



Staff Report to the Zoning Administrator

Application Number: **04-0408**

Applicant: Daniel Silvernail
Owner: Robert and Debra Atton
APN: 065-131-17,065-131-18

Agenda Date: January 7, 2005
Agenda Item #: 4
Time: After 10:00 a.m.

Project Description: Proposal to combine parcels 065-131-17 and 065-131-18 and to construct a two-story, 4,060 sq. ft. commercial building for use as a veterinary hospital.

Location: Property located on the east side of Highway 9 across from the intersection of Russell Drive and Highway 9 in Felton (north of 5980 Highway 9).

Supervisory District: 5th District (District Supervisor: Mark Stone)

Permits Required: Amendment to Commercial Development Permit 02-0484 and Design Review.

Staff Recommendation:

- Approval of Application 04-0408, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|---|--|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning and General Plan maps |
| C. Conditions | G. Urban Designer's comments |
| D. Categorical Exemption (CEQA determination) | H. Comments & Correspondence |

Parcel Information

Parcel Size:	Two parcels of 6,750 square feet each, to be combined into one parcel of 13,500 square feet.
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Existing Veterinary Hospital and gas station to south, SBC (former Pacific Bell) facility to the east, office commercial buildings to the north, and Highway 9 to the

Project Access: west.
Highway 9
Planning Area: San Lorenzo Valley
Land Use Designation: C-S (Commercial Service)
Zone District: C-4 (Service Commercial)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soquel Lome, 2 – 9% slopes (soil index number 171).
Fire Hazard: Not a mapped constraint
Slopes: Flat (about 1 – 5%)
Env. Sen. Habitat: Mapped Biotic area, no physical evidence on site since location is within an urbanized area.
Grading: Minimal grading proposed (less than 100 cubic yards).
Tree Removal: No trees proposed to be removed
Scenic: Highway 9 is a County designated scenic road
Drainage: Water Supply Watershed, proposed drainage adequate.
Traffic: Additional traffic generated by the expanded facility will not result in a significant increase in traffic.
Roads: Existing Level of Service along Highway 9 adequate.
Parks: No impacts to nearby Henry Cowell State Park or Felton Covered Bridge Park.
Archeology: Located in a mapped archeological resource area, no evidence found.

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Environmental Health approved septic system.
Fire District: Felton Fire Department
Drainage District: Zone 8 Flood Control/ Water Conservation

History

The existing veterinary hospital to the south of the project site was constructed in 1974. The Zoning Administrator approved Commercial Development Permit 02-0484 on May 2nd, 2003 for the construction of a new veterinary hospital on parcels 065-131-17, 065-131-18, and 065-131-19 incorporating the existing structure into the new structure. Subsequent to this approval, the owner decided to reduce the size of the proposed structure to allow the existing veterinary hospital to remain in operation while the new veterinary hospital is being constructed, resulting in the current application.

Expanded Description

The owner proposes to construct a new two-story structure to replace the existing Felton Veterinary Hospital at 5980 Highway 9, resulting in an expanded facility totaling 4,060 square feet. The new facility will include an expanded reception/ waiting area, a larger pharmacy, expanded kennels and canine runs, and additional office space. The facility will span two parcels (APN's 065-131-17, and -18,), which will be combined prior to issuance of the building permit (Condition of Approval I.D.). The existing facility will continue operation during construction, and will be vacated upon completion of the new structure.

The primary issues for this project are parking, the Highway 9 scenic corridor, conformance with the Felton Town Plan, and the Biotic and Archeologic Site Reviews originally prepared for permit 02-0484.

Project Setting

The project site is located on Highway 9 across the street from the intersection of Highway 9 and Russell Drive in the southern end of downtown Felton, immediately north of the existing Felton Veterinary Hospital at 5980 Highway 9. This portion of downtown Felton is characterized by small-scale commercial services (such as the gas station and convenience store to the south) and public facilities along the Highway 9 corridor with residential neighborhoods bordering the west of the corridor and parkland to the east.

Zoning & General Plan Consistency

The project is located within the **C-4** (Commercial Service) zone district. Veterinary hospitals between 2,000 and 20,000 square feet are permitted uses within the C-4 zone district with approval by the Zoning Administrator. The C-4 zone district implements the Service Commercial (C-S) General Plan Land Use designation.

Parking

Under the County's parking regulations, veterinary hospitals are treated the same as Medical Offices. When completed, the facility will have *two* practitioners, plus veterinary assistants and administrative staff, requiring a total of 13 parking spaces. Thirteen parking spaces will be provided, including one accessible space and one compact space as allowed under current parking regulations.

Felton Town Plan

The project site is located within the Felton Village Study Area and is located on a scenic roadway leading into Felton, and therefore must meet the design guidelines set forth in the Felton Town Plan. The proposed structure meets these guidelines since the building materials (wood board siding and composition shingle roofing) will reflect the rustic appearance of Felton and will complement the rural, natural environment of the Felton Area. The shingles on the roof will be non-reflective and will be dark gray, and will not detract from views of the surrounding hills.

Design Review

The proposed commercial building (veterinary clinic) complies with the requirements of the County Design Review Ordinance (Chapter 13.11) in that site design, landscaping, and building design will be compatible with the surrounding area (See Exhibit F, Urban Designer's comments).

Highway 9 Scenic Corridor

Highway 9 is designated a scenic road in the County's General Plan (Policy 5.10.10), and therefore must comply with the site, architectural, and landscape design review standards set forth in Chapter 13.11 of the County Code. The proposed structure and parking lot meets these standards in that:

- Parking areas will be partially screened by proposed landscaping.
- The horizontal wood board siding and composition shingle roof will be in character with other nearby structures south of the Felton village core.
- New trees and landscaping will be a visual improvement over the existing vacant parcels.

Environmental Impacts

The project is located within an area of potential biotic and archeological concern, and therefore required a Biotic Site Review and Archeologic Site Review under permit 02-0484. Both the Biotic and Archeologic Site Reviews came up negative. The project is located within a developed area and will not endanger any biotic species of concern and evidence of pre-historic cultural resources were not evident.

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

- **APPROVAL** of Application Number **04-0408**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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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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.

The proposed new veterinary hospital will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood, or the general public since:

- The use is located within a commercial area away from residential neighborhoods, minimizing impacts of noise, smells, and traffic on residents.
- The structure will meet all site standards of the C-4 zone district to ensure access to light and air on neighboring properties.

The proposed project will not result in inefficient or wasteful use of energy since the addition and remodel will be conditioned to comply with all energy standards of the Uniform Building Code.

The project will not be materially injurious to properties or improvements in the vicinity since a veterinary hospital already exists on the neighboring property, any potential impacts on nearby residences will be minimized since the project is located within a commercial zone away from residential neighborhoods, and the proposed landscaping and addition will be an improvement to the visual character of the Highway 9 corridor.

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.

The project is located within the **C-4** (Commercial Service) zone district. Veterinary hospitals between 2,000 and 20,000 square feet are permitted uses within the C-4 zone district with Level V (Zoning Administrator) approval, and therefore conform to the purposes of the C-4 zone district.

Thirteen parking spaces will be provided to meet the requirements for two health-care practitioners (which veterinarians are considered for the purposes of determining parking standards), meeting the County's parking requirements (Section 13.10.552).

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.

The project site is located within the Service Commercial (C-S) land use designation. Veterinary hospitals are commercial uses, so the project is consistent with General Plan Objective 2.17 (Service Commercial).

The proposed veterinary hospital will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties since it will meet all current site and

development standards for the C-4 zone district as specified in Policy 8 .3 (Residential Site and Development Standards Ordinance).

The project 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). The new structure will be in character with other one and two-story structures in the southern end of downtown Felton. The materials and colors will be consistent with the mountain character of Felton.

The project site is located within the Felton Village **Study** Area, and therefore falls under the design criteria laid out in the Felton Town Plan. The materials, colors, architectural style: and lighting complies with the guidelines established in this plan

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

The proposed veterinary hospital will not overload utilities since adequate electrical and water service is available in the center of Felton and the septic system has been approved by County Environmental Health. Some additional traffic will be generated by the expansion of the veterinary facility, but will not be significant due to the location of the project on Highway 9.

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.

The proposed veterinary hospital will complement and harmonize with the existing and proposed land uses in the vicinity since it is a use consistent with the surrounding C-4 (Commercial Service) zone district.

The architecture of the structure will be compatible with the physical design aspects and land use intensities of the neighborhood since the structure will incorporate wood siding and a shingle roof in accordance with the design guidelines in the Felton Town Plan.

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

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed veterinary hospital 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.

Conditions of Approval

Exhibit A: Project plans, 4 pages, drawn by ~~Dan~~ Silvernail, and dated 8/19/04 (revised 11/15/04).

- I. This permit authorizes the construction of a 4,060 square foot commercial building for use as a veterinary clinic. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa **Cruz** County Building Official.
 - C. Obtain an Encroachment Permit from the Cal Trans for all off-site work and landscaping performed in the Highway 9 right-of-way.
 - D. Sign and record an Affidavit to Combine Parcels to combine APN's 065-131-17 and 065-131-18 into a single parcel and file the parcel merger with the Assessor's office.
 - E. Obtain a sewage disposal permit from County Environmental Health for the septic system.
- 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. 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. 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. Engineered drainage and erosion control plans.
 - 3. Submit a geotechnical review letter referring to the dated plans and approving the final drainage plan, if required.
 - 4. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay Zone 8 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in

impervious area.

- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Felton Fire Department.
 - F. Pay the current fees for Child Care in-lieu fees. Fees are calculated based on the amount of new square footage.
 - G. Provide required off-street parking for thirteen (13) cars. **Parking** spaces must be 8.5 feet wide by 18 feet long (with the exception of the one compact space) and must be located entirely outside vehicular rights-of way. **Parking** must be clearly designated on the plot plan. This requirement assumes no more than two practitioners will be working at one time (See Section 13.10.552(b) for parking requirements).
 - H. 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.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. **All** inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other **ground** disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. 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.
- B. The number of practitioners working at any one time shall be limited to two (2) to ensure compliance with parking regulations (Section 13.10.552(b)). A practitioner is anyone who provides health related services on a stand alone basis, i.e., a customer can set up an appointment to see him or her. Veterinary assistants do not count as practitioners as long as they do not see patients separately from a Veterinarian.
- C. Landscaping must be maintained in accordance to the approved landscape plan shown on Exhibit "A." Trees and vegetation must be replaced on a one-for-one basis.

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 two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

David Keyon
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 Zoning Administrator, may appeal the act or determination to the Planning Commission 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: 04-0408

Assessor Parcel Number: 065-131-17, 065-131-18

Project Location: No situs (adjacent to 5980 Hwy 9)

Project Description: Construction of new veterinary clinic

Person or Agency Proposing Project: Daniel Silvernail

Contact Phone Number: (831) 462-9138

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

Specify type:

E. ☒ **Categorical Exemption**

Specify type: 15303

F. Reasons why the project is exempt:

Construction of minor commercial building for use as a veterinary clinic within an urbanized area of Felton

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

David Keyon, Project Planner

Date: _____

FOR TAX PURPOSES ONLY

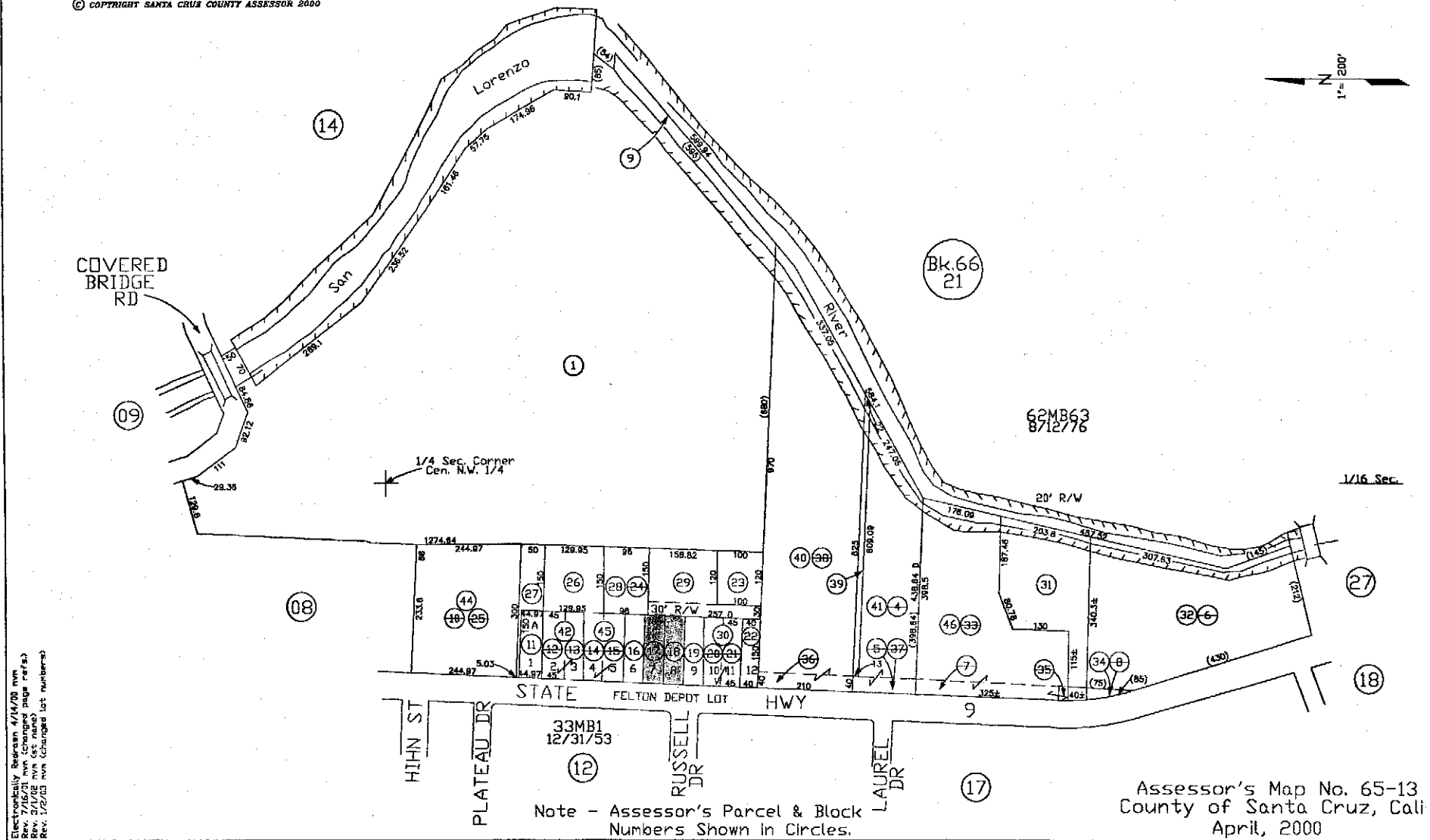
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PDR ZAYANTE RANCHO
N.E. 1/4 SEC. 22, T.10S., R.2W., M.D.B. & M.

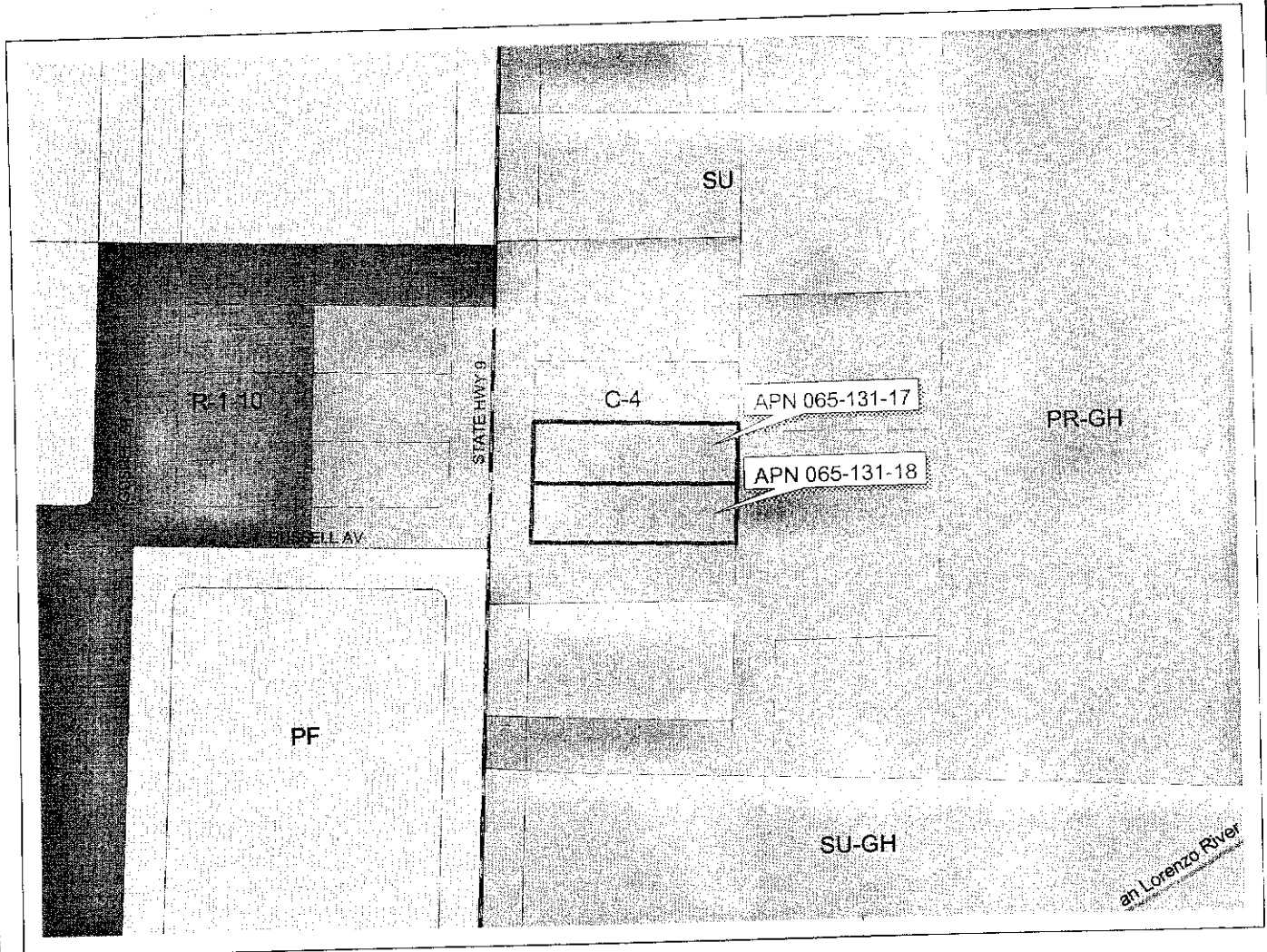
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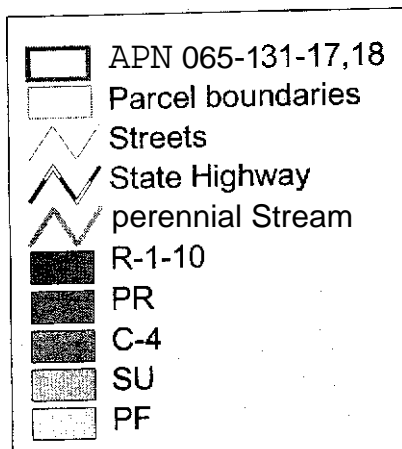
EXHIBIT E



Zoning Map

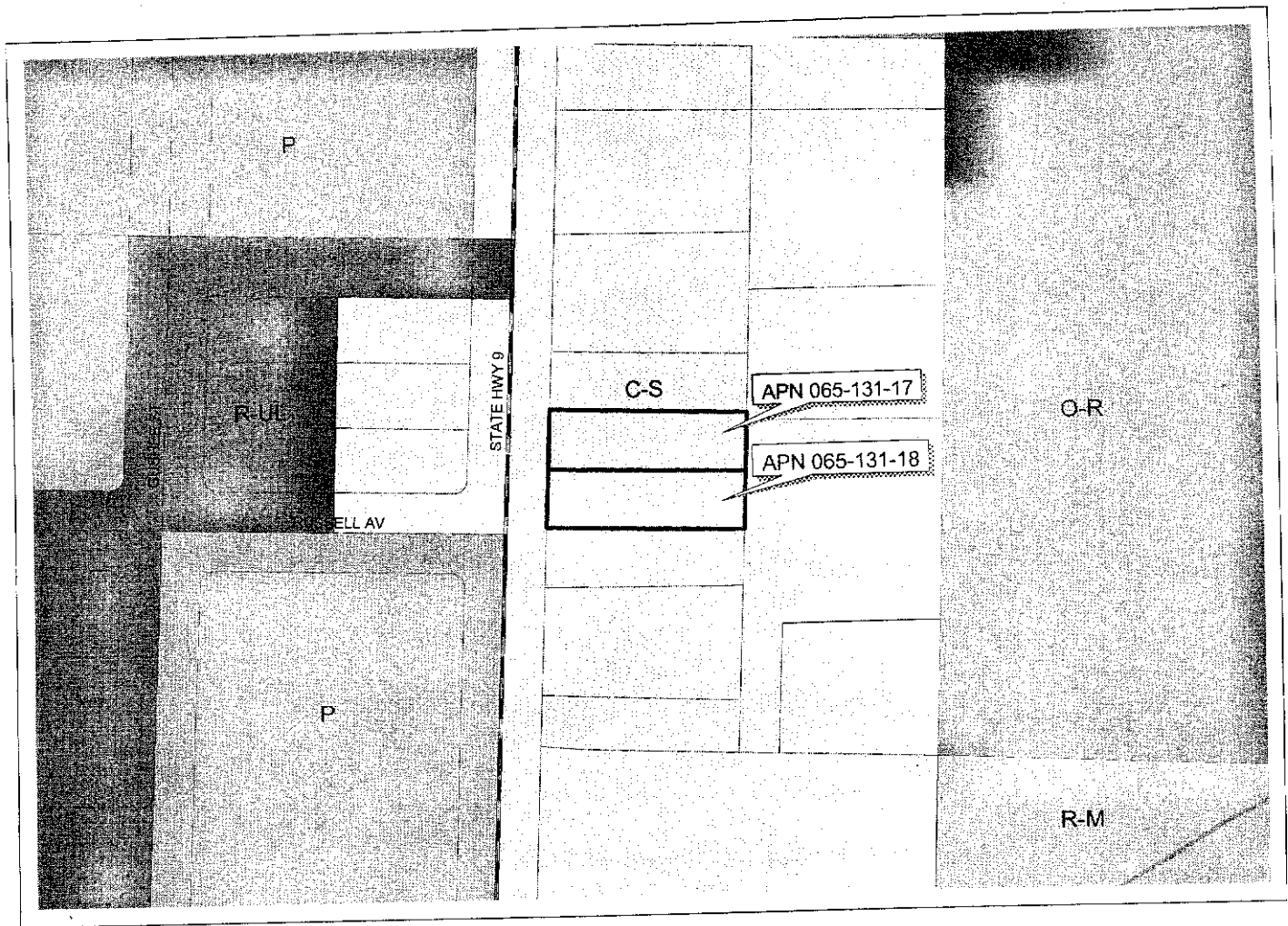


Legend

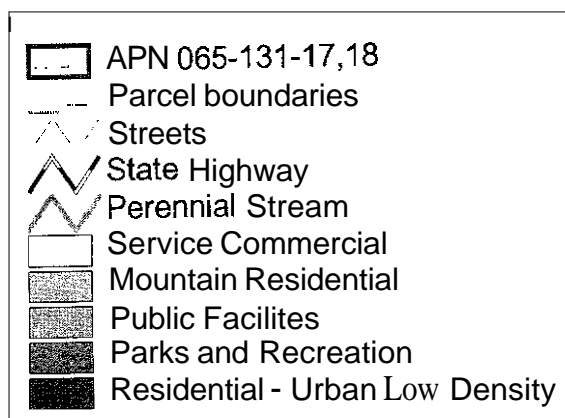


Map created by Santa Cruz County
Planning Department:
August 2004

General Plan Map



Legend



Map created by Santa Cruz County
Planning Department:
September 2004

INTEROFFICE MEMO

APPLICATION NO **040408**

Date August 31, 2004
TO David Keyon, Project Planner
From: Larry Kasparowitz, Urban Designer
Re: Design Review for an addition to a veterinary clinic at 5980 Highway 9, Felton (Atton / owner, applicant)

GENERAL PLAN / ZONING CODE ISSUES**Design Review Authority****13.11.40** 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			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		

Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and onentation which takes	✓		
Ridgeline protection			NIA
Protection of publicviewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled. pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protectionfor currently occupied buildings using a solar energy system	✓		
Reasonable protectionfor adjacent properties	✓		

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's evaluation
Compatible Buildina Desian			
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	✓		

Design elements create a sense of human scale and pedestrian	✓		
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Building Articulation			
Variation in wall plane, roof line.	✓		
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		✓	

13.11.074 Access, circulation and 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	✓		
			<i>Suggest as a Condition of Approval</i>
			<i>Suggest as a Condition of Approval</i>
			<i>Suggest as a Condition of Approval</i>
			<i>Suggest as a Condition of Approval</i>
Light sources shall not be visible from adjacent properties			<i>Suggest as a Condition of Approval</i>
Loading areas			
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	✓		

A minimum of one tree for each five parking spaces should be planted along each single or double row of parking spaces	✓		
A minimum of one tree for each five parking spaces shall be planted along rows of parking	✓		
Trees shall be dispersed throughout the parking lot to maximize shade and visual relief	✓		
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			N/A
Avoid locating walls and fences where they block driver sight lines when	✓		
Minimize the number of curb cuts	✓		
Driveways shall be coordinated with existing or planned median openings			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			For appropriate in his location.
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	✓		
Bicycle 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 driveway?, 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 shade and screening.	✓		
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses	✓		
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	✓		
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.		✓	<i>Suggest as a Condition of Approval</i>
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	✓		
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.	✓		