



Staff Report to the Zoning Administrator

Application Number: 111118

Applicant: Gotcher and Associates
Owner: Robert and Teresa Locatelli
APN: 065-081-21

Agenda Date: March 1, 2013
Agenda Item #: 4
Time: After 9:00 a.m.

Project Description: Proposal to remodel the lower floor of an existing two story commercial building to create two separate tenant spaces in the front portion of the building and to convert a former 700 square foot residential apartment at the rear of the building to a third tenant space, with no change to three existing residential units at the second floor or to the basement storage area. The project also includes approval of the initial occupancy of the two commercial units on Highway 9 (combined) as a restaurant with an outdoor dining area, the initial occupancy at the rear tenant space by a commercial kitchen and the approval of a Master Occupancy Program for future changes in occupancy of the three tenant spaces in the C-2-L zone district. Requires an Amendment to Commercial Development Permit 06-0433 and Historic Resource Review.

Location: Property located on the east side of Highway 9, approximately 200 feet south of the intersection of Highway 9 and Graham Hill Road, at 6250 Highway 9, Felton.

Supervisory District: 5th District (District Supervisor: Bruce McPherson)

Permits Required: Commercial Development Permit
Historic Resource Review

Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 111118, based on the attached findings and conditions.

Exhibits

- | | |
|---|--|
| A. Project plans | |
| B. Findings | F. Staff report to the Historic Resource Commission and Notice of Action |
| C. Conditions | G. Recorded parking easement/ agreement. |
| D. Categorical Exemption (CEQA determination) | H. Traffic and Trip Generation studies prepared by Hatch Mott MacDonald. |
| E. Assessor's, Location, Zoning and General Plan Maps | |

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

Parcel Information

Parcel Size:	13,410 square feet (Applicant estimate)
Existing Land Use - Parcel:	Vacant commercial building with apartments above.
Existing Land Use - Surrounding:	Commercial (New Leaf Market and miscellaneous retail)
Project Access:	Highway 9 and Covered Bridge Road.
Planning Area:	San Lorenzo Valley
Land Use Designation:	C-C (Community Commercial)
Zone District:	C-2-L (Community Commercial, Historic Landmark)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A Existing building
Fire Hazard:	Not a mapped constraint
Slopes:	N/A Existing building
Env. Sen. Habitat:	Mapped constraint area, however no ground disturbance proposed
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Highway 9 is a mapped resource, design review required (see analysis below)
Drainage:	Existing drainage adequate
Archeology:	Mapped resource however no ground disturbance proposed.

Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside (RSL) <input type="checkbox"/> Outside
Water Supply:	San Lorenzo Valley Water District
Sewage Disposal:	Private septic system
Fire District:	Felton Fire Protection District
Drainage District:	Zone 8

History

The Cremer House Hotel, that occupies the subject property, was built in 1876 and is one of the earliest buildings constructed in the Felton Town area. Because of the historic significance of the structure it is listed in the County's Historic Resources Inventory and has a rating of NR5 (Locally Designated Historic Structure). As the name suggests, the structure was originally built as a hotel, and this use, which included a restaurant, continued until the 1920's when the structure was converted to residential apartments. Since that time the residential use has continued at the second floor, and also within a single story area at the rear of the building. The remainder of the lower floor where it fronts onto Highway 9 reverted back to commercial space and has been used for a variety of commercial uses, most recently a restaurant. However, the entire lower floor, including the rear apartment, has been vacant since around 2005.

Because the residential use of the structure pre-dates the County's zoning ordinances and is referenced in the Felton Town Plan, the existing apartments at the second floor constitute a legal

nonconforming use of the property. However, because the previously recognized restaurant use at the lower floor has been out of business for a period that exceeds two out of the previous five years, rights to the commercial use at the lower floor have now ceased.

Known previous permits for commercial uses on the site are as follows:

- 1961, Permit 899-U was authorized to operate a "Fix-It" shop in an accessory building (since demolished) located to the rear of the main structure.
- 1969, Permit 3336-U was approved to conduct dry cleaning establishments.
- 1996, Permit 96-0619, a Change of Occupancy Permit, was issued to change the southern half of the main building that fronts onto Highway 9, from a beauty shop to a retail music shop.
- 2006, Permit 06-0433 was approved to re-establish a restaurant use at the lower floor, including the conversion of the lower floor apartment to a storage and food preparation area. This permit was never exercised and has since gone void.

Project Setting

The project site is located within the commercial core of Felton, on the eastern side of Highway 9 close to the intersection with Graham Hill Road, within the Felton Town Plan. The area, which has a quaint, small town feel, is characterized by retail, office and restaurant uses, many located in older structures. To the south of the Cremer House is the New Leaf Market, a popular local market that shares parking with the Cremer House. To the rear of the project site lies Covered Bridge Road, a narrow street that runs along the wooded riparian corridor of the San Lorenzo River and connects the town center to the historic covered bridge that crosses the river just south of the subject parcel.

Zoning & General Plan Consistency

The subject property is an approximately 12,632 square foot parcel, located in the C-2-L (Community Commercial, Historic Landmark) zone district, a designation which allows both commercial and residential uses. The proposed continued use of the second floor for residential units, with a commercial use at the lower floor and a basement storage area below is an allowed use within the zone district subject to Development Permit approval, and the zoning is consistent with the site's (C-C) Community Commercial General Plan designation.

Master Occupancy Program

This application seeks to re-instate the commercial use of the lower floor of the Cremer House and to allow for the conversion of the former apartment at the rear of the building for commercial use. The project also includes a Master Occupancy Program to allow for future changes in occupancy for the lower floor of the Cremer House building and to allow a range of uses that are permitted in the zone district. In addition, this application will recognize the initial occupancy of the tenant spaces as follows: Units one and two that face directly onto Highway 9 are proposed to be occupied together by a restaurant that will include a small outdoor dining area along the existing side porch, Unit three is proposed to be occupied as a commercial kitchen to be used for food preparation in conjunction with the New Leaf Market that is located to the south of the Cremer House on APN 065-081-20.

Uses that will be allowed under the Master Occupancy Program include those uses set out in the Commercial Use Chart for the C-2 zone district. All proposed future uses must demonstrate that adequate parking can be provided on-site in compliance with the adopted parking standards and must take into account the combination of uses that exist at the time of the application. The calculation of parking requirements must also take into account the parking requirement for the commercial building immediately to the south (currently New Leaf Market) that shares parking with the Cremer House. All changes in occupancy of the building that comply with the approved Master Occupancy Permit and parking requirements will be allowed following issuance of a Change of Occupancy Permit.

Parking

The eastern edge of the right-of-way for Highway 9 and the western property line parcel coincide at the western edge of the existing building, and the existing two story front porch of the Cremer House is located entirely within the right-of-way. Historically six parking spaces have been provided in front of the building within the Highway 9 corridor. However, as required by Caltrans based upon their review of this proposal and site visits to the property, this parking is required to be deleted due to potential conflicts. As shown below, adequate parking will be available.

Traffic and trip generation reports prepared by Hatch Mott MacDonald were prepared at the request of Caltrans to aid in their review of this proposal. These are included as Exhibit H of this report.

The parking for the existing and proposed uses in the Cremer House and for the adjacent New Leaf market on APN 065-081-20 is provided within a shared parking lot that lies between and behind the two buildings and includes parking spaces on both parcels. A recorded deed formalizing this parking easement is included as Exhibit G of this report. As shown on the plans the number of parking spaces that will be provided in the combined parking lot is 68 spaces, 20 on the subject parcel and 48 on APN 065-081-20.

Based upon the current parking standard requirements set out in 13.10.551 and 13.10.552, the maximum number of spaces that would be required for currently proposed commercial uses and existing residential uses of the Cremer House (assuming the continued use of the adjacent parcel as a market) would be 49 spaces. Therefore adequate parking exists within the parking area to allow for the establishment of the proposed restaurant use in suites A and B and for a commercial kitchen in suite C.

Felton Town Plan

The Cremer House lies within the Community Commercial District within the Felton Town Plan area. The site is also located within scenic corridor #1. The proposed minor changes to the Cremer House Hotel adhere to the guidelines contained within the Felton Town Plan and the design of the structure is in harmony with the existing scenic and historic vistas in the Felton village in that only minor changes are proposed to the existing building.

The Felton Town Plan includes recommendations that the Cremer House Hotel be restored to a facsimile of its 1920's appearance, including the restoration of the two story deck at the front of

the building by replacing the Spanish style arched façade with a two story arcade with wood piers and a stick-work railing and frieze and by reconstructing the original side porch at the southern elevation. It was also recommended that a part of the building be used as a café with an outdoor dining area and this proposal included for the construction of a new deck area to the rear of the existing building.

A covered porch/deck area that conformed to the Felton Town Plan requirement was added after Historic Resources Commission approval in late 2004 and this deck, in addition to providing an accessible path of travel, is available to be used for outdoor dining in conjunction with any proposed restaurant or café use in the building. This application proposes the extension of this deck for accessible access to the rear tenant space but has not been designed to provide outdoor seating.

The proposed remodel to create three separate commercial tenant spaces at the lower floor maintains a continuous harmonious streetscape along Highway 9 and otherwise conforms to the Highway 9 Design Criteria included in the Felton Town Plan. No changes are proposed to the existing color, materials or design of the structure other than those minor changes mentioned above.

Design Review

The proposed remodel of the Cremer House to create three potential commercial tenant spaces at the lower floor, complies with the requirements of the County Design Review Ordinance, in that the project does not propose any major changes to the architectural design of the building as it currently exists. The only changes are the revisions to the door and window openings, changes to the existing side porch to add an accessible wheelchair lift, the proposed rear access deck and the addition of a trash enclosure within the parking lot behind the building as previously described, and these changes will have only minor impact on the surrounding land uses and the natural landscape. The proposed changes will not obscure or otherwise impact the historic value of the building.

Historic Resource

The existing structure is listed on the Santa Cruz County Historic Resources Inventory. A Historic Resource Preservation Plan for the Cremer House Hotel that included all of the proposed exterior alterations to the building was approved by the Historic Resources Commission on December 18, 2012. The staff report to the Commission and Notice of Action are included as Exhibit F. of this report.

Environmental Review

Environmental Review has not been required for the proposed project since, as proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 153035, Minor Alterations to Land Use Limitations, in that the re-establishment of a restaurant use within the front portion of the existing commercial building and the conversion of an apartment to a commissary kitchen use has little or no potential to cause environmental impact since only minor physical changes are proposed.

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 **111118**, based on the attached findings and conditions.

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

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

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Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-2480
E-mail: lezanne.jeffs@co.santa-cruz.ca.us

Remodeling

of

Kramer House Building
6256 Highway 9 • Felton, California

59 WESTRIDGE DRIVE
WATSONVILLE, CA 95076
P) 831.724.1977
F) 831.724.1981
C) 831.818.6126
To: 454945@earthlink.net

Project Data

Abbreviations

Vicinity Map

- **General Notes, Site Plan, and Site Accessibility Details**
- **Existing Basement Floor Plan**
- **Existing First Floor Plan**
- **Existing Second Floor Plan**
- **Existing Third Floor Plan**
- **Existing Accessible Entry Room Floor Plans and Interior Elevations**
- **Ground and First Exterior Elevations**
- **Second and Third Exterior Elevations**

[illegible]

Project Owner:	Mr. Robert L. Lachman 100 West 75th New York, NY 10023
Project Address:	Ben Leonard, Columbia University 6864 Redburn Pl Belton, California 95818
Project Number:	000-091-21
Zone:	C-2A
Type of Construction:	V-8
Expenditure Group:	A-2/H
Building Name:	K-2
Existing Single Residential Units:	13,410 - S ²
Existing Condo Units:	6,280 - S ²
Existing Townhouse Units:	2,530 - S ²
Building Area:	797 - S ²
First Floor Townhouse Spaces:	703 - S ²
Townhouse Unit 1:	666 - S ²
Townhouse Unit 2:	387 - S ²
Common Area:	2,015 - S ²
Existing Second Floor Residential Units:	1,201 - S ²
Existing Townhouse:	437 - S ²
Existing Covered Side Deck:	66 - S ²
Existing Covered Rear Deck:	396 - S ²
Existing Covered Entrance Deck:	159 - S ²
Added Side and Rear Deck:	3,296 - S ² /12%
Net Coverage:	9,822 - S ² /12%
Compensate Area (parking and parking):	44 Spaces
Building Required:	0 Spaces
Document Storage:	0 Spaces

Project Description

I propose to demise the existing first floor space of the historical Kramer House Building into a multi-use, multi-tenant facility with shared common areas.

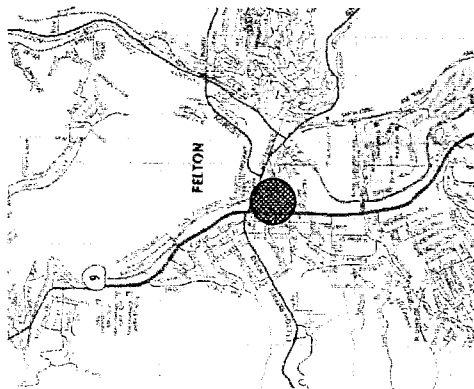
The initial work will entail upgrading the existing structural integrity of the building, through added foundations, structural supports, shear walls, and reinforced framing.

The remainder of the work, such as interior linings, toilet rooms, accessibility upgrades, fire sprinklers, plumbing, mechanical, and electrical will be separate applications as part of the tenant improvement process.

culture tenant businesses would be those typically found within a C-2 zone, with normal hours of operation, and numbers of employees required to operate the businesses.

Parking requirements were determined using the most restrictive use for the first floor tenant spaces, such as a restaurant/bar at parking space required per (10) square foot and 0.3 spaces per employee.

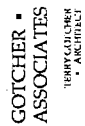
Title Sheet



MARK	REVIEWS
	County Reviews 02.24.12
	County Reviews 10.17.12

DRAWN	
CHECKED	
DATE	6-27-11
SCALE	AS NOTED
TOTAL NO.	000001

A0.1



159 WESTHILL DRIVE
WATSONVILLE, CA 95076
(1) 831.724.1977
(2) 831.734.1981
(3) 831.818.6128
dro@box.net or thlink.net

Remodeling
of
Kramer House
Building

for
Mr. Robert Locatelli
6256 Highway 9
Petaluma, California
A12 065-081-21

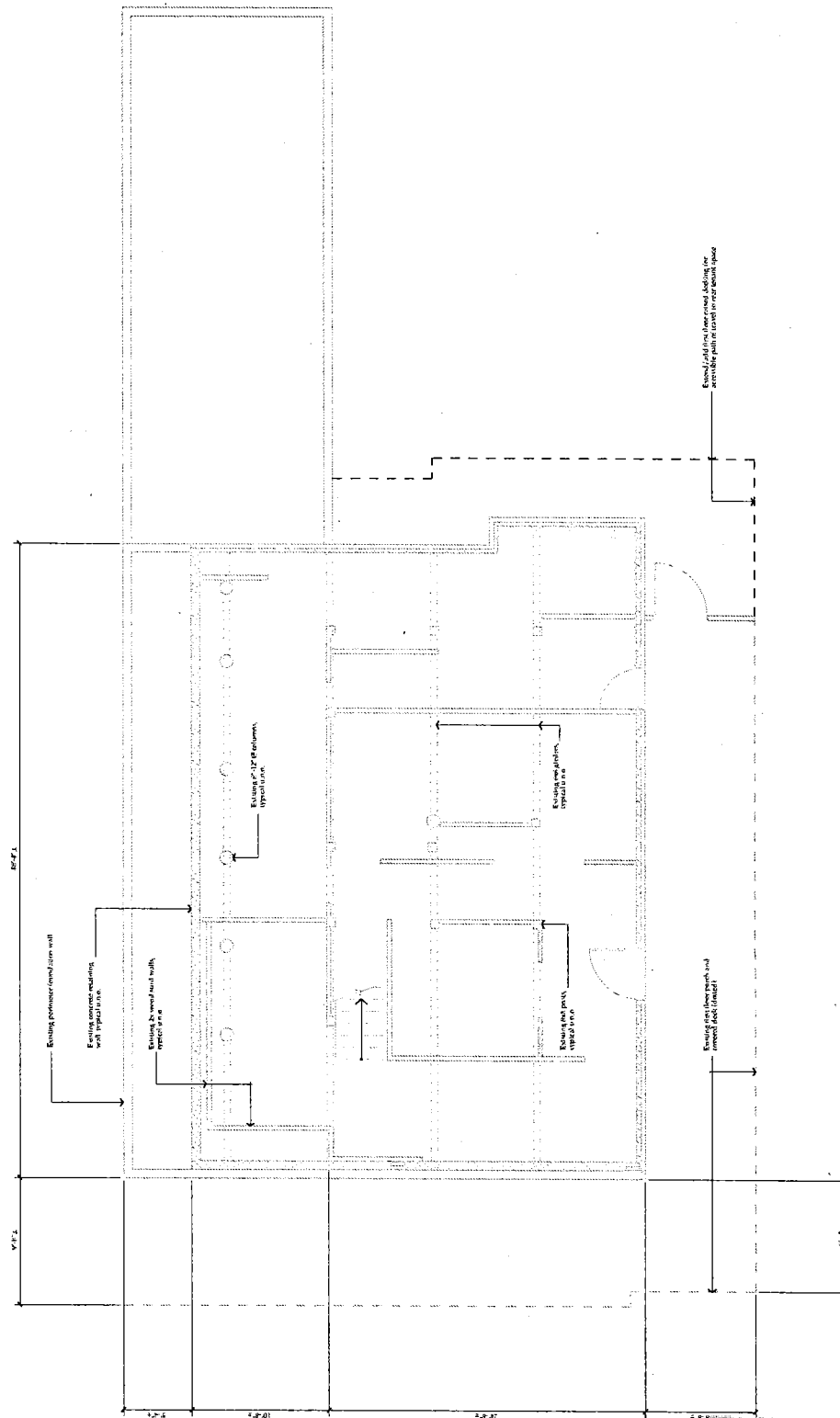
Existing
Basement
Floor Plan

MARK	REVISIONS
	Complete Revision 10/17/12

DRAWN	
CHECKED	
DATE	07.20.12
SCALE	AS NOTED
TOTAL	07.20.12

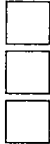
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A2.1



Existing Basement Floor Plan

Scale: 1/4" = 1'-0"



**GOTCHER &
ASSOCIATES**
ERRY GOTCHER
ARCHITECT



150 PINEHURST DRIVE
WARMINGVILLE, CA 95060
(916) 331-1177
(916) 331-1190
(916) 331-1122
egotch@earthlink.net

Renovating

of
**Kramer House
Building**

for

Mr. Robert Locatelli
2504 Hillside
Belmont, California
A/CN: 105-011-21

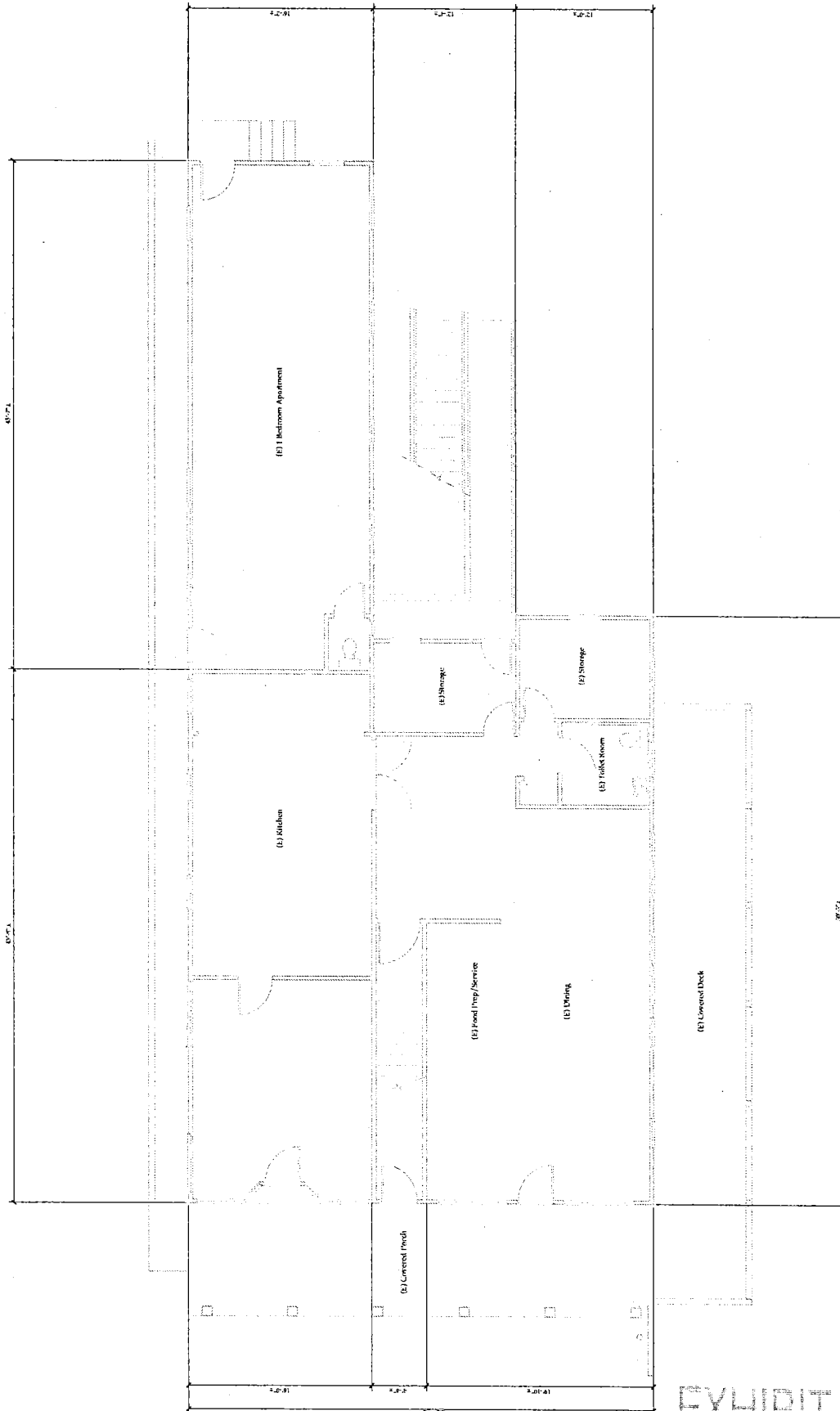
**Existing First
Floor Plan**

MARK	REVISIONS
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	2. Change Room
	3. Change Room
	4. Change Room
	5. Change Room
	6. Change Room
	7. Change Room
	8. Change Room
	9. Change Room
	10. Change Room

DATE	BY	REVISION
06/21/11	EG	1. Change Room
06/21/11	EG	2. Change Room
06/21/11	EG	3. Change Room
06/21/11	EG	4. Change Room
06/21/11	EG	5. Change Room
06/21/11	EG	6. Change Room
06/21/11	EG	7. Change Room
06/21/11	EG	8. Change Room
06/21/11	EG	9. Change Room
06/21/11	EG	10. Change Room

SHEET

A2.2




Existing First Floor Plan

Scale: 1/4" = 1'-0"



GOTCHER & ASSOCIATES
TERRY GOTCHER
ARCHITECT



159 WASHINGTON DRIVE
VANANVILLE, CA 94066
(415) 221-1177
(415) 221-1181
GOTCHER & ASSOCIATES
Architects

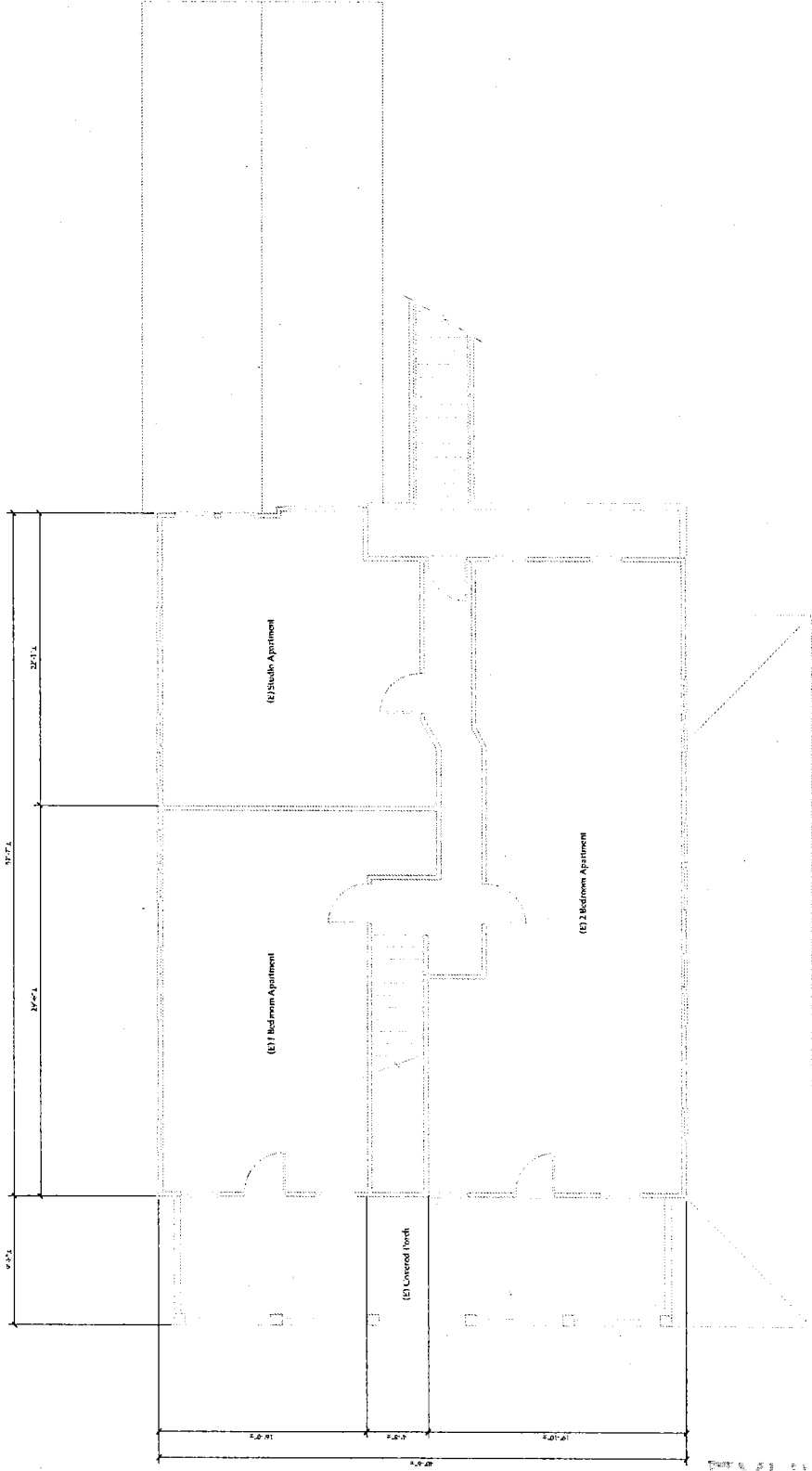
Remodeling
of
Kramer House
Building
for
Mr. Robert Locatelli
2800 Highway 1
Folsom, California
A/C No. 98-061-21

Existing
Second
Floor Plan

DATE	REVISIONS
10/1/77	Initial Revision

DATE	BY	CHKD
10/1/77		

SHEET
A2.3



Existing Second Floor Plan

Scale: 1/4" = 1'-0"

EXHIBIT A



GOTCHER & ASSOCIATES
ARCHITECTS
1000 WASHINGTON
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Remodeling
of
Kramer House
Building
for
Mr. Robert Locatelli
255 Highway 9
Elmer, California
A/P/N 006-00721

Accessible
Toilet Room
Plans
and
Elevations

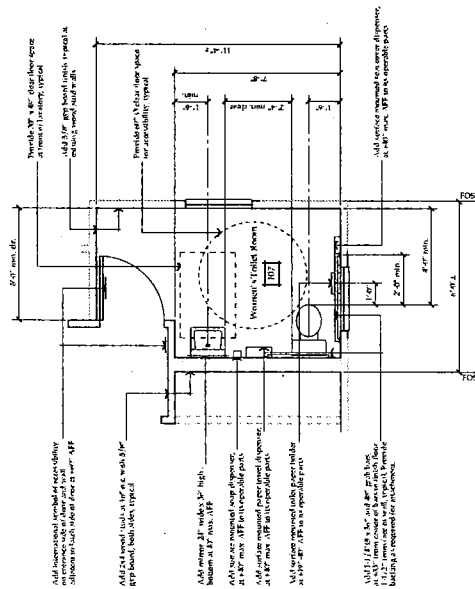
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10/17/12	1. Corrected County Extension 10/17/12

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CHECKED	10/21/12
SCALE	AS NOTED
DATE	10/17/12

10/17/12	10/17/12
10/17/12	10/17/12

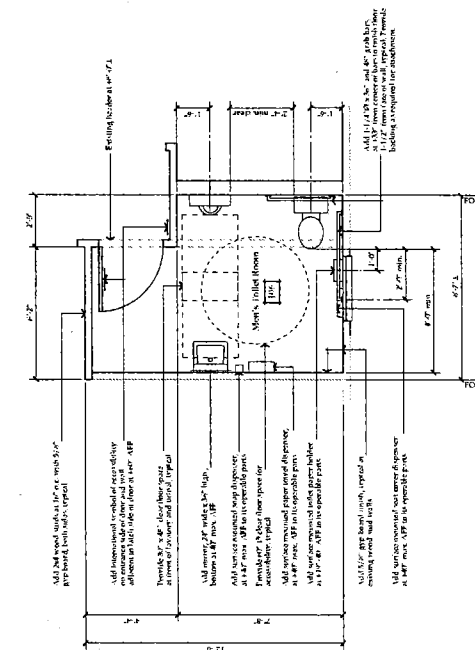
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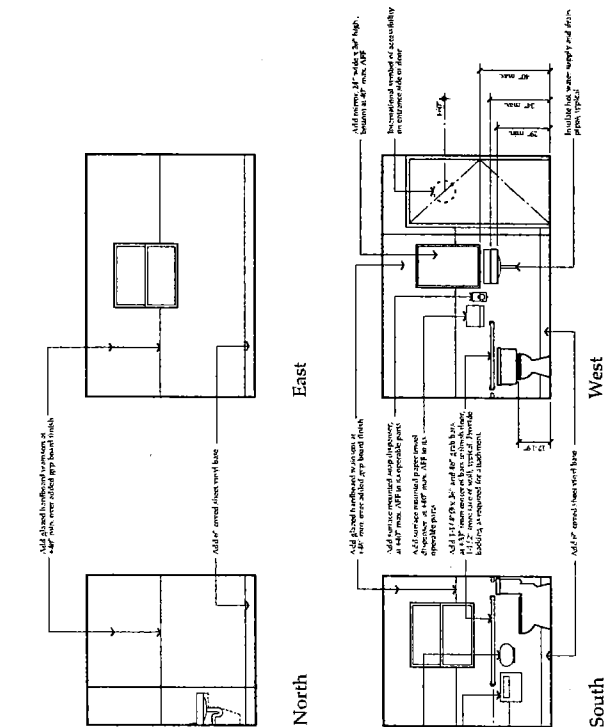
Women's Toilet Room Plan
Scale: 3/8" = 1'-0"

Scale: 3/8" = 1'-0"



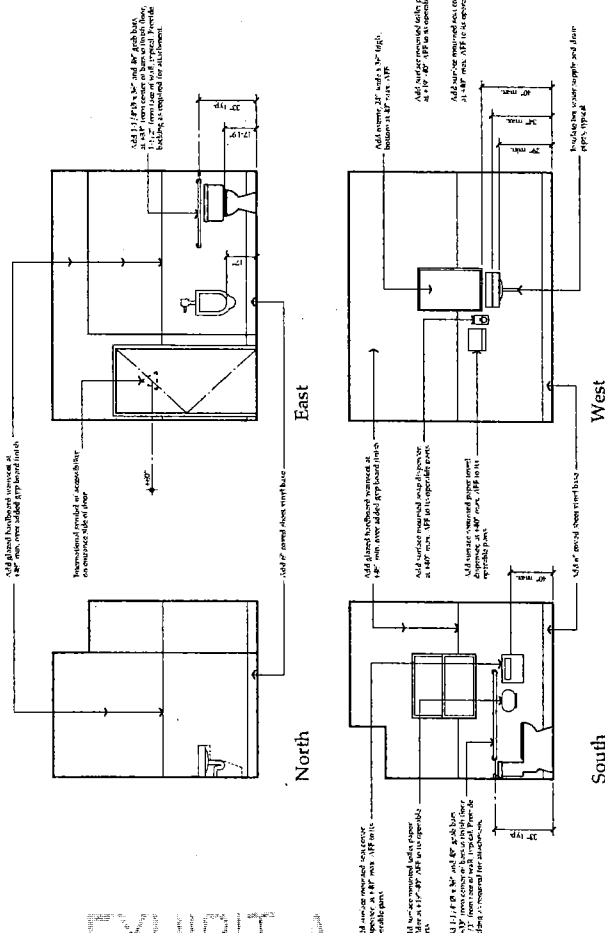
Men's Toilet Room Plan
Scale: 3/8" = 1'-0"

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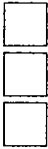
Women's Toilet Room Elevations
Scale: 3/8" = 1'-0"

107
A2.3



Men's Toilet Room Elevations
Scale: 3/8" = 1'-0"

106
A2.3



GOTCHER •
ASSOCIATES
THOMAS L. GOTCHER
• ARCHITECT



180 VAN NUYS AVENUE
WATSONVILLE, CA 95076
(408) 251-1977
(408) 251-1978
info@gotcherassoc.com

Remodeling
of
Kramer House
Building
for
Mr. Robert Locatelli
4251 Highway 99
Bellevue, California
A/E/N: 06-09-21

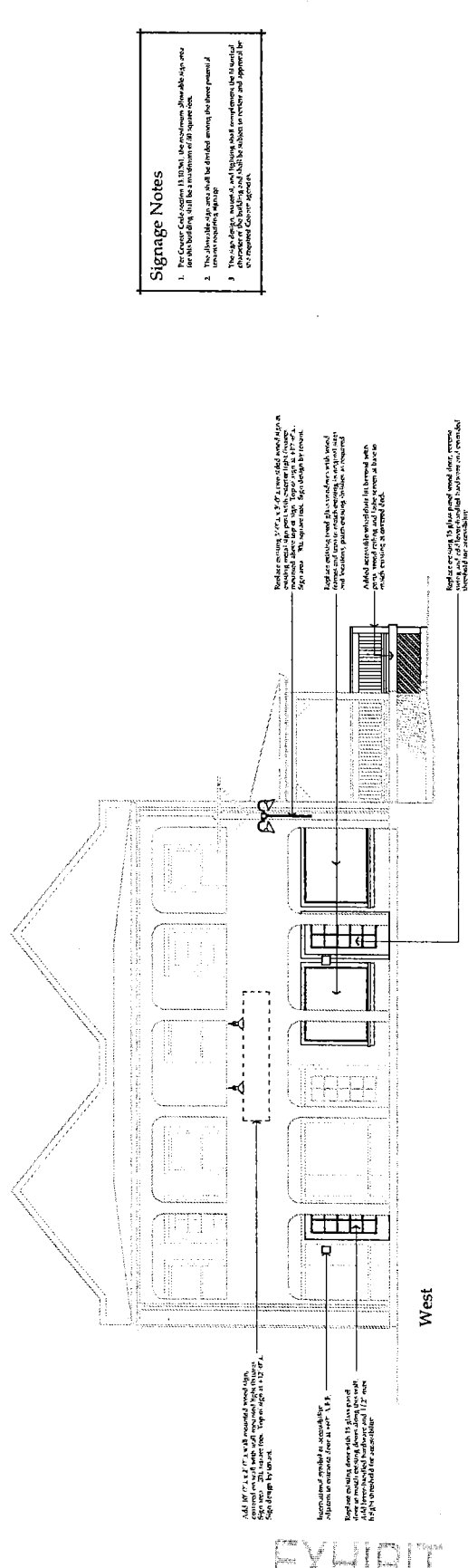
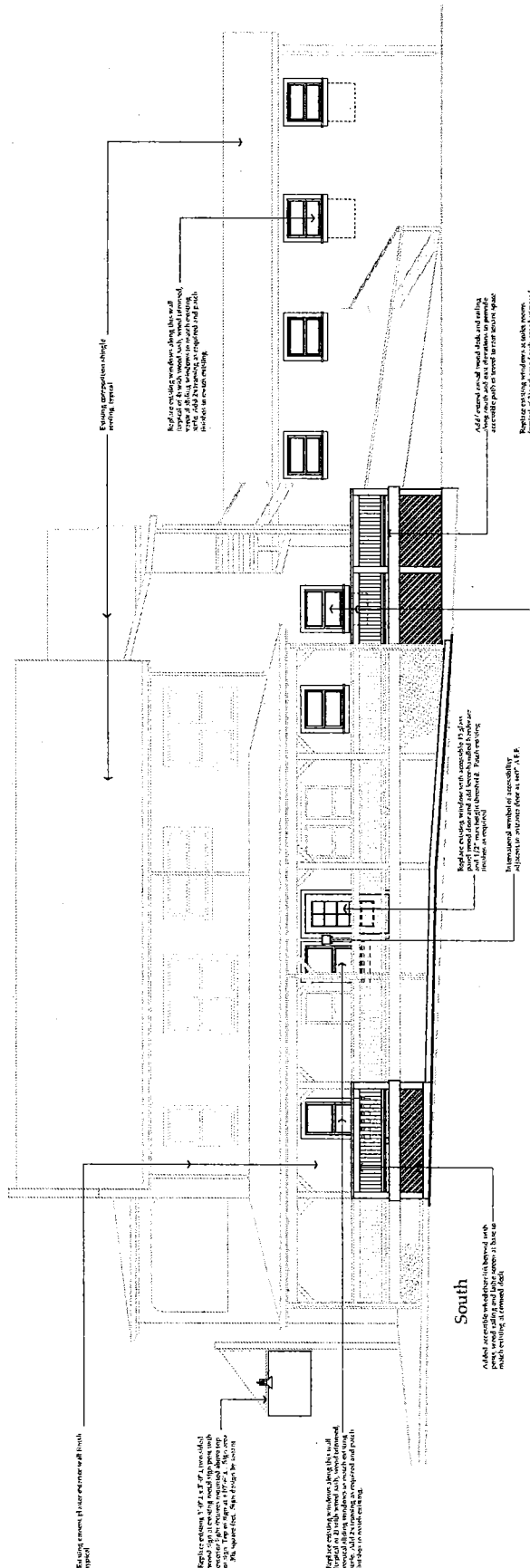
South and
West Exterior
Elevations

DATE	REVISIONS
01/17/21	1. General Revisions
01/17/21	2. General Revisions
01/17/21	3. General Revisions
01/17/21	4. General Revisions

DATE	REVISIONS
06/27/21	1. General Revisions
06/27/21	2. General Revisions
06/27/21	3. General Revisions
06/27/21	4. General Revisions

DATE	REVISIONS
06/27/21	1. General Revisions
06/27/21	2. General Revisions
06/27/21	3. General Revisions
06/27/21	4. General Revisions

A3.1



Signage Notes

1. The Center Collaboration is 11.5' x 11.5', the maximum size of a sign is 11.5' x 11.5'.
2. The sign design, material, and location shall be approved by the City of Watsonville.
3. The sign design, material, and location shall be approved by the City of Watsonville.

Exterior Elevations

Scale: 1/4" = 1'-0"

EXHIBIT A



GOTCHER • ASSOCIATES
THREE STAR ARCHITECT



199 WEST RIVER DRIVE
OAKLAND, CA 94612
TEL: 415/764-1177
FAX: 415/764-1178
415/764-1179
415/764-1180

Remodeling
of

Kramer House
Building

for

Mr. Robert Locatelli
Kramer House Building
199 West River Drive
Oakland, California
ALN: 866-04-21

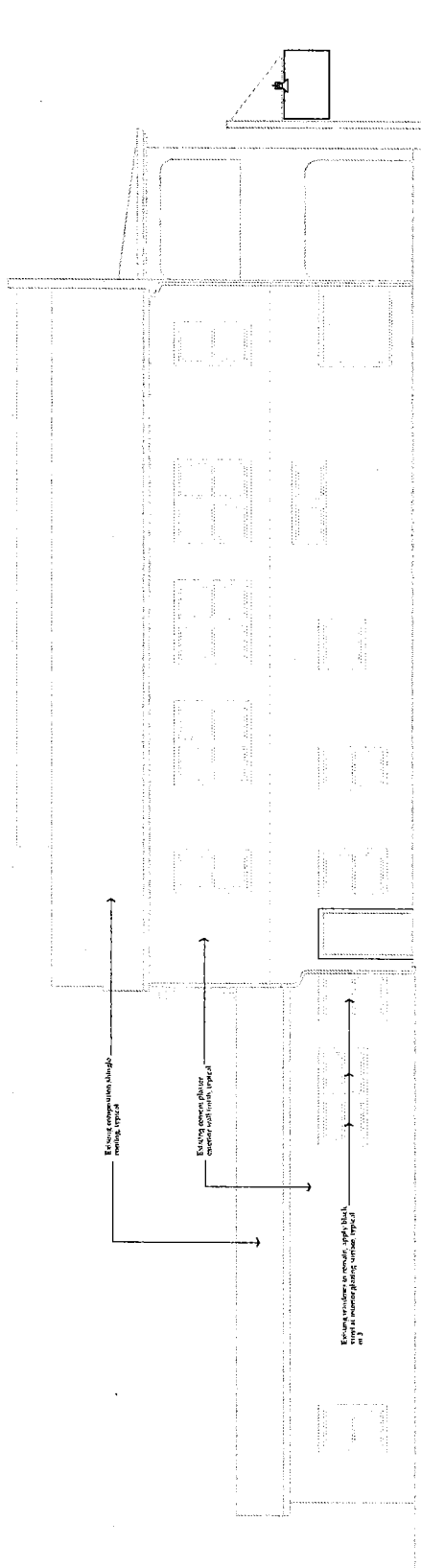
North and
East Exterior
Elevations

DATE	REVISION
10/25/11	Client Review
11/01/11	Client Review
11/07/11	Client Review
11/14/11	Client Review

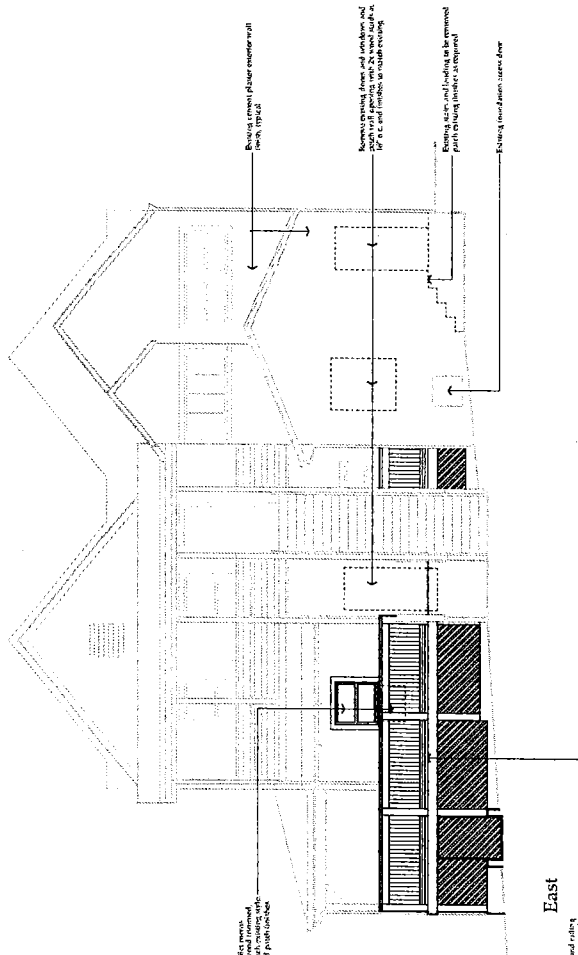
DATE	REVISION
06/27/11	Client Review
07/01/11	Client Review
07/07/11	Client Review
07/14/11	Client Review

SHEET

A3.2



North



East

West Elevation of Trash Enclosure

South Elevation of Trash Enclosure

Exterior Elevations
Scale: 1/4" = 1'-0"

Commercial 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.**

The project is located in an area designated for commercial and mixed use development. All remodeling and new construction for the proposed re-establishment of commercial use at the lower floor 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 commercial use at the lower floor with residential units at the second floor and a basement storage area below will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the existing and proposed uses will be in an existing structure. No additions are proposed that would compromise access to light, air or open space in the neighborhood and the proposed deck extension and trash enclosure will meet all current setbacks that ensure access to these amenities.

Therefore this finding can be made.

- 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 commercial uses at the lower floor and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-2-L (Community Commercial, Historic Landmark) zone district as the initial use of the property will be a restaurant (tenant spaces A and B) and a commercial kitchen preparing food for the market on the adjacent property (tenant space C) that meet all current use standards for the zone district. Future uses within the three tenant spaces will be allowed only subject to the prior approval of a Change of Occupancy Permit to ensure continued compliance with regulations.

- 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 and residential use is consistent with the use and density requirements specified for the Community Commercial (C-C) land use designation in the County General Plan.

A specific plan has not been adopted for this portion of the County, but there is an adopted Felton Town Plan. The subject site is included in the Community Commercial District within the Felton Town Plan. The site is also located within Scenic View Corridor #1. The proposed minor changes to the Cremer House Hotel adhere to the guidelines contained within the Felton Town Plan and the design of the structure is in harmony with the existing scenic and historic vistas in the Felton village in that only minor changes are proposed to the existing building. The exterior changes that are proposed include minor revisions to some of the existing doors and

windows with both new and replacement wood framed 15 panel glass doors, a new wood framed plate glass window at the southwestern corner of the building and new and replacement wood framed double hung windows at the south and eastern elevations. All of these proposed door and window changes have been designed to be in keeping with the original design of the building and to match the style of the original doors and windows. In addition, in order to provide an accessible path of travel from the adjacent parking lot to the all three tenant spaces, changes are proposed to the existing covered porch at the southern elevation. These include a new wheelchair access lift close to the southwestern corner of the building and the extension of the existing deck area to wrap around the rear of the building. Both the new area of deck and the area associated with the wheelchair access lift have been designed to match the existing deck. One further change is proposed on the parcel in that a new trash enclosure is proposed to be constructed within the northeastern corner of the parking area adjacent to Covered Bridge Road. The proposed enclosure has been designed using wood lattice to match the existing deck area.

The Felton Town Plan includes recommendations that the Cremer House Hotel be restored to a facsimile of its 1920's appearance, including the restoration of the two story deck at the front of the building by replacing Spanish style arced façade with a two story arcade with wood piers and a stick-work railing and frieze and by reconstruction the original side porch at the southern elevation. It was also recommended that a part of the building be used as a café with an outdoor dining area.

A covered porch/deck area that conformed to the Felton Town Plan requirement was added after Historic Resources Commission approval in late 2004 and this deck, in addition to providing an accessible path of travel, is available to be used for outdoor dining in conjunction with any proposed restaurant or café use in the building. This deck is proposed to be extended, although the new deck area is for accessible access to the rear tenant space and has not been designed to provide outdoor seating. No changes are proposed to the two story decks at the front façade of the building at this time due to the limited scope of the project, since no major changes are otherwise proposed to the front of the building. However, as a condition of approval of this project, if significant repair or reconstruction of these decks is proposed in the future, conformance with the design recommendations of the Felton Town Plan will be required at that time.

The proposed remodel to create three separate commercial tenant spaces at the lower floor maintains a continuous harmonious streetscape along Highway 9 and otherwise conforms to the Highway 9 Design Criteria included in the Felton Town Plan. No changes are proposed to the existing color, materials or design of the structure other than those minor changes mentioned above.

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 restaurant use within the front two tenant spaces at the lower floor is re-creating a use that existed in the same location for many decades before ceasing several years ago and the proposed commercial kitchen in the rear tenant space will not overload utilities or significantly increase levels of traffic. Water supply is available; no new connection is needed. Environmental Health has reviewed the proposal and has issued a clearance to apply for a building permit.

A Project Trip Generation study was prepared by Hatch Mott MacDonald for the proposed initial occupancy of the Cremer House with a restaurant and a commercial kitchen. This study, included as Exhibit H of this report, provides an estimate of the number of trip ends for the restaurant use based upon the 8th Edition of Trip Generation, published by the Institute of Transportation Engineers, and because there is no specific generation rate in Trip Generation for a commissary kitchen, numbers for the commercial kitchen was based upon the number of employees, their work hours and delivery schedules. An allowance was also made to account for reduction in vehicular deliveries from the kitchen since deliveries to the adjacent market will be on foot.

This study shows that the proposed project would generate an estimated 198 trips per day, with 19 trips during the morning peak hour (11 in and 8 out) and 20 trips during the evening peak hour (11 in and 9 out). Historical trip activity at the site, before the lower floor of the Cremer House was vacated, was estimated as 237 daily trips with 20 trips during the morning peak hour (11 in and 9 out) and 20 trips during the evening peak hour (12 in and 8 out), showing that the proposed project will result in a reduction in trip activity from those generated by the previous uses. No significant traffic problems were known related to the historic use of the Cremer House. Therefore the proposed project is not anticipated to create significant adverse impacts on the existing roads and intersections in the surrounding area.

The proposed Master Occupancy Program is for future changes of use within the existing commercial building. The proposed allowed uses will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity, in that the expected level of traffic generated by the allowed uses are not anticipated to significantly change the level of traffic that may be generated by the proposed restaurant and commercial kitchen uses.

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 restaurant use, commercial kitchen use and all future uses of the building will be located in an existing building to which only minor changes will be made. The Felton town center in which the Cremer House is located has a quaint, small town feel and is characterized by retail, office and restaurant uses, many located in older structures that exhibit a variety of architectural styles and the proposed commercial uses are 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 reestablishment of commercial uses and conversion of a former residential unit to commercial use at the lower floor of the Cremer House will be located in an existing building to which only minor changes are proposed to be made. Those changes will be of an appropriate scale and type that will have no impact on the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open

Application #: 111118
APN: 065-081-21
Owner: Robert and Teresa Locatelli

space in the surrounding area. Further, all of the proposed changes have been reviewed approved by the Historic Resources Commission.

Conditions of Approval

Exhibit A: Nine (9) sheets prepared by Gotcher and Associates, dated 6/27/11. Six (6) sheets as revised 10/17/12 and three (3) sheets as revised 12/18/12

- I. This permit authorizes the construction tenant improvements at an existing commercial building to convert a former apartment at the rear of the building to commercial use and to create three separate tenant spaces, including window and door changes, addition of an accessible lift, the construction of a new access deck at the rear of the property and a new trash enclosure. The permit also authorizes the initial occupancy of two tenant spaces at the front of the building to be occupied for a proposed restaurant use and for the tenant space at the rear of the building to be occupied as a commercial kitchen. 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.
 - C. Obtain an Encroachment Permit from Caltrans if any off-site work is to be performed in the County road right-of-way and provide the Planning Department with a copy of any such Encroachment Permit.
 - 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 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 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 building materials as approved by this application and all proposed colors. 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. Location, size, type of material and wording of all proposed signs.
 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, if applicable.
- C. Meet all requirements of and pay any applicable Zone 8 drainage fees to the County Department of Public Works, Storm-water Management. Drainage fees will be assessed on the net increase in impervious area.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- E. Meet all requirements and pay any applicable plan check fee of the Felton Fire Protection District.
- F. Maintain the parking area on the subject parcel and also on adjacent parcel APN 068-081-20. As shown on the approved plans this includes 66 regular spaces, to be a minimum of 8.5 feet wide by 18 feet long, and two van accessible spaces that comply with the accessibility requirements as set out in the California Building Code. The Parking lot shall be re-stripped as necessary to conform to the approved plans. Parking must be clearly designated on the plot plan.
- G. All parking for the Cremer House must be located entirely outside vehicular rights-of way and the existing parking spaces at the front of the building, within the Caltrans right-of-way for Highway 9, are to be deleted. Provide details of signage or other means proposed to inform the public that no parking is allowed in this area.
- H. All proposed signage shall be wall mounted and shall comply with the County sign ordinance, County Code section 13.10.581 and the Felton Village Plan. A maximum total of 30 square feet of signage is allowed for the three tenant spaces with a maximum size of 10 square feet for any one tenant space. Proposed signage for the proposed restaurant, which will occupy two tenant spaces, shall not exceed 20 square feet, and shall be centered on the front wall as indicated on the approved plans. Approved materials include wood and other non reflective materials and signage is to be lighted by low intensity wall mounted light fixtures that are consistent with the architecture of the historic building. All proposed signage shall be submitted for review and approval by the Historic Resources Planner prior to installation.

- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. Master Occupancy Program: Change of use requests of all or of any portion of the subject property may be processed with a Change of Occupancy Permit. This includes all of the uses listed in the current C-2 (Community Commercial) use charts. All proposed future uses must demonstrate that adequate parking can be provided on-site in compliance with adopted parking standards as set out in County Code section 13.10.550 through 13.10.555 and must take into account the combination of uses that exist at the time of the application. The calculation of parking requirements must also take into account the parking requirement for the commercial building immediately to the south (currently New Leaf Market) that shares parking with the Cremer House.
- B. Conditions that apply to all uses:
 - a. No outdoor storage is permitted.
 - b. The property owner or store manager(s) shall be responsible for maintaining the premises over which they have control, free of litter and graffiti. Any graffiti painted or marked on the property shall be removed or painted over within 24 hours.
- C. 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:
 - i. COUNTY bears its own attorney's fees and costs; and
 - ii. 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,

Application #: 111118
APN: 065-081-21
Owner: Robert and Teresa Locatelli

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

Lezanne Jeffs
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: 111118
Assessor Parcel Number: 065-081-21
Project Location: 6250 Highway 9, Felton

Project Description: Proposal to remodel the lower floor of an existing two story commercial building to allow for the creation of up to two tenant spaces in the front portion of the building, to convert a former residential unit at the rear to a third tenant space, and to establish a Master Occupancy Permit for future commercial uses. Approved initial occupancies include a restaurant in the front two tenant spaces and a commercial kitchen in the rear unit.

Person or Agency Proposing Project: Gotcher and Associates

Contact Phone Number: (831) 724 1977

- 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. X Categorical Exemption

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Proposal is an interior/exterior alteration to an existing commercial structure and the conversion of a 700 square foot attached residential unit to commercial space. No additions of floor area are proposed.

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

Lezanne Jeffs, Project Planner

Date: _____

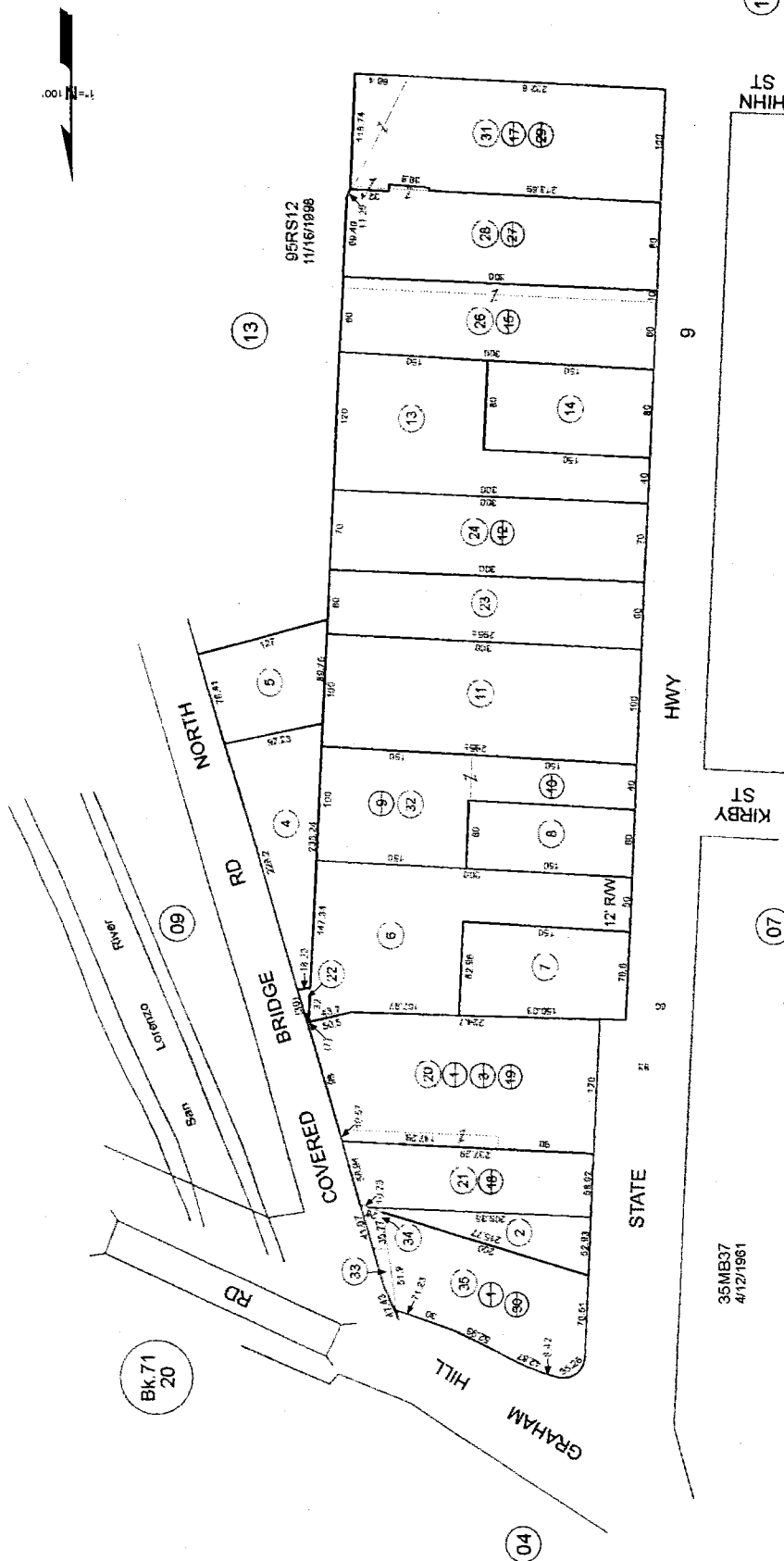
FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ALL RIGHTS RESERVED.
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POR. RANCHO ZAYANTE
SEC. 22, T.10S., R.2W., M.D.B. & M.

Tax Area Code
90-117

65-08



Assessor's Map No. 65-08
County of Santa Cruz, Calif.
April, 2000

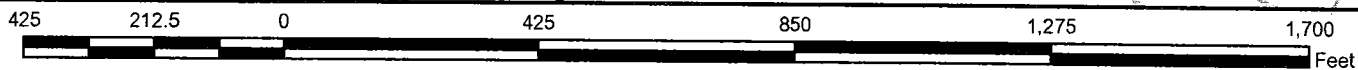
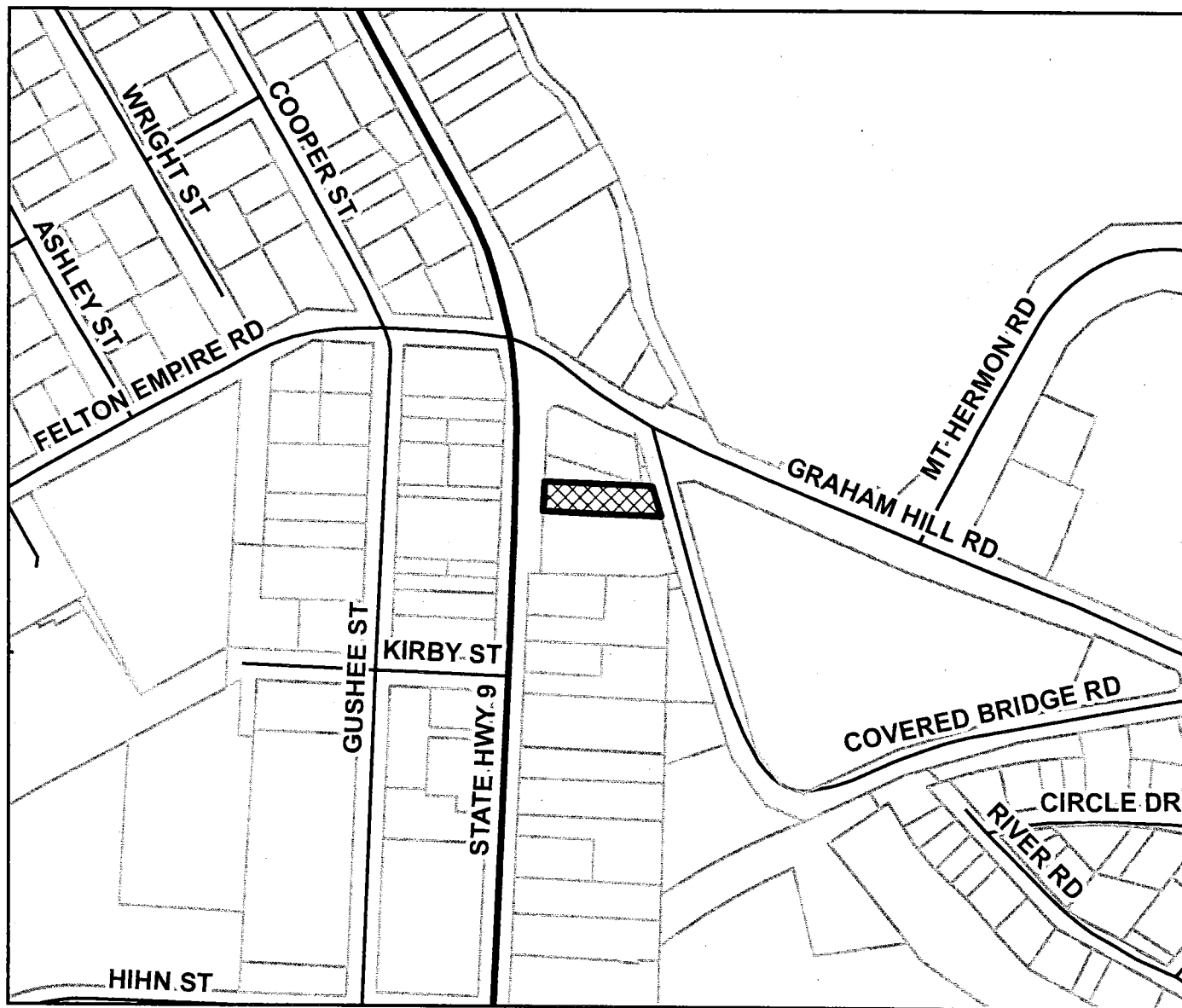
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

35MB37
4/12/1961

EXHIBIT E

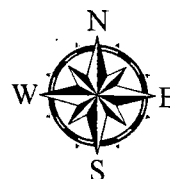


Location Map



LEGEND

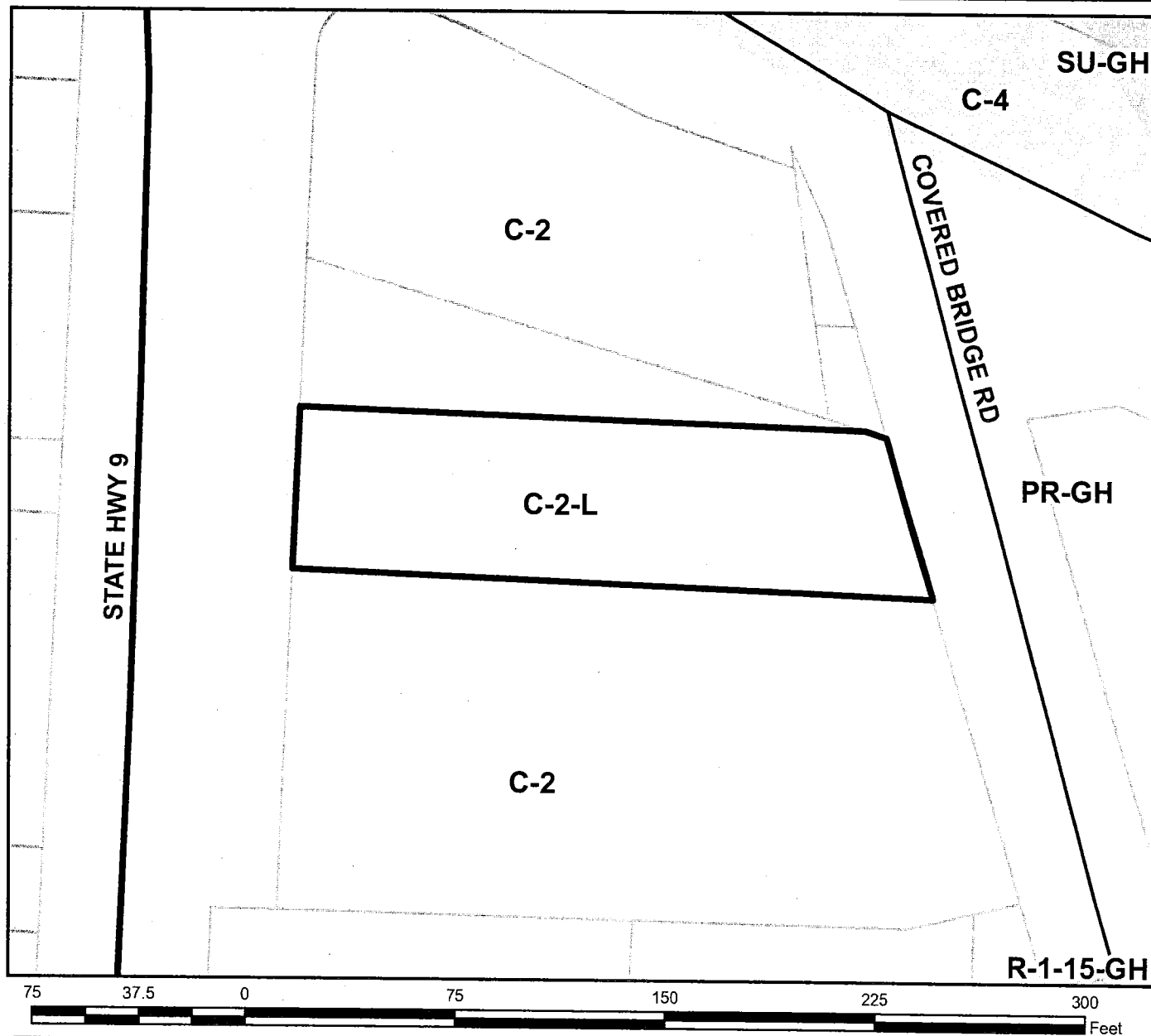
-  APN: 065-081-21
-  Assessors Parcels
-  Streets
-  State Highways



Map Created by
County of Santa Cruz
Planning Department
July 2011

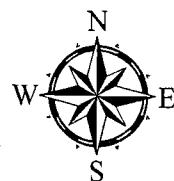


Zoning Map



LEGEND

-  APN: 065-081-21
-  Assessors Parcels
-  Streets
-  State Highways
- COMMERCIAL-COMMUNITY
- PARK
- COMMERCIAL-SERVICE
-  RESIDENTIAL-SINGLE FAMILY

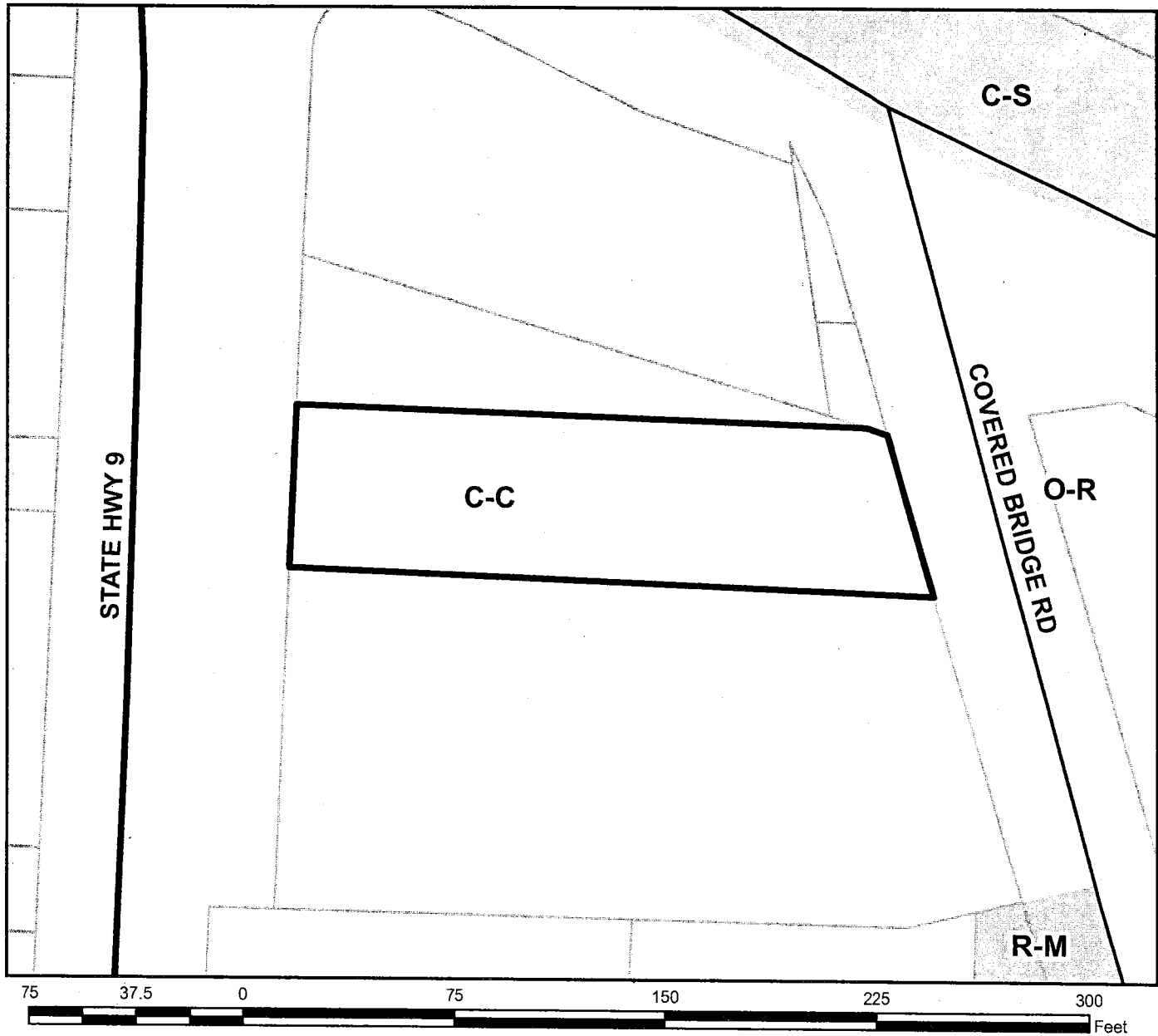


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






EXHIBIT E

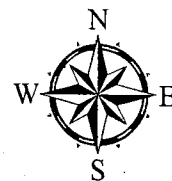


General Plan Designation Map



LEGEND

-  APN: 065-081-21
-  Assessors Parcels
-  Streets
-  State Highways
-  Commercial-Community
-  Parks and Recreation
-  Commercial-Service
-  Residential-Mountain



Map Created by
County of Santa Cruz
Planning Department
July 2011

COUNTY OF SANTA CRUZ

HISTORIC RESOURCES COMMISSION

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

December 11, 2012

AGENDA: December 18, 2012

HISTORIC RESOURCE PRESERVATION PLAN REVIEW

Applicant:..... Terry Gotcher
Owner:..... Robert Locatelli
Application No.:..... #HA 23943
APN: 065-081-21
Situs: 6256 Highway 9, Felton, CA
Location:..... East side of Highway 9 in Felton, approximately 150 south of Graham Hill Road.
Historic Name:..... Cremer (aka Kramer) Hotel
Rating:..... NR5

Existing Site Conditions

Parcel Size:..... Approximately .29 acres (approximately 12,633 square feet)
Use:..... Current use residential (previous restaurant use and other commercial uses on ground
..... floor)

Planning Policies

Planning Area:..... San Lorenzo Valley
Zone District:..... C-2-L (Community Commercial/ Historic Landmark)
General Plan Land Use Designation:..... Community Commercial
Community, Specific or Town Plan:..... Felton Town Plan
Coastal Zone:..... No

I. PROJECT DESCRIPTION

Application for a Historic Resource Preservation Plan (Plan) for the Cremer Hotel in Felton (included in the County's Historic Resources Inventory as a resource of local historic significance/ NR-5, Exhibit C), to renovate the first (ground) floor of the building for future restaurant or another commercial use allowed in the C-2 zone district, and renovate the single-story portion of the building for a commercial kitchen. Proposed changes to the building exterior at the front (west) elevation (Exhibit B, page A3.1) include replacement of a glass panel door with a 15 panel glass door with a wood frame to match other doors at the front elevation, and replacement of a more recently installed divided vinyl window at the southwest corner with a wood-frame plate glass window to match other existing windows. Near the southwest corner of the building, a wheelchair lift would be installed to provide an accessible entrance to the building, screened with wood railing and lath to match the adjacent existing deck and deck railing. At the south (side) elevation of the building, an existing window would be replaced with a wood

15-panel door to meet accessibility requirements. At the east (back) end of the south side, a replacement double-hung window would be installed. At the east (rear) elevation (page A3.2) of the 2-story portion of the building, the existing deck along the south side would be extended to wrap around to the back of the building, consistent with the proposed design in the Felton Town Plan and providing an accessible path of travel. One door at the rear elevation would be removed, and the wall patched to match the existing wall. No changes are proposed to the north side of the building (facing Graham Hill).

At the rear single-story portion of the building, proposed for use as a commercial kitchen, the 4 existing windows (some of which are wood frame and some of which are vinyl) on the south elevation would be reconfigured and replaced with four double-hung windows of uniform size similar in design to the existing windows, but larger in size to provide more natural light. At the back (east) elevation of the single-story portion, a door would be removed to increase wall space and improve functionality for the proposed commercial kitchen. No changes are proposed to the north side.

Other changes to the property included reconfiguration of existing parking, and the addition of a lattice screened trash enclosure at the northeast corner of the property.

The historic preservation plan is required to comply with Chapter 16.42 of the Santa Cruz County Code, and with the Felton Town Plan. The Plan requires review and approval by the Historic Resources Commission.

Staff Recommendation: Approval of the Historic Preservation Plan with the recommended conditions. .

II. DISCUSSION

A. Purview of the HRC

Subsection 16.42.060(b) states that alteration of a historic resource requires a public hearing and final action by the Historic Resources Commission. Subsection 16.42.060 (c) requires submittal of a historic preservation plan for alterations to a historic resource, complying with the criteria noted in Section C below. Your Commission is requested to consider the Historic Resource Preservation Plan (Exhibit B) to consider alterations to a designated historic resource. In so doing, your Commission will be considering the effect of the proposal on the architectural and historic integrity, significance, and setting of the existing historic building.

B. Background and Site Description

The property is listed in the County's Historic Resources Inventory (HRI) with a historic rating of NR5 (Exhibit C). As noted in the Historic Resources Inventory listing, the hotel was constructed in 1876 and is one of the original commercial buildings in Felton. The hotel is listed both for its significance to the economic history of Felton, and for its remaining architectural significance "that can be enhanced by proper rehabilitation." The single-story portion at the rear of the building appears to be a more recent addition.

Historically, the building has accommodated a variety of uses, including the original hotel use in the 1800's and early 1900's, conversion to residential apartments in the 1920's, and then continuing through the years with apartments on the second floor and various uses on the ground floor including a gift store and hobby shop, an electronics store with a drug store and pharmacy, apartments and a restaurant. The ground floor is currently vacant.

The building has been altered over the years. Most significantly, the front of the building was originally a false "western-style" facade with wood siding, which was altered in the early 1900's through the addition of a 2-story arcade with wood piers and stick-work railing and frieze. At some point between 1947 and 1950 the arcade and balcony was replaced with the current Spanish style arched facade with a stucco finish. The deck along the south side of the building was also removed. In 2004, the south-

facing deck was reconstructed, partially restoring the original historic appearance of the building. Other exterior changes over the years include replacing many of the original wood-frame windows throughout the building with vinyl-clad windows. Some of the original wood windows remain.

C. Analysis of Historic Preservation Plan

Section 16.420.60 (C) "Alteration" of Chapter 16.42 of the Santa Cruz County Code, "Historic Preservation", states that "a historic resource preservation plan for alterations and changes to the exterior of an historical structure or object shall conform to the following criteria:"

(1) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

The proposed renovations to the exterior and interior are intended to accommodate a commercial kitchen in the rear of the building, and allow for other commercial tenants such as a restaurant in other portions of the building, consistent with uses allowed in the Community Commercial zone district. As the proposed uses require only minor alterations to the building, these uses are consistent with these criteria. As the building has historically accommodated a variety of commercial uses, future commercial uses in the newly renovated building would be consistent with the building's varied history.

(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

The plan proposed to remove 2 doors at the rear of the building. Removal of these doors is intended to accommodate the new balcony and proposed commercial kitchen, and are therefore determined necessary for the project. As these doors are at the rear of the building and are not distinctive architecturally, the removal is not anticipated to impact the historic significance of the building. Importantly, the proposed alterations to the front of the building are minimal, consisting of replacement of a vinyl double-hung window with a plate glass window, and replacement of a glass panel door with a 15 panel glass door.

(c) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.

The project does not propose any alterations that seek to create an earlier appearance, with the exception of restoring a portion of the deck. This deck addition in conformance with the historic appearance of the structure is supported by the Historic Resources Inventory sheet, which notes that the original deck that wrapped around the building had been removed, and states that "the hotel retains architectural significance that can be enhanced by proper rehabilitation." The proposed deck extension is also consistent with the Felton Town Plan, as illustrated on the cover of the plan (Exhibit D).

(d) Changes which may have take place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

The plan does not propose to alter or remove features of the building that have changed over time.

(e) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

The changes proposed to the building are minimal, and do not remove any distinctive stylistic features. The proposed extension of the porch to the rear of the building is consistent with the Felton Town Plan, and restores an original feature of the building.

(f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in

composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence, rather than on conjectural design or the availability of different architectural elements from other buildings or structures.

The plan proposes to replace many of the missing or deteriorated windows. At the front facade, the plan proposes to replace existing doors with wood doors to match the existing doors, and to replace the existing vinyl-clad double hung window with a wood-frame plate glass window to match the existing plate glass windows. Along the south side, the plan proposes to replace existing windows with vinyl-clad windows. As vinyl windows do not closely resemble the original wood windows in appearance, staff is recommending as a condition of approval that all replacement windows be wood-frame. The proposed deck addition is based upon pictorial evidence.

(g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be utilized.

No surface cleaning or sandblasting is proposed.

(h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

The project will be conditioned to protect any existing archaeological resources that may be uncovered during any excavation.

(i) Alterations and additions to existing properties shall not destroy significant historical, architectural or cultural elements or materials, and shall be compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.

The proposed work appears to be compatible with the size, scale, color and character of the property. To ensure compatibility with historic materials, staff is recommending wood replacement windows rather than vinyl as proposed.

(j) Whenever possible, new additions or alterations to structures shall be done in a manner so that the essential form and integrity of the structure would be unimpaired.

The proposed plan does not propose to alter the essential form and integrity of the structure, but proposes minor changes to windows and doors, and restoration of a portion of the historic porch.

Criteria in Felton Town Plan – Design Guidelines

In addition to the criteria in Chapter 16.42, the Felton Town Plan specifies certain Design Criteria that pertain to new construction and renovations in the Felton Town Plan area. The Felton Town Plan Design Guidelines for building materials (page 36) state that *"painted wood, redwood plywood with battens, concrete block and natural rock are all acceptable building materials."* The proposed replacement of existing windows with vinyl-clad windows does not appear to meet these design criteria. Staff is instead recommending wood replacement windows as a condition of approval.

The proposed extension of the existing deck along the south elevation to the back of the building is consistent with the recommended renovation for the building depicted in the Felton Town Plan, helping to restore the building to more closely resemble its appearance early in the 20th century.

III. CONCLUSION

As outlined in Section above, the attached Historic Preservation Plan (Exhibit B) to rehabilitate the ground floor of Cremer Hotel for new commercial use is generally consistent with the criteria for alteration of historic resources in Section 16.42 of the County Code, and is also generally consistent with the Design Criteria in the Felton Town Plan. However, the vinyl-clad replacement windows proposed (one at the south side of the building, and 4 along the south side of the single-story portion of

the building) are not consistent with the Felton Town Plan Design Guidelines, and also do not appear to be consistent with alteration criteria in Chapter 16.42 in that they do not closely match the appearance of the original wood windows. Therefore, staff is recommending as a condition of approval that all replacement windows be wood-frame.

Based upon the attached plans (Exhibit B), the attached findings (Exhibit A) and with the recommended conditions, the proposed work is consistent with the requirements of County Code regarding alterations to historic resources.

IV. RECOMMENDATION

Therefore, it is RECOMMENDED that your Commission Approve the Historic Resource Preservation Plan as submitted (Exhibit B), based upon the attached findings (Exhibit A), and the following Conditions of Approval:

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.
2. All exterior replacement material and color shall visually match the existing materials, including the use of wood-frame replacement windows.
3. Building permit plans shall be submitted to the Historic Planner with the County of Santa Cruz for staff level review to ensure consistency with the conceptual plans submitted with the Historic Preservation Plan application and with Chapter 16.42 of the Santa Cruz County Code.
4. Future proposed exterior alterations to historic structures on the site involving a material change as defined in subsection 16.42.030 shall require historic review and approval.
5. The four replacement windows proposed along the south side of the rear single-story portion may be modified, with review and approval by staff.

Action Date: 12/18/12

Effective Date: 1/1/13

Expiration Date: To be determined by the Zoning Administrator

ACTION:	Ayes	<u>Phillips, Jenkins, Swift, Orlando and Aratin</u>
	Noes	<u>None</u>
	Absent	<u>None</u>

Date: 12/18/12

Annie Murphy

Annie Murphy
Secretary to the Commission

Exhibits

- A. Findings
- B. Applicant's Historic Preservation Plan, including photographs
- C. Historic Resources Inventory pages/ DPR form for the subject site
- D. Felton Town Plan, cover

Exhibit A: Findings

- 1. The Historic Resource Preservation Plan is consistent with General Plan Objectives 5.20 and General Plan Policies 5.20.3 and 5.20.4 and with the purposes and goals of County Code Chapter 16.42; and**
- 2. The Historic Resource Preservation Plan is in conformance with the requirements of Section 16.42.070 (Historic Preservation Criteria) of the County Code; and**
- 3. The Historic Resource Preservation Plan will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.**

EXHIBIT B

Santa Cruz County
Historic Resources Preservation Plan
application form for projects involving historic resources,
except for demolition without reconstruction

Please complete the following regarding your proposed project and return it to the Planning Department. You may submit this application by mail or you may drop it off in person at the Planning Department General Information Desk (GID). You do not need to make an appointment to drop off the completed application. There is no fee for this application.

Please be clear, complete, and concise. This information will be used to evaluate your project. Use additional sheets if necessary. **FAILURE TO PROVIDE THE REQUIRED INFORMATION WILL DELAY THE PROCESSING OF YOUR APPLICATION.**

Owner

Name: ROBERT LOCATELLI

Address: P.O. Box 73

BEN LOMOND, CA 95005

Phone Number: (831) 234-5172

Applicant

Name: TERRY GOTCHER

Address: 151 WESTRIDGE DR.

WATSONVILLE, CA 95076

Phone Number: (831) 724-1977

Assessor's Parcel Number(s): 065-081-21

Site Address: 6256 HIGHWAY 9, FELTON

Historic and/or Common Name: KRAMER HOUSE

Present Use: VACANT/APARTMENTS Proposed Use: RESTAURANT/APARTMENTS
(PREVIOUS USE - RESTAURANT)

Type of Project

☒ Alteration ☐ Sign Review ☐ New Construction ☒ Restoration
☐ Relocation ☐ Demolition with reconstruction ☐ Historic Site Ground Disturbance

1. Please describe the proposed project.

MODIFY BUILDING INTERIOR W/ EXTERIOR ~~W/~~ FUTURE
RESTAURANT W/OR OTHER APPROVED COMMERCIAL
USES IN COMPLIANCE WITH "FELTON TOWN PLAN" TO INCLUDE
ACCESSIBLE PARKING, WHEELCHAIR LIFT, ACCESSIBLE PATH OF
TRAVEL, TOILET ROOMS W/ ENTRANCE DOORS. WINDOWS W/
DOORS TO BE REPLACED TO MATCH ORIGINAL. DECK EXTENDED
TO PROVIDE ACCESSIBLE REAR ENTRANCE.

2. Please explain the reason for this project.

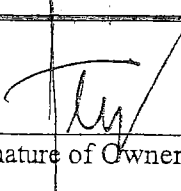
REHABILITATE EXISTING BUILDING for VIABLE
COMMERCIAL USE in TO COMPLY WITH CURRENT
ACCESSIBILITY (ADA) REQUIREMENTS.

3. Please describe how the project will comply with the Historic Preservation Criteria contained in Section 16.42.060 of the Historic Resources Preservation Ordinance (see enclosed information).

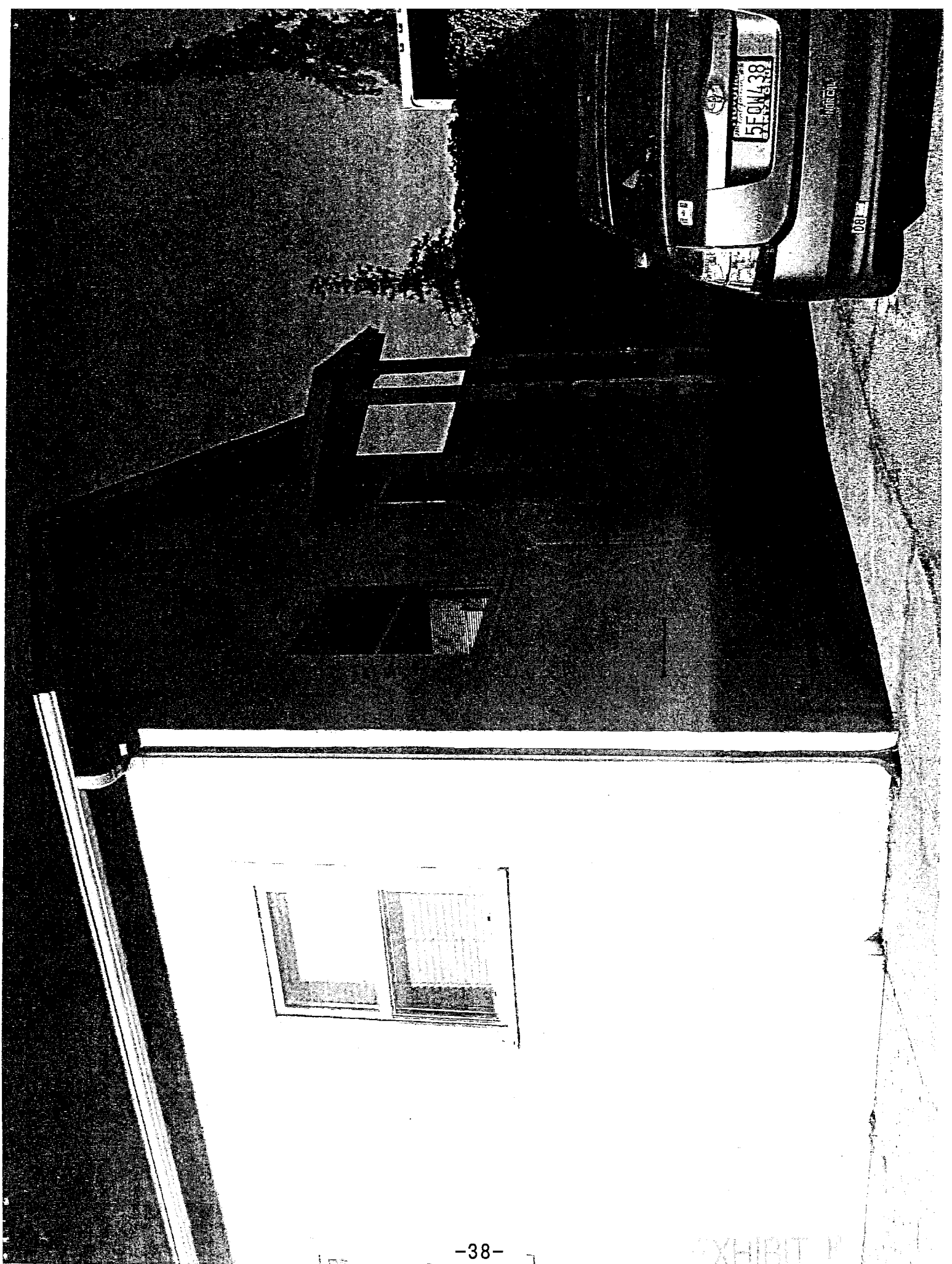
THE PROPOSED WORK WILL RESTORE THE BUILDING
TO A USEABLE STATE THAT COMPLIES WITH CURRENT
CODES WITHOUT DESTROYING ANY OF ITS ORIGINAL
CHARACTERS OR QUALITIES.

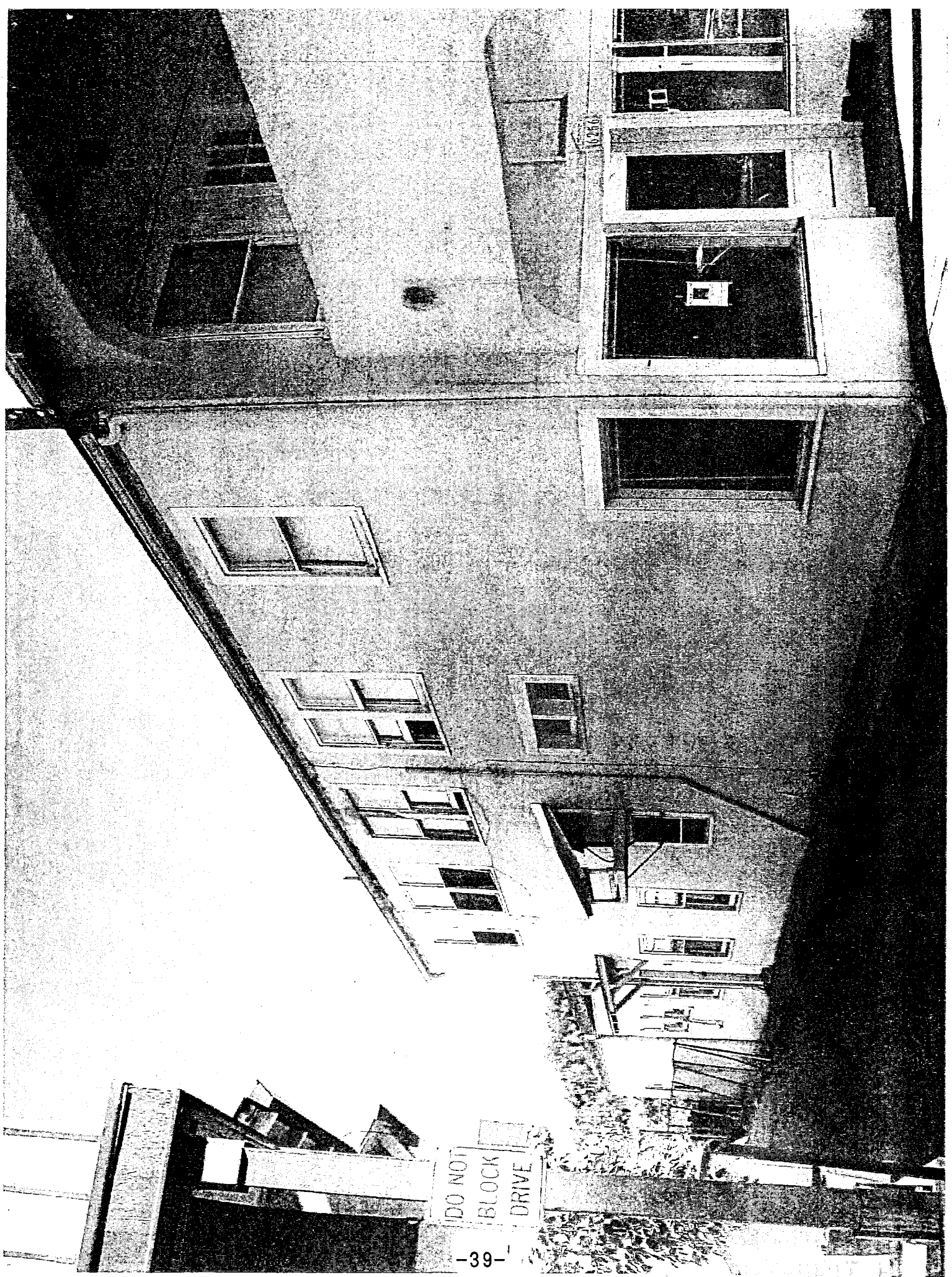
ALL PROPOSED WORK THE EXISTING in/OR ORIGINAL
DESIGN in MATERIALS of THE BUILDING.

4. Please provide any additional information about the history and/or architecture of the property/site.


Signature of Owner or Authorized Agent

11/15/12
Date





16256

DO NOT
BLOCK
DRIVE

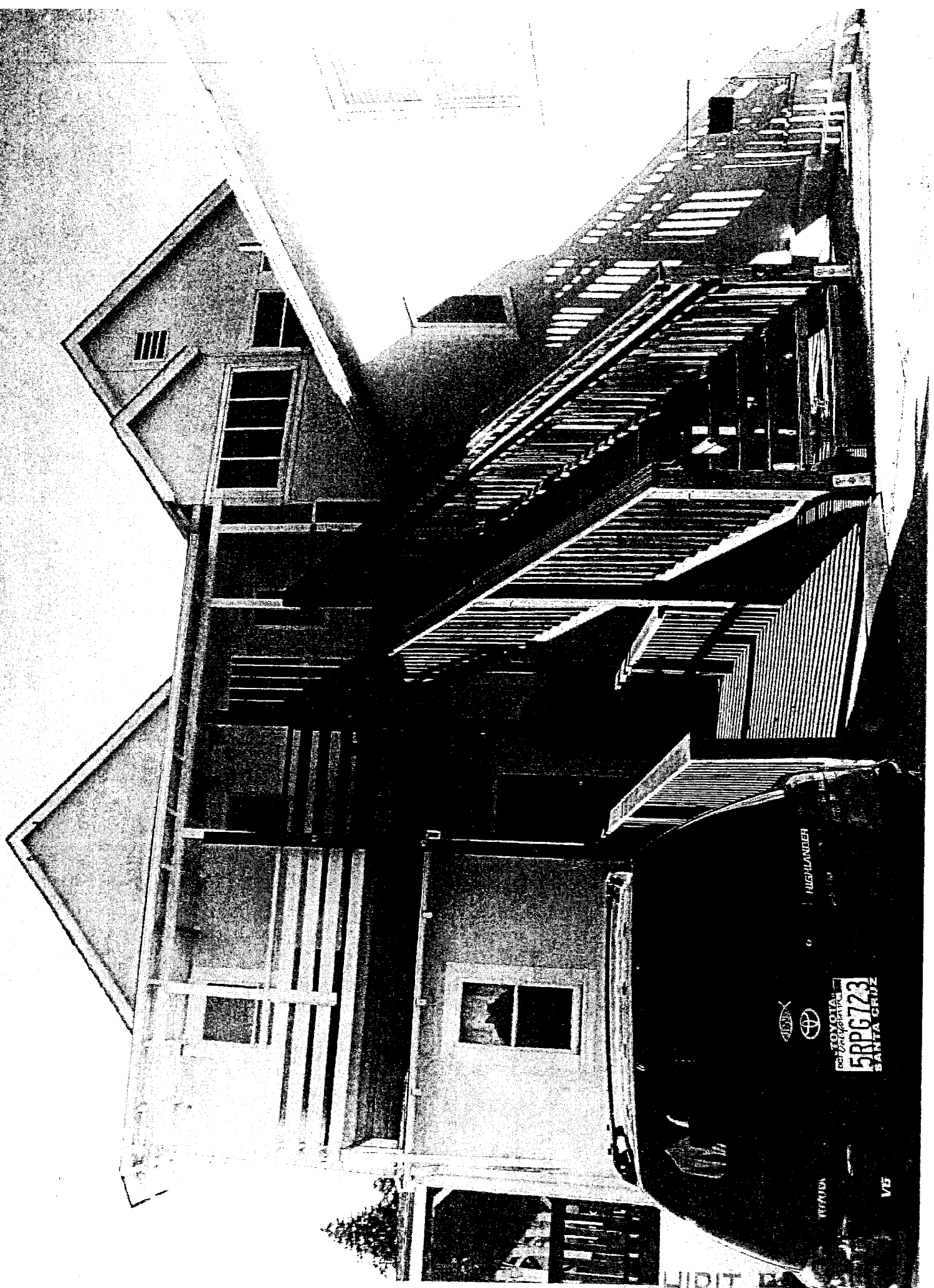
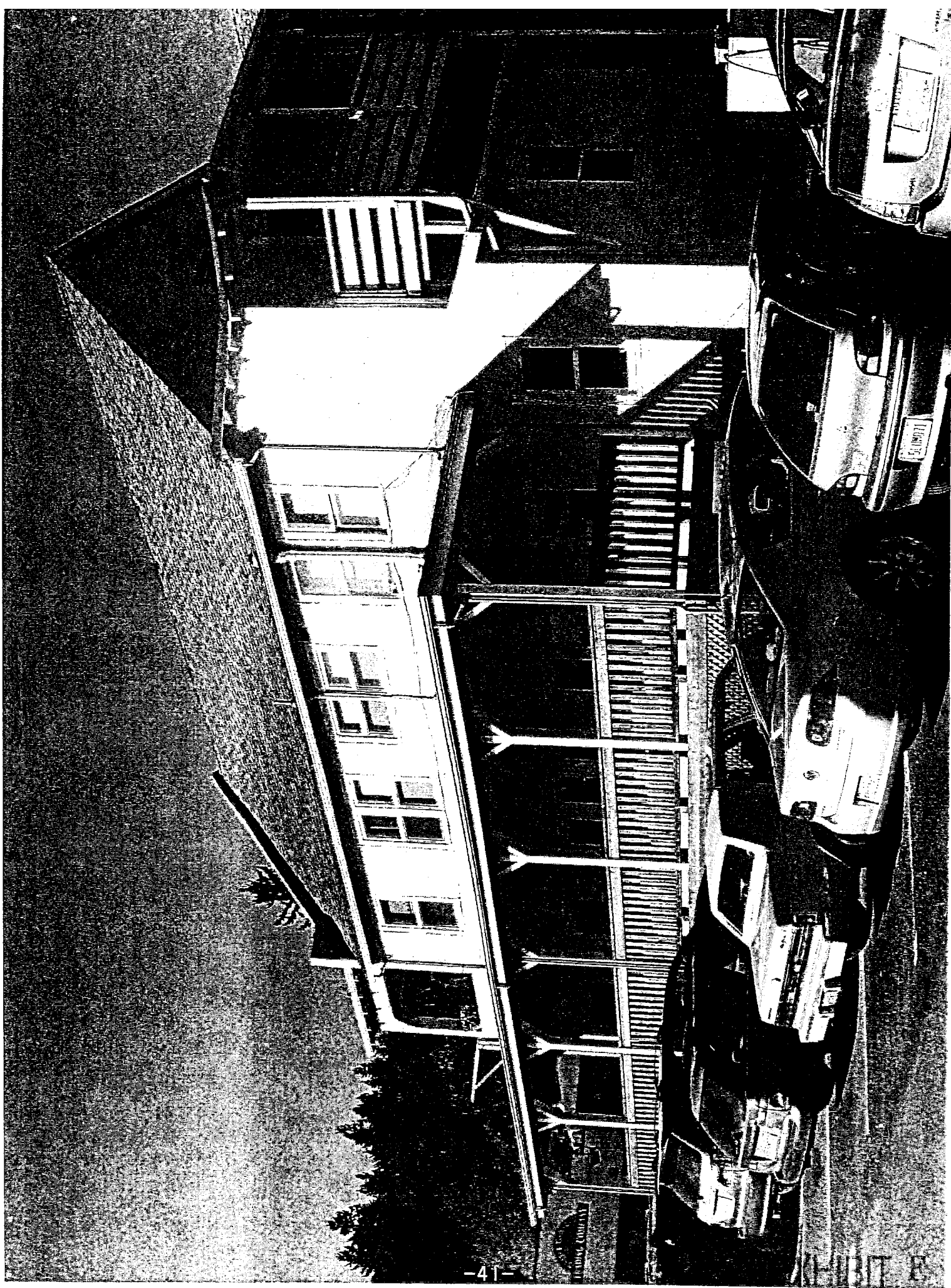
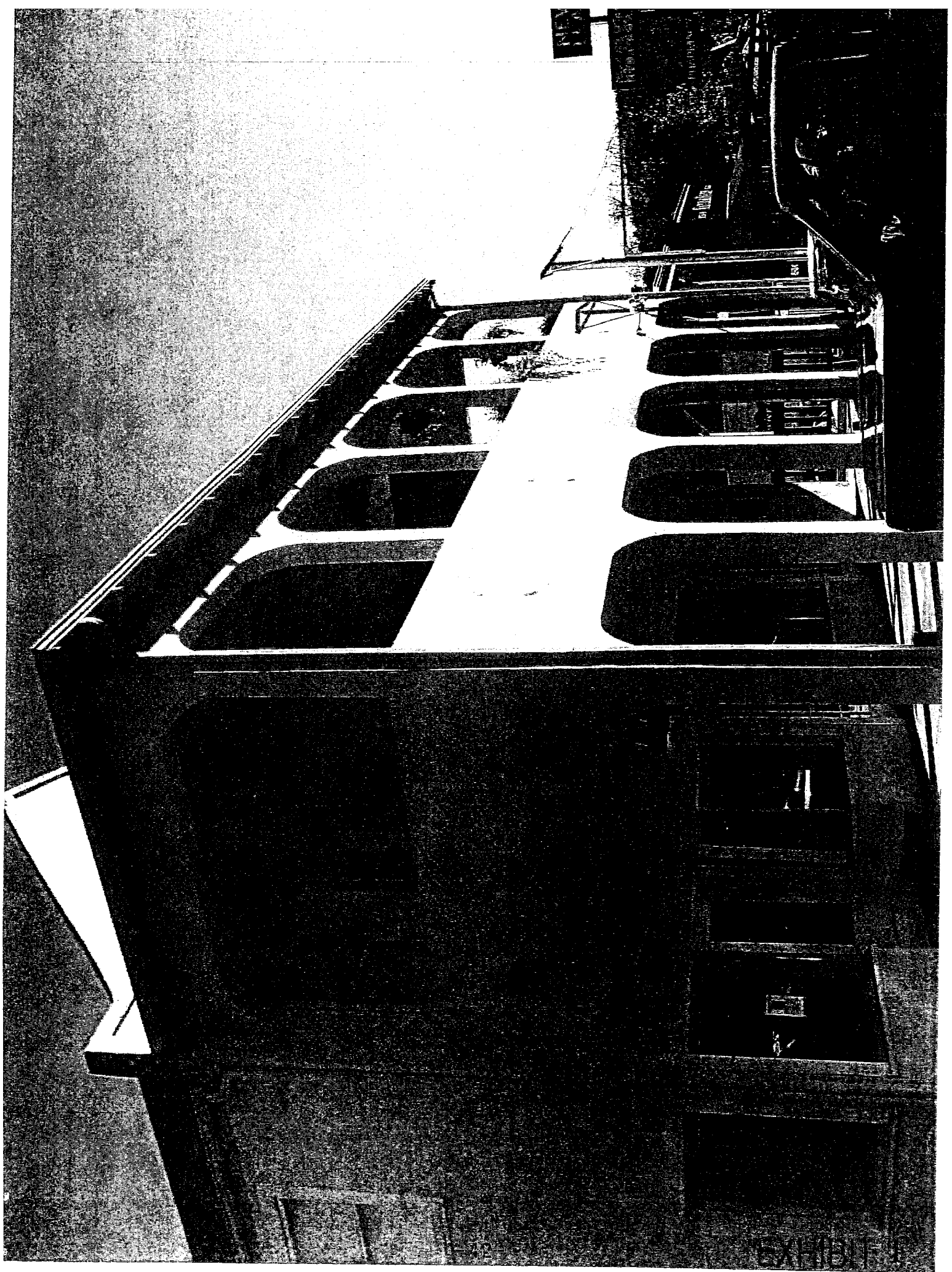


EXHIBIT 1A





State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page of

*NRHP Status Code 5

*Resource Name or # (Assigned by recorder)

B1. Historic Name: Cremer Hotel/ Felton Hotel

B2. Common Name:

B3. Original Use: Hotel

B4. Present Use: Apartments/ Commercial

*B5. Architectural Style: Remodeled Commercial False Front

*B6. Construction History: (Construction date, alterations, and date of alterations)

Stucco added 1950- verandas removed

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Thomas Cremer

*B10. Significance: Theme: Architecture

Area: Brookdale

Period of Significance:

Property Type:

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Built in 1876 by German immigrant Thomas Cremer, the Cremer House Hotel catered to teamsters and other single working men. The hotel offered rooms at twenty-five cents per night and meals at twenty-five cents each.

In 1898, the hotel was purchased by Mr. & Mrs. Wallace Hendricks, who changed the name to the Felton Hotel. The Hendricks were the parents of W. R. Hendricks, later sheriff of Santa Cruz County. Subsequent owners were the Colby's and then George Fatherston. For a period, it was the headquarters of a bee farm and later converted into apartments. Purchased in 1930 by Mr. & Mrs. Nelson and in 1940's Dr. Steel's office and a Drugstore were located in the ground floor. Current uses are apartments and small retail uses.

Significant for its association with the economic eras of Felton, the hotel retains architectural significance that can be enhanced by proper rehabilitation.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

1876 Santa Cruz Surf and Cremer Obituary Valley Press

A Field Guide to American Houses, McAlister

Faye Ellis

Felton Historic Walking and Driving Tour

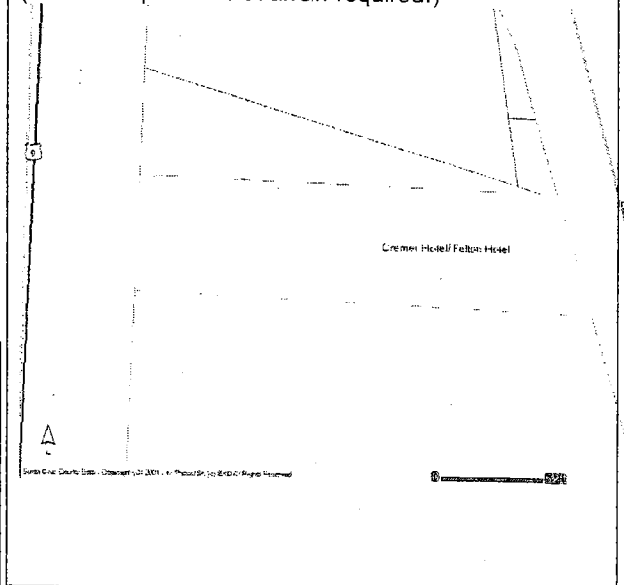
B13. Remarks:

***B14. Evaluator:**

*Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3b. Resource Attributes:** (List attributes and codes)

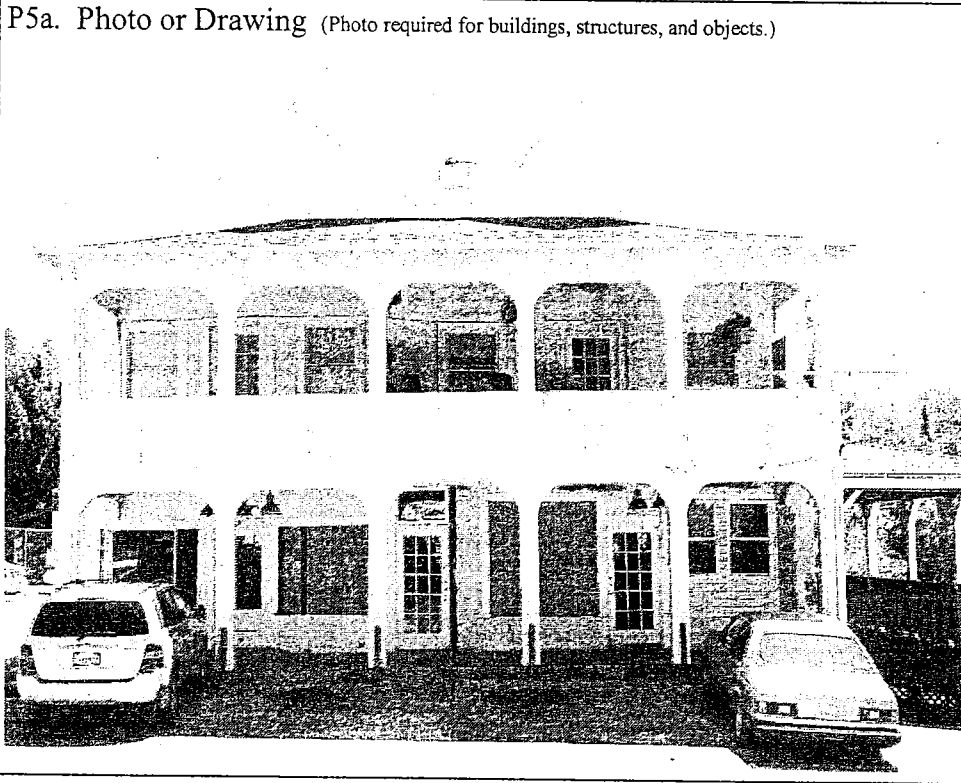
***P4. Resources Present:** ☒ Building ☐ Structure

☐ Object

☐ Site

☐ District

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
July 2008

***P6. Date Constructed/Age and Sources:**
C. 1876

***P7. Owner and Address:**

Pagnini, Roy &
Catherine, Trustees
P.O. Box 336
Felton, Ca

***P8. Recorded by:**
(Name, affiliation, and address)
The Firm of Bonnie L.
Bamburg
247 N. Third Street
San Jose, Ca 95112

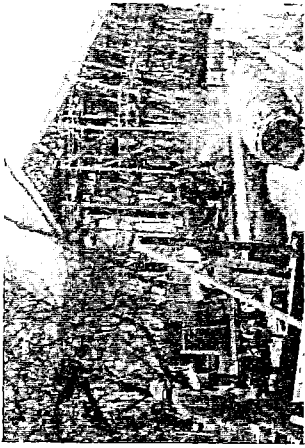
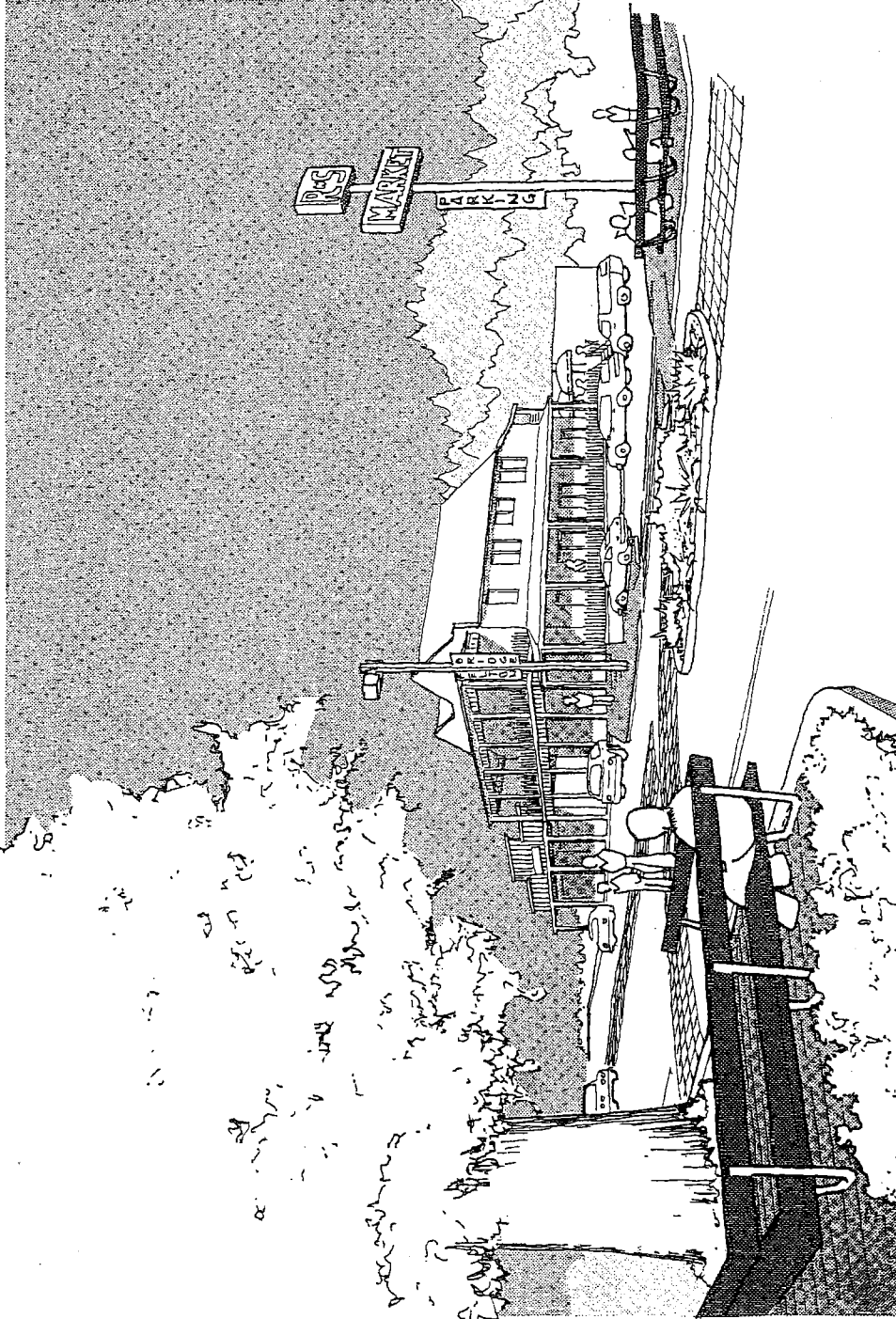
***P9. Date Recorded:** April 1986

***P10. Survey Type:** (Describe)

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):
DPR 523A (1/95)

07/10/17



Felton Town Plan

*A Specific Plan for
the unincorporated
Village of Felton*

Prepared for:
Santa Cruz County
Board of Supervisors

By:
Jeff Oberdorfer & Associates
Architecture/Community Planning



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

NOTICE OF ACTION

HISTORIC RESOURCES COMMISSION COUNTY OF SANTA CRUZ Meeting of December 18, 2012

Applicant: Terry Gotcher
Owner: Robert Locatelli
Application No.: #HA 23943
APN: 065-081-21
Situs: 6256 Highway 9, Felton, CA
Location: East side of Highway 9 in Felton, approximately 150 south of Graham Hill Road.
Historic Name: Cremer (aka Kramer) Hotel
Rating: NR5

PROJECT DESCRIPTION: Application for a Historic Resource Preservation Plan (Plan) for the Cremer Hotel in Felton (included in the County's Historic Resources Inventory as a resource of local historic significance/ NR-5, Exhibit C), to renovate the first (ground) floor of the building for future restaurant or another commercial use allowed in the C-2 zone district, and renovate the single-story portion of the building for a commercial kitchen.

HISTORIC RESOURCES COMMISSION ACTION: On December 18, 2012, the Historic Resources took the following action on the proposed Historic Resources Preservation Plan:

A. FINDINGS: Adopted the following Findings:

1. The Historic Resource Preservation Plan, as conditioned, is consistent with General Plan Objective 5.20 and General Plan Policies 5.20.3 and 5.20.4 and with the purposes and goals of County Code Chapter 16.42; and
2. The Historic Resource Preservation Plan, as conditioned, is in conformance with the requirements of Section 16.42.070 (Historic Preservation Criteria) of the County Code; and
3. The Historic Resource Preservation Plan, as conditioned, will preserve and maintain the cultural and historical heritage of the County and/or further cultivate the knowledge of the past.

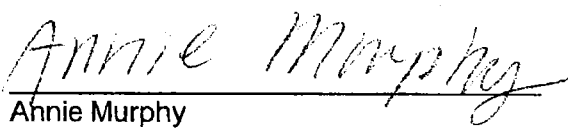
B. APPROVAL: Approved the Historic Resource Preservation Plan as submitted, with the following conditions:

1. If any artifact or other evidence of a Native American cultural site that reasonably appears to exceed 100 years of age or if human remains are exposed, activity shall cease and desist until an Archaeological Site Development Approval can be issued under County Code sections 16.40.040 and 16.40.050.
2. All exterior replacement material and color shall visually match the existing materials, including the use of wood-frame replacement windows.
3. Building permit plans shall be submitted to the Historic Planner with the County of Santa Cruz for staff level review to ensure consistency with the conceptual plans submitted with the Historic Preservation Plan application and with Chapter 16.42 of the Santa Cruz County Code.
4. Future proposed exterior alterations to historic structures on the site involving a material change as defined in subsection 16.42.030(o), shall ^{require} historic review and approval.
5. The four replacement windows proposed along the south side of the rear single-story portion may be modified, with review and approval by staff.

**Note: This is NOT a building permit.
You must obtain all other required permits and approvals prior to construction.**

Please note: This approval expires two years from the effective date, or as determined by the Zoning Administrator.

Approval Date: December 18th, 2012
Effective Date : January 1, 2013
Expiration Date: To be determined by the Zoning Administrator.


Annie Murphy
Historic Resources Commission Secretary

APPEALS

This action may be appealed to the Board of Supervisors by the property owner, or other aggrieved person, or any other person whose interests are adversely affected by this act of the Historic Resources Commission. Appeals to the Board shall be taken by filing a written notice of appeal with the Clerk of the Board of Supervisors not later than the fourteenth (14th) calendar day after the day on which the act or determination appealed from was made. In this case, the Historic Resources Commission acted to approve the proposal with conditions on December 18th, 2012. Therefore, an appeal must be filed with the Clerk of the Board of Supervisors not later than 5:00 p.m., January 2, 2013.

RECORDING REQUESTED BY
PENNIMAN TITLE COMPANY, INC.

VOL. 4917 PAGE 480

68733

AND WHEN RECORDED MAIL TO
NAME: NICHOLAS ROY PAGNINI
ADDRESS: 7391 W. Zayante Rd.
Felton, Ca. 95018
CITY & STATE:
Title Order No. 134944-RG & 135071-RG Escrow No.

RE 6-3
MI 4
SF 4
SM 10
LN
CO
OP

RECORDED AT THE REQUEST OF
PENNIMAN TITLE CO.
OCT 25 1991 10 2 PM
RICHARD W. BÉDAL, Recorder
SANTA CRUZ COUNTY, Official Records

MAIL TAX STATEMENTS TO
NAME
ADDRESS: SAME AS ABOVE
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE
The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 358.05
☒ computed on full value of property conveyed.
☐ computed on full value less value of liens and encumbrances remaining thereon at time of sale.

Grant Deed

THIS FORM FURNISHED BY PENNIMAN TITLE CO., INC.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
NICHOLAS ROY PAGNINI, a married man, as his sole and separate property; ELLEN MARIE PAGNINI, a single woman; and THOMAS GEORGE PAGNINI, an unmarried man

hereby GRANT(S) to
CHARLES CAPONE, an unmarried man, as to an undivided 1/2 interest, and IRA EDWARD RANDALL and WINONA STURGEON RANDALL, husband and wife, as Joint Tenants, as to an undivided 1/2 interest

the following described real property in the
county of SANTA CRUZ, state of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated OCTOBER 10, 1991

STATE OF CALIFORNIA
COUNTY OF Santa Cruz } SS.

On October 18, 1991 before me, the undersigned, a Notary Public in and for said County and State, personally appeared NICHOLAS ROY PAGNINI, THOMAS GEORGE PAGNINI, AND ELLEN MARIE PAGNINI

proved to me on the basis of satisfactory evidence or known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same.

Marguerite S. Glascock
Signature of Notary

Name (Typed or Printed) of Notary

Nicholas Roy Pagnini
NICHOLAS ROY PAGNINI
Thomas George Pagnini
THOMAS GEORGE PAGNINI

Ellen Marie Pagnini
ELLEN MARIE PAGNINI

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS AS DIRECTED ABOVE

134944-RG

mk

SITUATE in the County of Santa Cruz, State of California.

BEING a part of the land described in Parcel One in Deed to Elfriede A. Frick recorded September 6, 1945 in Volume 515, Page 449, Official Records of Santa Cruz County, and described as follows:

BEGINNING at an iron pipe on the Easterly line of Baldwin Avenue at the Northwest corner of land conveyed to Roy V. Pagnini, et ux., by Deed recorded January 5, 1956 in Volume 1054, Page 28, Official Records of Santa Cruz County; thence leaving Baldwin Avenue along the Northerly line of said land of Pagnini and the production thereof, South 88° 51' East 237.29 feet to an iron pipe on the Easterly line of Parcel One and the Westerly line of River Street; thence along said last named line, North 17° 41' West 65 feet, more or less, to the Northeast corner of said Parcel One; thence along the Northerly line of said Parcel One and the Southerly line of land conveyed to Gladys Gilmore by Deed recorded February 14, 1956 in Volume 1059, Page 205, Official Records of Santa Cruz County, North 74° 59' West 10.23 feet and North 88° 51' West 209.35 feet to the Southwest corner of said land of Gilmore; thence along the Easterly line of Baldwin Avenue South 1° 20' West 58.92 feet to the point of beginning.

RESERVING therefrom a non-exclusive easement for parking purposes over a part of the lands conveyed to Roy V. Pagnini, Catherine Ellen Pagnini and Nicholas Roy Pagnini, as Trustees of the Roy V. and Catherine Ellen Pagnini Trust under Trust Agreement dated April 27, 1976 by Deed dated April 27, 1976 and recorded May 3, 1976 in Volume 2611, Page 703, Official Records of Santa Cruz County and being an easement for parking over a strip of land 1.50 feet in width the Southern boundary of which is more particularly bounded and described as follows:

BEGINNING at the Southwestern corner of said lands conveyed to the Roy V. and Catherine Ellen Pagnini Trust; thence from said point of beginning along the Southern boundary thereof South 88° 51' East, 215.00 feet.

COMPILED in October 1991 by George R. Dunbar Land Surveys, Inc., Job Number 91144.

134944-RG

con't jg

TOGETHER with a non-exclusive easement for pedestrian and vehicular ingress and egress together with the right to maintain, repair, install and/or replace thereunder a septic and/or sewer system, including appurtenances, subject to the obligation to promptly repair the surface thereof, over a part of Parcels 1 and 2 of the lands conveyed to Roy V. Pagnini, Catherine Ellen Pagnini and Nicholas Roy Pagnini, as Trustees of the Roy V. and Catherine Ellen Pagnini Trust under Trust Agreement dated April 27, 1976 by Deed dated April 27, 1976 and recorded May 3, 1976 in Volume 2611, Page 705, Official Records of Santa Cruz County and being an easement for ingress and egress more particularly bounded and described as follows:

BEGINNING at a station in the Western boundary of said lands conveyed to the Roy V. and Catherine Ellen Pagnini Trust from which the Northwestern corner thereof bears North 01° 20' East, 20.00 feet distant; thence from said point of beginning, leaving said Western boundary, parallel with and distant Southerly 20.00 feet, measured at right angles from the Northern boundary of said lands, South 88° 51' East, 198.06 feet to an angle; thence North 1° 09' East, 3.50 feet to an angle; thence South 88° 51' East, 17.00 feet to an angle; thence North 1° 09' East, 16.50 feet to the Northern boundary of said lands; thence along said last mentioned boundary South 88° 51' East, 22.29 feet to the Northeastern corner thereof; thence along the Northeastern boundary of said lands South 17° 41' East, 21.13 feet to a station therein; thence leaving said boundary South 51° 29' West, 31.33 feet; thence North 88° 51' West, 220.13 feet to said first mentioned Western boundary; thence along said boundary North 01° 20' East, 20 feet to the place of beginning.

COMPILED in October 1991 by George R. Dunbar Land Surveys, Inc., Job Number 91144.

TOGETHER with a non-exclusive easement for parking purposes together with the right to maintain, repair, install and/or replace thereunder a septic and/or sewer system, including appurtenances, subject to the obligation to promptly repair the surface thereof, over the lands described as Parcels 1 and 2 of the lands conveyed to Roy V. Pagnini, Catherine Ellen Pagnini and Nicholas Roy Pagnini, as Trustees of the Roy V. and Catherine Ellen Pagnini Trust under Trust Agreement dated April 27, 1976 and recorded May 3, 1976 in Volume 2611, Page 703, Official Records of Santa Cruz County and the lands conveyed to said Trust by Deed recorded in Volume 2611, Page 705, Official Records of Santa Cruz County and being more particularly bounded and described as follows:

134944-RG

cont' jg

BEGINNING at a station in the Western boundary of said secondly described lands conveyed to the Roy V. and Catherine Ellen Pagnini Trust from which the Northeastern corner thereof bears North $01^{\circ} 20'$ East, 20.00 feet distant; thence from said point of beginning, leaving said Western boundary, parallel with and distant Southerly 20.00 feet, measured at right angles, from the Northern boundary of said last mentioned lands, South $88^{\circ} 51'$ East, 198.06 feet to an angle; thence North $01^{\circ} 09'$ East 3.50 feet to an angle; thence South $88^{\circ} 51'$ East, 17.00 feet; thence North $01^{\circ} 09'$ East (at 16.50 feet the Northern boundary of said last mentioned lands) 18.00 feet to a station that is parallel with and distant Northerly 1.50 feet from the Southern boundary of the hereinabove first described lands; thence parallel with said last mentioned boundary North $88^{\circ} 51'$ West, 215.00 feet to said Western boundary and its Northerly prolongation; thence along said prolongation and Western boundary South $01^{\circ} 20'$ West 21.50 feet to the place of beginning.

COMPILED in October 1991 by George R. Dunbar Land Surveys, Inc., Job No. 91144-1.

APN: 65-081-21

February 22, 2012

Terry Gotcher
Gotcher Associates
159 Westridge Drive
Watsonville, CA 95076

RE: Locatelli Property Site Access Evaluation – Felton, Santa Cruz County, California

Dear Terry:

Hatch Mott MacDonald (HMM) has provided traffic engineering services related to the proposed restaurant within the Kramer House, located on State Route 9 (SR 9), south of Graham Hill Road and adjacent to New Leaf Market, in Felton, Santa Cruz County, California. As part of the project approval process, Caltrans has asked for a safety evaluation for vehicles entering and exiting the project site onto SR 9. The following letter describes the efforts taken in performance of this evaluation.

A. Approach to Evaluation

The safety evaluation of the project site access is focused upon the following:

- 1) Overall operations of ingress and egress into and out of the primary driveway on SR 9 serving the project site, including the effects of:
 - a. Existing roadway striping, signing, and delineation along SR 9;
 - b. Operations of driveways of adjacent businesses on SR 9;
- 2) Adequacy of existing sight distance at said project driveway on SR 9; and
- 3) On-Street perpendicular parking directly in front of the Kramer House (i.e. project site).

Each of these topics is discussed below, after a description of the project site and its surroundings. They are based in part upon a field visit made to the project vicinity in February 2012.

B. Area Description and General Observations

Site Description:

Exhibit 1 depicts the project site plan. The Kramer House building, which is currently vacant, is located on the eastern side of SR 9, approximately 275 feet south of the SR 9 / Graham Hill Road – Felton Empire Road intersection. The project shares its on-site parking lot with New Leaf Market, a local grocery store located immediately to the south of the parking lot; the project is located north of the parking lot. The project also has five on-street perpendicular parking spaces, located directly in front of the Kramer Building itself. These spaces require vehicles to either back in or back out of them directly into SR 9. This style of perpendicular on-street parking parking is typical of most business within the 615-foot long block of SR 9 (between Graham Hill Road and Kirby Street) in which the project site is located.



Perpendicular on-street parking in front of project site

Note: The primary project parking lot also has an indirect access to eastbound Graham Hill Road via a connection to Covered Bridge Road, which is located just east of the project site. Few vehicles were observed using this access to the parking lot.

SR 9 Roadway Configuration:

In the project vicinity, SR 9 is a two-lane roadway with no left turn channelization (although left turn lanes are present at the SR 9 / Graham Hill Road – Felton Empire Road intersection to the north). Travel lanes on SR 9 are 12 feet wide in both directions. A striped median of variable width is present directly in front of the site; it is part of the transition of the median as it widens to accommodate the northbound left turn lane at the SR 9 / Graham Hill Road – Felton Empire Road intersection. There is an approximately 25-foot long gap in the striped median, located opposite the northern portion of the project driveway. At this location, the striped median is approximately 8.5 feet wide at the north end of the gap, and 6.5 feet wide at the south end of the gap.

Paved shoulders are located along both directions of SR 9. Shoulder widths are generally 10 feet in width in both directions, although the northbound shoulder narrows to 4 feet directly in front of the Kramer House, and the southbound shoulder narrows to 7 feet directly opposite the project driveway due to foliage from plants along the edge of a property fence in this area.

SR 9 Travel Speeds:

The speed limit on SR 9 in this area is 25 MPH, as signed along southbound SR 9 approximately 80 feet south of the driveway. Observed vehicles speeds vary from 20 – 30 MPH along the corridor; 30 MPH is therefore the design speed used for the purposes of this evaluation.

Mid-Block Crosswalk:

A mid-block pedestrian crosswalk is located approximately 30 feet south of the primary project driveway. This crosswalk is striped in the “ladder” configuration and is signed in two ways:

- 1) Standard “Pedestrian Crossing” (W11-2) and “Supplemental Arrow” (W16-7p) sign assemblies adjacent to each end of the crosswalk; and
- 2) “In-Street Pedestrian Crossing Sign” (R1-6) located in the median adjacent to the crosswalk.

Observations found that patrons of the adjacent businesses in the project vicinity frequently utilize this mid-block crosswalk.



Pedestrian crosswalk on SR 9 adjacent to primary project driveway

SR 9 Corridor Vehicle Flows:

A moderate level of traffic congestion – defined here as periodic, short instances of vehicle flows slowing below the posted speed limit – was observed along the SR 9 corridor in the project vicinity. This was due to a number of factors, including the following:

- 1) Vehicles turning onto and off of SR 9 when frequenting adjacent businesses;
 - 2) Vehicles stopping for pedestrians crossing at the aforementioned mid-block crosswalk;
- and

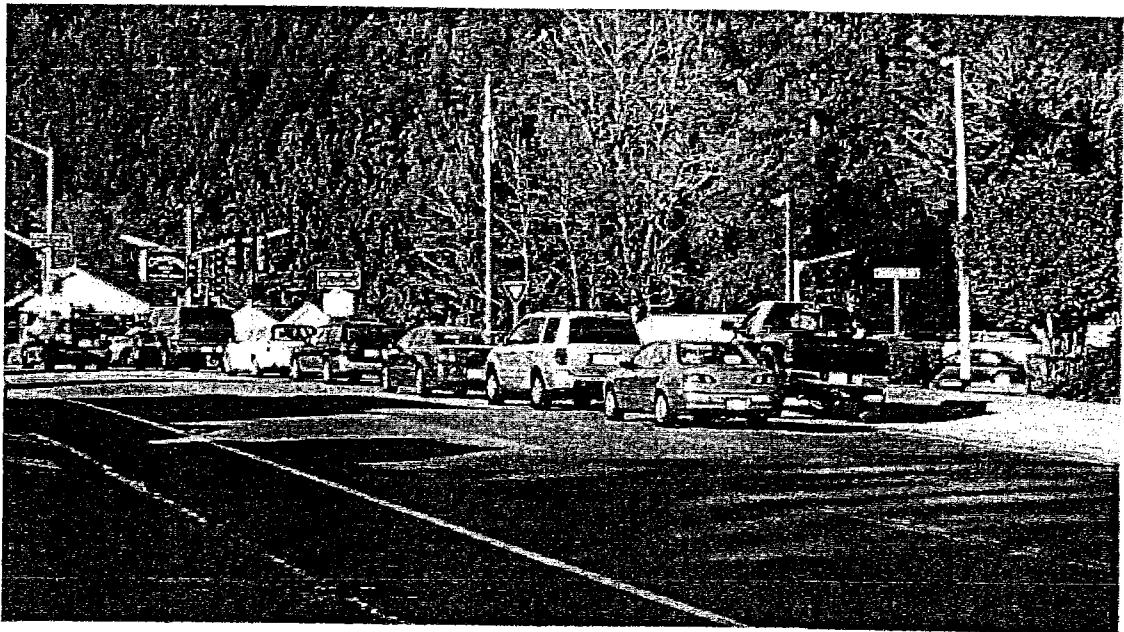
- 3) Northbound vehicles slowing or queued in advance of the SR 9 / Graham Hill – Felton Empire intersection.

The congestion served to moderate the overall vehicle speeds in the project area.

SR 9 Vehicle Queues:

Northbound SR 9 vehicle queues from the traffic signal at the SR 9 /Graham Hill Road – Felton Empire Road intersection occasionally extended south to nearly the primary project driveway. While such queues temporarily blocked vehicles from turning right out of the driveway, the queues never completely blocked access into or out of the driveway.

When the northbound SR 9 vehicle queues were longest, they blocked access to the northbound right turn channelization at the SR 9 / Graham Hill – Felton Empire intersection. This resulted in many vehicles using the adjacent shoulder to bypass the queue and access the right turn channelization.



Vehicle using shoulder to bypass signal queue en route to right turn channelization at upstream intersection

C. Operations of Primary Project Driveway

Overall operations of the primary project driveway are acceptable. Although the occasional vehicle queue from the signal at SR 9 / Graham Hill – Felton Empire did restrict traffic from exiting the driveway towards the north, generally vehicle delays were low for vehicles exiting and entering the primary project driveway. This is due in part because few vehicles attempted to turn left out of the driveway during the periods of heaviest through traffic on SR 9. The predominant traffic movements into and out of the driveway were to and from the north (i.e. left turn in, right turn out), which helped to moderate the vehicle delays for traffic exiting the driveway.



Primary project driveway on SR 9

The striped median in front of the primary project driveway is an important component in the overall traffic circulation in the project vicinity. Although narrower than a standard left turn lane, vehicles used the median as if it were a left turn lane, queuing in it while awaiting a gap to turn left into the driveway. This minimizes the impact of these left-turning vehicles on southbound SR 9 vehicle flow.



Vehicles using median as refuge when turning left into primary project driveway

Traffic to and from the adjacent businesses is relatively light and did not affect operations of the primary project driveway. The perpendicular on-street parking in front of these businesses is separated from the vehicle traveled way by the aforementioned 10-foot shoulder, which allows vehicles to turn into and back out of the parking spaces from the shoulder instead of the street. This minimizes the effect of these parking vehicles on the mainline SR 9 traffic flow.



Typical perpendicular on-street parking at other businesses near project site

D. Sight Distance at Primary Project Driveway

Vehicle sight distance was measured in both the northbound and southbound directions at the primary project driveway. Sight distance standards in the Caltrans Highway Design Manual were utilized in these measurements. For private driveways, this is stopping sight distance, defined as the distance required by a driver to bring his/her vehicle to a stop after a vehicle or object on the road becomes visible.

Caltrans standards state that sight distance should be measured from a location 10 feet back plus the shoulder width from the edge of the traveled way (i.e. nearest edge of the closest through travel lane); for the project driveway, this is 20 feet behind the traveled way (10 foot shoulder plus 10 foot setback). At this location, sight distance is only 100 feet towards the north and 150 to the south. Per Caltrans standards for stopping sight distance at 30 miles per hour (MPH), the available sight distance at this location does not meet standards. Sight distance to the north is restricted by adjacent parked vehicles in the primary parking lot. Sight distance to the south is restricted by a small tree located adjacent to the street at the south corner of the driveway.

Most observed drivers did not attempt to look for oncoming traffic at 20 feet behind the traveled way. Instead, drivers typically began looking closer to the roadway – at the back edge of the shoulder (10 feet behind the traveled way). At this location, sight distance is much improved – 315 feet to the north, 400 feet to the south. Both distances exceed the Caltrans stopping sight distance standard of 200 feet for a 30 MPH vehicle speed. Therefore, available sight distance at the project driveway meets Caltrans standards; no improvements are required.



Typical position for vehicles exiting primary project driveway on SR 9

E. On-Street Perpendicular Parking at Project Site

As discussed previously, there are five perpendicular parking spaces directly in front of the Kramer Building (i.e. the project site). Historically, these spaces have been used by patrons to the project site, although the pavement striping that delineates each space is now faded to the point of being barely visible.

It is recommended that these five parking spaces not continue to be used as perpendicular parking spaces, but instead be converted to angled parking spaces. This recommendation is being made due to various factors, which, in total, constitute an overall safety concern:

- 1) Unlike the other perpendicular parking spaces along this section of SR 9, the shoulder width behind these five parking spaces is only 4 feet – too narrow to allow vehicles to pull into and out of the shoulder without encroaching into the adjacent northbound SR 9 through lane.
- 2) When northbound SR 9 vehicle queues are long at the SR 9 / Graham Hill – Felton Empire signal, other northbound vehicles use the shoulder to access the right turn channelization at the intersection. This situation, in combination with parked perpendicular vehicles in front of the project site, could cause a number of potentially dangerous situations, including:
 - a. Collisions between vehicles backing out of parking spaces and vehicles using the shoulder to bypass vehicle queues; and



- b. Vehicles using the shoulder to bypass vehicle queues who clip vehicles parked in front of the project site. This would especially be a problem for longer vehicles, such as Sport Utility Vehicles (SUVs).
- 3) The northbound shoulder cannot be physically widened without negatively affecting either roadway operations or the Kramer Building itself:
 - a. Narrowing the median is not recommended, as a narrower median would cause queued vehicles turning left into the primary project driveway to negatively affect southbound SR 9 vehicle flows;
 - b. Narrowing the southbound SR 9 shoulder is not recommended, as a narrower shoulder would cause vehicles using the perpendicular on-street spaces along southbound SR 9 to encroach into the southbound SR 9 through lanes, negatively affecting southbound SR 9 vehicle flows;
 - c. Narrowing the vehicle turn lanes is not recommended, as that would narrow the through lanes below Caltrans standards.

Instead of perpendicular parking, the five spaces in front of the Kramer House should be converted to angled parking. This change in space orientation would improve roadway safety while still preserving parking in front of the project site. A conversion to angled parking would increase the shoulder width behind the spaces to as much as 9 feet with angled parking (assuming a 45-degree angle). This increased shoulder width would minimize the safety issues raised above regarding the existing perpendicular spaces.

Note that the re-orientation of the parking spaces would result in a net loss of one to two spaces, compared to the existing parking layout. It is suggested that the project applicant consider reconfiguring the existing parking area adjacent to the project site, in order to add back the spaces lost from the on-street parking re-orientation.

F. Conclusion

In summary, operations of the proposed project's driveway onto SR 9 currently operates acceptably and has sufficient vehicle sight distance; no improvements are recommended to the driveway itself or SR 9 in the project vicinity. However, the existing perpendicular parking spaces in front of the project site are recommended to be reconfigured as angled parking spaces, due to safety concerns regarding the ingress and egress of the spaces in their current orientation.



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If you have any questions regarding this letter or need additional information, please do not hesitate to contact Jeff Waller. Thank you for the opportunity to assist you with this project.

Very truly yours,

Hatch Mott MacDonald

A handwritten signature in black ink, appearing to read "KB Higgins".

Keith B. Higgins, PE, TE
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kbh:jmw

Enclosures

Convert existing restaurant dining and kitchen areas to two commercial tenant spaces

Common accessible corridor and toilet rooms

Convert existing apartment to commercial tenant space

Existing/extended wood framed handtruck ramp for deliveries

Existing 1,200 gal. grease separator (verify)

Existing 1,200 gal. grease separator (verify)

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Existing 1,200 gal. grease separator (verify)

3'-0" wide accessible path of travel to building's accessible entrance adjacent to existing driveway

4'-0" wide accessible path of travel to building's accessible entrance

Add international symbol of accessibility at accessible entrances. Typical

Add accessible wheel chair lift at concrete retaining walls, railings, stairs and truncated domes

Existing van accessible parking space (non-compliant: slope > 2%)

Add unadorned accessible parking signage at entrance to parking lot 3/ALL

Existing van accessible parking space (non-compliant: slope > 2%)

Add unadorned accessible parking signage at entrance to parking lot 3/ALL

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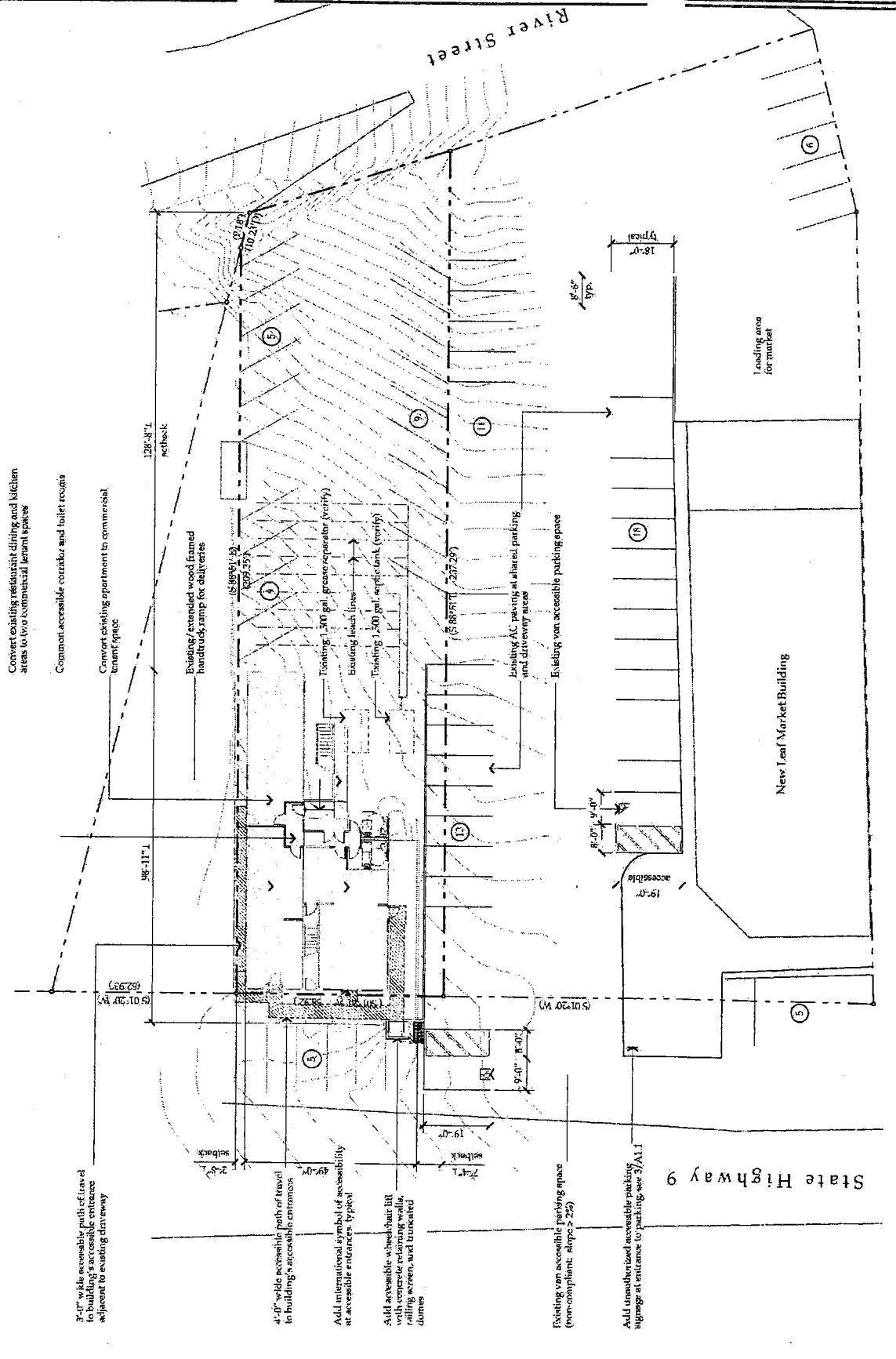
Source: Gotcher and Associates, 2011



Hatch Mott MacDonald

EXHIBIT 1
Project Site Plan

EXHIBIT II





April 5, 2012

Robert Locatelli
PO Box 73
Ben Lomond, CA 95005

**Subject: Locatelli Property Trip Generation,
Santa Cruz County, California**

Dear Robert,

Per your request, Hatch Mott MacDonald (HMM) has provided additional traffic-engineering services for proposed uses at the Kramer House, located on State Route 9 (SR 9) south of Graham Hill Road in Felton, Santa Cruz County, California. Caltrans District 5 staff has requested a trip generation estimate for the proposed project uses. The following letter provides this estimate, along with estimates of the current and historical site trip generation.

A. Project Definition

The Kramer House building is composed of two stories. The proposed uses within the building include two apartments and one studio apartment on the upper floor, and a 1,500 square-foot restaurant and 666 square-foot commissary kitchen on the lower floor. The commissary kitchen would prepare packaged and prepared food for the adjacent New Leaf Market grocery store, and would employ up to three people.

The lower floor of the building is currently vacant, as is the studio apartment on the upper floor. Both upstairs apartments are currently occupied.

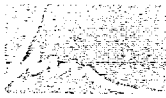
Historically, the building was populated with a nearly identical breakdown of uses as is currently proposed. The sole difference in uses is the proposed commissary kitchen space, which was once a third standard apartment.

A. Project Trip Generation

Exhibit 1 depicts the trip generation estimate for the proposed project, current site uses, and historical site uses. Trip generation for most of the uses were estimated using trip rates contained within *Trip Generation*, 8th Edition, published by the Institute of Transportation Engineers in 2008. As *Trip Generation* does not include trip rates for a commissary kitchen, trip generation for that use was customized based upon the number of employees, their work hours (8 AM – 5 PM), and an assumption of two deliveries per day. Finally, trip generation was reduced by 10% to account for travel to and from the site via other modes of transportation, principally walking.

The proposed project would generate an estimated 198 daily trips, with 19 trips during the AM peak hour (11 in, 8 out), and 20 trips during the PM peak hour (11 in, 9 out).

Current trip activity at the site is estimated as 13 daily trips, with 1 trip during the AM peak hour (0 in, 1 out) and 1 trip during the PM peak hour (1 in, 0 out).



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Historical trip activity at the site is estimated as 237 daily trips, with 20 trips during the AM peak hour (9 in, 11 out) and 20 trips during the PM peak hour (12 in, 8 out). The historical trip activity is 37 more daily trips, one more AM peak hour trip, and the same number of PM peak hour trips than would be generated by the proposed project.

B. Conclusion

In summary, the proposed project would generate an estimated 198 daily trips, with 19 trips during the AM peak hour (11 in, 8 out), and 20 trips during the PM peak hour (11 in, 9 out). This is more trips than are currently being generated by the site, but less trips than the site's historical uses.

If you have any questions regarding the contents of this letter or need additional information, please do not hesitate to contact Jeff Waller. Thank you for the opportunity to assist you with this project.

Very truly yours,

Hatch Mott MacDonald

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kbh:jmw
enclosures

cc: Terry Gotcher, Gotcher Associates

TRIP GENERATION RATES	ITE ¹ LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT
Apartment (per unit)	220	6.65	0.51	8%	20%	80%	0.62	9%	65%	35%
Studio Apartment (per unit) ²	-	5.65	0.43	8%	20%	80%	0.53	9%	65%	35%
High-Turnover (Sit-Down) Restaurant (per 1,000 sq ft) ³	932	127.15	11.52	9%	52%	48%	11.15	9%	59%	41%
Commissary Kitchen (per employee) ^{4,5}	-	3.33	1.00	30%	100%	0%	1.00	30%	0%	100%
PROPOSED SITE USES	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
Apartments	2 units	13	1	8%	0	1	1	8%	1	0
Studio Apartments	1 units	6	0	0%	0	0	1	17%	1	0
Restaurant	1,500 sq ft	191	17	9%	9	8	17	9%	10	7
Commissary Kitchen	3 employees	10	3	30%	3	0	3	30%	0	3
Alternate Mode Reduction (10%)		-22	-2		-1	-1	-2		-1	-1
TOTAL - PROPOSED SITE USES		198	19	10%	11	8	20	10%	11	9
EXISTING SITE USES										
Apartments	2 units	13	1	8%	0	1	1	8%	1	0
TOTAL - EXISTING SITE USES		13	1		0	1	1		1	0
NET NEW SITE TRIP GENERATION (INCREASE OVER EXISTING USES)		185	18		11	7	19		10	9
HISTORICAL SITE USES										
Apartments	3 units	39	2	5%	0	2	2	5%	1	1
Studio Apartment	1 units	7	1	14%	0	1	1	14%	1	0
Restaurant	1,500 sq ft	191	17	9%	9	8	17	9%	10	7
Alternate Mode Reduction (10%)		-24	-2		-1	-1	-2		-1	-1
NET NEW TRIP GENERATION		237	20		9	11	20		12	8
NET NEW SITE TRIP GENERATION (INCREASE OVER HISTORICAL USES)		-39	-1		2	-3	0		-1	1

Notes:

1. Trip generation rates published by Institute of Transportation Engineers, *Trip Generation*, 8th Edition, 2008, unless otherwise noted.
2. Studio Apartment assumed to generate only 85% of the trips of an Apartment.
3. Trip generation estimate conservatively assumes that restaurant open for breakfast, lunch, and dinner service.
4. Commissary Kitchen would be industrial kitchen for adjacent New Leaf Market; prepared foods sold by the Market would be produced in bulk at Kitchen, then transferred to Market for sale.
5. *Trip Generation* does not provide trip rates for a Commissary Kitchen. Trip generation is customized, based upon 3 employees (per project applicant), 2 deliveries/day (assumed), all employees arrive and depart during the peak hours, and no deliveries during the peak hours.
6. "Alternate Mode Reduction" adjusts for traffic to and from the site via travel modes other than personal cars – principally walking.