | EXP    | EXPANSION                      | GYP   | GYPSUM WALL BOARD                      | MFR   | MANUFACTURER                         | PVC   | PAINTED                      | SP     | SLAB ON GRADE                         | VERT | VERTICAL               |
| ADL    | ADDITIONAL                             | CONTINUOUS            | EXT    | EXTERIOR                       | H     | GYPSUM                                 | MH    | MANHOLE                              | QTY   | POLYVINYLCHLORIDE            | SPA    | SPACE                                 | VEST | VESTIBULE              |
| ADJ    | ADJACENT/ADJUSTABLE                    | CONTRACTOR            | FA     | FIRE ALARM                     | HB    | HIGH / HEIGHT                          | MIN   | MINIMUM                              | R     | RISER                        | SPD    | SANDWICH PANEL ASSEMBLY               | VIF  | VERIFY IN FIELD        |
| AESS   | ARCHITECTURAL EXPOSED STRUCTURAL STEEL | CORRIDOR              | FD     | FLOOR DRAIN                    | HC    | HOLLOW CORE                            | MTD   | MOUNTED                              | RAD   | RADIUS                       | SPEC   | SPECIFICATION                         | W    | WEST / WIDTH / WIDE    |
| AFF    | ABOVE FINISHED FLOOR                   | CARPET                | FDN    | FOUNDATION                     | HD    | HEAD                                   | MTL   | METAL                                | RD    | ROOF DRAIN                   | SQ     | SQUARE                                | W    | WITH                   |
| AGG    | AGGREGATE                              | CASEMENT              | FEC    | FIRE EXTINGUISHER              | HDR   | HEADER                                 | MUL   | MULLION                              | REF   | REFERENCE                    | SS     | STAINLESS STEEL                       | WO   | WITHOUT                |
| ALT    | ALTERNATE                              | CENTER                | FHC    | FIRE HOSE CABINET              | HDW   | HARDWARE                               | N     | NORTH                                | REFR  | REFRIGERATOR                 | SSD    | SEE STRUCTURAL DRAWINGS               | WC   | WATER CLOSET           |
| ALUM   | ALUMINUM                               | COUNTERSINK           | FN     | FINISH                         | HDWD  | HARDWOOD                               | NA    | NOT APPLICABLE                       | REG   | REGISTER                     | SSGD   | SEE SIGNAGE DRAWINGS                  | WD   | WOOD                   |
| ANOD   | ANODIZED                               | DEPTH                 | FN FLR | FINISH FLOOR                   | HM    | HOLLOW METAL                           | NC    | NOT IN CONTRACT                      | REINF | REINFORCE/REINFORCING        | SSK    | SERVICE SINK                          | WH   | WATER HEATER           |
| APPROX | APPROXIMATE                            | DOUBLE                | FIXT   | FIXTURE                        | HORIZ | HORIZONTAL                             | NO    | NUMBER                               | REOD  | REQUIRED                     | SSTL   | STAINLESS STEEL                       | WIN  | WINDOW                 |
| AV     | AUDIO VISUAL                           | DEMOLITION            | FLR    | FLOOR                          | HR    | HOUR                                   | NOM   | NOMINAL                              | RECT  | REQUIREMENTS                 | STD    | STANDARD                              | WO   | WHERE OCCURS           |
| BD     | BOARD                                  | DEPARTMENT            | FLRG   | FLOORING                       | HT    | HEIGHT                                 | NTS   | NOT TO SCALE                         | RES   | RESILIENT                    | STED   | SEE TELECOM DRAWINGS                  | WP   | WORK POINT             |
| BLDG   | BUILDING                               | DOUGLAS FIR/DRINKING  | FLUR   | FLUORESCENT                    | HVAC  | HEATING VENTILATION & AIR CONDITIONING | OA    | OVERALL                              | REV   | REVISION                     | STL    | STEEL                                 | WR   | WATER RESISTANT        |
| BLK    | BLOCK                                  | FOUNTAIN              | FOC    | FACE OF CONCRETE               | ID    | INSIDE DIAMETER                        | OC    | ON CENTER                            | RM    | ROOM                         | STOR   | STORAGE                               | WT   | WEIGHT                 |
| BLKG   | BLOCKING                               | DOUBLE HUNG           | FOF    | FACE OF FINISH                 | IF    | INSIDE FACE                            | OCC   | OCCUPANT                             | RO    | ROUGH OPENING                | STRUC  | STRUCTURAL                            |      |                        |
| BM     | BEAM                                   | DIMENSION             | FCS    | FACE OF STUD                   | INC   | INCANDESCENT                           | OD    | OUTSIDE DIAMETER/OVERFLOW DRAIN      | RWL   | RAIN WATER LEADER            | SUSP   | SUSPENDED                             |      |                        |
| BO     | BOTTOM OF                              | DISPOSAL              | FR     | FIRE RESISTANT/FIRE RETARDANT  | INCL  | INCANDESCENT                           | OF    | OUTSIDE FACE                         | S     | SOUTH                        | SYS    | SYSTEM                                |      |                        |
| BOT    | BOTTOM                                 | DOWN                  | FRP    | FIBERGLASS REINFORCED PANEL    | INSL  | INSULATION                             | OF    | OWNER FURNISHED                      | SASF  | SELF ADHERING SHEET FLASHING | T      | TREAD                                 |      |                        |
| BUR    | BUILT UP ROOF                          | DOOR                  | FRT    | FIRE RETARDANT TREATED CABINET | INT   | INTERIOR                               | OFCI  | OWNER FURNISHED CONTRACTOR INSTALLED | SASM  | SELF ADHERING SHEET MEMBRANE | T&G    | TONGUE & GROOVE                       |      |                        |
| CAB    | CABINET                                | DOWNSPOUT             | FSP    | FIBERGLASS SANDWICH PANEL      | JAN   | JANITOR                                | OFD   | OVERFLOW DRAIN                       | SC    | SOLID CORE                   | TBD    | TO BE DETERMINED                      |      |                        |
| CB     | CARRIAGE BOLT                          | DETAIL                | FT     | FOOT/FEET                      | JBOX  | JUNCTION BOX                           | OFF   | OFFICE                               | SC    | SOLID CORE                   | TEMP   | TEMPERED                              |      |                        |
| CE     | CIVIL ENGINEER                         | DRAWING               | FTG    | FOOTING                        | JST   | JOIST                                  | OP    | OPERABLE                             | SCD   | SEE CIVIL DRAWINGS           | THK    | THICK/THICKNESS                       |      |                        |
| CEM    | CEMENT/CEMENTITIOUS                    | DRAWER                | FURN   | FURNITURE                      | JT    | JOINT                                  | OPNG  | OPENING                              | SCD   | SCHEDULE                     | THRESH | THRESHOLD                             |      |                        |
| CER    | CERAMIC                                | EAST                  | FX     | FIXED                          | LAM   | LAMINATE                               | OPP   | OPPOSITE                             | SE    | STRUCTURAL ENGINEER          | TJI    | TRUSS JOIST                           |      |                        |
| CFMF   | COLD FORMED METAL FRAMING              | EACH                  | GA     | GAUGE                          | LAV   | LAVATORY                               | OPPHD | OPPOSITE HAND                        | SEC   | SECTION                      | TO     | TOP OF                                |      |                        |
| CI     | CAST IRON                              | EXPANSION JOINT       | EJ     | ELECTRICAL                     | LB    | LAG BOLT                               | PA    | PUBLIC ADDRESS                       | SED   | SEE ELECTRICAL DRAWINGS      | TOC    | TOP OF CONCRETE/CURB                  |      |                        |
| CJ     | CONTROL JOINT                          | ELECTRICAL            | GALV   | GALVANIZED                     | LF    | LINEAR FEET                            | PARTN | PARTITION                            | SF    | SUPPLY FAN                   | TOP    | TOP OF PAVING                         |      |                        |

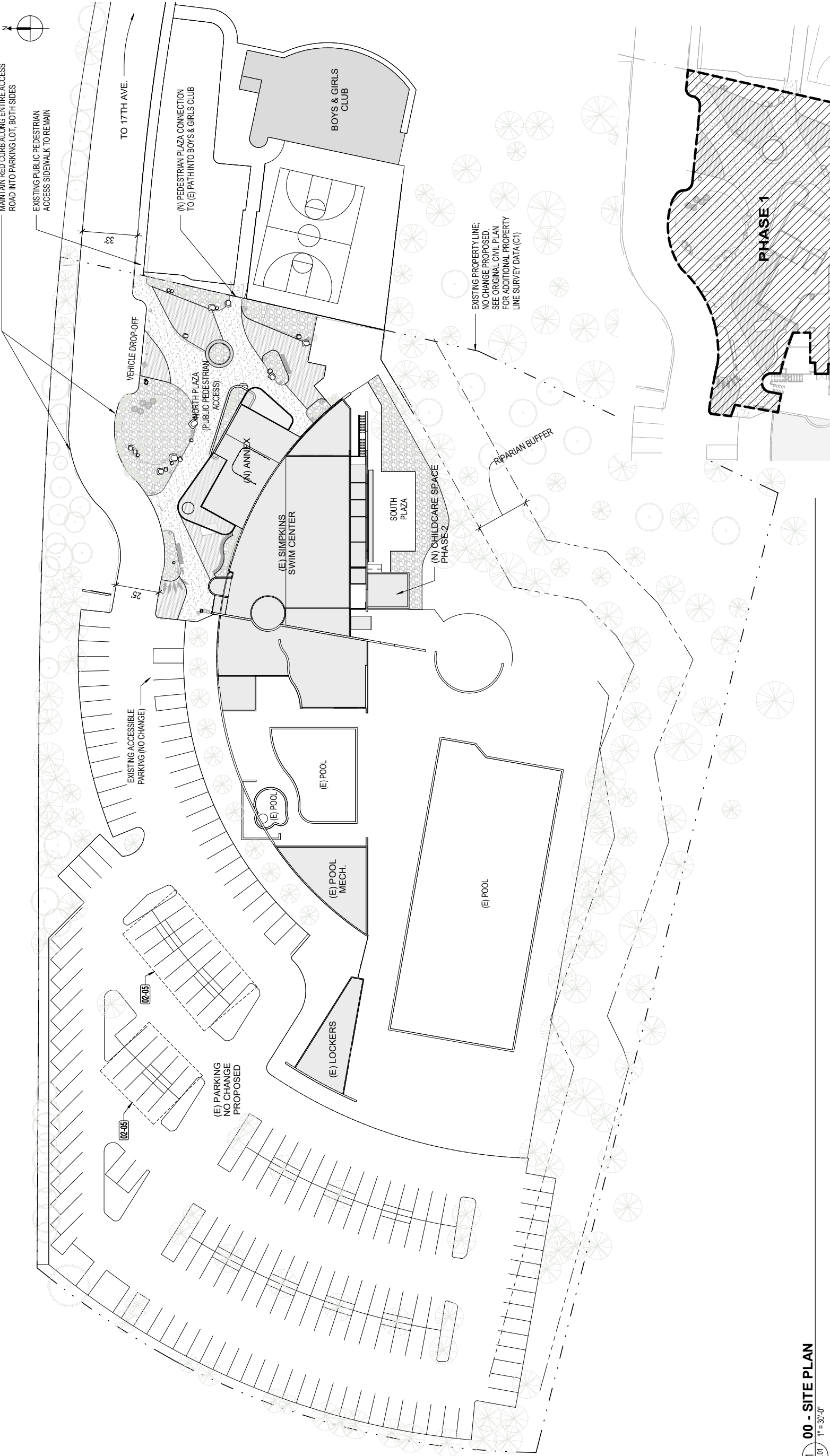




1 00 - SITE PLAN (DEMO)

A1.01

| KEYNOTE LEGEND |   |
|----------------|---|
| Key Value      | Keynote Text                                  |
| 02-02          | RECONFIGURATION OF EXISTING TRAFFIC CIRCLE    |
| 02-03          | REMOVE PORTION OF EXISTING WALL, AS INDICATED |

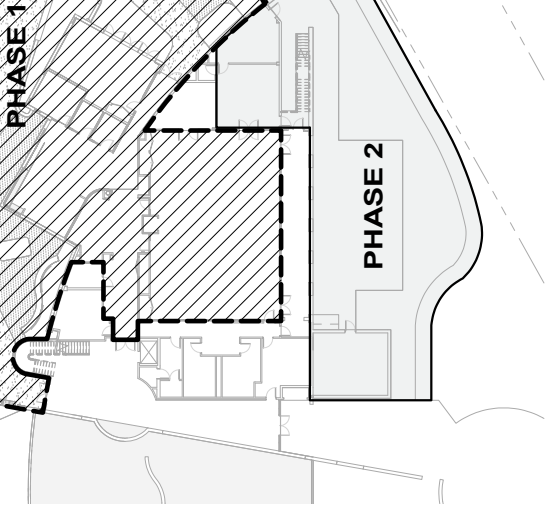


1 00 - SITE PLAN  
A2.01 1" = 30'-0"

PROJECT INFORMATION

- a. LOT AREA: 231,289 SF (NO CHANGE TO EXISTING)
- b. BUILDING AREA
  - EXISTING: 19,932 SF (ALL FLOORS, PER ORIGINAL 1995 PLANS)
  - PROPOSED: 2,104 SF PHASE 1 ADDITION; 545 SF PHASE 2 ADDITION
- c. FLOOR AREA: N/A (NOT PROVIDED IN ORIGINAL DEVELOPMENT PERMIT)
- d. FLOOR AREA RATIO: N/A (NOT PROVIDED IN ORIGINAL DEVELOPMENT PERMIT)
- e. NO ADDITIONAL AREA OF DISTURBANCE PROPOSED
- f. EXISTING LOT COVERAGE: SEE CIVIL
- g. IMPERVIOUS COVERAGE: SEE CIVIL
- h. PERVIOUS COVERAGE: SEE CIVIL
- i. PROPOSED LOT COVERAGE: SEE CIVIL
- j. GRADING CALCULATIONS: SEE CIVIL
- k. PARKING: NO CHANGE TO EXISTING RECD PER TRAFFIC STUDY
- l. MINIMUM SETBACKS: 30' ALL YARDS, PER 13.10.353
  - RIPARIAN BUFFER: 30'
- m. N/A
- n. N/A
- o. N/A
- p. MAXIMUM HEIGHT OF PROPOSED STRUCTURES: 28' PER 13.10.353
- q. N/A

| KEYNOTE LEGEND |               |              |
|----------------|---------------|--------------|
| Key            | Value         | Keynote Text |
| 02-05          | (E) PV PANELS |              |

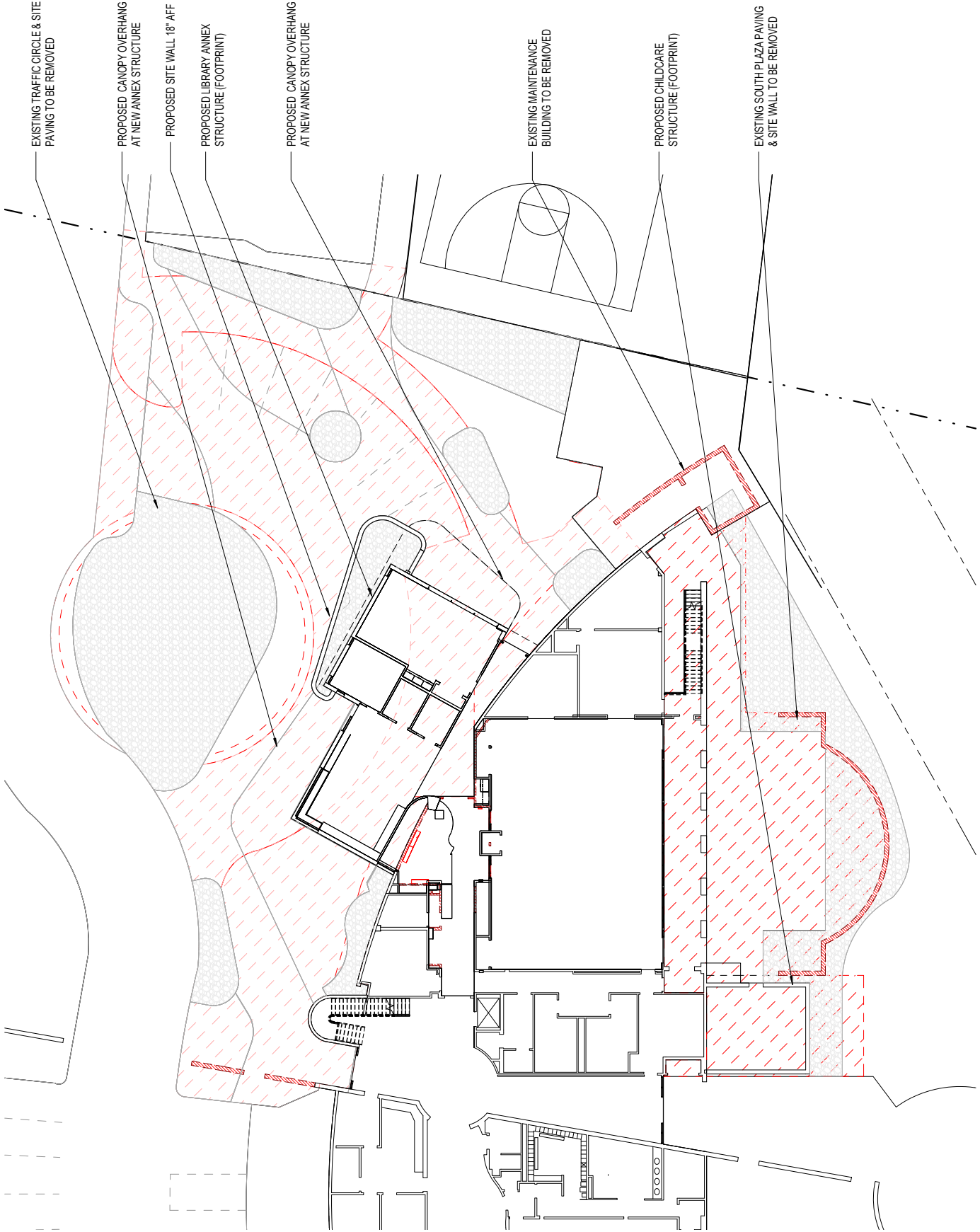


2 00 - SITE PLAN - PHASING  
A2.01 1" = 30'-0"

|                |             |
|----------------|-------------|
| ISSUE DATE     | 1/22/2021   |
| N&T JOB NUMBER | 21804       |
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| DATE           | DESCRIPTION |



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|----------------|-------------|
| ISSUE DATE     | 1/22/2021   |
| N&T JOB NUMBER | 21804       |
| REVISIONS      |             |
| DATE           | DESCRIPTION |



2 PROPOSED STRUCTURES  
A2.02 1/16" = 1'-0"

- FLOOR PLAN - GENERAL NOTES**
1. ALL EXISTING CONDITIONS REMAIN UNLESS OTHERWISE NOTED.
  2. PAINT NEW WALLS, AND EXISTING WALLS WHERE AFFECTED BY NEW WORK. TOUCH UP PAINT AT EXISTING WALLS THROUGHOUT AS NEEDED.
  3. PATCH AND REPAIR ALL FLOOR SLABS, WALLS, AND CEILINGS AS REQUIRED TO PROVIDE SMOOTH SURFACES FOR (N) FINISHES
  4. WALL THICKNESSES ARE NOMINAL. UON.
  5. ALL DOORS, FRAMES, AND HARDWARE TO MATCH EXISTING BUILDING STANDARDS.
  6. REFER TO SPECIFICATION FOR REQUIREMENTS FOR PATCHING NEW WALLS TO EXISTING WALLS
  7. (N) WALLS. SEE A8.10 FOR PARTITION TYPES. ASSUME ALL INTERIOR PARTITIONS TYP B1-3A U.O.N.

**NOLL & TAM**  
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fax 510.542.2201

SEAL  
**DRAFT!  
NOT FOR  
CONSTRUCTION**

| KEYNOTE LEGEND |   |
|----------------|---|
| Key Value      | Keynote Text  |
| 07-03          | EXTERIOR WALL ASSEMBLY B - METAL SIDING PANELS INSTALLED AS RAINSCREEN OVER 2.5" RIGID INSULATION & SURE-BOARD      |
| 08-02          | WOOD DOOR W/ FULL-LITE & SIDELITE   |
| 08-03          | ALUMINUM STOREFRONT   |
| 09-02          | EXTERIOR WALL ASSEMBLY A (TYP UON) - CEMENT PLASTER INSTALLED AS RAINSCREEN OVER 2.5" RIGID INSULATION & SURE-BOARD |
| 10-01          | GALLERY WALL HANGING SYSTEM   |
| 11-05          | MONITOR, OFOI   |
| 22-01          | (N) HIGHLOW DRINKING FOUNTAIN   |
| 32-03          | SITE BENCHES. SEE LANDSCAPE   |

APPROVALS

PROJECT TITLE  
**Santa Cruz Public Libraries  
Live Oak Library Annex**

979 17th Avenue, Santa Cruz,  
CA 95062

APN 02724 106

**DEVELOPMENT PERMIT  
RESUBMITTAL**

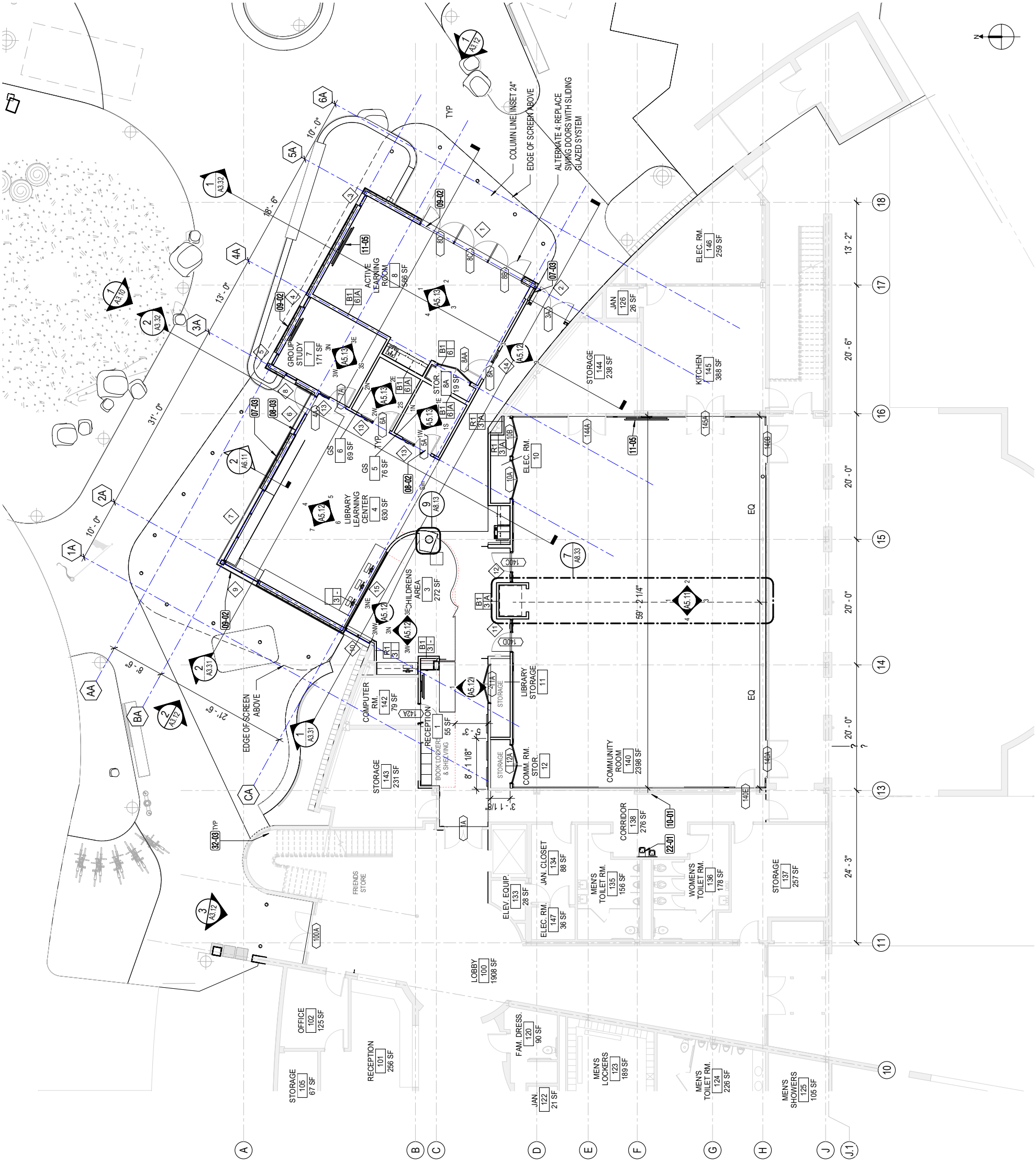
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| DATE           | DESCRIPTION |

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SHEET TITLE

**FLOOR PLAN- 1ST  
FLOOR**

SHEET NUMBER

**A2.31**



**1 01 - FLOOR PLAN - AREA OF WORK**  
A2.31 1/8" = 1'-0"

FLOOR PLAN - GENERAL NOTES

1. ALL EXISTING CONDITIONS REMAIN UNLESS OTHERWISE NOTED.
2. PAINT NEW WALLS, AND EXISTING WALLS WHERE AFFECTED BY NEW WORK. TOUCH UP PAINT AT EXISTING WALLS THROUGHOUT AS NEEDED.
3. PATCH AND REPAIR ALL FLOOR SLABS, WALLS, AND CEILINGS AS REQUIRED TO PROVIDE SMOOTH SURFACES FOR (N) FINISHES
4. WALL THICKNESSES ARE NOMINAL. UON.
5. ALL DOORS, FRAMES, AND HARDWARE TO MATCH EXISTING BUILDING STANDARDS.
6. REFER TO SPECIFICATION FOR REQUIREMENTS FOR PATCHING NEW WALLS TO EXISTING WALLS
7. (N) WALLS SEE A8-10 FOR PARTITION TYPES. ASSUME ALL INTERIOR PARTITIONS TYP B1+3A UON.

| KEYNOTE LEGEND |   |
|----------------|---|
| Key Value      | Keynote Text  |
| 02-24          | ALTERNATE 1: 2ND FLOOR CONFERENCE ROOM SCOPE, SEE BID ALTERNATES ON G0.01 |
| 05-02          | POWDER-COATED 1/8" ALUMINUM PANELS WITH CUSTOM PERFORATION PATTERN        |
| 07-01          | PVC MEMBRANE ROOF WITH METAL EDGE TRIM                                    |
| 08-03          | ALUMINUM STOREFRONT   |

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APPROVALS

PROJECT TITLE

Santa Cruz Public  
Libraries  
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979 17th Avenue, Santa Cruz,  
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DEVELOPMENT PERMIT  
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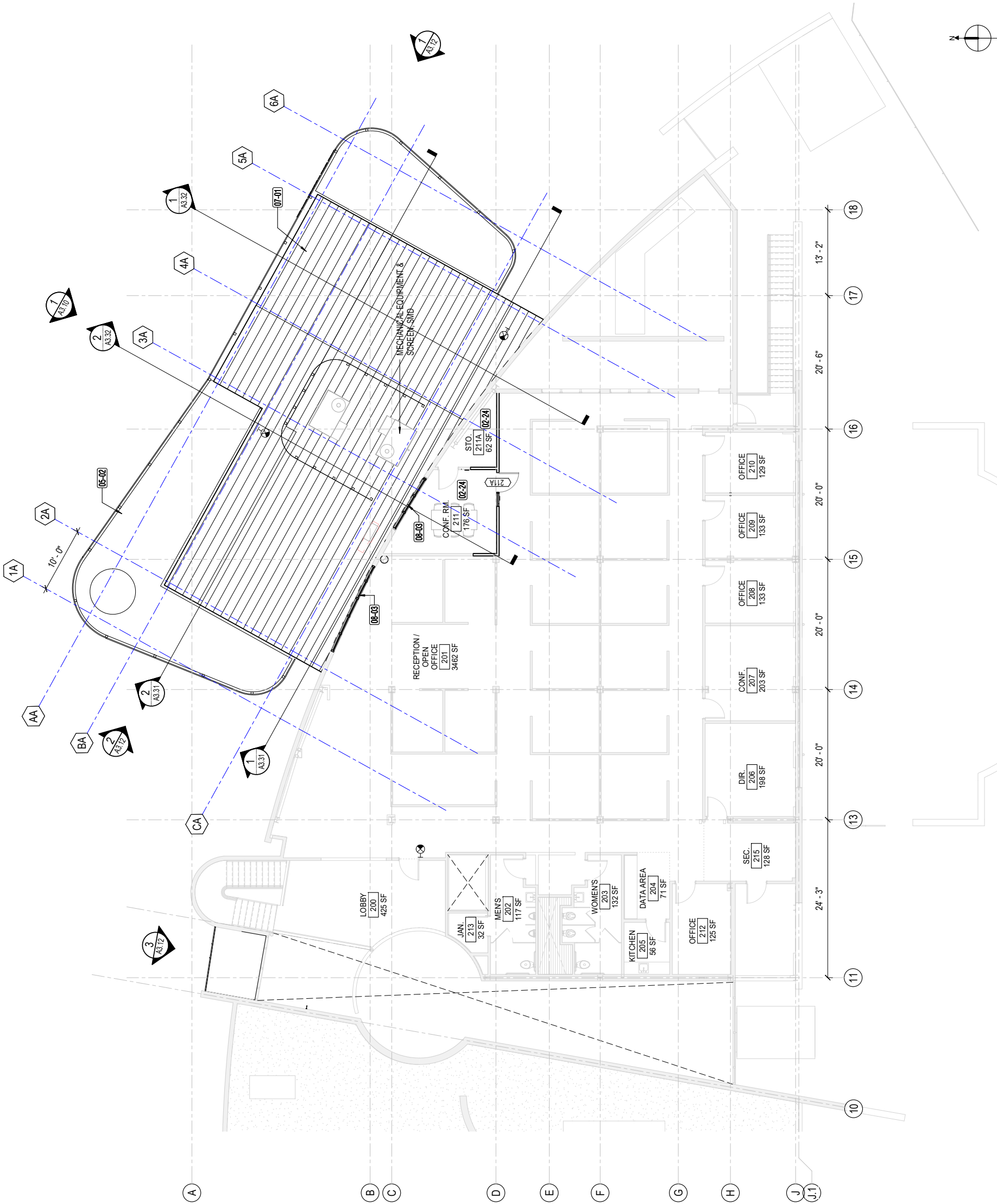
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SHEET TITLE

FLOOR PLAN- 2ND  
FLOOR

SHEET NUMBER

A2.32



1 A2.32 02 - FLOOR PLAN - AREA OF WORK  
1/8" = 1'-0"



ROOF PLAN - GENERAL NOTES

1. ALL EXISTING CONDITIONS REMAIN UNLESS OTHERWISE NOTED.

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| KEYNOTE LEGEND |  |
|----------------|--|
| Key Value      | Keynote Text   |
| 05-02          | POWDER-COATED 1/8" ALUMINUM PANELS WITH CUSTOM PERFORATION PATTERN |
| 06-06          | ROOF-TOP SCREEN  |
| 07-01          | PVC MEMBRANE ROOF WITH METAL EDGE TRIM                             |
| 23-01          | (N) MECHANICAL EQUIPMENT, SMD                                      |

APPROVALS

PROJECT TITLE

Santa Cruz Public  
Libraries  
Live Oak Library  
Annex

979 17th Avenue, Santa Cruz,  
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APN 02724 106

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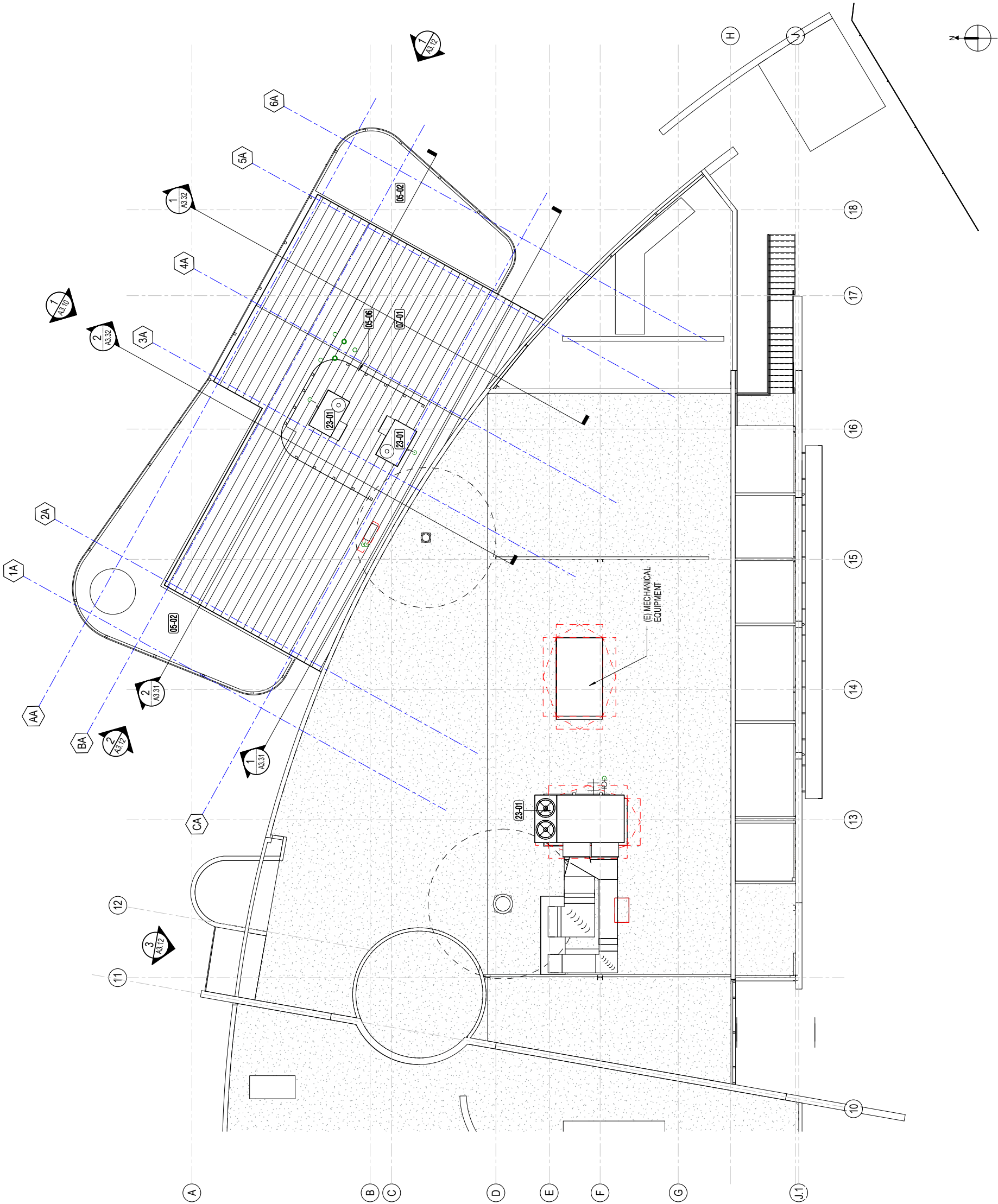
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SHEET TITLE

ROOF / PENTHOUSE  
PLAN

SHEET NUMBER

A2.33



03 - ROOF - AREA OF WORK

1/8" = 1'-0"



|  |                  |
|--|------------------|
| ISSUE DATE                                   | 1/22/2021        |
| N&T JOB NUMBER                               | 21804            |
| REVISIONS                                    |                  |
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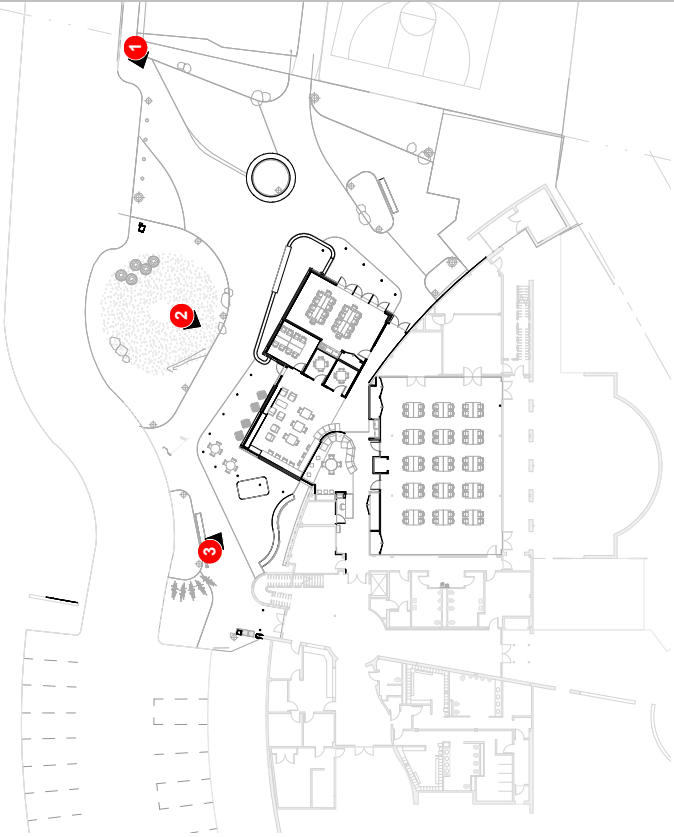
1 - VIEW FROM LIVE OAK TREE (FRONT OF ADDITION)



1 - VIEW FROM PLAZA ENTRY



3 - VIEW FROM MAIN (EXISTING) ENTRY



KEY PLAN - SITE



APPROVALS

PROJECT TITLE  
Santa Cruz Public  
Libraries  
Live Oak Library  
Annex

979 17th Avenue, Santa Cruz,  
CA 95062

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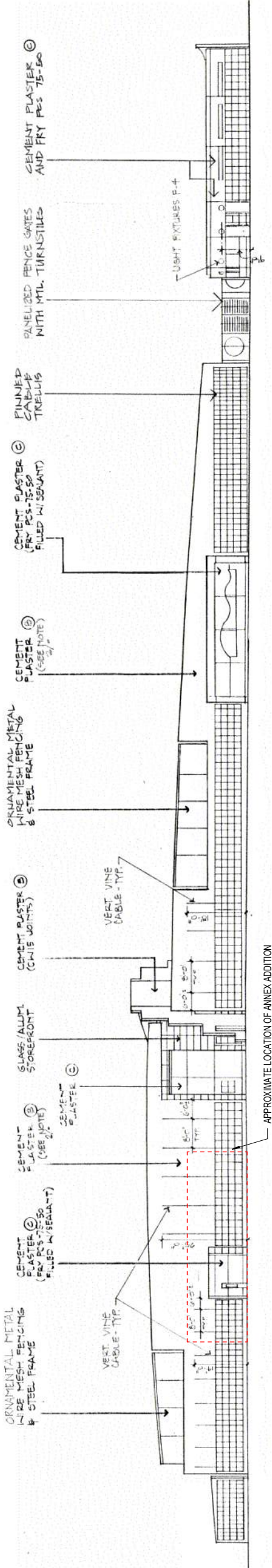
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|                | Δ         | DATE | DESCRIPTION |

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SHEET TITLE

OVERALL ELEVATIONS

SHEET NUMBER

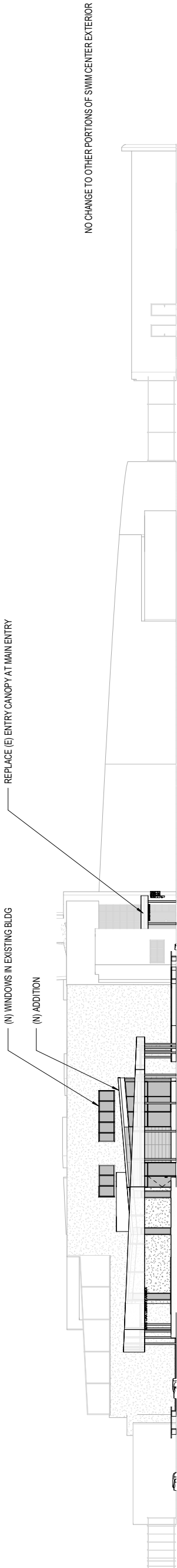
A3.10



2 EXISTING NORTH ELEVATION

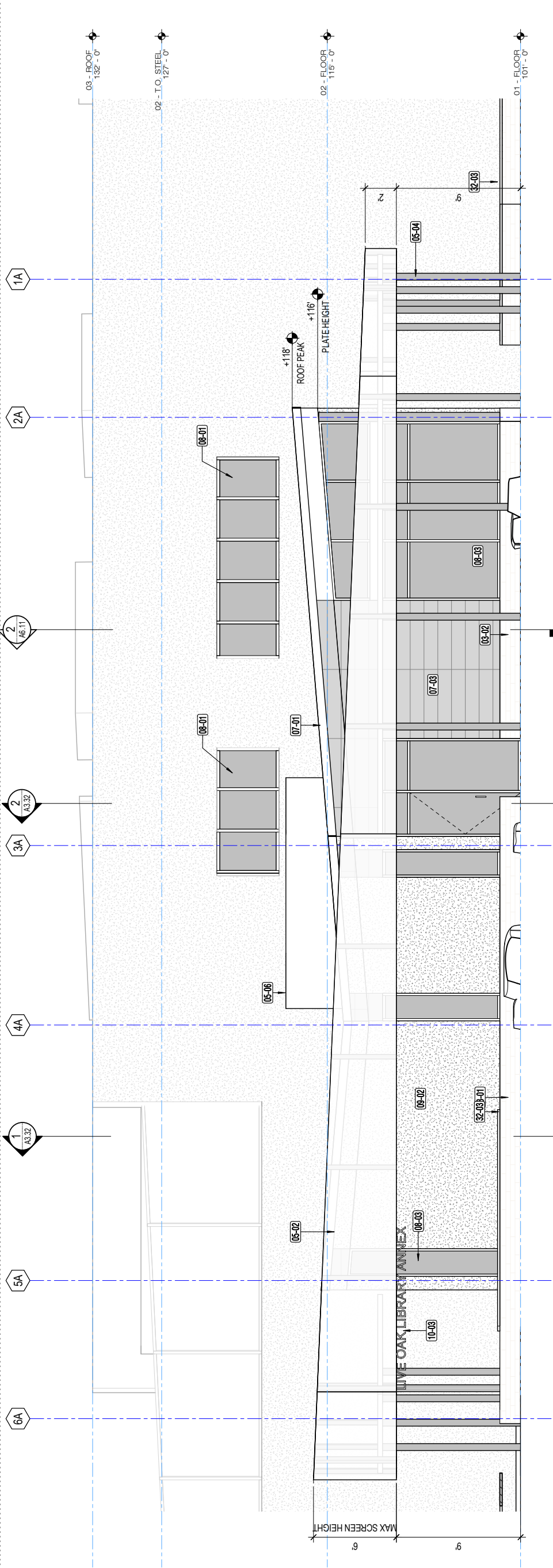
A3.10 1/16" = 1'-0"

SOURCE: SHEET A3.2, 1995 ORIGINAL BUILDING PERMIT DRAWINGS



1 PROPOSED NORTH ELEVATION

A3.10 1/16" = 1'-0"



3 NORTH ELEVATION

1/4" = 1'-0"

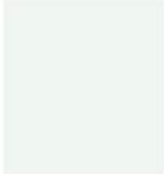
| KEYNOTE LEGEND |   |
|----------------|---|
| Key Value      | Keynote Text  |
| 03-01          | CONCRETE SITE WALL AT BIORETENTION AREA, SEE CIVILLANDSCAPE   |
| 03-02          | CONCRETE STEM WALL, SEE STRUCTURAL  |
| 05-02          | POWDER-COATED 1/8" ALUMINUM PANELS WITH CUSTOM PERFORATION PATTERN  |
| 05-04          | COATED STEEL COLUMN, SEE STRUCTURAL   |
| 05-06          | ROOFTOP SCREEN  |
| 07-01          | PVC MEMBRANE ROOF WITH METAL EDGE TRIM  |
| 07-03          | EXTERIOR WALL ASSEMBLY B - METAL SIDING PANELS INSTALLED AS RAINSCREEN OVER 2.5" RIGID INSULATION & SURE-BOARD      |
| 08-01          | WINDOW SYSTEM ADDED TO (E) EXTERIOR WALL  |
| 08-03          | ALUMINUM STOREFRONT   |
| 09-02          | EXTERIOR WALL ASSEMBLY A (TYP UCN) - CEMENT PLASTER INSTALLED AS RAINSCREEN OVER 2.5" RIGID INSULATION & SURE-BOARD |
| 10-03          | DIMENSIONAL LETTER BUILDING SIGNAGE   |
| 32-03          | SITE BENCHES, SEE LANDSCAPE   |



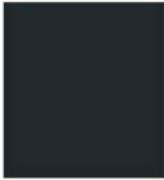
CAST-IN-PLACE CONCRETE

Building stem walls, site walls, bench base walls

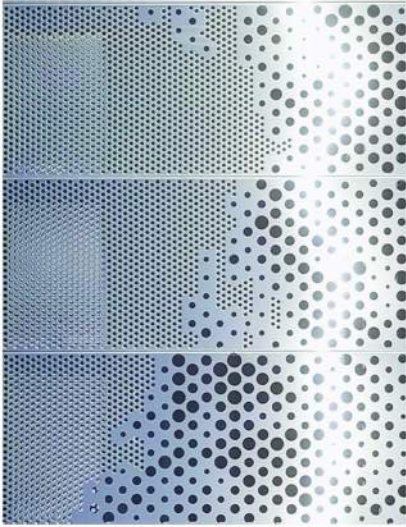
METAL SIDING PANELS  
CENTRIA 806 SLATE SILVER



PAINT PT-2-  
BENJAMIN MOORE  
WHITE  
Perforated metal  
screen & canopy



PAINT PT-3-  
BENJAMIN MOORE  
SPACE BLACK  
Exposed structural  
steel columns & beams



PERFORATED ALUMINUM PANELS -  
POWDER COATED PT-2



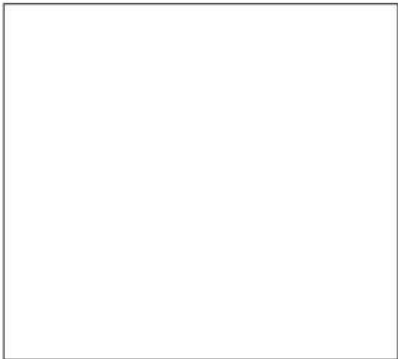
THERMALLY BROKEN  
ALUMINUM STOREFRONT



ANODIZED FINISH - CLEAR



INSULATED CLEAR  
LOW-E GLAZING



MEMBRANE ROOFING - WHITE



APPROVALS

PROJECT TITLE  
Santa Cruz Public  
Libraries  
Live Oak Library  
Annex

979 17th Avenue, Santa Cruz,  
CA 95062

APN 02724 106

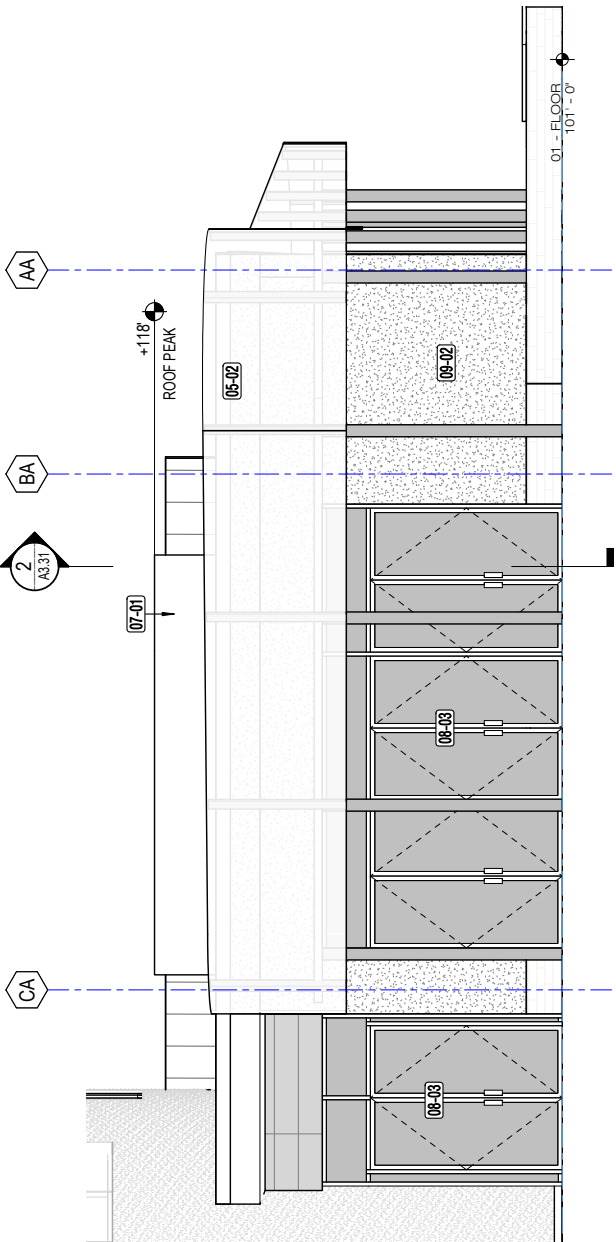
DEVELOPMENT PERMIT  
RESUBMITTAL

|                |             |
|----------------|-------------|
| ISSUE DATE     | 1/22/2021   |
| N&T JOB NUMBER | 21804       |
| REVISIONS      |             |
| DATE           | DESCRIPTION |

DRAWN BY: Author  
CHECKED BY: Checker  
SHEET TITLE  
EXTERIOR ELEVATIONS

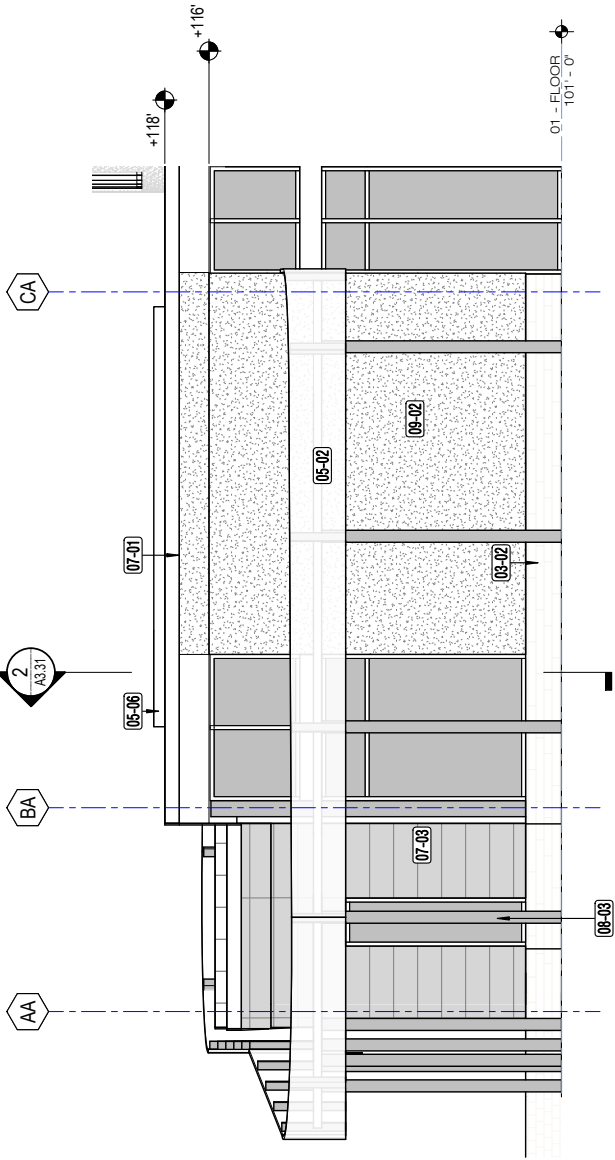
SHEET NUMBER

A3.12



1 EAST ELEVATION

A3.12 1/4" = 1'-0"



2 WEST ELEVATION

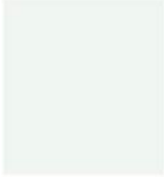
A3.12 1/4" = 1'-0"



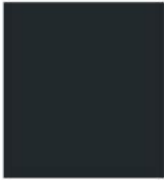
CAST-IN-PLACE CONCRETE

Building stem walls, site walls, bench base walls

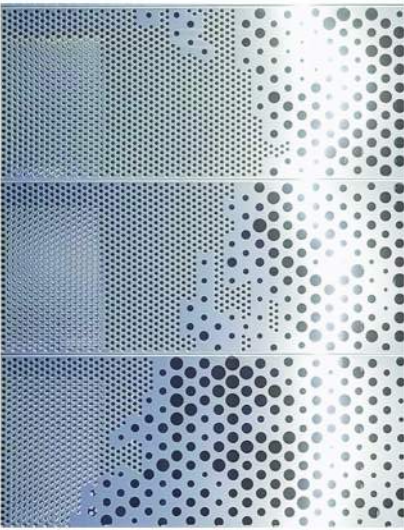
METAL SIDING PANELS  
CENTRIA 806 SLATE SILVER



PAINT PT-2-  
BENJAMIN MOORE  
WHITE  
Exposed structural  
screen & canopy



PAINT PT-3-  
BENJAMIN MOORE  
SPACE BLACK  
Exposed structural  
steel columns & beams



PERFORATED ALUMINUM PANELS -  
POWDER COATED PT-2



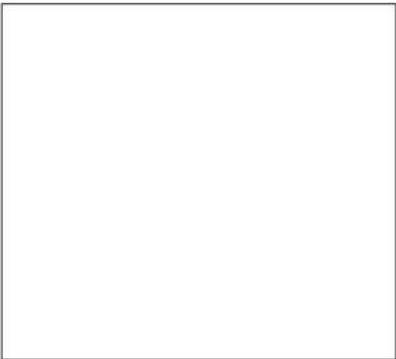
THERMALLY BROKEN  
ALUMINUM STOREFRONT



ANODIZED FINISH - CLEAR



INSULATED CLEAR  
LOW-E GLAZING



MEMBRANE ROOFING - WHITE

| Key Value | Keynote Text  |
|-----------|---|
| 03-02     | CONCRETE STEM WALL, SEE STRUCTURAL  |
| 05-02     | POWDER-COATED 18" ALUMINUM PANELS WITH CUSTOM PERFORATION PATTERN   |
| 05-04     | COATED STEEL COLUMN, SEE STRUCTURAL   |
| 05-06     | ROOFTOP SCREEN  |
| 07-01     | PVC MEMBRANE ROOF WITH METAL EDGE TRIM  |
| 07-03     | EXTERIOR WALL ASSEMBLY B - METAL SIDING PANELS INSTALLED AS RAINSCREEN OVER 2.5" RIGID INSULATION & SURE-BOARD      |
| 08-03     | ALUMINUM STOREFRONT   |
| 09-02     | EXTERIOR WALL ASSEMBLY A (TYP UON) - CEMENT PLASTER INSTALLED AS RAINSCREEN OVER 2.5" RIGID INSULATION & SURE-BOARD |

3 MAIN ENTRY ELEVATION

A3.12 1/4" = 1'-0"

| KEYNOTE LEGEND |   |
|----------------|---|
| Key Value      | Keynote Text  |
| 03-01          | CONCRETE SITE WALL AT BIO-RETENTION AREA. SEE CIVILLANDSCAPE.       |
| 05-02          | POWDER-COATED 1/8" ALUMINUM PANELS WITH CUSTOM PERFORATION PATTERN. |
| 05-04          | COATED STEEL COLUMN. SEE STRUCTURAL.                                |
| 07-01          | PVC MEMBRANE ROOF WITH METAL EDGE TRIM.                             |
| 08-03          | ALUMINUM STOREFRONT.  |
| 09-03          | INTERIOR GLAZED PARTITION WITH CUSTOM GRAPHIC.                      |

729 Heinz Avenue  
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tel 510.542.2200  
fax 510.542.2201

NOLL  
& TAM

ARCHITECTS

DRAFT!  
NOT FOR  
CONSTRUCTION

APPROVALS

PROJECT TITLE

Santa Cruz Public  
Libraries  
Live Oak Library  
Annex

979 17th Avenue, Santa Cruz  
CA 95062

APN 02724 106

DEVELOPMENT PERMIT  
RESUBMITTAL

ISSUE DATE  
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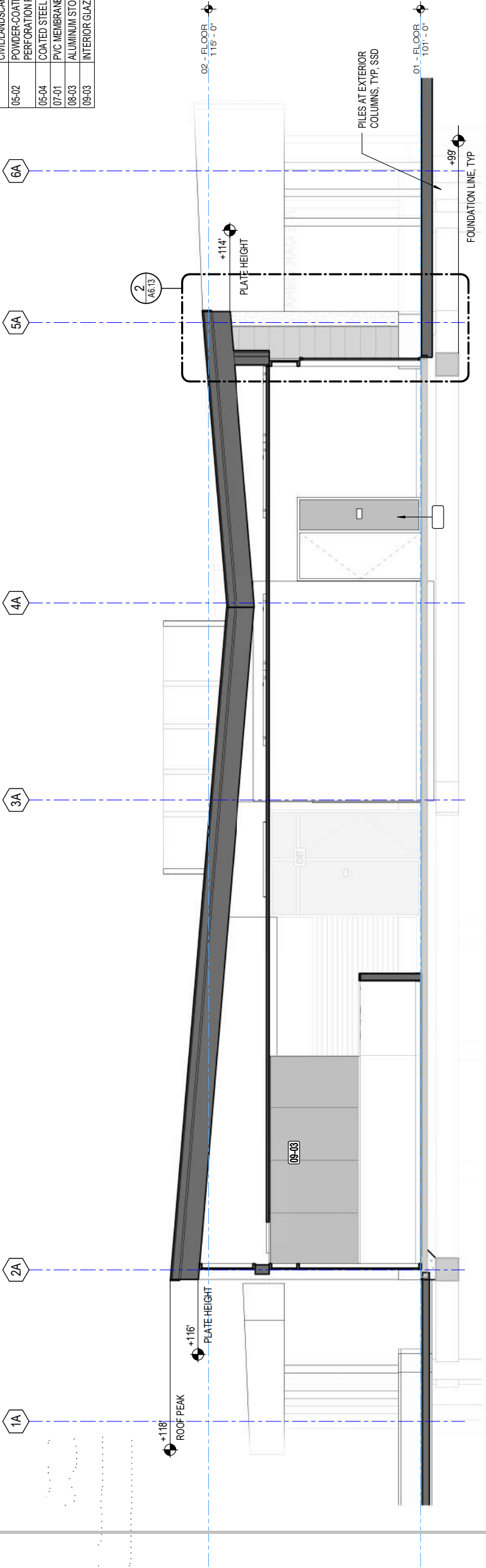
| REVISIONS |             |
|-----------|-------------|
| Δ         | DESCRIPTION |

DRAWN BY: Author  
CHECKED BY: Checker  
SHEET TITLE

BUILDING SECTIONS

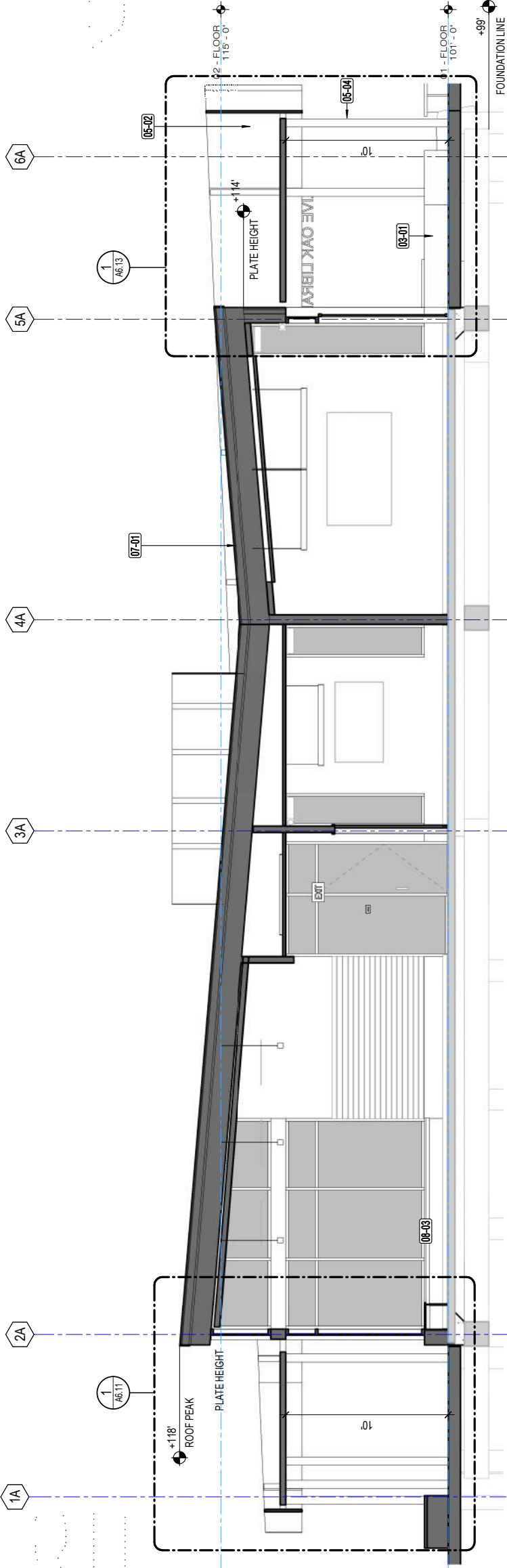
SHEET NUMBER

A3.31



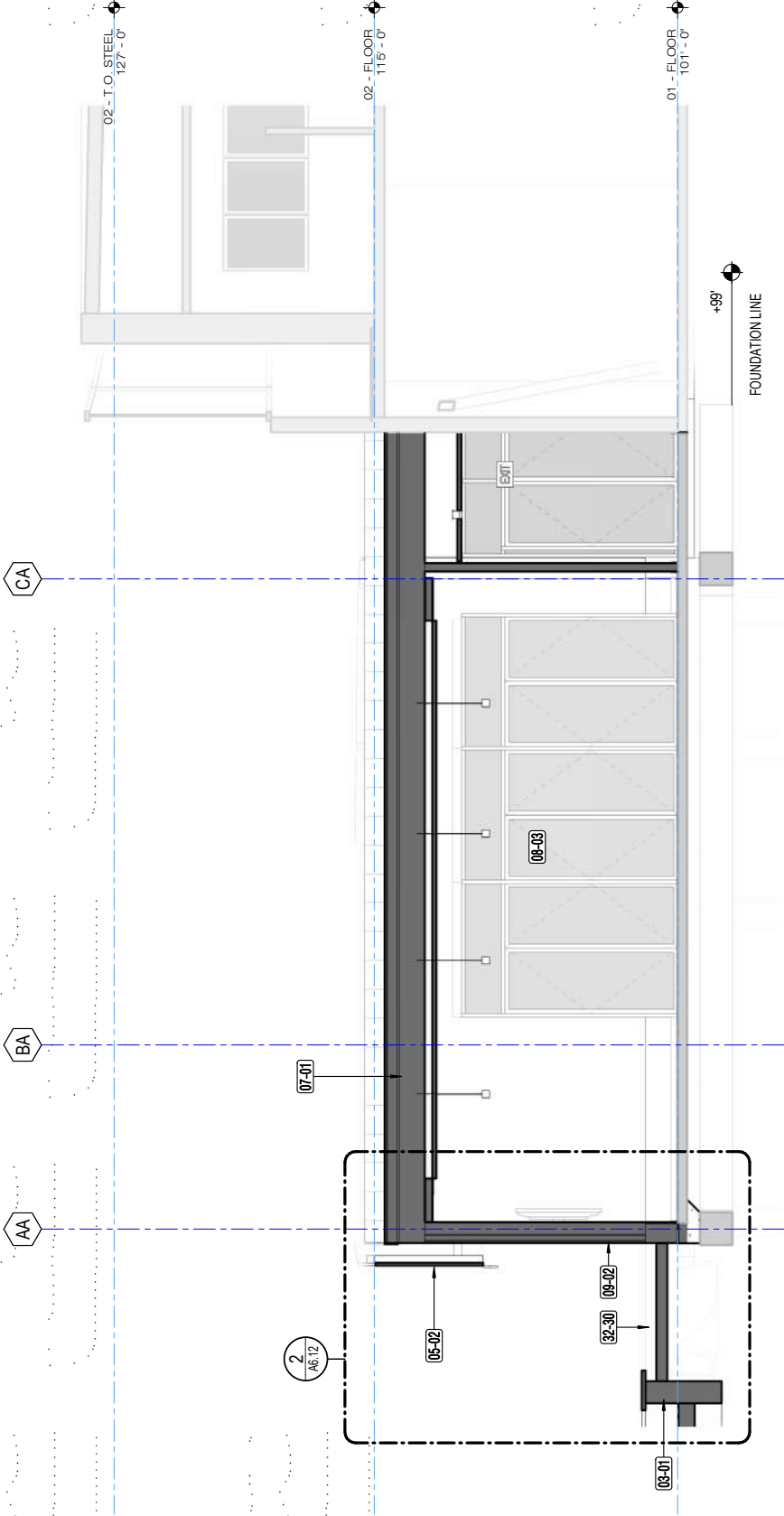
1 BUILDING SECTION - EW THROUGH JOINT

A3.31 1/4" = 1'-0"

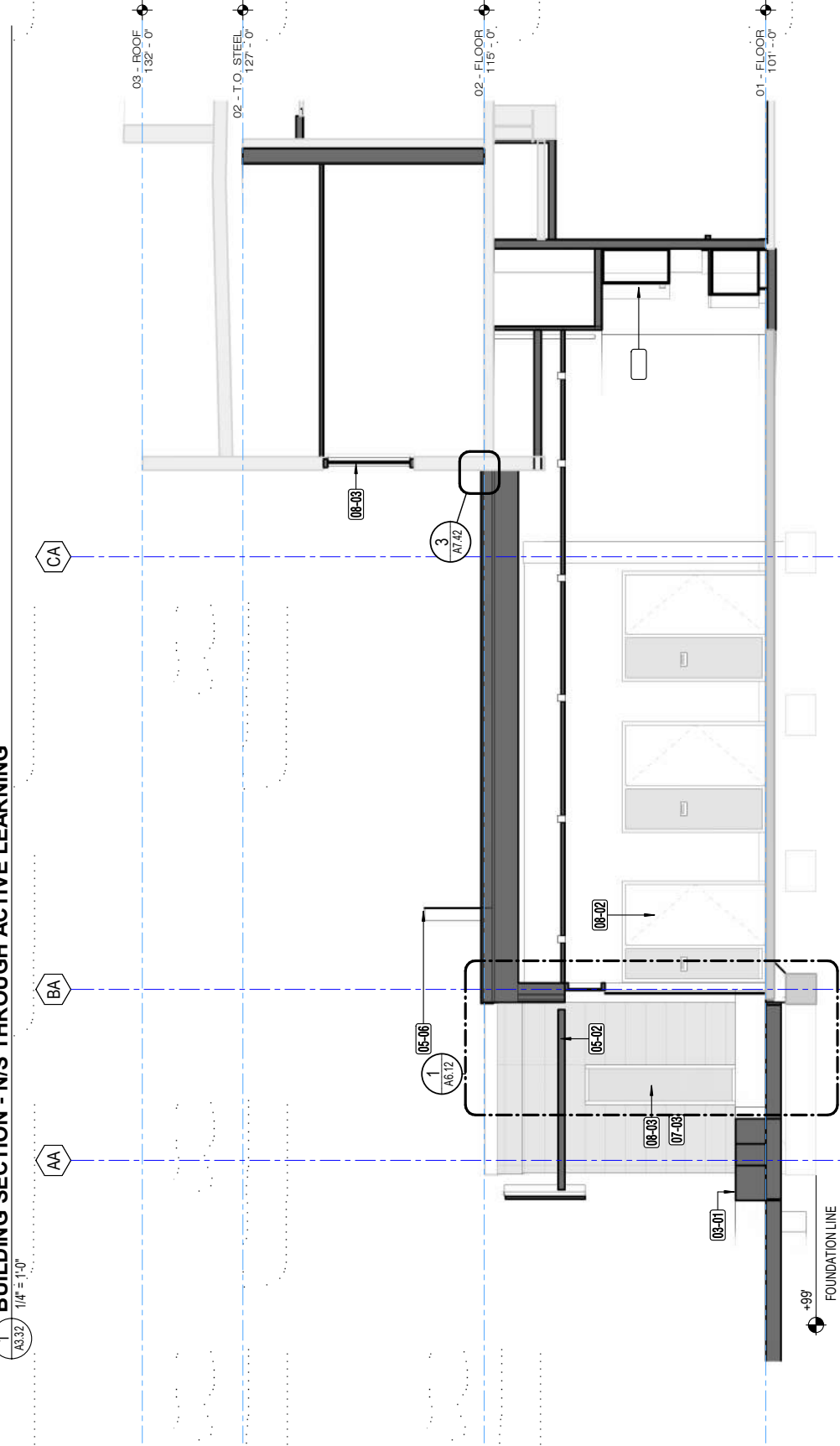


2 BUILDING SECTION - EW THROUGH LIBRARY LEARNING

A3.31 1/4" = 1'-0"



1 BUILDING SECTION - N/S THROUGH ACTIVE LEARNING



2 BUILDING SECTION - N/S THROUGH LIBRARY LEARNING

| KEYNOTE LEGEND |   |
|----------------|---|
| Key Value      | Keynote Text  |
| 03-01          | CONCRETE SITE WALL AT BIO-RETENTION AREA SEE CIVILLANDSCAPE   |
| 05-02          | POWDER-COATED 1/8" ALUMINUM PANELS WITH CUSTOM PERFORATION PATTERN  |
| 05-06          | ROOFTOP SCREEN  |
| 07-01          | PVC MEMBRANE ROOF WITH METAL EDGE TRIM  |
| 07-03          | EXTERIOR WALL ASSEMBLY B--METAL SIDING PANELS INSTALLED AS RAINSCREEN OVER 2.5" RIGID INSULATION & SURE-BOARD     |
| 08-02          | WOOD DOOR W/FULL-LITE & SIDELITE  |
| 08-03          | ALUMINUM STOREFRONT   |
| 09-02          | EXTERIOR WALL ASSEMBLY A(TYP UONI)-CEMENT PLASTER INSTALLED AS RAINSCREEN OVER 2.5" RIGID INSULATION & SURE-BOARD |
| 32-30          | STORMWATER BIO-RETENTION AREA WITH SEATWALL SURROUND  |

NOLL & TAM ARCHITECTS

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fax 510.542.2201

DRAFT!  
NOT FOR  
CONSTRUCTION

APPROVALS

PROJECT TITLE  
Santa Cruz Public  
Libraries  
Live Oak Library  
Annex

979 17th Avenue, Santa Cruz,  
CA 95062

APN 02724106

DEVELOPMENT PERMIT  
RESUBMITTAL

|                |             |
|----------------|-------------|
| ISSUE DATE     | 1/22/2021   |
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| REVISIONS      |             |
| DATE           | DESCRIPTION |

DRAWN BY: Author  
CHECKED BY: Checker  
SHEET TITLE

BUILDING SECTIONS

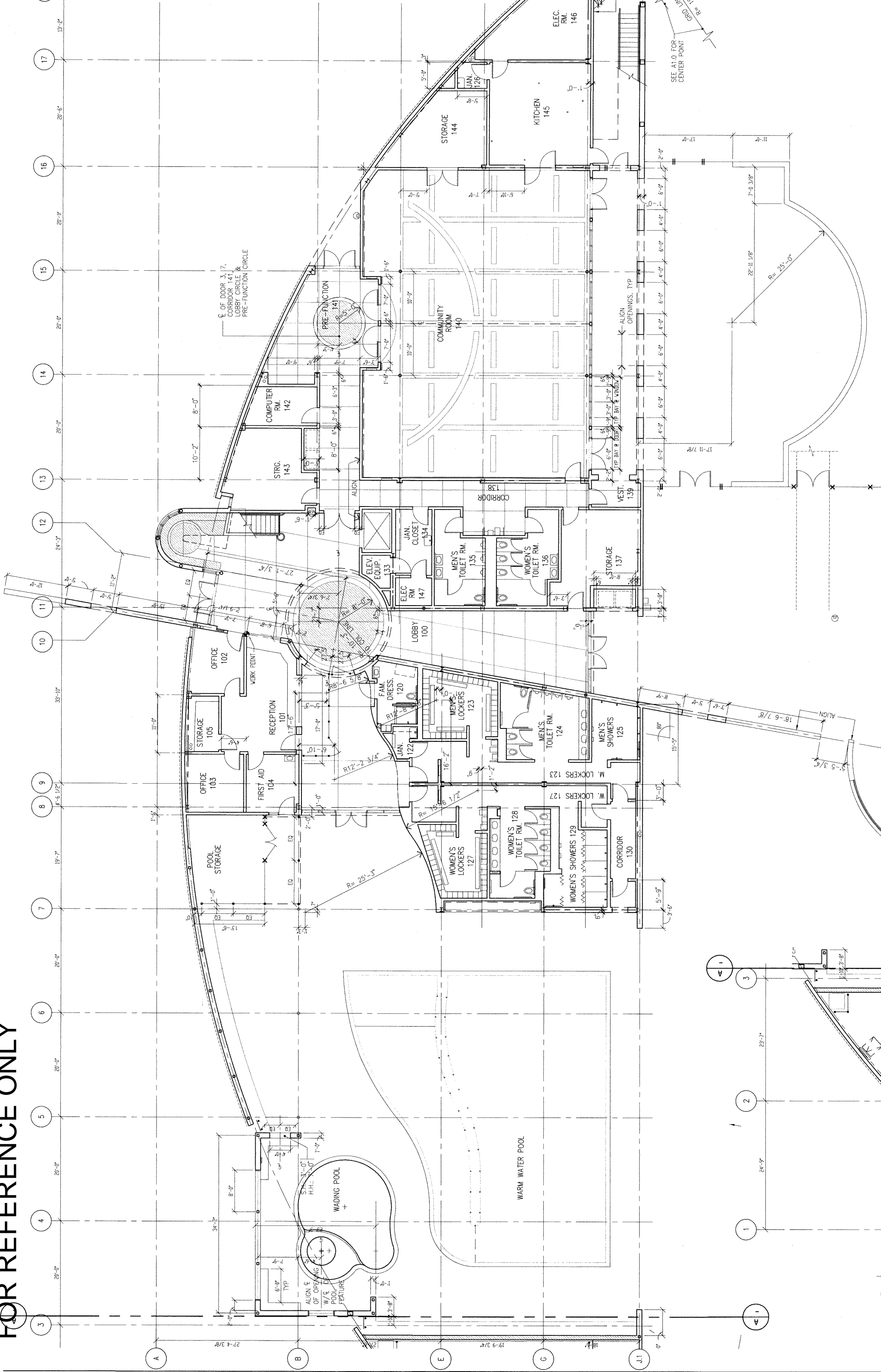
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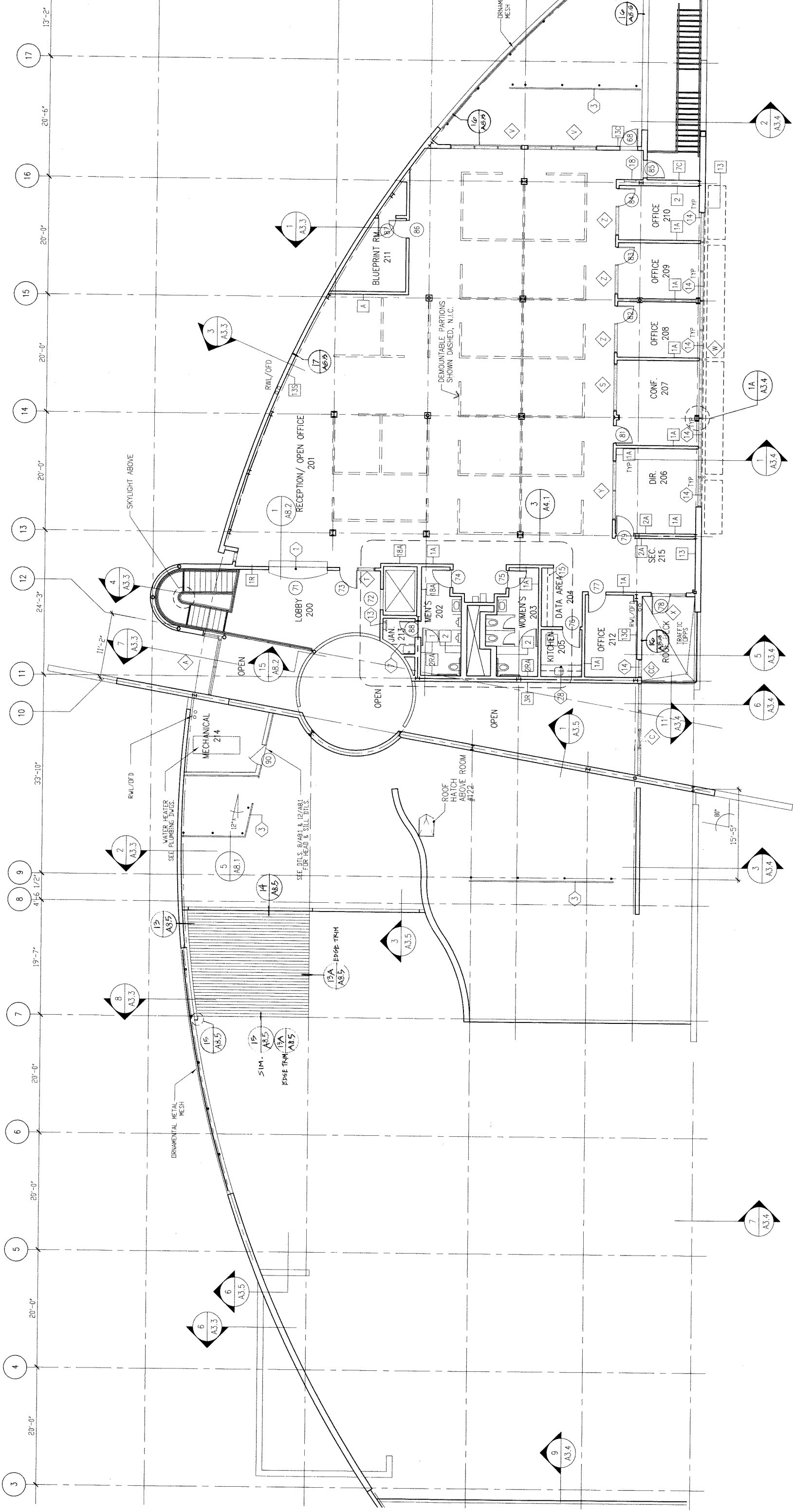
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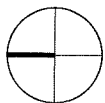
FOR REFERENCE ONLY



FOR REFERENCE ONLY



- SHEET NOTES
- 1 SPECIAL F
  - 3 GALVANIZED PAINTED, S
  - 7 OPEN SHEET SHOWN SO SHOWN DO



1 SECOND FLOOR PLAN

1/8" = 1'-0"

This architectural floor plan depicts a building layout with various rooms and dimensions. The plan is oriented with a grid system where horizontal dimensions are marked at the top (from 3 to 17) and vertical dimensions are marked on the left (from 3 to 17). The building features a central circular area labeled "OPEN" with a radius of 10'-3" and a center line. To the left of this area is a "MECHANICAL" room (214) and a "LOBBY" (200). To the right is a "RECEPTION / OPEN OFFICE" (201) and a "BLUEPRINT RM." (211). Further right are several offices (202, 203, 204, 205, 206, 207, 208, 209, 210), a "CONF." room (207), a "DIR." room (206), a "SEC. 6" room (215), a "KITCHEN" (205), a "DATA AREA" (204), a "MEN'S" room (202), a "WOMEN'S" room (203), and a "ROOF DECK". The plan also shows a "JAN." room (213) and a "STAIR" area. Dimensions for room sizes and setbacks are provided throughout the plan, such as 11'-2" for the lobby, 10'-1" for the mechanical room, and 15'-5" for the roof deck. The plan is drawn on a grid with dashed lines and includes various annotations for alignment and dimensions.

7

NORTH

4-5489-





GENERAL NOTES:

1.

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS ON APRIL 13, 2020. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2.

ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITY CROSSINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES. CONTACT USA AT (800) 642-2444 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION.
3.

CONTRACTOR SHALL POST AGENCY TELEPHONE NUMBERS AT THE JOB SITE FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
4.

ALL APPLICABLE WORK AND MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE CITY AND COUNTY OF SANTA CRUZ STANDARD TECHNICAL SPECIFICATIONS AND DETAILS.
5.

INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE DESIGN ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND CEMENTATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHO SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
6.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND THE CIVIL ENGINEER OF ANY DIFFERENCES IN LOCATIONS OF EXISTING UTILITIES SHOWN, OR ANY CONFLICTS WITH THE DESIGN THAT BECOME APPARENT DURING CONSTRUCTION, BEFORE CONTINUING WITH WORK IN THAT AREA.
7.

IF ANY DAMAGE TO EXISTING UTILITIES OCCURS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER AND SHALL REPAIR THE DAMAGE AS DIRECTED BY THE ENGINEER AND OWNER AT NO ADDITIONAL COMPENSATION.
8.

THE CONTRACTOR SHALL RESTORE/REPLACE ALL DAMAGED, REMOVED, OR OTHERWISE DISTURBED WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE THAT ARE NEW OR EXISTING--TO-REMAIN, DUE TO CONTRACTOR'S WORK.
9.

THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF FACILITIES BY PG&E, PACIFIC BELL, AT&T, AND CABLE TV INSTALLATION, VALVE BOXES, MANHOLES, AND STRUCTURES TO BE SET TO GRADE IN FINISHED SURFACE AFTER PAVING.
10.

UTILITY CONNECTIONS AND DISCONNECTIONS NECESSARY TO COMPLETE THE WORK WILL BE PERFORMED IN A MANNER TO MINIMIZE UTILITY SERVICE INTERRUPTIONS TO THE FACILITY OPERATIONS IN THE VICINITY OF CONSTRUCTION. IF NECESSARY, THE CONTRACTOR SHALL PROVIDE FOR TEMPORARY BYPASS SERVICES IN ORDER TO MAINTAIN THE FACILITY'S OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER. THE OWNER'S FIELD REPRESENTATIVE SHALL COORDINATE ALL UTILITY INTERRUPTIONS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL "DOWN TIME" WITH THE OWNER.
11.

ALL STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ENGINEER.
12.

THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A LICENSED ENGINEER OR SURVEYOR AT THE CONTRACTOR'S EXPENSE.
13.

THE CONTRACTOR SHALL GIVE THE CITY ENGINEER TWO WORKING DAYS ADVANCE NOTICE FOR INSPECTION.
14.

SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT BKF ENGINEERS FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
15.

THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDER.
16.

THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES": ANY MANHOLE, CULVERT, DROP INLET, OR TRENCH (WHICH COULD CONTAIN AIR), THAT IS NOT READILY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE".
17.

CONTRACTOR SHALL PROVIDE BARRICADES TO PROTECT THE GENERAL PUBLIC AND TO PREVENT UNCONTROLLED ACCESS TO THE SITE AT ALL TIMES.
18.

PEDESTRIAN, PUBLIC AND WHEELCHAIR ACCESSSES SHALL BE MAINTAINED/SUBSTITUTED DURING THE CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.
19.

NO TRENCHES OR HOLES SHALL BE LEFT OPEN OVERNIGHT; USE STEEL PLATING OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES OVERNIGHT.
20.

CONTRACTOR SHALL MAINTAIN GOOD HOUSEKEEPING PRACTICES AT THE JOB SITE. EXCESS BUILDING MATERIALS AND DEBRIS SHALL BE REMOVED PROMPTLY FROM THE JOB SITE AND DISPOSED OF AT AN APPROVED DUMP SITE. THE JOB SITE SHALL BE LEFT "BROOM CLEAN" AT THE END OF EACH WORKDAY.
21.

THE CONTRACTOR SHALL CONTROL DUST AT ALL TIMES AND SWEEP STREETS AS OFTEN AS NECESSARY DURING CONSTRUCTION.
22.

CONTRACTOR SHALL PROVIDE FOR DEWATERING OPERATION DURING CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS AND GOVERNING AGENCIES REQUIREMENTS FOR DISPOSAL OF GROUND WATER.
23.

ALL PERMITS FOR WORK ASSOCIATED WITH THESE PLANS, INCLUDING ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHTS OF WAY, SHALL BE OBTAINED BY THE CONTRACTOR.
24.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL NECESSARY PERMITS INCLUDING ENVIRONMENTAL REQUIREMENTS FOR REMOVAL AND DISPOSAL OF DEBRIS.
25.

ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER.
26.

SHOULD THE CONTRACTOR UNCOVER HUMAN REMAINS ON SITE DURING CONSTRUCTION, CONTRACTOR SHALL CONTACT OWNER AND IN ACCORDANCE WITH PUBLIC RESOURCE CODE, NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT HUMAN REMAINS SHALL BE DISTURBED UNTIL MITIGATION MEASURES HAVE BEEN IMPLEMENTED.
27.

ALL UTILITIES OUTSIDE OF PROPERTY LINE SHALL BE LEFT IN PLACE.

LEGEND

PROPOSED

|                             |       |
|-----------------------------|-------|
| BOUNDARY/RIGHT-OF-WAY       | ---   |
| STORM DRAIN LINE            | ==    |
| SANITARY SEWER LINE         | ==SS  |
| WATER LINE                  | ==W   |
| FIRE WATER LINE             | ==FW  |
| ELECTRICAL LINE             | ==E   |
| TELEPHONE LINE              | ==T   |
| UNDERGROUND ELECTRICAL LINE | ==UGE |
| GAS LINE                    | ==GAS |
| STORM DRAIN PERFORATED PIPE | ==    |
| STORM DRAIN DROP INLET      | □     |
| AREA DRAIN                  | ⊖     |
| CLEANOUT                    | ●CO   |
| MANHOLE                     | ●101  |
| SPOT ELEVATION              | ×101  |
| WATER VALVE                 | WV    |
| FIRE HYDRANT                | Y     |
| AC CURB                     | ==    |

EXISTING

|          |                                |          |                          |
|----------|--------------------------------|----------|--------------------------|
| AC       | ASPHALT CONCRETE               | NPW      | NON-POTABLE WATER        |
| AD       | AREA DRAIN                     | NIS      | NOT TO SCALE             |
| BDY      | BOUNDARY                       | PH       | OVERHEAD LINE            |
| BS       | BOTTOM OF SLOPE                | P/L      | PROPERTY LINE            |
| C&G      | CATCH AND GUTTER               | POC      | POINT OF CEMENT CONCRETE |
| CB       | CATCH BASIN                    | POC      | POINT OF CONNECTION      |
| CHWR     | CHILLED/HOT WATER RETURN       | PWT      | PAVEMENT                 |
| CHWS     | CHILLED/HOT WATER SUPPLY       | PR/PROP  | PROPOSED                 |
| C/L CL   | CENTER LINE, CONTROL LINE      | PVC      | POLYVINYL CHLORIDE PIPE  |
| CLR      | CLEAR                          | RCP      | REINFORCED CONCRETE PIPE |
| CNM      | COMMUNICATIONS                 | R/W      | RIGHT OF WAY             |
| CNP      | CORRUGATED METAL PIPE          | RW       | RECLAIMED WATER          |
| CO       | CLEANOUT                       | S        | SLOPE SOUTH              |
| CONC     | CONCRETE                       | SD       | STORM DRAIN              |
| DDCA     | DOUBLE CHECK DETECTOR ASSEMBLY | SDMH     | STORM DRAIN MANHOLE      |
| DI       | DROP INLET                     | SS       | SANITARY SEWER           |
| DIP      | DUCTILE IRON PIPE              | SSMH     | SANITARY SEWER MANHOLE   |
| EG       | EXISTING GRADE                 | S/W      | SIDEWALK                 |
| ELEC     | ELECTRICAL                     | TC       | TOP OF CURB              |
| EX EXIST | EXISTING                       | TELECOMM | TELECOMMUNICATION        |
| FC       | FACE OF CURB                   | TI       | TRAFFIC INDEX            |
| FF       | FINISH FLOOR                   | TG       | TOP OF GRATE             |
| FG       | FINISH GRADE                   | TOW      | TOP OF WALL              |
| FH       | FIRE HYDRANT                   | TYP      | TYPICAL                  |
| FL       | FLOW LINE                      | UE       | UNDER GROUND ELECTRIC    |
| FW       | FIRE WATER                     | VCP      | VITRIFIED CLAY PIPE      |
| G        | GAS                            | W, WD    | WATER, WEST              |
| GB       | GRADE BREAK                    | WC       | CHILLED WATER            |
| HDPE     | HIGH DENSITY POLYETHYLENE      | WL       | WATER LINE               |
| HP       | HIGH POINT                     | WM       | WATER METER              |
| HWS-HMR  | HOT WATER SEND/RETURN          | WSE      | WATER SURFACE ELEVATION  |
| INV      | INVERT                         | WV       | WATER VALVE              |
| IRR      | IRRIGATION                     |          |                          |
| JT       | JOINT TRENCH                   |          |                          |
| JP       | JOINT POLE                     |          |                          |
| LF       | LINEAR FEET                    |          |                          |
| LP       | LOW POINT                      |          |                          |

ABBREVIATIONS

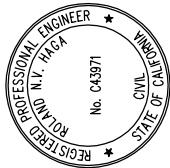
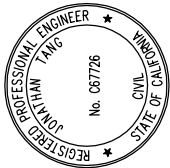
|                                |          |                          |
|--------------------------------|----------|--------------------------|
| ASPHALT CONCRETE               | NPW      | NON-POTABLE WATER        |
| AREA DRAIN                     | NIS      | NOT TO SCALE             |
| BOUNDARY                       | PH       | OVERHEAD LINE            |
| BOTTOM OF SLOPE                | P/L      | PROPERTY LINE            |
| CATCH AND GUTTER               | POC      | POINT OF CEMENT CONCRETE |
| CATCH BASIN                    | POC      | POINT OF CONNECTION      |
| CHILLED/HOT WATER RETURN       | PWT      | PAVEMENT                 |
| CHILLED/HOT WATER SUPPLY       | PR/PROP  | PROPOSED                 |
| CENTER LINE, CONTROL LINE      | PVC      | POLYVINYL CHLORIDE PIPE  |
| CLEAR                          | RCP      | REINFORCED CONCRETE PIPE |
| COMMUNICATIONS                 | R/W      | RIGHT OF WAY             |
| CORRUGATED METAL PIPE          | RW       | RECLAIMED WATER          |
| CLEANOUT                       | S        | SLOPE SOUTH              |
| CONCRETE                       | SD       | STORM DRAIN              |
| DOUBLE CHECK DETECTOR ASSEMBLY | SDMH     | STORM DRAIN MANHOLE      |
| DROP INLET                     | SS       | SANITARY SEWER           |
| DUCTILE IRON PIPE              | SSMH     | SANITARY SEWER MANHOLE   |
| EXISTING GRADE                 | S/W      | SIDEWALK                 |
| ELECTRICAL                     | TC       | TOP OF CURB              |
| EXISTING                       | TELECOMM | TELECOMMUNICATION        |
| FACE OF CURB                   | TI       | TRAFFIC INDEX            |
| FINISH FLOOR                   | TG       | TOP OF GRATE             |
| FINISH GRADE                   | TOW      | TOP OF WALL              |
| FIRE HYDRANT                   | UE       | UNDER GROUND ELECTRIC    |
| FLOW LINE                      | VCP      | VITRIFIED CLAY PIPE      |
| FIRE WATER                     | W, WD    | WATER, WEST              |
| GAS                            | WC       | CHILLED WATER            |
| GRADE BREAK                    | WL       | WATER LINE               |
| HIGH DENSITY POLYETHYLENE      | WM       | WATER METER              |
| HIGH POINT                     | WSE      | WATER SURFACE ELEVATION  |
| HOT WATER SEND/RETURN          | WV       | WATER VALVE              |
| INVERT                         |          |                          |
| IRRIGATION                     |          |                          |
| JOINT TRENCH                   |          |                          |
| JOINT POLE                     |          |                          |
| LINEAR FEET                    |          |                          |
| LOW POINT                      |          |                          |

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS & PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

JONATHAN TANG  
P.E. NO. 67726  
BKF ENGINEERS

DATE



ROLAND N.V. HAGA  
R.C.E. NO. 43971  
BKF ENGINEERS

DATE

ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED UNDER MY DIRECTION.

SYMBOLS

SYMBOL DESCRIPTION



SECTION A ON SHEET C5.01



DETAIL NO 1 ON SHEET C7.00



Know what's below.  
Call before you dig.

NOLL  
& TAM

ARCHITECTS

729 Heinz Avenue  
Berkeley, CA 94710  
tel 510.542.2200  
fax 510.542.2201

SEAL  
NOT FOR  
CONSTRUCTION  
DRAFT!

BKF100+  
YEARS  
ENGINEERS · SURVEYORS · PLANNERS  
265 Shoreline Drive, Suite 200  
Berkeley, CA 94605  
(650) 482-6330

APPROVALS

PROJECT TITLE

Santa Cruz Public  
Libraries  
Live Oak Library  
Annex

979 17th Avenue, Santa Cruz,  
CA 95062

DEVELOPMENT  
PERMIT

|                |             |
|----------------|-------------|
| ISSUE DATE     | 10/29/2020  |
| NAT JOB NUMBER | 21804       |
| REVISIONS      |             |
| Δ   DATE       | DESCRIPTION |

DRAWN BY **NH** | CHECKED BY **JT**  
SHEET TITLE

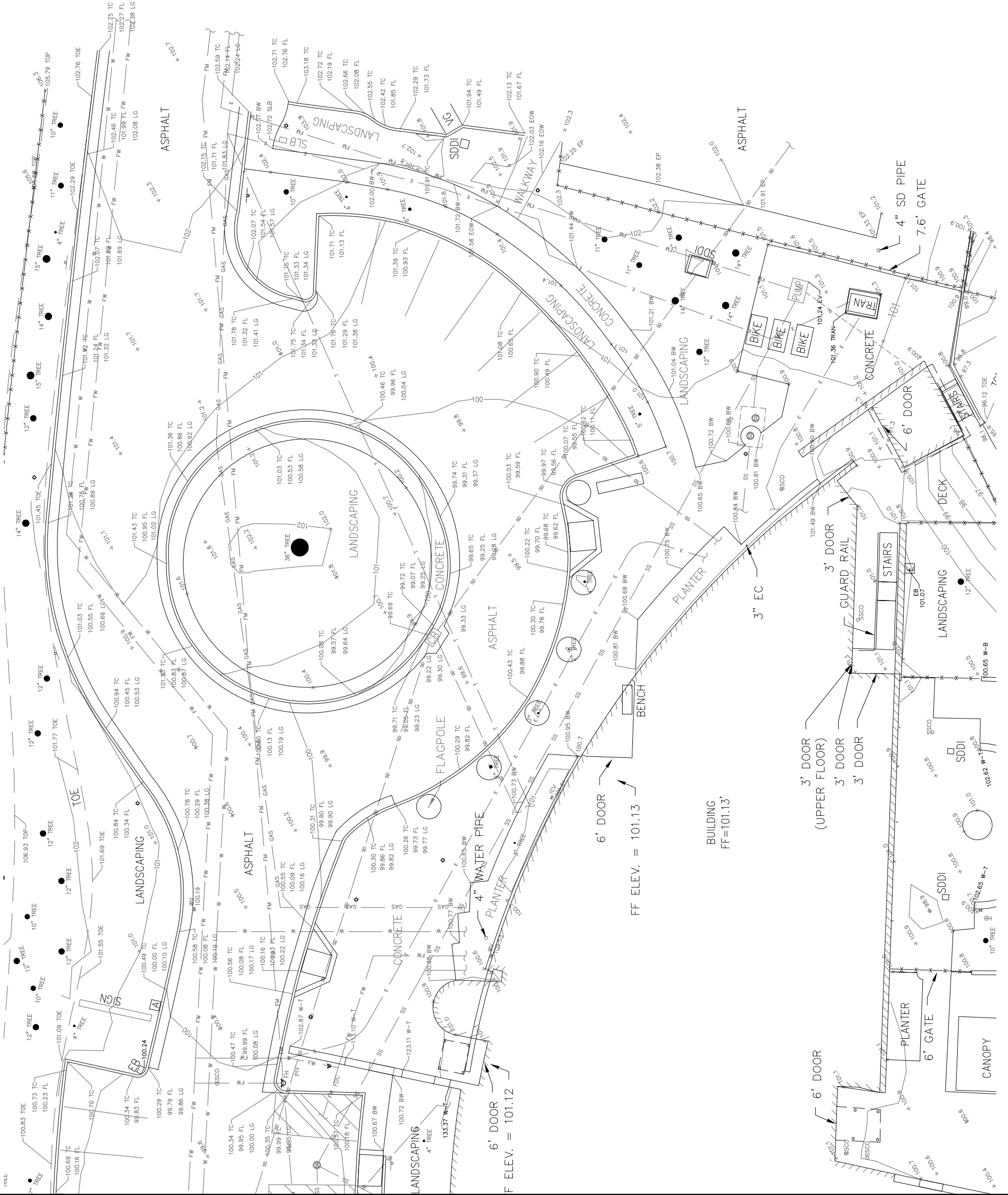
CIVIL NOTES,  
LEGEND AND  
ABBREVIATIONS

SHEET NUMBER

C1.00

EXISTING TOPOGRAPHY NOTES:

- EXISTING INFORMATION SHOWN ON THESE PLANS ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BKF IN APRIL 2020.
- THE TOPOGRAPHIC SURVEY IS ON ASSUMED COORDINATES AND DATUM.
- EXISTING UTILITIES ON THE SURFACE SHOWN ON THESE PLANS HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE FROM FIELD SURVEY OF PAINT MARKINGS BY OTHERS, OR FROM AVAILABLE RECORD DOCUMENTS/BLOCK MAPS PROVIDED BY OTHERS. THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING THE WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN SHALL BE DEEMED TO BE APPROXIMATE ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO ANY WORK. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS.
- THE SITE IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06080351E EFFECTIVE DATE MAY 16, 2012. THE FIRM SHOWS THAT THE SITE IS WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.



**NOLL & TAM**  
ARCHITECTS

729 Heinz Avenue  
Berkeley, CA 94710  
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fax 510.542.2201

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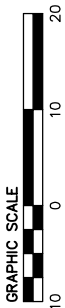
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| ISSUE DATE     | 10/23/2020  |
| N&T JOB NUMBER | 21804       |
| REVISIONS      |             |
| DATE           | DESCRIPTION |

|                    |                      |
|--------------------|----------------------|
| DRAWN BY <b>NH</b> | CHECKED BY <b>JT</b> |
| SHEET TITLE        |                      |

EXISTING  
CONDITIONS  
PLAN

SHEET NUMBER

**C2.00**



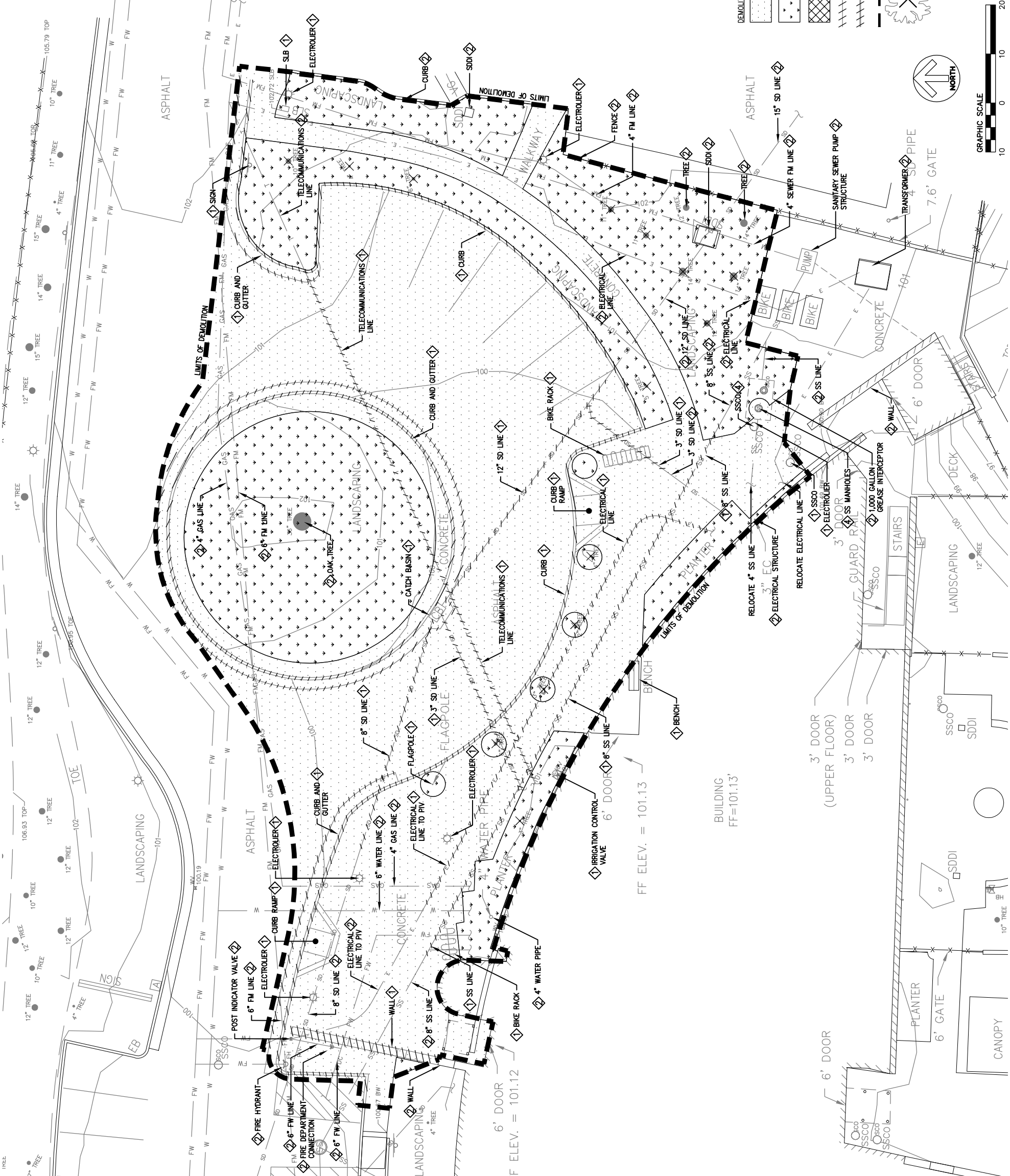


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|----------------|-------------|
| ISSUE DATE     | 10/23/2020  |
| NAT JOB NUMBER | 21804       |
| REVISIONS      |             |
| DATE           | DESCRIPTION |

|             |    |            |    |
|-------------|----|------------|----|
| DRAWN BY    | NH | CHECKED BY | JT |
| SHEET TITLE |    |            |    |

DEMOLITION NOTES:

- DEMOLISH EXISTING STRUCTURES, UTILITIES, AND OTHER FEATURES WITHIN THE LIMIT OF DEMOLITION AS SHOWN.
- CONTRACTOR SHALL CONTACT USA AT (800) 642-2444 AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, EXCAVATION OR GRADING WORK.
- CONTRACTOR SHALL SUBCONTRACT A PRIVATE UTILITY LOCATING SERVICE TO TRACE AND LOCATE UNDERGROUND UTILITIES AS NEEDED FOR THOSE UTILITIES NOTED AS PROTECT IN PLACE.
- ALL HARDSCAPE WITHIN THE LIMITS OF DEMOLITION AS INDICATED IS TO BE DEMOLISHED AND RECYCLED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REPLACE ANY DAMAGED STRUCTURE, CURB OR SIDEWALK THAT IS NOT INDICATED TO BE REMOVED AND IS DAMAGED DURING THE COURSE OF CONSTRUCTION.
- DISCONNECT ALL INCOMING POWER SOURCES FEEDING ELECTRICAL PANELS WITHIN THE STRUCTURES TO BE DEMOLISHED. REMOVE ALL WIRING BACK TO SOURCE. REMOVE ALL UNUSED CONDUIT BACK TO DEMO BOUNDARY AND CAP CONDUIT ENDS PERMANENTLY. IDENTIFY EMPTY CONDUIT AND LOCATION OF SOURCE ON AS-BUILTS.
- PRIOR TO DEMOLITION, TERMINATE AND/OR DISCONNECT GAS LINES WHERE APPLICABLE.
- REMOVE ALL FENCING, FENCE POSTS FOUNDATIONS, AND OTHER LANDSCAPING FEATURES WHERE APPLICABLE.
- MAINTAIN EXISTING SITE LIGHTING SYSTEMS OPERATIONAL AT ALL TIMES. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING.
- TAG AND LOCK IN THE OFF-POSITION EXISTING POLE LIGHT CIRCUIT BREAKERS SERVING DEMOLISHED AREA. REMOVE WIRING AND CONDUITS OF DEMOLISHED POLE LIGHTS BACK TO SOURCE OR TO ADJACENT POLE LIGHT TO REMAIN. REFER TO ELECTRICAL DRAWINGS FOR EXISTING FIXTURES TO BE DEMOLISHED AND/OR REPLACED.
- AN APPROVED TEMPORARY FENCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION. GATES SHALL BE KEPT LOCKED DURING NON-WORKING HOURS.
- CONTRACTOR SHALL NOT OBSTRUCT EMERGENCY VEHICULAR ACCESS TO THE SITE.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION WITHIN THE LIMITS OF THE PROPOSED PROJECT.
- CONTRACTOR SHALL NOT DISRUPT UTILITY SERVICE TO ANY REMAINING BUILDINGS.
- CONTRACTOR TO COORDINATE MISCELLANEOUS VEHICULAR SIGNAGE WITH THE OWNER. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN TRAFFIC CONTROL.
- EXISTING SUBSURFACE UTILITIES SHOWN ON THESE PLANS WERE TAKEN FROM RECORD INFORMATION KNOWN TO THE ENGINEER. THESE PLANS ARE NOT MEANT TO BE A FULL CATALOG OF EXISTING SUBSURFACE CONDITIONS. CONTRACTOR SHALL CONDUCT A FULL CATALOG OF EXISTING SUBSURFACE CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS TO VERIFY ALL LOCATIONS AND ELEVATIONS OF EXISTING SUBSURFACE UTILITIES, WHETHER SHOWN ON PLANS OR NOT.
- DEMOLITION OF ALL BUILDINGS AND STRUCTURES SHALL CONFORM TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE AREAS SHALL BE STRIPPED TO A SUFFICIENT DEPTH BELOW EXISTING GRADE TO REMOVE ALL MATERIAL GREAT THAN 3 PERCENT ORGANIC CONTENT PER WEIGHT FOR GEOTECHNICAL REPORT. SITE SHALL BE STRIPPED OF ALL SURFACE VEGETATION AS PLANT PROTECTION ZONES.
- ALL PLANTING, TREES, TREE STUMPS AND SHRUBS WITHIN THE LIMITS OF DEMOLITION SHALL BE REMOVED WHETHER SHOWN ON THESE PLANS OR NOT, OR UNLESS OTHERWISE NOTED TO REMAIN. ROOTBALLS AND ANY ROOTS GREATER THAN 1/2 INCH DIAMETER SHALL BE REMOVED. SEE LANDSCAPE PLANS FOR ADDITIONAL TREE REMOVAL, AND PROTECTION REQUIREMENTS.
- RECYCLED CONCRETE GRINDINGS TO MEET THE GRADATION IN SECTION QUALITY OF CLASS II AGGREGATE BASE AS SPECIFIED IN SECTION 26-1.02A OF THE CALTRANS STANDARD SPECIFICATIONS, 2018.
- DO NOT STOCKPILE MATERIAL OVER 4 FEET IN HEIGHT ABOVE EXISTING UTILITY LINES TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING IRRIGATION AND LIGHTING FACILITIES AND MAINTAINING SERVICE DURING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT ALL TREES INDICATED TO REMAIN IN ACCORDANCE WITH THE PROJECT ARBORIST REQUIREMENTS AND RECOMMENDATIONS.
- REMOVAL/RELOCATION OF ALL TREES WITHIN LIMITS OF DEMOLITION SHALL BE CONFIRMED WITH THE PROJECT LANDSCAPE ARCHITECT AND ARBORIST PRIOR TO WORK.



DEMOLITION LEGEND:

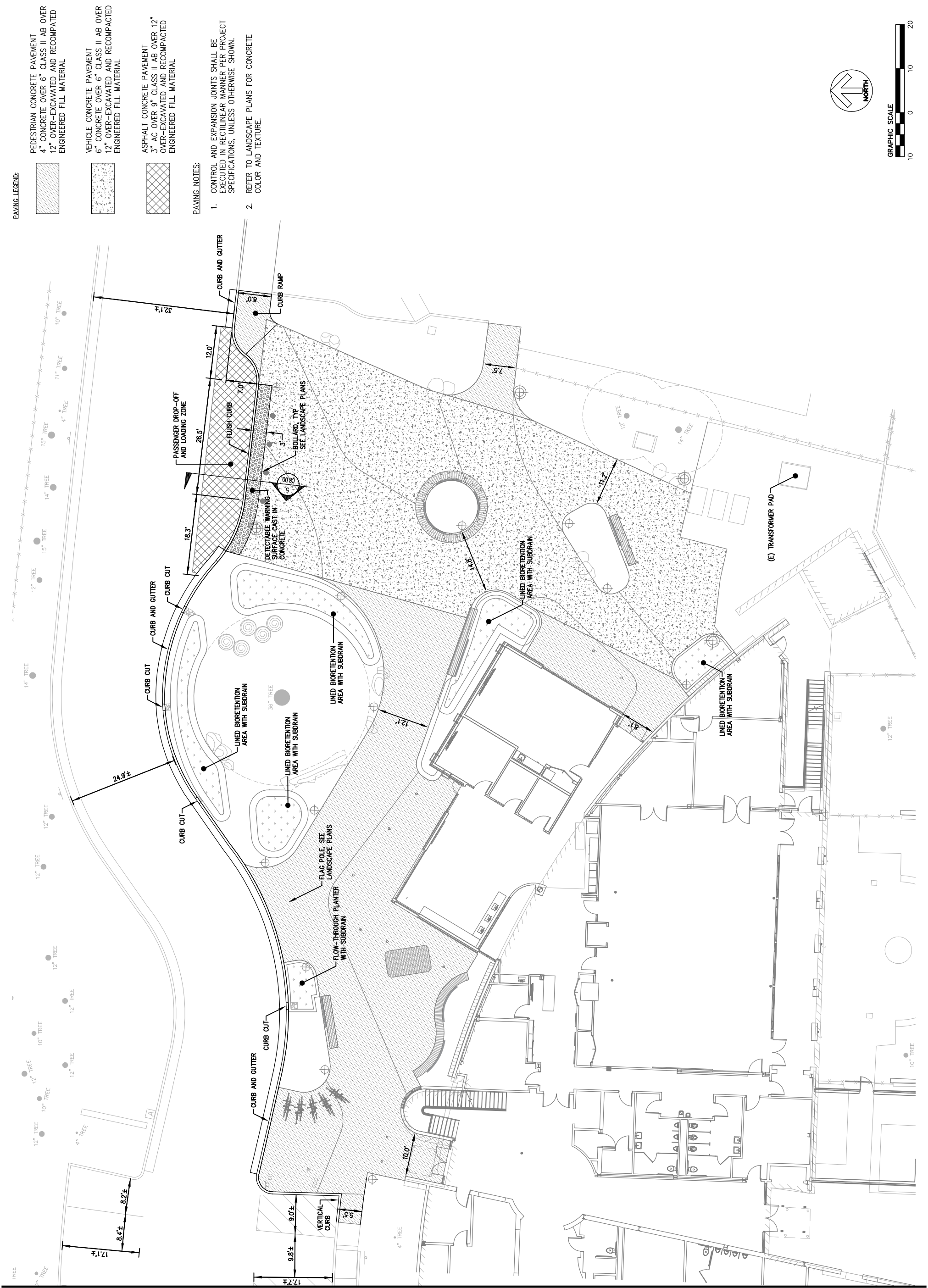
- HARDSCAPE TO BE DEMOLISHED AND REMOVED (INCLUDING AC PAVEMENT, AB, SIDEWALK, PLANTERS, MSC. CONCRETE)
- LANDSCAPE TO BE DEMOLISHED. TREES AND SHRUBS SHALL BE MULCHED (2" MAX CHIP SIZE) AND STOCKPILED FOR REUSE. TOP SOIL TO BE STRIPED AND STOCKPILED FOR REUSE.
- BUILDING/STRUCTURE, SLAB AND FOUNDATION TO BE DEMOLISHED
- EXISTING UTILITY TO BE DEMOLISHED AND REMOVED
- EXISTING CURB TO BE DEMOLISHED AND REMOVED
- LIMITS OF DEMOLITION
- EXISTING TREE TO BE REMOVED

DEMOLITION SYMBOLS:

- 1 TO BE REMOVED
- 2 TO REMAIN, PROTECT IN PLACE
- 3 TO REMAIN, ADJUST TO FINISH GRADE









APPROVALS

PROJECT TITLE

Santa Cruz Public  
Libraries  
Live Oak Library  
Annex

979 17th Avenue, Santa Cruz,  
CA 95062

DEVELOPMENT  
PERMIT

|                |             |
|----------------|-------------|
| ISSUED DATE    | 10/23/2020  |
| NAT JOB NUMBER | 21804       |
| REVISIONS      |             |
| DATE           | DESCRIPTION |

DRAWN BY **NH**

CHECKED BY **JT**

SHEET TITLE

GRADING  
PLAN

SHEET NUMBER

C5.00

SITE GRADING EARTHWORK QUANTITIES:

CUT: 570 CY

FILL: 420 CY

NET: 150 CY EXPORT

EARTHWORK NOTES:

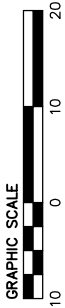
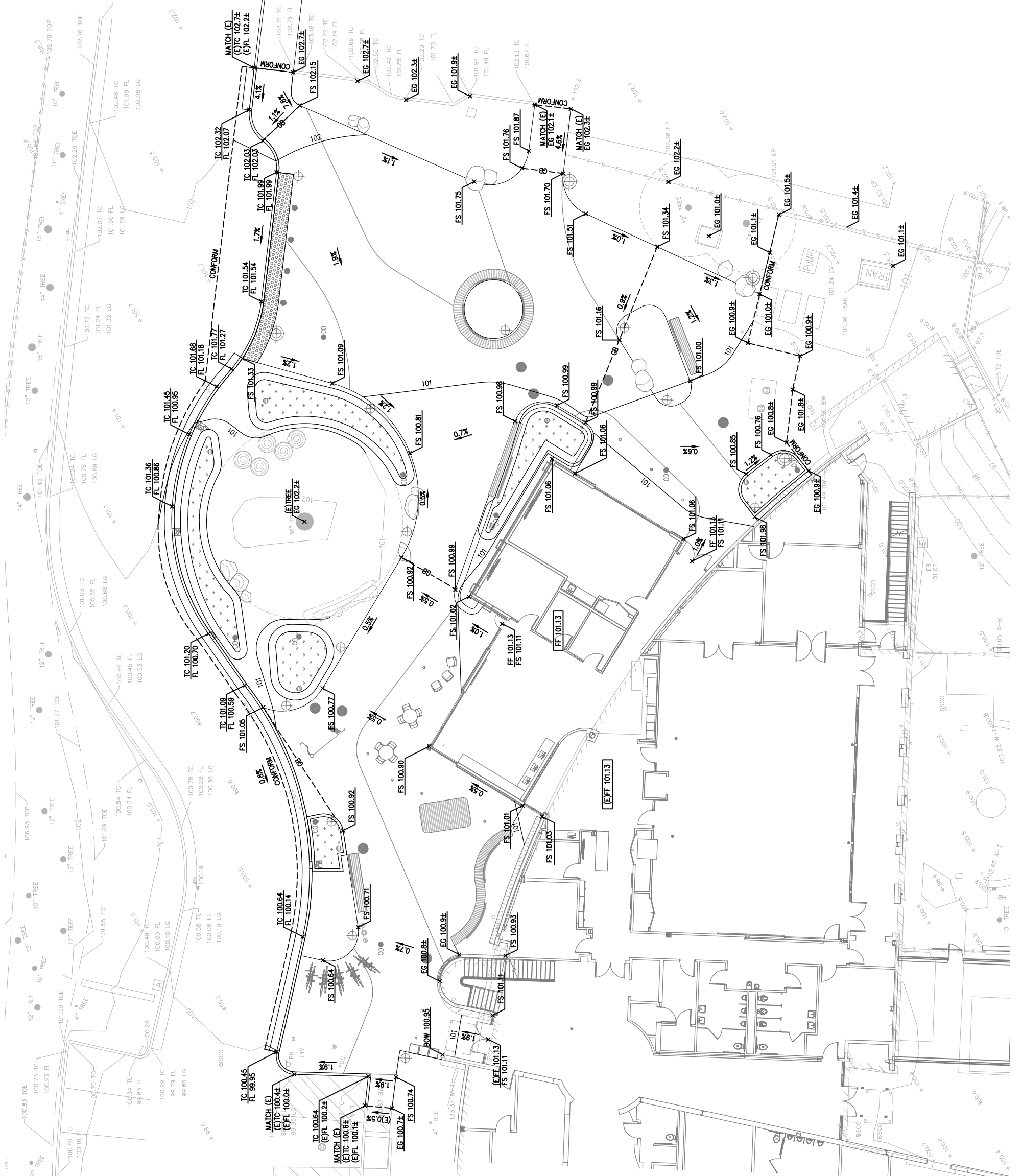
THE EARTHWORK QUANTITIES SHOWN ARE IN-PLACE QUANTITIES AND HAVE BEEN ESTIMATED BY THE ENGINEER WITH THE FOLLOWING ASSUMPTIONS:

- A. EARTHWORK QUANTITIES ACCOUNT FOR AN ASSUMED 3" DEPTH OF SITE STRIPPING
- B. EARTHWORK QUANTITIES ACCOUNT FOR ASSUMED 12" BUILDING PAD SECTION WITH 30" OVEREXCAVATION AND BACKFILL
- C. EARTHWORK QUANTITIES ACCOUNT FOR THE FOLLOWING ASSUMED PAVEMENT SECTIONS
  - C.1. VEHICULAR CONCRETE PAVEMENT – 12" SECTION
  - C.2. PEDESTRIAN CONCRETE PAVEMENT – 10" SECTION
  - C.3. VEHICULAR AC PAVEMENT – 12" SECTION
- D. EARTHWORK QUANTITIES ACCOUNT FOR ASSUMED 2.5' BIORETENTION AREA SECTION
- E. EARTHWORK QUANTITIES ACCOUNT FOR SITE STRIPPING
- F. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR TOPSOIL/PLANTING MATERIALS
- G. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR EXCAVATION DEPTH FOR LANDSCAPING PLANTING TREE
- H. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR FOOTINGS, PILES, PILE CAPES, AND SPOILS
- I. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR UTILITY TRENCHING AND SPOILS
- J. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR FILL SHRINKAGE/SWELLING FACTORS
- K. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR EXTERIOR PAVING AND FLATWORK OVEREXCAVATION AND BACKFILL

ACTUAL QUANTITIES MAY VARY DUE TO FIELD CONDITIONS OR CONSTRUCTION TECHNIQUES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BASED UPON APPROVED PLANS AND INDEPENDENT CALCULATIONS.

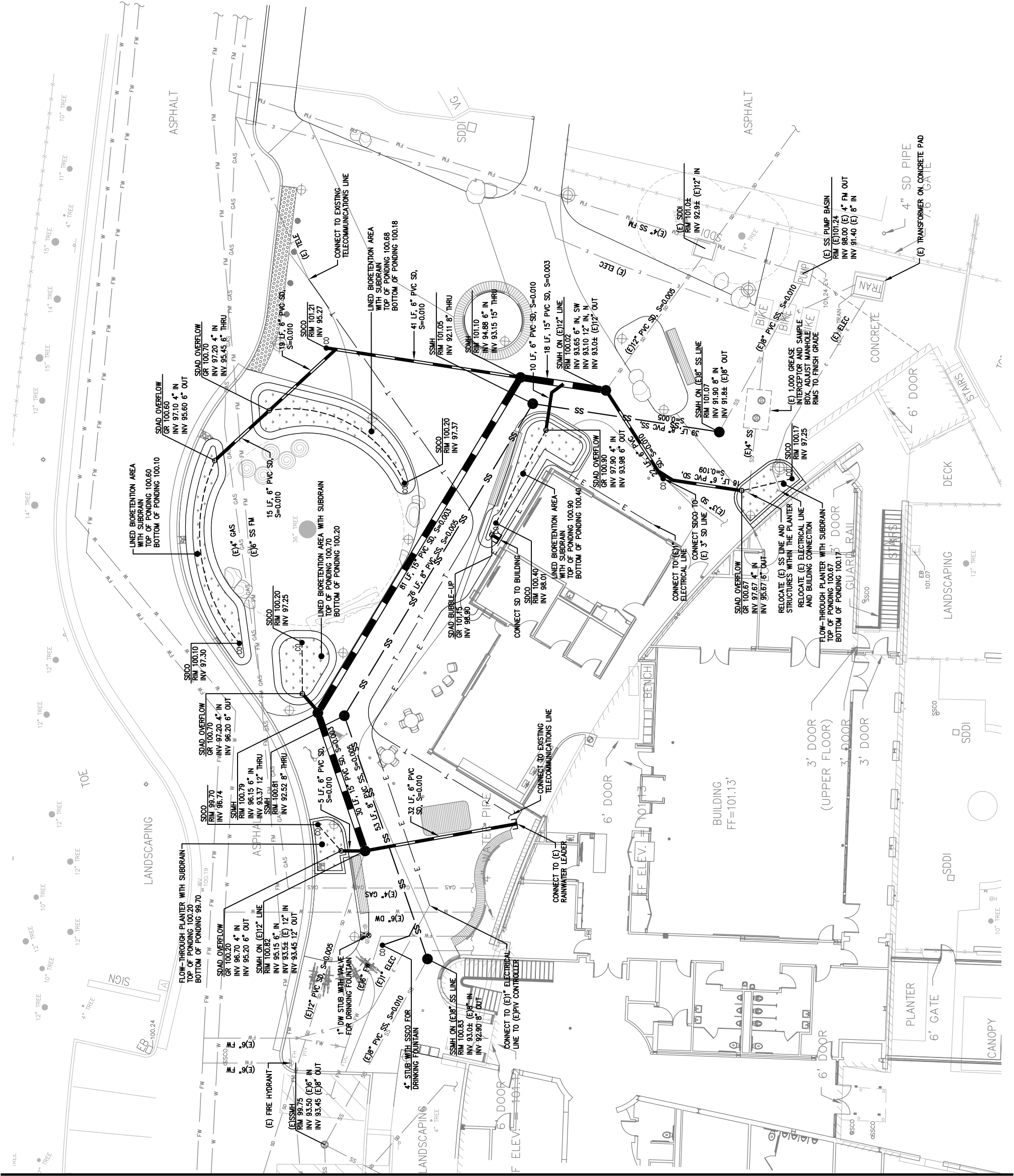
GRADING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERFORMING INDEPENDENT GRADING EARTHWORK CALCULATIONS BASED UPON APPROVED PLANS.
- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PACIFIC CREST ENGINEERING INC., DATED AUGUST 2020, TITLED "GEOTECHNICAL INVESTIGATION, LIVE OAK LIBRARY ANNEX, SIMPKINS SWM AND COMMUNITY CENTER LIVE OAK, SANTA CRUZ COUNTY, CALIFORNIA".
- ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT ARBORIST REPORT PREPARED BY NIGEL BELTON CONSULTING ARBORIST, DATED AUGUST 19, 2020.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORT OF ALL CLEAN MATERIAL AND OFFHAUL OF ALL EXCESS MATERIAL
- CONTRACTOR SHALL ROUND TOP AND TOE OF FINISH GRADE SLOPE UNDER DIRECTION OF LANDSCAPE ARCHITECT.



UTILITY NOTES:

1. ALL STORM DRAIN INLETS SHALL BE STENCILED WITH THE WORDS "NO DUMPING! FLOWS TO BAY" IN ACCORDANCE WITH SANTA CRUZ COUNTY GUIDELINES.
2. ALL UTILITY TRENCHING AND BACKFILL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL INVESTIGATION REPORT PREPARED BY PACIFIC CREST ENGINEERING INC., DATED AUGUST 2020, TITLED "GEOTECHNICAL INVESTIGATION, LIVE OAK LIBRARY, ANNEX, SIMPKINS SWIM AND COMMUNITY CENTER LIVE OAK, SANTA CRUZ COUNTY, CALIFORNIA".
3. ALL UTILITY WORK NEAR TREES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE PROJECT ARBORIST REPORT PREPARED BY NICEL BELTON CONSULTING ARBORIST, DATED AUGUST 19, 2020.





UTILITY NOTES:

1. ALL STORM DRAIN INLETS SHALL BE STENCILED WITH THE WORDS "NO DUMPING: FLOWS TO BAY" IN ACCORDANCE WITH SANTA CRUZ COUNTY GUIDELINES.

AREA OF WORK SUMMARY

|                             | PERVIOUS AREA (SF) | IMPERVIOUS AREA (SF) | TOTAL AREA (SF) |
|-----------------------------|--------------------|----------------------|-----------------|
| PHASE 1 EXISTING CONDITIONS | 5,649              | 11,217               | 16,866          |
| PHASE 1 PROPOSED CONDITIONS | 4,824              | 12,042               | 16,866          |
|                             |                    |                      |                 |
| PHASE 2 EXISTING CONDITIONS | 4,008              | 4,491                | 8,449           |
| PHASE 2 PROPOSED CONDITIONS | 4,397              | 4,102                | 8,449           |

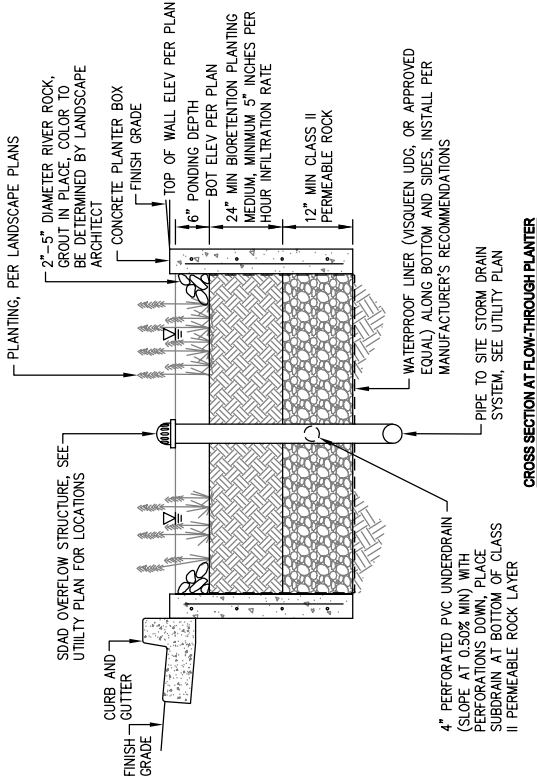
STORMWATER TREATMENT SUMMARY

|                      | IMPERVIOUS AREA (SF) | REQUIRED TREATMENT AREA (SF) <sup>1</sup> | PROVIDED TREATMENT AREA (SF) |
|----------------------|----------------------|---|------------------------------|
| PHASE 1 AREA OF WORK | 12,042               | 482                                       | 663                          |
| PHASE 2 AREA OF WORK | 4,102                | 165                                       | 175                          |

NOTES:

1. CALCULATIONS ARE BASED ON SANTA CRUZ COUNTY DESIGN CRITERIA FOR VOLUME BASED APPROACH.





CROSS SECTION AT FLOW-THROUGH PLANTER

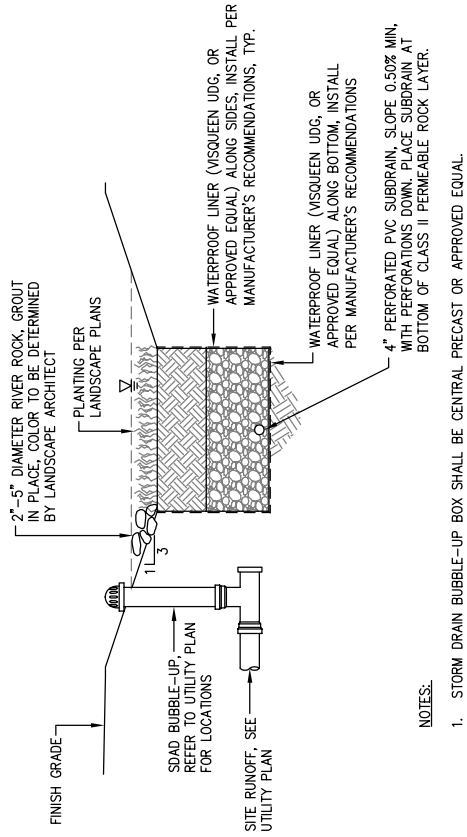
3 LINED FLOW-THROUGH PLANTER

N.T.S.



BUBBLE-UP STRUCTURE AT LINED BIORETENTION  
AREA AND LINED FLOW-THROUGH PLANTER

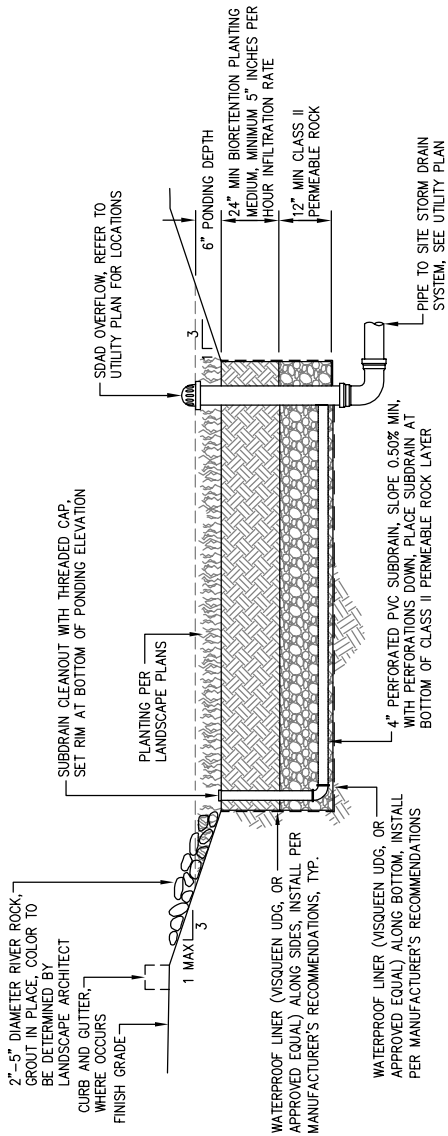
N.T.S.



NOTES:

1. STORM DRAIN BUBBLE-UP BOX SHALL BE CENTRAL PRECAST OR APPROVED EQUAL.

CROSS SECTION AT BUBBLE-UP STRUCTURE



2 LINED BIORETENTION AREA

N.T.S.











## LEGEND

## REFERENCE NOTES SCHEDULE

## APPROVALS

## CD PROGRESS

|                       |                      |
|-----------------------|----------------------|
| DRAWN BY <b>MM/MO</b> | CHECKED BY <b>GL</b> |
| SHEET TITLE           |                      |

SHEET NUMBER

**L1.00**

CONSTRUCTION  
NOT FOR  
DRAFT  
EAL

**JONI L. JANECKI  
ASSOCIATES**

515 SWIFT ST. SANTA CRUZ, CA 95060  
PHONE 831.423.6040 | FAX 831.423.6054  
EMAIL: [jl@jlja.com](mailto:jl@jlja.com) | [WWW.JLJA.COM](http://WWW.JLJA.COM)  
*California Landscape Architect License 3163*









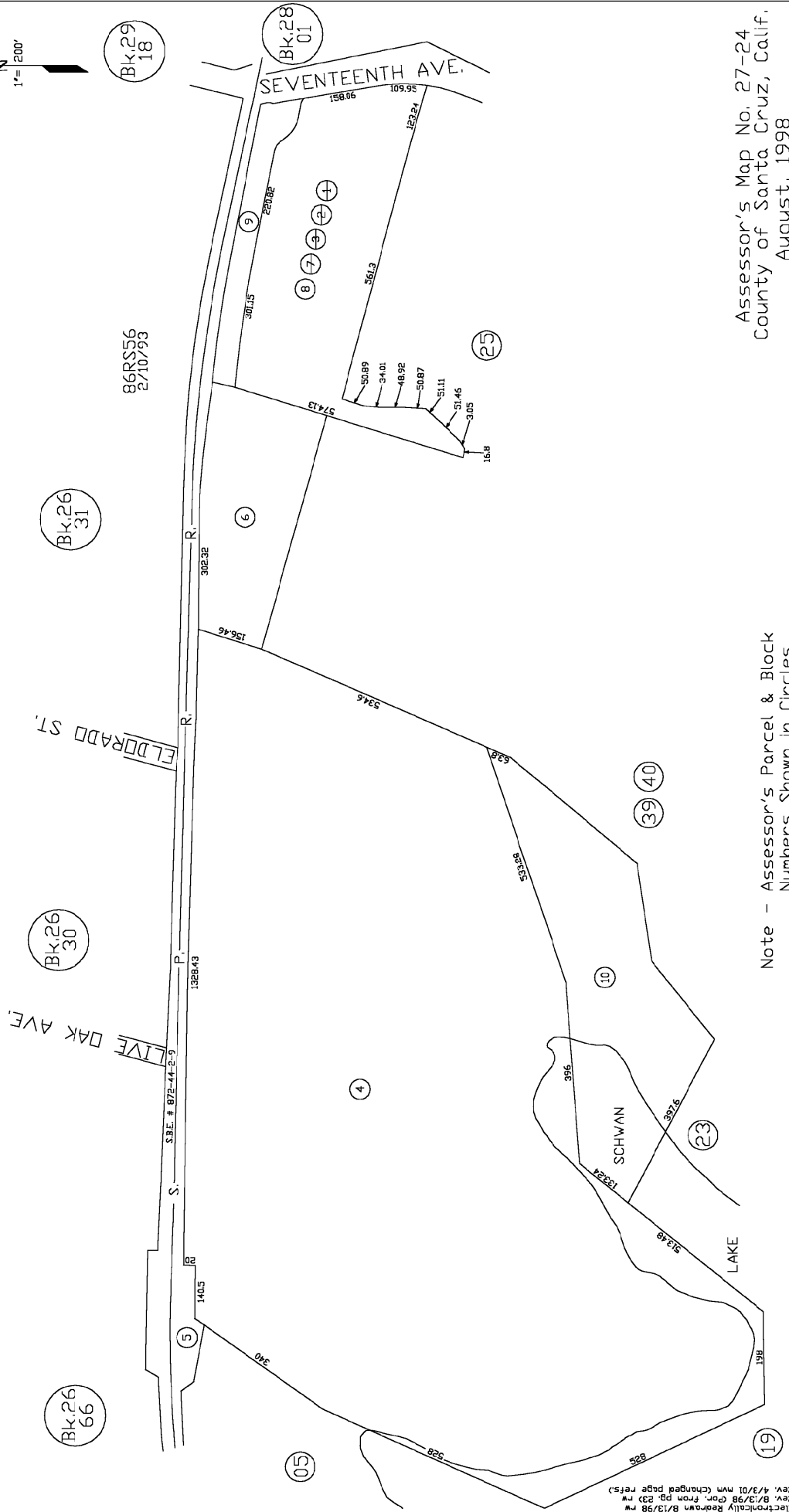


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 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
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POR. OF S. 1/2 SEC. 17,  
 T.11S., R.1W., M.D.B. & M.

Tax Area Code  
 82-040

27-24



Assessor's Map No. 27-24  
 County of Santa Cruz, Calif.  
 August, 1998

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

Electronic Redrawn B/13/98 rw  
 Rev. 4/3/01 mm (changed page refs.)



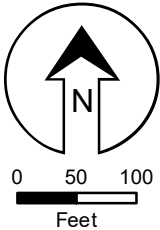
# Parcel Location Map



**Parcel: 02724106**

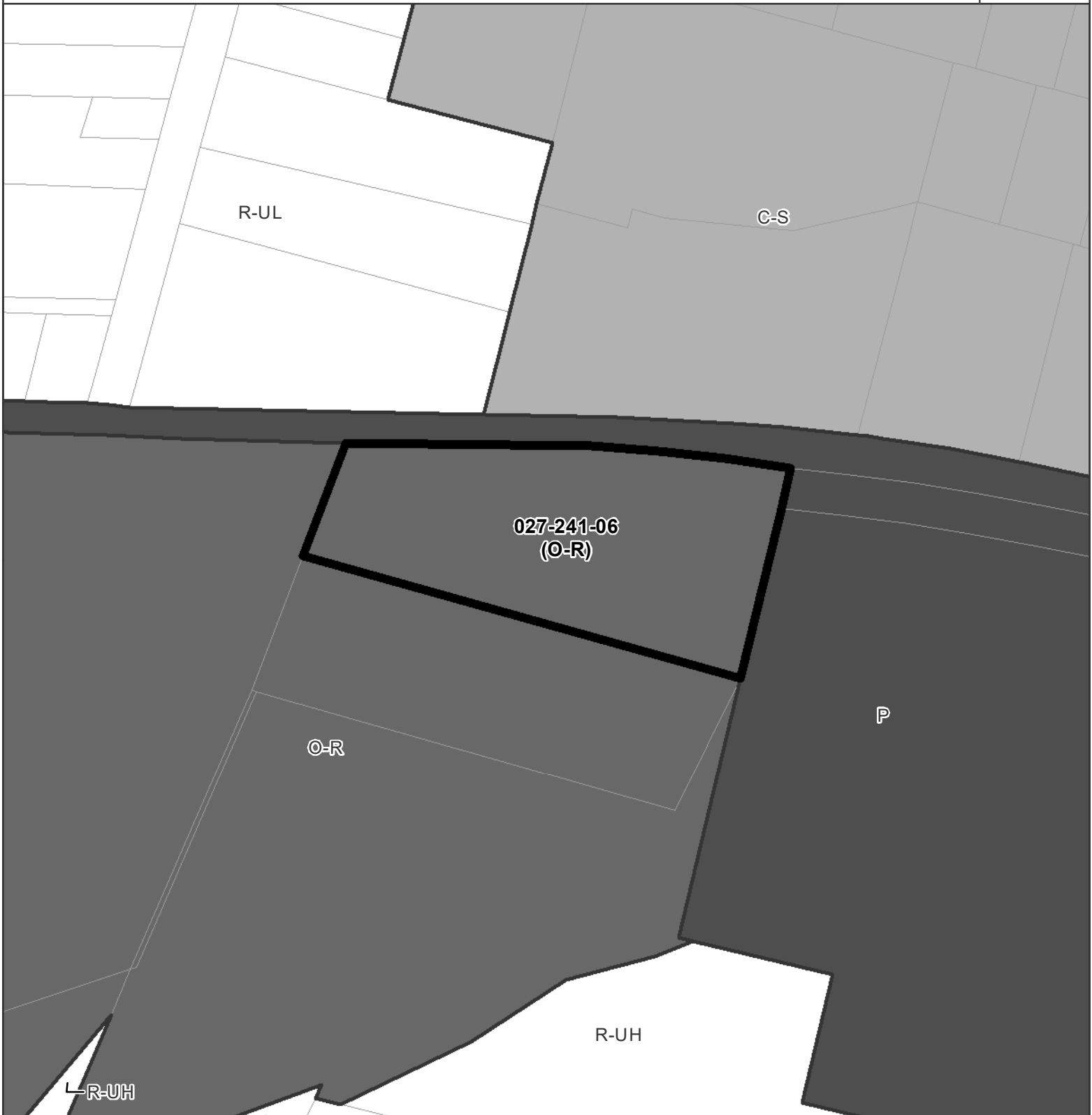
- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 26 May. 2021

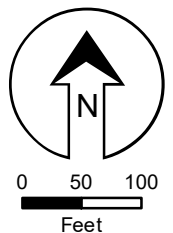




# Parcel General Plan Map



-  C-S *Commercial Services*
-  O-R *Parks, Recreation & Open Space*
-  P *Public Facilities*
-  R-UH *Res. Urban High Density*
-  R-UL *Res. Urban Low Density*



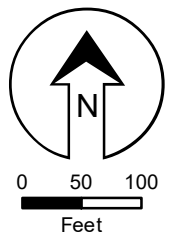




# Parcel Zoning Map



- |                                    |                             |
|------------------------------------|-----------------------------|
| C-4 Commercial Services            | RM Residential Multi-Family |
| M-1 Light Industrial               | SU Special Use              |
| PF Public/Community Facilities     |                             |
| PR Parks, Recreation, & Open Space |                             |
| R-1 Single-Family Residential      |                             |



## Parcel Information

### Services Information

|                            |   |
|----------------------------|---|
| Urban/Rural Services Line: | <u>  X  </u> Inside <u>    </u> Outside |
| Water Supply:              | City of Santa Cruz                      |
| Sewage Disposal:           | Santa Cruz County Sanitation District   |
| Fire District:             | Central Fire Protection District        |
| Drainage District:         | Zone 5 Flood Control District           |

### Parcel Information

|                                    |  |
|------------------------------------|--|
| Parcel Size:                       | 4.5 acres (APNs 027-241-06 & 027-251-12)               |
| Existing Land Use - Parcel:        | Swim center and administrative offices                 |
| Existing Land Use - Surrounding:   | Shoreline Middle School, Schwan Lake, railroad tracks. |
| Project Access:                    | Shared driveway from 17th Avenue                       |
| Planning Area:                     | Live Oak   |
| Land Use Designation:              | O-R (Parks, Recreation and Open Space)                 |
| Zone District:                     | PR (Parks, Recreation and Open Space)                  |
| Coastal Zone:                      | <u>  X  </u> Inside <u>    </u> Outside                |
| Appealable to Calif. Coastal Comm. | <u>  X  </u> Yes <u>    </u> No                        |

**Technical Reviews:** Soils Report Review (REV201127)

### Environmental Information

|                    |   |
|--------------------|---|
| Geologic Hazards:  | Not mapped/no physical evidence on site   |
| Fire Hazard:       | Not a mapped constraint   |
| Slopes:            | 2-3%  |
| Env. Sen. Habitat: | Unnamed stream/drainage at rear of property, Schwan Lake (located to the southwest) |
| Grading:           | 570 cubic yards (cut), 420 cubic yards (fill)                                       |
| Tree Removal:      | 11 trees proposed to be removed   |
| Scenic:            | Not a mapped resource   |
| Archeology:        | Not mapped/no physical evidence on site   |

**COUNTY OF SANTA CRUZ**  
**DEPARTMENT OF PUBLIC WORKS**  
INTER-OFFICE CORRESPONDENCE

DATE: October 22, 2020

TO: Santa Cruz County Planning Department

FROM: Damon Adlao, Project Manager, Capital Project Division

SUBJECT: Live Oak Library Annex Project, Community Meeting Process Narrative

---

Introduction:

The Department of Public Works (DPW) is currently managing a project to build an addition at the Simpkins Swim Center that will house the new Live Oak Library Annex. DPW is currently working with Noll & Tam Architects to design and develop construction documents for use in the entitlement process and bidding. The following is a narrative to describe the public engagement, community meeting process, and outreach that was utilized to inform scope and programming for the project.

Background:

Following a series of initial meetings with stakeholders including Santa Cruz Public Libraries, Live Oak School District, Boys and Girls Club, and County Parks, a concept and location for a Live Oak Library Annex Project was approved by the Board of Supervisors on October 24, 2017. The concept for the Live Oak Library Annex project is to create a new learning center-library annex at the Simpkins Swim and Community Center. The Live Oak Library Annex will provide free learning facilities for all ages not otherwise available at the Live Oak Branch Library. The location presents the opportunity to enhance the community's access to library programming and services at a central location adjacent to other community facilities including the Live Oak Clubhouse of the Boys and Girls Club, Shoreline Middle School, the future rail-trail and Schwan Lake State Park.

Beginning in November 2016, Supervisor Leopold convened a working group including representatives from the Santa Cruz Public Libraries, Live Oak School District, Santa Cruz Boys and Girls Club, County Parks, the County Administrative Office, and DPW. The group discussed the need for new learning facilities and to create opportunities to partner together to provide a wide variety of learning programs, with an interest in identifying a central Live Oak location for a library annex.

During the feasibility and concept phase, Noll & Tam Architects led four total Community Meeting to solicit input from the community on facility programming, design concepts, and project scope. The following represents each Community Meeting's date and the information that was shared at each meeting.

1. Community Meeting 1: September 27, 2018; Visioning and Needs Workshop; Meeting focus on Community ideas, Current and Proposed Library and Parks programs, Existing Building and Site assessment, and Project goals/21<sup>st</sup> Century Library
2. Community Meeting 2: October 22, 2018; Presentation of project concepts and benefits and constraints review; Concept options and Community survey
3. Community Meeting 3: December 4, 2018; Presentation of preferred concept plan, project overview, and schedule; Preferred Option and Planning the Project
4. Community Meeting 4: May 28, 2019; Presentation of final concept plan

#### Community Meeting Outreach:

For each of the four community meetings mentioned above, an extensive outreach was conducted in order to create interest for the project and make the public aware of the opportunity to contribute in the meetings. Prior to Community Meeting 1, 12,800 postcards were sent out to the greater Live Oak community to addresses located to the east of 7<sup>th</sup> Avenue, west of 41<sup>st</sup> Avenue, south of Highway 1, and north of the Monterey Bay. In addition, each meeting was advertised on both the Santa Cruz Public Library and DPW websites and Facebook pages, distributed to local news publications including the Santa Cruz Sentinel and Aptos Times, and shared via email on numerous lists reaching several hundred Live Oak community members. Physical flyers were posted prior to each Community Meeting in businesses on the 17<sup>th</sup> Avenue business corridor, at local elementary schools including Live Oak Elementary, Green Acres, and Del Mar, and at Shoreline Middle School.



## TECHNICAL MEMORANDUM

FROM: Ben Huie, P.E., Kimley-Horn and Associates  
Jacob Mirabella, Kimley-Horn and Associates

TO: Damon Adlao, Project Manager, Capitol Projects, County of Santa Cruz

DATE: August 21, 2020

RE: Live Oak Library Annex in Santa Cruz, CA – Traffic Study

---

### Executive Summary

This memorandum presents a transportation evaluation for the Live Oak Library Annex project (the “Project”), which proposes to construct a new 1,850-square foot library annex to the existing Simpkins Family Swim Center at 2380 Portola Drive in the County of Santa Cruz, California. In addition to the new library annex, modifications to the swim center including, renovation of the existing learning center, refresh of the community room, site and plaza improvements, and second floor modifications are proposed. The Project site is shown in Figure 1.

The objective of this memorandum is to evaluate the Project’s potential net new trip generation and parking demand that could be impacted by the proposed project in terms of the California Environmental Quality Act (CEQA) and Santa Cruz County guidelines.

This memorandum is organized as follows:

1. Introduction
2. Trip Generation
3. Parking Demand
4. Vehicle Miles Traveled (VMT) Analysis
5. Appendix

Our findings are summarized as follows:

Trip Generation – based on the project description for the swim center and the library annex and past attendance data for the swim center, the following trip generation for the existing and proposed project is assumed:

- The existing Swim Center is expected to generate the following weekday trips:
  - Typical Non-Summer Day – 696 daily trips, 17 AM peak hour trips (17 in/0 out), 141 PM peak hour trips (97 in/44 out)
  - Typical Summer Day – 917 daily trips, 61 AM peak hour trips (51 in/10 out), 89 PM peak hour trips (61 in/28 out)
- The existing Swim Center with the proposed library annex is expected to generate the following weekday trips:
  - Typical Non-Summer Day – 788 daily trips, 17 AM peak hour trips (17 in/0 out), 170 PM peak hour trips (114 in/56 out)

- Typical Summer Day – 1,009 daily trips, 61 AM peak hour trips (51 in/10 out), 118 PM peak hour trips (78 in/40 out)

Parking Demand – based on the project description for the swim center and the library annex and past attendance data for the swim center, the following provides the peak parking demand for the existing and proposed project:

- The existing Swim Center is expected to have the following peak parking demand:
  - Typical Non-Summer Day – peak parking demand of 140 parking spaces occupied out of 183 available parking spaces (77 percent) occurs at 6:00 PM
  - Typical Summer Day – peak parking demand of 93 parking spaces occupied out of 183 available parking spaces (51 percent) occurs at 12:00 PM and 1:00 PM
- The existing Swim Center with the proposed library annex is expected to have the following peak parking demand:
  - Typical Non-Summer Day – peak parking demand of 157 parking spaces out of 183 available parking spaces (86 percent) occurs at 6:00 PM
  - Typical Summer Day – peak parking demand of 110 parking spaces out of 183 available parking spaces (60 percent) occurs at 12:00 PM

Parking Requirement (Municipal Code) - Based on the County's municipal code requirements, one vehicle parking space for every 200 square feet of gross floor area and 30 parking spaces for every 1,000 square feet of public assembly area is required for the swim center. Since the size of the existing swim center is 21,004 square feet with 2,600 square feet of community room, the swim center is required to provide 183 parking spaces. The proposed 1,850-square foot library annex is required to provide 30 parking spaces per 1,000 square feet, which equates to 56 required parking spaces. Therefore, the parking lot which serves the existing swim center and proposed library annex is required to provide 239 spaces, seven (7) of which are ADA compliant. Section 13.10.553 (B)(5) of the Municipal Code states that parking requirements for a site with two uses may be reduced to the parking requirement for the land use that requires the greater number of spaces if there is valid data supporting that there is sufficient parking provided. Since the peak parking demand is below the available parking supply based on the parking analysis, the parking requirement may be reduced to the required 183 parking spaces for the swim center.

VMT Analysis – Since the proposed library annex is expected to generate 92 daily trips and is less than the 110-daily trip threshold based on the Governor's Office of Planning and Research (OPR) Technical Advisory, the project will not create a VMT impact.

Figure 1: Project Location Map



Source: Google Maps

## 1. Introduction

The Live Oak Library, located at 2380 Portola Drive in Santa Cruz County, is proposing to construct a library annex at the Simpkins Family Swim Center at 979 17<sup>th</sup> Avenue, which is located approximately one-mile northeast of the existing library. The Live Oak Library Annex Project ("Project") will construct approximately 1,850 square feet of building at the swim center. Along with the proposed new building, modifications to the swim center including, renovation of the existing learning center, refresh of the community room, site and plaza improvements, and second floor modifications are proposed. A traffic evaluation was performed to evaluate the change in trip generation and parking demand to the swim center as a result of the proposed project. This memorandum discusses the methodology, analysis, and results of the study.

## 2. Trip Generation

Trip generation for the existing swim center and the proposed library annex were determined based on information provided by the County and other available sources. Typically, vehicle driveway counts could be collected on a typical weekday to determine existing conditions, however due to the Shelter-in-Place directives due to COVID-19 beginning in March 2020, the project site and the adjacent street traffic are experiencing atypical conditions. Therefore, the existing trip generation can only be estimated at this time.

### Existing Trip Generation

The existing weekday trip generation for the Simpkins Swim Center were determined for the three main uses of the swim center: the community room, private events, and recreational use. On weekdays, the swim center is open from Mondays to Fridays between 6:00 AM to 7:30 PM. Attendance information for the community room and private events was provided for 2019 (before the Shelter-in-Place directives) and included the number of meetings or events held each day, its start and end time, and the number of attendees for each meeting or event. Since a swim center may have different trips generated during the summer compared to other seasons of the year, weekday trip generation for a typical summer day and a typical non-summer day were evaluated. Review of the year round attendance information showed that June 26, 2019 was a typical summer day and February 19, 2019 was a typical non-summer day. Attendance from these two days were used for each use during the AM peak period (7:00 AM to 9:00 AM) and the PM peak period (4:00 PM to 6:00 PM) to determine the total AM and PM peak hour trips. A vehicle occupancy of 1.5 persons per vehicle were assumed for the AM and PM peak periods based on the County's knowledge of the swim center. Historical attendance data for the lap and recreational use of the Brooks Street Swim Center in the City of Oceanside, California, was used to estimate the AM and PM peak hour trips for the recreational use of the Simpkins Swim Center. Table 1 and Table 2 present the trip generation estimates for the existing swim center for a typical non-summer day and summer day, respectively. As illustrated in Table 1, the existing swim center would generate a total of 696 daily trips, 17 trips in the AM peak hour (17 in/0 out), and 141 trips in the PM peak hour (97 in/44 out) during a typical non-summer day. As illustrated in Table 2, the existing swim center would generate a total of 917 daily trips, 61 trips in the AM peak hour (51 in/10 out), and 89 trips in the PM peak hour (61 in/28 out) during a typical summer day.



Table 1 – Existing Swim Center Trip Generation – Typical Non-Summer Weekday

| Land Use                                    | Daily | AM Peak |    |     | PM Peak |    |     |
|---|-------|---------|----|-----|---------|----|-----|
|   |       | Total   | In | Out | Total   | In | Out |
| Existing Conditions                         |       |         |    |     |         |    |     |
| Swim Center – Community Room <sup>1</sup>   | 53    | 0       | 0  | 0   | 13      | 13 | 0   |
| Swim Center – Private Events <sup>1</sup>   | 267   | 0       | 0  | 0   | 94      | 67 | 27  |
| Swim Center – Recreational Use <sup>2</sup> | 376   | 17      | 17 | 0   | 34      | 17 | 17  |
| Total Existing Swim Center Trips            | 696   | 17      | 17 | 0   | 141     | 97 | 44  |

<sup>1</sup> Trip generation based on attendance for February 19, 2019.

<sup>2</sup> Trip generation based on historical data for another swim center site.

Table 2 – Existing Swim Center Trip Generation – Typical Summer Weekday

| Land Use                                    | Daily | AM Peak |    |     | PM Peak |    |     |
|---|-------|---------|----|-----|---------|----|-----|
|   |       | Total   | In | Out | Total   | In | Out |
| Existing Conditions                         |       |         |    |     |         |    |     |
| Swim Center – Community Room <sup>1</sup>   | 100   | 0       | 0  | 0   | 23      | 23 | 0   |
| Swim Center – Private Events <sup>1</sup>   | 153   | 43      | 33 | 10  | 10      | 10 | 0   |
| Swim Center – Recreational Use <sup>2</sup> | 664   | 18      | 18 | 0   | 56      | 28 | 28  |
| Total Existing Swim Center Trips            | 917   | 61      | 51 | 10  | 89      | 61 | 28  |

<sup>1</sup> Trip generation based on attendance for June 26, 2019.

<sup>2</sup> Trip generation based on historical data for another swim center site.

As shown in Table 1 and Table 2, the swim center generates more PM peak hour trips for a typical non-summer day than a summer day. This is because there are more activities held indoors during the winter while there are fewer attendees during summer due to summer camps and vacations.

Based on the project description, the swim center can hold up to 20 to 700 people at a time. Assuming an average vehicle occupancy of 1.5 persons per vehicle for the entire swim center, the maximum existing trips generated by the swim center is 467 trips entering before the start of an event and 467 trips exiting after the end of an event.

## Proposed Trip Generation

A proposed trip generation for the library annex during a typical weekday was developed based on the anticipated weekly programs that will be held. It was assumed that the proposed trip generation for the library annex will be the same for a typical non-summer and summer day. The following provides the programs that are expected to occur and the estimated one-way vehicle trips it will generate.

- Morning toddler time once a week: 50 people (approximately 20 vehicles)
- Adult morning programs two times a week: 20 people (approximately 15 vehicles)
- After school programs three times a week: 20 people (approximately 10 vehicles)
- Evening programs two times a week: 20 people (approximately 15 vehicles)

The library annex is not expected to open until 10:00 AM during the weekdays, therefore morning programs would not occur during the AM peak period between 7:00 AM to 9:00 AM. Trips generated by

the morning toddler time were not taken into consideration for the daily trips since this program only occurs once a week. The number of staff for each event was not provided, therefore it is assumed that there will be at least two (2) staff present during each program. Table 3 and Table 4 present the trip generation estimates for the existing swim center and proposed library annex for a typical non-summer and summer day, respectively. As illustrated in Table 3, the proposed swim center would generate a total of 788 daily trips, 17 trips in the AM peak hour (17 in/0 out), and 170 trips in the PM peak hour (114 in/56 out) during a non-summer day. As illustrated in Table 4, the proposed swim center would generate a total of 1,009 daily trips, 61 trips in the AM peak hour (51 in/10 out), and 118 trips in the PM peak hour (78 in/40 out) during a summer day.

Table 3 – Proposed Swim Center Trip Generation – Typical Non-Summer Weekday

| Land Use                                    | Daily | AM Peak |    |     | PM Peak |     |     |
|---|-------|---------|----|-----|---------|-----|-----|
|   |       | Total   | In | Out | Total   | In  | Out |
| Existing Conditions                         |       |         |    |     |         |     |     |
| Swim Center – Community Room <sup>1</sup>   | 53    | 0       | 0  | 0   | 13      | 13  | 0   |
| Swim Center – Private Events <sup>1</sup>   | 267   | 0       | 0  | 0   | 94      | 67  | 27  |
| Swim Center – Recreational Use <sup>2</sup> | 376   | 17      | 17 | 0   | 34      | 17  | 17  |
| Total Existing Swim Center Trips            | 696   | 17      | 17 | 0   | 141     | 97  | 44  |
| Proposed Conditions                         |       |         |    |     |         |     |     |
| Library Annex                               | 92    | 0       | 0  | 0   | 29      | 17  | 12  |
| Net Vehicle Trips                           | 788   | 17      | 17 | 0   | 170     | 114 | 56  |

<sup>1</sup> Trip generation based on attendance for February 19, 2019.

<sup>2</sup> Trip generation based on historical data for another swim center site.

Table 4 – Proposed Swim Center Trip Generation – Typical Summer Weekday

| Land Use                                    | Daily | AM Peak |    |     | PM Peak |    |     |
|---|-------|---------|----|-----|---------|----|-----|
|   |       | Total   | In | Out | Total   | In | Out |
| Existing Conditions                         |       |         |    |     |         |    |     |
| Swim Center – Community Room <sup>1</sup>   | 100   | 0       | 0  | 0   | 23      | 23 | 0   |
| Swim Center – Private Events <sup>1</sup>   | 153   | 43      | 33 | 10  | 10      | 10 | 0   |
| Swim Center – Recreational Use <sup>2</sup> | 664   | 18      | 18 | 0   | 56      | 28 | 28  |
| Total Existing Swim Center Trips            | 917   | 61      | 51 | 10  | 89      | 61 | 28  |
| Proposed Conditions                         |       |         |    |     |         |    |     |
| Library Annex                               | 92    | 0       | 0  | 0   | 29      | 17 | 12  |
| Net Vehicle Trips                           | 1,009 | 61      | 51 | 10  | 118     | 78 | 40  |

<sup>1</sup> Trip generation based on attendance for June 26, 2019.

<sup>2</sup> Trip generation based on historical data for another swim center site.

Since events for the proposed plaza space are held approximately four (4) times a year and do not occur for a typical weekday, it was not included in the trip generation.

Maximum attendance for the proposed library annex occurs approximately eight (8) times a year which includes performances occurring four (4) times a year and summer performance programs occurring also four (4) times a year. Each performance is anticipated to have approximately 100 people in attendance

and will generate about 50 vehicles trips entering before an event and about 50 vehicle trips exiting after an event. The plaza space is also anticipated to be used about four (4) times a year with 100 to 200 attendees. Assuming a vehicle occupancy rate of 2 persons per vehicle, the events for the plaza space would generate between 50 to 100 vehicle trips entering before an event and 50 to 100 vehicles trips exiting after an event. Major events planned for the swim center, library annex, and plaza space should be coordinated between staff to avoid occurring simultaneously.

### 3. Parking Demand

Parking demand for the existing swim center and the proposed library annex were determined based on information provided by the County and other available sources. Parking demand was determined for a typical non-summer and summer day between 6:00 AM to 9:00 PM.

#### Existing Parking Supply

Based on the *Live Oak Library Annex Study and Concept Plan*, dated September 10, 2019, the swim center parking lot provides 182 regular spaces and eight (8) accessible spaces. However, seven (7) regular spaces on the southwest corner of the parking lot are occupied by dumpsters or used as mulch storage and reduces the available regular spaces to 175 parking spaces. Therefore, there is a total supply of 183 parking spaces.

#### Existing Parking Demand

Similar to the trip generation, the existing parking demand for the swim center was determined for the three main uses: community room, private events, and recreational use. Daily attendance for the community room and private events for February 19, 2019 and June 26, 2019 were used to estimate hourly parking demands for a typical non-summer day and typical summer day, respectively. A vehicle occupancy of 1.5 persons per vehicle was assumed for the AM and PM peak periods based on the County's knowledge of the swim center. Existing parking demand for the recreational use was determined based on historical data for the lap and recreational use of the Brooks Street Swim Center and previous 2019 schedule for the lap pool and warm water pool hours for the existing swim center.

Table 5 and Table 6 shows the existing parking demand for the swim center for a typical non-summer day and summer day, respectively.

Table 5 shows the peak parking demand for a typical non-summer weekday occurs at 6:00 PM with 140 parking spaces occupied (77 percent) and 43 parking spaces remaining. Table 6 shows the peak parking demand for a typical summer weekday occurs at 12:00 PM and 1:00 PM with 93 parking spaces occupied (51 percent) and 90 parking spaces remaining. As mentioned previously in the trip generation section, the swim center has a higher attendance during winter due to more indoor activities compared to during summer due to summer camps and summer vacations, which explains why there is a higher peak parking demand in February compared to June. It should be noted that the Schwan Lake State Park located to the west of the swim center shares the parking lot with the swim center. However, it is not expected to generate a parking demand during weekdays and therefore was excluded from the existing parking demand.

Table 5 – Existing Swim Center Parking Demand – Typical Non-Summer Weekday

| Time           | Existing Demand             |                            |                           |                |                  |                  |
|----------------|-----------------------------|----------------------------|---------------------------|----------------|------------------|------------------|
|                | Community Room <sup>1</sup> | Private Event <sup>1</sup> | Recreational <sup>2</sup> | Total Occupied | Percent Occupied | Total Unoccupied |
|                | Available Spaces = 183      |                            |                           |                |                  |                  |
| 6:00 AM        | 0                           | 0                          | 17                        | 17             | 9%               | 166              |
| 7:00 AM        | 0                           | 0                          | 17                        | 17             | 9%               | 166              |
| 8:00 AM        | 0                           | 0                          | 17                        | 17             | 9%               | 166              |
| 9:00 AM        | 0                           | 0                          | 17                        | 17             | 9%               | 166              |
| 10:00 AM       | 0                           | 0                          | 7                         | 7              | 4%               | 176              |
| 11:00 AM       | 0                           | 0                          | 7                         | 7              | 4%               | 176              |
| 12:00 AM       | 0                           | 0                          | 7                         | 7              | 4%               | 176              |
| 1:00 PM        | 0                           | 0                          | 7                         | 7              | 4%               | 176              |
| 2:00 PM        | 0                           | 10                         | 12                        | 22             | 12%              | 161              |
| 3:00 PM        | 0                           | 27                         | 17                        | 44             | 24%              | 139              |
| 4:00 PM        | 13                          | 63                         | 17                        | 93             | 51%              | 90               |
| 5:00 PM        | 26                          | 93                         | 17                        | 136            | 74%              | 47               |
| <b>6:00 PM</b> | <b>26</b>                   | <b>97</b>                  | <b>17</b>                 | <b>140</b>     | <b>77%</b>       | <b>43</b>        |
| 7:00 PM        | 26                          | 47                         | 12                        | 85             | 46%              | 98               |
| 8:00 PM        | 26                          | 0                          | 0                         | 26             | 14%              | 157              |
| 9:00 PM        | 0                           | 0                          | 0                         | 0              | 0%               | 183              |

Notes: Peak parking demand is shown in red and bolded.

<sup>1</sup> Parking generation based on attendance for February 19, 2019.

<sup>2</sup> Parking generation based on historical data for another swim center site and the previous 2019 schedule for the Simpkins Swim Center.

Table 6 – Existing Swim Center Parking Demand – Typical Summer Weekday

| Time            | Existing Demand             |                            |                             |                |                  |                  |
|-----------------|-----------------------------|----------------------------|-----------------------------|----------------|------------------|------------------|
|                 | Community Room <sup>1</sup> | Private Event <sup>1</sup> | Recreational <sup>2,3</sup> | Total Occupied | Percent Occupied | Total Unoccupied |
|                 | Available Spaces = 183      |                            |                             |                |                  |                  |
| 6:00 AM         | 0                           | 0                          | 18                          | 18             | 10%              | 165              |
| 7:00 AM         | 0                           | 33                         | 18                          | 51             | 28%              | 132              |
| 8:00 AM         | 0                           | 33                         | 18                          | 51             | 28%              | 132              |
| 9:00 AM         | 27                          | 33                         | 18                          | 78             | 43%              | 105              |
| 10:00 AM        | 27                          | 0                          | 8                           | 35             | 19%              | 148              |
| 11:00 AM        | 27                          | 0                          | 8                           | 35             | 19%              | 148              |
| <b>12:00 AM</b> | <b>27</b>                   | <b>33</b>                  | <b>33</b>                   | <b>93</b>      | <b>51%</b>       | <b>90</b>        |
| <b>1:00 PM</b>  | <b>27</b>                   | <b>33</b>                  | <b>33</b>                   | <b>93</b>      | <b>51%</b>       | <b>90</b>        |
| 2:00 PM         | 0                           | 33                         | 33                          | 66             | 36%              | 117              |
| 3:00 PM         | 0                           | 33                         | 33                          | 66             | 36%              | 117              |
| 4:00 PM         | 23                          | 10                         | 28                          | 61             | 33%              | 122              |
| 5:00 PM         | 23                          | 10                         | 28                          | 61             | 33%              | 122              |
| 6:00 PM         | 23                          | 10                         | 28                          | 61             | 33%              | 122              |
| 7:00 PM         | 23                          | 0                          | 28                          | 51             | 28%              | 132              |
| 8:00 PM         | 23                          | 0                          | 0                           | 23             | 13%              | 160              |
| 9:00 PM         | 23                          | 0                          | 0                           | 23             | 13%              | 160              |

Notes: Peak parking demand is shown in red and bolded.

<sup>1</sup> Parking generation based on attendance for June 26, 2019.

<sup>2</sup> Parking generation based on historical data for another swim center site and the previous 2019 schedule for the Simpkins Swim Center.



## Proposed Parking Demand

A proposed parking demand for the library annex was determined based on the weekly programs that are expected to take place and the time of day each would occur. The following assumptions were made to determine the hourly parking demand:

- Morning toddler time once a week: 50 people (approximately 20 vehicles)
  - Since this program occurs once a week, this will be excluded from the parking demand for a typical weekday
- Adult morning programs two times a week: 20 people (approximately 15 vehicles)
  - Assume this program begins at 10:00 AM and ends at 12:00 PM
- After school programs three times a week: 20 people (approximately 10 vehicles)
  - Assume this program begins at 3:00 PM and ends at 4:00 PM
- Evening programs two times a week: 20 people (approximately 15 vehicles)
  - Assume this program begins at 6:00 PM and ends at 8:00 PM
- Each program is assumed to be have at least two (2) staff present throughout the entire period

Table 7 and Table 8 presents the total proposed parking demand for the swim center with the addition of the library annex for a typical non-summer day and summer day, respectively.

Table 7 – Proposed Swim Center Parking Demand – Typical Non-Summer Weekday

| Time             | Existing Demand             |                            |                             | Proposed Demand | Total Occupied | Percent Occupied | Total Unoccupied |
|------------------|-----------------------------|----------------------------|-----------------------------|-----------------|----------------|------------------|------------------|
| Available Spaces | Community Room <sup>1</sup> | Private Event <sup>1</sup> | Recreational <sup>2,3</sup> | Library Annex   |                |                  |                  |
|                  |                             |                            |                             | 183             |                |                  |                  |
| 6:00 AM          | 0                           | 0                          | 17                          | 0               | 17             | 9%               | 166              |
| 7:00 AM          | 0                           | 0                          | 17                          | 0               | 17             | 9%               | 166              |
| 8:00 AM          | 0                           | 0                          | 17                          | 0               | 17             | 9%               | 166              |
| 9:00 AM          | 0                           | 0                          | 17                          | 17              | 34             | 19%              | 149              |
| 10:00 AM         | 0                           | 0                          | 7                           | 17              | 24             | 13%              | 159              |
| 11:00 AM         | 0                           | 0                          | 7                           | 17              | 24             | 13%              | 159              |
| 12:00 AM         | 0                           | 0                          | 7                           | 17              | 24             | 13%              | 159              |
| 1:00 PM          | 0                           | 0                          | 7                           | 0               | 7              | 4%               | 176              |
| 2:00 PM          | 0                           | 10                         | 12                          | 12              | 34             | 19%              | 149              |
| 3:00 PM          | 0                           | 27                         | 17                          | 12              | 56             | 31%              | 127              |
| 4:00 PM          | 13                          | 63                         | 17                          | 12              | 105            | 57%              | 78               |
| 5:00 PM          | 26                          | 93                         | 17                          | 17              | 153            | 84%              | 30               |
| <b>6:00 PM</b>   | <b>26</b>                   | <b>97</b>                  | <b>17</b>                   | <b>17</b>       | <b>157</b>     | <b>86%</b>       | <b>26</b>        |
| 7:00 PM          | 26                          | 47                         | 12                          | 17              | 102            | 56%              | 81               |
| 8:00 PM          | 26                          | 0                          | 0                           | 17              | 43             | 23%              | 140              |
| 9:00 PM          | 0                           | 0                          | 0                           | 0               | 0              | 0%               | 183              |

Notes: Peak parking demand is shown in **red** and bolded.

<sup>1</sup> Parking generation based on attendance for February 19, 2019.

<sup>2</sup> Parking generation based on historical data for another swim center site and the previous 2019 schedule for the Simpkins Swim Center.

Table 8 – Proposed Swim Center Parking Demand – Typical Summer Weekday

| Time             | Existing Demand             |                            |                             | Proposed Demand | Total Occupied | Percent Occupied | Total Unoccupied |
|------------------|-----------------------------|----------------------------|-----------------------------|-----------------|----------------|------------------|------------------|
| Available Spaces | Community Room <sup>1</sup> | Private Event <sup>1</sup> | Recreational <sup>2,3</sup> | Library Annex   |                |                  |                  |
|                  |                             |                            |                             | 183             |                |                  |                  |
| 6:00 AM          | 0                           | 0                          | 18                          | 0               | 18             | 10%              | 165              |
| 7:00 AM          | 0                           | 33                         | 18                          | 0               | 51             | 28%              | 132              |
| 8:00 AM          | 0                           | 33                         | 18                          | 0               | 51             | 28%              | 132              |
| 9:00 AM          | 27                          | 33                         | 18                          | 17              | 95             | 52%              | 88               |
| 10:00 AM         | 27                          | 0                          | 8                           | 17              | 52             | 28%              | 131              |
| 11:00 AM         | 27                          | 0                          | 8                           | 17              | 52             | 28%              | 131              |
| <b>12:00 AM</b>  | <b>27</b>                   | <b>33</b>                  | <b>33</b>                   | <b>17</b>       | <b>110</b>     | <b>60%</b>       | <b>73</b>        |
| 1:00 PM          | 27                          | 33                         | 33                          | 0               | 93             | 51%              | 90               |
| 2:00 PM          | 0                           | 33                         | 33                          | 12              | 78             | 43%              | 105              |
| 3:00 PM          | 0                           | 33                         | 33                          | 12              | 78             | 43%              | 105              |
| 4:00 PM          | 23                          | 10                         | 28                          | 12              | 73             | 40%              | 110              |
| 5:00 PM          | 23                          | 10                         | 28                          | 17              | 78             | 43%              | 105              |
| 6:00 PM          | 23                          | 10                         | 28                          | 17              | 78             | 43%              | 105              |
| 7:00 PM          | 23                          | 0                          | 28                          | 17              | 68             | 37%              | 115              |
| 8:00 PM          | 23                          | 0                          | 0                           | 17              | 40             | 22%              | 143              |
| 9:00 PM          | 23                          | 0                          | 0                           | 0               | 23             | 13%              | 160              |

Notes: Peak parking demand is shown in **red** and bolded.

<sup>1</sup> Parking generation based on attendance for June 26, 2019.

<sup>2</sup> Parking generation based on historical data for another swim center site and the previous 2019 schedule for the Simpkins Swim Center.

As shown in Table 7, the peak parking demand with the proposed library annex continues to occur at 6:00 PM with an increased demand to 157 parking spaces (86 percent) for a typical non-summer day. As shown in Table 8, the peak parking demand with the proposed library annex occurs at 12:00 PM with an increased demand to 110 parking spaces (60 percent) for a typical summer day. Therefore, the available 183 parking spaces is sufficient to meet the proposed parking demands.

Similar to the trip generation analysis section, major events planned for the swim center, library annex, and plaza space should be coordinated between staff to avoid events occurring simultaneously and resulting in the parking demand exceeding the available parking spaces.

## Parking Requirement

The County of Santa Cruz's Parking Requirements were reviewed to determine whether the existing parking supply met the parking requirements for the proposed uses based on the County of Santa Cruz Municipal Code<sup>1</sup> (13.10.551 to 13.10.553). Based on Section 13.10.551 (B), if more than one use is provided on a site, the required number of parking should be the total number of required parking spaces for each site. Table 9 provides the parking requirements for the existing swim center and proposed library annex.

<sup>1</sup> Santa Cruz County Code, *Schedule of Off-Street Parking Space Requirements*, April 2020

Table 9 – Santa Cruz County Parking Requirements

| Land Use      | Santa Cruz County Land Use   | Parking Requirements (vehicle spaces/unit)                | # of Units (square ft)                       | Parking Spaces Required | Parking Spaces Supplied | Requirement Met? |
|---------------|------------------------------|---|--|-------------------------|-------------------------|------------------|
| Swim Center   | Public Buildings and Grounds | 1 per 200 SF plus 30 per 1,000 SF of public assembly area | 21,004 SF Total (2,600 SF of Community Room) | 105 spaces + 78 spaces  | 183 spaces              | No               |
| Library Annex | Places of public assembly    | 30 per 1,000 SF   | 1,850 SF                                     | 56 spaces               |                         |                  |
| Total         |                              |   |  | 239 spaces              | 183 spaces              | No               |

\* Gross Floor area also excludes space used solely for storage or truck loading.

The County of Santa Cruz also provides minimum requirements for ADA spaces. Table 10 below shows the maximum number of ADA spaces required which is based on the total required parking spaces. Since the proposed swim center with the addition of the library annex is required to provide a total of 239 spaces, seven (7) of the spaces must be ADA compliant.

Table 10 – Santa Cruz County ADA Parking Requirements

| Total Parking Spaces Required | Maximum number of ADA Spaces Required <sup>1</sup> |
|-------------------------------|--|
| 1 – 25 <sup>2</sup>           | 1  |
| 26 - 50                       | 2  |
| 51 - 75                       | 3  |
| 76 - 100                      | 4  |
| 101 – 150                     | 5  |
| 151 – 200                     | 6  |
| 201 – 300                     | 7  |
| 301 – 400                     | 8  |
| 401 – 500                     | 9  |
| 201 – 1,000                   | — <sup>3</sup>                                     |
| 1,001 and over                | — <sup>4</sup>                                     |

<sup>1</sup>Van space(s). One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide, minimum, and shall be designated van accessible. All such spaces shall be grouped on one level of any parking structure.

<sup>2</sup>Less than five spaces. When less than five spaces are provided at buildings and facilities subject to these regulations, one shall be 14 feet wide and lined to provide a nine-foot parking area and a five-foot loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by persons with disabilities only.

<sup>3</sup>Two percent of the total.

<sup>4</sup>Twenty plus one for each 100, or fraction thereof over 1,001

\* Gross Floor area also excludes space used solely for storage or truck loading

Based on the County's parking requirements, since the swim center parking lot currently provides 183 parking spaces, eight (8) of which are accessible spaces, the parking supply does not meet the minimum required 239 parking spaces. However, based on the parking analysis in Chapter 3, the peak parking

demand is expected to be below the available parking supply. Section 13.10.553 (B)(5) of the Municipal Code states that parking requirements for a site with two uses may be reduced to the parking requirement for the land use that requires the greater number of spaces if there is valid data supporting that there is sufficient parking provided. Since the peak parking demand is below the available parking supply based on the parking analysis in Chapter 3, the parking requirement may be reduced to the required 183 parking spaces for the swim center. Since the existing swim center and proposed library annex is operated by the County of Santa Cruz, there is no need to provide a parking agreement between the two uses.

## 4. VMT Analysis

Recent changes to the California Environmental Quality Act (CEQA) no longer recognizes vehicle intersection level of service (LOS) as a transportation impact, but rather vehicle miles traveled (VMT) as described in Senate Bill (SB) 743. Since the County has not adopted a VMT methodology or significance criteria, guidelines from the Technical Advisory<sup>2</sup>, dated April 2018, will be used to determine potential VMT impacts of the proposed project.

Guidance in the technical advisory provides a screening threshold for smaller projects and states that if the project generates less than 110 trips per day, it is assumed to create a less-than-significant transportation impact. Based on the trip generation analysis for the proposed project in Chapter 2, the library annex is expected to generate 92 daily trips and is below the screening threshold for smaller projects. Therefore, the proposed project is not expected to create a VMT impact.

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<sup>2</sup> *Technical Advisory on Evaluating Transportation Impacts in CEQA*, Governor's Office of Planning and Research, April 2018.



# APPENDIX

| Community Room      |            |                  |                |
|---------------------|------------|------------------|----------------|
| Permit Number       | Attendance | Event Start Time | Event End Time |
| <b>Feb 19, 2019</b> |            |                  |                |
| 181                 | 20         | 18:00            | 20:00          |
| 792                 | 20         | 16:30            | 20:00          |
| <b>Jun 26, 2019</b> |            |                  |                |
| 1209                | 35         | 17:00            | 21:00          |
| 1271                | 40         | 09:45            | 13:00          |

| Private Events      |            |                  |                |
|---------------------|------------|------------------|----------------|
| Permit Number       | Attendance | Event Start Time | Event End Time |
| <b>Feb 19, 2019</b> |            |                  |                |
| 731                 | 45         | 18:30            | 19:30          |
| 731                 | 45         | 18:00            | 18:30          |
| 497                 | 25         | 17:00            | 19:45          |
| 497                 | 25         | 15:45            | 17:00          |
| 498                 | 15         | 17:00            | 18:00          |
| 498                 | 15         | 15:00            | 16:15          |
| 498                 | 15         | 18:00            | 18:30          |
| 498                 | 15         | 16:15            | 17:00          |
| <b>Jun 26, 2019</b> |            |                  |                |
| 2001                | 50         | 13:00            | 15:30          |
| 1264                | 20         | 07:30            | 09:00          |
| 1206                | 15         | 07:30            | 09:00          |
| 1205                | 15         | 07:30            | 09:00          |
| 1205                | 15         | 17:00            | 18:00          |