



Staff Report to the Planning Commission

Application Number: **05-0721**

Applicant: Alan Palmer

Owner: Robert and Nancy Eriksen

APN: 030-201-25, 33, 34 and 37

Agenda Date: February 28, 2007

Agenda Item #: 9

Time: After 9:00 a.m.

Project Description:

Four lots (with residences on two of the lots), having two owners with two lots each, and proposing:

1. demolition of one residence,
2. adjustment of the lot lines between two pairs of adjacent parcels (four total),
3. construction of three new commercial structures with residential units above on three lots (maintaining an existing building on one parcel), and
4. construction of the associated parking and landscaping.

Location: 2601 and 2515 Porter Street, Soquel

Supervisory District: First District (District Supervisor: Janet K. Beautz)

Permits Required: Lot Line Adjustment, Amendment to Commercial Development Permit, Residential Development Permit and Preliminary Grading Approval

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0721, based on the attached findings and conditions.

Exhibits

- | | |
|--------------------------------|---------------------------------------|
| A. Project plans and | E. Location map |
| Master Sign Program | F. General Plan map |
| B. Findings | G. Zoning map |
| C. Conditions | H. Will Serve letters |
| D. Categorical Exemption (CEQA | I. Discretionary Application Comments |
| determination) | J. Urban Designer's Memo |
-

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

- | | | |
|----|---|--|
| K. | Public Meeting ad and notes | April 19,2006 |
| L. | Arborist's letter from Ellen Cooper,
dated April 12,2006. | N. Drainage letter from Ifland Engineers
dated November 17,2006 |
| M. | Parking letter from Marquez
Transportation Engineering dated | |

Parcel Information

Parcel Sizes:	See table below
Existing Land Use - Parcel:	residential
Existing Land Use - Surrounding:	Commercial/residential/elementary school
Project Access:	Porter Street
Planning Area:	Soquel
Land Use Designation:	CC (Community Commercial)
Zone District:	C-2 (Community Commercial)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Minimal grading proposed
Tree Removal:	Arborist report attached
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

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

Project Setting/Soquel Village Plan

The four lots which are to be developed after a lot line adjustment are located around the southwest corner of Porter Street and Walnut Street in the village of Soquel. The parking lot of the Soquel Elementary School is across the street (on the east side of Porter) from two of the lots.

The project is within the boundaries of the Soquel Village Plan (adopted May 1990). This area is

designated **was** C-2 zoning and no changes were proposed. There is no discussion in the text regarding the area where this development is proposed.

Lot ~~Line~~ Adjustment

The project consists **of** two sets of two lots owned by separate owners (Palmer and Eriksen). The Palmer properties consist of one long lot with street frontage on Walnut Street and smaller parcel which is access from a deeded right-of-way from Porter Street. The Eriksen parcels are two long lots, both of which have frontage on Porter Street. See Sheet A3.0 of the project plans (Exhibit A) for both the current configuration and the proposed lot line adjustments for each. The following table describes the existing and proposed parcel areas.

	Palmer (Walnut Street access)	Eriksen (Porter Street access)
EXISTING parcel area	(north / 030-201-34) 12,170.5 sq. ft.	(north / 030-201-37) 6,856.6 sq. ft.
	(south / 030-201-33) 3,028.5 sq. ft.	(south / 030-201-25) 4,423.1 sq. ft.
	<i>Total = 15,199 sq. ft.</i>	<i>Total = 11,279.7sq.ft.</i>
PROPOSED parcel area	(north / 030-201-34) 10,002 sq. ft.	(west / 030-201-37) 6,856.6 sq. ft.
	(south / 030-201-33) 5,197 sq. ft.	(east / 030-201-25) 4,423.1 sq. ft.
	<i>Total = 15,199 sq. ft.</i>	<i>Total = 11,279.7 sq. ft.</i>

The Composite Site Plan, Sheet A2.1 shows the entire four parcels reconfigured with one existing building to remain, and three new buildings. The parking areas **and** driveways are shared between the proposed reconfigured parcels. The cross easements required for this arrangement are discussed below.

Zoning & General Plan Consistency

The subject properties contain four lots, located in the C-2 (Community Commercial) zone district, a designation, which allows commercial uses. Commercial uses are a principal permitted use within the zone district and the code allows residential uses (up to 50% of the total floor area) on the second floor. The project is consistent with the site's (CC) Community Commercial General Plan designation.

The three new buildings are similar in arrangement in that they all have commercial space below and residential space above.

Parking Analysis

Commercial spaces require 1 parking space per 200 sq. ft. (less storage areas). The residential units require two spaces for each one-bedroom unit, two and a half spaces for each two-bedroom unit and 20% of the total residential requirement for guest parking. S.C. Ordinance 13.10.553(b) allows up to 20% reduction in total number of spaces if the project **has 8** or more independent users. The applicant proposes to have 11 independent users.

Staff supports a reduction based on the number of users, the mixture **of** residential and commercial uses (having offset peak use hours) and because the applicant is requesting a minor reduction of 7% (2.2 spaces).

Of the total of 30 spaces, four are designed to be compact and three are for disabled parking.

Marquez Transportation Engineering prepared a shared parking analysis (Exhibit **X**) using recent peak generation rates identified by the Institute of Transportation Engineers. They calculated the total demand generated by the commercial and residential uses **as** 27 spaces. The thirty spaces provided by the applicant are predicted to “provide a significant cushion for unexpected demands”.

Access and Parking Easements

In order for this scheme to function, a series of easements and deed restrictions must be recorded against all lots. Sheet A3.1 represents these “cross-easements” in a key that is represented by different colors on the site plans. A condition of approval has been added which requires the applicant’s attorney to submit written easements and restrictions for each lot to the Planning Department. These will be reviewed by County Counsel, and revised **as** required. The applicant is then responsible for recording these documents on each affected lot prior to obtaining a building permit.

Design Review

The proposal complies with the requirements of the County Design Review Ordinance, and has been reviewed **by** the County of Santa Cruz Urban Designer. (see Exhibit J). The applicant has submitted a Master Sign Program and staff is recommending approval of the program **as** submitted.

Environmental Review

Environmental review has not been required for the proposed project in that the project, **as** proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for an exemption because the property is located with the Urban Services line, is already served by existing water and sewer utilities, and no change of use is proposed. These properties are located in the mapped Soquel Creek flood plain. The applicant submitted FEMA determination documents for the four parcels involved. The “outcome” of these determinations was that the properties are all “removed from the Special Flood Hazard Area”.

Conclusion

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

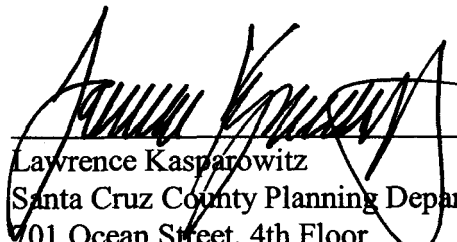
Staff Recommendation

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number **05-0721**, based on the attached findings and conditions.

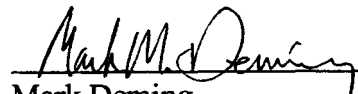
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa ~~Cruz~~ County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Mark Deming
Assistant Planning Director

Application #: 05-0721
APN: 030-201-25, 33, 37 and 46
Owner: ~~Robert~~ and Nancy Eriksen

Lot Line Adjustment Findings

1. The lot line adjustment will not result in a greater number of parcels than originally existed.

This finding can be made, in that there were four parcels prior to the adjustment and there will be four parcels subsequent to the adjustment.

2. The lot line adjustment conforms with the county zoning ordinance (including, without limitation, County Code section 13.10.673), and the county building ordinance (including, without limitation, County Code section 12.01.070).

This finding can be made, in that no additional building sites will be created by the transfer **as** all parcels are currently developed, none of the parcels have a General Plan designation of 'Agriculture' or 'Agricultural Resource', none of the parcels are zoned 'TP' or have a designated Timber Resource as shown on the General Plan maps, technical studies are not necessary and the proposal complies with the General Plan designation of the parcels (CC – Community Commercial) per 13.10.673(e).

3. No affected parcel may be reduced or further reduced below the minimum parcel size required by the zoning designation, absent the grant **of** a variance pursuant to County Code section 13.10.230.

This finding can be made, in that none of the parcels included in the proposal will be reduced below the minimum parcel size required by the zone district **as** a result of this lot line adjustment.

Application #: 05-0721
APN: 030-201-25, 33, 37 and 46
Owner: Robert and Nancy Eriksen

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for commercial uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed commercial buildings will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the commercial buildings and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-2 (Community Commercial) zone district in that the primary use of the property will be three commercial buildings with residential units above that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed commercial use is consistent with the use and density requirements specified for the Community Commercial (CC) land use designation in the County General Plan.

The proposed commercial buildings will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district **as** specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the Commercial buildings with residential units above. will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed commercial buildings will not be improperly proportioned to the parcel size or the character of the neighborhood **as** specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed commercial buildings will comply with the site standards for the C-2 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design

Application # 05-0721
APN: 030-201-25, 33, 37 and 46
Owner: Robert and Nancy Eriksen

that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed commercial buildings with residential units above are to be constructed on existing developed and undeveloped lots. The expected level of traffic generated by the proposed project is anticipated to be peak trip per dwelling unit and XX for the commercial uses. Such an increase will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed buildings are consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed Commercial buildings with residential units above. will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Application #: 05-0721
APN: 030-201-25, 33, 37 and 46
Owner: Robert and Nancy Eriksen

Conditions of Approval

Exhibit A: Architectural plans prepared by Thacher & Thompson, Architects, (various dates).
Civil engineering plans prepared by Ifland Engineers, dated 10/16/06
Landscape architectural plans prepared by Ellen Cooper, dated 8/31/05 and
revised 11/15/06.
Master Sign Program prepared by Adrian Nieto Design, dated October 12, 2005.

- I. This permit authorizes lot line adjustments, the construction of three commercial buildings with residential units above and associated parking and landscape areas. 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 Demolition Permit **from** the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department **of** Public Works for all off-site work performed in the County road right-of-way.
 - E. File deed(s) **of** conveyance (which must result in parcel configurations that match the approved Exhibit "A" for **this** permit) with the County Recorder to exercise this approval. Parcels or portions of parcels to be combined must be in identical ownership. No parcel map is required.
 1. The deeds of conveyance must contain the following statement after the description **of** the properties or portions **of** property to be transferred:
 - a. "The purpose of the deed is to adjust the boundary between Assessor's Parcel Number 030-201-34 and Assessor's Parcel Number 030-201-33 as approved by the County **of** Santa Cruz under Application 05-0721. This conveyance may not create a separate parcel, and is null and void unless the boundary is adjusted as stated."
 - b. "The purpose **of** the deed is to adjust the boundary between Assessor's Parcel Number 030-201-37 and Assessor's Parcel Number 030-201-25 **as** approved by the County of Santa Cruz under Application 05-0721. This conveyance may not create a separate parcel, and is null and void unless the boundary is adjusted **as** stated."

Application#: 05-0721
APN: 030-201-25, 33, 37 and 46
owner: Robert and Nancy Eriksen

2. Return a conformed copy of the deeds to the Planning Department.
3. If a map is also to be recorded with the County Surveyor's office (which is not required to implement this approval), you must include a copy of these Conditions of Approval to the County Surveyor with the map to be recorded.

II. Prior to issuance of a Building Permit the applicant/owner shall:

- A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder)
- B. The applicant's attorney shall submit written easements and restrictions for each lot to the Planning Department. These will be reviewed by County Counsel, and revised by the applicant as required. The applicant is then responsible for recording these documents on each affected lot prior to obtaining a building permit.
- C. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
 4. Details showing compliance with fire department requirements.

Application #: **05-0721**
 APN: **030-201-25, 33, 37 and 46**
 Owner: **Robert and Nancy Eriksen**

- D. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- E. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public **Works**, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer, if required.
- H. Pay the current fees for Parks and Child Care mitigation for:

Building A – two bedroom(s).
 Building B – two bedroom(s).
 Building C - three bedroom(s).

Currently, these fees are, respectively, **\$600** and \$109 per bedroom.

- I. The proposed development is subject to Soquel Transportation Improvement (TIA) fees at a rate of \$440 per daily trip-end generated by the proposed use. The project plans show 4,482 square feet of commercial office space and five dwelling units. There are three trip rates for this project. The trip rate for commercial space under 2000 square feet is 18 trip-ends per 1,000 **gross** square feet. The trip rate for commercial space over 2000 square feet is 24 trip-ends per 1,000 gross square feet. The trip rate for each dwelling unit is ten trip ends. Below is a table showing the trip-ends calculated for each use.

Parcel	Use	Trip Rate	Trip Ends
A	1110sf COM	18/ksf	20
A	1 dwelling unit	10/du	10
B	1338sf COM	18/ksf	24
B	2 dwelling units	10/du	20
C	2034 sf COM	24/ksf	49
C	2 dwelling units	10/du	20

The total estimated trips are 143 trip-ends. There are 20 existing trip-ends. The total additional trip-ends are 123 trip-ends. The fee is calculated as 123 trip ends multiplied by \$440 per trip end **equals** \$54,120. The total TIA fee of \$54,120 is to be split evenly between transportation improvement fees and roadside improvement fees.

Application #: 05-0721
APN: 030-201-25, 33, 37 and 46
Owner: Robert and Nancy Eriksen

- J. The parking area shall contain a least **30** parking spaces of which 5 parking spaces may be designed as compact spaces and appropriately marked, and 2 accessible spaces designed in accordance with Sections 13.10.550 through .560 of the County Code. All spaces shall be striped and defined by wheel stops (except for tandem spaces). Parking and circulation areas shall be surfaced as shown on the approved plans (Exhibit A). Full size, standard parking spaces must be 8.5 feet wide by **18** feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- K. Submit a ~~written~~ statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- L. Show all rooftop equipment and any screening required to minimize visual impacts. All rooftop mechanical and electrical equipment shall be designed to be an integral part **of** the building design, and shall be screened.
- M. Utility equipment such as electrical and gas meters, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.
- N. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must **conform** to all water conservation requirement of the City of Santa Cruz Water District water conservation regulations:
 - a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. ~~Turf~~ area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to **60** percent **of** the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to **15** percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
 - c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of **6** inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. **After** planting, a minimum of 2 inches of mulch shall be

Application # 05-0721
APN: 030-201-25, 33, 37 and 46
owner: Robert and Nancy Eriksen

applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.

- d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
- e. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
- f. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
- g. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
- h. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- i. All planting shall conform to the landscape plan shown as part of Exhibit "A".
- j. Trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.

O. Details of a recycling facility including the following:

- a. Commercial, industrial, institutional and multi-family residential uses shall include areas for recycling storage and collection adequate in capacity, number and distribution to serve the development where the project occurs.

Application # 05-0721
APN: 030-201-25, 33, 37 and 46
owner: Robert and Nancy Eriksen

- b. Access into the storage area shall be provided with adequate vertical and horizontal clearances for collection vehicles as specified by the County of Santa Cruz.
 - c. Recycling Design Criteria Provisions shall be made to protect the recyclable materials from weather by covering the storage area or by the use of covered receptacles.
 - d. Recycling storage areas should be adjacent to or within the same enclosures as the garbage area or at least as convenient as the location for garbage storage.
 - e. Maximum distance for the storage area to be no greater than **250** feet from each living unit in a multifamily residential development.
 - f. An exterior sign with the international recycling logo shall be required, including the name and phone number of the responsible person and an interior sign for the types of materials to be recycled as specified by the County of Santa Cruz Recycling Design Criteria.
- Q. All outdoor areas, parking and circulation areas shall be lighted with low-rise lighting fixtures that do not exceed **15** feet in height. The construction plans must indicate the location, intensity, and variety of all exterior lighting fixtures. All lighting must be consistent with Title **24**, Part **6**, California Code of Regulations, Energy Efficiency Standards for Residential and Non-Residential Buildings. All lighting shall be directed onto the site and away from adjacent properties.
111. 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. Construction of improvements shall comply with the requirements of the geotechnical report. The geotechnical engineer shall certify in writing that the improvements have been constructed in conformance with the geotechnical report.
 - D. Pursuant to Sections **16.40.040** and **16.42.100** of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with

Application # 05-0721
APN: 030-201-25, 33, 37 and 46
Owner: Robert and Nancy Eriksen

this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all **further** site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

- E. Outdoor furniture and fixtures such as lighting, free-standing signs, trellises, raised planters, benches, trash receptacles, newspaper racks, bus stops, phone booths and fencing, shall be compatible with project architecture; shall be integral elements of the building and landscape design; and shall be included in, and shown on, all site and landscape plans.
- F. In the event that future County inspections of the subject property disclose non-compliance 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 Approval revocation.

IV. Operational Conditions

- A. Master Occupancy Program: All change of use requests for uses allowed within the zone district shall be processed at Level 1, with the following restrictions:
 - 1. No Level 1 Change of Use shall be approved that would create a parking demand in excess of the spaces currently provided on-site.
 - 2. The Level 1 Change of Use application submittal shall include the following:
 - a. A description of the proposed use;
 - b. The area of the proposed use (in square feet) including any space proposed to be exclusively storage;
 - c. A sign plan for any proposed signage, consistent with the sign program approved for this commercial development permit.
 - 3. The following uses are specifically prohibited:
 - (a) Adult entertainment, night clubs, dance halls, game rooms, pool halls, contractor's shops, automobile repair, taxi company, service commercial uses, recycling centers, shipping terminals, liquor store and massage parlor.

Application #: **05-0721**
APN: **030-201-25, 33, 37 and 46**
owner: **Robert and Nancy Eriksen**

- (b) Any other uses not specifically allowed in the C-2 zone district.
- 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. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public Works Inspector and Environmental Planning staff shall participate.
- C. All work adjacent to or within a County road shall be subject to the provisions of Chapter **9.70** of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria **unless** otherwise indicated on the approved improvement plans.
- D. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- E. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- F. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
1. Limit all construction to the time between 8:00 **am** and 5:00 pm weekdays unless a temporary exception to **this** time restriction is approved in advance by County Planning to address an emergency situation.
 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance

Application #: 05-0721
APN: 030-201-25, 33, 37 and 46
Owner: Robert and Nancy Eriksen

coordinator shall investigate complaints and take remedial action, if necessary, within **24** hours of receipt of the complaint **or** inquiry.

- V. As a condition of this development approval, the holder **of** this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (**60**) days of any such claim, action, or proceeding, or fails **to** cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney’s fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation **or** validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. “Development Approval Holder” shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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 on the expiration date listed below unless you obtain the required permits and commence construction.

Application# **05-0721**
APN: **030-201-25, 33, 37 and 46**
Owner: **Robert and Nancy Eriksen**

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Mark Deming
Assistant Planning Director

Lawrence Kasparowitz
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 05-0721
Assessor Parcel Number: 030-201-25, 33, 34 and 37
Project Location: 2601 & 2515 Porter Street, Soquel

Project Description: Proposal to:

1. demolish one residence,
2. adjust the lot lines between two pairs of adjacent parcels (four total),
3. construct three new commercial structures with residential units above on three lots (maintaining an existing building on one parcel), and
4. construct the associated parking and landscaping.

Person Proposing Project: Santa Cruz Properties, LLC

Contact Phone Number: (831) 477-9004

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

Specify type:

E. X Categorical Exemption

Specify type: 15303 New Construction or Conversion of Small Structures

F. Reason project is exempt: New small structures in a developed area.

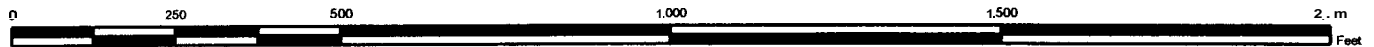
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner








Date: _____

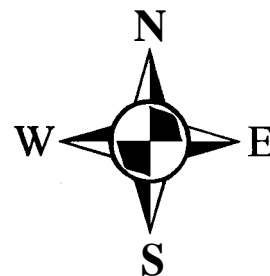


Location Map



Legend

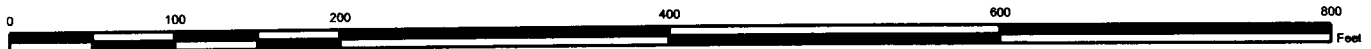
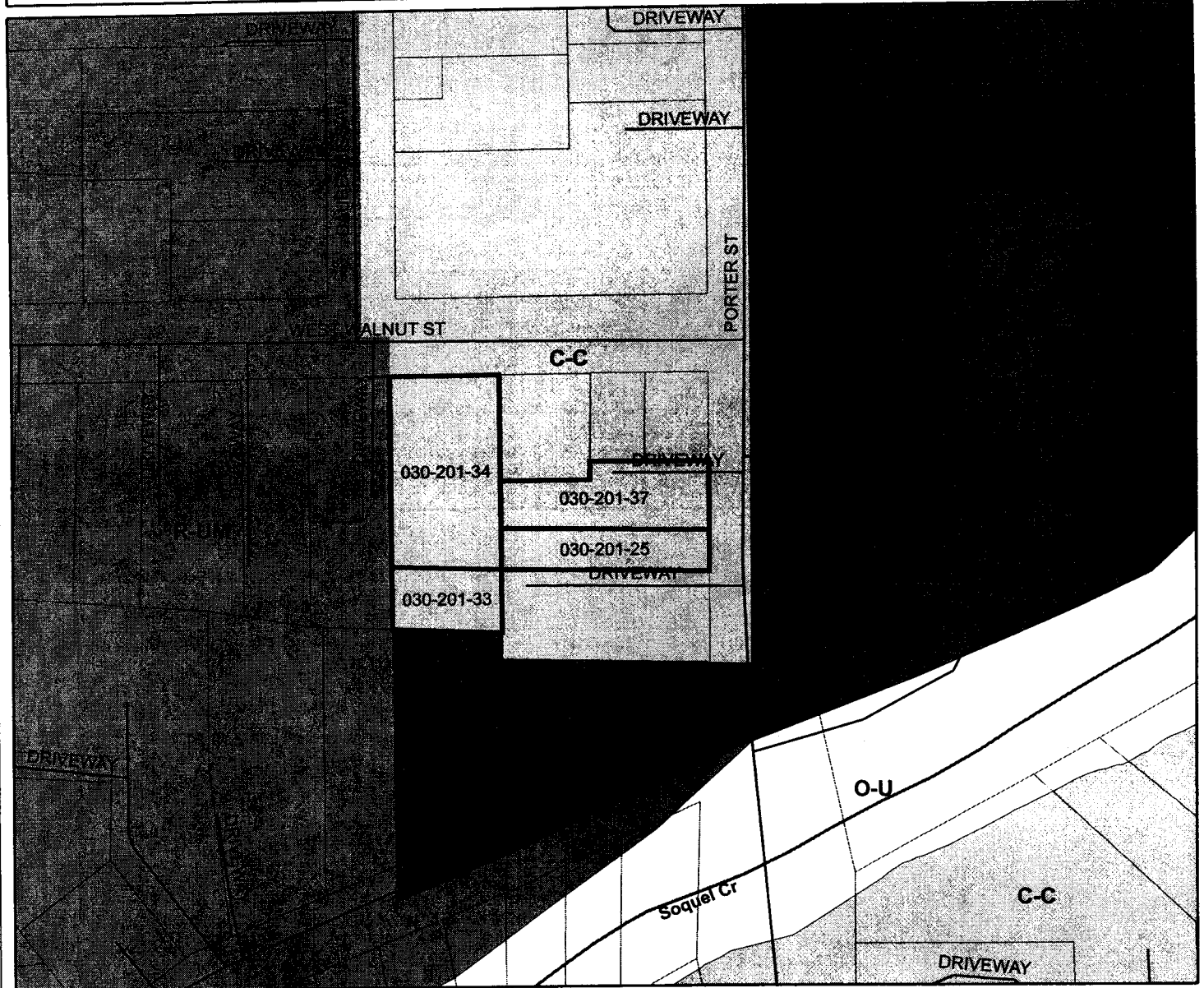
-  Subject Parcels
-  Assessors Parcels
-  State Highways
-  INTERMITTENT STREAM
-  LAKE
-  PERENNIAL STREAM
-  Major Roads




Map Created by
County of Santa Cruz
Planning Department
October 2006

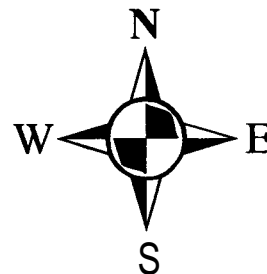


General Plan Designation Map



Legend

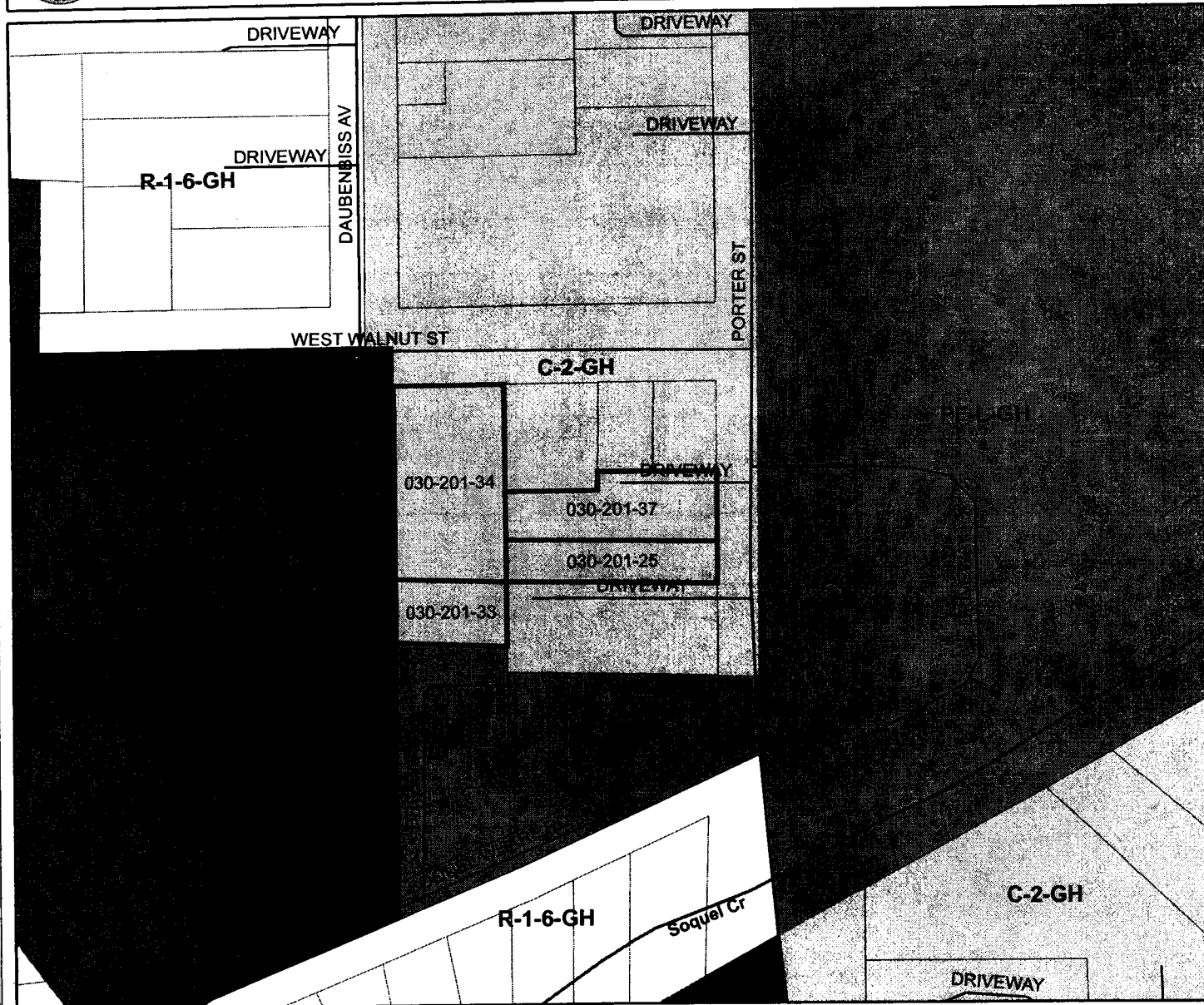
-  Subject Parcels
-  Assessors Parcels
-  Streets
-  Commercial-Community (C-C)
-  Residential- Urban Medium Density (R-UM)
-  Public Facilities (P)
-  Urban Open Space (O-U)



Map Created by
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Planning Department
October 2006

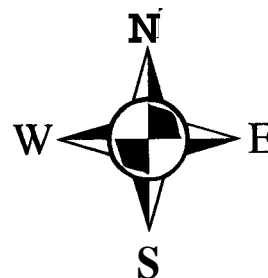


Zoning Map



Legend

- Subject Parcels
- Assessors Parcels
- Streets
- PERENNIAL STREAM
- COMMERCIAL-COMMUNITY (C-2)
- PUBLIC FACILITY (PF)
- RESIDENTIAL-MULTI FAMILY (RM)
- COMMERCIAL-NEIGHBORHOOD(C-1)
- RESIDENTIAL-SINGLE FAMILY (R-1)



Map Created by
County of Santa Cruz
Planning Department
October 2006



P.O. Box 158
Mail to: 5180 Soquel Drive
Soquel, CA 95073-0158
PHONE (831) 475-8500 FAX (831) 475-4291

PROJECT COMMENT SHEET

Date of Review: 11/29/05
Reviewed By: Carol Carr

Returned Project Comments to:	Cathleen Carr County of Santa Cruz Planning Department 701 Ocean St., Ste. 410 Santa Cruz, CA 95060-4073
-------------------------------	--

Owner: Nancy & Robert Eriksen
PO Box 482
Capitola, CA 96010

Applicant: Alan Palmer
8941 Cherryvale Ave.
Soquel, CA 95073

Type of Permit: Development Permit
County Application#: 05-0721

Subject APN: 030-201-25, 33, 37, & 46

Location: **Property** located on the west side of **Porter Street** about 100 feet north of the intersection of Wharf Road and Porter Street, Soquel

Project Description: Proposal to transfer about 7,314.9 square feet **from** APN 030-201-34 to APN 030-201-33 resulting in a 4,355.6 square foot parcel (Parcel D) and a 10,343.6 square foot parcel (Parcel C) and to transfer about 698.2 square feet from APN 030-201-37 to APN 030-201-25 resulting in a **6,258.4** square foot parcel (Parcel A) and a 5,021.4 square foot parcel (Parcel D) and to construct three mixed use commercial buildings as follows: Parcel A one building with 1,175 square feet of commercial space on the first floor and a 1,060 square foot 2-bedroom dwelling unit above; on Parcel B, a building with 1,406 square feet of commercial space with two 1-bedroom dwelling units totaling 1,348 square feet above; and on Parcel C commercial building with 1,909 square feet of commercial space and an 800 square foot garage on the first floor and about 870 square feet of commercial space and two 1-bedroom residential units on the second story and associated parking with a shared parking plan for Parcels A, B, C, and APN 030-201-46 and to grade about 800 cubic yards of earth. Requires a Commercial Development Permit, an Amendment to Commercial Development Permit 2126-U (APN 030-201-46), a Residential Development Permit, a Lot Line Adjustment and Preliminary Grading Approval

Notice

Notice is hereby given that the Board of Directors of the Soquel Creek Water District is considering adopting policies to mitigate the impact of development on the local groundwater basins. The proposed project would be subject to these and any other conditions of service that the District may adopt prior to granting water service.

It should not be taken as a guarantee that service will be available to the project in the future or that additional conditions will not be imposed by the District prior to granting water service.

Requirements

The developer/applicant, without cost to the District, shall:

- 1) Destroy any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfy all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfy all conditions for water conservation required by the District at the time of application for service, including the following:



P.O. Box 158
 Mail to: 5180 Soquel Drive
 Soquel, CA 95073-0158
 PHONE (831) 475-8500 FAX (831) 475-4291

PROJECT COMMENT SHEET

- a) All applicants for new water service **from** Soquel Creek Water District shall be required to offset expected water use **of** their respective development by a 12 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has a "zero impact" on the District's groundwater supply. Applicants **for** new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program
 - b) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval;
 - c) All interior plumbing fixtures shall be low-flow and have the EPA Energy Star label;
- District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing water service;
- 4) Complete LAFCO annexation requirements, if applicable;
 - 6) All units shall be individually metered with a minimum size of 5/8-inch by 3/4-inch standard domestic water meters;
- A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein.

Soquel Creek Water District Project Review Comments:

1. SCWD has reviewed plans prepared by Thacher & Thompson Architects and has made comments. 1) The applicant will need to follow the Procedures for Processing Water Service Requests for Subdivisions, Multiple Unit Developments, and Commercial Developments; however, please be advised that additional conditions may be imposed as per the above Notice. 2) A New Water Service Application Request will need to be completed and submitted to the SCWD Board of Directors. The applicant shall be required to offset the expected water use of their respective development by a 12 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area. Applicants for new service shall bear those costs associated with the retrofit. Calculations for the expected water demand of this project will be generated upon request for a Will Service Letter. Final calculations are pending finalization of the project plans. 3) Water meters shall be set in the Right of Way on Porter Street and Walnut Street. New water mains shall not be installed on the private side of the property. 4) District policy requires that all units to be metered individually. 5) All interior plumbing fixtures shall be low flow and have the EPA Energy Star label. 6) District Conservation Staff has requested that Permeable Concrete be utilized throughout the parking and hardscape areas. Landscape and Irrigation plans have been reviewed and approved. 7) A Fire Protection Requirements Form will need to be completed and reviewed by the appropriate Fire District. 8) Water pressure in this area is high. A Waiver for Pressure &/or Flow will need to be recorded.

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: NOVEMBER 7, 2006 (4TH ROUTING)
TO: PLANNING DEPARTMENT: LARRY KASPAROWITZ
FROM: SANTA CRUZ COUNTY SANITATION DISTRICT
SUBJECT: CONDITIONS OF SERVICE FOR THE FOLLOWING
PROPOSED DEVELOPMENT
APN: 30-201-25, -33, -34, -37, -46 APPLICATION NO.: 05-0721
PARCEL ADDRESS: VACANT PARCELS/NO ADDRESS (-25 & -33), 4610
WALNUT STREET (-34), 2601 PORTER STREET (-37), 2515 PORTER STREET
(-46)

PROJECT DESCRIPTION: AMENDMENT TO COMMERCIAL DEVELOPMENT
PERMIT 2126U (APN: 30-207-46); NEW COMMERCIAL DEVELOPMENT
PERMIT; DEMOLITION OR REMOVAL OF STRUCTURE; LOT LINE
ADJUSTMENTS TO RECONFIGURE PARCELS; CONSTRUCTION OF 4
COMMERCIAL/RESIDENTIAL MIXED USE BUILDINGS

This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

The plans (dated 11/16/06) are approved by District staff with the changes as follow:

*Sheet C05a – Fig SS-10 has been revised. Latest revision date is 4-03.

*Note on plans that Building A and C require backflow prevention devices.

• Approval of final map shall not be granted without copy of recorded easement for sewer lateral purposes.

Any changes to the plans dated 4-03 will require additional reviews by the District.

LARRY KASPAROWITZ

Page -2-

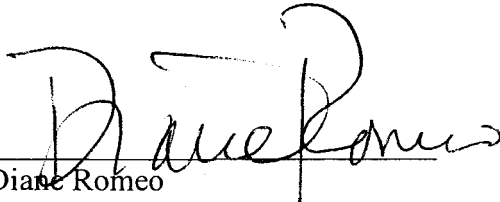
Attach an approved copy of the sewer system plan to the building permit submittal. This approved sewer plan shall be modified in the future by the owner/developer for all proposed changes made to the sewer system.

Santa Cruz County Sanitation District Environmental Compliance Division Requirements for Discretionary Permit (any question regarding the requirements listed below should be directed to Environmental compliance staff at (831) 477-3907):

If a food service facility is planned for the development, a District-approved grease interceptor will be required. All floor drains and sinks in the kitchen must be routed through the interceptor. The interceptor size must be approved by the District. Prior to the approval of plans for food service, the District must be allowed to review any proposed plans for grease interceptors.

Floor drains must be installed with screens to prevent solids from entering the sanitary sewer.

Any other industrial use of the proposed building may require other pretreatment of sanitary wastes prior to discharge. For instance, a sampling manhole may be required if any industrial facilities are planned at the site.


Diane Romeo
Sanitation Engineering

DR/dr

c: Applicant Owner:
Robert and Nancy Eriksen
PO Box 432
Capitola, CA 95010

Property Owner:
Alan Palmer
3941 Cherryvale Avenue
Soquel, CA 95073

Engineer:
Ifland Engineers
1100 Water Street, Su 2
Santa Cruz, CA 95062

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Larry Kasparowitz
Application No.: 05-0721
APN: 030-201-25

Date: January 19, 2007
Time: 10:20:09
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON NOVEMBER 21, 2005 BY JOSEPH L HANNA ===== The geotechnical engineer must review the project plans. The one area of specific concern would appear that a proposed retaining wall is attached to a foundation. The geotechnical engineer has not made recommendations for this situation. The grading should also be setback from the property line.

===== UPDATED ON NOVEMBER 21, 2005 BY JOSEPH L HANNA =====

The project must also comply with FEMA flood control standards. The applicant's engineer must show on the plans that the project as designed can meet FEMA standards. In addition, the project will require a flood GHA; please have the applicant make application for the GHA.

===== UPDATED ON NOVEMBER 30, 2005 BY ANDREA M KOCH =====

Show on the plans and label by number the existing trees discussed in the correspondence from the landscape architect. Indicate whether each is proposed for retention or removal. ===== UPDATED ON MAY 12, 2006 BY ANDREA M KOCH =====

1) Thank you for showing on the plans all trees proposed for retention and for removal.

===== UPDATED ON MAY 30, 2006 BY JOSEPH L HANNA =====

The project must remain incomplete until the appropriate FEW approval is submitted to the County. ===== UPDATED ON AUGUST 23, 2006 BY ANDREA M KOCH =====

1) The project does NOT need to meet FEMA standards and does NOT need a flood GHA. (The applicant submitted a Letter of Map Amendment, or LOMA, from FEMA stating that the property has been removed from the Special Flood Hazard Area.)

Environmental Planning Miscellaneous Comments

The grading plan will require further review at time of the building permit application. ===== REVIEW ON NOVEMBER 21, 2005 BY JOSEPH L HANNA =====

===== UPDATED ON NOVEMBER 30, 2005 BY ANDREA M KOCH =====

Submit a plan review letter stating that the final project plans are in conformance with the recommendations in the soils report. ===== UPDATED ON MAY 12, 2006 BY ANDREA M KOCH =====

1) All original comments still stand. No additional comments.

Housing Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 23, 2005 BY TOM POHLE =====

In accordance with County Code 17.10, this project has an Affordable Housing Obligation (AHO) equal to .75 of a housing unit. While the developer has not yet proposed a method of meeting the AHO, one effective way of meeting the AHO for this project would be to designate one of the five apartments as affordable, with restrictions recorded to insure the apartment continues to remain affordable.

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 05-0721
APN: 030-201-25

Date: January 19, 2007
Time: 10:20:09
Page: 2

Housing Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 23, 2005 BY TOM POHLE =====
None

Long Range Planning Completeness Comments

===== REVIEW ON NOVEMBER 16, 2005 BY STEVE D GUINEY ===== All involved properties are zoned C-2. Minimum C-2 parcel size is 10,000 square feet for lot line adjustments except where the adjustment is to cure a lawfully developed structural encroachment or where each parcel involved is lawfully developed with a structure and the lot line adjustment results in an equal exchange of land and each resulting parcel is the same size after the lot line adjustment as before. This proposal is not to cure a structural encroachment. two of the involved parcels are undeveloped, and resulting parcels are not the same size after the adjustment as before. Therefore, it appears that the proposal cannot be approved as submitted. The applicant must apply for a site area variance, although there is no guarantee that such a variance application would be approved. Additionally, the proposal involves a demolition of an existing house. Although a discretionary application is not needed for the demolition, that part of the proposal needs to be included in the project description.

===== UPDATED ON NOVEMBER 17, 2005 BY STEVE D GUINEY ===== a

===== UPDATED ON NOVEMBER 18, 2005 BY STEVE D GUINEY =====

===== UPDATED ON MAY 8, 2006 BY STEVE D GUINEY ===== Proposed lot line adjustment between Palmer parcels still does not result in two parcels both with minimum of 10,000 square feet.

===== UPDATED ON MAY 8, 2006 BY STEVE D GUINEY =====

===== UPDATED ON AUGUST 22, 2006 BY STEVE D GUINEY =====

===== UPDATED ON AUGUST 22, 2006 BY STEVE D GUINEY =====

===== UPDATED ON AUGUST 22, 2006 BY STEVE D GUINEY =====

Long Range Planning Miscellaneous Comments

===== REVIEW ON NOVEMBER 18, 2005 BY STEVE D GUINEY ===== No comment

===== UPDATED ON MAY 8, 2006 BY STEVE D GUINEY =====

NO COMMENT

===== UPDATED ON AUGUST 22, 2006 BY STEVE D GUINEY ===== As resubmitted, the proposal meets the requirements for a lot line adjustment in so far as minimum parcel size and C-2 zoning are concerned.

===== UPDATED ON AUGUST 22, 2006 BY STEVE D GUINEY =====

NO COMMENT

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 05-0721
APN: 030-201-25

Date: January 19, 2007
Time: 10:20:09
Page: 3

Code Compliance Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 17, 2005 BY AARON LANDRY =====

NO COMMENT

===== UPDATED ON NOVEMBER 17, 2005 BY AARON LANDRY =====

NO COMMENT

Not required by CC. Case closed, no further action. (AJL)

Code Compliance Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 17, 2005 BY AARON LANDRY =====

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 22, 2005 BY ALYSON B TOM ===== Applicat on with civil plans by Ifland Engineers dated 10/26/05 has been received. Please address the following:

1) This project is required to limit post development runoff rates to predevelopment levels for the 10 year storm. Utilizing detention to meet this requirement is only allowed if other measures are not feasible. Are facilities to retain and infiltrate added runoff due to additional impervious areas feasible on this site? If so, please incorporate retention/infiltration measures prior to detention. If not, please submit reasons of infeasibility for review. The geotechnical investigation by Rock Solid Engineering Inc. performed infiltration tests for the project site.

2) Does the proposed drainage plan follow existing drainage patterns? It is unclear if this site drains to the storm drain system in Walnut Street as proposed. Existing drainage patterns should be maintained. The applicant should attempt (and provide documentation of this attempt) to obtain easements etc. to maintain existing drainage patterns. Sufficient justification and a description and analysis of the entire diversion path demonstrating adequacy in terms of capacity and condition will be required in order to allow the proposed local diversion. The analysis should assume no detention on site and full build out of the watershed. The plans should include the replacement/upgrade of any downstream facility that is not adequate.

3) This project is required to minimize impervious surfaces. Please consider the following in order to meet this requirement: eliminate unnecessary paving, send runoff from roof areas to landscaped areas rather than hard piping directly off-site, utilize pervious surfacing or decking in place of proposed impervious surfaces, etc.

4) This project is located in the floodplain. Demonstrate that the proposed project, including building foundations and grading, will not add to flooding damage potential by displacing flood waters.

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 05-0721
APN: 030-201-25

Date: January 19, 2007
Time: 10:20:09
Page: 4

5) Does this site receive runoff from adjacent properties? If so, how has the project been designed to accommodate this runoff?

6) This project will be reviewed "at cost". The original \$795 review fee submitted has been converted to an at cost account.

For questions regarding this review Public Works stormwater management staff is available from 8-12 Monday through Friday. All submittals for this project should be made through the Planning Department.

===== UPDATED ON MAY 17, 2006 BY ALYSON B TOM ===== Application with preliminary drainage calculation dated April 2006 and civil plans dated 3/30/06 has been received. Please address the following:

1) Per previous comment No. 1, please confirm that the design of the detention system has taken into account the runoff that bypasses the system.

2) Previous comment No. 2 has not been addressed. Why can't existing drainage patterns be maintained. See previous comment. As previously requested, please provide a complete analysis for the entire diversion path (including the sections on Walnut Street). Use Fig. SD-2 or a similar spreadsheet. Please take the drainage area from application 05-0173 into account. Assume no detention in the analysis of the downstream system. Use expected floodwater elevations in Soquel Creek for determining downstream water surface elevations or full pipe, whichever is more conservative. Previous analyses of this system are available at Public Works.

3) Previous comment No. 3 has not been addressed. How will impacts for storms smaller than the 10 year storm be mitigated for?

4) The LOMAR for parcels 030-201-33, and 34 has been received. Please provide this documentation for the other parcels proposed for development.

5) Previous comment No. 5 has been addressed.

6) The proposed storm drain and inlet proposed on Walnut Street do not meet County standards. Approval by the Operations Engineer is required.

===== UPDATED ON AUGUST 17, 2006 BY ALYSON B TOM ===== Application with drainage calculation dated 7/18/06 and civil plans dated 7/11/06 has been received. Please address the following:

1) Per previous comment No. 1, please confirm that the design of the detention system has taken into account the runoff that bypasses the system. The detention calculations provided dated 2/22/06 and drainage area calculations dated 7/18/06 are not consistent with the plans dated 7/11/06. Based on the plans dated 7/11/06 almost all of parcels C and D will drain to the easterly system and bypass the detention system. The detention system should be sized so that the total runoff from the 4 parcels is limited to predevelopment 10 year flows. The allowable release rate from the detention system needs to account for runoff from parcels C and D that bypass that system. The storm drainage calculations on sheet C-02 need to be amended to account for the entire project area, all four parcels. Given the non-standard proposed system, the standard detention spreadsheet provided in the CDC (SWM-17) is not applicable. Please provide analysis that is consistent with the actual proposal.

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 05-0721
APN: 030-201-25

Date: January 19, 2007
Time: 10:20:09
Page: 5

Include a map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility, clearly distinguishing between the two areas. and noting the square footage as required in the CDC.

2) Previous comment No. 2 has not been addressed. Use Fig. SWM6 or a similar spreadsheet. Only single culvert calculations were included in the 7/18/06 submittal. A full system analysis is required as previously requested. Assume no detention in the analysis of the downstream system. Use expected floodwater elevations in Soquel Creek for determining downstream water surface elevations or full pipe, whichever is more conservative. Provide analysis for design (10 year) and safe overflow (25 storms). Evaluation should include water surface impacts on the system upstream of the proposed tie-in. Previous analyses of this system have been provided to the project Engineer. A similar analysis accounting for the proposed project should be provided. This offsite analysis needs to be signed and stamped by the civil engineer.

3) Provide confirmation from the project geotechnical engineer that the proposed retention system as described on sheet CO-2 note 25 in the shared driveway area is feasible and will not cause any adverse impacts on subject or adjacent properties.

All submittals for this project should be made through the Planning Department.
===== UPDATED ON DECEMBER 8, 2006 BY ALYSON B TOM ===== Application with plans dated 10/16/06 and letter dated 11/7/06 has been received. The application is complete with regards to stormwater management for the discretionary stage. Please see miscellaneous comments for issues to be addressed in the building application.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

===== REVIEW ON NOVEMBER 23, 2005 BY ALYSON B TOM ===== The following items should be addressed prior to building permit issuance.

- 1) Submit detailed plans and supporting calculations demonstrating that the on-site storm water system meets design criteria requirements (capacity, safe overflow, freeboard, velocity, etc.).
- 2) Please provide additional details or notes for the proposed swales in the individual lots. The details should include minimum width and depth requirements.
- 3) Please show drainage easements for all common drainage facilities
- 4) Please submit a review letter from the Geotechnical engineer approving of the final drainage plan. The letter should refer to dated plans.
- 5) Zone 5 fees will be assessed on the net increase in impervious area proposed with this project. For fee and impact credit for the existing impervious areas please provide documentation that these areas are permitted as impervious.
- 6) Please provide permanent markings at each inlet that read: "NO DUMPING - DRAINS TO BAY", or equivalent. The property owner is responsible for maintaining these

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 05-0721
APN: 030-201-25

Date: January 19, 2007
Time: 10:20:09
Page: 6

markings.

7) This project will be inspected by public works staff. Once all other reviewing agencies have approved the building permit plans submit a reproducible copy of the civil plan sheets (with the Zone 5 signature block on the title sheet) for review and signature by Public Works. Provide an engineers estimate for the drainage related items and submit a 2% deposit (\$540 minimum. subject to change) for inspection fees.

8) Provide a copy of a recorded maintenance agreement(s) for all proposed structural treatment and detention facilities.

Additional details may be required at the building permit stage.

----- UPDATED ON MAY 17, 2006 BY ALYSON B TOM ----- Please address the following in addition previous miscellaneous comments prior to building permit issuance.

1) Analysis of the existing valley gutter and pipe system should be included with the complete on site analysis prior to building permit submittal.

2) The proposed detention system and several water quality treatment units are proposed on adjacent properties. Recorded maintenance agreements will be required identifying entities responsible for maintenance of these facilities.

3) The proposed detention system and Zone 5 fees will be based on the net increase in permitted impervious area. Please provide documentation demonstrating that the existing impervious area is permitted or was installed prior to 1969.

----- UPDATED ON AUGUST 17, 2006 BY ALYSON B TOM ----- Please address the following in addition previous miscellaneous comments prior to building permit issuance.

1) The proposed storm drain and inlet proposed on Walnut Street should be a GO inlet.

2) Provide a drainage easement on parcel D for the common drainage facilities.

3) Provide analysis and design for the proposed retention facilities to handle the post development 2 year storms. This should be designed for impacts from proposed impervious areas on all 4 parcels, or mitigations for parcels C and D should be provided separately.

4) Provide recorded drainage easement for the proposed detention system clearly identifying who is responsible for maintenance, if necessary, the easement may need to be recorded against the subject parcel(s) as well as the adjacent parcel where the detention system is proposed.

5) Provide cleanouts at the upstream ends of the proposed detention/retention pipes.

6) Include measures to minimize the future clogging and maintenance of the proposed detention/retention system.

----- UPDATED ON DECEMBER 8, 2006 BY ALYSON B TOM ----- Please address the

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 05-0721
APN: 030-201-25

Date: January 19, 2007
Time: 10:20:09
Page: 7

following at the building permit application stage:

- 1) Submit a final Drainage Study that reflects the final site plan and the following comments. The calculations for the detention system should assume a predevelopment time of concentration of 15 minutes per the County Design Criteria. Please review system analysis to determine if portions of area 11 were double counted with areas E, F, G, and H. The topographic information indicates that much of area B2 drains directly to the road. Confirm whether or not this is the case and update both the detention and system calculations accordingly. The final study should include all relevant analysis submitted for the project.
- 2) Provide updated plans that include mitigations for impacts from small storms. Update note 25 on sheet C.02 accordingly. Include maintenance requirements for the proposed mitigation facilities on the project plans. Given the site constraints described, mitigations should be maximized, so all alternatives suggested in the November 7, 2006 letter by Ifland Engineers should be considered for inclusion in the final site proposal.
- 3) Can the detention pipe be dropped so that it will begin to fill at the same time or before the 12" pipe fills?
- 4) How has potential clogging and maintenance of the proposed detention system been minimized in the project design? Provide a cleanout at the upstream end of the detention pipe.
- 5) Provide a County standard catch basin at the curb face for access to the proposed 12" storm drain in Porter Street.
- 6) Provide water quality treatment at the last inlet so that all proposed driveway and parking area runoff is treated prior to discharge from the site.
- 7) Include a note for signage stating "No Dumping Drains to Bay - No Tire Desecho al Mar" adjacent to all proposed catch basins, both on and off-site.
- 8) Submit recorded maintenance agreement/s for the proposed detention and water quality treatment systems. If fossil filters or other proprietary treatment is proposed, include the manufacturers' maintenance requirements on both the project plans and in the recorded maintenance agreement. The easement for the proposed detention system on adjacent property should clearly identify who is responsible for maintenance, if necessary, the easement may need to be recorded against the subject parcel(s) as well as the adjacent parcel where the detention system is proposed.
- 9) Please submit a review letter from the Geotechnical engineer approving of the final drainage plan. The letter should refer to dated plans.
- 10) Zone 5 fees will be assessed on the net increase in permitted impervious due to this project. Please provide documentation demonstrating that the existing impervious area is permitted or was installed prior to 1969.
- 11) This project will be inspected by Public Works staff for construction of

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 05-0721
APN: 030-201-25

Date: January 19, 2007
Time: 10:20:09
Page: 8

drainage infrastructure. Once all other reviewing agencies have approved the plans submit a copy of reproducible civil plans with a DPW signature block along with an engineer's estimate for the construction of the drainage related items. Allow approximately 1 week for routing for signature through DPW.

DPW Road Engineering Completeness Comments

----- REVIEW ON NOVEMBER 29, 2005 BY GREG J MARTIN -----

The placement of a garage within a parking lot is not recommended. Garage spaces would require a minimum of ten feet sight distance to the parking aisle. A carport is acceptable with the current layout provided there is no sight distance obstructions.

The residential parking should be separated from the commercial parking.

The parcel with Building No.1 has a strip extending to Walnut Street. It is our understanding this strip is to serve parking for an existing residence (030-201-34) fronting Walnut Street. We do not recommend this layout as it creates an oddly shaped parcel (030-201-33) and ties two parcels together in an unwieldy manner. The residence is non-permanent as it lies on a commercially zoned parcel, so new or revised lot lines should not accommodate the residential use. Whenever possible, parcels should be separate distinct units with no ties to neighboring parcels. Distinct parcels with no ties are more readily used and sold which is in the best interest of the property owner and prospective owners.

If you have any questions please call Greg Martin at 831-454-2811. ----- UPDATED ON MAY 19, 2006 BY GREG J MARTIN -----

The placement of a garage within a parking lot is not recommended. Garage spaces would require a minimum of ten feet sight distance to the parking aisle. A carport is acceptable with the current layout provided there is no sight distance obstructions.

The residential parking should be separated from the commercial parking.

Parcel C is proposed as a flag lot with property access from Walnut Street. It is our understanding the -flag pole- is to serve parking for an existing residence (030-201-34) fronting Walnut Street. Access to proposed buildings on Parcel C is only through an easement over Parcel A and B. We do not recommend this parcel layout as it unnecessarily requires an easement on Parcel C for parking and circulation for buildings on Parcel D. The flag portion of Parcel C is solely for use by Parcel D under the proposed and future Phase II development therefore it should be a part of Parcel D.

Access to proposed buildings on Parcel C is only through an easement over Parcel A and B. This easement should allow for a 20 foot wide access driveway unimpeded by curbs. This requires the easement be adjusted at the westerly end of the parking aisle.

If you have any questions please call Greg Martin at 831-454-2811. ----- UPDATED ON AUGUST 22, 2006 BY GREG J MARTIN -----

The placement of a garage within a parking lot is not recommended. Garage spaces

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No. : 05-0721
APN: 030-201-25

Date: January 19, 2007
Time: 10:20:09
Page: 9

would require a minimum of ten feet sight distance to the parking aisle. A carport is acceptable with the current layout provided there is no sight distance obstructions.

The residential parking should be separated from the commercial parking

Parcel D is proposed with a portion of the property serving as a parking lot for one of the other properties. We do not recommend this parcel layout as it unnecessarily requires an easement on Parcel D for parking and circulation for buildings on Parcel C.

Access to proposed buildings on Parcel C is only through an easement over Parcel A and B. This easement should allow for a 20 foot wide access driveway unimpeded by curbs. This requires the easement be adjusted at the westerly end of the parking aisle.

If you have any questions please call Greg Martin at 831-454-2811

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON NOVEMBER 29, 2005 BY GREG J MARTIN =====
===== UPDATED ON MAY 19, 2006 BY GREG J MARTIN =====
===== UPDATED ON AUGUST 22, 2006 BY GREG J MARTIN =====

MEMORANDUM

Application No: 05-0721 (third routing)

Date: August 2, 2006

To: Cathleen Carr, Project Planner

From: Lawrence Kasparowitz Urban Designer

Re: Design Review for a three mixed use, commercial/residential buildings at Porter and Walnut Street, Soquel

I PLAN / III CODE IES**Design Review Authority****13.11.040** Projects requiring design review.

(e) All commercial remodels or new commercial construction.

Design Review Standards**13.11.072** Site design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship	✓		
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A

Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Accessible to the disabled, pedestrians, bicycles and vehicles			NIA
Noise			
Reasonable protection for adjacent properties	✓		

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria(✓)	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			NIA
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting.	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties...	✓		

Building walls and major window areas are oriented for passive solar and natural lighting.		✓	
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13.1 074 Access, circulation and parking.

Parking			
Minimize the visual impact of pavement and parked vehicles.	✓		
Parking design shall be an integral element of the site design.	✓		
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.	✓		
Lighting			
All site, building, security and landscape lighting shall be integrated onto the site properties.			<i>Suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			<i>Suggest as Condition of Approval</i>
Building and security lighting shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible from adjacent properties.			<i>Suggest as Condition of Approval</i>
Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street.	✓		

At least twenty-five percent (25%) of the trees required for parking lot screening shall be 24-inch box size when planted; all other trees shall be 15 gallon size or larger when planted.	✓		
Parking Lot Design			
Driveways between commercial or industrial parcels shall be shared where appropriate.	✓		
Avoid locating walls and fences where they block driver sight lines when entering or exiting the site.	✓		
Minimize the number of curb cuts			N/A
Driveways shall be coordinated with existing or planned median			N/A
Entry drives on commercial or industrial projects greater than 10,000 square feet should include a 5-foot minimum net landscaped median to separate incoming and out going traffic, where appropriate.			N/A
Service Vehicles/Loading Space. Loading space shall be provided as required for commercial and industrial uses.	✓		
Where an interior driveway or parking area parallels the side or rear property line, a minimum 5-foot wide net landscape strip shall be provided between the driveway and the property line	✓		
Parking areas shall be screened from public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate	✓		
Interior parking spaces shall be provided as required. They shall be appropriately located in relation to the major activity area.	✓		
Reduce the visual impact and scale of interior driveways, parking and paving.	✓		

Parking Lot Landscaping

It shall be an objective of landscaping to accent the importance of driveways from the street, frame the major circulation aisles, emphasize pedestrian pathways, and provide	✓		
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses.	3		
Parking lots shall be landscaped with large canopy trees.	✓		

A landscape strip shall be provided at the end of each parking aisle.	✓		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles.			N/A
Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement.	✓		
Variation in pavement width, the use of texture and color variation in paving materials, such as stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the visual impact of large expanses of pavement.			N/A
As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable materials.	✓		
Pedestrian Travel Paths			
On-site pedestrian pathways shall be provided from street, sidewalk and parking areas to the central use area. These areas should be delineated from the parking areas by walkways, landscaping, changes in paving materials, narrowing of roadways, or other design techniques.			N/A
Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and physical building design and parking area features to achieve access for the physically disabled.	✓		
Separations between bicycle and pedestrian circulation routes shall be utilized where appropriate.			N/A

URBAN DESIGNER's COMMENTS:

- *The proposed property line between Parcels A and B makes no sense on the ground. When one parcel is sold – how is liability and maintenance allocated when parking crosses over the property line?*

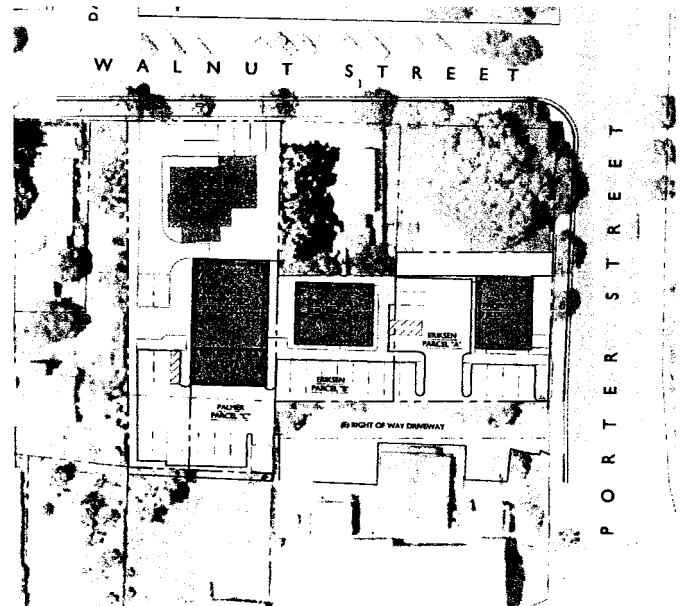
YOU ARE INVITED TO A NEIGHBORHOOD MEETING



Bob Eriksen and Alan Palmer are presenting our plans for the vacant lot at
260 I Porter Street in Soquel.

Working with Santa Cruz Architects, Thacher and Thompson, we have developed plans for a small office and residential use project that we believe will contribute to the character of Soquel Village.

- Designed to fit on three small parcels are three proposed buildings. Building A has 1,175 square feet of office and one 2 bedroom apartment, building B has 1,406 square feet of office space and two 1 bedroom apartments and building C has 1,909 square feet of office space with a 2 bedroom apartment and a 1 bedroom apartment.
- The proposed buildings all have two-story craftsmen architecture, with office spaces on the first floor and apartments above.
- Landscaping designed by Ellen Cooper that increases the number of trees, provides a shade canopy over the parking areas and utilizes planting spaces located to create a visual buffer as viewed from the street.



REPORT ON THE RESULTS OF THE NEIGHBORHOOD MEETING
FOR APPLICATION 05-0721
BY OWNERS: ALAN PALMER AND ROBERT ERIKSEN

Thursday, November 09, 2006

1a. **Meeting notification materials** – **An** invitation to a neighborhood meeting to discuss the application was mailed out. A copy of the two-page color invitation is included with this report.

1b. **Mailing list** - A mailing list of more than 100 addresses was obtained from the Santa Cruz County Geographic Information Services by contacting matt.price@co.santa-cruz.ca.us. A copy of the mailing list is included with this report. In addition to addresses on the mailing list, invitations were mailed to Tom Burns, Planning Director and Supervisor Jan Beautz.

1c. **Date and Time** - The meeting was held on October 21 at 9:00 am on Porter Street at the site.

1d. **Attendance** - About 15 people attended the meeting including Supervisor Jan Beautz. People were given an opportunity to sign an attendance list. Three people signed the list. A copy **of** the list is included with this report.

1e. **Notification materials** - The items used as part of the meeting notification and the meeting itself are included with this report. They include: The meeting invitation, the mailing list, the attendance list, and a copy **of** the site plan **from** the application.

2. Concerns, issues and problems raised by neighbors during the meeting - Neighbors expressed concerns about traffic, trees, grading, drainage, architectural design, 2nd story window height and open space.

3. Describe how you have addressed or intend to address the concerns, issues and problems raised by neighbors.

The Santa Cruz County Neighborhood meeting ordinance appears to have been intended for projects at early concept stage. The County brochure provided to the applicants states ***“The neighborhood meeting can be held at any time before application submittal, but not before your Development Review Group meeting.”*** Our project application had been submitted and had gone through several revisions as a result **of** the various comments from the Planning Department prior to the enactment of this ordinance. As a consequence **many of** the neighborhood concerns had already been addressed with design changes prior to our neighborhood meeting. Here is how we have addressed the issues.

Traffic - Our original design had called for maintaining the three access driveways onto Porter Street that are currently in place. As a result of discussions and comments from the Planning Department, Bob Eriksen and Alan Palmer combined two separate projects and completely re-designed the site plan resulting in a reduction of the driveways from three to **two**. Our project fronts on Porter Street and is within **300** feet of bus stop enabling residents to reduce their automobile use if desired.

Trees – We hired an arborist to list, identify, describe and locate the existing trees. Our landscape architect has created a plan that will provide more trees and tree canopy than currently exists. After our original plan submittal, in response to comments from the planning staff, we increased the number of trees and the size of the tree plantings on **our** current plans.

Grading and drainage - One neighbor was concerned that fill dirt may slide onto his parcel and expressed concern that we would divert storm water onto his parcel. The design **our** civil engineers have submitted uses a low retaining wall to create positive drainage away from the neighbors property. The outcome will be an improvement over current conditions. All drainage from the applicant's project will now be conducted **to** the County's storm drain system with improvements in quality and management of volume.

Architectural design – One neighbor commented that our "Craftsman" design was not in keeping with surrounding structures. This person felt we should have a stucco design similar to the elementary school. Our design is consistent with the Porter Street guidelines found within the Soquel Village Plan. The proposed new buildings are stucco on the first floor with horizontal siding on the second floor. This palette of materials reflects the character of the Soquel Village historic neighborhood. The Spanish Eclectic style of the school is certainly pleasant. However, the surrounding neighborhood has a very wide variety of vernacular styles with a mix of stucco and horizontal siding. In this context, the proposed buildings reflect the character of the neighborhood better than a by-the-book Spanish style building would.

Second Story windows – Our buildings are **two** story structures and conform to the building height standards for the zone district. The surrounding buildings in the immediate area, both residential and commercial, are **two** stories tall and have second story windows. The closest adjacent residence is over **60** feet away. There are no privacy issues.

Open Space – One neighbor expressed concern that there were not enough parks and open spaces in the area. There is a park behind the elementary school that is across the street and about 1,000 feet from **our** project. Our design meets the open space requirements for residential zoning units. If this were not a mixed use project and solely a commercial project, there would be no open space requirement at all. As a result, we are providing more open space than would be found in a conventional commercial development.

4. Describe all concerns, issues and problems that cannot be addressed, including irresolvable conflicts.

1. 1. Some of the neighbors expressed that they wanted all existing trees saved. They said that they do not care about new tree plantings and that new plantings do not mitigate the trees to be removed. We have consulted an arborist regarding the existing trees and our landscape architect has provided a planting plan that will not **only** mitigate the loss of existing trees but will enhance the neighborhood with a huge investments in new plantings. The result will be a healthier, more attractive urban forest for the future.
2. 2. One person suggested that we should not build anything on the parcels and that it would be better if left undeveloped. However, such an 'open-space use' would be inconsistent with the land use requirements of the General Plan and the Zoning Ordinance. Further, the small business locations and apartments included in this project are very important to the community's goals of supporting local businesses and work-force housing. **As** a community we can't decry the invasion of big-box stores and monster houses for the rich and at the same time not provide encouragement to projects like this one that support local businesses and residents.

Alan Palmer and Bob Eriksen
4610 Walnut Street and 2601 Porter Street
Soquel, Ca.

October 17, 2005
Revised April 12, 2006

On October 17, 2005 I made a site visit to look at the trees located on the properties listed above. The trees are described below and are indicated on the attached site plan.

Tree #1 is a *Ligustrum lucidum* (Glossy Privet). It is approximately 50' tall with an average crown spread of 20'. The DBH (diameter at breast height, 48" above grade) is 5.8". There are 3 trunks originating at 55' above grade. The canopy is crowded on the southern side by Tree #2. The foliage is in good condition.

Tree #2 is a *Ligustrum lucidum* (Glossy Privet). It is approximately 50' tall with an average crown spread of 20'. There are 3 trunks originating at 26' above grade. The DBH's of the trunks are 9", 11" and 12". The canopy is crowded on two sides by Tree #1 and Tree #3. There are pockets of rot evident where branches have been removed. The foliage is in good condition.

Tree #3 is a *Ligustrum lucidum* (Glossy Privet). It is approximately 50' tall with an average crown spread of 20'. There are 3 trunks originating at 30" above grade. The DBH's of the trunks are 9", 12" and 12". The canopy is crowded on the southern side by Tree #2. There are pockets of rot evident where branches have been removed. The foliage is in good condition.

Tree #4 is a *Lycianthus rantonnei* (Paraguay Nightshade). It is approximately 15' tall with an average crown spread of 15'. The DBH is 5". The trunk is bent and misshapen. The tree appears healthy and the foliage is in good condition.

Tree #5 is a *Prunus cerasifera* (Purple Plum). It is approximately 12' tall with an average crown spread of 8'. The DBH is 3". The tree appears healthy and the foliage is in fair condition.

Tree #6 is a *Betula pendula* (European White Birch). It is approximately 13' tall with an average crown spread of 9'. It has 2 trunks with DBH's of 3" and 5". The tree appears healthy and the foliage is in fair condition.

EXHIBIT 1

Tree #7 is a *Schinus molle* (California Pepper). It is approximately 23' tall with an average crown spread of 15'. The DBH is 11". The trunk leans at 10 degrees from vertical towards the south. The tree appears healthy and the foliage is in excellent condition.

Tree #8 is a *Myoporum laetum* (Myoporum). It is approximately 15' tall with an average crown spread of 12'. The DBH is 8". The tree appears healthy and the foliage is in excellent condition.

Tree #9 is a *Abies* species (Fir). It is approximately 35' tall with an average crown spread of 20'. The DBH is 15'. The trunk splits into 2 parallel leaders at 7'. The tree leans towards the northeast at 15 degrees from vertical. The foliage is in good condition. The tree will need to be **removed** to accommodate the parking lot as drawn. Removal of the tree will benefit the large mayten tree, Tree #10, immediately adjacent to the trunk of the fir.

Tree #10 is a *Maytenus boaria* (Mayten Tree). The tree is located on the southern property line. It is approximately 35' tall with an average crown spread of 25'. Two of the trunks lean significantly on to the neighboring property to the south. The tree is very large for this species, indicating it is a mature specimen. The foliage is in good condition. This tree will need to be **removed** in order to construct the parking lot as shown on the plans.

Tree #11 is a *Pinus radiata* (Monterey Pine). The tree is approximately 15' tall with an average crown spread of 20'. The DBH is 7". The tree appears healthy and the foliage is in good condition. This tree will need to be **removed** in order to construct the parking lot as shown on the plans.

Tree #12 is a *Celtis occidentalis* (Hackberry). It is approximately 35' tall with an average crown spread of 35'. The DBH is 13". The trunk splits into 2 parallel leaders at 6'. The tree appears to be in good health and the foliage is in fair condition. This tree will need to be **removed** in order to construct the parking lot as shown on the plans.

Tree #13 is a *Celtis occidentalis* (Hackberry). It is approximately 40' tall with an average crown spread of 45'. There are 6 trunks with DBH's of 12 to 17". Two trunks have splits in them where wood has been ripped away or given way. One of these trunks is bent significantly towards the ground. The foliage is in fair condition. This tree will need to be **removed** in order to construct the parking lot as shown on the plans.

Tree #14 is a *Juglans regia* (English Walnut) grafted on *Juglans hindsii* (California Black Walnut) root stock. The tree is approximately 40' tall with an average crown spread of 25'. The DBH is 28". The trunk is misshapen and leans west at 30 degrees from vertical. The foliage is in excellent condition. This tree will need to be **removed**

in order to construct the project as shown on the plans.

Tree #15 is a *Betula pendula* (European White Birch). It is approximately 35' tall with an average crown spread of 17'. The DBH is 13". The canopy is very sparse and the foliage is in fair condition. This tree will need to be **removed** in order to construct the project as shown on the plans.

The trees to remain are located along the existing driveway off of Walnut Street. These trees should be fenced at the edge of the driveway with 6' chain link fencing, prior to the commencement of any grading or construction activities, in order to protect the trees from compaction, dumping or storage of materials around there root zones.

Thank you.

A handwritten signature in cursive script that reads "Ellen Cooper".

Ellen Cooper
Arborist I.S.A W.C. #0848

Alan Palmer and **Bob** Eriksen
4610 Walnut Street and 2601 Porter Street
Soquel, Ca.

October 17,, 2005
April 12, 2006

Following is an analysis of the tree canopy coverage for the trees to be removed from the properties listed above, as a consequence of the proposed development (See the Arborist Report); compared to the trees proposed for planting according to the landscape plan.

Square Footage of Tree Canopies to be Removed

3.14 x r squared (r=radius of hypothetical canopy) x	portion of actual canopy (some canopy missing due to crowding by other trees)
Tree #9 Abies species (Fir Tree)	157 square feet
Tree #10 Maytenus boaria (Mayten Tree)	255 square feet
Tree #11 Pinus radiata (Monterey Pine)	314 square feet
Tree #12 Celtis occidentalis (Hackberry)	641 square feet
Tree #13 Celtis occidentalis (Hackberry)	1059 square feet
Tree #14 Juglans regia (English Walnut)	490 square feet
Tree #15 Betula pendula (Birch)	226 square feet

Total tree canopy to be removed: **3142 square feet**

Square Footage of Proposed Tree Canopies (at 4 years)

2601 Porter Street:

2 Pistacia chinensis (Chinese Pistache)	2 x 250 square feet = 500 square feet
2 Cercis 'Forest Pansey' (Red-leafed Redbud)	2 x 78.5 square feet = 157 square feet
2 Tristania conferta (Brisbane Box)	2 x 125 square feet = 250 square feet
2 Nerium oleander 'Sister Agnes' (Oleander)	2 x 50 square feet = 100 square feet

4610 Walnut Street:

3 Pistacia chinensis (Chinese Pistache)	3 x 250 square feet = 750 square feet
3 Cercis 'Forest Pansey' (Red-leafed Redbud)	3 x 78.5 square feet = 235.5 square feet
1 Podocarpus macrophyllus (Podocarpus)	1 x 78.5 square feet = 78.5 square feet
2 Koelreuteria paniculata (Goldenrain Tree)	2 x 176 square feet = 528 square feet
4 Nerium oleander 'Sister Agnes' (Oleander)	4 x 50 square feet = 200 square feet
2 Platanus 'Yarwood' (London Plane Tree)	2 x 325 square feet = 650 square feet

Total proposed tree canopy (at 5 years): **3449 square feet**

EXHIBIT L

April 19, 2006

Alan Palmer
3941 Cherryvale Avenue
Soquel, CA 95073060

RE: Eriksen & Palmer – Porter Street Project Parking

Dear Mr. Palmer:

I have prepared a shared parking analysis for the Eriksen & Palmer proposed mixed use development on Porter Street in Soquel Village an unincorporated area of the County of Santa Cruz. This analysis is based on methodology described in “Shared Parking” developed by the Urban Land Institute. The information included in that report has been updated with more recent peak generation rates identified in “Parking Generation Third Edition” prepared by the Institute of Transportation Engineers.

The Urban Land Institute and Institute of Transportation Engineers peak parking demand and hourly parking demand percentages were used to estimate the hourly parking demand for the combination of uses proposed for the site. It should be noted that the County parking requirement for office use is high compared to anticipated peak parking generation rates identified by the Institute of Transportation Engineers (ITE) for office uses. The average peak parking generation rate empirically developed by ITE is 2.84 spaces per 1000 square feet gross floor area (Land Use 701 Suburban) versus the County requirement of 5 spaces per 1000 square feet of gross leaseable area. The County’s parking requirement for residential uses was used because it is more consistent with local vacancy and occupancy rates which affect the parking demand. Using these rates the parking demand for the individual uses may be calculated as follows:

- **Commercial** - 4,917 square feet gross floor area X 2.84 spaces/1000 sq. ft. = 14 spaces
- **Residential** - 4 one-bedroom units @ 2 spaces per unit and 1 two-bedroom unit @ 2.5 spaces per unit plus 20% guest parking = 13 spaces
- **Total: Commercial and Residential Uses = 27 spaces**

These individual parking demands were used in the shared parking analysis to estimate the peak parking demand for the mixed use project. The garage parking has been factored out from the shared parking calculation because it is not available for sharing. I’ve attached the spreadsheet for the analysis as well two charts depicting the hourly parking demand for weekdays and for Saturday. Based on this calculation the maximum parking demand will be for 25 spaces at about mid-afternoon on Saturdays. The parking demand peaks on weekdays at 23 spaces for several hours beginning at midday. This analysis indicates that you will have a reserve capacity of five spaces. I understand that

the project proposes to provide 30 new parking spaces on site. This will provide a significant cushion (16%) for unexpected demands.

The following are my responses to preliminary comments made on the project.

Comment: Residential and commercial parking areas should be separated. **Response:** One of the concepts of a mixed use development is to take advantage of the opportunity to share in the parking made available and thus reduce the need for excessive parking pavement. Parking access for residential and commercial uses will not pose safety issues in small developments. Separating residential and commercial parking spaces in a small development eliminates the potential benefits of shared parking.

Comment: Parking areas adjacent to building #3 appear to lack room to maneuver. **Response:** Both parking areas adjacent to building #3 as depicted by the composite plan submittal meet the County design standards as reflected in Section 13.11.074 "Access, circulation and parking" of the County Code.

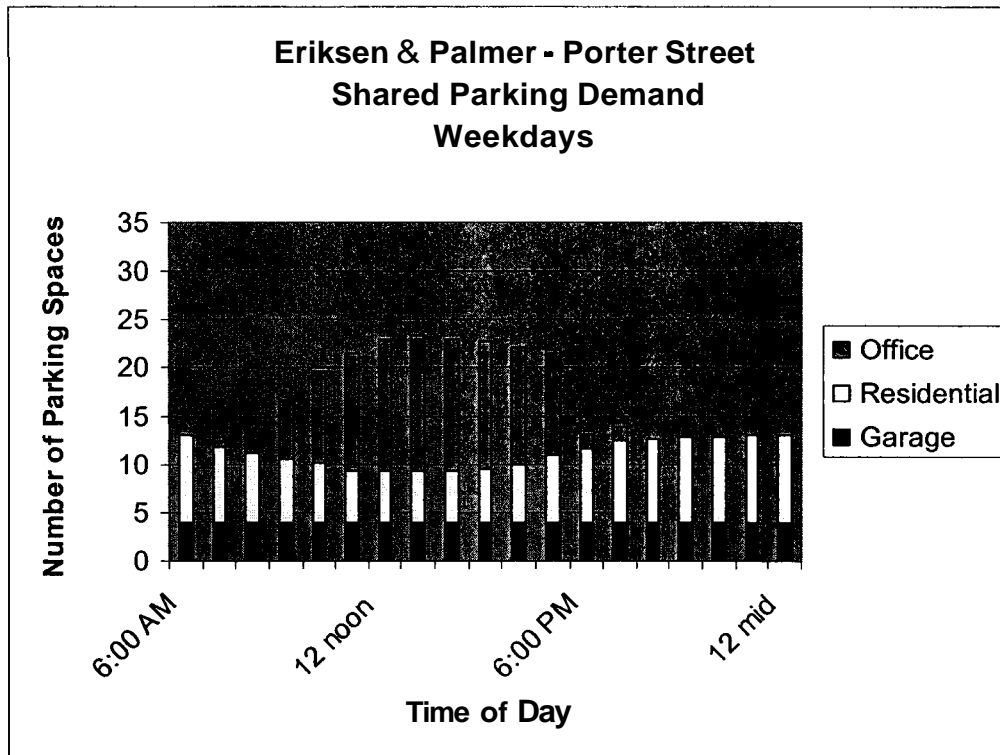
Comment: The proposed parking garage access and egress may conflict with circulation in the parking area. **Response:** The proposed parking garages do not pose potential safety concerns. Speeds in the parking circulation area will be relatively slow. The parking area is too small to allow speeds to build up. If this remains a concern the curb face adjacent to the garages could be extended by six feet to direct the parking circulation away from the face of the garages. This will further reduce speed within the parking area and increase the margin of safety.

Let me know if you have any questions.

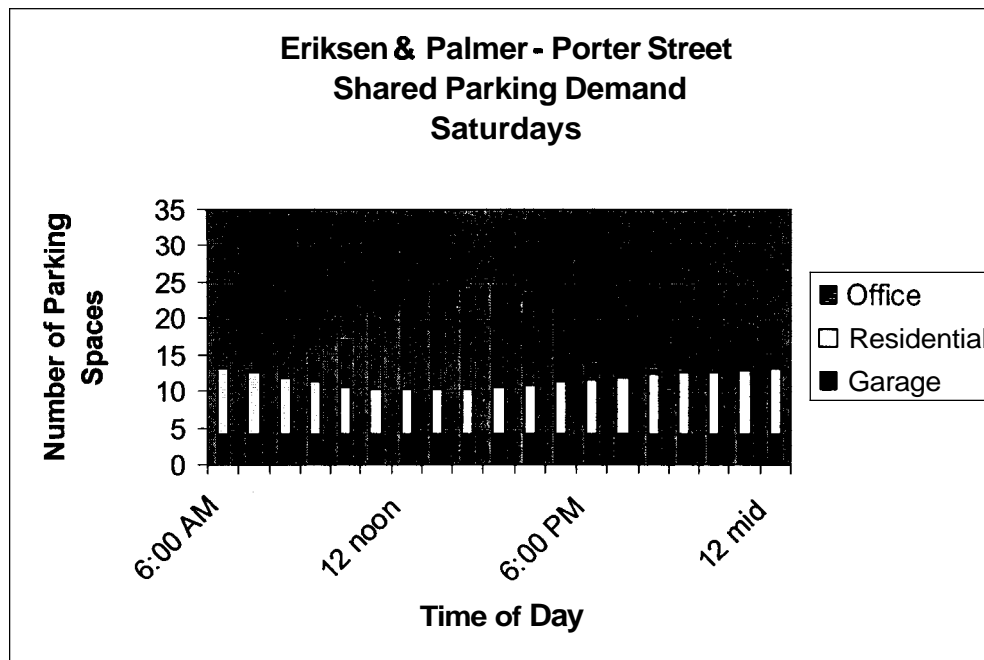
Sincerely,

Ron Marquez

Ron Marquez, P.E.



Maximum parking demand 23 spaces 12 to 3 pm.



Maximum parking demand 25 spaces 3 pm.



Civil Engineering ■
Structural Design ■
Development Planning ■

November 7, 2006

#05098

Larry Kasparowitz, Project Planner
County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

**RE: Application #05-0721
Stormwater Management**

Dear Larry:

As requested by Alyson Tom, DPW Stormwater Management, we are providing the following explanation of the concept for the drainage system proposed for the subject project. In addition, we will provide preliminary alternatives to the system design that may be considered during final project design. These alternatives may be deemed by DPW as being more desirable than the system proposed in the application, however, such a determination may require additional analysis. It is our belief that the system proposed will provide the mitigation being sought, however, we acknowledge that alternatives exist that may be more acceptable to the reviewer.

This letter will not re-state the findings of the preliminary drainage report previously submitted. Nor is it intended to be a technical memorandum filled with calculations. Instead, it will explain our approach to the design, the constraints we have to contend with, and how we arrived at the proposed solution.

The proposed detention system and controlled release is based upon the design storm specified in the County Design Criteria (CDC), a 10-year storm having a 15-minute time of concentration. The controlled release will discharge runoff from the site at a rate that will not exceed the pre-development rate for the design storm. However, Ms. Tom is seeking mitigation of runoff rates for smaller storm events, runoff that would not be restricted by the size of the release structure. Generally, this type of mitigation is provided by such things as discharging runoff to vegetated swales, providing pervious pavements, and groundwater recharge.

As acknowledged by both you and Ms. Tom, landscaped area on the proposed site is constrained, making the use of vegetated swales impractical. Pervious surfacing for the parking lot was explored, but deemed infeasible by the soils engineer based upon low percolation rates (see letter in project file previously submitted) and proximity of parking areas to structures. The remaining option is to attempt to recharge at least some of the runoff, despite the low percolation rates, and to do so at a location that is acceptable to the soils engineer. The preliminary drainage plan submitted provides for this.

Runoff from the site will pass through a 3'x4' catch basin having a controlled release mechanism located immediately downstream of the detention system. This catch basin will have a modified, open bottom so that runoff entering the basin will be allowed to percolate through a drain rock filled pit into

EXHIBIT N

the native soil. This percolation ~~will~~ reduce the runoff leaving the site and entering ~~the~~ public system in Porter Street as well as provide water quality mitigation in conjunction with the "fossil filters" proposed for various on-site catch basins throughout the parking areas. In the event that runoff backs up within the catch basin due to increased flow and/or saturated soils ~~beneath~~ the basin, the control mechanism will maintain pre-development discharge rates per the CDC.

One alternative to this design is that a second catch basin ~~could~~ be provided that would separate the controlled release from the percolation. Runoff would first pass through an open bottom catch basin, then into the second catch basin providing the controlled release. A second alternative could be to provide percolation via a perforated pipe(s) in conjunction with, or in lieu of, the rock pit under the catch basin. Recharge of runoff would be limited to ~~the~~ southerly portion of the site, farthest away from structures on the site and adjacent properties per discussions with ~~the~~ soils engineer. This is consistent with the location currently proposed on the preliminary plans.

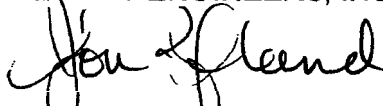
It should be noted also that the plans recently submitted contain a discrepancy that was not caught at the time of production. We'd like to take this opportunity to provide the following clarification:

- Sheet C-2, Note #25 mentions ~~two~~ (2) perforated 24" pipes that were eliminated in the last submittal. Instead, percolation will be provided as described above.
- The detail for the modified catch basin shows a solid concrete bottom above a rock-filled pit. As described above, the bottom of the catch basin will be open to the drain rock on which it is founded.
- The detail for the modified catch basin contains a reference to County Fig. SWM-12. It should reference Fig. SWM-11.

We trust this information is sufficient for your needs. If you have any questions or need additional information, please contact us at your convenience.

Sincerely,

IFLAND ENGINEERS, INC.



Jon Ifland, Project Manager

JPI/s

A.H.

ADDITIONS TO THE STAFF REPORT FOR THE PLANNING COMMISSION

ITEM 9: 05-0721

LATE CORRESPONDENCE

Lawrence Kasparowitz

From: Deborah Ryman [debryman@sbcglobal.net]
Sent: Monday, February 12, 2007 4:31 PM
To: Lawrence Kasparowitz
Subject: Walnut-Porter Sts. Planned Development

Hello: I would like to go on record as being strongly opposed to this development, as it is currently planned. As a Soquel resident, I am very pleased that so much of the character of Soquel has been retained, specifically on Porter St. I expressed my displeasure to one of the developers of this plan and I think his remarks were telling. He pointed to freeway and said that Porter St. is to Soquel, as 41st Ave. is to Capitola. I think that says a lot. The Soquel Creek (once a river before development affected it adversely) is closer to the planned development than the freeway is. I don't think anyone would like Porter St. to resemble 41st Ave.

There are three main issues that I would like to address:

- 1) Traffic right there in that particular spot, is already terrible due to Soquel School. It is difficult enough to attempt to turn left onto Porter from Soquel Wharf as it is. I can't even imagine the negative traffic impact this development would have on Porter St. at Walnut.
- 2) The character of Soquel is quaint and should be preserved. A dense, combination **commercial/residential** development is inappropriate for those parcels, chiefly because they are too small to accommodate what is being planned.
- 3) Note that Walnut St. was named for specific trees, all of which are gone, save for the beautiful, mature one on the planned development site. Do you really want to cut down a "significant tree" to make way for buildings, blacktop, and parking spaces? There are other beautiful trees on the site, but I was told by the developer that the Walnut tree is scheduled to go. Please don't let this happen.

Thank you for your consideration.

Deborah Ryman,

Soquel