



Staff Report to the Zoning Administrator

Application Number: **07-0104**

Applicant: Robert and Celeste Marin
Owner: Robert and Celeste Marin
APN: 071-331-02

Agenda Date: October 19, 2007
Agenda Item #: 0.1
Time: 8:30 a.m.

Project Description: Proposal to install two monument signs totaling 70 square feet at an existing shopping center. Requires a Variance to allow more than one name sign for the shopping center and to exceed the maximum 50-square feet allowed and a Commercial Development Permit to amend 89-0869 and 99-0433.

Location: Property located on the east corner of Graham Hill Road and Mt. Hermon Road (6231-6267 Graham Hill Road)

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

Permits Required: Commercial Development Permit and Variance to allow more than one name sign for the shopping center and to exceed the maximum permitted 50-square feet.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0104, 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:	264,332 square feet
Existing Land Use - Parcel:	Commercial Shopping Center
Existing Land Use - Surrounding:	Shopping Center, Public Park, Open Space, and Vacant Land
Project Access:	Via Mt. Hermon Road and Graham Hill Road

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

Planning Area: San Lorenzo Valley
Land Use Designation: C-C (Community Commercial)
Zone District: C-2-GH (Community Commercial, Geologic Hazards)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Property subject to flooding; no technical report required
Soils: Unstable soils on site; no technical report required
Fire Hazard: Not a mapped constraint
Slopes: Not a mapped constraint
Env. Sen. Habitat: Mapped biotic resource and water supply watershed area; no technical reports required
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Graham Hill Road and Mt. Hermon Road scenic viewsheds (Felton Town Plan)
Drainage: Existing drainage adequate
Archeology: Southern portion located within mapped archaeological resource area; no technical report required

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Septic
Fire District: Felton Fire District
Drainage District: Zone 8

History

A sign program for the Felton Fair complex was originally approved in 1973 by the Zoning Administrator under a Planned Development Permit (PD-73-6-14). There have since been many other sign permits issued at this site, as discussed below.

In 1991, the Zoning Administrator approved application 89-0869 to convert a stationary store to a restaurant which included a Master Occupancy Permit. A condition of this permit was that any change to the shopping center's overall sign plan, including but not limited to monument signs, would require each business in the entire shopping center to conform to the existing sign ordinances at the time of change.

In 1993, the Zoning Administrator approved a Commercial Development Permit (92-0775) on the subject property to replace 3 signs at the existing Safeway store, which included an amendment to permit 89-0869 and a sign plan for the Safeway store.

Several other discretionary permits have been approved at the subject property including the

construction of retail shops (D-72-12-13), the construction of a bank facility (D-73-8-31), a change of use in one of the retail shops (90-0004), and a Minor Variation to add a 475 square foot bank to the inside of the existing Safeway store (99-0433) and a winter grading approval.

There have been several building permits issued at the subject property over the last 15 years including permits for tenant improvements, electrical, plumbing, and gas meters.

Project Setting

The parcel is approximately 264,332 square feet and there is an existing shopping center located on site. The shopping center includes **nine** separate retail stores including a Safeway store and a Longs Drugs store. The parcel is located between Mt. Hermon Road (to the north and west) and Graham Hill Road (to the south), both of which are County maintained roads that are designated as scenic corridors in the General Plan and portions of which are designated as scenic corridors in the Felton Town Plan.

To the north and west across Mt. Hermon Road is Residential Agriculture zoned land that is currently undeveloped. To the south west across Graham Hill Road is a public park, Felton Commons, and to the south east are commercial businesses. To the east is a currently vacant parcel zoned Special Use.

Although the portions of Graham Hill Road and Mt. Hermon Road that surround the subject parcel are included in the Felton Town Plan as scenic corridors, the subject parcel is not located within the "Village Core" and is therefore not identified as an area subject to specific roadside improvements or design guidelines.

There is a ten-foot Pacific Gas & Electric (PG&E) easement that runs along the north and west sides of the property and a 10-foot water line easement that runs diagonally through the west corner of the parcel.

Project Scope

The property owner is proposing to install two freestanding monument signs that will indicate the name of the shopping center, "Felton Fair", and the two major retailers, Safeway and Longs Drugs.

One sign will be located along Mt. Hermon Road within the existing landscaped area between Mt. Hermon Road and an existing Round Table Pizza building located on the west end of the shopping center strip. This sign will be approximately 5' tall, 6'5" long and 1'11" wide. **The** location of the proposed sign is approximately 2-feet higher than the existing grade at the edge of the road; therefore, as a condition of approval, this sign shall not exceed 7-feet in height as measured from the existing grade along the edge of Mount Hermon Road in accordance with Section 13.10.582 of the County Code.

The other sign will be located along Graham Hill Road, about 75-feet west of the existing east entrance driveway. This sign will be approximately 5' tall, 6'5" long and 1'11" wide. There is an existing pedestrian path located within the Graham Hill Road right of way just south of the south

property line and the proposed sign will be located about 2-feet north of the existing pedestrian path on the subject property. The location of this sign is at the same elevation as the existing grade at the edge of the road.

Neither of the signs will be located within a public right of way nor will they interfere with vehicular site distance or pedestrian access and as a condition of approval, both proposed signs shall be located a minimum of 5-feet from the edge of the roadways.

Neither sign shall be located within an existing easement on the property.

Zoning & General Plan Consistency

The subject property is a 264,332 square foot lot, located in the C-2-GH (Community Commercial, Geologic Hazards) zone district, a designation which allows commercial uses. The existing shopping center is a principal permitted use within the zone district and the proposed two monument signs are typical ancillary structures in a shopping center. The project is consistent with the site's (C-C) Community Commercial General Plan designation.

Sign Area and Name Sign Variances

The property owner is requesting the installation of two name signs for the existing shopping center. This application requires a variance in that Section 13.10.581 of the County Code requires variance approval for more than one name sign to be installed at a shopping center. In addition, the property owner is requesting a variance to exceed the 50 square foot maximum allowable sign area. Although individually, the proposed monument signs will not exceed 50 square feet, the total sign area of both new signs will be approximately 70 square feet. Staff was able to make the findings for these variances given the special circumstances on the property which include the topography of the parcel and the location of the shops in comparison to the roadways, and the existing natural landscaping.

The shops themselves are not highly visible from Graham Hill Road or Mt Hermon Road. From Graham Hill Road, the shops are located at a higher elevation than the roadway, are setback approximately 370-feet from the road, and are buffered by trees and other vegetation. Mt. Hermon Road curves around the back side of the shopping center, which is also buffered by trees and other vegetation, and the center is not visible from the roadway until a vehicle has traveled past it.

The *two* signs will comply with all other requirements for height, setbacks from the roadway, and scenic corridor design criteria; therefore staff has found that it is appropriate for this property to install *two* name signs for the existing shopping center at each entry point from the two roads.

Scenic Viewshed

Both Graham Hill Road and Mt. Hermon Road are designated scenic corridors in the General Plan. In addition, the Felton Town Plan identifies portions of these *two* roads along the edge of the subject property as scenic corridors for which viewsheds should be protected.

Both of the proposed signs will be visible from both scenic corridors; however, the colors and materials of the signs are appropriate for the developed setting and as conditions of approval, neither of the signs shall be illuminated at any time and the applicant shall submit detailed landscaping plans to soften the appearances of the signs and further blend them with the surrounding landscaped areas. There will be no moving or flashing parts to the proposed signs.

In addition, neither of the signs will interfere with the viewsheds specified for conservation in the Felton Town Plan including that of the Felton Commons and covered bridge from Mt. Hermon Road and the view of the mountains behind the shopping center as seen from Graham Hill Road.

Sign Program

As described above, discretionary permit **89-0869** was a Commercial Development Permit that was approved by the Zoning Administrator in 1991. **As** a condition of this previous approval (IV.5), “any change to the shopping center’s overall sign plan, including monument signs, shall require each business in the entire shopping center to conform to the existing sign ordinance at the time of the change.” This condition is also reflected in subsequent permits for signage on the subject property.

As a condition of approval of this permit, the property owner shall within one year of the approval date of this discretionary permit (07-0104), submit an application to the Planning Department for a Sign Program to ensure that sign sizes, materials, colors, placement, and lighting for all shops within the existing shopping center on the subject property are in accordance with all applicable County Code requirements.

Design Review

The proposed two monument name signs comply with the requirements of the County Design Review Ordinance, in that the proposed signs are appropriate colors, and landscaping will reduce the visual impact of the proposed signage on the surrounding natural landscape. The signs will incorporate colors used on the exterior of the existing shopping center to ensure that the signs are consistent with the character of the existing buildings. In addition, as a condition of approval, neither of the signs will be illuminated at any time as they are both located on scenic corridors. The Urban Designer reviewed the plans and found that the signs are in compliance with County design review criteria.

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 **07-0104**, based on the attached findings and conditions.

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

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

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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 this property is located between Graham Hill Road and Mt. Hermon Road and the topography and natural vegetation on the site makes the shops not highly visible from both roadways. In addition, the existing center is setback approximately 370 feet from Graham Hill Road and the back of the shopping center is buffered from Mt. Hermon Road by trees and other vegetation. The placement of two name signs that are visible from each road is appropriate for this location because the visibility of the center is negatively impacted by the location and natural landscaping of the property; therefore staff finds that the strict application of the zoning code which allows only one 50-square foot name sign for the entire shopping center would deprive the property of privileges enjoyed by other commercial uses in the vicinity that are visible from the roadway.

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 installation of two names signs is in harmony with the general intent and purpose of the zoning objectives for this site to allow a commercial center on the subject parcel and is in harmony with the Felton Town Plan in that the scenic vistas identified will not be impacted by the signs. In addition, the signs will not be materially detrimental to public health, safety or welfare in that as a condition of approval, they will be setback a minimum of 5-feet from the edge of the road and they will not interfere with vehicular site distance or pedestrian access because they will be located off of the roadways, they will not interfere with the existing pedestrian path, and **as** a condition of approval, they will not be illuminated at any time.

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 Felton is a rural area with varied topography and natural landscaping that can pose challenges to visibility for commercial developments; therefore, the granting **of** this variance does not constitute a grant of special privileges because other commercial properties that suffer from decreased visibility due to mountainous topography or natural landscaping have also been granted such variances for signage.

Development Permit Findings

- I. 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 two monument name signs will not be detrimental to the health, safety, or welfare of the general public or persons working within the vicinity, in that the structures meet all current setbacks from the roadways and will not obstruct vehicular site distance or pedestrian access.

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 two monument name signs and the conditions under which they will be operated and maintained will be consistent with all pertinent County ordinances and the purpose of the C-2-GH (Community Commercial, Geologic Hazards) zone district in that the primary use of the property is a commercial shopping center and the two monument name signs meet all **current** setback requirements from the roadways as per the County sign ordinance.

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

This finding can be made, in that the existing 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 and ~~the~~ two proposed monument signs will not change the existing use.

The proposed two monument signs will not obstruct vehicular site distance or pedestrian access in that they meet all required roadway setbacks and height restrictions. In addition, the General Plan and the Felton Town Plan both identify this area as a scenic corridor; therefore, the signs meet all requirements for signage within a scenic corridor in that, as a condition of approval, they will not be illuminated at any time and they will be designed with muted colors and landscaping to blend in with the natural surroundings.

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 two monument signs will not increase the level of traffic on streets in the vicinity and as a condition of approval, the signs shall not be illuminated at any time, therefore the proposed use will not overload utilities.

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 structures will be designed with appropriate colors and landscaping at the base of the signs and, as conditions of approval, they will not be illuminated and will comply with all height restrictions. In addition, the signs will incorporate colors on the exterior of the shopping center to ensure consistency with the existing structure; therefore, the proposed two monument name signs will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with physical design aspects 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 two monument name signs 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, vehicular site distance or pedestrian access. The Urban Designer has reviewed the plans and found them to be consistent with County Design Criteria and the Felton Town Plan.

Conditions of Approval

Exhibit A: Project plans, 6 pages, prepared by James Foug & Associates, dated 1/19/73, Bowman and Williams, dated 5/73, and Northwest Signs, dated 5/7/2007.

- I. This permit authorizes the installation of two monument name signs, one located along Graham Hill Road and one located along Mt. Hermon Road. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, if required.
- 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 colors as approved in "Exhibit A" of discretionary permit 07-0104.
 2. Landscaping Plans shall show the size and species of all plants proposed for installation and shall include the following information:
 - a. All plants shall be shown as one gallon size at 18"-24" on center.
 - b. There shall be an adequate number of plants proposed around the base of the signs to blend in the sign with the surrounding landscaping areas, which shall be determined by the Planning Department.
 - c. Plans shall note that the new plants will be hand watered for six

months and shall include maintenance plans thereafter.

- d. All proposed new vegetation shall be native, drought-resistant ground cover
 - 3. Neither sign shall exceed 7-feet in height as measured from the existing grade at the edge of the roadway.
 - 4. Neither **sign** shall be illuminated at any time, nor have the capability for illumination.
 - 5. Both signs shall be located a minimum of 5-feet from the edge of the roadways.
 - 6. 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.
- 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. Within one year **from** the approval date of this discretionary permit (07-0104), the property owner shall submit to the County Planning Department, a complete application for a Sign **Program** for the entire Felton Fair shopping center to ensure that all signs on the subject property are in compliance with applicable County requirements. This Sign Program shall amend all previous sign permits approved

on the subject property,

- 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.

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.

Application #: 07-0104
APN: 071-331-02
Owner: Robert and Celeste Marin

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Samantha Haschert
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: 07-0104

Assessor Parcel Number: 071-331-02

Project Location: 6267 Mount Hermon Road

Project Description: Proposal to install two monument signs at an existing shopping center.

Person or Agency Proposing Project: Robert and Celeste Marin

Contact Phone Number: (310) 471-4389

- 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 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Proposal to install two signs at an existing commercial development in an area designated for commercial uses.

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

Samantha Haschert, Project Planner

Date: _____

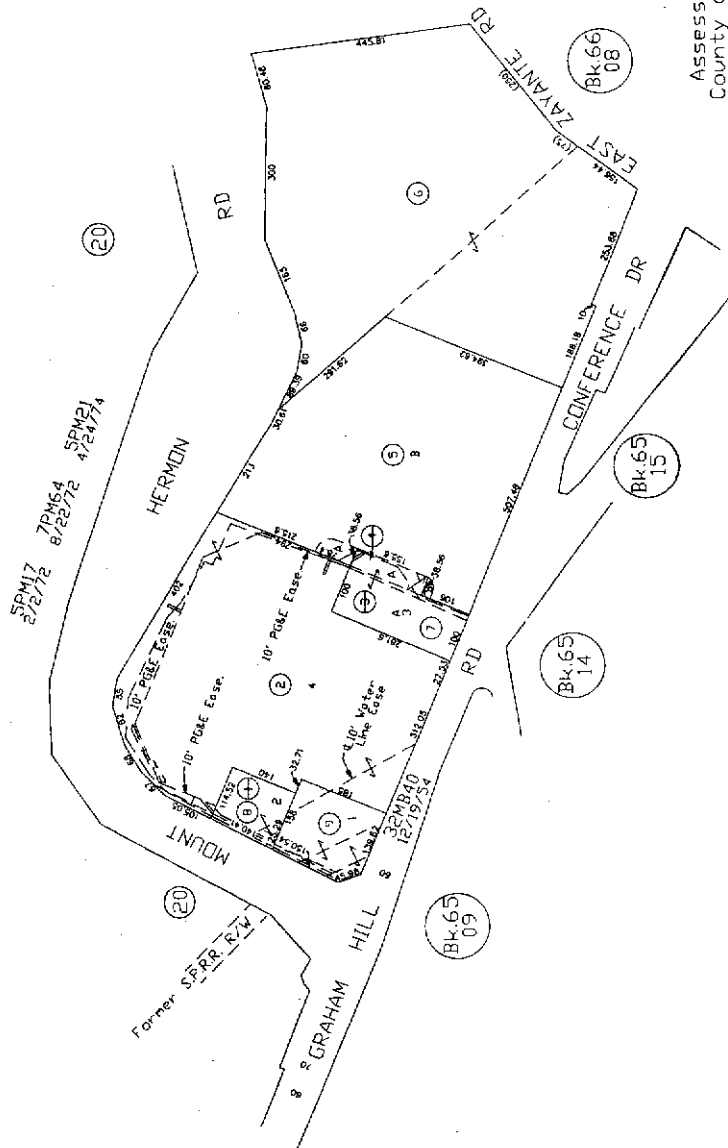
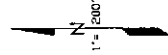
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ZAYANTE RANCHO

POR. SEC. 22, T.10S., R.2V., M.D.B. & M.

Tax Area Code
90-010

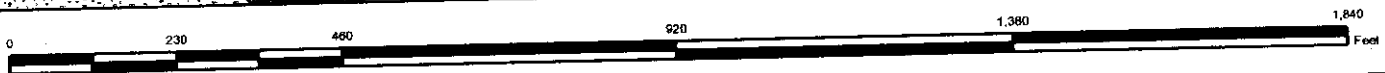
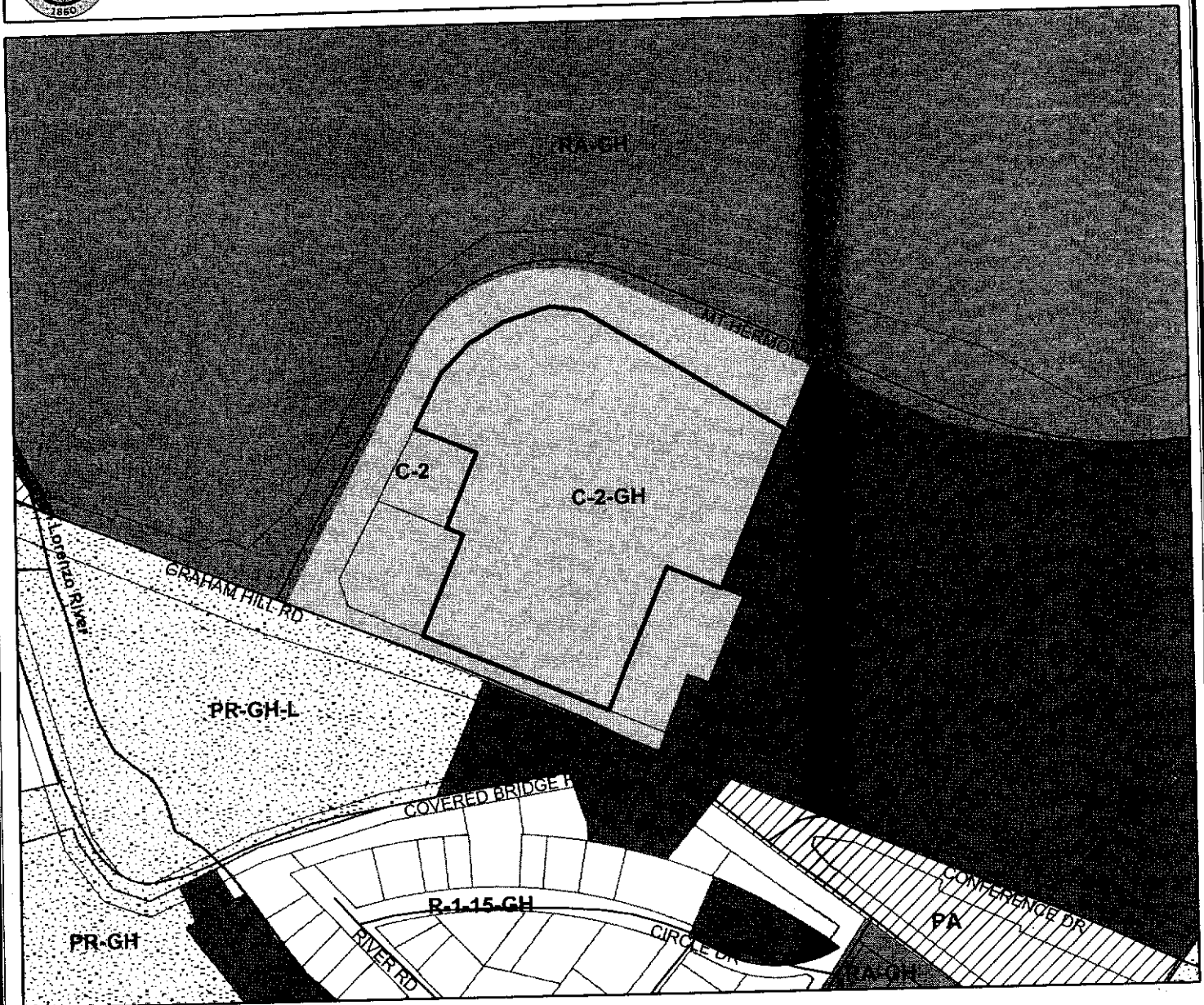
71-33



Assessor's Map No. 71-33
County of Santa Cruz, Calif.
July 2000

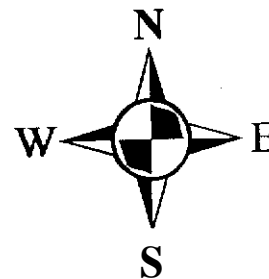


Zoning Map



Legend

- APN 071-331-02
- Assessors Parcels
- PERENNIAL STREAM
- Streets
- COMMERCIAL-COMMUNITY(C-2)
- AGRICULTURE RESIDENTIAL(RA)
- SPECIAL USE (SU)
- PARK (PR)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- COMMERCIAL-PROF OFFICE (PA)



Map Created by
County of Santa Cruz
Planning Department
March 2007

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: Samantha Haschert
Application No.: 07-0104
APN: 071-331-02

Date: June 29, 2007
Time: 08:26:11
Page: 1

Dpw Driveway/Encroachment Completeness Comments

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

===== REVIEW ON MARCH 7, 2007 BY DEBBIE F LOCATELLI =====

Dpw Driveway/Encroachment Miscellaneous Comments

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

===== REVIEW ON MARCH 7, 2007 BY DEBBIE F LOCATELLI =====

Proposed signs shall not block sight distance for motorists or pedestrians at adjacent intersections and driveways.

Dpw Road Engineering Completeness Comments

===== UPDATED ON MARCH 15, 2007 BY GREG J MARTIN =====

Show edge of pavement of Graham Hill Road and Mt. Hermon Road to allow an evaluation for sight distance. Questions contact Greg Martin at 831-454-2811. ===== UPDATED ON JUNE 11, 2007 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 15, 2007 BY GREG J MARTIN =====

===== UPDATED ON JUNE 11, 2007 BY GREG J MARTIN =====

INTEROFFICE MEMO

APPLICATION NO: 07-0104 (second routing)

Date: May 30, 2007

To: Samantha Haschert, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of a sign program at Felton Fair Shopping Center, Felton

A landscape plan or notes on the site plan should either be required ~~at this~~ stage or at building permit.

The plants should be noted as being hand watered for ~~six~~ months, and ~~be~~ native *drought* resistant ground cover. They should ~~be one-gallon~~ size at 18" - 24" o.c. ~~and~~ the designer should show a reasonable amount of plants around each sign.

Samantha Haschert

From: Tom Stickel[toms@scmtd.com]
Sent: Friday, March 16, 2007 3:16 PM
To: Samantha Haschert
Subject: APN 071-331-02, Appl. Number 07-0104

Samantha,

Santa Cruz METRO places no contingencies on **this** project. METRO is interested in completing an encroachment agreement with Mr. Robert Marin, to facilitate reinstallation of passenger waiting shelters at the bus stop on the Felton Fair property. Shelters that **used** to be in place were removed due to deterioration. METRO is in process of acquiring new aluminum-framed shelters. I understand that there are other applications pending. When those circulate to METRO, it will be our intent to condition the permit with the successful conclusion of an encroachment agreement.

Thanks.

Tom Stickel
Maintenance Manager
110 B Vernon St.
Santa Cruz, CA. 95060
831-469-1954
FAX 831-469-1958
tstickel@scmtd.com