



**Staff Report to the
Zoning Administrator**

Application Number: 10-0184

Applicant: A Tool Shed
Owner: Gaither
APN: 026-041-92

Agenda Date: 11/5/10
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to convert an existing auto sales/repair business to equipment rentals and to install an 8 foot high perimeter fence.

Requires an amendment to Commercial Development Permits 87-0515 & 95-0662.

Location: Property located at the southwest corner of Soquel Avenue and 17th Avenue.

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Commercial Development Permit amendment

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approve Application 10-0184, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Project plans | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	38,466 square feet
Existing Land Use - Parcel:	Auto sales/repair
Existing Land Use - Surrounding:	Service commercial/retail uses, Highway 1
Project Access:	Mansfield Street
Planning Area:	Live Oak
Land Use Designation:	C-S (Service Commercial)
Zone District:	C-4 (Commercial Service)

Coastal Zone: Inside X Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: 2-4%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Highway 1 scenic corridor to north of property
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

History

Commercial Development Permit 87-0515 authorized outdoor automobile sales on a parcel with an existing metal storage building. This approval was followed by Commercial Development Permit 95-0662, which authorized the modification of the existing building to allow it to be used for auto repair and as a sales office. Since the date of these approvals, driveway access to Soquel Drive and 17th Avenue (both arterial roadways) have been closed. Access to the property is only from Mansfield Street (a local street) on the south side of the property.

Project Setting & Scope

The subject property is approximately 38,466 square feet and is located on the southwest corner of Soquel Avenue and 17th Avenue in the Live Oak planning area. The scope of the proposed project includes changing the existing auto sales and repair business use to equipment rentals, installing an 8 foot high perimeter fence for security purposes, and installing associated landscaping around the perimeter of the property. No new buildings are proposed.

Zoning & General Plan Consistency

The subject property is located in the C-4 (Commercial Service) zone district, a designation which allows commercial uses. The proposed equipment rentals is an allowed use within the zone district and the zoning is consistent with the site's (C-S) Service Commercial General Plan designation. The change from auto sales and repair to equipment rentals is not considered an intensification of use as both uses are similar in their use of the site and the number of customer

and employee trips generated.

Soquel and 17th Avenue Improvements

The subject property is located at the intersection of Soquel Avenue and 17th Avenue. The Department of Public Works plans to construct intersection improvements in this location. Due to the location of sidewalk and landscaping improvements, the property owner has dedicated additional property along the Soquel Avenue frontage. As a result of this project, the existing parking area at the Soquel Avenue frontage will be moved back approximately 4 feet further from the back of the sidewalk. Landscaping between the rear of the sidewalk and the perimeter fencing around the remaining parking area will be installed by the project applicant.

Design Review & Scenic Resources

The subject property is located within the viewshed of the Highway 1 scenic corridor and at a major intersection of arterial roadways. The site is highly visible from the Highway 1 scenic corridor and additional landscaping will be required to reduce the visibility of the rental equipment proposed to be stored behind an 8 foot tall perimeter fence. The current proposal includes a landscape plan which does not include plants of sufficient height to screen the proposed use and fencing. In order to provide adequate screening, conditions recommended by staff include the requirement that the landscaping plan include shrubs along the Soquel and 17th Avenue frontages that will achieve a minimum of 6-8 feet in height at maturity. Shorter plantings may be placed in select locations along these frontages, with the approval of staff, but the majority of plants will be required to meet the minimum height in order to screen the proposed use and fencing from public view.

This proposal complies with the requirements of the County Design Review Ordinance, in that the project will be required to install additional landscape screening between the perimeter fence and the back of sidewalk, as a condition of approval, to reduce the visual impact of the proposed development on surrounding land uses and public roadways.

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 10-0184, 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

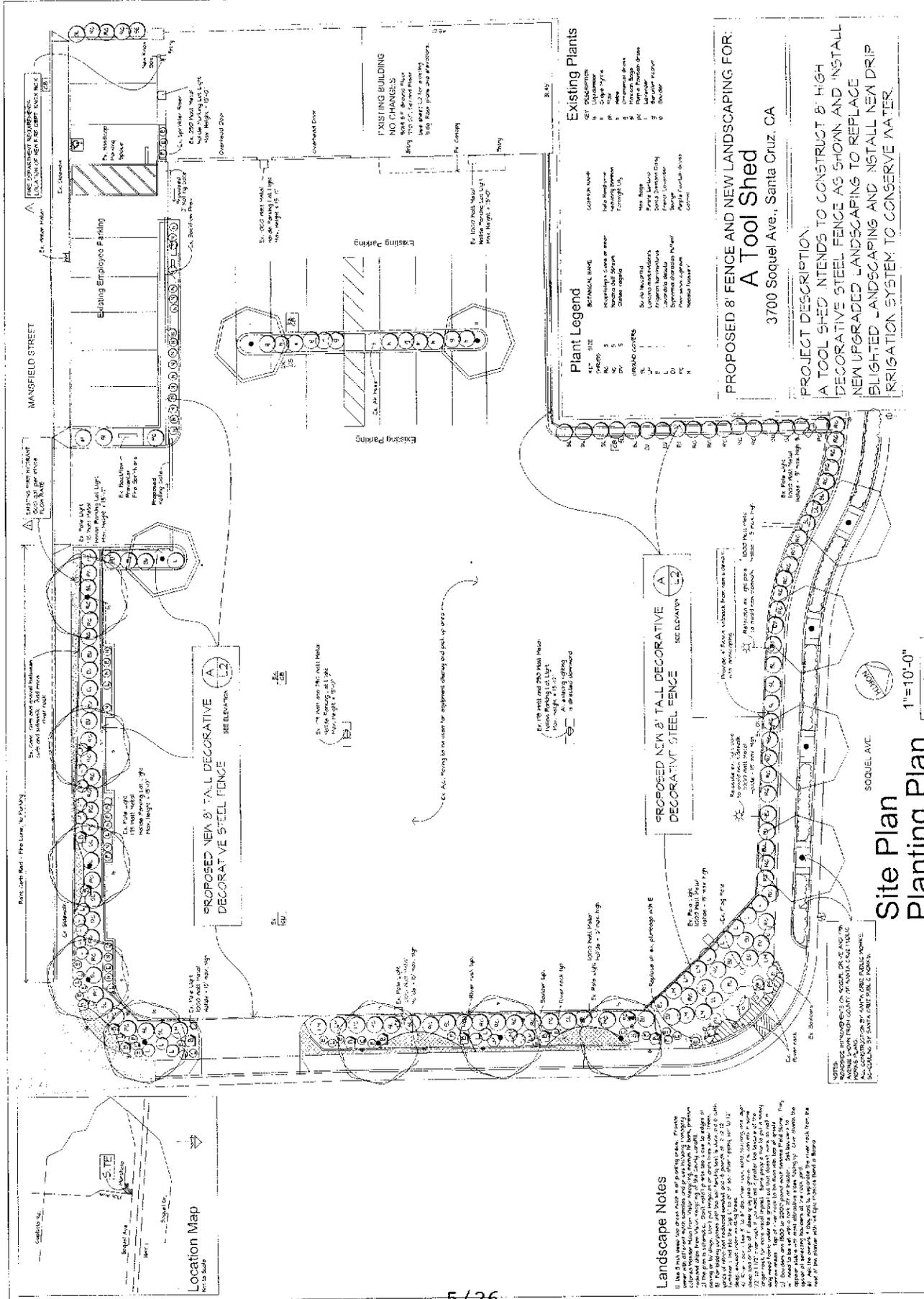
Application #: 10-0184
APN: 026-041-92
Owner: Gaither

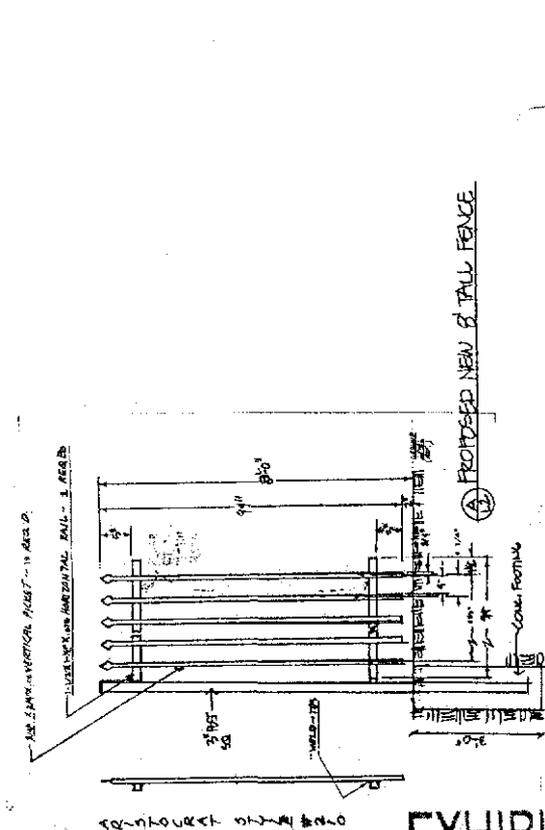
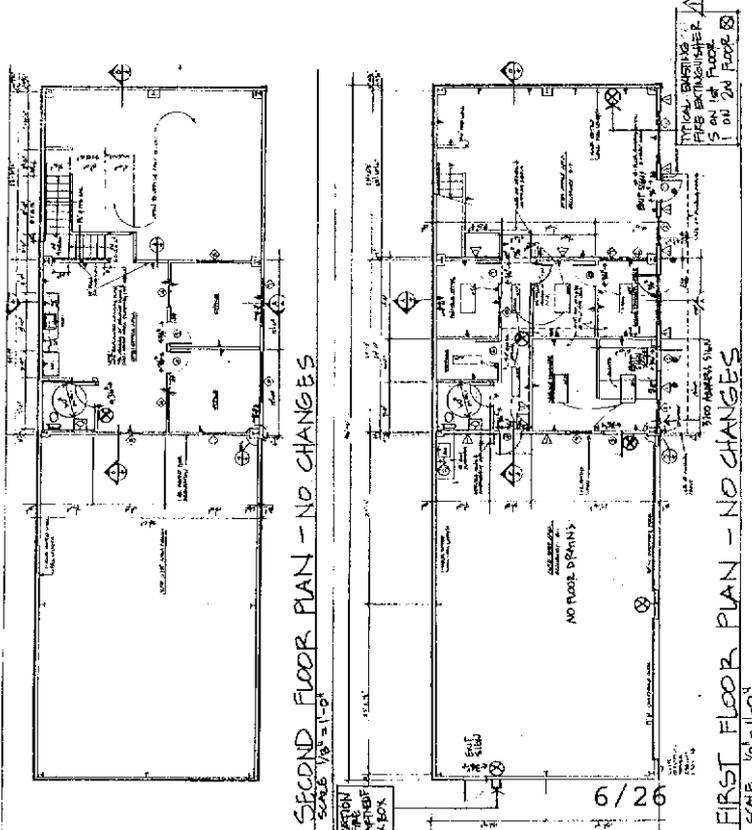
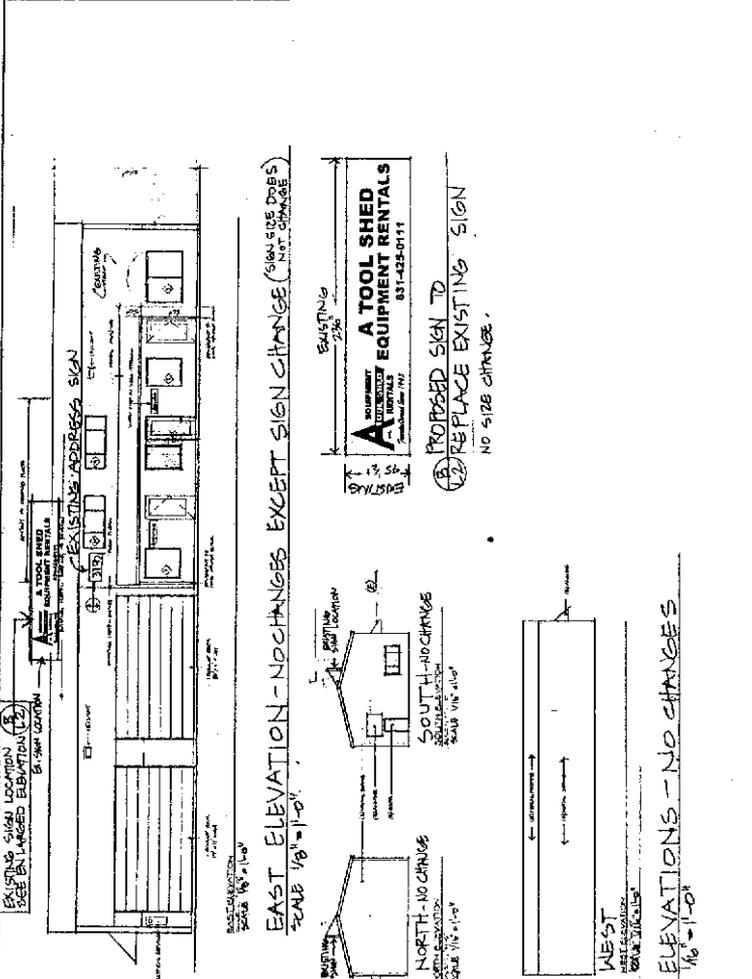
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the administrative record for the proposed project.

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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us





Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for commercial uses. 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 change of use from auto repair to equipment rentals will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public in that the existing and proposed uses are similar in their use of the property and the proposal will not result in an intensification of use on the project site.

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 equipment rental use and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-4 (Commercial Service) zone district.

The construction of an 8 foot high perimeter fence will be consistent with the intent of County Code section 13.10.525 (fences), in that the fence is of an open metal design that will not create a vehicular sight distance hazard at the driveway entrance on Mansfield Street. Additionally, a fence of this height is necessary to provide adequate security for the rental equipment stored on the project site. Tall shrubs will be required along the Soquel and 17th Avenue frontages to screen the proposed fence.

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

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

The project complies with the requirements of General Plan policies 5.10.2 (Development within Visual Resource Areas) and 5.10.12 (Development Visible from Urban Scenic Roads), in that no new buildings are proposed, the perimeter of the project site will be screened with tall shrubs and trees, and exterior signage facing arterial roadways and Highway 1 will be limited to small, non-illuminated directional signs.

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 change of use from auto repair to equipment rentals will not result in an intensification of use on the project site. The expected level of traffic generated by the proposed project is anticipated to be consistent with the traffic generation with the previous uses on the project site.

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 no new buildings are proposed, the 8 foot high perimeter fence will be screened by shrubs and trees along the property frontage, and the proposed change of use from auto repair to equipment rentals 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 equipment rental use will be located behind an 8 foot high perimeter fence and tall landscape screening will be installed to screen the proposed use. The project will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project Plans, "Proposed 8' Fence and Landscaping for A Tool Shed", 2 sheets, prepared by Greg Lewis, revised 7/8/10.

- I. This permit authorizes the change of use from auto repair to equipment rentals, construction of an 8 foot high perimeter fence and site landscaping, as indicated on the approved Exhibit "A" for this permit (and as amended by these conditions of approval). This approval amends Commercial Development Permits 87-0515 and 95-0662 and all conditions of those permits (that are not modified by these conditions of approval) are hereby incorporated into these conditions of approval by reference. 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, if required (for all site improvements and lighting).
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.
- C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit, or construction of the proposed improvements if no Building Permit is required, the applicant/owner shall:
- A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department, and as modified by these conditions. 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. Provide a revised landscape plan, for staff review and approval, that complies with the following requirements:
 - a. Shrubs between the perimeter fencing and the back of sidewalk along the Soquel and 17th Avenue frontages are required to achieve a minimum of 6-8 feet in height at maturity and provide dense evergreen screening. Shorter plantings (3-4 feet in height at maturity) may be placed in select locations along these frontages, with the approval of staff, but the majority of plants will be required to meet the minimum height in order to screen the proposed use and fencing from public view. All shrubs to be installed shall be no smaller than 5 gallon (#5) containers.
 - b. All requirements of the County Department of Public Works shall be met in terms of landscaping, fencing, and planter location(s). All landscaping and associated improvements shall conform to the improvement plans for the Soquel & 17th Avenue intersection.
 - i. A minimum setback of 4 feet from the rear of sidewalk to the proposed perimeter fencing on the Soquel Avenue frontage shall be provided. The area between the fencing and sidewalk shall be landscaped as required above.
2. Provide a sign plan that shows details and elevations of the all proposed signage. Signage shall comply with the following requirements:
 - a. Total sign area shall not exceed 50 square feet. One building sign and two small directional signs (total for both signs not to exceed 4 square feet) are allowed. Directional signs shall be located on the fencing facing Soquel Avenue and 17th Avenue (one sign per frontage) and shall include direction to the entrance on Mansfield Street. No other business advertisement shall be included in the directional signage.
 - b. Signage may not be internally illuminated. Indirect lighting of signage is allowed.
3. A lighting plan for the proposed development. Lighting for the proposed development shall comply with the following conditions:
 - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.

actions, up to and including permit revocation.

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

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

Please note: This permit expires three 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.

Application #: 10-0184

APN: 026-041-92

Owner: Gaither

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney
Deputy Zoning Administrator

Randall Adams
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: 10-0184
Assessor Parcel Number: 026-041-92
Project Location: 3700 Soquel Avenue

Project Description: Proposal to convert an existing auto repair business to equipment rentals and construct perimeter fencing.

Person or Agency Proposing Project: A Tool Shed

Contact Phone Number: (408) 374-2236

- 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:**

Minor improvements at an existing commercial facility in an area designated for commercial development.

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

Randall Adams, Project Planner

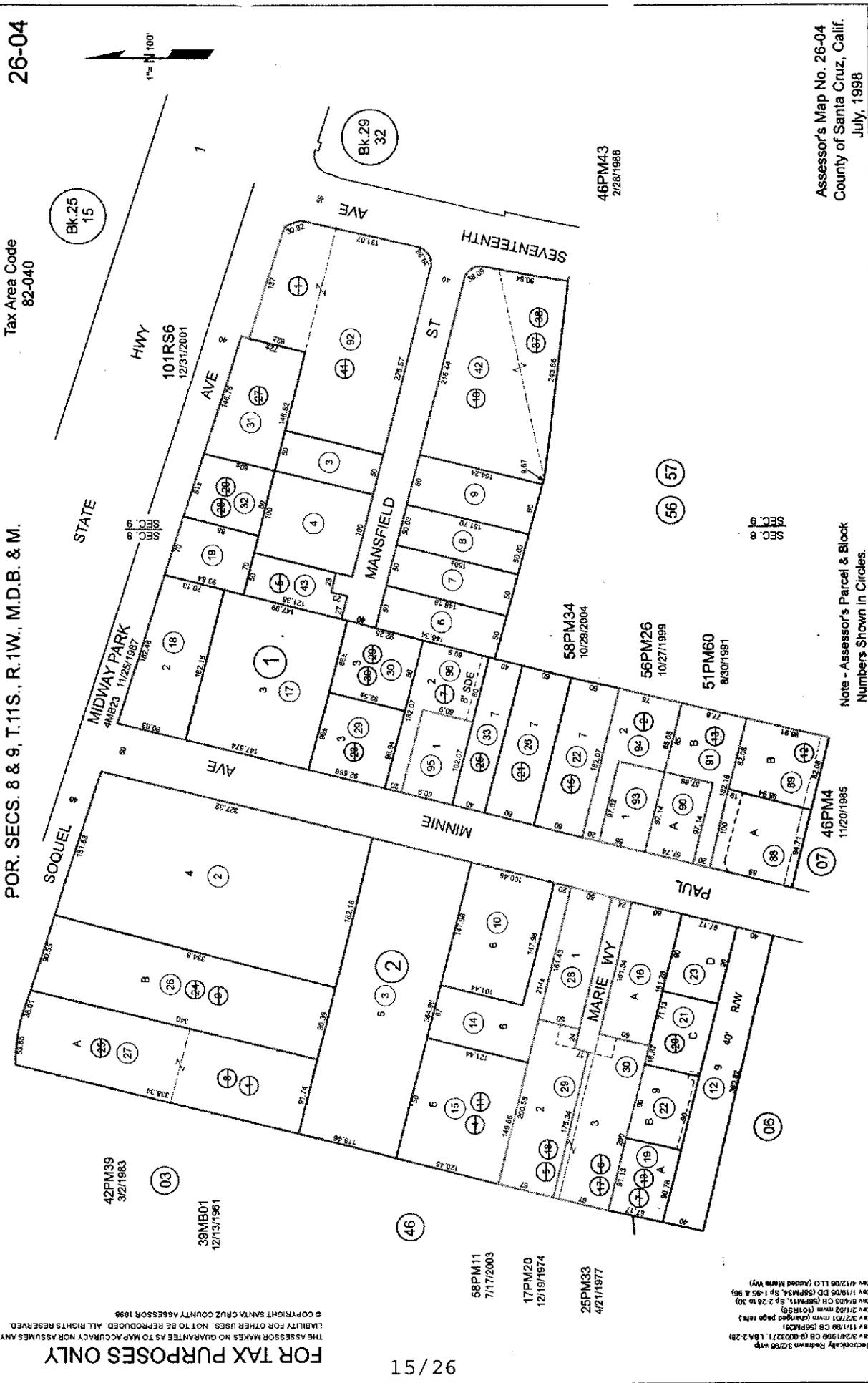
Date: _____

Tax Area Code
82-040

POR. SECS. 8 & 9, T.11S., R.1W., M.D.B. & M.

FOR TAX PURPOSES ONLY

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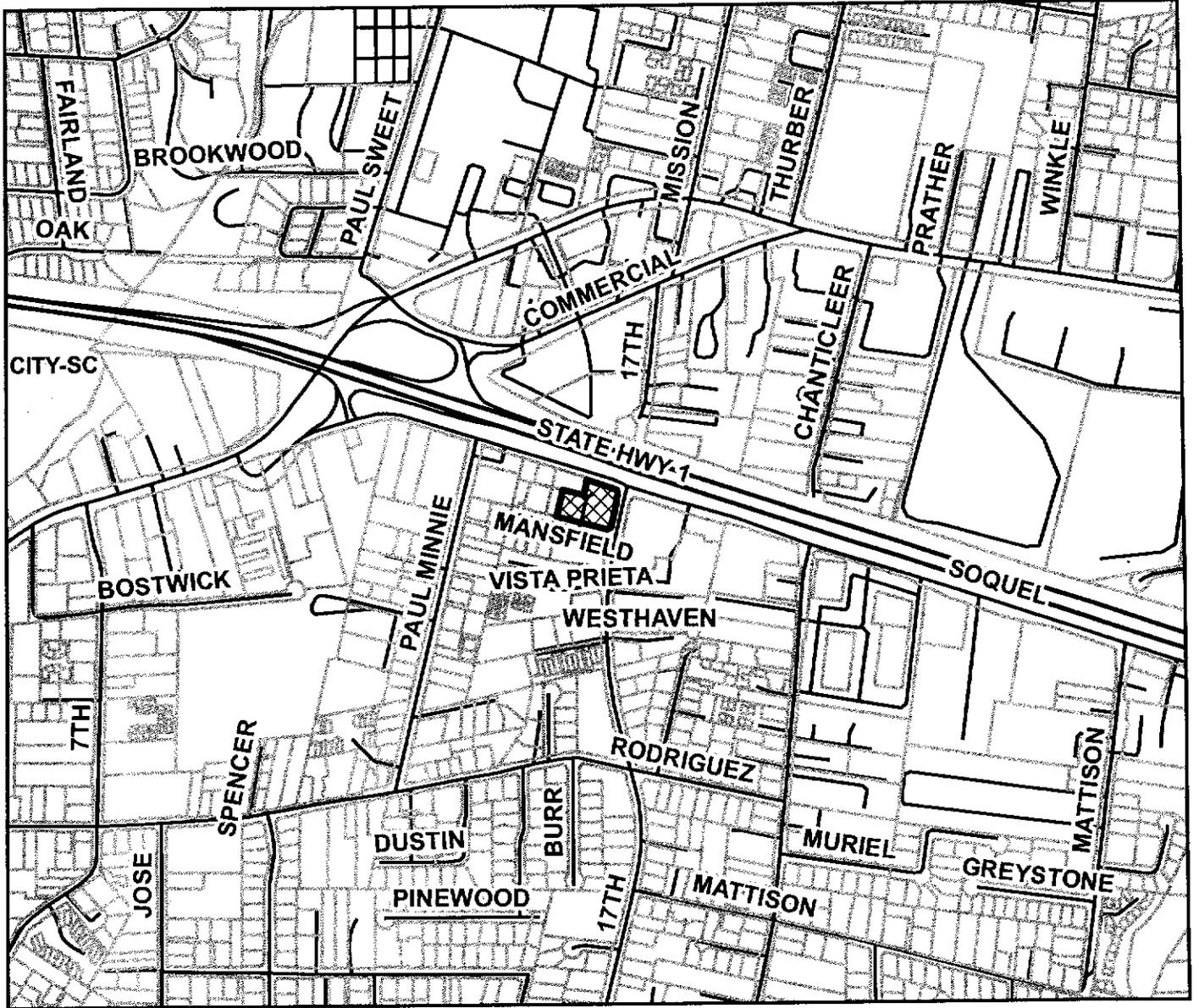
Assessor's Map No. 26-04
County of Santa Cruz, Calif.
July, 1998

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

Electronically Redrawn 3/28/98
Map 111198 CG (5/24/98)
Rev 111198 CG (5/24/98)
Rev 321701 rnm (changed page nr.)
Rev 21102 rnm (10/15/98)
Rev 51005 CG (5/24/98), Sp. 2-28 to 29
Rev 41200 LLO (Added Marie Wy)
Rev 41200 LLO (Added Marie Wy)

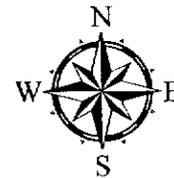


Location Map



LEGEND

-  APN: 026-041-92
-  Assessors Parcels
-  Streets
-  State Highways
-  SANTA CRUZ

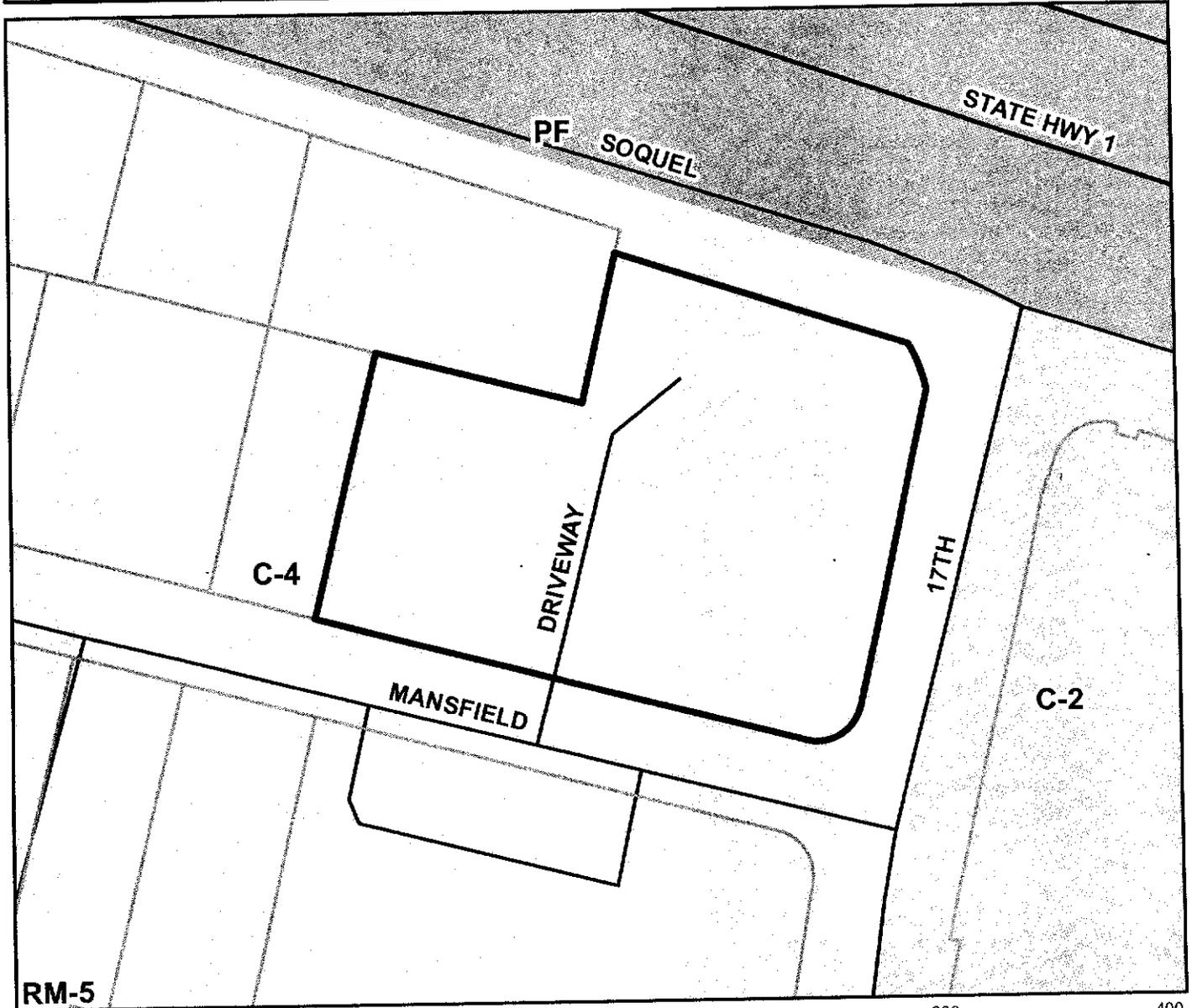


Map Created by
 County of Santa Cruz
 Planning Department
 May 2010

EXHIBIT E



Zoning Map



LEGEND

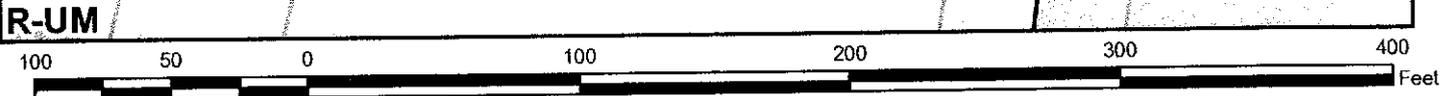
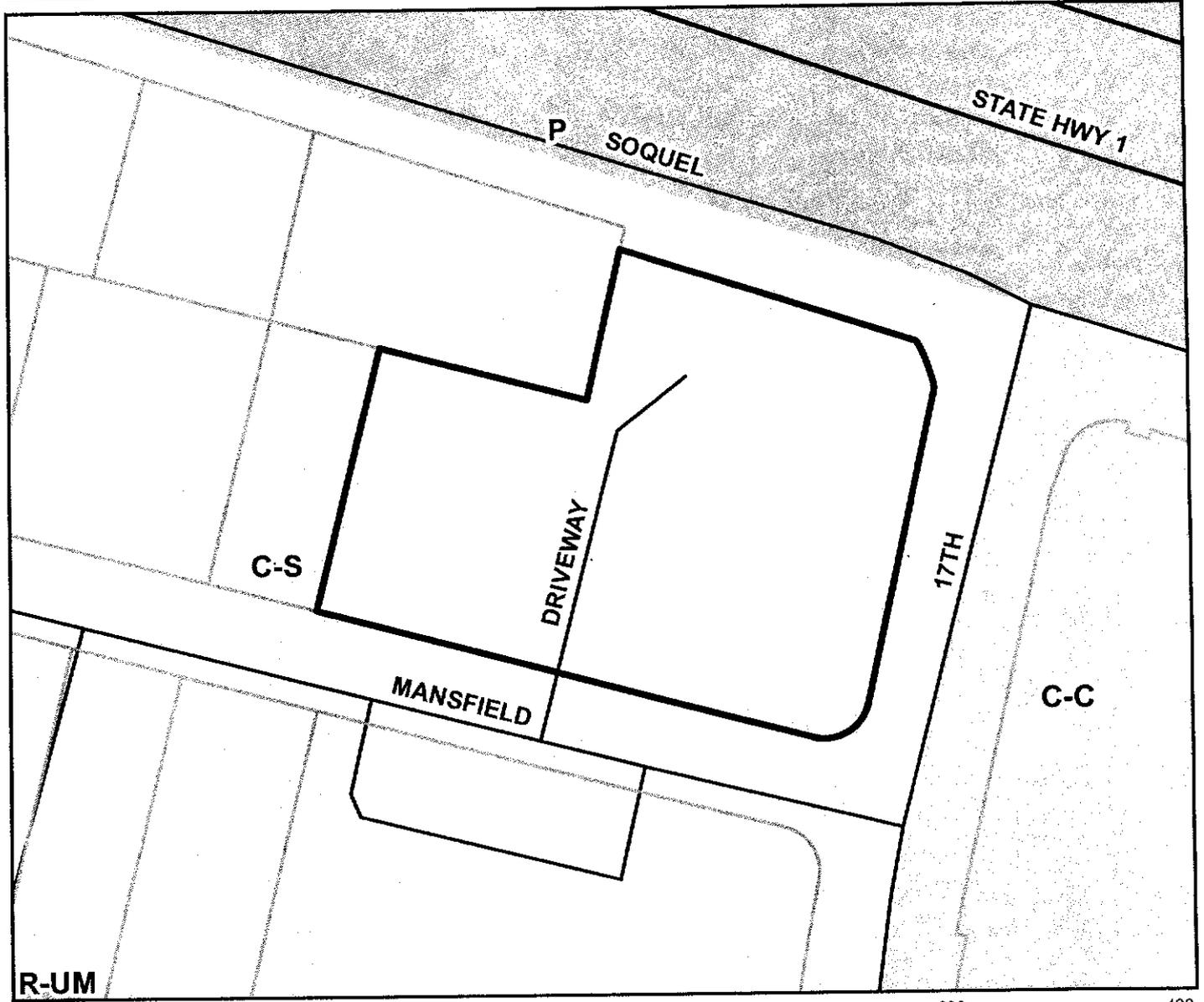
	APN: 026-041-92
	Assessors Parcels
	Streets
	State Highways
	COMMERCIAL-SERVICE
	COMMERCIAL-COMMUNITY
	PUBLIC FACILITY
	RESIDENTIAL-MULTI FAMILY

Map Created by
 County of Santa Cruz
 Planning Department
 May 2010

EXHIBIT E

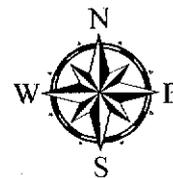


General Plan Designation Map



LEGEND

- APN: 026-041-92
- Assessors Parcels
- Streets
- State Highways
- Commercial-Service
- Public Facilities
- Commercial-Community
- Residential - Urban Medium Density



Map Created by
 County of Santa Cruz
 Planning Department
 May 2010

EXHIBIT E

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Randall Adams
Application No.: 10-0184
APN: 026-041-92

Date: August 9, 2010
Time: 09:11:26
Page: 1

Dpw Driveway/Encroachment Completeness Comments

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

===== REVIEW ON JUNE 11, 2010 BY DEBBIE F LOCATELLI =====

Site inspection completed. The existing sidewalk and curb, along the frontage of 17th Avenue, are in such disrepair that they create a potentially unsafe condition for pedestrians.

Please revise plans to reflect the above referenced section of sidewalk and curb to be replaced per the Santa Cruz County Design Criteria. ===== UPDATED ON JULY 27, 2010 BY DEBBIE F LOCATELLI =====

7/27/10: Repairs to sidewalk, curb and gutter addressed. ===== UPDATED ON JULY 27, 2010 BY DEBBIE F LOCATELLI =====

Dpw Driveway/Encroachment Miscellaneous Comments

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

===== REVIEW ON JUNE 11, 2010 BY DEBBIE F LOCATELLI =====

Encroachment permit required for all off-site work in the County road right-of-way. Civil engineered plans required for curb, gutter and sidewalk. Proposed fencing shall not block sight distance for motorists at adjacent intersections and driveways.

===== UPDATED ON JULY 27, 2010 BY DEBBIE F LOCATELLI =====

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 4, 2010 BY RODOLFO N RIVAS =====

1) Our department is planning to construct roadside improvements on Soquel Drive and on 17th Avenue as part of a Redevelopment Agency (RDA) project for the Live Oak area. Therefore, any proposed roadside improvements associated with this application on Soquel Drive or on 17th Avenue will have to conform to RDA-s project plan.

2) Applicant will be required to obtain an encroachment permit for any construction work to be performed within the county Right of Way. ===== UPDATED ON JUNE 4, 2010 BY RODOLFO N RIVAS =====

===== UPDATED ON JULY 30, 2010 BY RODOLFO N RIVAS =====

Please refer to previous comments.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 4, 2010 BY RODOLFO N RIVAS =====

NO COMMENT

===== UPDATED ON JULY 30, 2010 BY RODOLFO N RIVAS =====

NO COMMENT

Dpw Sanitation Completeness Comments

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 10-0184
APN: 026-041-92

Date: August 9, 2010
Time: 09:11:26
Page: 2

===== REVIEW ON JUNE 7, 2010 BY DIANE ROMEO ===== Sanitation Engineering Division No. 1 Review Summary Statement; Appl. No. 10-0184; APN: 26-041-92: Sewer service is available for this project based upon the plans submitted for the first review. (Any future changes to these plans submitted for discretionary review 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). 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.

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

===== UPDATED ON JUNE 8, 2010 BY DIANE ROMEO =====
Environmental Compliance Unit Review Comments Application No: 10-0184 1st Review Summary Statement: Any industrial use of the proposed property may require pretreatment of sanitary wastes prior to discharge. If any industrial uses are planned for the building, you must submit plans to the Sanitation District for review. Plans do not indicate a wash rack for vehicles or tools. If the applicant plans to wash vehicles, forklifts, or large equipment then the wastewater generated from these activities must not be discharged to a storm drain and must be treated prior to entering the sanitary sewer. A 3-stage 1500 gallon clarifier will be required if the above mentioned activities are conducted. Information Items: - Industrial uses of the building may require the installation of a sampling pole on the property. - Wastewater from washing equipment must not be discharged to the storm drain system. - Use drip pans under vehicles and large equipment in storage areas to protect storm drains. - No car wash is indicated on the plans. If it is decided that one will be put, the wastewater that is not recycled for additional car washing must be treated through a minimum of two 1500-gallon clarifiers as specified in the Santa Cruz County design Criteria. - No floor drains are allowed in equipment service areas. - All hazardous waste must be secondarily contained. - Best management practices should be implemented in order to All re-submittals shall be made through the Planning Department. Materials that with Public Works will not be processed or returned. Please call the Dept. of Public Works, Environmental Compliance Unit at 477 7 if you have questions.

Dpw Sanitation Miscellaneous Comments

===== REVIEW ON JUNE 7, 2010 BY DIANE ROMEO ===== In accordance with Sanitation District Code section 7.04.375 Private Sanitary Sewer System Repair, of Title 7, prior to building permit submittal the applicant/owner is required to televise all on-site sewer laterals and make repairs to any damaged or leaking pipes that might be shown. This includes root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous material, older pipe materials that are known to be inadequate, inadequate lift or pump stations, inadequate alarm systems for overflows, and inadequate maintenance of lift stations. Color video results (tape or dvd), of a sufficient quality to observe interior pipe condition, joints, sags among other items, shall be made available to the District for review, along with District certification form completed by plumber, and the Dis-

Disciplinary Comments - Continued

Project Planner: Randall Adams
Application No.: 10-0184
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Date: August 9, 2010
Time: 09:11:26
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district shall review results within 10 working days of submittal to the District. Repairs, as required by the District, shall be made within 90 working days of receipt of video result review. Applicant/owner shall obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector prior to backfilling of pipe or structure.

Environmental Health Completeness Comments

===== REVIEW ON MAY 27, 2010 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 27, 2010 BY JIM G SAFRANEK ===== Previous auto repair business received closure approval by EHS HazMat staff.

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: June 8, 2010
TO: Randall Adams, Project Planner
FROM: Sheila McDaniel, RDA Planning Liaison
SUBJECT: Application 10-0184; 1st Routing; APN 026-041-92, 3700 Soquel Avenue, Live Oak Planning Area

Thank you for routing the plans to the Agency for review.

The applicant is proposing to convert an existing auto repair business (former used car lot) to an equipment rental and to install an eight foot high wrought iron perimeter fence. The project requires an amendment to Commercial Development Permit 87-0515 and 95-0662.

The property is located at the southwest corner of Soquel Avenue and 17th Avenue. Soquel Avenue is an arterial street that provides a significant east-west connection between Santa Cruz, Live Oak, and Capitola. The corner of Soquel and 17th Avenue is also considered a prominent entry to the Live Oak business and residential community. Soquel Avenue is also situated parallel to Highway 1, a designated scenic corridor.

Recently the Public Works Department, in coordination with the Redevelopment Agency, has developed improvement plans for Soquel Avenue to improve traffic flow and pedestrian safety along this corridor. This includes new curb, gutter and 5 foot sidewalk (south side), 5 foot bicycle lanes, as well as landscaping islands and drainage detention. This requires approximately eight and one half feet of sidewalk easement along the Soquel Avenue. The Department of Public Works (DPW) Real Property division is currently negotiating with the property owner regarding acquisition of this easement. Project construction is expected to commence this summer.

The applicant's proposal was reviewed by the Public Works Engineering Review Group (ERG) on June 2, 2010. The applicant's plans were compared to the DPW project construction drawings and the Redevelopment Agency has the following comments with regard to this application:

1. The applicant's plans do not adequately reflect the existing and proposed Soquel Avenue or 17th Avenue frontage improvements shown on the County improvement plans. Please require the applicant to revise their project plans to reflect the existing surveyed improvements and to correct site information. Plans should also show proposed new curb, gutter and sidewalk improvements along the Soquel Avenue frontage. These plans are attached for your reference. A digital copy can be made available to the applicant as well. Please request the applicant to coordinate with Shaun Deyhin of the Public Works Department to obtain a digital version. Shaun can be reached at 454-2160.
2. As previously noted, county roadside improvements are proposed to be located across the north eight and one half feet of the applicant's Soquel Avenue property frontage. This includes a low wall along the back of the easement area to address a grade change between the sidewalk and the existing parking lot. The County will install a 42 inch metal pipe railing along the top of the

wall. Please require the applicant to set-back their proposed perimeter fencing four feet from the required County easement, or back of retaining wall and railing along the Soquel Avenue Frontage. This will allow adequate separation between the County roadside improvement and the proposed property fencing. Also, please require the applicant to provide landscaping within this four foot area between the perimeter site fencing and the county easement to soften the appearance of the proposed use from the street and scenic corridor. The shrubs identified in the applicant's first plan submittal are acceptable or revised plans should be submitted for review.

3. The applicant is proposing an eight foot metal perimeter fence to provide site security. The Agency would prefer a six foot fence instead of an eight foot fence because of the prominence of this site location along a scenic corridor.
4. The site is adjacent to the Moto Italiano property (APN 026-041-31), which is located to the west of the subject property along Soquel Avenue. This property recently obtained a use permit to allow a motor cycle and motor scooter sales business. The approval included shared landscaping between the two properties. Although the motorcycle sales are currently operating, we have not been able to confirm the building permit or a finalized shared landscaping agreement that was required for building permit approval. Some of these trees have been planted in the shared planting area. We request that this shared landscaping issue be resolved, either by requiring the applicant's landscaping plan to emulate the approved Moto Italiano plan or vice versa, or in some other agreeable manner. The objective is to ensure that landscaping is provided between these uses.

RDA appreciates this opportunity to comment. Thank you.

cc: Rodolfo Rivas, DPW Road Engineering
Paul Rodrigues, RDA
Betsey Lynberg, RDA
John Leopold, District Supervisor
Melissa Allen, RDA
Ken Hill, Real Property

Accessibility: Project Comments for Development Review
County of Santa Cruz Planning Department

Date: 5/24/2010
Planner: Randall Adams
Project: Amendment to Use Permit

Application Number: 10-0184
APN: 026-041-92

Dear Randall:

A preliminary review of the above project plans was conducted to determine accessibility issues. The following comments are to be applied to the project design.

Please refer to the brochure entitled Accessibility Requirements - Building Plan Check which can be found at the County of Santa Cruz Planning Department website: http://www.sccoplanning.com/brochures/access_plancheck.htm
This document is an information source for the designer when preparing drawings for building plan check.

Completeness Items:

- Since there is no new construction proposed and the new use of the building does not create a more hazardous use that would require construction there are no accessibility requirements applicable to this project.

Compliance Issues:

Permit Conditions/Additional Information:

Please contact me with any questions regarding these comments.

Robin Woodman
Building Plans Examiner
County of Santa Cruz Planning Department
(831) 454-3249
pln450@co.santa-cruz.ca.us



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: May 28, 2010
To: Robert and Christine Gaither
Applicant: same
From: Tom Wiley
Subject: 10-0184
Address: 3700 Soquel Ave.
APN: 026-041-92
OCC: 1322
Permit:

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2007) as amended by the Central Fire Protection District.

NOTE on the plans **construction classification** as determined by the building official and outlined in Part IV of the California Building Code.

NOTE on the plans the **occupancy classification** as determined by the building official and outlined in Part III of the California Building Code.

NOTE on the plans whether the building will be either **SPRINKLERED** as outlined in the 2007 California Building Code and via District Amendment.

The FIRE FLOW requirement for the subject property is 1500 gallons per minute.

NOTE, on the plans, the required FIRE FLOW and the available FIRE FLOW. This information can be obtained from the water company upon request.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 150 feet of any portion of the building.

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout. The roadway(s) are required to be designated as fire lanes, and painted with a red curb with FIRE LANE NO PARKING in contrasting color every 30 feet on the top of the red curb. If the roadway is 27' or less, both sides of the street/roadway shall be painted, 35' and down to 28' in width, the roadway curbs shall be painted on one side, and 36' and wider no red curb is required. All cul-de-sacs shall be fire lane, red curbed.

IF the building is equipped with automatic fire sprinkler protection the following shall apply:

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING

must be prepared by the designer/installer. NOTE that the WORKING DRAWINGS shall comply with the District UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13 currently adopted in Chapter 35 of the California Building Code.

NOTE The FDC shall be labeled with the address of the building that it serves, with 2" peal and stick plastic reflective numbers.

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the automatic sprinkler system to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans "A five year certification on the fire sprinkler system is required to be presented to the fire inspector prior to final inspection

SHOW location of fire extinguishers.

SHOW location of exit signs.

SHOW where address numbers will be posted and maintained, plainly visible from the street. Numbers shall be a minimum of four (4) inches in height and of a color contrasting to their background.

SHOW location of Knox Box and key.

NOTE roof coverings to be no less than Class "B" rated roof.

NOTE on the plans that the electric gate shall be equipped with the Central Fire Protection District key entry system.

The job copies of the building and fire systems plans and permits must be on-site during inspections.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County. 1322-052810

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Randall Adams

From: predicat@cruzio.com
Sent: Friday, October 22, 2010 5:13 PM
To: Randall Adams
Subject: 10-0184 APN 026-041-92

Dear Mr Adams,

I would like the County of Santa Cruz to know that I wholeheartedly support the proposed conversion of the subject parcel noted above from auto sales/repair to equipment rentals.

I am a homeowner who resides at 1536 Mansfield St, APN 026-041-30.

Since the auto sales/repair business is gone and the equipment rental business has moved onto the lot at the corner of Mansfield, 17th, & Soquel Frontage, the 3 remaining homes on Mansfield St have experienced a huge reduction in late night traffic, loitering, vandalism, and prowlers. It seems that the auto sales lot was some kind of beacon for unsavory activities at night. We appreciate the fact that the new equipment rental company is not open for business at night, and in fact is securing their lot at night with a perimeter fence. They have been excellent neighbors.

If my attendance at the public hearing in hearing in support of the equipment rental enterprise will help further, please let me know.

Otherwise, please feel free to share this email and my email address with any other persons involved in the proposed changes.

Thank you very much,

Catherine Marino

1536 Mansfield St

Santa Cruz, CA 95062

email predicat@cruzio.com