



## Staff Report to the Zoning Administrator

Application Number: **08-0412**

**Applicant:** Santa Cruz County Redevelopment Agency (RDA) **Agenda Date:** January 16, 2009

**Owner:** Live Oak School District  
**APN:** 029-101-42

**Agenda Item #:** **2.**  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a 7,401 square foot, two-story office building to house non-profit organizations, locate 10 of 30 required parking spaces off-site, allow a 2-foot vehicular overhang into the required landscape strip, allow a reduction in a portion of the required landscape strip from 5 feet to 2.5 feet to facilitate vehicle maneuvering, and allow a reduction in the landscape strip along the north property line from 5 feet to 4.5 feet.

**Location:** East side of 17<sup>th</sup> Avenue approximately 135 feet north of Capitola Road, Live Oak

**Supervisory District:** 1<sup>st</sup> District (District Supervisor: Leopold)

**Permits Required:** Commercial Development Permit with approval of off-site parking, and exceptions to the Design Standards to allow reduced landscape strips and a parking overhang into landscape areas.

**Technical Reviews:** Soils Report

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0412, based on the attached findings and conditions.

### Exhibits

- |   |                                    |
|---|------------------------------------|
| A. Project plans                              | G. General Plan map                |
| B. Findings                                   | H. Zoning map                      |
| C. Conditions                                 | I. Land division map               |
| D. Categorical Exemption (CEQA determination) | J. Program Statement               |
| E. Location map                               | K. Urban Designer Review Checklist |
| F. Assessor's parcel map                      | L. Reduced project plans           |

### Parcel Information

Parcel Size: : 0.4 acres (total parcel size is 1.8 acres; a minor land division has been approved, but the map not yet filed, to split off 0.4 acres for purchase by RDA)

Existing Land Use - Parcel: The 0.4 acres is vacant; the rest of the parcel is occupied by the Live Oak Senior Center

Existing Land Use - Surrounding: Commercial to south and west, Live Oak Senior Center to east, residential to north

Project Access: 17<sup>th</sup> Avenue

Planning Area: Live Oak

Land Use Designation: C-O (Commercial Office)

Zone District: PA (Professional and Administrative Offices)

Coastal Zone: ☐ Inside ☒ Outside

Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site

Soils: N/A

Fire Hazard: Not a mapped constraint

Slopes: Site is flat

Env. Sen. Habitat: Not mapped/no physical evidence on site

Grading: None proposed

Tree Removal: None proposed

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: City of Santa Cruz

Sewage Disposal: Santa Cruz County Sanitation District

Fire District: Central Fire

Drainage District: Zone 5

### History

On January 23, 2008, the Planning Commission approved a minor land division (07-0448) dividing the parcel along the boundary of the zone districts and the General Plan land use designations. The two approved parcels are 1.4 acres in size (the Live Oak Senior Center site) and 0.4 acres (the portion of the parcel that RDA is proposing to purchase) (see Exhibit H). The map for that land division has not yet been filed for recordation. The RDA intends to file the map upon approval of the office development proposed under application 08-0412.

## **Project Setting**

The subject property is the 0.4 acre (17,424 square feet) portion of the 1.8 acre (78,408 square feet) parcel located in the Live Oak area on the east side of 17<sup>th</sup> Avenue just north of Capitola Road. The parcel is flat. The whole of the subject parcel has frontages on both 17<sup>th</sup> Avenue and Capitola Road and surrounds the Valero gas station parcel on its north and east. The majority of the parcel, about 1.4 acres (about 61,000 square feet), contains the Live Oak Senior Center and fronts on Capitola Road, across from the Live Oak School. The portion of the subject parcel proposed to be purchased by the RDA fronts on 17<sup>th</sup> Avenue and lies between the Valero gas station parcel and the Pleasant Acres mobile home park. To the west across 17<sup>th</sup> Avenue is a doughnut shop.

## **ANALYSIS AND DISCUSSION**

### **Zoning & General Plan**

The new lot created by 07-0448, proposed to be purchased by the RDA, is vacant and lies in the PA (Professional and Administrative Office) zone district and carries a C-O (Commercial – Office) General Plan land use designation.

#### **a. Use**

Proposed uses are office and community facility, which are consistent with both the General Plan land use designation (C-O, Professional and Administrative Office) and Zoning (PA, Professional-Administrative Office).

The proposed building will be financed and constructed by the Redevelopment Agency, with ownership eventually transferred to the County. The building will be owned by the County of Santa Cruz and operated by the County of Santa Cruz Human Services Department. The building is intended to centrally co-locate two human services entities serving the Live Oak area residents. The planned tenants are the Live Oak Family Resource Center (LOFRC), currently located at 1438 Capitola Road; and the Volunteer Center of Santa Cruz County (Volunteer Center), currently located at 1010 Emeline Avenue.

#### **LOFRC**

The LOFRC currently provides office and meeting space for social and human services program operations for Live Oak residents, including various outreach programs with drop-in clients and classes. These programs may include, for example, information and referral, health care enrollment, parent support and education, financial counseling, family oriented courses, and family advocate services. The LOFRC also allows some timesharing of their current facility with other community and non-profit groups such as Girl Scouts, Little League, etc. The LOFRC would provide these types of services and sponsor these types of activities in the proposed building.

#### **Volunteer Center**

The Volunteer Center of Santa Cruz County coordinates a very large number of volunteer activities and places volunteers in a variety of positions with over 300 local non-profit organizations. The volunteer activities include, among others, collection of holiday food

donations, graffiti removal, providing rides to the elderly and disabled; tutoring non-native English speakers in reading, writing, and verbal skills; providing support to families of inmates; providing assistance to individuals recovering from mental illness to help re-enter the community and prepare for work; helping youth suspended or expelled from local schools to turn their lives around and re-enter school through community service and character development; etc. The Volunteer Center would continue to provide coordination and placement of volunteers in the proposed building. Only a very limited amount of actual volunteer activities take place at the current Volunteer Center location; the vast majority of activities take place in the community and at other facilities. It is not anticipated that any significant additional volunteer activities would take place in the proposed building. The vast majority of actual volunteer activities would still take place out in the community and at other facilities.

**b. Off-Street Parking Facilities.**

The proposed Live Oak Resource Center will have several functions, as described above. Parking requirements for various uses are listed in County Code Section 13.10.552(b). Because of the variety of uses that will occur in the proposed building, determining the required parking is not as straightforward as it would be if the proposed building were to be purely business offices. The following table lists the most applicable uses found in 13.10.552(b) along with the applicable parking requirements, as well as several uses and applicable parking requirements as found in the Institute of Transportation Engineers reference book, Parking Generation, 3<sup>rd</sup> Edition, 2004

Parking Required by County Code 13.10.552(b)			Parking Demand from ITE <u>Parking Generation, 3<sup>rd</sup> Edition</u>		
High School	Business Office	Public Buildings	High School	Office Building	Government Office Building
0.3/employee and assuming 2 employees = 0.6 space (round to 1 space); and 0.1/student and assuming 10 students = 1 space, for a <b>total of 2 spaces</b>	1/200 sq.ft, excluding storage area = <b>30 spaces</b>	1/200 sq.ft excluding storage area+ 30/1000 sq.ft. of public assembly area = 30 spaces, plus 7 spaces for "group area" on south side of building = <b>37 spaces</b> (although the "group area" is not readily identifiable as a "public assembly area")	0.46 spaces/student (does not give a figure for staff and/or teachers) and assuming 10 students = <b>4.6 spaces</b>	2.8/1000 sq.ft. = <b>17 spaces</b>	3.3/1000 sq.ft. = <b>20 spaces</b>

The proposed building has aspects of each of the listed uses, but is not wholly any one use. The high school use was included in the table because some classes, such as parenting education and childbirth classes, will be provided in the building. However, the majority of the building, both in terms of space and hours of use, will be office use. It does not appear that the group area shown on the south side of the building on the plans would function as a public assembly area because the building, while it would be a publicly-owned building, is not intended to host events typically associated with public buildings and would not be a site of

attraction to members of the general public to gather for celebrations, protests, etc.. Based on that, the requirement for 30 spaces is reasonable. Additionally, some number of clients will arrive by bus; there are bus stops on both 17<sup>th</sup> Avenue and Capitola Road within one block of the site. Normally, the required parking must be on the site of the use. In this case, 20 spaces are proposed on the site with 10 set aside off-site in an exclusive parking agreement.

County Code Section 13.10.555(c) allows the permanent allocation of required parking in either a shared-use or exclusive-use off-site parking facility. Such off-site parking requires recordation of an easement in perpetuity, attached to the land for which the application is being made, granting such off-site parking rights. Here, 10 of the required 30 parking spaces for the Live Oak Resource Center (LORC) are proposed to be located on what will be a separate parcel abutting the LORC site on the east, that is the site of the Live Oak Senior Center. The proposed easement will not reduce the Senior Center's available parking, which meets its required parking. Detailed easement provisions are included in the Conditions of Approval.

### **Design Review**

The proposed 7401 square foot 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 a variety of exterior materials to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The design was reviewed and accepted by the County Urban Designer.

Additionally, both the site design and the building exterior design and other, interior, features are intended to allow the building to be LEED certified at the silver level. Applicable features include light color paving to reduce heat island effect, detention of runoff, large skylights and building orientation, minimization of water use in bathrooms, exterior window shades to reduce heat build up, and natural ventilation of 90% of occupied rooms.

### **Environmental Review**

The proposed building is exempt from review under the California Environmental Quality Act (CEQA) according to CEQA Guidelines Section 15303(c) as a commercial office building in an urbanized area zoned for such use and not exceeding 10,000 square feet.

### **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 **08-0412**, 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)**

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## **Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for office uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed office 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. Finally, the project is proposed to incorporate features to qualify for LEED silver certification.

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 office 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 PA (Professional Office) zone district in that the primary use of the property will be a use (office) that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed office building use is consistent with the use and density requirements specified for the C-O (Commercial Office) land use designation in the County General Plan.

The proposed office 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 in that the office 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 office building will be compatible with adjacent commercial uses as required by Policy 8.5.2 because it meets the site, architectural, and landscape design criteria of County Code that implements Policy 8.5.2. Additionally, because the site abuts a residential use (the proposed building will be approximately 40 feet south from the south property line of the Pleasant Acres Mobile Home Park) it has also been reviewed for compliance with General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes) and it will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in that the proposed

office building will comply with the site standards for the PA 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 office building is to be constructed on an existing undeveloped lot. The Department of Public Works has reviewed the project for its traffic impacts and has found the impacts to be less than significant. The expected level of traffic generated by the proposed project is anticipated to be 108 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 neighborhood containing a variety of architectural styles, and the proposed office 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 office 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.

Three exceptions to the Design Criteria have been requested with this application: 1) allow some of the spaces to be constructed so that vehicles can overhang 2 feet into the required five foot landscape buffer along the east property line, 2) decrease a portion of the five foot landscape buffer along the south property line to two and one-half feet to allow easier maneuvering when exiting parking spaces, and 3) reduce the width of the landscape strip along the north property line from 5 feet to 4.5 feet to allow for a two-way driveway width of 24 feet.

Vehicles are allowed to encroach a maximum of two feet into the required landscape strip if a wheel stop and curb are installed in the parking space next to the overhang area and the area encroached upon is landscaped with low-growing vegetation, the required number of parking spaces also would have been met on-site without the encroachment, the encroachment is used only to decrease the paved area and not to increase the number of parking spaces or result in a larger structure than would have been permitted without the encroachment, and that no compact space will be allowed to have the overhang. The proposed LORC meets all of these requirements.



The proposal to reduce a portion of the landscape strip along the south property line is requested so that vehicles backing out of the parking spaces closest to the south property line can angle as they back out making it easier to then move forward without several movements back and forward. Because the south property line abuts another commercial use, the Valero gas station, the need to maintain the width of the entirety of the landscape strip at five feet is less so than if there was a residential use on the abutting property.

The proposal to reduce the width of the northern landscape strip to 4.5 feet is to allow for the two-way driveway along the north side of the building to meet the minimum width of 24 feet. Because the site is somewhat constrained, because the 24 foot driveway width is necessary for safe passage of vehicles, and because the landscape strip along the north property line includes a 6 foot tall masonry sound wall and therefore the landscape strip itself does not provide any meaningful separation of uses, the proposed reduction to 4.5 feet is appropriate and still provides for a viable landscape strip.

## Conditions of Approval

Exhibit A: Project Plans: Sheets A1 – A7, dated 10/17/08, by Boone Low Architects; Sheet L1.0, dated 10/17/08, by Joni L Janecki & Associates.

### I. Authorization

This permit authorizes the development of the proposed office building use as described in the body of the staff report. The development includes construction (after approval of a building permit) of a 7401 gross square foot, two-story office building; the location of 10 of the required 30 parking spaces in an off-site, exclusive-use parking facility; allowance of a 2 foot vehicle overhang of the landscape strip along the east side of the property; a reduction in a portion of the south side landscape strip to 2.5 feet to enable vehicle maneuvering, and a reduction in the north property line landscape strip to 4.5 feet to allow a two-way driveway width of 24 feet..

The use of the building is restricted to the provision of social and human services at the level of intensity and of the type described in the body of the staff report and as described in the Program Statement, under the auspices of the County of Santa Cruz Human Services Department. Changes in tenants not resulting in either an intensification of use or in a change of use are allowed without further use approval, but are subject to a building permit as required for tenant improvements. Changes in tenants that do result in either an intensification of use or in a change of use, with or without an accompanying intensification of use, shall require approval of an amendment to this permit.

This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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.
  - 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - 2. Record the final map for the minor land division (07-0448) approved by the Planning Commission on January 23, 2008. Applications for Building Permits will not be accepted until the final map is recorded.
- C. Obtain a Grading Permit from the Santa Cruz County Building Official.

**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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval
  - 2. Grading, drainage, and erosion control plans.
  - 3. Landscape plans.
  - 4. Maximum height is 35 feet.
  - 5. 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. Drainage: Meet all requirements of Zone 5 drainage district.
  - 1. Provide recorded maintenance agreement for the porous pavement. Include maintenance recommendations for each facility (pavement and swale) and identify who is responsible for maintenance of each facility on the final plans. The agreement shall also provide wording to the effect that future resurfacing of pervious with impermeable material is not permissible.
  - 2. Provide measures for preventing debris from entering the detention facilities in order to minimize future clogging and maintenance.

3. Describe how all trash and storage areas are designed to prevent storm water pollution.
  4. A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.95 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.
- E. Obtain an encroachment permit from the Department of Public Works for any work within the County road right-of-way.
- F. Pay the current fees for Roadside and Transportation improvements. The development is subject to Live Oak Transportation Improvement Area (TIA) fees at a rate of \$508 per daily trip-end (\$254 for roadside improvement fees + \$254 for transportation improvement fees) generated by the proposed use. The project plans show the construction of a 5,983 square foot (as determined by DPW Engineering staff for purposes of calculating Roadside and Transportation fees) office building. The estimated trip generation (per Public Works Department Trip Generation Rate Table) for fee purposes is 18 trip-ends per 1,000 gross floor area square feet (ksf). Therefore the total trips are calculated as 5.983 ksf of office building, multiplied by 18 trip ends/ksf equals 108 trip ends being generated by the project. The fee is calculated as 108 trip ends multiplied by \$508 per trip end equals \$54,864. The total TIA fee of \$54,864 is to be split evenly between transportation improvement fees (\$27,432) and roadside improvement fees (\$27,432).
- G. Sewer service is available for this project provided that the following issues are addressed (reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF> ). This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved, this letter shall apply until the tentative map approval expires.
1. A complete engineered sewer plan, addressing all issues required by District staff and meeting County Design Criteria- standards (unless a variance is allowed), is required.
  2. Prior to submittal at the building permit phase, note on plan that the discharge level of overflow device is required to be installed at an elevation higher than the bermed sides of the bioswale.
  3. Prior to submittal at the building permit phase, note on plan Districts General Notes (e.g. note 21 sheet C-1 is not current note. First sentence shall be omitted). Contact staff for electronic copy. Additionally, Note 17 on sheet C-1 refers to -

2-sack slurry- which has been changed to -1-sack slurry- in the most current version of the County Design Criteria.

4. Any future changes to these plans shall be routed to the District for review to determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. All elements (notes and details) pertaining to the sewer improvement plan shall be contained on sewer improvement plan and shall be the same as those approved under this permit. Signed copy shall be the version approved along with discretionary approval. Any changes subsequent to approved version shall be highlighted on plans and may result in delay in issuing building permit. This shall be condition of approval for this permit application.

H. Meet the following requirements of the Environmental Planning Section:

1. Submit a geotechnical plan review letter stating that the project plans conform to the recommendations of the report. This letter must reference the final, approved plan set by sheet names, drawing and revision dates.
2. Over-excavation and re-compaction beneath the building will require a grading permit. Please provide grading plans that show the lateral extents of over-excavation and re-compaction and grading quantities for the project, listing site grading and over-excavation quantities separately.
3. Provide a note on the plans that states sub-grade preparation requirements, including the depth and lateral extents of over-excavation and re-compaction.
4. Provide sub-grade preparation requirements on all foundation details.
5. Due to the presence of high groundwater, a foundation drain is recommended. If a foundation drain is not included, the soils engineer must specifically approve omission of this feature in writing.
6. Plans must cite the geotechnical report and provide soils engineer contact information.
7. As requested in the soils report acceptance letter, please submit an electronic copy of the soils report in .pdf format via compact disk or email. Emails may be directed to [carolyn.banti@co.santa-cruz.ca.us](mailto:carolyn.banti@co.santa-cruz.ca.us).

8. Due to the presence of high groundwater conditions, winter grading will not be approved for this site.
9. Provide a construction detail of the retaining wall proposed along the southern property boundary. If this wall will require work on the adjacent property, an owner-agent agreement must be submitted at the time of building permit application.
10. Provide grading cross sections for the parcel in the north-south and east-west directions. These cross sections should show the depth of over-excavation/re-compaction and sub-grade installation.
11. Provide pavement sections and details for all proposed driveway and parking surfacing.

A compaction report from the soils engineer will be required prior to foundation pour to confirm proper compaction of the sub-grade.

- I. Provide required off-street parking for 30 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan. Twenty spaces must be on-site.
  - J. Provide a copy of a recorded easement with the owners of the adjacent parcel to the east, granting exclusive use of the ten parking spaces indicated on Exhibit A, in perpetuity. The easement shall designate the off-street parking facility and the use or structures to be served, with legal descriptions of the sites involved, and shall specify the hours of operation, provide for maintenance, and certify that the easement shall not be terminated and that the off-street parking facility shall not be used for any other purpose unless a Development Permit amendment has been approved pursuant to County Code Chapter 18.10 either eliminating the requirement for the parking facility or approving alternative parking facilities.
  - K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
  - L. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:**
- A. All site improvements shown on the final approved Building Permit plans shall be

installed.

- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.

#### **IV. Operational Conditions**

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

- E. 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.
- F. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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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 two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

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

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

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

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
Steven Guiney  
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 the California Environmental Quality Act (CEQA) as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 08-0412

Assessor Parcel Number: 029-101-42

Project Location: East side of 17<sup>th</sup> Avenue approximately 135 feet north of Capitola Road, Live Oak

**Project Description:** Proposal to construct a 7,401 square foot, two-story office building to house non-profit organizations, locate 10 of 30 required parking spaces off-site, allow a 2-foot vehicular overhang into the required landscape strip, allow a reduction in a portion of the required landscape strip from 5 feet to 2.5 feet to facilitate vehicle maneuvering, and allow a reduction in the landscape strip along the north property line from 5 feet to 4.5 feet.

**Person or Agency Proposing Project:** Santa Cruz County Redevelopment Agency

**Contact Phone Number:** (831) 454-2280

- 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).
- E. ☒ Categorical Exemption

Specify type: Class3, Section 15303(c), New Construction or Conversion of Small Structures

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

The project is to construct a two story, 7401 square foot office building on a site zoned PA (Professional and Administrative Offices). In urbanized areas, this exemption applies to commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use.

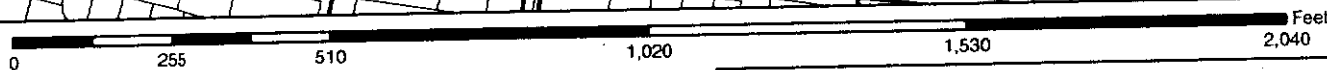
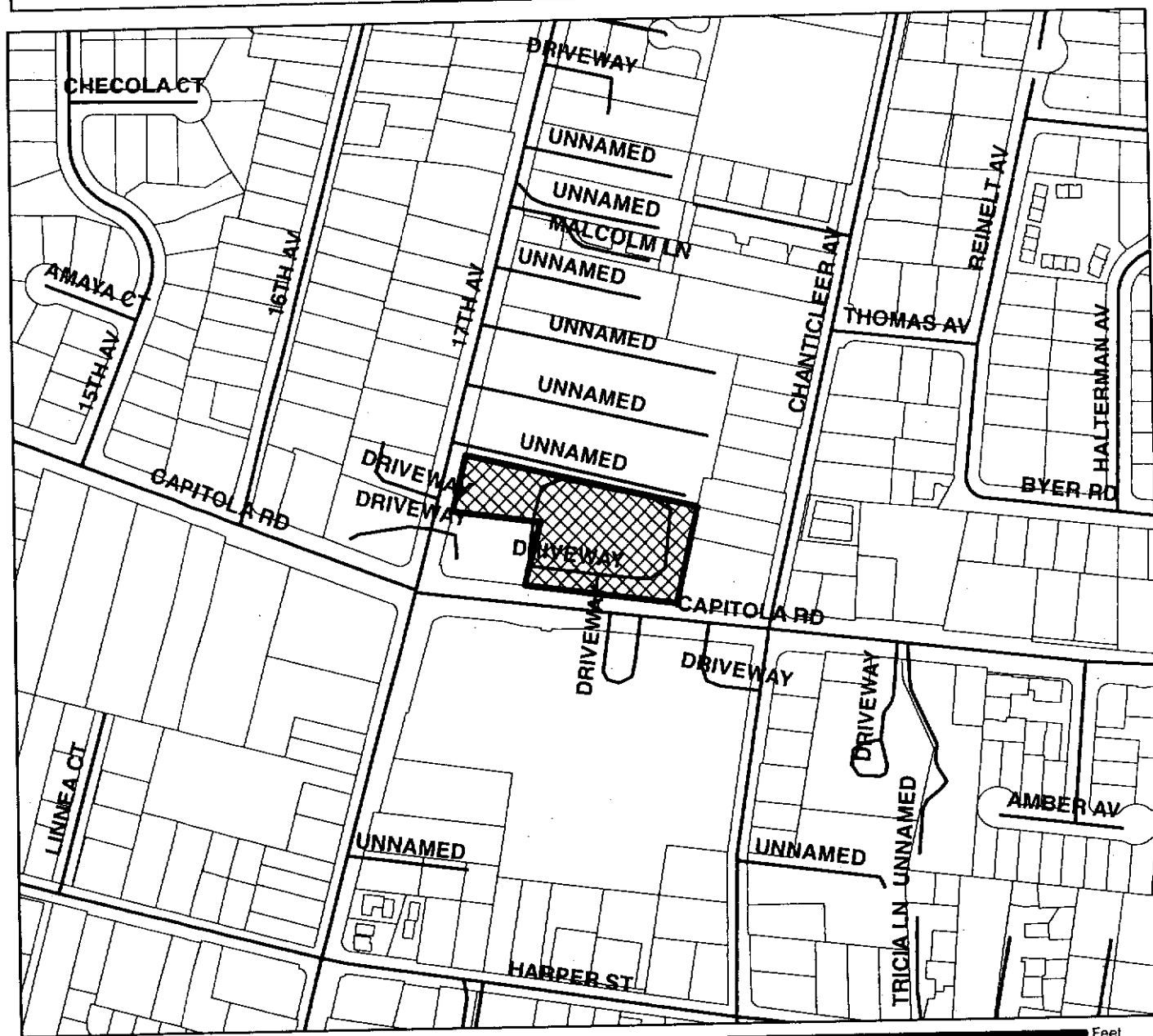
In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Steven Guiney, Project Planner




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

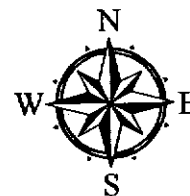


# Location Map



## LEGEND

-  APN: 029-101-42
-  Assessors Parcels
-  Streets



Map Created by  
County of Santa Cruz  
Planning Department  
September 2008

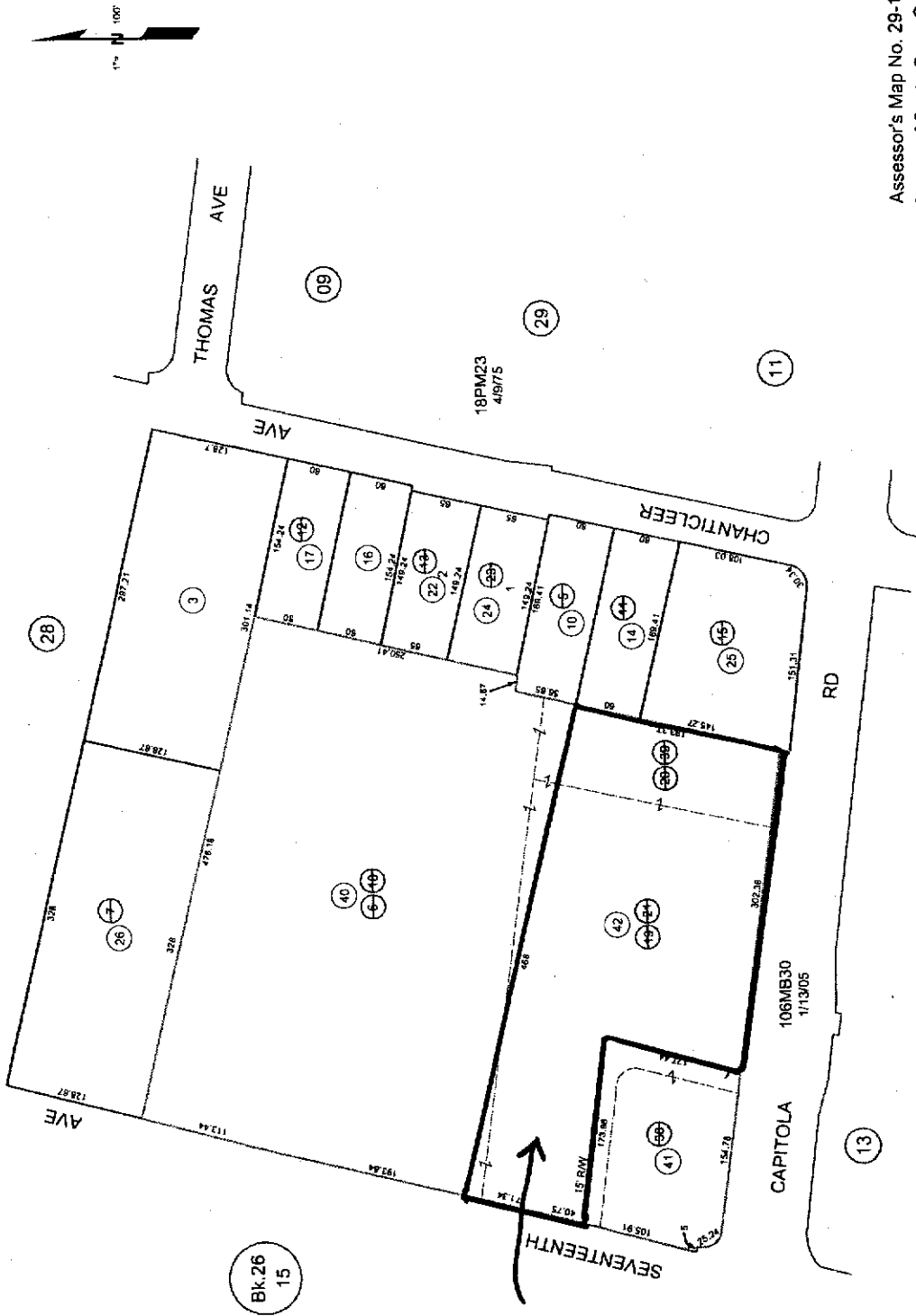
29-10

Tax Area Code  
82-040

POR. OF SEC. 16 & 17,  
T.11S., R.1W. M.D.B. & M.

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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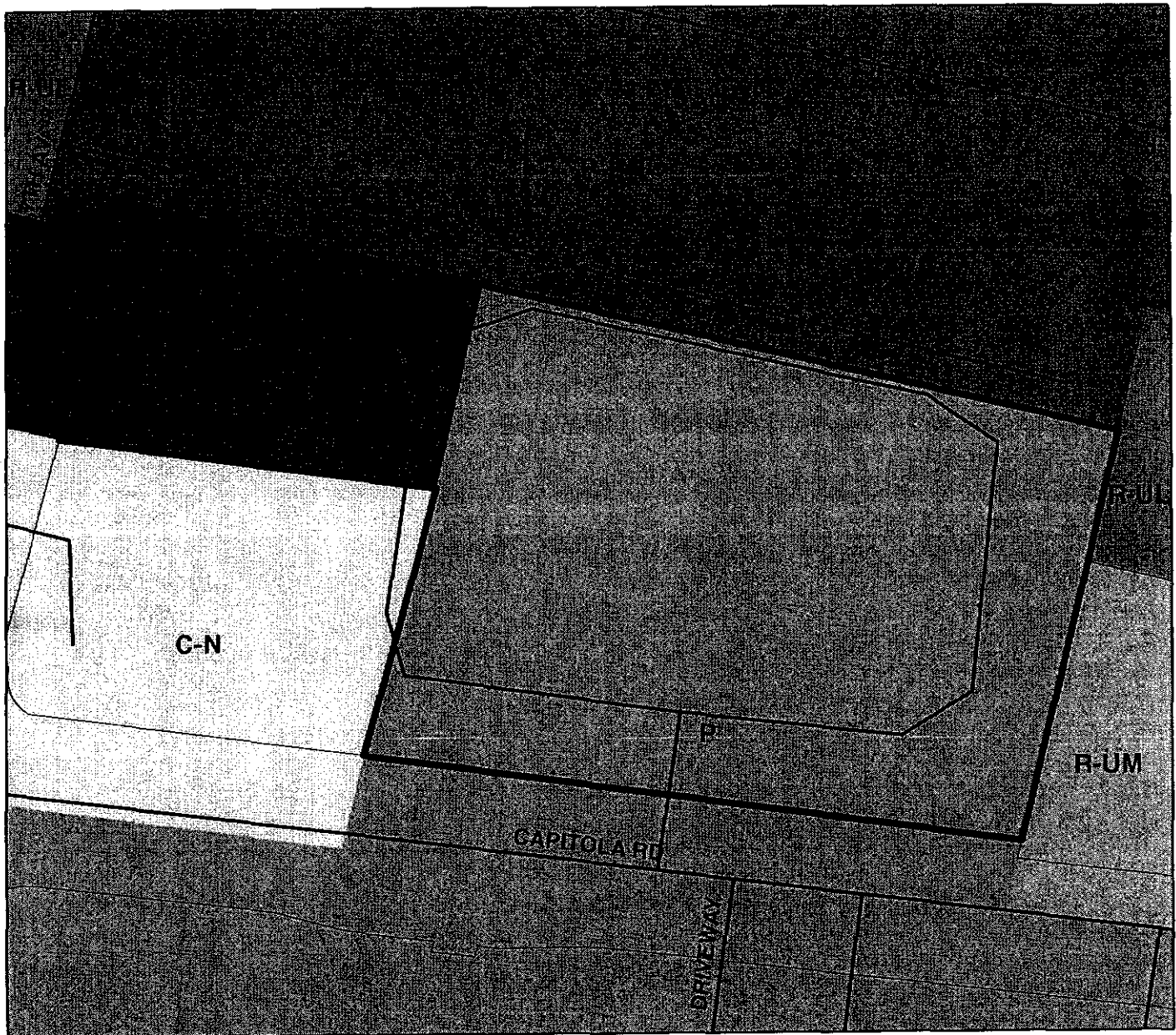
Assessor's Map No. 29-10  
County of Santa Cruz, Calif.  
July 1950

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

Electronically drawn 9/19/95 KSA  
Rev. 9/12/99 (TCA CONSOLIDATION) m  
Rev. 8/20/04 (changed page ref.)  
Rev. 12/20/04 (changed page ref.)  
Rev. 12/20/04 (changed page ref.)  
Rev. 12/20/04 (changed page ref.)



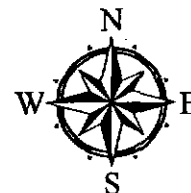
# General Plan Designation Map



0 60 120 240 360 480 Feet

## LEGEND

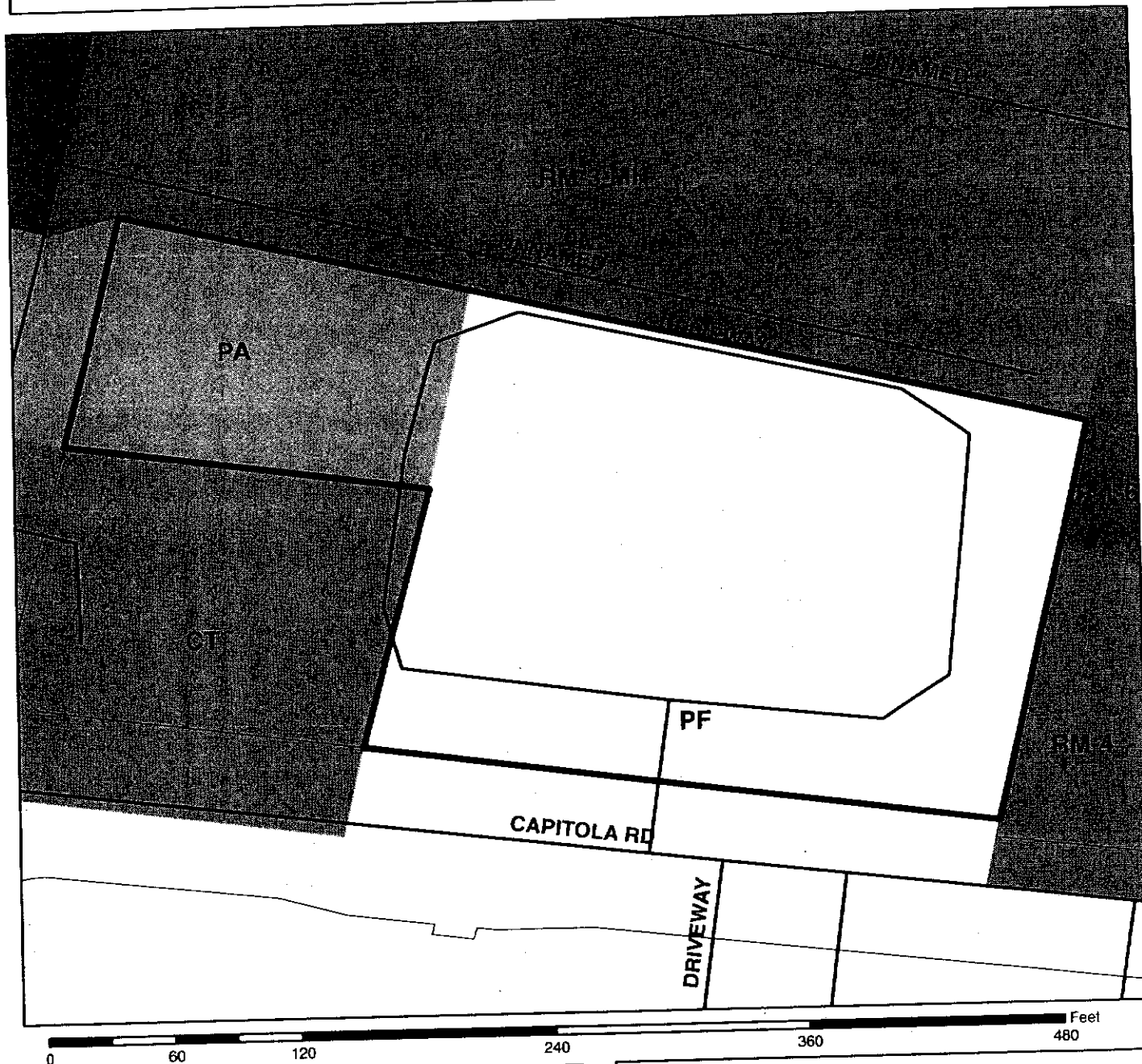
- APN: 029-101-42
- Assessors Parcels
- Streets
- Public Facilities
- Commercial-Office
- Commercial-Neighborhood
- Residential - Urban Low Density
- Residential - Urban Medium Density
- Residential - Urban High Density



Map Created by  
County of Santa Cruz  
Planning Department  
September 2008

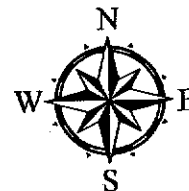


# Zoning Map

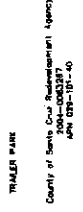


## LEGEND

- APN: 029:101-42
- Assessors Parcels
- Streets
- PUBLIC FACILITY
- COMMERCIAL-PROF OFFICE
- COMMERCIAL-TOURIST
- RESIDENTIAL-MULTI FAMILY
- RESIDENTIAL-SINGLE FAMILY



Map Created by  
County of Santa Cruz  
Planning Department  
September 2008



I

[illegible]

NOTE: This is not a boundary survey. Property lines are shown for information only and are based on recorded data. They may be discovered to be different, subject to the results of a certified boundary survey.

## **SERVING SANTA CRUZ COUNTY**

### **THE VOLUNTEER CENTER**

Serving Santa Cruz County for nearly forty years, the Volunteer Center recruits and trains about 5,000 volunteers each year who provide over 200,000 hours of service so that local schools, nonprofit organizations, agencies and governments are able to meet the needs in their communities. The Center provides tools, information, resources, training, and support so that staff members, volunteers, and the nearly 500 partner agencies can better serve their community and clients. In the coming years, the volunteer workforce is expected to increase, offering all people opportunities for engagement in the full diversity of the community.

Current programming focuses on mobilizing volunteers to make a difference in these four areas:

1. Programs Strengthening Local Families ? Literacy; Friends Outside; Family Partners; Community Connection CalWorks Counseling; Adopt A Family.
2. Programs Engaging Youth in Positive Activities Outside of School ? YouthServe; Caminos; Junior Volunteers; Youth Guide for Community Service.
3. Programs Enriching the Quality of Life for Elders and People with Disabilities ? Helping Hands; Transportation; Retired & Senior Volunteer Program; Community Connection; Mental Health Resource Center; Puentes Employment Program.
4. Programs to Build a More Caring Community ? CityServe; VIP; Volunteer Referral Program; Volunteer Disaster Response; Graffiti Removal Program; Human Race.

### **LIVE OAK FAMILY RESOURCE CENTER**

The bilingual staff and volunteers of LOFRC work to build strong families and a safe and healthy community by connecting and providing people with resources and services, supporting opportunities for personal and cultural exchange, and helping residents to thrive by helping themselves and each other. Each year LOFRC serves approximately 1,100 families and individuals, the vast majority of whom live below the federal poverty level. In addition, many are English Language Learners. LOFRC helps to address these problems by providing a wide range of services and resources. Major strategies and services of the Center currently include:

1. Strong Families: Home Visiting/Case Management, Childbirth Education, Parent Education, Resources and Referrals;
2. Strong Youth: Teen Probation Mentoring Program;
3. Engaged Community: Civic Engagement, Parent Leadership, Special Events, Communities Organized for Relational Power and Action (COPA);
4. Strong Community: Community Capacity Development, Partnership Development and Services, Facility Development; and
5. Community Partnerships: (partial list) Volunteer Center, Women's Crisis Support/Defensa de Mujeres, United Way, Cabrillo College, UCSC, Second Harvest Food Bank, City of Santa Cruz Adult Education, Live Oak School District, Touched by Adoption.

EXHIBIT J

**INTEROFFICE MEMO**

APPLICATION NO: 08-0412 (second routing)

Date: November 18, 2008

To: Steven Guiney, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: New office building at 1777 17<sup>th</sup> Avenue, Santa Cruz**COMPLETENESS ITEMS**

- none

**COMPLIANCE ISSUES**Design Review Authority

13.11.040 Projects requiring design review.

- (e) All commercial remodels or new commercial construction.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Site Design</b>			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures			N/A



<b>Natural Site Amenities and Features</b>			
Relate to surrounding topography	✓		
Retention of natural amenities			N/A
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
<b>Views</b>			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
<b>Safe and Functional Circulation</b>			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
<b>Solar Design and Access</b>			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
<b>Noise</b>			
Reasonable protection for adjacent properties	✓		

## 13.11.073 Building design.

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Building Design</b>			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
<b>Scale</b>			
Scale is addressed on appropriate levels	✓		

EXHIBIT K

Design elements create a sense of human scale and pedestrian interest	✓		
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting.	✓		
<b>Solar Design</b>			
Building design provides solar access that is reasonably protected for adjacent properties.	✓		
Building walls and major window areas are oriented for passive solar and natural lighting.	✓		

**13.11.074 Access, circulation and parking.**

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

EXHIBIT K

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

EXHIBIT K

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

EXHIBIT K

<b>Scale</b>			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting	✓		
<b>Solar Design</b>			
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

**PERMIT CONDITIONS / ADDITIONAL INFORMATION**

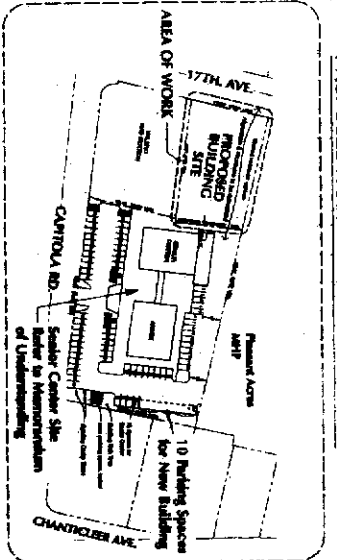
- *none*

EXHIBIT K

# PROJECT TEAM

OWNER	ARCHITECT	ENGINEER	LANDSCAPE ARCHITECT
<b>THE OAK GROUP, INC.</b> 1777 17th Ave., Suite 100 Santa Cruz, CA 95062 Tel: (408) 291-1138 Fax: (408) 291-1139 www.oakgroup.com	<b>THE OAK GROUP, INC.</b> 1777 17th Ave., Suite 100 Santa Cruz, CA 95062 Tel: (408) 291-1138 Fax: (408) 291-1139 www.oakgroup.com	<b>THE OAK GROUP, INC.</b> 1777 17th Ave., Suite 100 Santa Cruz, CA 95062 Tel: (408) 291-1138 Fax: (408) 291-1139 www.oakgroup.com	<b>THE OAK GROUP, INC.</b> 1777 17th Ave., Suite 100 Santa Cruz, CA 95062 Tel: (408) 291-1138 Fax: (408) 291-1139 www.oakgroup.com

# PROPOSED PARKING & EGRESS MAP

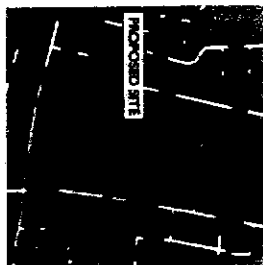


# PROJECT DATA

CONSTRUCTION TYPE	VS
OCCUPANCY	BUSINESS GROUP 8
SPRINKLER	THIS BUILDING SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13
TOTAL LOT AREA	17,888 S.F.
ZONING	VS
PROPOSED BUILDING AREA	Gross Floor Area (Excluding Storage Space)
FIRST FLOOR	2,816 S.F.
SECOND FLOOR	3,395 S.F.
TOTAL	6,211 S.F.
PROPOSED PARKING	1 per 200 S.F. of Floor Gross Area
Business Office	30.00 on proposed site plus 10 additional spaces on senior center site
Parking Spaces Required	2 of which 1 is Van Accessible
Accessible Spaces Required	6 (1 per 1,000 S.F. of Floor Gross Area)
Bi-cycle Parking Required	

EXHIBIT L

# VICINITY MAP



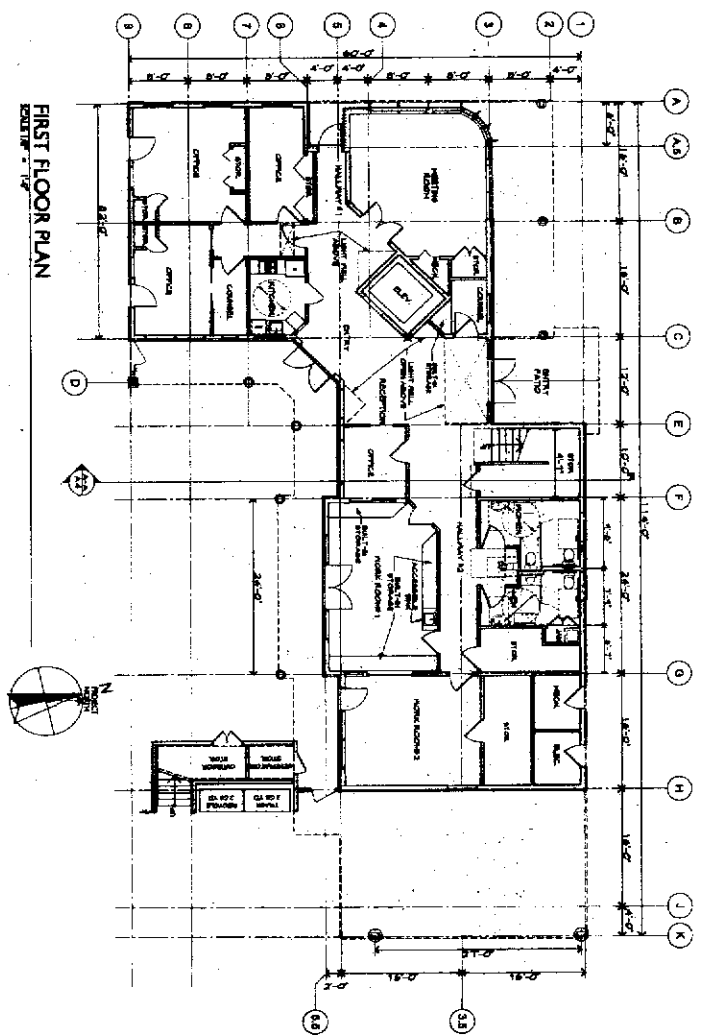
# SHEET INDEX

A1	Site Plan / Project Data
A2	Building Views / Site Photos
A3	Floor Plans
A4	Roof Plan, Cross Section Details
A5	Elevator Elevations
A6	Site Accessibility / Egress Plan
A7	Accessibility Details
C1	Notes, Abbreviations & Details
C2	Existing Conditions and Demolition Plan
C3	Site Development & Utility Plan
C4	Grading & Drainage Plan
C5	Construction Details
C6	Construction Details
C7	Bruton Control Plan
C8	LANDSCAPE
L10	Overall Landscaping Site Plan
L10	Landscaping Materials Schedule
E1	ELECTRICAL
E1	Site Lighting Plan
E2	Lighting Plan Second Floor

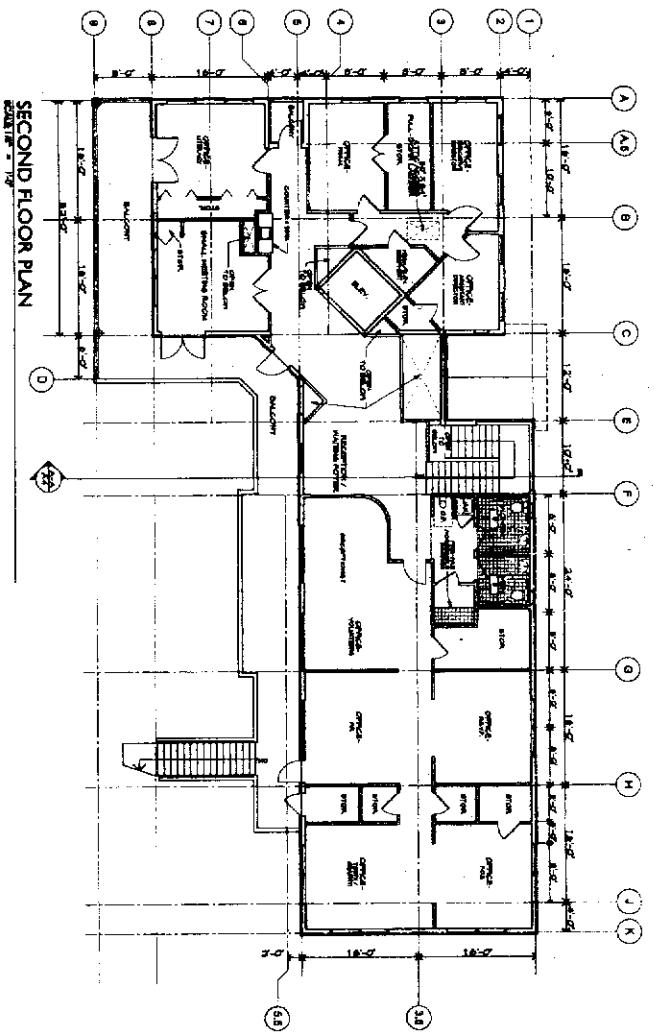
Site Plan / Project Data

LIVE OAK RESOURCE CENTER  
1777 17TH AVE.  
SANTA CRUZ, CA 95062  
APN 029-101-42

SHEET  
A1



FIRST FLOOR PLAN  
SCALE = 1/8"



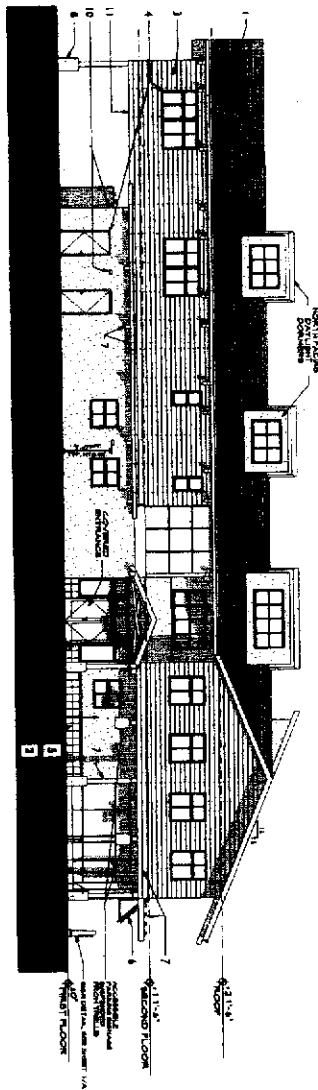
SECOND FLOOR PLAN  
SCALE = 1/8"

EXHIBIT L

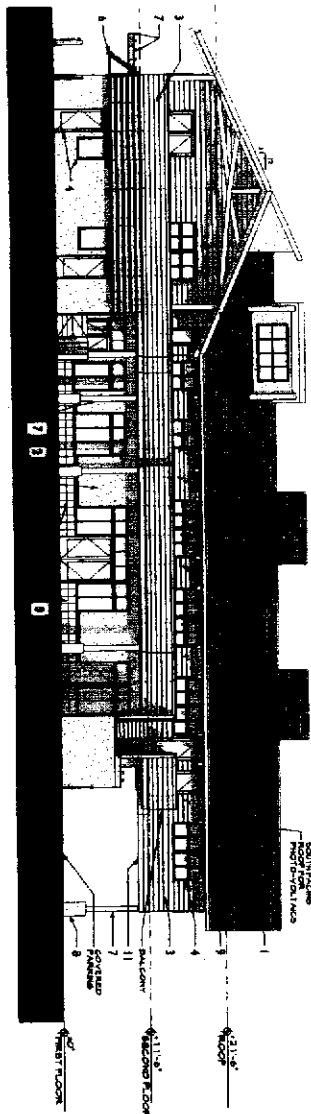
1717 Van Ness Ave. Santa Cruz, CA 95060 Tel: 831-423-1316 Fax: 831-423-1366 Email: info@liveoakcenter.org		PROJECT  	LIVE OAK RESOURCE CENTER 1777 17TH AVE SANTA CRUZ, CA 95062 APN 029-101-42	DR: 1-1-16 - 31 -	Floor Plans	DEVELOPMENT PERMIT DATE DRAWING	SHEET A3
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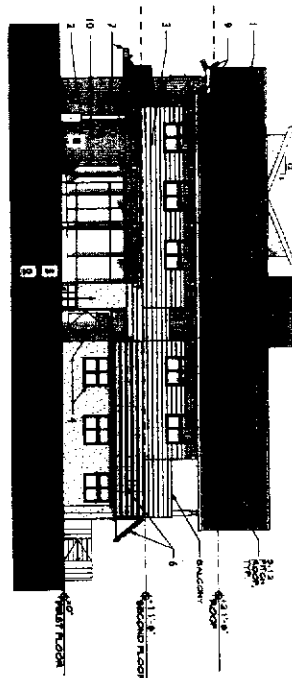




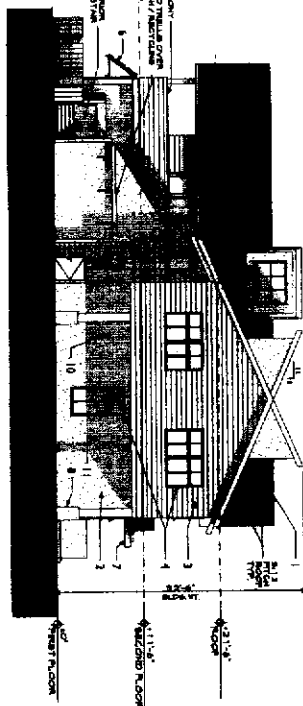
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"

- MATERIALS LEGEND**
1. Asphalt Shingle Roof
  2. Stucco / Paint Finish
  3. Cedar Wood or Hardboard Horizontal Siding
  4. Aluminum Windows & Doors
  5. Accent Ceramic Tile
  6. Awning - Cedar Wood Slat over Galv. Metal Brackets
  7. Cedar Wood Slat over Galv. Metal Brackets
  8. Stained Concrete Column Base
  9. Copper Gutters
  10. Exterior Light Fixture
  11. Light Stucco Finish Underside of Floor
- Note: Refer to Material & Color Samples for colors and finishes

**EXHIBIT L**

15770 17th Ave. Santa Cruz, CA 95060 Tel: (831) 423-1316 Fax: (831) 423-1386 email: info@liveoakcenter.com	<b>PROJECT</b>  <b>LIVE OAK RESOURCE CENTER</b> 1777 17TH AVE. SANTA CRUZ, CA 95062 APN 029-101-42	<b>DRAWING</b>  Exterior Elevations - 33	<b>DEVELOPMENT</b> PERMIT  <b>DATE</b> 09/20/08	<b>SHEET</b> <b>A5</b>
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EVERY ELEMENT IS IMPORTANT INCLUDING SEASONAL CHANGES, OPENING, EDIBLE AND 14 AND 15. THE DESIGNER'S RESPONSIBILITY WAS TO RECONSTRUCT THE LANDSCAPE AND PAINTED COLORED FROM THE FORMER FAMILY CENTER. THE NEW CONCEPTS CREATE A CHANNEL FOR RAIN WATER TO FLOW THROUGH THE SITE CONNECTING THE VARIOUS SPACES.

SIGN REFER TO \_\_\_\_\_  
ARCHITECTURAL DRAWINGS

(3) 24 INCH BOX LAYERS/ROOF/RAIL  
 HYBRIDS (GRADE) TRIPLE  
 HYBRIDS (GRADE) TRIPLE  
 SPECIES  
 PLANTED SEASONAL SHADE  
 3' & DEEP CONCRETE  
 LANDING REFER TO CIVIL  
 DRAWINGS  
 BUILDING AND INSULATION  
 REFER TO CIVIL DRAWINGS  
 PAVEMENT TO FINISH FLOOR  
 WITH SUBGRADE  
 4-FOOT HIGH FENCE  
 AND GATE ELEVATION  
 MATCH PATH WITH VARIOUS  
 FENCE AND WALL  
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—PLANTING OF SAGES & GRASSES  
REFER TO LEGEND, THIS SHEET

FORM PATTERN FOR BROWN  
VINES TRAINED TO WALL  
REFER TO LEGEND, THIS SHEET  
ASPHALT CONCRETE PAVING-REFER  
TO CIVIL DRAWINGS

2.  $U_1 \otimes U_2 \otimes U_3$

Diagram illustrating the elevation of a building facade, showing a door and window assembly. The labels indicate the following components and dimensions:

- FACE OF BUILDING
- 3'-0" MIN. SELF CLOSING GATE WITH LOCK
- GLASS CAP
- 2'-6" CEILING BOARDS SET TIGHT
- FENCE AND PAIL REFER TO ELEVATION THIS SHEET
- 4'-0" BLOCK WALL DRAWINGS

A technical cross-section diagram of a retaining wall. The wall consists of several horizontal layers. From top to bottom, the layers are: a layer of steel posts labeled "2x2 STEEL POSTS"; a layer of cedar board sheathing labeled "BOARD WITH CEDAR BOARD SHEATHING"; a layer of corrugated metal labeled "CORRUGATED CAP"; and a concrete base labeled "CONCRETE". A vertical dimension line on the left indicates a height of "6'-0\" MAX. HEIGHT ABOVE GRADE". A note at the bottom right states "CAN BE BLOCK WALL - REFER TO CIVIL DRAWINGS".

1 FENCE & WALL ELEVATION  
Use 1/4" = 1'-0"

- (2) 15 GALLON POTS
- GALLERYANA CHANTICLEER (ORNAMENTAL PEARY)
- SMALL ENDS
- SIGN, "SLON DOWN, CHILDREN AT PLAY"

-PROPERTY LINE  
-LIMIT OF PLANTING

(2) 24-INCH BOX AREUTUS  
PARINA  
PERMEABLE PAVERS- REF  
DRAINING  
(2) 24-INCH BOX PISTACIA  
CHINENSIS (CHINESE PISTAN

**LIVE CQAC  
SENIOR CENTER**

1. ALL IRRIGATION SHALL BE IN CONFORMANCE WITH THE COUNTY AND CITY OF SANTA CRUZ IRRIGATION STANDARDS. SYSTEM SHALL BE FULLY AUTOMATIC, WITH CONTROLLER, FLOW-CONTROL, AND MOISTURE SENSOR. WATER CONSERVING DRIP LOW FLOW, MATCHED PRECIPITATION WATER, MICRO-SPRINK, SPRINK, OR DOLLER, AND SERVED BY AN AUTOMATIC CONTROLLER.
2. REFER TO L210 FOR MATERIAL IMAGES.

**15050**

[illegible]

CONTAINER SIZES  
GRASSES - 1 GALLON  
SHRUBS - 75% 1 GALLON, 25% 5 GALLON  
VINES - 50% 5 GALLON, 50% 15 GALLON (12 VINES TOTAL)

EXHIBIT L

**LIVE OAK RESOURCE CENTER**  
17TH AVE.  
SANTA CRUZ, CA 95062  
APR 22 10:42

OVERALL LANDSCAPE SITE PLAN - 34

August 29, 2008

SHEET

L1.0