



Staff Report to the Zoning Administrator

Application Number: **05-0585**

Applicant: William Steiger
Owner: Thomas Lindsay
APN: 065-081-24

Agenda Date: March 17, 2006
Agenda Item #: **4** _ _
Time: After 10:00 a.m.

Project Description: Proposal to amend use permits 179-U and 125-U to recognize a thrift store in an existing one-story building that was formerly the Felton Bowl.

Location: Located approximately 850 feet south of the intersection of Graham Hill Road and Highway 9 (6364 Highway 9).

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

Permits Required: Amendment to Commercial Development Permit and a Variance to increase the allowed sign height from 12 feet to 26 feet and to increase the allowed sign area from 50 square feet to approximately 120 square feet.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0585, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---------------------------|
| A. | Project plans | E. | Assessor's parcel map |
| B. | Findings | F. | Zoning map |
| C. | Conditions | G. | Comments & Correspondence |
| D. | Categorical Exemption (CEQA determination) | | |

Parcel Information

Parcel Size:	20,343 square feet
Existing Land Use - Parcel:	Commercial
Existing Land Use - Surrounding:	Commercial – offices, retail, church
Project Access:	Highway 9
Planning Area:	San Lorenzo Valley

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

Land Use Designation: C-C (Community Commercial)
Zone District: C-2 (Community Commercial)
Coastal Zone: Inside X Outside

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: Biotic resources associated with the adjacent riparian comdor. No construction proposed, therefore no impacts are anticipated.
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Adjacent to Highway 9, a scenic corridor. Project reviewed and approved, with conditions, by the Urban Designer
Drainage: Existing drainage adequate
Archeology: Mapped resources, however no physical changes proposed to site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: County Sanitation
Fire District: Felton Fire Protection District
Drainage District: Zone 8

History

In 1959, Use Permits 125-U and 179-U were approved to allow the construction of a bowling alley, lunch counter, bar, and parking for 22 cars on the subject parcel. In 2003, the existing building was converted to an indoor flea market and the parcel was used for additional special events such as used car sales and music festivals. The existing use permits have since lapsed since the building has not been used as a bowling alley for more than a year. A Notice of Violation was issued to the parcel owner in May of 2005 for the unpermitted flea markets that have continued to occur on the site. The subject application was made on September of 2005 in order to recognize the new commercial use on the site.

Project Setting

The parcel is approximately 20,343 square feet in area and is in the San Lorenzo Valley Planning Area. The subject parcel fronts Highway 9, which is under the jurisdiction of the California Department of Transportation and is also a scenic comdor as designated in the Santa Cruz County General Plan.

The subject parcel has historically been used as for commercial development. Surrounding properties are developed primarily with commercial properties to the north, south and west along Highway 9, with riparian woodland to the east. A portion of the subject building encroaches onto the adjacent parcel to the north (APN 065-081-23), which is developed with a church. A condition of approval for this permit is the removal of this encroachment. Both the northern adjacent parcel and the subject parcel are under the same ownership and the parking lots on each lot have historically been used as shared parking, as no physical barrier exists between lots. A shared parking agreement between the subject parcel and APN 065-081-23 will be a condition of the approval of this permit as the proposed thrift store requires two more spaces than currently exist on the subject parcel.

Zoning in the immediate area is C-2, with Special Use to the east.

Project Description

The applicant proposes to recognize the existing commercial conversion from the former bowling alley facility to an indoor flea market, "Abbot's Thrift." The ~~thrift~~ store will be in operation six days a week from 10:00 ~~am~~ to 5:00 pm. Monday through Saturday. The Abbot's Thrift is a non-profit thrift shop selling a variety of household items, clothes, and ~~furniture~~. The Thrift works closely with Valley Churches United to provide household goods and clothes to those in need.

Additionally, Abbot's Thrift has an existing freestanding sign located adjacent to Highway 9. The sign is currently 26 feet in height. Although the proposed height exceeds the 12-foot maximum sign height specified in Section 13.10.581, the size and design of the sign is compatible with the associated building and the surrounding development. The sign depicts a stylized abbot, in keeping with the theme of the thrift store, and fits in with the quirky charm of the surrounding neighborhood.

The project does not include any expansion of the existing footprint of the former bowling alley and will not include any ground disturbance.

Zoning & General Plan Consistency

The subject property is located in the C-2 (Community Commercial) zone district, a designation that allows Commercial uses. The proposed flea market/thrift store is a principal permitted use within the zone district and the project is consistent with the site's (C-C) Community Commercial General Plan designation, which provides concentrated commercial use accommodating a mix of activities serving the general shopping, service and office needs of community wide market areas, such as those that exist along the Highway 9 corridor.

Variance

The existing structure is set back more than 120 feet from the roadway and has the appearance of a rural barn. The structure does not have any distinctive signage with respect to the thrift store and the proposed freestanding sign would serve that function. The existing structure is more than 25 feet in height and a building sign would therefore be approximately 22-24 feet in height. Because the structure is set back so far from the roadway and such a building sign would not be visible from the

traveled roadway, the height of the freestanding sign is considered comparable to what would ordinarily be allowed for a building sign on this site. The location of the site on a busy highway creates the need for signage that provides adequate visibility.

The remaining sign will also exceed the minimum **50** square foot minimum sign area, with an existing area of approximately **120** square feet. This area is in proportion with respect to the size of the site and structure.

Felton Town Plan

The project is located within the San Lorenzo Valley Planning Area and within the Felton Town **area** and is subject to the guidelines of the Felton Town Plan. **As** proposed and conditioned, the project is consistent with all policies contained in the Felton Town Plan, in that the Felton Townscape Design Guidelines require signage to complement the scale and appearance of an entire building façade. As stated above, the proposed additional 14 feet in height for the sign is consistent with the size and depth of the structure on the lot and the design is compatible with the rural character of the surrounding neighborhood.

Parking

The required parking for the proposed change of use is **23** spaces. Currently, the subject parcel shows **21** spaces. The adjacent parcel to the north (APN 065-081-23) has available parking that can be used to meet the parking requirement. The adjacent parcel is developed with a church, while the existing flea market is closed on Sundays. **Thus**, the two uses are compatible in that parking that is used for the subject proposal will not impact the existing use on APN **065-081-23**. A shared parking agreement will be required as a condition of this permit as well as the requirement that the flea market remain closed on Sundays to prevent overlapping uses.

Design Review

The proposed **thrift** store and sign comply with the requirements of the County Design Review Ordinance as well as the Felton Town Plan, in that the proposed project will incorporate site and architectural design features such as board and batten siding to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Additionally, the design of the freestanding sign is compatible with the character of the surrounding neighborhood in its use of color and design, including a distinctive and whimsical character that adds charm without visual clutter. Originally, a second freestanding sign existed at the site, but was removed following receipt of comments **from** Larry Kasparowitz, the County Urban Designer.

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 05-0585, 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

Report Prepared By: Robin Bolster-Grant
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5357
E-mail: robin.bolster@co.santa-cruz.ca.us

Commercial 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 conversion of the former bowling alley to a thrift store will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the existing structure will be modified to meet all required 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 conversion of the former bowling alley to the existing thrift store 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 a commercial structure 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 (C-C) land use designation in the County General Plan.

The proposed conversion of the former bowling alley to the existing thrift store 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 thrift store 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 thrift store 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 existing structure will be modified to 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 that could be approved on any similarly sized lot in the vicinity.

The Felton Town Plan has 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 thrift store will be operated on an existing developed lot. The expected level of traffic generated by the proposed retail use will does not represent an intensification of use with respect to the former bowling alley and will therefore 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 thrift store structure has been designed to be compatible with the western theme called out in the Felton Town Plan. Additionally, the existing signage, while exceeding the area and height allowed under the County Code, maintains the proper proportion to the structure and is designed in a way that complements and harmonizes with the character of the neighborhood. The signage is comparable in size to that of the New Leaf Market located several hundred feet to the north.

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 thrift store and associated freestanding sign 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.

Additionally, the design of both the commercial building and sign have been reviewed and accepted by Larry Kasparowitz, the County Urban Designer.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made in that the site is located on a large parcel that is accessed via a state highway (Highway 9). The commercial building is set back more than 120 feet from the Highway and does not contain any signage, thus there is a need to have a large sign facing both directions to provide adequate visibility. This constitutes a special circumstance. A smaller sign within the limitations of the sign regulation would be more difficult to discern for passing traffic. Therefore the strict application of the zoning ordinance would deprive the property of the privileges of adequately visible signage for a use that is enjoyed by other properties that are not similarly situated.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made in that the proposed freestanding sign will meet the intent of the signage regulations to allow and maintain signage in proportion to the structure and use. The additional signage will also facilitate easier identification of the building, thus reducing traffic hazards associated with slowing down or stopping in traffic.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made in that similar variances have been issued for commercial developments, citing the need for adequate signage to insure public safety. Therefore, as conditioned, the granting of this Variance does not constitute a special privilege. Additionally, the signage for New Leaf Market, located several hundred feet to the north, is of similar size and height and is located on a parcel with the same zoning designation as the subject parcel (C-2).

Conditions of Approval

Exhibit A: Architectural Plans (4 sheets) preparer unknown, dated 9/7/05.

- I. This permit authorizes the recognition of the conversion of a former bowling alley into a retail thrift store and the recognition of the construction of a 26-foot tall, 120 square foot freestanding sign. 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. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "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. A copy of the conditions of approval for Permit 05-0585 shall be incorporated into the final building plans.
 2. Floor plans identifying retail, office, storage and warehouse spaces including all dimensions and square footage.
 3. Details showing compliance with Felton Fire Protection District requirements.

4. Submit a Sign Plan consistent with Exhibit A for review and approval by the Urban Designer. No additional building signage or freestanding signage will be permitted beyond the single freestanding 26-foot tall sign that exists on the site. The ~~thrift~~ store sign located on the building to the north (located on APN 065-081-11) shall be removed.
 5. Floor plans identifying retail, office and storage spaces including all dimensions and square footage, in compliance with accessibility requirements.
 6. Plans must show the removal of the portion of the building that encroaches into the neighboring parcel (APN 065-081-23).
 7. All improvements shall comply with the County accessibility requirements and Title 24 of the State Building Regulations.
 8. Provide required off-street parking for 21 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of-way. Parking must be clearly designated on the plot plan.
 9. Execute, record and submit a copy of a shared parking agreement between the subject parcel and APN 065-081-23, which provides the use of 2 additional parking spaces. The parking agreement must include hours of operation for all facilities using both parking lots, and include an exhibit that depicts the total number of spaces on each lot and spaces designated for shared use.
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- B. 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.
 - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements and pay any applicable plan check fee of the Felton Fire Protection District.
 - E. Provide required off-street parking for 21 cars and 1 accessible space on subject parcel. 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.
 - F. 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. 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. The thrift store will operate from Monday through Saturday, remaining closed on Sundays.
 - B. Special outdoor events, such as car sales or outdoor flea markets will not be allowed on site.
 - C. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or ~~annul~~ this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

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

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: _____

Application #: 05-0585
APN: 065-081-24
Owner: ~~Thomas~~ Lindsay

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Robin Bolster-Grant
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: 05-0585
Assessor Parcel Number: 065-081-24
Project Location: 6164 Highway 9

Project Description: Amendment to Commercial Development Permit 01-0312, 03-0056, and 97-0880

Person or Agency Proposing Project: William Steiger

Contact Phone Number: (831) 336-2010

- 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: Class 5 - Minor Alterations in Land Use Limitations (Section 15302)

F. Reasons why the project is exempt:

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

Robin Bolster-Grant, Project Planner

Date: _____

Abbot's Thrift
APN #06508 1-24

1. Items enclosed:
2. Program Statement
3. Design Guidelines
4. Assessors Parcel Map
5. Townscape Façade Guidelines
6. Exterior Paint Colors
7. Three color pictures of Abbot's sign
8. Colored picture front view of Abbot's building
9. Two color pictures of the street scape

Program Statement

The Abbot's Thrift
APN #06508 124

The Abbot's Thrift is in operation six days a week from 10 A.M. to 5 P.M., Monday through Saturday.

The Abbot's Thrift is a non-profit thrift shop selling a variety of household items, clothes and furniture. During the summer months we have outdoor community events once a month.

We work closely with Valley Churches United to provide household goods and clothes to those in need. In 2004 we helped over 1100 people. We were voted the Angel Organization of the year for 2004 by Valley Churches United.

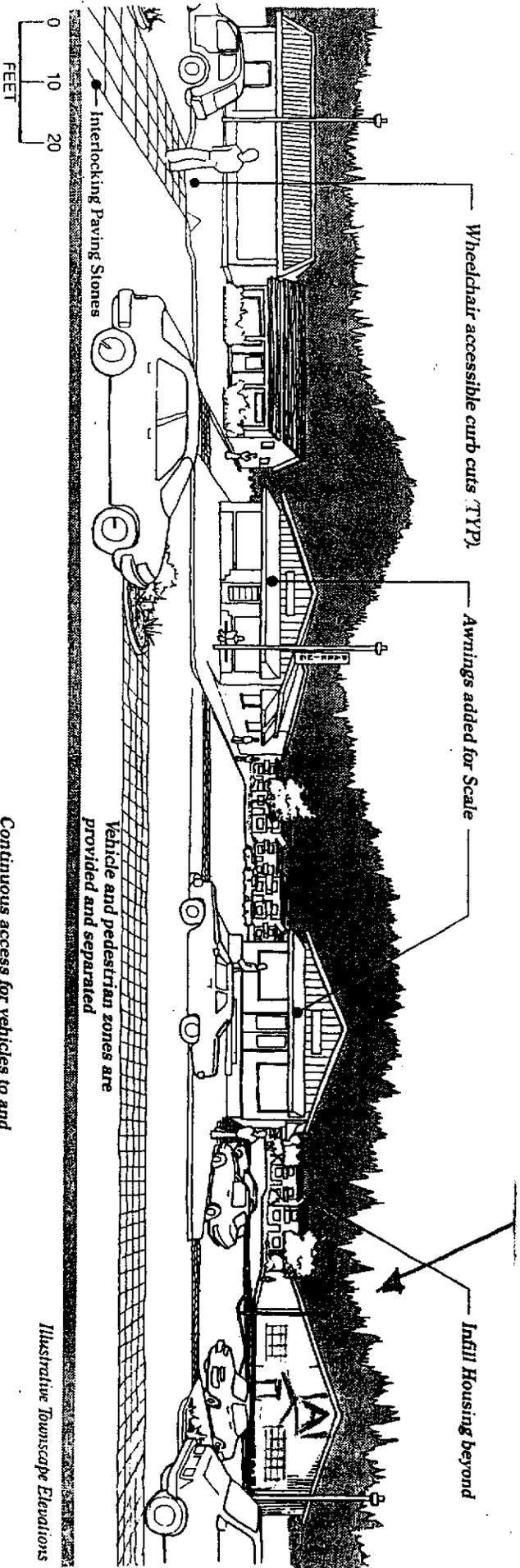
Design Guidelines

The Abbot's Thrift
APN #06508124

The exterior elevation was designed following the Felton Town Plan Guidelines using a "western theme." We have attempted to create a barn façade with a mock hayloft door, board and bat siding, barn red color, and an authentic 1800's farm wagon to create a warm architectural design.

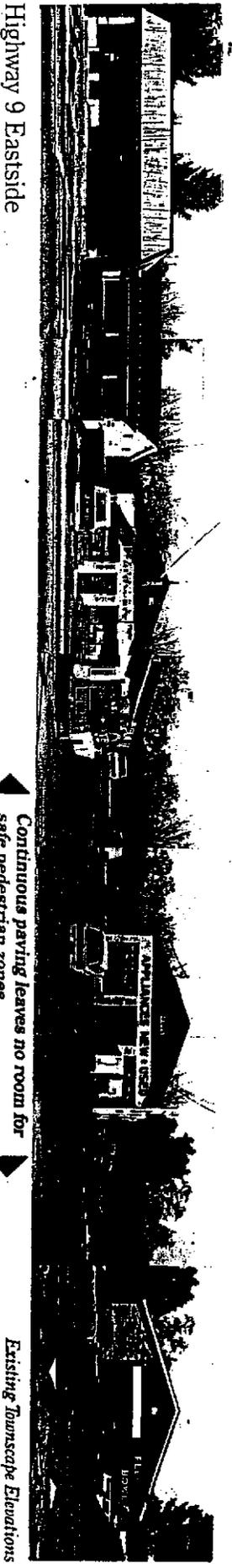
Townscape Facade Guidelines

ABBOTT'S THRIFT



Continuous access for vehicles to and from Highway 9 creates unsafe circulation for vehicles and bicyclists on Highway 9

Illustrative Townscape Elevations



Highway 9 Eastside

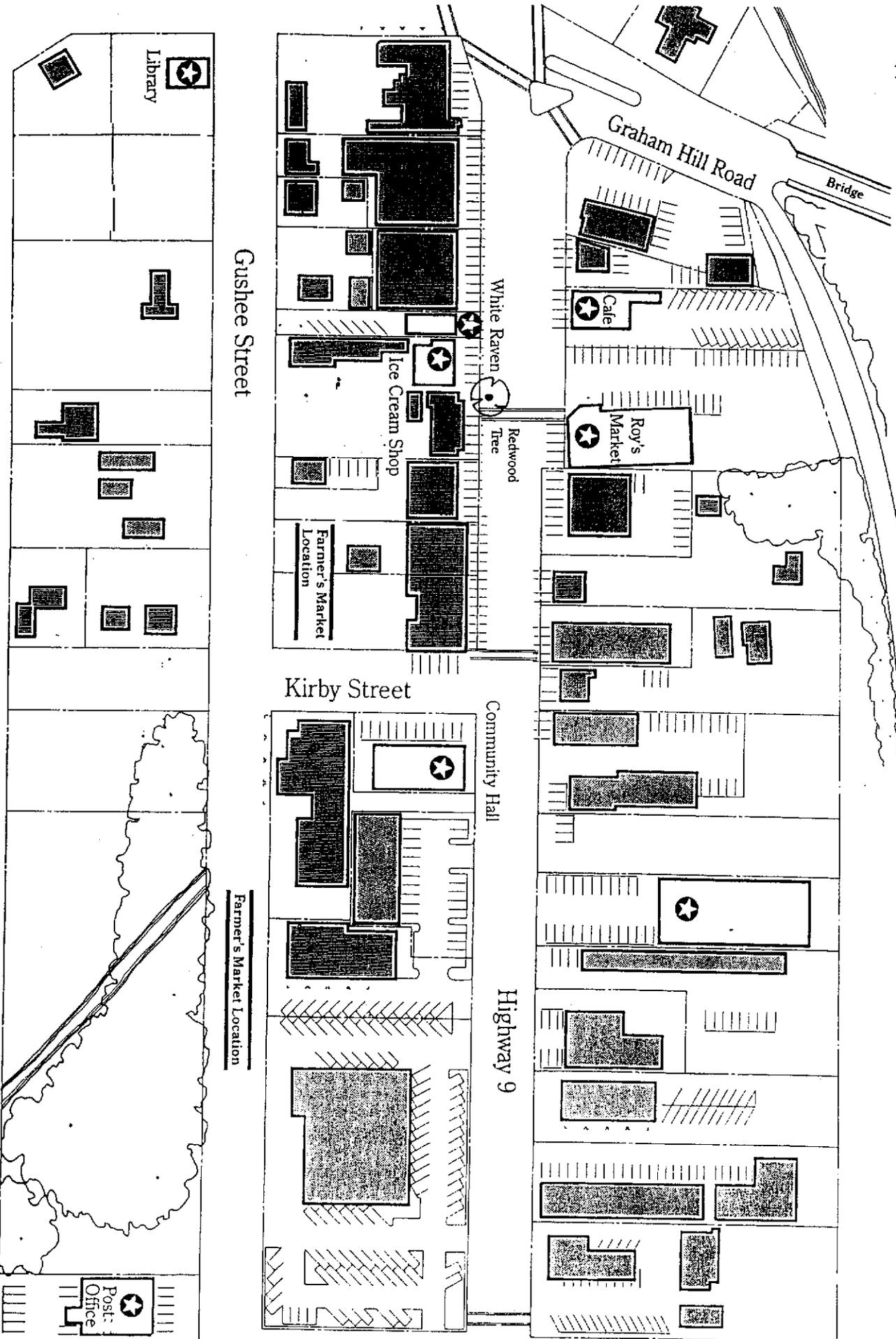
Continuous paving leaves no room for safe pedestrian zones

Existing Townscape Elevations

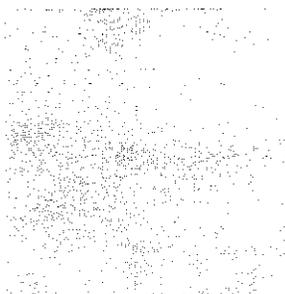
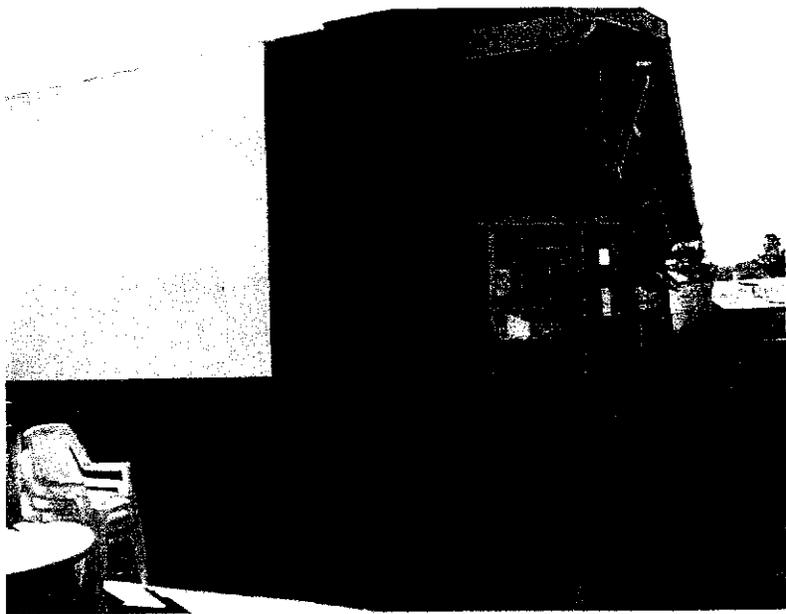
Townscape Elevations illustrate the Highway 9 streetscape with building signage which meets County Sign Ordinance requirements.

EXISTING FELTON VILLAGE CORE

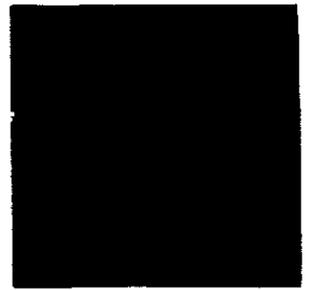
Places* are indicated by stars and potential farmer's market locations are indicated. See the Village Design Concept Plan on page 27 for an illustrative plan of the Felton Village Core, which represents many of the ideas and goals generated during the citizen workshop process.



EXTERIOR PAINT COLORS



FULL SHIN 138



BRAVADO 100



SALTILLO 212



GREEN THUMB 149



BOUGAINVILLEA KM4136-5

ABBOT'S THERAPEUTIC CENTER
6164 HIGHWAY 7, FORT WORTH, TX 76116

The Abbot's

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CLOTHING

JEWELRY

The Abbot's
**ANTIQUES
COLLECTIBLES**
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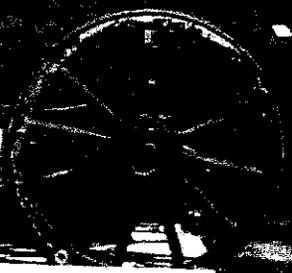
The Abbot's

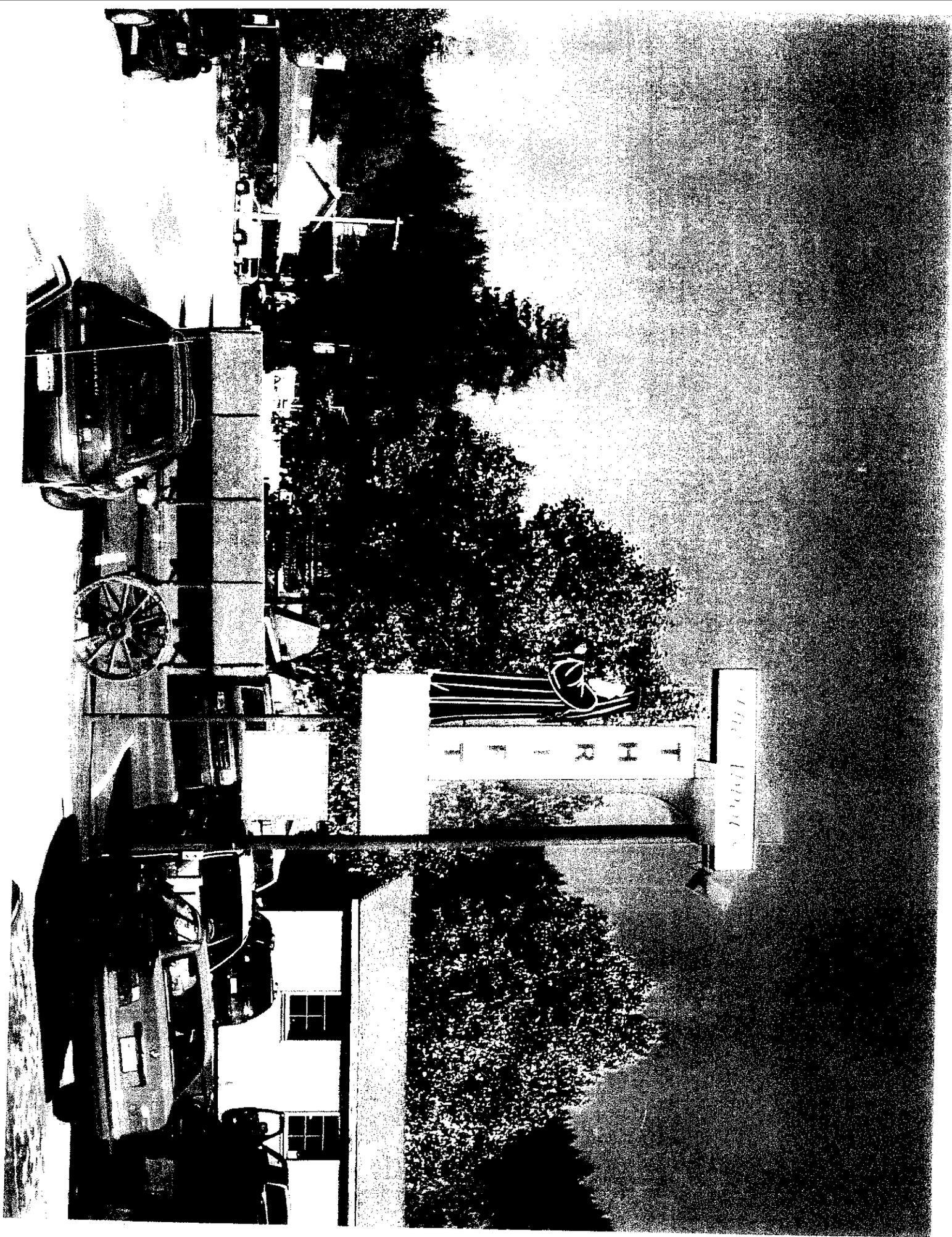


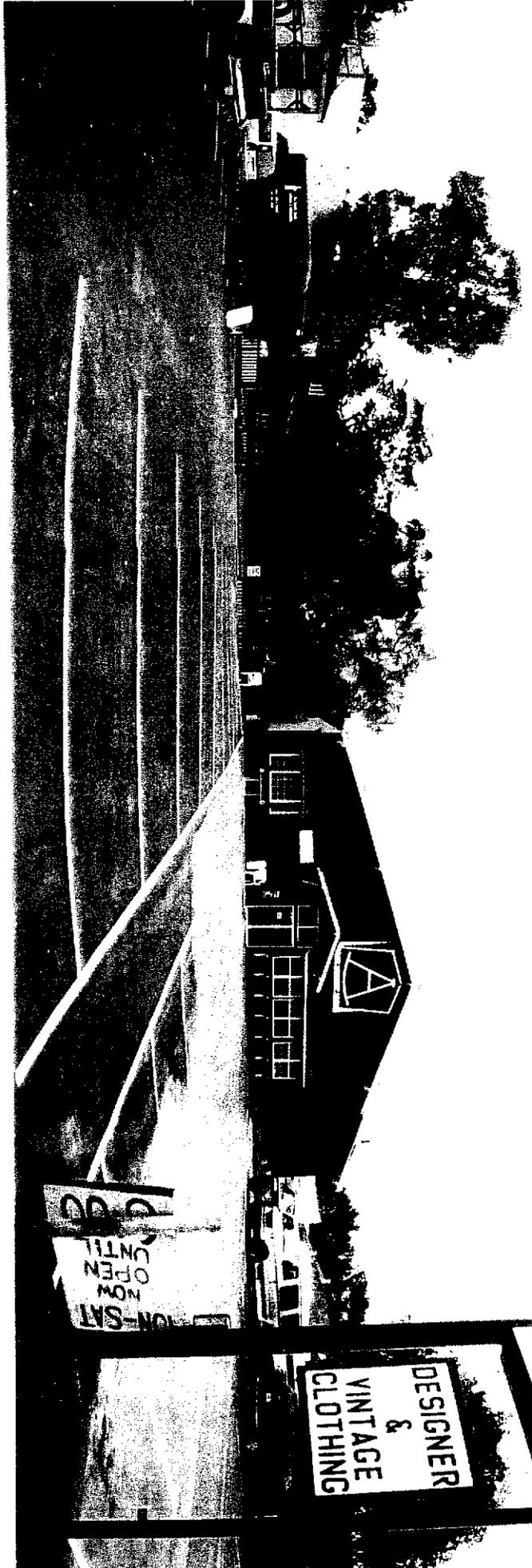
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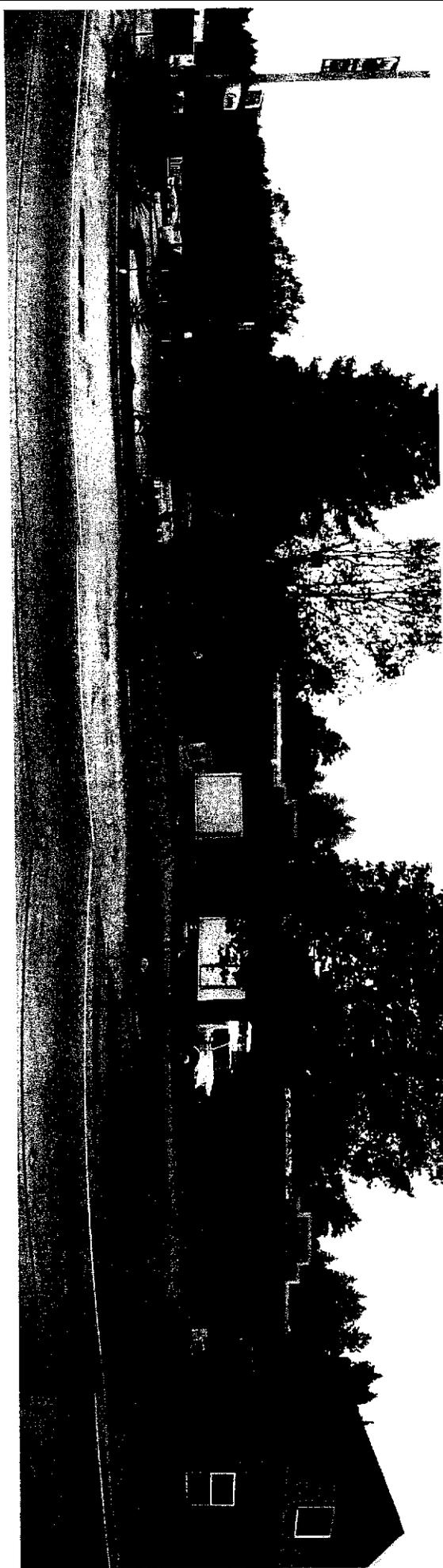


**DESIGNER
&
VINTAGE
CLOTHING**

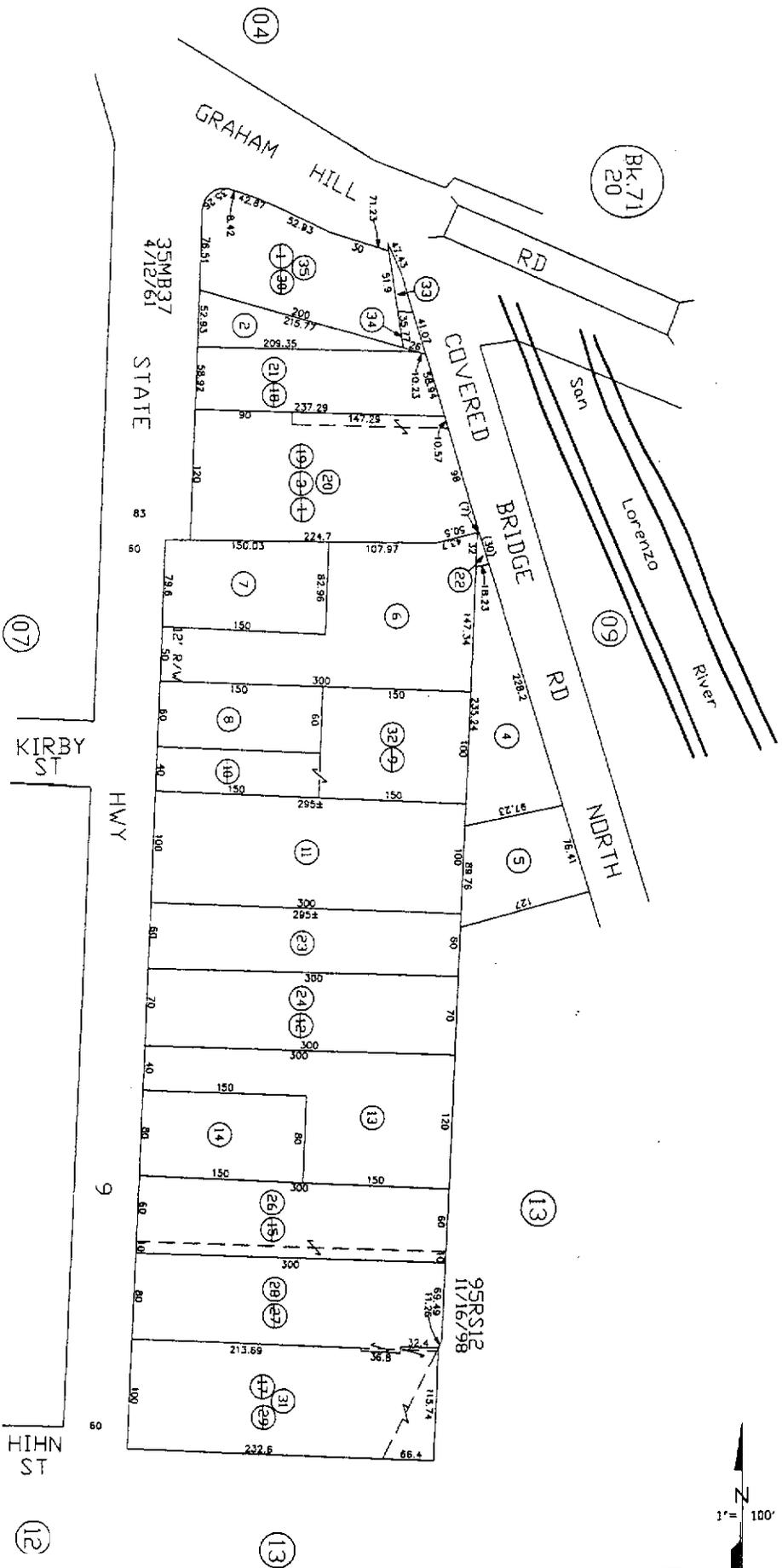








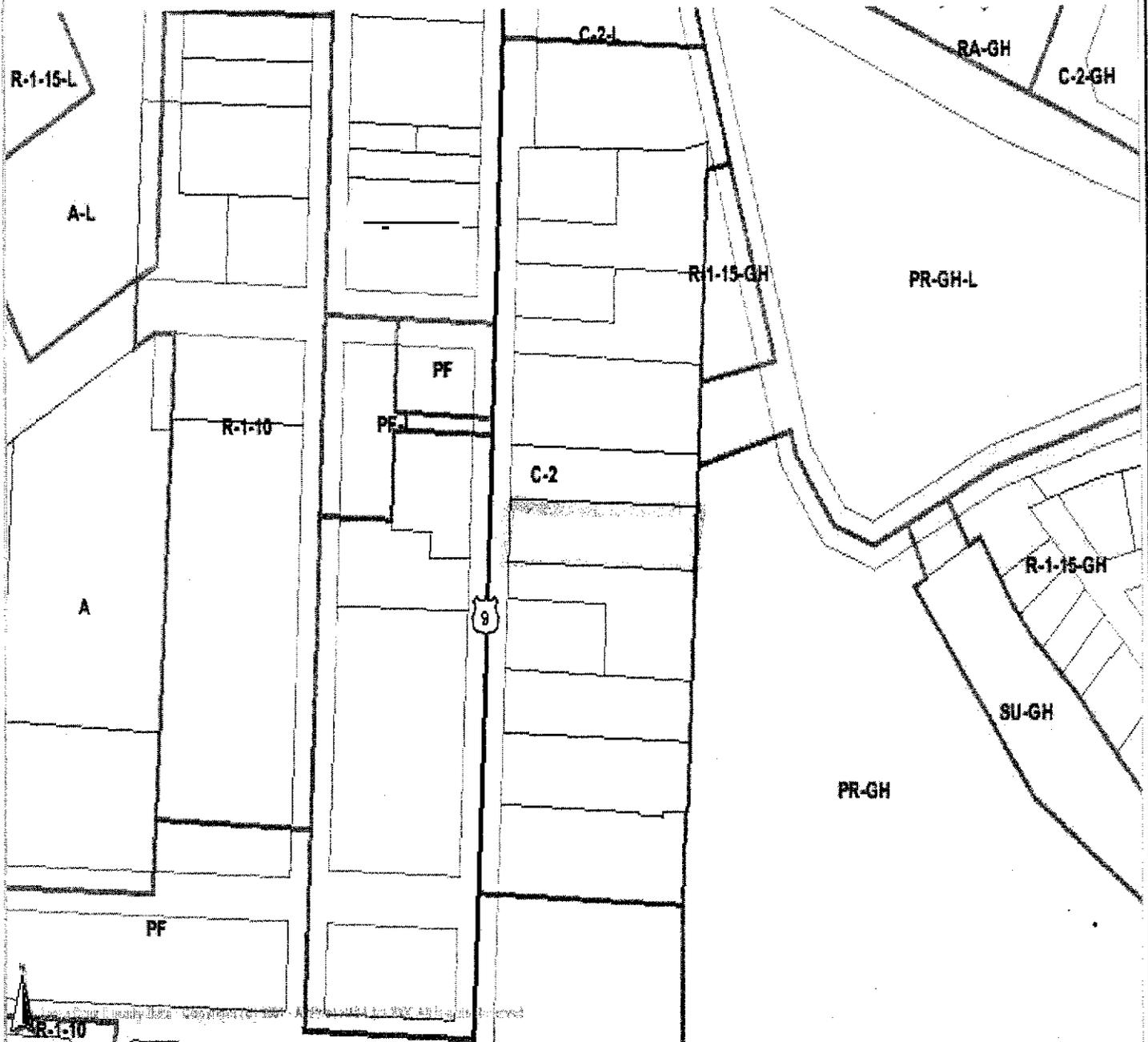




Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 65-08
 County of Santa Cruz, Calif
 April, 2000

Application 05-0585 Zoning Map



Legend

Exhibit F

Application 05-0585 General Plan Map



Exhibit F

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: Robin Bolster
Application No. : 05-0585
APN: 065-081-24

Date: February 21. 2006
Time: 18:30:09
Page: 1

Code Compliance Completeness Comments

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

===== REVIEW ON SEPTEMBER 26, 2005 BY RICHARD W NIEUWSTAD =====
9.26.05 The plans do not include the roofed entrance at the northerly side of the structure (not included in red tag). that is actually on the adjoining apn 065-083-23 (same owner)
===== UPDATED ON DECEMBER 5, 2005 BY RICHARD W NIEUWSTAD =====

Code Compliance Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 26. 2005 BY RICHARD W NIEUWSTAD =====
9.26.05 Used cars are also being sold from this site and should be included in Use Permit if sales are to continue
===== UPDATED ON DECEMBER 5, 2005 BY RICHARD W NIEUWSTAD =====

Dpw Road Engineering Completeness Comments

===== REVIEW ON SEPTEMBER 30, 2005 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 30. 2005 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON SEPTEMBER 23. 2005 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON SEPTEMBER 23. 2005 BY JIM G SAFRANEK ===== The parcel had a septic system repair in '04. Project approved by EHS.

Felton Fire Department Completeness Comments

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

===== REVIEW ON OCTOBER 6, 2005 BY RON E RICKABAUGH =====
NO COMMENT

Felton Fire Department Miscellaneous Comments

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

Exhibit G

Discretionary Comments - Continued

Project Planner: Robin Bolster
Application No. : 05-0585
APN: 065-081-24

Date: February 21, 2006
Time: 18:30:09
Page: 2

===== REVIEW ON OCTOBER 6, 2005 BY RON E RICKABAUGH =====
NO COMMENT

MEMORANDUM

Application No: ~~05-0485~~ (second routing)

Date: December 5, 2005
To: Robin Bolster-Grant, Project Planner
From: Lawrence Kasparowitz, Urban Designer
Re: Design Review for a new commercial building at 6164 Highway Nine, Felton

Remove the changeable copy area and include the "Antiques and Fine Art" within that area

- *The current restrooms are not accessible – the applicant may be required to provide minimum code required accessibility.*