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## Staff Report to the Zoning Administrator

Application Number: **05-0805**

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**Applicant:** Hamilton-Swift  
**Owner:** Solari Associates  
**APN:** 045-171-31

**Agenda Date:** 6/2/06  
**Agenda Item #:** 1  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a commercial office building with a two bedroom residential apartment above.

**Location:** Property located on the southwest corner of Playa Boulevard and Florido Avenue in La Selva Beach.

**Supervisory District:** 2nd District (District Supervisor: Ellen Pine)

**Permits Required:** Coastal Development Permit, Commercial Development Permit, Soils Report Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0805, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size:	7,500 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Commercial & residential neighborhood
Project Access:	Playa Boulevard & Florido Avenue
Planning Area:	La Selva
Land Use Designation:	C-N (Neighborhood Commercial)
Zone District:	C-1 (Neighborhood Commercial)

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

Coastal Zone:  Inside  Outside  
Appealable to Calif. Coastal Comm.  Yes  No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Soils report accepted  
Fire Hazard: Not a mapped constraint  
Slopes: 2-5%  
Env. Sen. Habitat: Monarch butterfly habitat - no trees proposed for removal  
Grading: Minor site preparation (**less than 100 cubic yards +** paving & recompaction)  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line:  Inside  Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Septic  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: None

### History

A Development Review Group (DRG) meeting was held for this proposal on 9/16/03. The three commercial parcels (APNs 041-031-07, 08 & 09) involved in the DRG application (03-0265) have been combined into one parcel prior to this application. The design and layout of the proposed mixed-use commercial development have been modified to conform to the requirements specified through the DRG process.

### Project Setting

The project site is located at the intersection of Playa Boulevard and Florido Avenue in the village of La Selva Beach. This vacant parcel is adjacent to existing commercial development and is located across Playa Boulevard (a 100 foot wide right of way with a 20 foot median strip) and Florido Avenue (an 80 foot wide right of way) from residential development. A park is located across a driveway to the rear of the property. One large Monterey Pine tree is located at the rear corner on the north side of the parcel.

### Zoning & General Plan Consistency

The subject property is a 7,500 square foot lot, located in the C-1 (Neighborhood Commercial) zone district, a designation which allows commercial uses. The proposed mixed use commercial building (offices with a residential apartment above) is an allowed use within the zone district and the project is consistent with the (C-N) Neighborhood Commercial General Plan designation.

### **Commercial Office Building**

The primary use of the subject property will be for commercial office purposes. Offices are allowed within the C-1 (Neighborhood Commercial) zone district in up to 50 percent of the building area. The offices on the lower floor will occupy 50 percent of the total building area, consistent with this requirement.

The current proposal is for administrative offices which share the entire lower floor. Offices are an appropriate use in this locations in that La Selva Beach is a small community with some existing commercial retail stores and there is no current need for additional small scale retail stores in this area. Medical offices are not a proposed use and are not considered as appropriate in this location.

### **Mixed Commercial and Residential Use**

The upper floor of the proposed building will be a 2 bedroom residential apartment. Residential uses are allowed within commercial zone districts in up to 50 percent of the building area. The residential use on the upper floor will occupy 50 percent of the total building area, consistent with this requirement.

### **Parking**

Sufficient off-street parking is provided for the residential and commercial development on the project site. 4.7 off-street parking spaces are required for the proposed office and 2.5 off street parking spaces are required for the two bedroom residential unit, with guest parking to be provided on the street as allowed by County Code. A total of 8 off-street parking spaces have been provided to accommodate the parking demand, satisfying the parking requirements for the commercial and residential uses. Additionally, peak parking demand for the two uses will occur at separate times of day. Peak parking demand for the commercial use will occur during daytime/working hours and peak parking demand for the residential use will occur during the evening/night.

### **Grading & Utilities**

The proposed development will involve a limited amount of grading (15 cubic yards of excavation and 70 cubic yards of fill) for the preparation of the project site. An additional volume of grading will be necessary for the building foundation and for the preparation of paved surfaces.

All utilities are available to serve the project, including a preliminary approval from Environmental Health Services for a septic system on the project site.

### **Biotic Resources & Tree Preservation**

The subject property is located within the Monarch Butterfly habitat area. Although the site is vacant, it is mostly disturbed with only one tree that could possible provide shelter for Monarch

Butterflies. This large Monterey Pine tree will be preserved on the project site and an arborist's report has been submitted with recommendations for tree protection during construction of the project.

### **Local Coastal Program Consistency**

The proposed commercial building is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain commercial development, single family dwellings, and community facilities. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of commercial development. The project site is located between the shoreline and the first public road through road with beach access available at Manresa State Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. The subject property is not identified as a priority acquisition site in the County's Local Coastal Program.

### **Design Review**

The proposed commercial building complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as varied roof planes and a horizontal band between floors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

### **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**

- a Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- a **APPROVAL** of Application Number **05-0805**, based on the attached findings and conditions.

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

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

Application# 05-0805  
APN 045-171-31  
Owner: Solari Associates

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## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned C-1 (Neighborhood Commercial), a designation which allows commercial uses. The proposed mixed use commercial building (offices with a residential apartment above) is an allowed use within the zone district and the project is consistent with the (C-N) Neighborhood Commercial General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is located between the shoreline and the first public road through road with beach access available at Manresa State Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. The subject property is not identified as a priority acquisition site in the County's Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, commercial uses are allowed uses in the C-1 (Neighborhood Commercial) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain commercial development, single family dwellings, and community facilities. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of commercial development.

## 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 building 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 building 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-1 (Neighborhood Commercial) zone district in that the primary use of the property will be a mixed use commercial building (offices with a residential apartment above) that meets all current site standards for the zone district. Offices are allowed within the C-1 (Neighborhood Commercial) zone district in up to 50 percent of the building area. The offices on the lower floor will occupy 50 percent of the total building area, consistent with this requirement. Residential uses are allowed within commercial zone districts in up to 50 percent of the building area. The residential use on the upper floor will occupy 50 percent of the total building area, consistent with this requirement.

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 Neighborhood Commercial (C-N) land use designation in the County General Plan.

The proposed commercial building will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the commercial building 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 building 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 building will comply with the site standards for the C-1 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.

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 building is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be approximately 33 trips per day, 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 commercial and residential neighborhood containing a variety of architectural styles, and the proposed mixed use commercial building is 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 building 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: Architectural plans entitled, "Solari Associates Building", 3 sheets prepared by William S. Bagnall Architects, revised 4/06; Civil drawings, 5 sheets, prepared by Bowman & Williams, dated 3/3/06; Survey, prepared by Ward Surveying, dated 6/2/03; Landscape plans, prepared by Gregory Lewis Landscape Architect, dated 12/15/05.

- I. This permit authorizes the construction of a commercial office building with a two bedroom residential apartment above. 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 a Grading Permit from the Santa Cruz County Planning Department.
  - 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. Obtain final water approvals from the Soquel Creek Water District.
  - F. Obtain final septic approvals from the County department of Environmental Health Services
- 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. 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. A final sign plan for the proposed development. Signage for the proposed

development must comply with the approved Exhibit "A" for this permit.

3. Grading, drainage, and erosion control plans, that are prepared, wet-stamped, and signed by a licensed civil engineer. Grading and drainage plans must include estimated earthwork, cross sections through all improvements, existing and proposed cut and fill areas, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipaters, detention pipes, etc. **Verify** that the detention facilities are adequate to meet County requirements for release rates.
4. Engineered improvement plans for all on-site and off-site improvements. All off-site improvements shall be submitted for review and approval by the Department of Public Works.
5. A lighting plan for the proposed development. Lighting for the proposed development must comply with the following conditions:
  - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
  - b. 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.
  - c. All lighting must be consistent with Title 24, Part 6, California Code of Regulations, Energy Efficiency Standards for Residential and Non-Residential Buildings.
6. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be completely screened from public view.
7. 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.
  - a. New utility and service lines shall be installed underground, unless inappropriate.
  - b. Pad-mounted transformers (as part of the underground electrical service distribution system) shall not be located in the front setback

or area visible from public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from tenant spaces or driveways, or views to monument signs. Underground vaults may be located in the front setback area for aesthetic purposes.

8. The setback between the proposed leach field and roof drain seepage pit(s) must be indicated.
9. Details demonstrating compliance with all accessibility requirements.
10. Details of the proposed trash enclosure. **The** trash enclosure may not exceed a maximum of 6 feet in height.
11. Include all **tree** preservation specifications and the tree protection plan recommended in the approved arborist report.
12. 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 requirements of the Soquel Creek Water District and the following 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 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.

1. 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.
    - ii. 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.
    - iii. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
    - iv. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
  - e. All planting shall conform to the landscape plan shown as part of the approved Exhibit "A".
    - i. 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.
  13. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
- C. 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.
- D. Meet all requirements of and pay all applicable drainage fees to the County Department of Public Works, Drainage.
- E. Obtain final septic approval for this project from the County Department of Environmental Health Services.

- F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - G. Submit 3 copies of a plan review letter prepared and stamped by a licensed Geotechnical Engineer.
  - H. Submit 3 copies of a plan review letter prepared and stamped by the project arborist.
  - I. Pay the current fees for Parks (La Selva Beach Recreation District) and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
  - J. Pay the current fees for Child Care mitigation for 1,278 square feet of commercial office space. Currently, these (Category 11) fees are \$0.23 per square foot, but are subject to change.
  - K. Provide required off-street parking for 8 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 numbered and designated on the plot pian.
    - 1. All applicable accessibility requirements must be met in the proposed parking design.
  - L. 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. No land disturbance shall take place prior **to** issuance of building permits (except the minimum required to provide access for County required tests or to carry out work required by another of these conditions).
  - B. 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.
  - C. 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 and emergency situation; and

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 coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- D. All site improvements shown on the final approved Building Permit plans shall be installed.
- E. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- F. All construction must comply with all recommendations of the approved soils reports.
- G. All construction must comply with all recommendations of the approved arborist report.
- H. 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. **Master Occupancy Program:** Given the location of the project with respect to existing residential and commercial uses, all change of use requests shall be processed at level 3 to permit a thorough review of possible impacts. Only the uses listed below may be processed at level 1, based on the parking available on site:

All of the uses listed in the in the current C-1 (Neighborhood Commercial) use charts, with the exception of medical offices.

**The following additional restrictions apply to all uses:**

Any proposal for initial occupancy as, or conversion to, medical offices will require a Level 3 review and approval and proof of adequate parking availability.

Any proposal for initial occupancy as, or conversion to, retail alcohol beverage sales will require a Level 3 review and approval.

No outdoor storage is permitted.

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

Application# 05-0805  
APN: 045-171-31  
Owner: Solan Associates

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

**Please note: This permit expires on the expiration date listed below unless you obtain the required permits and commence construction.**

Approval Date: 6/2/06

Effective Date: 6/16/06

Expiration Date: 6/16/08

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**Don Bussey**  
Deputy Zoning Administrator

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**Randall Adams**  
**Project Planner**

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

# 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: 05-0805  
Assessor Parcel Number: 045-171-31  
Project Location: No Situs

**Project Description: Proposal to construct a commercial building with a residential apartment above.**

**Person or Agency Proposing Project: Hamilton-Swift**

**Contact Phone Number: (831) 459-9992**

- 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 3 - New Construction or Conversion of Small Structures (Section 15303)

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

Proposal to construct a mixed-use commercial building in an area designated for commercial uses.

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

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

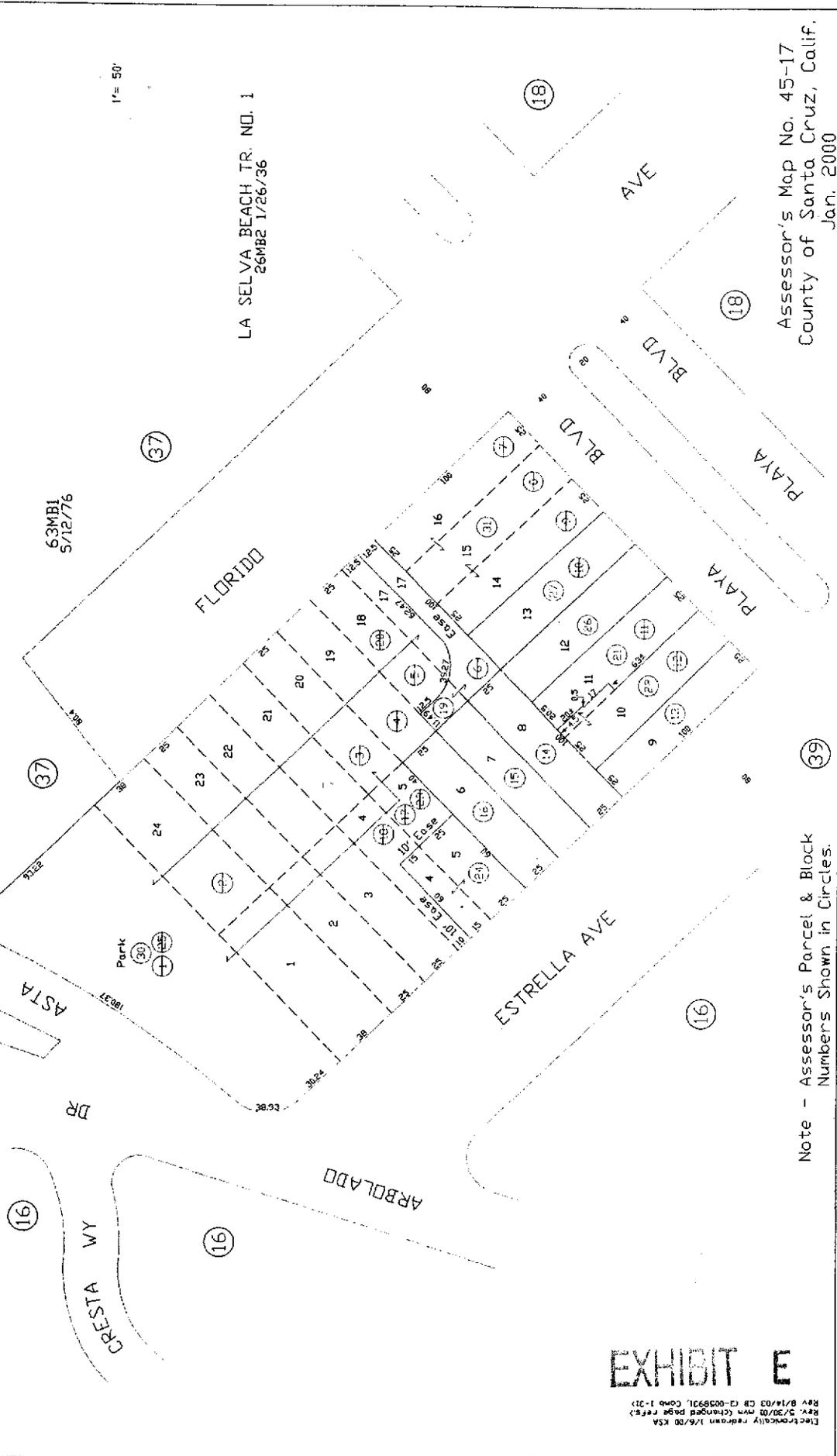
Date: \_\_\_\_\_

**FOR TAX PURPOSES ONLY**  
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**POR. SAN ANDREAS RANCHO**  
 N.W. 1/4 SEC. 33, T.11S., R.1E., M.D.B. & M.

Tax Area Code  
 69-275

45-17



63MBI  
 5/12/76

1" = 50'

LA SELVA BEACH TR. NO. 1  
 26MB2 1/26/36

Assessor's Map No. 45-17  
 County of Santa Cruz, Calif.  
 Jan. 2000

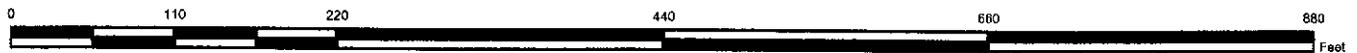
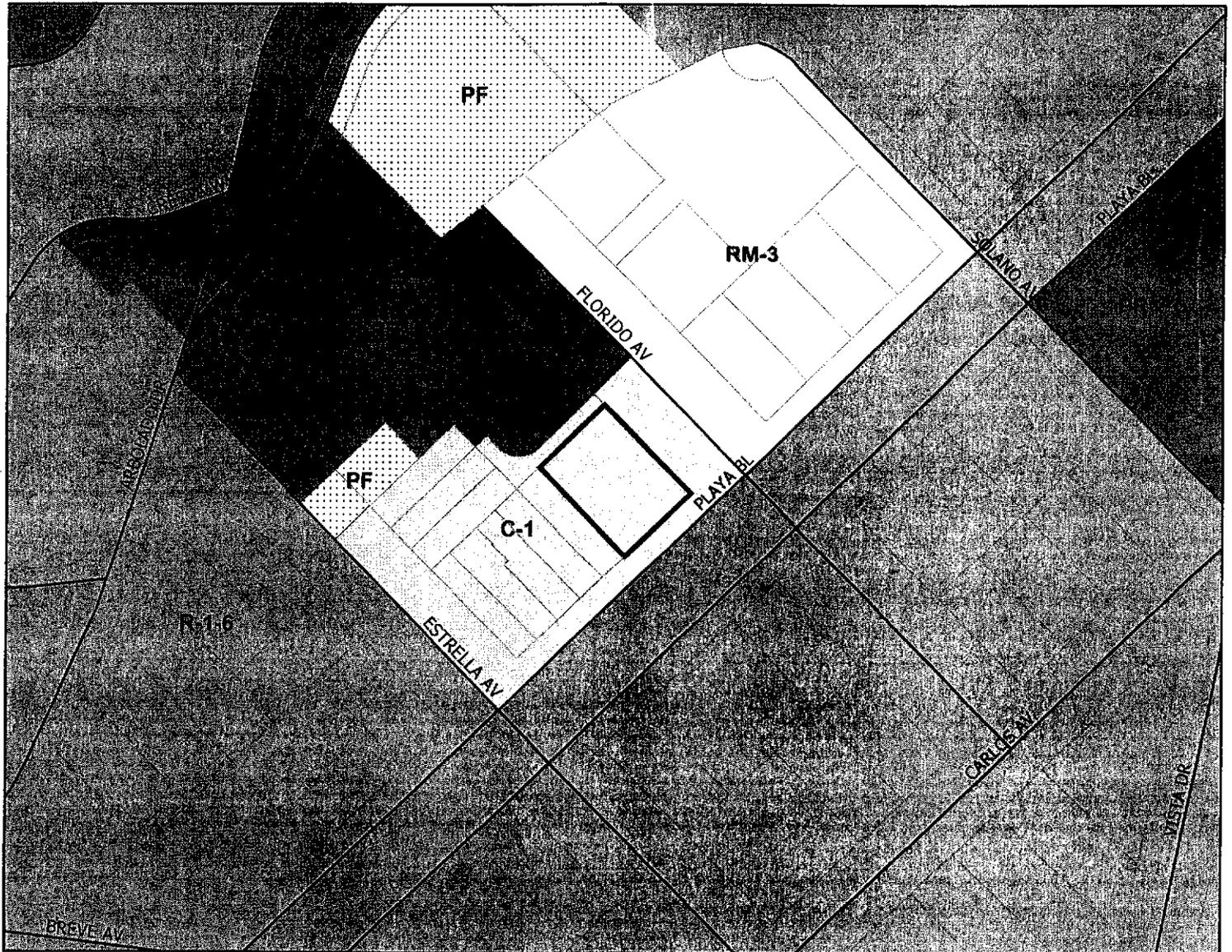
Note - Assessor's Parcel & Block  
 Numbers Shown in Circles. (39)

**EXHIBIT E**

ENCLOSURE prepared 1/6/00 KSA  
 REV. 5/20/00 NEW (CHANGED PAGE REF.)  
 REV. 8/14/03 CR (D-0058931, COMB 1-2)

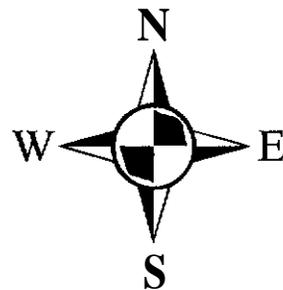


# Zoning Map



## Legend

-  APN 045-171-31
-  Streets
-  Assessor's Parcels
-  COMMERCIAL-NEIGHBORHOOD(C-1)
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PUBLIC FACILITY (PF)
-  RESIDENTIAL-MULTIFAMILY (RM)
-  PARK (PR)



Map Created by  
 County of Santa Cruz  
 Planning Department  
 January 2006

COUNTY OF SANTA CRUZ  
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Randal Adams  
Application No.: 05-0805  
APN: 045-171-31

Date: May 5, 2006  
Time: 15:37:27  
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 30, 2005 BY KEVIN D CRAWFORD =====  
12/30/05 - Soil Report by Dees & Assoc. accepted this date. Plans indicate less than 100 CY of grading to construct, however calculations did not include the excavation for pavement structural sections, drainage retention device or any overex/recompact work. These calculations must be redone to include at least the first two items mentioned above. If overex/recompact quantities can be estimated, they should be included as well. A grading approval/permit will more than likely be required once those calculations are submitted.

DPW should comment on the proposed drainage system. It could become problematic after years of use and siltation of the drain rock in the retention trench.

===== UPDATED ON MARCH 9, 2006 BY KEVIN D CRAWFORD =====  
03/09/06 - Review of 2nd submittal, Shts C1-C5, dated 3-3-06:

Plans may be considered complete from a grading standpoint. A grading permit (grading approval with building permit) will be required. A plan review letter from the soils engineer will be required prior to permit issuance. Sht 1: Please complete the "Limits of Grading" line around the entire site. Provide typical sections through site perpendicular to both streets, including R/W & property lines. NOTE: Comments this date should have been made under "Miscellaneous" rather than here. Kevin Crawford

Environmental Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 30, 2005 BY KEVIN D CRAWFORD =====  
NO COMMENT  
===== UPDATED ON JANUARY 5, 2006 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Obtain a grading permit if required
2. Submit a "Plan Review" letter from the project geotechnical engineer upon building permit submittal.
3. Include the "Tree Preservation Specifications" and "Tree Protection Plan" (see arborist report completed by Maureen Hamb and dated 2/14/06) on the building plans prior to building permit submittal. ===== UPDATED ON MARCH 9, 2006 BY KEVIN D CRAWFORD =====  
03/09/06 - See comments under "Completeness". Kevin Crawford ===== UPDATED ON MARCH 22, 2006 BY ROBERT S LOVELAND =====

Dpw Drainage Completeness Comments

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

===== REVIEW ON JANUARY 5, 2006 BY ALYSON B TOM ===== Application with civil plans dated 12/14/05 and drainage calculations dated December 2005 by Bowman and

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No. : 05-0805  
APN: 045-171-31

Date: May 5, 2006  
Time: 15:37:27  
Page: 2

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Williams has been received. Please address the following

- 1) As was requested in 03-0265, a DRG for this parcel. please provide an analysis of the downstream drainage path demonstrating adequacy. The analysis should include assessment of the path for the required design and safe overflow storms. Based on the results of the analysis, off site improvements may be required of this project. and onsite design requirement may be amended.
- 2) This application proposes a retention system approximately 18 to 19 feet deep that will drain roof and parking lot runoff. Environmental Health should approve of this facility given potential ground water quality impacts.
- 3) Please provide a drainage easement for the proposed 4 inch storm drain pipe along the SW property boundary that will drain offsite areas
- 4) The County-s standard requirement for detention is for a 10 year storm. Why was the proposed facility designed for storage up to a 25 year storm?
- 5) Please provide a map showing which areas. on and off site will drain to the proposed retention facility and which areas will bypass the facility, Demonstrate that the area bypassing the facility will not result in a flow rate that exceeds the allowable rate.
- 6) A portion of the geotechnical investigation for this site was provided. Appendix A was missing. Please provide the soils information that was used for determining the percolation rate assumed in designing the proposed retention trench.
- 7) Provide a silt trap above the proposed retention trench. Provide clean outs for maintenance of the perforated pipes in the retention facility.

All submittals should be made through the Planning Department. For questions regarding this review Public Works storm water management staff is available from 8-12 M-F.

===== UPDATED ON MARCH 28, 2006 BY ALYSON B TOM ===== Application with revised drainage calculations dated February 2006 and plans dated March 2006 has been received. Please address the following:

- 1) The analysis demonstrated that the downstream system is inadequate. This project should include upgrade of the downstream system to provide safe overflow at the intersection of Playa and Estrella. Consider replacing the existing culvert with a smooth interior culvert and/or a parallel pipe system.
- 2) Provide analysis of the ditch system to determine the extent of proposed improvements. Provide a typical detail for the grading/ cleaning of the swale.  
===== UPDATED ON APRIL 27, 2006 BY ALYSON B TOM ===== Application with plans revised on 4/7/06 has been received and is complete with regards to storm water management for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 05-0805  
APN: 045-171-31

Date: May 5, 2006  
Time: 15:37:27  
Page: 3

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

===== REVIEW ON JANUARY 5, 2006 BY ALYSON B TOM ===== The following should be addressed prior to building permit issuance:

1) A recorded maintenance agreement for the proposed retention facilities is required. Provide specific maintenance guidelines for the proposed retention facility on the final plans as well as on the maintenance agreement.

2) Final approval of the drainage plan by the geotechnical engineer is required

3) Provide signage stating -No Dumping-Drains to Bay- adjacent to all inlets. This signage is to be maintained by the property owner.

4) The proposed retention facility may be regulated by the EPA as a Class V injection well. The applicant is responsible for meeting any/all applicable EPA requirements. For more information see: <http://www.epa.gov/npdes/pubs/swclassvwell.pdf>

===== UPDATED ON APRIL 27, 2006 BY ALYSON B TOM ===== Please address previous miscellaneous comments 1 and 2 in addition to the following prior to building permit issuance:

1) An encroachment permit is required for all work in the County road right of way, including the work at the intersection of Estrella and Playa,

2) Public Works staff will inspect the installation of the storm drainage facilities. Once all other reviewing agencies have approved of the building permit application. submit a copy of reproducible civil plans with the DPW approval block to DPW for routing and signature along with an engineers estimate for the storm drainage related items and a 2% deposit (\$540 minimum) for inspection fees.

**Dpw Driveway/Encroachment Completeness Comments**

===== REVIEW ON DECEMBER 23, 2005 BY RUTH L ZADESKY =====

**Dpw Driveway/Encroachment Miscellaneous Comments**

===== REVIEW ON DECEMBER 23, 2005 BY RUTH L ZADESKY =====

Encroachment permit required for all off-site work in the County road right-of-way.

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON JANUARY 17, 2006 BY GREG J MARTIN =====

The parking within the private right-of-way of Florido Avenue should not be considered towards the proposed developments parking requirements. Additional minor comments shall be made on the building permit regarding the handicapped ramp and the required sawcut width. The landing area of the handicapped ramp should be widened so the curb face adjacent to the landing area is perpendicular to Florido Avenue. The minimum sawcut width in front of new curb and gutter is 2 feet to allow for compaction with the proper equipment.

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

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No. : 05-0805  
APN: 045-171-31

Date: May 5, 2006  
Time: 15:37:27  
Page: 4

ON MARCH 21, 2006 BY GREG J MARTIN =====

The parking within the private right-of-way of Florido Avenue should not be considered towards the proposed developments parking requirements.

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

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JANUARY 17, 2006 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON JANUARY 10, 2006 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior to approval of the sewage disposal permit. Contact the appropriate Land Use staff of EHS at 454-2022.

===== UPDATED ON FEBRUARY 7, 2006 BY JIM G SAFRANEK =====

Applicant completed EH disc. permit reqs. See Misc comments.

===== UPDATED ON FEBRUARY 7, 2006 BY JIM G SAFRANEK =====

===== UPDATED ON MARCH 21, 2006 BY JIM G SAFRANEK ===== No changes in comments under complete. or misc.

Environmental Health Miscellaneous Comments

===== REVIEW ON JANUARY 10, 2006 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON FEBRUARY 7, 2006 BY JIM G SAFRANEK ===== For EH Building Clearance. applicant's septic plan must be revised to show setback of roof drain soak pit to approved leachfield location. Contact Ruben Sanchez for consultation as necessary at 454-2751.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON FEBRUARY 22, 2006 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

Landscaping plan shows plans that may become large enough to block fire department access to 4" fire department connection @ Playa Blvd. The back-flow preventer with fire department connection cannot be blocked by any vegetation.

All fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON FEBRUARY 22, 2006 BY ERIN K STOW =====

NO COMMENT

RECEIVED JAN 05 2006



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

December 30, 2005

Hamilton-Swift  
1509 Seabright Avenue, Suite A1  
Santa Cruz, CA, 95062

**Subject: Review of Geotechnical Investigation by Dees & Associates, Dated December 6, 2005; Project No. SCR-0138, APN 045-171-31, Application No.: 05-0805**

Dear Applicant:

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

1. **All construction shall comply with the** recommendations of the report.
2. Final **plans** shall reference the report and include **a statement** that the project shall conform to the **report's** recommendations.
3. **Prior to building permit issuance a plan review letter** shall be submitted to Environmental Planning. The author of the **report shall write the plan review letter. The letter shall state that the project plans conform to the report's** recommendations.

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

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

Please call the undersigned at (831) 454-3210 if we can be of any further **assistance.**

Sincerely,

  
Kevin Crawford  
Senior Civil Engineer

Cc: Bob Loveland, Environmental Planning  
Owner: Solari Associates, P.O. Box 40, Capitola, CA 95010  
Dees & Associates, 501 Mission St, Ste 8A, Santa Cruz, CA 95060

EXHIBIT G

(over)

Date: 1/09/06

Application Number: **05-0805**  
APN: 045-171-31

Dear Randall Adams,

A third review of the above project plans was conducted to determine accessibility issues. The following comments are to be applied to the project design. The comments in bold print should be addressed prior to approval of this application.

Please have the applicant refer to the attached brochure entitled Accessibility Requirements - Building Plan Check which can also be found at the County of Santa Cruz Planning Department website:

[http://www.sccoDiannina.wm/brochures/access\\_plancheck.htm](http://www.sccoDiannina.wm/brochures/access_plancheck.htm)

This document is an information source for the designer when preparing drawings for building plan check.

Project Description: New Construction - Commercial

CBC 1114B.1.2 Accessible Route of Travel

At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve. Refer also to 1127B for Exterior Routes of Travel. Where more than one route is provided, all routes shall be accessible. The path of travel from the existing bus stop to the building entrance appears to comply with minimum requirements.

CBC 1129B Accessible Parking Required

Each lot or parking structure where parking is provided for the public as clients, guests or employees, shall provide accessible parking as required by this section. The parking size shown on the drawings complies with minimum requirements.

Path of Travel Verification Form (refer to brochure)

To be submitted at the time of Building Permit application.

CBC 1133B General Accessibility for Entrances, Exits and Paths of Travel

Provide an Egress Plan showing maneuvering clearances at all doorways, passageways, and landings. These minimum clearances should be provided according to the plans.

Plumbing Fixture Requirements - Accessible Restrooms

Please refer to the 2001 California Plumbing Code, Table 4-1 for plumbing fixture requirements for this occupancy. Businesses that are **less** than 1500 square feet total may be served by one restroom for both employee and public use. **However**, the shower is not shown to comply with **minimum** accessible requirements. See **CBC, 1115B.6**

Please note that this is only a preliminary review to determine major accessibility issues. This is not a complete accessible plan check. A complete accessible plan check will be conducted at the time of building permit application review. The plans submitted for building plan check review will need to include complete details and specifications for all of the accessible issues in the California Building code.

Therefore, there may be additional comments when applying for a building permit and responding to the Building Plan Check process.

Please contact me with any questions regarding these comments.

**Laura Brinson**  
Building Plans Examiner  
County of Santa Cruz Planning Department  
(831) 454-7579  
pln631@co.santa-cruz.ca.us

EXHIBIT G

## Randall Adams

---

**From:** Laura Brinson  
**Sent:** Wednesday, May 03, 2006 10:49 AM  
**To:** Randall Adams  
**Subject:** 05-0805

Hi Randall,

I spoke with Peter Bagnal this morning regarding the proposed project at 302 Playa in La Selva Beach.

He has asked if revisions to the plans, that include the accessible shower, need to be made prior to approval of the discretionary application.

I told him as long as the plans for the building permit application come in with revisions, I won't require a revised plan now.

If you want another review letter from me, let me know. Otherwise, I'm ok with approving this discretionary.

Unfortunately, I can't enter "approved on the screens. The system does not allow me to.

· Laura



**Board of Directors**  
 Bruce Daniels, President  
 Dr. Thomas R. LaMus, Vice President  
 Jenn W. Beebe  
 Dr. Bruce Jaffe  
 Daniel F. Kruege

Laure D. Brown, General Manager

March 17, 2005

Ms. Kristen Cozad  
 P.O. Box 22088  
 Carmel, CA 98922

**SUBJECT: Water Service Application Renewal – 302 Playa Blvd., La Selva Beach, APN 045-171-81**

Dear Ms. Cozad:

In response to the subject application, the Board of Directors of the Soquel Creek Water District at their regular meeting of March 15, 2005 voted to serve your proposed office building with two attached apartments subject to such conditions and reservations as may be imposed at the time of entering into a final contract for service. Neither a final contract for service nor a service installation order will be issued until such time as all approvals from the appropriate land-use agency and any other required permits from regulatory agencies have been granted and all conditions for water service have been met to the satisfaction of the District.

This present indication to serve is valid for a two-year period from the date of this letter; however, it should not be taken as a guarantee that service will be available to the project in the future or that additional conditions, not otherwise lined in this letter, will not be imposed by the District prior to granting water service. Instead, this present indication to serve is intended to acknowledge that, under existing conditions, water service would be available on condition that the developer agrees to provide the following items without cost to the District:

- 1) Destroys my wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfies all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfies all conditions of Resolution No. 08-31 Establishing a Water Demand Offset Policy for New Development, which states that all applicants for new water service shall be required to offset expected water use of their respective development by a 1.2 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.

## Water Service Application - APN 045-171-31

Page 2

Water Demand Offset factors have been applied as we understand your lot and your project, and will be adjusted if your final project differs from what is proposed;

- 4) Satisfies all conditions for water conservation required by the District at the time of application for service. There are three sets of water-efficiency documents as listed below, and the first two are pertinent to development other than a single-family lot and the third bulleted document pertains to single-family lot construction:
  - a) *Water Use Efficiency Requirements for subdivisions, planned unit developments, and projects with designated open spaces and landscaped areas other than single-family dwelling lots;*
  - b) *Overview of Water Use Efficiency Requirements for Development other than Single Family Lots;*
  - c) *Water Use Efficiency Requirements for Single-Family Lots.*
- 5) The appropriate Water Use Efficiency Requirements for your project are enclosed with this letter, and are subject to change. Some of the items included, but not limited to, in the Water Use Efficiency Requirement documentation are:
  - a) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval for any development other than a single-family lot, Single-family lot construction has a self-verification system that must be followed;
  - b) All interior plumbing fixtures shall be low-flow and all Applicant-installed water-using appliances (e.g. dishwashers, clothes washers, etc.) that are new shall have the EPA Energy Star label and the clothes washer should have a "water factor" of 8.3 or less (the water factor relates the number of gallons of water used per cubic foot of wash load);
  - c) District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing domestic water service;
- 6) Completes LAFCO annexation requirements, if applicable;
- 7) All units shall be individually metered with a minimum size of 5/8-inch by 1/2-inch standard domestic water meters;
- 8) 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.

Future conditions which negatively affect the District's ability to serve the proposed development include, but are not limited to, a determination by the District that existing and anticipated water supplies are insufficient to continue adequate and

Water Service Application - APN 045-171-81

Page 3

reliable service to existing customers while extending new service to your development. In that case, service may be denied.

You are hereby put on notice that the Board of Directors of the Soquel Creek Water District is considering adopting additional policies to mitigate the impact of new development on the local groundwater basins, which are currently the District's only source of supply. Such actions are being considered because of concerns about, existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain healthy aquifers. The Board may adopt additional mandatory mitigation measures to further address the impact of development on existing water supplies, such as the impact of impervious construction on groundwater recharge. Possible new conditions of service that may be considered include designing and installing facilities or fixtures on-site or at a specified location as prescribed and approved by the District which would restore groundwater recharge potential as determined by the District. The proposed project would be subject to this and any other conditions of service that the District may adopt prior to granting water service. As policies are developed, the information will be made available.

Sincerely,  
SOQUEL CREEK WATER DISTRICT



Jeffery N. Gailey  
Engineering Manager/Chief Engineer

*Enclosures: Water Use Efficiency Requirements and Overview for Development  
other than Single Family Lots*

TOTAL P.04

EXHIBIT G

SR 1088  
PE 4201

SANTA CRUZ COUNTY HEALTH SERVICE AGENCY  
ENVIRONMENTAL HEALTH SERVICE  
701 Ocean Street - Room 312, Santa Cruz, CA 95060 (831) 454-2022

#02-050  
92

### SITE EVALUATION

PRELIMINARY LOT INSPECTION REPORT  
MLD # \_\_\_\_\_ PROPOSED LOT \_\_\_\_\_ LOT SIZE 7500 SITE LOCATION corner Playa + Florido  
APN 45-71-07 WATER SUPPLY Sea. Cr. Co. W.D. OWNER'S WRITTEN PERMISSION ATTACHED YES \_\_\_\_\_ NO \_\_\_\_\_

SITE EVALUATION  
 FULL  SOIL  GROUNDWATER  PERCOLATION  REPAIR  ALTERNATIVE SYSTEM  
06/28/03 8:57AM 00081225 000  
FL 3090 VALIDATION 1491.00  
CHECK 1491.00

OTHER CONSULTATION \_\_\_\_\_

REQUESTED BY: Kristin Cozad 306 Playa Blvd. La Selva Bch. 684-1100  
(NAME) (ADDRESS) (PHONE)

OWNER: Same \_\_\_\_\_  
(NAME) (ADDRESS) (PHONE)

- Item/s checked below do not meet present sewage disposal requirements or require further testing:
  - Soil tests indicate soils not suitable.
  - Lot slope excessive, area has been graded; and/or unable to provide setback from cut bank
  - Winter water table testing required.
  - Tests indicate failure to provide required separation of leaching and seasonal high groundwater.
  - Unable to provide a 100 foot separation between a Septic system and a well, spring, stream, or waterway.
  - Inadequate space for both the sewage disposal system and the required future expansion area.
  - Septic area in floodplain.
  - other \_\_\_\_\_

Preliminary inspection of this lot indicates suitability for individual sewage disposal using conventional septic technology under standards currently in effect, subject to any limitations identified below.

Water supply must be developed. OK 6/10/03

Site conditions may be mitigated by alternative technology. Further testing and evaluation is needed.

Design Parameters  
Percolation Rate 1-5 6-30 30-60 60-120 Groundwater Depth for Design Purposes 40' (+)

**REMARKS:**  
7/26 witnessed soil profile this date (RLC) Consultant to provide soil log + pore data (RLC)  
lots must be combined before review of septic application. ALSO provide proof of lots recordation date.

NOTE Preliminary inspections and evaluations do not take into account all factors which are considered in the issuance of a sewage disposal permit. An application for sewage disposal will be subject to further evaluation based on the specific sewage disposal design; the possible presence of geologic hazards, biotic resources, or other site constraint; and, the provisions of the Sewage Disposal Ordinance in effect at the time of permit application.

RLS \_\_\_\_\_ 6/10/03  
ENVIRONMENTAL HEALTH SPECIALIST DATE  
31

[Signature]  
SUPERVISOR

6/10/03  
DATE EXHIBIT G X



**Hamilton**  
**land Use & Development Consultants, Inc**

December 15, 2005  
Santa Cruz County Planning Dept.  
701 Ocean St.  
Santa Cruz, CA 95062  
**Re:** Tentative Map Application

Planning Staff,

Herewith is an application for a Coastal Development for a mixed use building located at the corner of Florido and Playa Blvd. in La Selva Beach. The property APN is 045-171-31.

The property is designated Neighborhood Commercial (C-N) in the General Plan. The property is zoned C-1 (Neighborhood Commercial). The proposed building is a modest 2558 s.f. in size. The first floor will be used for an office and the second will be one, two bedroom rental apartment. The first floor office use is less than 50% of the entire building as required in the C-1 zone district. The proposed mix of office and residence will complement this small village center.

The proposed design is a Mediterranean style with a stucco exterior and Spanish clay tile roof. This design is consistent with the architecture of many buildings in the area. Eight parking spaces are provided which meets the County Parking requirement. As part of this application the property owner proposes to improve the parking within the Florido Ave. right of way by paving, striping and installing wheel stops for 6 off site parking spaces along the property frontage. Additionally a sidewalk is proposed along the Florido frontage and a new-handicapped ramp is proposed at the intersection.

This property underwent a DRG review in September of 2003 (Application 03-0265). The project has been redesigned to reflect the comments found within the DRG review letter.

The site and drainage plan incorporates the use of pervious pavement and the percolation of storm water on site. Post development runoff will be minimized by these design measures.

We believe this proposal is consistent with the County Zoning and General Plan objectives and land use regulations. The proposed building is consistent with the uses and scale of buildings in the area. We have met with representatives of the neighborhood on several occasions and will continue to do so during the County review process. We have attempted to incorporate their concerns within the project proposal.

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Attached are the following supporting documents:

- 1) Owner Authorization
- 2) LORI form
- 3) Three copies of the Geotechnical Report prepared by Dees & Associates
- 4) Environmental Health Site Evaluation
- 5) Architectural Plans prepared by William Bagnall Architects Inc.
- 6) Civil Plans and calculations prepared by Bowman & Williams
- 7) Landscape plan prepared by Gregory Lewis Landscape Architect
- 8) Preliminary **3-D** rendering
- 9) Materials and color board.

In  
Project  
File

Sincerely,

*John Swift*  
John Swift