



## Staff Report to the Zoning Administrator

Application Number: **121164**

**Applicant:** Renee Lusk-King, Barry Swenson **Agenda Date:** November 2, 2012

Builders

**Owner:** Santa Cruz SPCA,

**Agenda Item #:** 2

Lisa Carter, Director

**APN:** 025-161-24

**Time:** After 9:00 a.m.

**Project Description:** Proposal to demolish an existing commercial structure and to construct a new 2-story SPCA animal shelter of approximately 8,400 square feet in the Service Commercial (C-4) zone district.

**Location:** Property is located on the west side of Chanticleer Avenue, at the terminus of Chanticleer Avenue adjacent to the Highway 1 corridor at 2601 Chanticleer Avenue.

**Supervisory District:** First District (District Supervisor: John Leopold)

**Permits Required:** Commercial Development Permit

**Technical Reviews:** soils report review (REV 121038)

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121164, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size:	19,471 square feet (0.45 acres)
Existing Land Use - Parcel:	Commercial
Existing Land Use - Surrounding:	Commercial, public facility (Highway 1) and light manufacturing
Project Access:	From Chanticleer Avenue

Planning Area: Live Oak  
Land Use Designation: C-S (Service Commercial)  
Zone District: C-4 (Service Commercial)  
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: N/A  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: 893 c.y. cut, 395 c.y. fill  
Tree Removal: No trees proposed to be removed  
Scenic: mapped scenic: Hwy 1 corridor  
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 Water District  
Sewage Disposal: County Sanitation  
Fire District: Central Fire  
Drainage District: Zone 5

### History

The subject parcel, zoned Service Commercial, was previously developed with a non-conforming single-family residence estimated to be built in 1937. Unpermitted additions and storage buildings were the subject of several code enforcement actions until Commercial Development Permit 01-0524 was approved to recognize the conversion of the residence and storage structures to an office and showroom for a window and siding company.

### Project Setting

The project site is a relatively flat parcel developed with hardscape and several shed structures, a garage and an office that comprise a door and window business; these structures are proposed to be demolished. The parcel is at the terminus of the northern portion of Chanticleer Avenue where it meets Highway 1 and would thus have some visibility from the Highway 1 corridor. Surrounding uses are Public Facility (the Highway 1 corridor) and commercial and industrial; there are no immediately adjacent residential uses that would be sensitive to, or in conflict with an animal facility.

The current SPCA facility is several parcels to the north at 2685 Chanticleer Avenue, in a small retrofitted structure that was originally a residence. The proposed new facility site will have

more space for fenced outdoor exercise and “get acquainted” areas, and will be able to accommodate adequate off-street parking and landscaping.

### **SPCA Facility and Program**

The Santa Cruz SPCA and Humane Society promotes a number of programs in support of animal welfare. In addition to the shelter and adoption services, these programs include low-cost spay and neutering assistance, pet loss support, free dog training classes, a pet food bank and other assistance to elderly and economically challenged pet owners, and humane education programs for children.

The proposed new two-story facility will have separate “condos” for dogs, cats and other small animals, an indoor training room, an outdoor exercise area with an artificial turf surface, a large second-floor patio, rooms for veterinary evaluations and procedures, an animal intake area, lobby, reception and administrative space. Visitors will have on-site parking, and functional spaces designed for viewing and interacting with adoptable animals.

The SPCA has nine full-time and five part-time employees. Approximately 25 animals are delivered to the facility each week. Hours of operation are 11am-6pm Tuesday through Friday, 11am to 5pm on Saturdays and Sundays, and the facility is closed on Mondays.

### **Zoning & General Plan Consistency**

The subject property is a parcel of approximately 19,471 square feet, located in the C-4 (Service Commercial) zone district, a designation that allows commercial uses. The proposed animal shelter is a principal permitted use within the zone district, and the zoning is consistent with the site's (C-S) Service Commercial General Plan designation.

### **Design Review**

The proposed animal shelter facility site is mapped with a Scenic overlay because of its visibility from the Highway 1 corridor, and is thus subject to the County Design Review Ordinance. The proposed facility complies with the requirements of the County Design Review Ordinance, in that it will incorporate attractive landscaping and architectural features that will enhance surrounding land uses and the Highway 1 viewshed. The facility is designed by a firm (BDA Architects) that specializes in animal facilities, and will utilize multi-colored façade panels with abstracted dog and cat graphic cutouts for a distinctive and inviting appearance. The multi-planed, multi-colored building and the proposed landscaping will look appealing as viewed from every side, with an fronting presence as seen from Chanticleer Avenue as well as from Highway 1. The immediate vicinity of the proposed project is primarily developed with nondescript industrial or commercial buildings, and the dynamic and colorful design of the SPCA facility will enhance its surroundings and set a positive example for future commercial and industrial development.

### **Environmental Review**

Environmental evaluation of the proposed project pursuant to the requirements of the California Environmental Quality Act (CEQA) resulted in the determination that the proposed project is

eligible for a Categorical Exemption under CEQA Section 15303, New Construction. This Categorical Exemption applies because the project is for construction of a new Commercial structure of less than 10,000 square feet within the urban services line.

### **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.

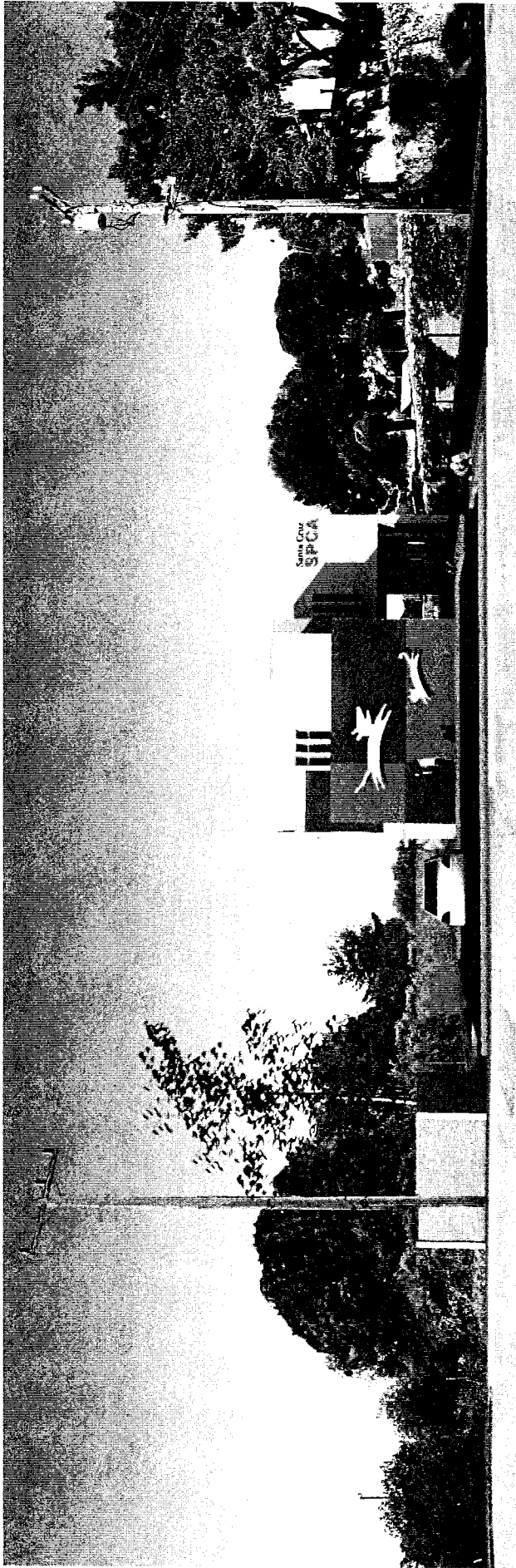
### **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121164**, 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)**

Report Prepared By: Alice Daly, AICP  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3140  
E-mail: [alice.daly@co.santa-cruz.ca.us](mailto:alice.daly@co.santa-cruz.ca.us)

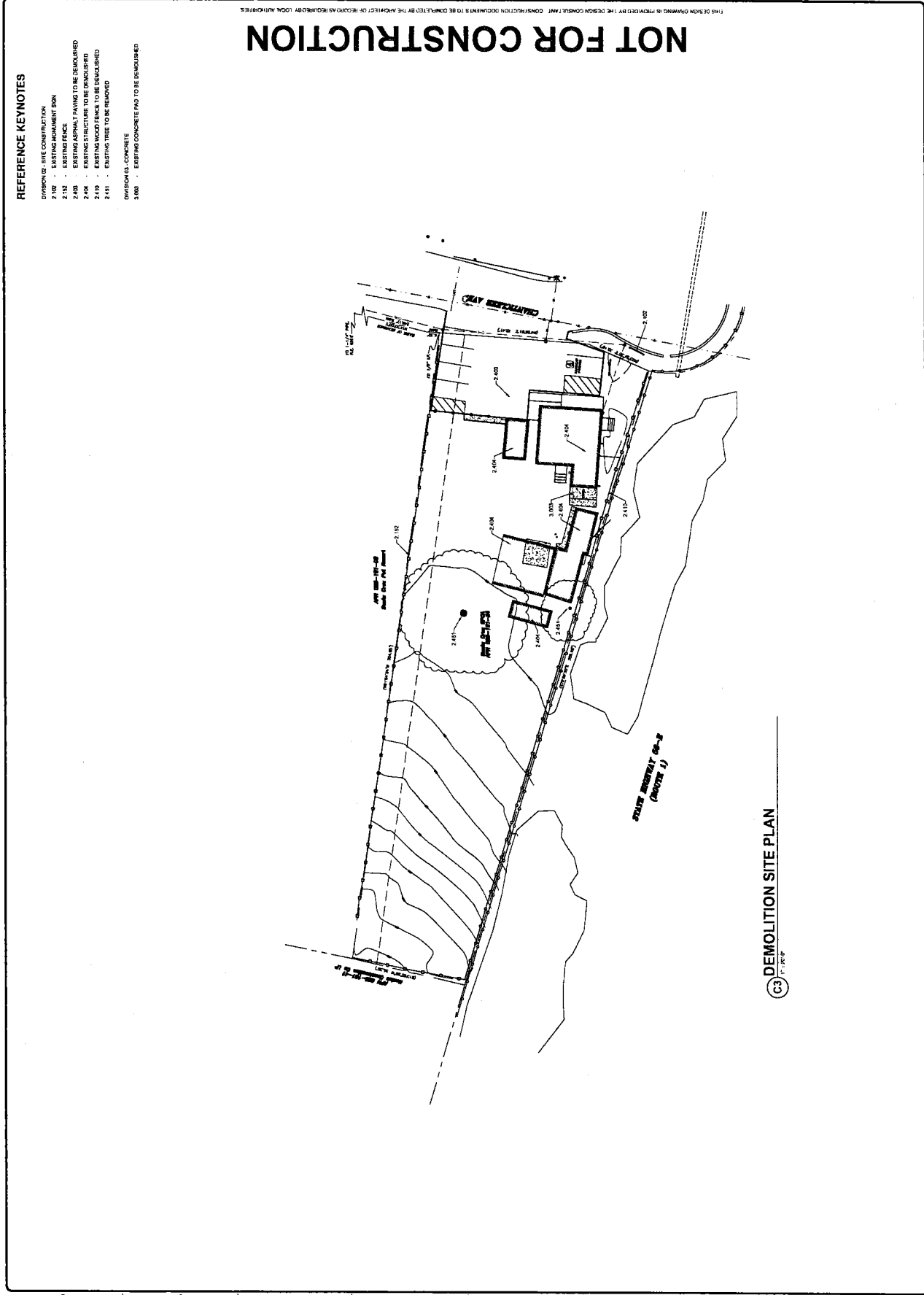


BDA

# SANTA CRUZ SPCA

BDA ARCHITECTURE  
901 LAMBERTON PLACE  
ALBUQUERQUE, NM

2601 CHANTICLEER AVE  
SANTA CRUZ COUNTY, CALIFORNIA 95065





Sheet No. 11 of 11  
Date: 11/20/2017  
Time: 10:20 AM  
User: J. J. J.

(B1) FLOOR PLAN - MAIN

APP. A - 2007.02

N.I.C. EQUIP. SCHEDULE	
MARK	REMARKS
101	GAT CONDO
102	FULL CAPACITY DRYER
103	HALL CHANGING WARDEN
104	BARBECUE TABLE
105	7.5L SIZE REFRIGERATOR
106	COOKTOP

PROJECT NO.	108
DATE	6/1/2019
UNIT	
OF	

REVISION	DATE	BY
1	06/01/2019	J. J. J.

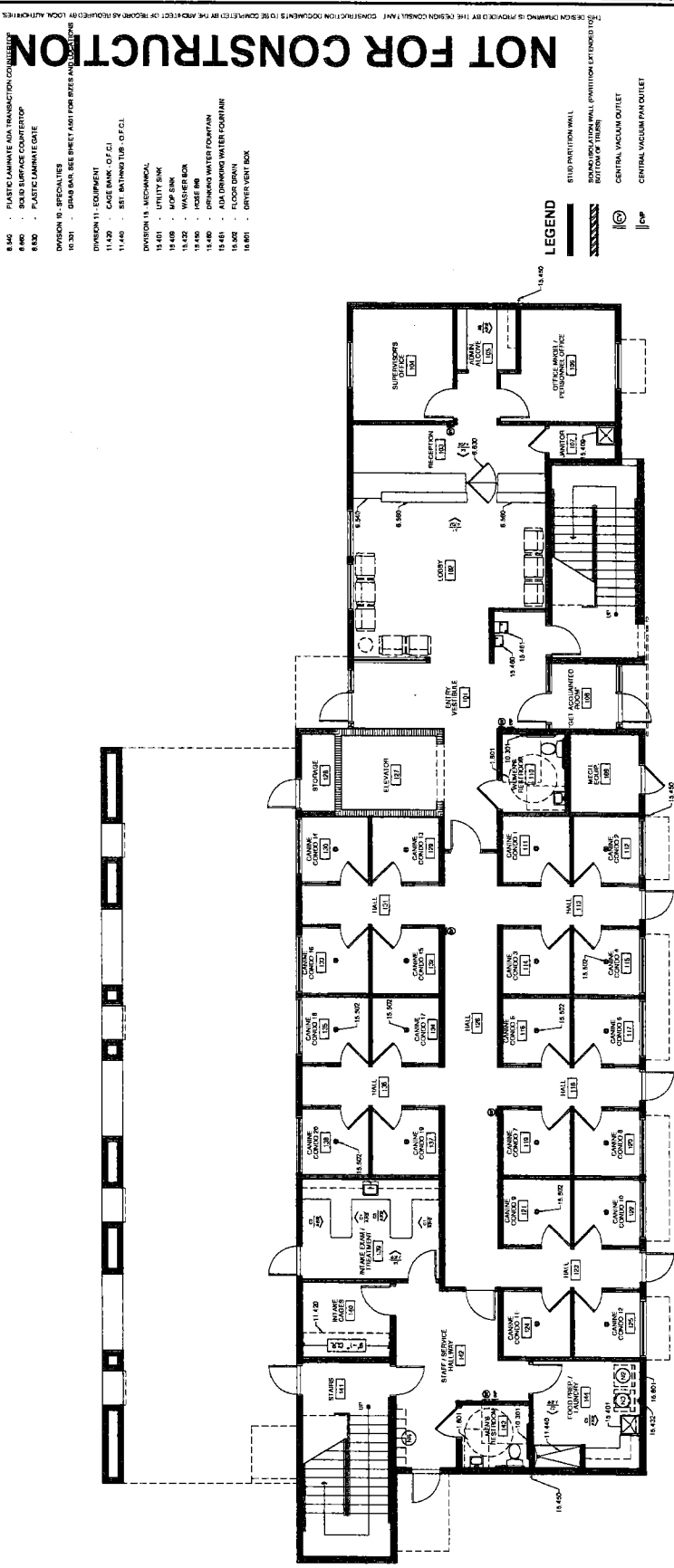
REVISION	DATE	BY
1	06/01/2019	J. J. J.

SANTA CRUZ - SPCA  
2601 Chanticleer Avenue  
Santa Cruz, California 95065  
Copyright, 2012, BDA ARCHITECTURE, P.C.

BDA  
BDA ARCHITECTURE, P.C.  
1000 N. 10TH AVE., SUITE 100  
SAN JOSE, CA 95128  
TEL: (408) 281-1000  
WWW.BDA-ARCH.COM

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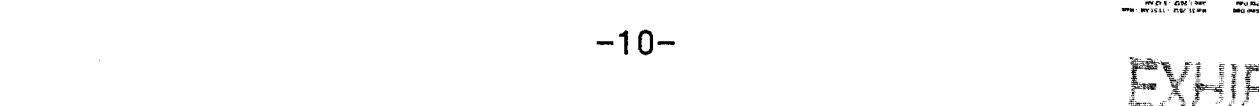
# NOT FOR CONSTRUCTION

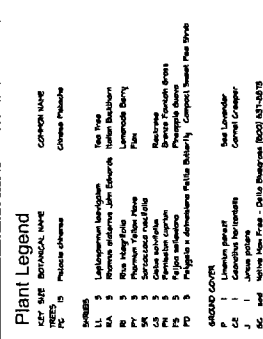


- ### GENERAL NOTES
- A. ALL CARBON TO ANGLE PLASTIC LAMINATE FINISH UNDO
  - B. ALL EXPOSED COUNTERTOP CORNERS TO HAVE Z FACUS
  - C. ALL EXPOSED COUNTERTOP TO BE FACED WITH PVC
  - D. ALL BATH AND CAGE BATH DIMENSIONS TO BE VIEWED BEFORE INSTALLATION
  - E. GROUNDSET LOCATIONS IN COUNTERTOPS TO BE VIEWED WITH OWNER
  - F. PROVIDE BUCKING IN WALL TOP OF ALL WALL MOUNTED EQUIPMENT
  - G. ALL EXPOSED OUTSIDE CORNERS OF INTERIOR WALLS SHALL BE FINISHED WITH 1/2" PLASTER
  - H. AT ALL INTERIOR WALL APPLICATIONS, INSTALL SOLIDIFIER STRIPS ON OUTSIDE CORNERS
- ### REFERENCE KEYNOTES
- DIVISION 01 - GENERAL REQUIREMENTS  
1.001 - ADA TURNING CLEARANCE
- DIVISION 05 - PLASTIC LAMINATE AND PLASTIC  
5.040 - PLASTIC LAMINATE ADA TRANSACTION COMPLIANT  
5.045 - SOLID SURFACE COUNTERTOP  
5.050 - PLASTIC LAMINATE GATE
- DIVISION 06 - SPECIALTIES  
6.001 - SHED GATE USE SHEET AND FOR WETTES AND CLOSET
- DIVISION 11 - EQUIPMENT  
11.420 - CASE BANK OF C.I.  
11.430 - SET BATHING TUB, OF C.I.
- DIVISION 13 - MECHANICAL  
13.401 - FLOOR DRAIN  
13.402 - WASH SINK  
13.403 - WASH SINK  
13.404 - DRINKING WATER FOUNTAIN  
13.405 - FLOOR DRAIN  
13.406 - DRAIN VENT BOX








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**GREGORY LEWIS LANDSCAPE ARCHITECT**      #0178  
 7335 S Hwy 100, Suite 200, #0178, 801-224-2471 FAX 424-1197  
 lewis@gregorylewislandscape.com

**SPCA of Santa Cruz**  
 2801 Chanticleer Ave., Santa Cruz, CA  
 APN: 025-161-24

**Planting Plan**  
 1"=10'-0"  
 0' 10' 20'

Revision  
 Date: 10/13  
 Drawn: A. Wang  
 Checked: C. Wang  
 Job:

NORTH  


Sheet  
 of 1  
**L1**

**A1** BUILDING SECTION  
3/16" = 1'-0"

# SHEET LIST

- P1 GRADING AND DRAINAGE PLAN
- P2 DETAILS
- P3 PROVISION CONTROL PLAN
- P4 UTILITIES PLAN
- P5 SURFACING PLAN

GRAPHIC SCALE  
(1" = 40' HORIZ.)  
(1" = 4' VERT.)



FD 1 1/4" HPL  
A.E. 6/29/90

APN 025-161-41  
Kosch Construction Co LP  
(51°03'30" N 113°25' E)

APN 025-161-08  
Santa Cruz Pet Resort

Santa Cruz SPCA  
APN 025-161-24

## GRADING NOTES

- 1) PAVEMENT SHALL BE CONSTRUCTED OF FLEXIBLE HYDRO-FLD PERMEABLE PAVEMENT STONES.
- 2) SUBGRADE PILES SHALL BE LOCATED AT A CONSTANT DEPTH BENEATH SURFACE AS PER TYPICAL.
- 3) PAVEMENT SECTION SHEET P2, P105 SHALL BE PERFORMED PAV. SCHEDULE 80.

## GRADING NOTES

- 1) DRAINAGE PREPARATION  
CUT = 5.0 C.Y.  
NET = 372 C.Y. (FILL)  
PAVEMENT PREPARATION  
CUT = 313 C.Y.  
EXERCISE YARDS  
CUT = 51 C.Y.  
NET = 21 C.Y. (FILL)  
PARKING LOT  
CUT = 580 C.Y.  
NET = 1200.5 C.Y. (FILL)  
TOTAL  
CUT = 933 C.Y.  
NET = 488 C.Y. (CUT)

## SUMMARY TABLE

GROSS PARCEL AREA = 24,684 S.F. (0.56 ACRES)  
LOT COVERAGE  
SUBDIVISION = 1448 S.F.  
BUILDING = 4383 S.F.  
PARKING = 1200.5 S.F.  
STORMWATER BASIN = 100 S.F.  
WATER DISTRICT - SANTA CRUZ WATER DISTRICT  
SANITATION DISTRICT - SANTA CRUZ SANITATION DISTRICT

## ENGINEERS NOTE TO CONTRACTORS

THE EXISTING AND PROPOSED GRADE, UNDERGROUND UTILITY PIPES OR STRUCTURES, AND ALL OTHER DATA SHOWN ON THESE DRAWINGS ARE BASED ON THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO MAKE A SEARCH OF THE AVAILABLE RECORDS, AND TO VERIFY THE LOCATION, DEPTH AND CHARACTER OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL USA DING TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.

## ELEVATION DATUM

Standard County of Santa Cruz Bench Mark, 1000.00 feet above mean sea level, is the datum for all elevations shown on these drawings. The datum is established by a concrete monument located at the intersection of Paul Street and the side entrance to the Santa Cruz SPCA.

## BASIS OF BEARING

All bearings are taken from the location of Centerline of State Highway 56-E.

## GENERAL NOTES

- 1) OWNER/REPRESENTATIVE: EXECUTIVE DIRECTOR  
SANTA CRUZ SPCA  
SANTA CRUZ, CA 95065  
PHONE: (831) 588-8800
- 2) ARCHITECTURAL FIRM: BSA ARCHITECTURE, P.C.  
ALBUQUERQUE, NM  
PHONE: (505) 858-0180
- 3) GEOTECHNICAL ENGINEER: HARGREAVES AND ASSOCIATES  
ALBUQUERQUE, NM  
PHONE: (505) 222-4173
- 4) APN 025-161-24
- 5) SITE PLAN IS BASED UPON A SURVEY BY ROBERT DUMMIT & ASSOCIATES, DECEMBER, 2011
- 6) ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN THE CURRENT EDITION OF THE SANTA CRUZ COUNTY DESIGN CRITERIA
- 7) CONSTRUCTION CONTRACTORS ARE ADVISED THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY RECORDS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY RECORDS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY RECORDS OF THE PROJECT.
- 8) THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION SO THE WORK IN THE FIELD CAN BE COORDINATED WITH THE GRADING CONTRACTOR AND ARRANGEMENTS FOR TESTING AND OBSERVATION CAN BE MADE.

## GRADING AND DRAINAGE PLAN

Prepared at the Request of  
S.P.C.A. OF SANTA CRUZ  
Located at  
Proposed Animal Protection Facility  
APN: 025-161-24  
Santa Cruz, California



ROBERT L. DEWITT  
DATE 5-2-12

DATE

PROJECT: 10286  
SHEET: P1 of 5

Robert L. DeWitt  
& Associates, Inc.  
1607 Ocean Street, Suite 101  
Santa Cruz, CA 95065  
(831) 432-2224 FAX  
Civil Engineers & Land Surveyors

DESIGN: RLD  
DRAWN: RPH  
DATE:  
CHECKED:  
REVIEWED:

THIS DESIGN DRAWING IS PROVIDED BY THE DESIGN CONSULTANT. CONSTRUCTION DOCUMENTS TO BE COMPLETED BY THE ARCHITECT OR RECORDS AS REQUIRED BY LOCAL AUTHORITIES.

**NOTE:**  
A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE.  
THE SIGN SHALL NOT BE LESS THAN 17" X 22" IN SIZE, WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY, AND CONSPICUOUSLY STATES THE FOLLOWING: (BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.)



**NOT FOR CONSTRUCTION**

THIS DESIGN DRAWING IS PROVIDED BY THE DESIGN CONSULTANT. CONSTRUCTION DOCUMENTS TO BE COMPLETED BY THE ARCHITECT OF RECORD AS REQUIRED BY LOCAL AUTHORITIES.

**BDA**  
501 Lombard Pl. NE  
Atlanta, GA 30307  
Phone: (404) 524-0730  
Fax: (404) 525-0111  
E-mail: [info@bda.com](mailto:info@bda.com)

**LEGEND**

51	ADA SIG
52	ADA SIG
53	ADA SIG
54	ADA SIG
55	ADA SIG ACTUAL ON RES
56	ADA SIG ACTUAL ON RES
57	ADA SIG ACTUAL ON RES

[illegible]

INTERNATIONAL  
STANDARD  
ACCESSIBILITY 8"X8"  
REVERSE STICK-ON  
WHITE FIGURE ON  
BLUE BACKGROUND  
FIELD, BLUE COLOR  
SHALL BE EQUAL TO  
COLOR NO. 15090



TYP. ADA  
ENTRANCE SIGN

N.T.S.

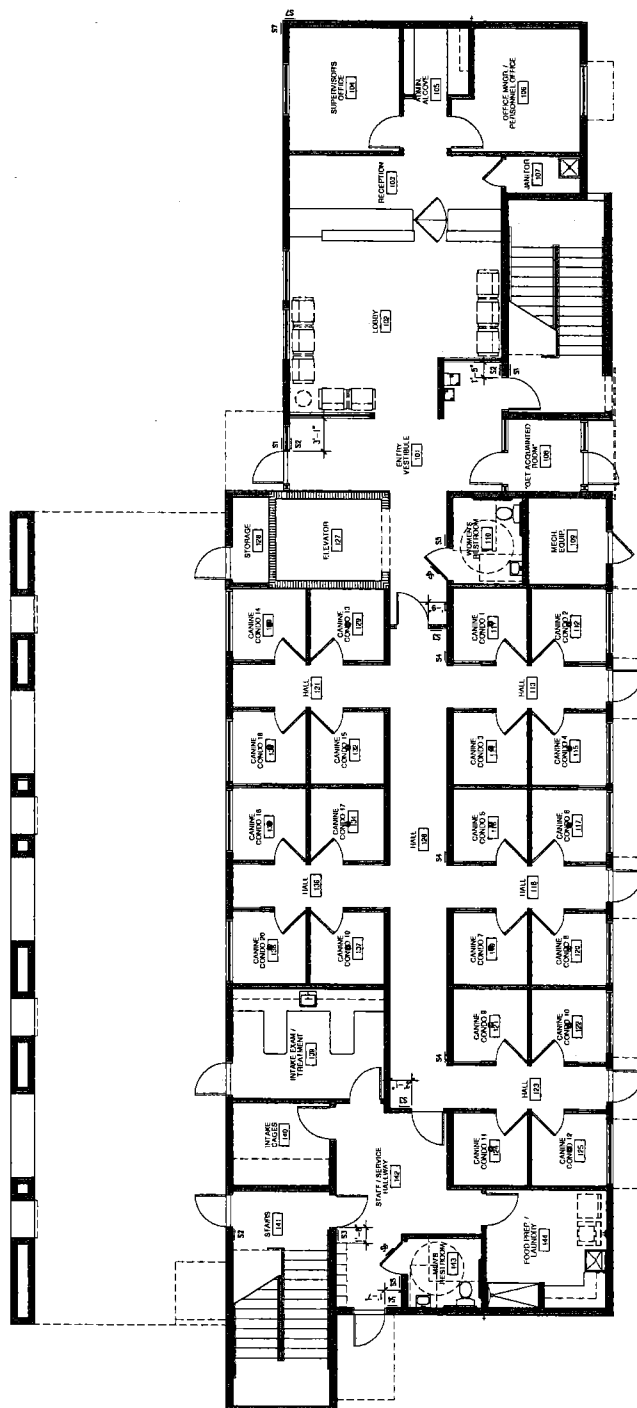
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**TYP. ADA DOOR SIGNS**

V.T.S.

**TYP. ADA SIGNAGE**

## ACCESSIBILITY PLAN - MAIN







## **Development Permit Findings**

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

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

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 animal shelter and the conditions under which it would be operated and maintained will be consistent with all pertinent County ordinances and the purpose of the C-4 (Service Commercial) zone district as the primary use of the property will be an animal shelter facility that meets all current site standards for the zone district.

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

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

The proposed animal shelter will be compatible with adjacent uses as specified in Policy 8.5.2 (Commercial Compatibility With Other Uses) in that the animal shelter will meet the current standards and requirements of the Design Review Ordinance and the C-4 zone district.

The proposed animal shelter will be located in an appropriate area as directed by Policy 8.5.1 (Concentrate Commercial Uses) because that portion of Chanticleer Avenue is designated for commercial uses.

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 animal shelter is to be constructed on an existing developed commercial lot. Trips by animal shelter customers would occur at both peak and off-peak times, as is the case with the existing business (to be demolished) on the project site. DPW Road Engineering has estimated the number of new daily trips generated by the animal shelter facility to be 26, which is a less than significant increase from what is likely to be generated by

the existing door and window business on the project site, and thus the proposed animal shelter would not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed commercial and industrial neighborhood containing a variety of architectural styles and types of development, and the proposed animal shelter 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 animal shelter will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

Exhibit A: Project plans, 25 pages, dated 5/11/12 and as revised on 8/17/12, by BDA Architects, Robert L. DeWitt & Associates and Gregory Lewis, Landscape Architect

- I. This permit authorizes the construction of a new 2-story SPCA animal shelter of approximately 8,400 square feet. 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 Demolition Permit from the Santa Cruz County Building Official.
  - C. 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.
  - D. Obtain a Grading Permit from the Santa Cruz County Building Official. Earthwork is prohibited during the rainy season (October 15-April 15) unless a separate winter grading permit is approved by the Planning Director.
  - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
  - F. 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 the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods. Any changes that are not properly 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.

2. Grading, drainage, and erosion control plans.
  3. Details showing compliance with fire department requirements.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal.
- C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. Provide a final stormwater management plan and design, including a final analysis demonstrating that the proposed design meets CDC requirements including mitigation requirements for the 2 and 10 year storms.
  2. Provide a signed and stamped analysis of the downstream private drainage pathway and/or written approval from the downstream property owner regarding the proposed drainage plan.
  3. Provide a recorded maintenance agreement for the proposed mitigation facility(ies).
  4. Provide a final review letter from the project geotechnical engineer approving of the final plans.
  5. If the final design includes mitigations that rely on stormwater infiltration, additional notes shall be included on the grading plan to minimize disturbance of infiltration areas and/or provide for decompaction of infiltration areas after grading is complete.
  6. Zone 5 fees will be assessed on the net increase in impervious area. Pavers will be assessed at half rate.
  7. All inlets shall be marked "No Dumping, Drains to Bay" or equivalent.
  8. After approval by other agencies of the Building Permit application plans, provide a copy of reproducible final civil plan sheets with a DPW signature block with the engineer's estimate for drainage-related items. A hold will be placed on the Building Permit for final drainage inspection and receipt of engineered as-built plans.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. Building Plans shall be routed to EHS for review and approval.
- E. The landscape plan shall be revised to include at least 3 24-inch box-sized

California native trees, such as Coast Live Oak, as replacements for the 42-inch walnut tree to be removed.

- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
  - G. Meet all requirements of and pay all applicable fees to DPW Road Engineering. The project is subject to Live Oak Transportation Improvement (TIA) fees per daily trip generated by the proposed development. The estimated TIA fees (roadside improvement fees and transportation improvement fees), based on an estimated 26 total new daily trips is \$15,600, based on the current fee rate. The rate in effect at the time of acquiring the Building Permit shall apply.
  - H. Meet all requirements of and pay any applicable fees to DPW Sanitation.
    - 1. Sewer lateral abandonment at the property line shall be completed, if connection is verified by a dye test. If an existing sewer lateral is to be reused, the lateral shall be televised and all problems shall be corrected prior to the Building Permit application.
    - 2. Show location of sewer backflow or overflow prevention device on the sewer lateral.
    - 3. Filters on floor and sink drains shall adequately remove animal hair.
    - 4. Laboratory chemicals must not be stored in areas where accidental spills may cause discharge to the sanitary sewer.
    - 5. Procedure rooms must not have floor drains.
  - I. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- 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.
    - 1. Prior to Building Permit approval a revised plan review letter shall be required from the soils engineer referencing the final revised plans once all agency comments have been addressed and stating that they conform to

the recommendations provided in the soils report.

2. Prior to Building Permit final approval, the following shall be provided to the Planning Department Resource Planner:
  - Compaction tests for all engineered fill showing that compaction requirements have been met;
  - A signed and stamped Soils Engineer Final Inspection Form; and
  - A signed and stamped Final Grading Inspection Form.
- 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.
- 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.

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Minor variations to this permit that 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.**

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

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

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

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Alice Daly, AICP  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 121164

Assessor Parcel Number: 025-161-24

Project Location: 2601 Chanticleer Avenue

**Project Description: Proposal to demolish an existing commercial structure and to construct a new 2-story SPCA animal shelter of approximately 8400 square feet.**

**Person or Agency Proposing Project: Renee Lusk-King, Barry Swenson Builders**

**Contact Phone Number: 831-475-7100**

- 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: Section 15303: New Construction

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

Construction of a new Commercial structure of less than 10,000 square feet within the urban services line.

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

\_\_\_\_\_  
Alice Daly, Project Planner

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



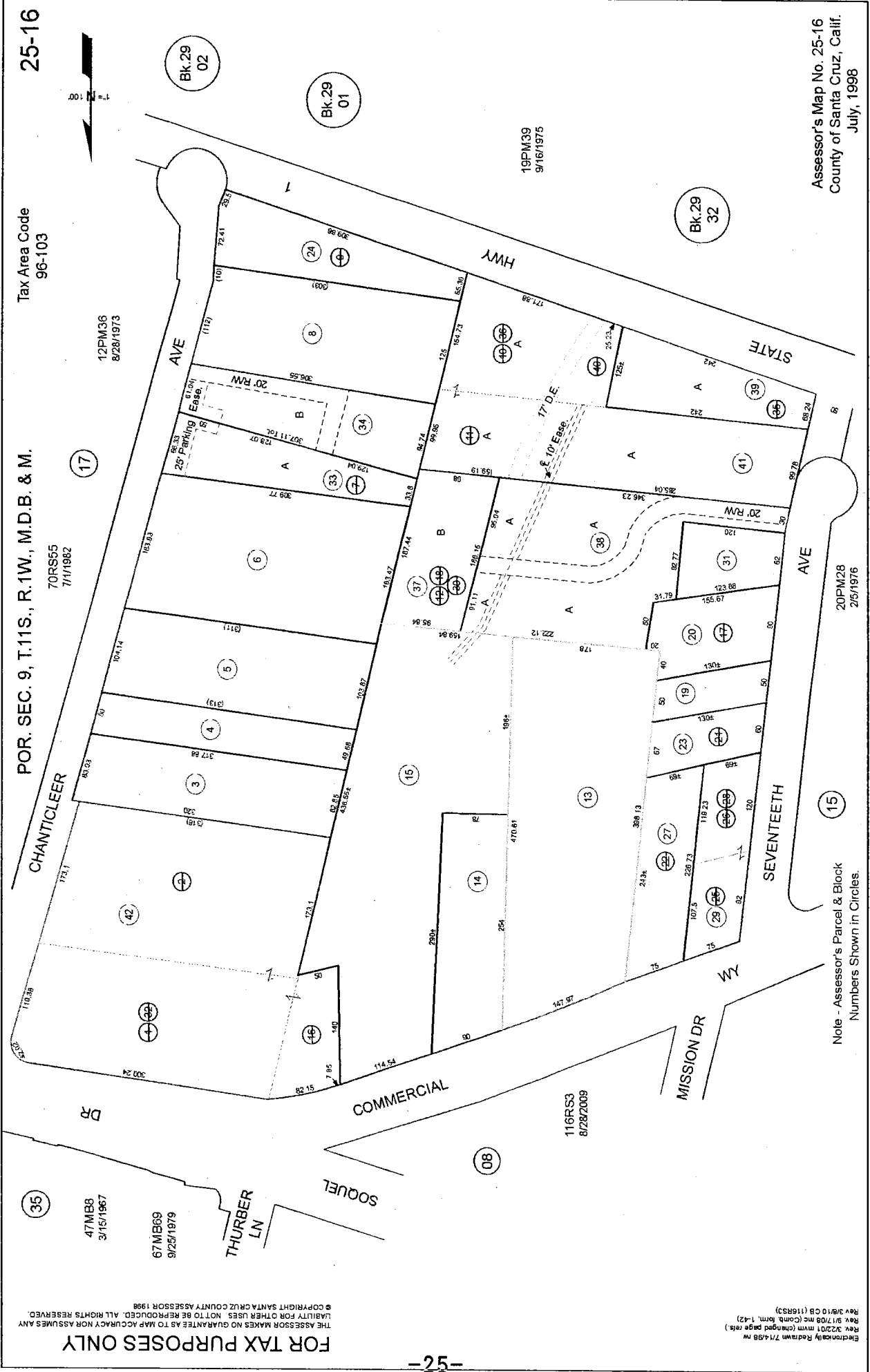
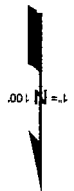
25-16

Tax Area Code  
96-103

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

70RS55  
7/1/1982

12PM36  
8/28/1973



35

47MB8  
3/15/1967

67MB69  
9/25/1979

THURBER  
LN

SOQUEL

COMMERCIAL

08

116RS3  
8/28/2009

MISSION DR

SEVENTEETH

15

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

20PM28  
2/5/1976

STATE

HWY

19PM39  
9/16/1975

Bk. 29  
32

Bk. 29  
01

Bk. 29  
02

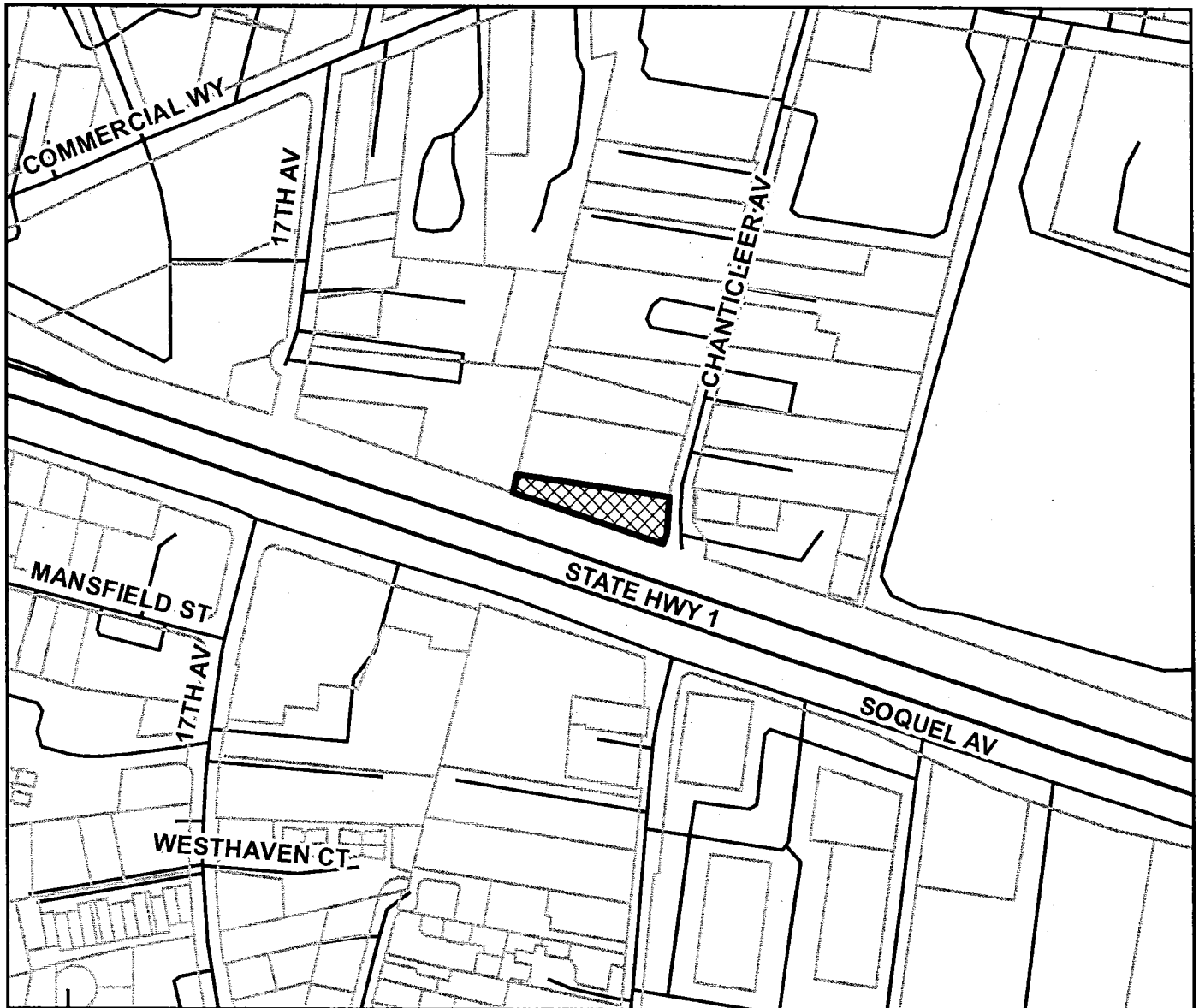
Assessor's Map No. 25-16  
County of Santa Cruz, Calif.  
July, 1998

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Electronically Redrawn 7/14/98 by  
Rev 3/22/01 mmm (changed page rate)  
Rev 9/17/08 mc (Comb form, 1-42)  
Rev 3/8/10 CB (116RS3)

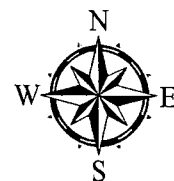


# Location Map



## LEGEND

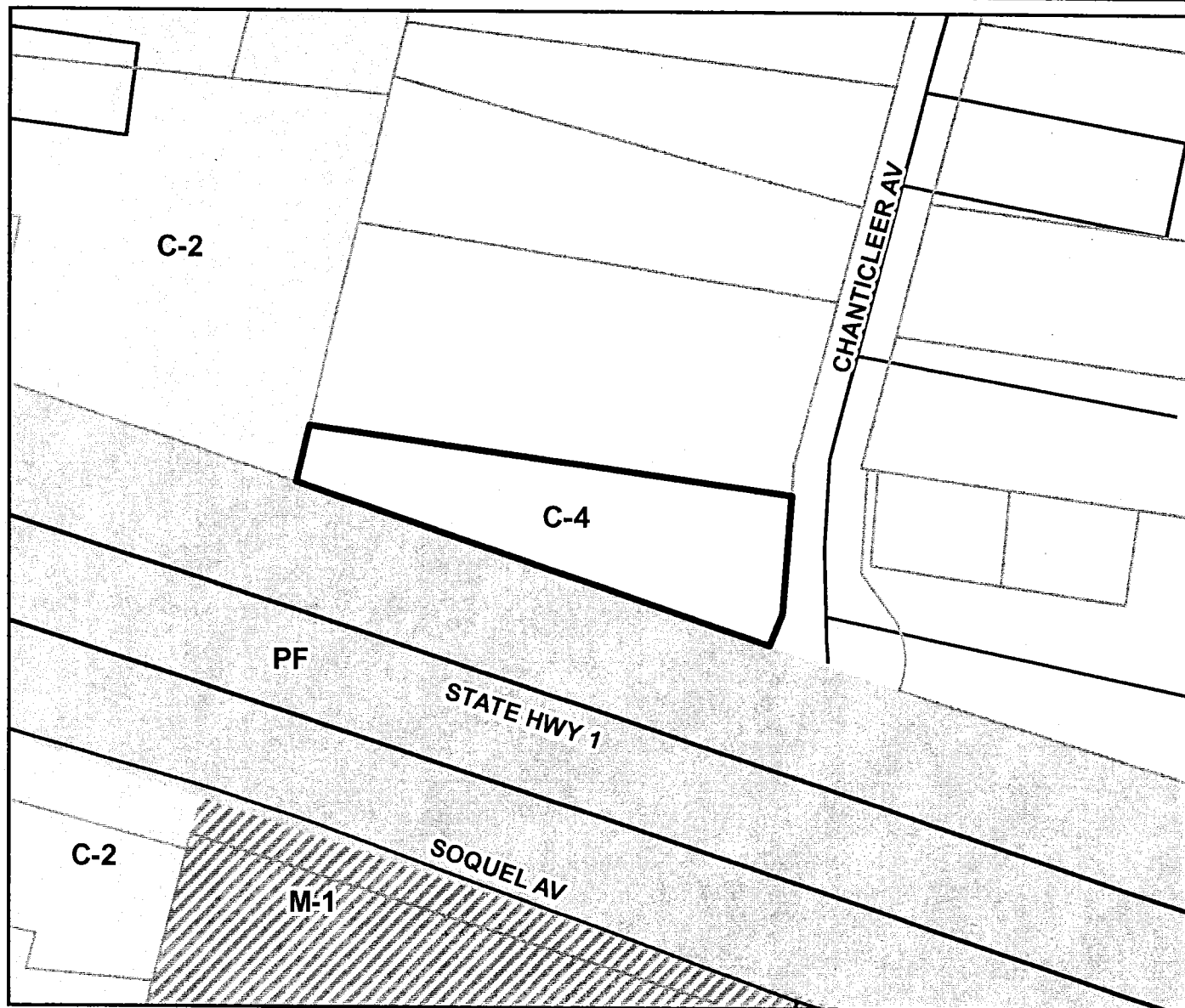
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-  Assessors Parcels
-  Streets
-  State Highways



Map Created by  
County of Santa Cruz  
Planning Department  
July 2012









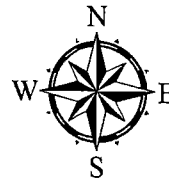
# Zoning Map



140 70 0 140 280 420 560 Feet

## LEGEND

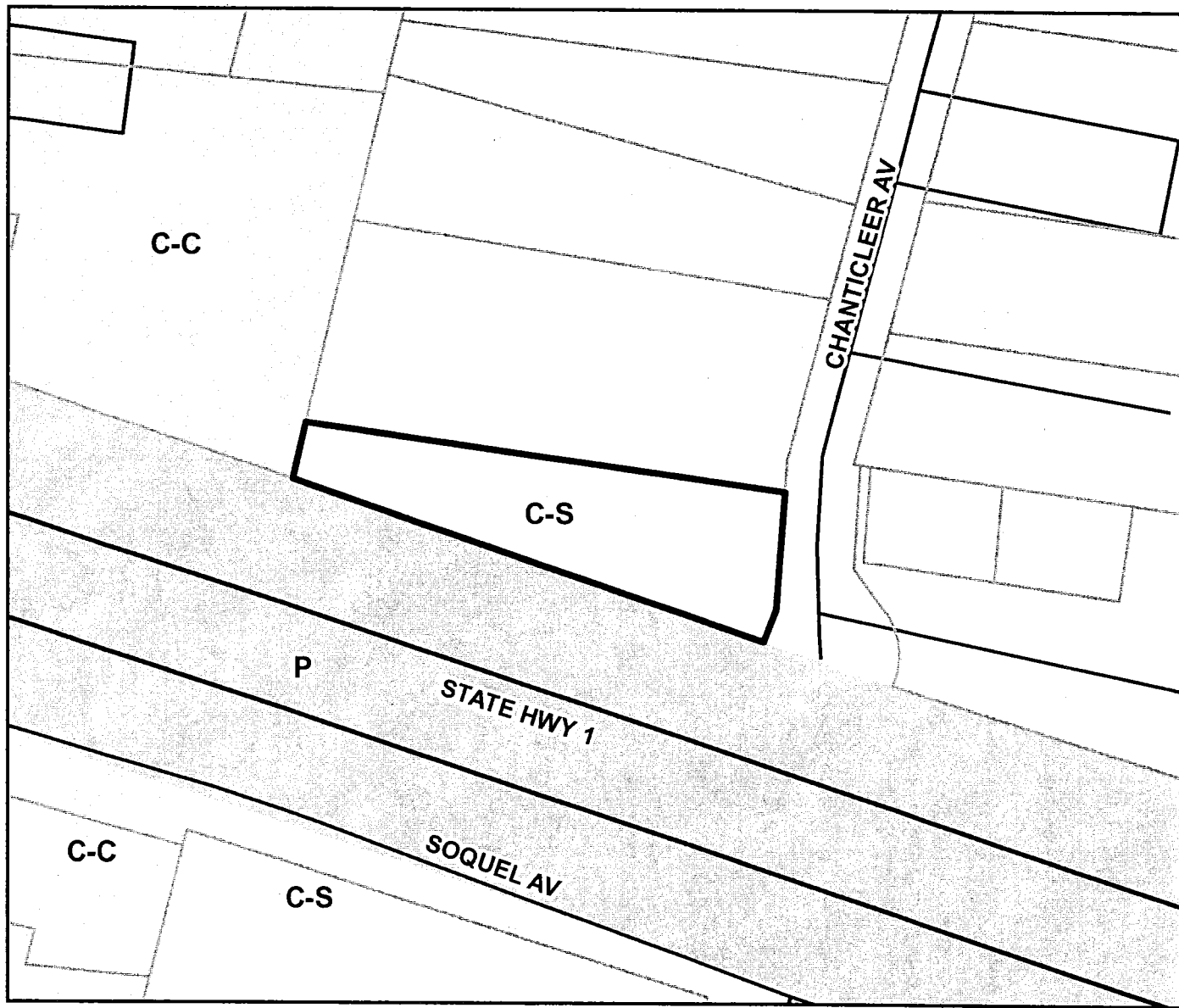
-  APN: 025-161-24
-  Assessors Parcels
-  Streets
-  State Highways
- COMMERCIAL-SERVICE
- COMMERCIAL-COMMUNITY
-  PUBLIC FACILITY
-  LIGHT INDUSTRIAL










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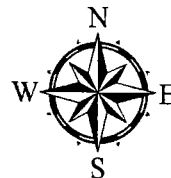


# General Plan Designation Map



## LEGEND

-  APN: 025-161-24
-  Assessors Parcels
-  Streets
-  State Highways
-  Commercial-Service
-  Commercial-Community
-  Public Facilities



Map Created by  
County of Santa Cruz  
Planning Department  
July 2012