



Staff Report to the Zoning Administrator

Application Number: **151331**

Applicant: Frank Phanton
Owner: Valledor/Negro
APN: 033-113-38

Agenda Date: November 4, 2016
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to expand an existing restaurant (Betty Burgers) by adding a 556 square foot beer and wine bar counter area with additional seating and an associated 462 square foot retail area; modify the outdoor patio to create defined dining areas and construct a plexiglass roof over the courtyard, in the C-2 zone district. Requires an Amendment to Commercial Development Permits 09-0130, 08-0435 and 02-0505.

Location: Property located on the east side of 41st Avenue (1000 41st Avenue) between the intersections with Gladys Avenue and Bain Avenue.

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

Permits Required: Amendment to Commercial Development Permits 08-0435 and 02-0505
Technical Reviews: None

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151331, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---|
| A. | Categorical Exemption (CEQA determination) | G. | Staff Valet Parking Plan |
| B. | Findings | H. | Survey of on-site parking availability (August 2016-September 2016) |
| C. | Conditions | I. | Neighborhood Traffic Analysis, prepared by Fehr and Peers, dated August 31, 2009. |
| D. | Project plans | J. | Comments & Correspondence |
| E. | Assessor's, Location, Zoning and General Plan Maps | | |
| F. | Results of neighborhood meeting | | |
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Parcel Information

Parcel Size: 21,902 square feet
Existing Land Use - Parcel: Commercial
Existing Land Use - Surrounding: Commercial uses along the 41st Avenue corridor, residential uses on Gladys Avenue and Bain Avenue.
Project Access: 41st Avenue
Planning Area: Live Oak
Land Use Designation: C-C (Community Commercial)
Zone District: C-2 (Community Commercial)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: The site is level
Env. Sen. Habitat: Existing developed site, no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: No change/Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

The original 6,800 square foot commercial building with an uncovered central courtyard was constructed on the site in 1971 subject to Building Permit #22429. In 1983 Planned Development Permit 83-276-PD and Coastal Development Permit 83-277-CZ were approved to change the use of the structure, which had previously been used as a gift shop, to a Savings and Loan Association. An automatic teller machine was added in 1984 (84-0669-V). In January 1989 a Commercial and Coastal Development Permit (88-0758) was approved to construct a roof over the courtyard to extend the office area. A similar permit to enclose the courtyard was approved in 1994 (94-0219). Neither of these permits was exercised and the courtyard remained open.

In 2002, after the bank use ceased, application 02-0505 was approved to establish a Master Occupancy Program for the building and to remove a tree from the courtyard area. The Master Occupancy Program permitted all uses that are allowed in the C-2 zone district, subject to the provision that on-site parking could be shown to be provided for the proposed use. No Occupancy Permits were approved for subsequent commercial tenants but the building continued to be used as administrative office uses until 2008.

In 2008 Amendment and Commercial Development Permit and Coastal Development Permit, 08-0435, was approved to allow for the demolition of approximately 2,750 square feet of the original building in order to increase the parking area and to remodel the building to allow for a 2,148 square foot restaurant (Betty Burgers), a 1,335 square foot retail use and 645 square feet of storage areas. Although not called out in the permit description, the plans also show dining areas within the open courtyard. The Permit also included a Variance to allow for an increased sign area of 150 square feet. In 2009 Minor Variation 09-0130 was approved to allow for the sale of beer and wine in conjunction with the approved restaurant use and in 2010 Change of Occupancy Permit 10-0129 was approved for a surf clothing store in the portion of the building approved for retail uses. Betty Burgers restaurant has been ongoing on the parcel since that time but the clothing store subsequently went out of business.

On April 15, 2015 the current application was submitted to expand the existing restaurant use by converting the former clothing store to a small beer and wine bar counter area with additional tables and a retail area selling products related to the restaurant use. The application also includes the modification of the courtyard area to create four small patio seating areas and the addition of a plexiglass roof.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 21,902 square feet, located in the C-2 (Community Commercial) zone district, a designation which allows commercial uses, including restaurants, bars and retail uses. The proposed change of use of the rear portion of the building to a beer and wine bar counter area with additional seating that will be run in conjunction with the existing restaurant and a store selling retail goods such as branded merchandise, is a principal permitted use within the zone district and the zoning is consistent with the site's C-C (Community Commercial) General Plan designation.

Project Setting

The project site is located within the 41st Avenue commercial corridor that extends from just south of Portola Drive to Soquel Drive to the north. Apart from the downtown areas of Santa Cruz and Watsonville cities, this area, which includes land within the jurisdictions of both the County of Santa Cruz and the City of Capitola, constitutes the main commercial center for the county. The subject property is located in the southern section of this commercial corridor, on the east side of 41st Avenue approximately 600 feet north of Portola Drive and around half a mile south of the Capitola Mall.

Parcels to the east of the site, along Bain and Gladys Avenues are zoned single-family residential, and to the west of 41st Avenue there are areas zoned for multi-family and/or mobile home residential uses. The rear/east property boundary of the subject property is adjacent to single family residential lots.

Context and Background

The southern portion of 41st Avenue and a section of Portola Drive lying west of 41st Avenue, along the northern border of the Pleasure Point Combining District, together constitute a commercial area that is developing into an increasingly vibrant area that caters to local and county wide residents, surfers and out of town tourists alike. As such, the area contains several new and longtime restaurants, most of which serve beer and wine to their patrons. In 2015 a microbrewery with a tasting room was opened at the northern corner of 41st Avenue and Gladys, Avenue, just north of the project site. However, because of this gradual but ongoing change in the character of the commercial use of the area, there is increasing concern being expressed by the adjacent neighborhoods about the impacts on traffic and parking, as well for disturbances created by noise and other factors.

Application 08-0435 that approved the current restaurant use on the subject property, together with a retail store was approved on February 9, 2009. During the permit process several neighboring residents expressed concerns regarding the potential impacts of the proposed restaurant use. However, since Betty Burgers restaurant opened for business in the middle of 2010, following the completion of Tenant Improvements, no code compliance complaints have been submitted to the Planning Department regarding violation of the conditions of approval of the Use Permit for the restaurant.

Proposed Use

The current proposal is for an expansion of the existing restaurant by the addition of a 556 square foot beer and wine bar counter area with additional tables and seating for the restaurant, within the currently vacant portion of the building previously approved as a retail clothing store. The remainder of the vacant space is proposed to be either used for storage or to be retained as a retail store (462 square feet) selling products related to the restaurant use, including branded merchandise (mugs, clothing etc). Currently both bottled beer and beer on tap, as well as soft drinks, are served along with food at the restaurant order counter. Under the current proposal beer sales as well as the sale of bottled or canned drinks will be mostly relocated to the proposed beer and wine bar counter area. This will result in more efficient customer service for the restaurant in that burger restaurant staff will no longer be required to serve drinks to patrons. In addition to streamlining the restaurant function, the proposed beer and wine bar counter area would provide a wider range of beer and drinks choices for patrons of Betty Burgers, including craft beers, wine and specialty soft drinks. The proposed use is not intended or designed to be a separate drinking establishment that will attract a large number of customers who only wish to drink alcoholic beverages. Food will be served to customers within the expansion area with no requirement that alcohol be served, and drinks purchased at the beer and wine bar counter area may be consumed within the existing restaurant and courtyard seating areas. No seating will be provided in the retail store and, as a condition of approval of this project, no consumption of either food or beverages will be permitted in this area. Further, there will be no change to the

existing license issued by the California Department of Alcoholic Beverage Control, which allows only for the sale of beer and wine for on-site consumption.

The current proposal also includes the provision of storage areas within the existing building, including the installation of a walk-in cooler. To ensure that there is no noise disturbance from the refrigeration unit, the compressor for the cooler will be located adjacent to the mechanical equipment for the existing walk-in cooler that serves the restaurant, located on the portion of the building that is closest to 41st Avenue and away from adjacent homes.

Changes are also proposed to the existing outdoor dining courtyard. These include the construction of small patio seating areas surrounded by raised planters that will restrict the available seating and also define dining areas from the access and circulation routes that connect the parking areas to the restaurant/beer and wine bar counter area, and also between the existing restaurant and the wine and beer counter area/expanded seating area/retail store. As a condition of approval of this permit consumption of food or beverages will be specifically not allowed in these circulation areas. The proposed plexiglass roof will not create an indoor space at the courtyard, which will remain open at its southern end. It will however, provide protection from rain for customers during the winter months and also help to retain potential noise from the outdoor dining areas within the site. Sliding metal security gates that are proposed at the southern end of the courtyard will remain open at all times during business hours but will secure the courtyard at night when the restaurant is closed.

Parking

As set out in County Code section 13.10.552, Schedule of off-street parking space requirements, the existing Betty Burgers restaurant, together with the proposed beer and wine bar counter area and associated display and retail area, would require to provision of 36 parking spaces as set out in the following table:

	Required parking (based on Net Floor Area*)	Net floor area of the Use	Number of required parking spaces
Existing restaurant (Betty Burgers)	1 space/100 square feet.	1,696 square feet	16.96 spaces
Proposed beer and wine bar counter/dining area.	1 space/100 square feet.	888 square feet (includes bathrooms)	8.88 spaces
Proposed patio dining areas	1 space/100 square feet.	648 square feet	6.48 spaces
Proposed retail/display area	1 space/300 square feet.	462 square feet	1.54 spaces
Staff Parking	0.33 space/employee	7 employees	2.31 spaces
*Net Floor Area excludes all storage/loading areas			TOTAL 36.17 = 36 spaces

Plans for the project, included as Exhibit D of this report, show that a total of 36 parking spaces will be provided on the parcel, 34 spaces for patrons and 2 for staff members. Therefore the number of on-site parking spaces as required by County Code can be provided for the proposed project.

The required parking for the commercial uses on the site approved by Commercial Development 08-0435 included all restaurant areas, including patio dining areas and bathrooms but excluding storage areas, calculated at a rate of 1 space/100 feet and a retail store calculated at 1 space/200 square feet of floor area. The current proposal to expand the restaurant also counts all of the existing and proposed restaurant areas, the modified patio dining areas, and the bathrooms using the same rate of 1 space/100 square feet. However, parking for the proposed retail area has been calculated at a rate of 1 space/300 square feet in conformance with current County Code. Based on County Code requirements in effect in 2008 a total of 6.675 parking spaces were required for the former 1,335 square foot retail area. Under the current project a total of 5.56 parking spaces are required for the proposed restaurant expansion and retail area and 1.54 spaces are required for the 462 square foot retail area, excluding areas converted to storage. Therefore based on current County Code the proposed project results in an increase of less than half of one parking space (0.425 space) for the rear building. However, the current project includes the creation of 2 additional on-site parking spaces for staff members. These staff parking spaces are proposed to be located in the northeastern corner of the southern parking lot, behind and tandem to, parking spaces that are for customer parking. County Code 13.10.554(B) sets out that tandem spaces are allowed for the purposes of fulfilling parking requirements and that in a commercial zone district the use of tandem spaces must be controlled, for example by a valet parking plan. As set out in the Staff Valet Parking Plan (Exhibit G), the use of the 2 staff spaces will be controlled so that for the lunchtime shift they are occupied by staff members who arrive in the morning prior to opening the restaurant and who leave mid-afternoon when business is typically slow, and for the dinner shift by staff who start their shift mid afternoon and do not leave until after closing time. Although evening staff may arrive before lunchtime staff have finished work, there is always parking available at the time of the shift change, and dinner shift staff will be required to move their cars to the staff spaces as soon as staff working the lunchtime shift leave. So that it is clear to restaurant customers that they may park behind staff cars, a chain will be hung behind the staff parking spaces with prominent signage indicating that the parking spaces behind the employee spaces are open and available for customers.

During the processing of this application correspondence was received from several residents who live in the adjacent neighborhood lying east of the project site (Exhibit J). The majority of those who wrote expressed their concerns about the expansion of the existing Betty Burgers restaurant in an area that is perceived to be significantly impacted by traffic and overflow parking from commercial uses along 41st Avenue. The County has been aware of these concerns for some time. Due to ongoing complaints from the community about traffic, the County initiated the preparation of a Neighborhood Traffic Analysis for the area in 2009 (Exhibit I). The result of this study showed that although the neighborhood streets were used by some cut-through traffic seeking to avoid the often congested intersection of 41st Avenue and Portola Drive, there was not a significant problem warranting immediate action at that time. The Neighborhood Traffic Analysis did not specifically analyze traffic or parking demand generated by nearby businesses. However, the traffic studies that were undertaken for the report did not highlight any issues that were observed with regard to adjacent commercial uses.

The proposed project complies with the provisions of the Parking ordinance in that the required number of on-site parking spaces will be provided for the proposed expanded restaurant use and reduced retail use. However, as a result of neighborhood concerns about overflow parking into the adjacent neighborhood, staff requested that the applicant provide additional information in

support of the current application, to show that excess parking currently exists on the parcel now that the retail use is vacant. The applicant therefore conducted a photographic survey of the parking availability during Friday and Saturday peak dinner hours between August 27 and September 24, 2016. This study (Exhibit H) shows that there is currently excess parking capacity available. The results of this owner-initiated parking survey have been corroborated by staff, based upon random drive-by reviews of the available parking during peak dinner hours (6:30 – 8:30pm), including Friday and weekend evenings, where on each occasion at least 7 empty parking spaces were observed to be available. However, it is noted that 7 spaces would have been the prior requirement for the now vacant retail space.

In summary, a net increase of two parking spaces is proposed and the parking supply meets the required number of on-site parking spaces as set out in county Code. However, to ensure that parking for the proposed expanded restaurant use can be retained on site, the property owner will be required, as a condition of approval of this project, to monitor the availability of on-site parking spaces for one year after the completion of tenant improvements. Based upon, review of this parking analysis and other information submitted, either by the property owner or neighbors, the Planning Director may require a review of the project by the Zoning Administrator, subject to a public hearing, to determine additional measures as necessary to either provide additional parking (e.g. through agreement for off-site parking during evening hours) or reduce parking demand (e.g. through removal of some seating).

Local Coastal Program Consistency

The subject property is located within the Coastal Zone but is not in a special area or on a property designated as a Coastal Priority Site in the General Plan and Local Coastal Program (LCP). Therefore, as set out in County Code section 13.20.072 – Commercial Exclusions, the proposed change of use within an existing commercial building and addition of a plexiglass roof at the courtyard that will not intensify the use of the site or materially change the appearance of the building, is specifically excluded from the requirement for a Coastal Development Permit. Further, the existing one-story commercial building is visually compatible, in scale with, and integrated with the character of the surrounding commercial neighborhood and is compatible in scale with the adjacent residential neighborhoods.

Design Review

The design of the existing restaurant and adjacent retail space was reviewed for compliance with the Design Standards and Guidelines (Chapter 13 of County Code) under prior Commercial Development Permit, 08-0435. The currently proposed project, which includes the addition of a plexiglass roof over the existing courtyard and the addition of raised planters to create small patio dining areas, will not significantly alter the appearance of the existing structure as it was approved under the previous Permit. The peak of the proposed plexiglass roof will not extend above the surrounding roofline of the U-shaped building and therefore would result in an insignificant change, if any, in views from 41st Avenue and adjacent neighborhoods. No other exterior changes are proposed to the building, except that the originally approved business signage for the retail clothing store has been removed and will not be replaced. Therefore the proposed project will continue to harmonize with surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Environmental Review

The project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the following CEQA guidelines: Section 15303, New Construction or Conversion of Small Structures, in that the project proposes the conversion of an existing commercial building not exceeding 10,000 square feet in floor area, from one use to another, where only minor modifications are proposed to the exterior of the structure. Further, the project is located on a site zoned for such use and all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. No use of hazardous substances is 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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **151331**, 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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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: 151331

Assessor Parcel Number: 033-113-38

Project Location: 1000 41st Avenue, Santa Cruz, CA 95062

Project Description: Proposal to expand an existing restaurant into an existing building to establish a 556 square foot wine and beer bar counter area with seating and an associated 462 square foot retail area. Also add a plexiglass roof over the existing courtyard and establish defined seating areas.

Person or Agency Proposing Project: Frank Phantom

Contact Phone Number: (831) 475 5841

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Conversion of an existing commercial building not exceeding 10,000 square feet in floor area, from one use to another, where only minor modifications are proposed to the exterior of the structure. Further, the project is located on a site zoned for such use and all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. No use of hazardous substances is proposed.

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

Lezanne Jeffs, Project Planner

Date: _____

Development Permit Findings

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

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

The proposed walk-in cooler within the rear portion of the building will have no adverse impact on neighboring properties in that the refrigeration unit/compressor will be located on the portion of the building that is closest to 41st Avenue, adjacent to the mechanical equipment for the existing walk-in cooler that serves the restaurant. This location is away from adjacent homes ensuring that there will be no noise disturbance to neighboring properties.

The proposed plexiglass roof over the existing courtyard will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposed plexiglass roof will be located in an area surrounded on three sides by the existing building and on one side by the parking lot for the restaurant. At its highest point the peak of the plexiglass roof will be at least 7 feet lower than the peak of the surrounding roofs, so that no nearby residential structures will be negatively impacted by adverse shading by the proposed additions to the existing building. In addition, the plexiglass roof will ensure that the potential for noise disturbance from use of the outdoor dining areas in the courtyard area will be minimized by limiting the upward movement of sound.

- 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.**

The proposed expansion of the existing restaurant use within the existing building to add a beer and wine bar counter area and an associated retail store, and the conditions under which it would be operated or maintained, will be consistent with all pertinent County ordinances and the purpose of the C-2 (Community Commercial) zone district. The primary use of the property will be one restaurant with outdoor patio dining areas within a covered outdoor courtyard and an associated retail sales area selling branded merchandise and other related products, which is a principally permitted use in the zone district subject to the approval of an Amendment to the existing Commercial Development Permit and Master Occupancy Program for the parcel. The beer and wine bar counter area is not a separate bar use, and will therefore be similar to the arrangement in many existing restaurants that have a bar counter area. Hard liquor will not be served.

The proposed project meets the parking requirements set out in County Code sections 13.10.552 and 13.10.554(B) in that, based upon the total floor area for the proposed use, excluding storage and loading areas, a total of 36 parking spaces are required to be provided and 36 parking spaces, including 2 tandem parking spaces for staff regulated under a Staff Valet Parking Plan, will be made available on the site.

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

The project will also comply with General Plan 2.13.6 (Compatibility with Adjacent Development) in that there is a broad range of commercial development along 41st Avenue in the vicinity of the project site. Parcels to the north and south along 41st Avenue and to the west are all developed for a wide variety of commercial uses that include other restaurants as well as a micro-brewery that includes facilities for on-site tasting. Therefore the expansion of the existing restaurant to include a beer and wine bar counter area and additional seating for customers, and an associated retail space, will be compatible with the adjacent commercial uses. The proposed project would also be compatible with neighboring residential properties to the east of the project site along Gladys and Bain Avenues. The existing restaurant building is a one-story structure that does not have any openings at the rear where it is adjacent to neighboring homes, and no increase in height or change in the rear elevation of the structure is proposed. All access to the two parking lots will continue to be from 41st Avenue to minimize potential disturbance to the neighborhood from traffic. The proposed addition of a plexiglass roof over the currently open courtyard dining area will not materially change the appearance of the existing building in that it would be surrounded on three sides by the existing structure and, at its peak, will be at least 7 feet lower in height than the surrounding rooflines. The proposed expansion of the existing restaurant will therefore be compatible within this broad range of uses and architectural styles. The project also complies with County Code Chapter 13.11 (Design Review) and all parking requirements for the proposed commercial use as set out in County Code 13.10.552 et seq.

The proposed project further complies with General Plan 8.5.2 (Commercial Compatibility with Other Uses) in that the proposed expansion of the existing restaurant to add a beer and wine bar counter area and an associated retail store is within an existing building that is generally oriented toward a central courtyard and potential noise and disturbance will be generally retained within the exterior walls of the structure. In addition, at the end of the courtyard that is open, a masonry wall extends southwards into to the adjacent parking lot and this serves to deflect sound away from adjacent homes and toward 41st Avenue. Potential noise from the existing courtyard area will be further diminished by the addition of a proposed plexiglass roof, which will help prevent sound from travelling upwards. While the existing Betty Burgers restaurant at the front of the building may operate until 11:00pm on Friday and Saturday evenings, the hours of operation for the proposed expansion area with a beer and wine bar counter, outdoor patio seating areas and retail store, will be limited to 10:00pm on all days of the week. Further, all mechanical equipment for the proposed walk-in cooler will be located on the portion of the building that is furthest from the residential properties, adjacent to the equipment for the existing cooler at the restaurant.

The existing structure does not adversely shade adjacent properties or deprive them of light, air or open space. Therefore the addition of a plexiglass roof over the central courtyard, that is lower in height than the surrounding rooflines, will not change or increase the potential for such adverse effects. No change is proposed to the approved lighting for the existing restaurant use, which complies with the provisions of County Code and is directed onto the site and away from adjacent properties. Further, no new signage is proposed on the building for the expanded restaurant use and existing signs on the building for the former clothing store have been removed, thus reducing the total area of signage on the parcel.

Finally, the project complies with Objective 2.14 (Community Commercial Designation (C-C)) which states, "To provide well designed centers of concentrated commercial use accommodating a mix of activities serving the general shopping, service and office needs of community-wide market areas". 41st Avenue constitutes a community commercial district that serves the general shopping, service and office needs of a community-wide market area. The existing restaurant and the proposed expansion of that use into a vacant portion of the existing building on the site, to add seating, a beer and wine bar counter area and an associated retail area, is compatible with the comprehensive mix of commercial activities in the surrounding commercial area.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

The proposed conversion of a portion of a former retail store to be an expansion of the existing restaurant use may create a very small incremental increase in traffic on nearby roads and intersections. However, this increase would be less than significant since the project does not propose a new use on the parcel and the proposed expanded restaurant with a beer and wine bar counter area would be within an existing building and replace a previously approved retail commercial use.

Further, this area contains a diversity of land uses all within close proximity to one another, which creates opportunities for people to walk to destinations or to utilize alternative means of transportation for travel. The level terrain of the surrounding area and its proximity to beach communities encourages the extensive use of bicycle transportation and there is an extensive network of bicycle lanes along the major streets, including 41st Avenue. Bicycle parking spaces are provided on the parcel in conformance with the requirements of County Code 13.10.552. Neighborhood streets are also easily navigable by cyclists. Further, bus routes are available along 41st Avenue with a bus stop located within easy walking distance of the site.

Utilities will not be overloaded in that the proposed project is within an existing developed commercial building and there will not be any significant change to the existing use of utilities. No new kitchen or food preparation area is proposed. Tenant improvements for the proposed project will be required to conform to the requirements of the California Building Code and the County Building ordinance to ensure the optimum in conservation of energy and resources.

Therefore this finding can be made.

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 existing one-story restaurant building is located in a mixed neighborhood containing a variety of one and two-story commercial buildings and adjacent to a residential neighborhood with a variety of one and two-story homes. Architectural styles vary greatly in the area and the existing building is consistent with the range of styles. The proposed expanded restaurant use with a beer and wine bar counter area and an associated retail store within an existing building is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

The design of the existing restaurant and adjacent retail space was reviewed for compliance with the Design Standards and Guidelines (Chapter 13 of County Code) under prior Commercial Development Permit, 08-0435. The currently proposed project, which includes the addition of a plexiglass roof over the existing courtyard and the addition of raised planters to create small patio dining areas, will not significantly alter the appearance of the existing structure as it was approved under the previous Permit. The peak of the proposed plexiglass roof will not extend above the surrounding roofline of the U-shaped building and therefore would result in an insignificant change, if any, in views from 41st Avenue and adjacent neighborhoods. No other exterior changes are proposed to the building, except that the originally approved business signage for the retail clothing store has been removed. Therefore the proposed project will continue to harmonize with surrounding properties and will not reduce or visually impact available open space in the surrounding area.

This finding can therefore be made.

Conditions of Approval

Exhibit D: 4 sheets prepared by The Envirotechs, Frank Phantom, Architect, dated 10/15/16

- I. This permit authorizes the expansion of an existing restaurant (Betty Burgers) into an existing vacant retail area to provide additional seating and a beer and wine bar counter area, with the remainder of the space to be converted to storage or to be used for associated retail sales, and the creation of four defined dining areas and the erection of a plexiglass roof at the existing outdoor courtyard. This permit also authorized a Staff Valet Parking Plan for two staff parking spaces that are tandem to customer parking. 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 the Department of Public Works if any off-site work is performed in the County road right-of-way.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.

- B. Provide a Planting Plan for the proposed raised planters within the courtyard area.
 - C. Submit plans for review and obtain an Environmental Health Permit for this project from the County Department of Environmental Health Services.
 - D. Provide a sewer plan signed by the Sanitation District with the plans submitted for a Building Permit. The sewer plan shall address all issues required by District staff, and meet County Design Criteria standards. Show the following items on the plan:
 - 1. Existing and proposed on-site sewer private collector lines and individual laterals, showing the following: length of pipe, pipe material, cleanouts, and grease traps.
 - 2. Existing and proposed off-site sewer lateral(s) and connections(s) to the existing public sewer.
 - 3. Location of any food preparation and dishwashing for the facility. (Note whether this is existing or proposed.)
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Provide required off-street parking for 36 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - G. Provide required off-street parking for 10 bicycles. Parking spaces must be 2 feet wide by 6 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - H. Submit a "Customer Parking Communication Strategy" for review and approval. This document shall outline methods that may be employed by staff members and management to communicate to customers the importance of respecting the adjacent residential areas by parking in the Betty Burgers parking lot rather than in the neighborhood.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.

IV. Operational Conditions

- A. All operational conditions approved by Commercial Development Permit 08-0435 as revised by Minor Variation 09-0130 shall apply to the existing restaurant and proposed beer and wine bar counter area and retail store use unless specifically Amended by this permit.
- B. Staff Parking: Restaurant staff shall comply with all of the provisions of the Staff Valet Parking Plan when the restaurant is open for business, to ensure that the two customer parking spaces that are tandem to staff parking spaces are always available for use by customers. Under no circumstances shall staff park within the adjacent residential neighborhood beyond the rear property boundaries of the site.
- C. Customer Parking: The property owner company shall monitor parking on site to ensure that sufficient parking is made available for customers and employees.
 - 1. One year following the completion of construction of tenant improvements for the proposed bar counter area/retail store, the applicant shall submit for review by the Planning Department, a parking analysis for the parcel, based upon the actual observed parking demand for the site. The study is required to include the number of available spaces in each of the two parking lots and the times the count was performed. At a minimum this parking analysis must include Friday and Saturday evening dinner hours for a majority of these evenings through the year. Photographic evidence of parking availability may also be submitted.
 - 2. Based upon, review of the parking analysis and any other information submitted, either by the property owner or neighbors, the Planning Director may require a review of the project by the Zoning Administrator, subject to a public hearing, to determine additional measures as necessary to either provide additional parking or reduce parking demand.
- D. Courtyard: Within the outdoor courtyard area, all restaurant use shall be contained entirely within the four designated patio dining areas as shown on Exhibit D. Circulation routes through the courtyard between the two parking areas and the restaurant/ beer and wine bar counter area/retail store entrances shall

be kept clear at all times and no consumption of food or drinks shall be allowed in these areas.

- E. Security Gates: Folding metal security gates shall be open at all times during normal business hours.
- F. Retail Store: No products that are intended for on-site consumption shall be sold in the retail store. No seating may be provided and no consumption of food or beverages shall be allowed within the retail store area. The sale of alcoholic beverages for off-site consumption is prohibited.
- G. Hours of Operation: Hours of operation for the beer and wine bar counter area, outdoor seating areas in the courtyard and associated retail store shall be restricted to be 10:00am to 10:00pm on all days of the week.

This Permit does not change the hours of operation for the existing restaurant use, which are 10:00am to 10:00pm Sunday through Tuesday and 10:00am through 11:00 pm Friday and Saturday.

- H. The sale of alcoholic beverages for on-site consumption, must meet all requirements of the existing license issued by the California Alcoholic Beverage Control (ABC). A proposal to change the existing license shall require an Amendment to this permit subject to a public hearing.
 - I. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

Approval Date: _____

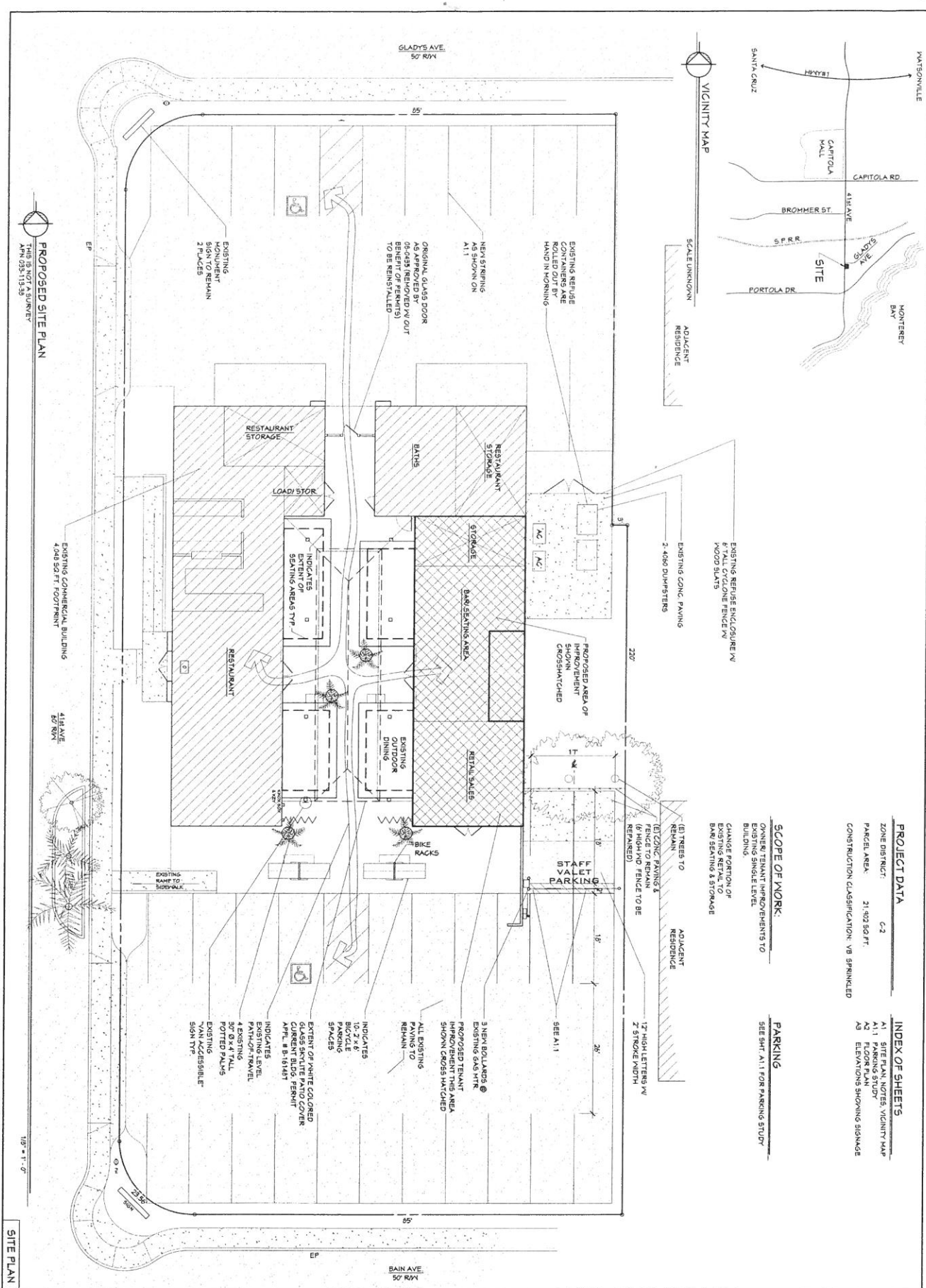
Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

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.



PROJECT DATA	
ZONE DISTRICT:	C-2
PACEL AREA:	21,902 SQ. FT.
CONSTRUCTION CLASSIFICATION:	VB SPRINKLED

INDEX OF SHEETS	
A1	SITE PLAN, NOTES, VICINITY MAP
A1.1	PARKING STUDY
A2	FLOOR PLAN
A3	ELEVATION SHOWING SIGNAGE

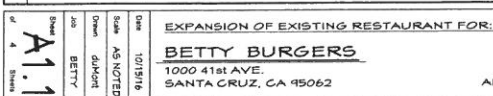
SCOPE OF WORK:
 OWNER/TENANT IMPROVEMENTS TO EXISTING SINGLE LEVEL BUILDING.
 CHANGE PORTION OF EXISTING RETAIL TO BAR SEATING & STORAGE

PARKING
 SEE SHEET A1.1 FOR PARKING STUDY

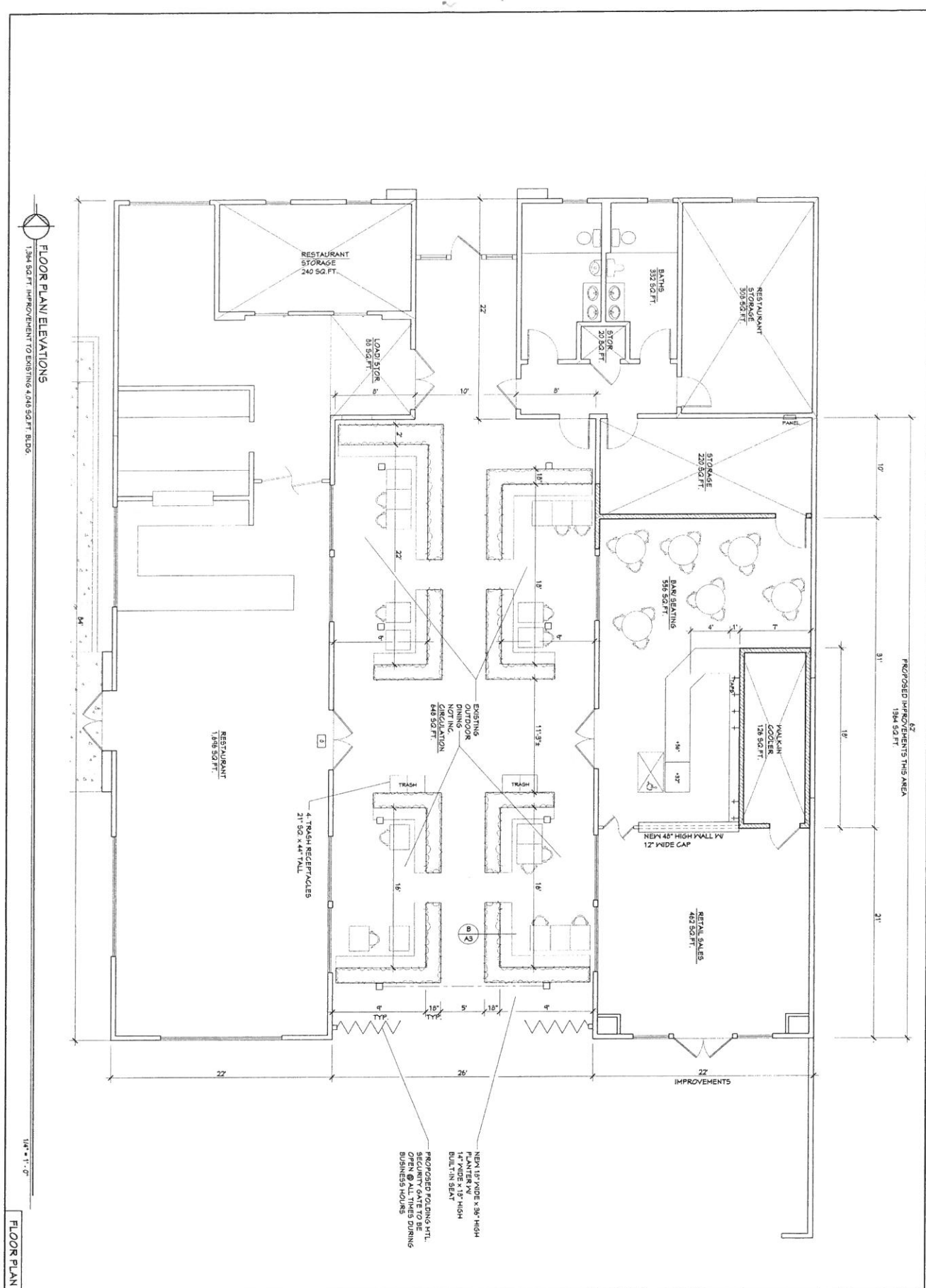
EXPANSION OF EXISTING RESTAURANT FOR: BETTY BURGERS 1000 41ST AVE. SANTA CRUZ, CA 95062		Prepared by: The Envirotechs <small>Frank Phantom, Architect © 2015</small> 1840 41st Ave., Ste. 102 #141, Capitola, CA 95010 475-5841 Envirotechs.com
Date: 10/19/16 Title: AS NOTED Drawn: dph/ent Job: BETTY	Sheet: A1 Sheets: 4	APN 033-113-38

[illegible]

MORNING: 2 STAFF ARRIVE WHILE PARKING LOT EMPTY
MID AFTERNOON: DINNER SHIFT ARRIVES WHEN
2 MORNING STAFF ARE LEAVING &
PARKING REGD. @ DAILY FULL.



Prepared by:
The Envirotechs
Frank Phanton, Architect C 24515
1840 41st Ave., Ste. 102 #141, Capitola, CA 95010 475-5841 Envirotechs.com



EXPANSION OF EXISTING RESTAURANT FOR:		Prepared by:
BETTY BURGERS		The Envirotechs
1000 41st AVE. SANTA CRUZ, CA 95062		Frank Phoenix, Architect C 24515 1840 41st Ave., Ste. 102 #141, Capitola, CA 95010 475-5841 Envirotechs.com
Sheet	APN 033-113-35	
A2		
Date	10/15/16	
Scale	AS NOTED	
Drawn	gab/cort	
Check	BETTY	

FOR TAX PURPOSES ONLY

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POR. RANCHO ARROYO DEL RODEO
SECS. 15 & 22, T.11S., R.1W. M.D.B. & M.

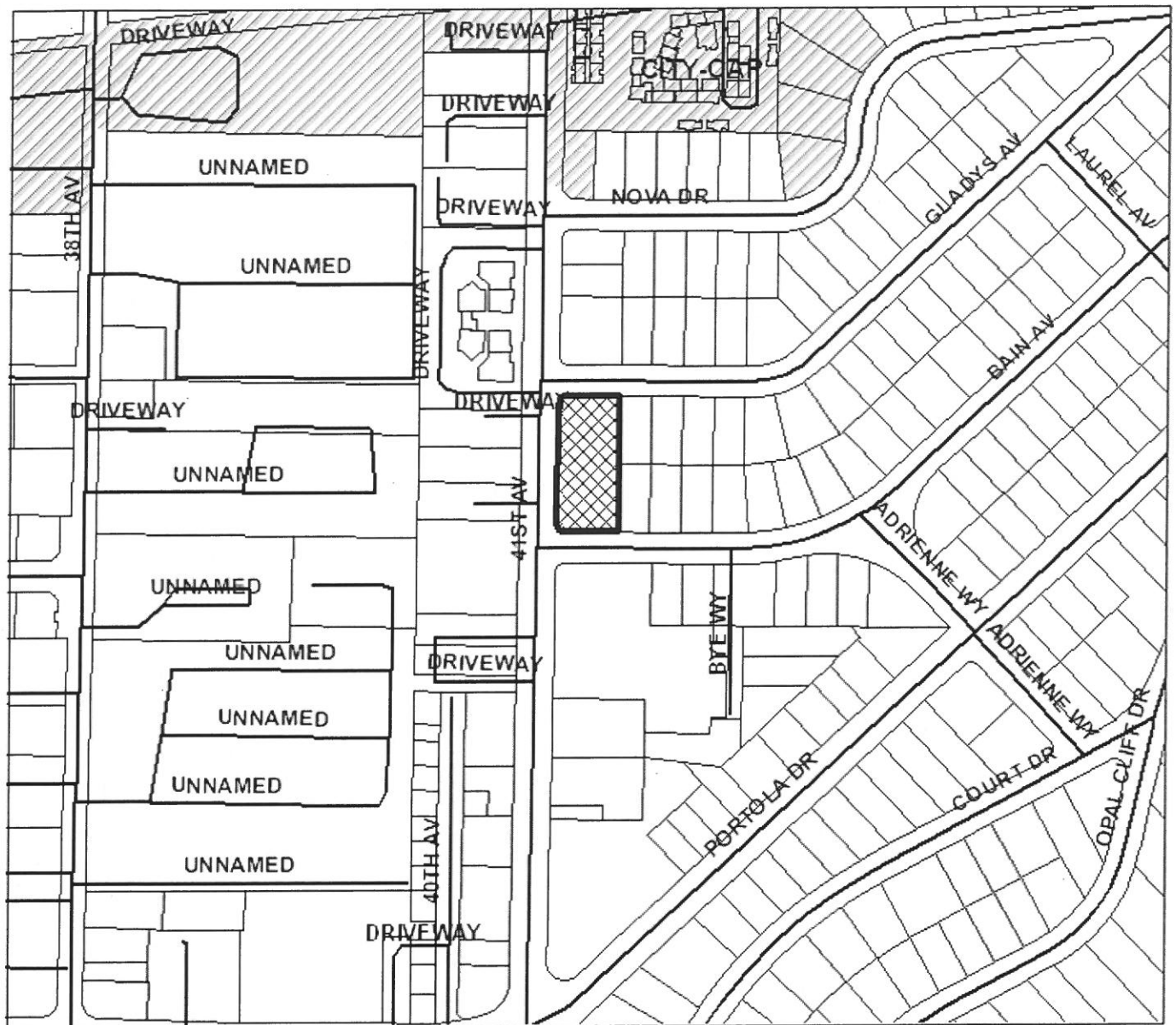
Tax Area Code
96-100

33-11





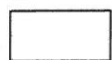
Location Map



LEGEND



APN: 033-113-38



Assessors Parcels



Streets



CAPITOLA



Map Created by
County of Santa Cruz
Planning Department
October 2008

EXHIBIT E



Zoning Map



LEGEND



APN: 033-113-38



Assessors Parcels



Streets



COMMERCIAL-COMMUNITY



RESIDENTIAL-MULTI FAMILY



RESIDENTIAL-SINGLE FAMILY



Map Created by
County of Santa Cruz
Planning Department
January 2009

EXHIBIT E



General Plan Designation Map



LEGEND



APN: 033-113-38



Assessors Parcels



Streets

Commercial-Community



Residential - Urban Medium Density



Residential - Urban High Density



Map Created by
County of Santa Cruz
Planning Department
January 2009

Betty Burgers Community Meeting

On 9/28/2016 at 7pm we held a community meeting at 1000 41st Ave, Santa Cruz to discuss our Betty Burger's expansion plans with our residential neighbors. We wanted to listen to their concerns and try to work as a neighborhood to come up with solutions that work for everyone involved.

To notify our neighbors, we purchased a list of mailing labels from the Santa Cruz County GIS office. We received the list from Matt Price and printed the labels. We then snail mailed a letter to everyone with a residence within 300 feet of our property line. The mailing list is included as a separate attachment called maillist.pdf. The letter is also at the end of this document – look for the section entitled Letter to neighbors.

We had roughly 20 attendees. Some of them did not give us names or email addresses but here are the names we did collect:

Irene Schober
Janet Thompson
Toni Gardner
Scott & Debi Agnelli
Ross & Erin Brandon
Evelyn & Gail Dawn
Jo Bowen
Ted Donnelly
County Supervisor John Leopold
County Supervisor's Aide Dave Reid
Seven other attendees who did not give their names

We presented our attendees with a copy of the plans we had filed with the planning department and refreshments. The actual meeting took the form of a question and answer forum which lasted approximately 2.5 hours.

Below is a list of concerns raised by our neighbors along with our proposed solutions for each of them. We believe most of our neighbors were satisfied with our solutions to their concerns. We want to be a part of the community and that means we want to have open and productive dialog with our neighbors.

Concern: Employees parking in front of houses – our neighbors are concerned that our employees will park in front of their homes.

Solution: New employee spaces we are creating will help alleviate that. We also have two spaces back behind the wall that customers rarely use and we can have employees park there. In addition, we are going to monetize carpooling and offer public transit passes to employees who want them to minimize the number of employee vehicles we have on site.

Concern: Customers parking in front of houses – our neighbors are concerned that our customers will park in front of their houses.

Solution: We would support efforts to make this area permit parking but the neighborhood would need to work with the county to organize this. We don't know if many people realize

this but we have a HUGE amount of parking. We are the only business around here that has enough parking according to the county code. We built enough parking to meet county code and hopefully prevent our customers from parking on the street in front of our neighbors' homes. We are also installing additional bike racks to promote riding bicycles. Finally, we are offering a discount to customers that take public transportation or ridesharing services like Uber or Lyft to our establishment.

Concern: There will be more people driving through residential neighborhoods to get to our establishment.

Solution: We support the installation of speed bumps. As a neighborhood, surrounding residences can go to the department of public works and request them. We unfortunately have no legal right to just put speed bumps in without our neighborhood going through due process. County Supervisor Leopold was at the meeting and made a verbal note that a traffic study was conducted which showed that traffic to and from Betty Burgers did not have a significant impact on local neighborhood traffic as most customers use 41st Avenue when coming to our restaurant.

Concern: This is going to be another Beer Thirty, which is a loud and raucous beer garden in Soquel.

Solution: Absolutely not. Our focus has always been and will always be to offer a family friendly experience. Our community is made up of sport teams, local families, church groups, surfers, local business people and our neighbors. We would never alienate our customer base by turning this into another Beer Thirty. We are simply expanding our beer selection and offering merchandise that our customers have requested.

Concern: We don't want a to-go bottled liquor store in our neighborhood.

Solution: We originally planned to have retail beer sales at our restaurant. Our existing liquor license does not allow for retail sales of bottle beer for off premises consumption. When we initially came up with our plan, we didn't realize that was the case so we planned to offer bottle beer sales to go. Before the meeting was held we had already removed this from our plans so it turned out to be a non-issue at the meeting.

Overall we felt the meeting was productive. More than anything, we wanted to open a dialog between the neighbors and us so if problems arise at any point they feel comfortable coming to talk to us so we can come up with a solution together.

Letter to neighbors

Hi,

My name is Ben Sobaje and I am writing you this letter on behalf of Laurie and Juan, the owners of Betty Burgers and myself.

Around a year and a half ago I approached them with the idea of expanding their very limited beer selection as well as adding a retail section for Betty Burgers gear. I have known them for many years and knew this was something I could really get into helping with. Surf Life had just closed and I saw that empty space in their building as a great opportunity for us to expand their existing beer business with an emphasis on local craft beers.

As a true beer aficionado, I pitched my idea and vision to them and they agreed to take me on as a partner in the expansion. It will complement their existing business perfectly. Their customer base is already there and now they will have more options. Betty's is a family oriented business and has been at all three locations since they opened. We have absolutely no intent to change that focus.

We knew from the beginning parking would be the major hurdle. Betty's already has a beer and wine license and there is no change of use or any variances requested so that would not be a stumbling block. The entire building is zoned for a restaurant and has been for many years prior to it opening.

We have worked for quite a long time with a local architect to find a patio and floor plan that worked with the parking Betty's had. We also were able to add two additional parking spaces, bringing the total to 36. While the county planner and supervisor have been cordial and professional, we were given absolutely no variances or exceptions for parking. We were sent back to the drawing board many times.

Our final plan completely meets the legal parking requirements of Santa Cruz County which are very strict. There is actually a lot more parking than most people think. After the additional two spaces were added, we will have a total of 36 spaces as I mentioned before. As a reference point, that is three times the parking New Bohemia has.

I understand that many of our residential neighbors are concerned about the parking situation around Betty Burgers and the entire lower 41st Avenue. It area is growing and changing rapidly. We believe there is a lot of misinformation and/or lack of information as well. We think that once you review our parking plan, the public transportation ideas we have proposed and what we are trying to accomplish, most (if not all) of your concerns will be allayed.

To that end, we would like to invite you to an informal meeting we are hosting at Betty Burgers in the empty space where our expansion is going to go in. It will be on September 28, 2016 from 7pm-8pm.

Our goal for this meeting is to give you an idea of what we plan to do and how we plan to address your concerns. We hope you will come and meet us and realize that we aren't a faceless corporation. We are a locally owned and operated family focused business.

Thanks and hope to see you there!

Ben Sobaje

03205114 OO
VALLE FERNANDO C & LETICIA H/W CP RS
893 41ST AVE
SANTA CRUZ, CA 95062

03311203 OO
SMITH JUDITH HOUK TRUSTEE
4140 NOVA DR
SANTA CRUZ, CA 95062

03311205 OO
GOLDFRIT ELLIS TRUSTEE
4160 NOVA DR
SANTA CRUZ, CA 95062

03202219 OO
SANDERS JAMES
1040 38TH AVE #17
SANTA CRUZ, CA 95062

03314134 OO
WELLES JAMES MICHAEL & COURTNEY M H/
4160 BYE WAY
SANTA CRUZ, CA 95062

03314135 AO
REEVES KIRK A & SHELLEY L H/W CP RS
P O BOX 516
CAPITOLA, CA 95010

03202219 OO
PHILLIPS ESTHER M
1040 38TH AVE #47
SANTA CRUZ, CA 95062

03311332 OO
STINGER PATRICIA
4145 BAIN AVE
SANTA CRUZ, CA 95062

03206116 AO
MOOSMAN FAMILY LP
13595 FOOTHILL AVE
SAN MARTIN, CA 95046

03311333 OO
THOMPSON DOUGLAS A & JANET R
4135 BAIN AVE
SANTA CRUZ, CA 95062

03311201 OO
KELLY DANIEL R
4124 NOVA DR
SANTA CRUZ, CA 95062

03205129 AO
EKB PARTNERS LLC
3450 HAAS DR
APTOS, CA 95003

03311304 OO
ROBERTS DAVID & MARIAH S
4170 GLADYS AVE
SANTA CRUZ, CA 95062

03311329 OO
VANDEGRIFT JAMES L U/M
4215 BAIN AVE
SANTA CRUZ, CA 95062

03228101 AO
GERIG DONALD J
18 KITE HILL RD
SANTA CRUZ, CA 95060

03311302 OO
RAMSEY EVELYN M
4154 GLADYS AVE
SANTA CRUZ, CA 95062

03311328 OO
WENER EDUARD KAREL & DEBRA JO
4225 BAIN AVE
SANTA CRUZ, CA 95062

03202219 AO
LAU DONALD P & FAYE C TRUSTEES
3344 REDWING PL
FREMONT, CA 94555

03311221 OO
BOWEN JOHANNA
4235 GLADYS AVE
SANTA CRUZ, CA 95062

03311306 OO
STEWART JEANNE KAY U/W
4210 GLADYS AVE
SANTA CRUZ, CA 95062

03202219 AO
SHIELDS BETH
1040 38TH AVE 32
SANTA CRUZ, CA 95062

03311301 OO
GARDNER TONI E
4120 GLADYS AVE
SANTA CRUZ, CA 95062

03311222 OO
SCHOBBER IRENE LEE U/W
4211 GLADYS AVE
SANTA CRUZ, CA 95062

03202219 AO
ELSIE BETTY ELAINE TRUST
1040 38TH AVE 27
SANTA CRUZ, CA 95062

03314103 OO
BRANDON ROSS & ERIN H/W JT
4148 BAIN AVE
SANTA CRUZ, CA 95062

03314106 OO
ROHRBACH MATTHEW JOHN & LAURA MACK
4220 BAIN AVE
SANTA CRUZ, CA 95062

03202219 AO
CLAYTON DOREEN
1040 38TH AVE 25
SANTA CRUZ, CA 95062

03311204 OO
DONNELLY TED K & LISA ORR H/W JT
4150 NOVA DR
SANTA CRUZ, CA 95062

03311305 OO
HEES WILLIAM R IV & KATHLEEN J H/W J
4200 GLADYS AVE
SANTA CRUZ, CA 95062

03202219 AO
CAMP AUDREY
1040 38TH AVE 20
SANTA CRUZ, CA 95062

03202219 AO
BLUST DALE & CAROL JT
2370 PAUL MINNIE AVE
SANTA CRUZ, CA 95062

03202219 AO
GHAHREMANI FARIBA
PO BOX 25192
SAN MATEO, CA 94402

03202219 AO
PACITTO LAURIE ETAL
64 SUMMER ST
NORTH EASTON, MA 2356

03202219 AO
LOWE SANDRA L
1040 38TH AVE 53
SANTA CRUZ, CA 95062

03202219 AO
JOHNSON SHIRLEY
1040 38TH AVE 35
SANTA CRUZ, CA 95062

03202219 AO
DUCKART ARTHUR C REV LIVING TRUST
1040 38TH AVE 30
SANTA CRUZ, CA 95062

03202219 AO
DEMORE ARLENE A
1040 38TH AVE 14
SANTA CRUZ, CA 95062

03202219 AO
STRUDLOWSKI LYNNE
1040 38TH AVE 12
SANTA CRUZ, CA 95062

03311303 AO
WHITMORE HAROLD A & CAROLYN E H/W JT
3340 DAISY CT
HAYWARD, CA 94542

03202219 AO
SMITH BRADLEY J & EULA FAYE JT
1040 38TH AVE 52
SANTA CRUZ, CA 95062

03202219 AO
ACKERMAN PETER & LYNN
1040 38TH AVE 49
SANTA CRUZ, CA 95062

03314148 AO
WELLES JAMES MICHAEL & COURTNEY M H/
P O BOX 770
CLOVIS, CA 93613

03202219 AO
SCHULTZ MARK A
1040 38TH AVE 10
SANTA CRUZ, CA 95062

03202219 AO
REYES DOLORES L
1040 38TH AVE 50
SANTA CRUZ, CA 95062

03314156 AO
LEUNG FAMILY INVESTMENTS LLC
900 41ST AVE 101
SANTA CRUZ, CA 95062

03202219 AO
BEVING SUSAN
4432 RIO TINTO AVE
SACRAMENTO, CA 95821

03202219 AO
DE MARS WILFRED & ESTELLE AS JT ETAL
1040 38TH AVE 36
SANTA CRUZ, CA 95062

03205103 AO
JACK CROSS PROPERTIES LLC
P O BOX 1297
SOQUEL, CA 95073

03202219 AO
TENORIO KAREN JONES
1040 38TH AVE 48
SANTA CRUZ, CA 95062

03202219 AO
GEDDES ARLENE
1040 38TH AVE 40
SANTA CRUZ, CA 95062

03311331 AO
SHELLEN JASON H & ALLISON TRUSTEES
3292 GLENSIDE DR
LAFAYETTE, CA 94549

03202219 AO
FOSTER CAROL M
1040 38TH AVE 31
SANTA CRUZ, CA 95062

03202219 AO
DUNN MARY JANE
1040 38TH AVE 28
SANTA CRUZ, CA 95062

03311224 AO
CAIOCCA GILBERT P TRUSTEE ETAL
89 ALTA VISTA DR
SANTA CRUZ, CA 95060

03202219 AO
SHINSATO KEIYEI & NICOLE M
1040 38TH AVE 54
SANTA CRUZ, CA 95062

03202219 AO
SMITH BRADLEY J & EULA FAYE JT
829 BAY AVE
Capitola, CA 95010

03311226 AO
SOMPLE CHRIS TRUSTEE ETAL
520 WINDHAM ST
SANTA CRUZ, CA 95062

03202219 AO
GARCIA JOE & SOILA L JT
1040 38TH AVE 24
SANTA CRUZ, CA 95062

03202219 AO
BOYD MERTON
1040 38TH AVE 51
SANTA CRUZ, CA 95062

03314147 AO
LONG ROSE A
204 HART LN
BEN LOMOND, CA 95005

03314102 AO
CARDELLA JAMES M U/M JT ETAL
536 W PERALTA WAY
FRESNO, CA 93705

03205111 AO
CLARK CAMILLE
998 38TH AVE 13
SANTA CRUZ, CA 95062

03311225 AO
CAMPODONICO MARGARET ROSE
310 FANMAR WAY
CAPITOLA, CA 95010

03311202 AO
DEL SECCO JAY W & PAMELA E
1117 DAYTON ST
SAN CARLOS, CA 94070

03205111 AO
ELDER YVONNE TRUSTEE
998 38TH AVE 33
SANTA CRUZ, CA 95062

03311228 AO
FRIDAY FAMILY REVOCABLE TRUST
327 36TH AVE
SANTA CRUZ, CA 95062

03205130 AO
GREG EVANS FAMILY LIMITED PARTNERSHI
871 38TH AVE
SANTA CRUZ, CA 95062

03205111 AO
CLARK JIM D & EVELYN G JT
998 38TH AVE 34
SANTA CRUZ, CA 95062

03311338 AO
VALLEDOR JUAN J H/W CP RS ETAL
1000 41ST AVE
SANTA CRUZ, CA 95062

03205111 AO
ANDERSON HUBERT A & ROSE E TRUSTEE
998 38TH AVE 27
SANTA CRUZ, CA 95062

03205111 AO
PHOENIX ALPHAA S
998 38TH AVE 21A
SANTA CRUZ, CA 95062

03314154 AO
ASPROMONTE ELENA F TRUSTEE
60 OAK KNOLL RD
SANTA CRUZ, CA 95060

03205111 AO
SHIPLEY PHILLIP TERRY
998 38TH AVE 10
SANTA CRUZ, CA 95062

03205111 AO
FOSTER GARY G & LORETTA M JT
998 38TH AVE 16
SANTA CRUZ, CA 95062

03314137 AO
WICKERD GAYLE W
2920 GRANITE CREEK RD
SCOTTS VALLEY, CA 95066

03205111 AO
FRONCKOWIAK THERESA & NORM
998 38TH AVE 11
SANTA CRUZ, CA 95062

03205111 AO
NOUSSE VIRGINIA JT ETAL
998 38TH AVE 32
SANTA CRUZ, CA 95062

03311307 AO
SIMARI JEANNE TRUSTEE
157 CABRILLO ST
CAPITOLA, CA 95010

03205111 AO
MUNJAREZ PAUL TRUSTEE
998 38TH AVE 14
SANTA CRUZ, CA 95062

03205111 AO
TUNNO CHARLOTTE JT ETAL
998 38TH AVE 21
SANTA CRUZ, CA 95062

03205126 AO
FREIBERG CHRIS S
311 ALMAR AVE
SANTA CRUZ, CA 95060

03205111 AO
SMITH FAMILY TRUST
998 38TH AVE 19
SANTA CRUZ, CA 95062

03205111 AO
LEWIS CYNTHIA I
141 N RITA LN
CHANDLER, AZ 85226

03205126 AO
AGUILAR RODOLFO B
890 38TH AVE 10
SANTA CRUZ, CA 95062

03205111 AO
NOWAK DANA E
998 38TH AVE 15
SANTA CRUZ, CA 95062

03202223 AO
HADAYIA RANDA CHAHWAN
255 WINDSONG WAY
WATSONVILLE, CA 95076

03205126 AO
MASON MICHAEL & RHIANNA
890 38TH AVE 92
SANTA CRUZ, CA 95062

03205111 AO
NUNES RICHARD J & ALLENE M JT RS
998 38TH AVE 29
SANTA CRUZ, CA 95062

03311223 AO
AGNELLI SCOTT M & DEBORAH A H/W CP R
P O BOX 664
APTOS, CA 95001

03311229 AO
MCCAULEY MICHAEL J & KELLY A H/W CP
4401 CAPITOLA RD 8
CAPITOLA, CA 95010

03311330 AO
HUNTINGTON LAWRENCE L & THERESA S H/
2715 WASHINGTON ST
ALAMEDA, CA 94501

03205129 BR
Resident
907 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #39
SANTA CRUZ, CA 95062

03311327 AO
HOOZ JASON LEE & JULIE GAIL TRUSTEES
325 MUIR DR
SOQUEL, CA 95073

03205129 BR
Resident
925 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #27
SANTA CRUZ, CA 95062

03311227 AO
FELDNER FREDRIC R SUCCESSOR TRUSTEE
164 MAIN ST
LOS ALTOS, CA 94022

03205129 BR
Resident
915 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #26
SANTA CRUZ, CA 95062

03314135 BR
Resident
4150 BYE WAY
SANTA CRUZ, CA 95062-4506

03205129 BR
Resident
913 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1038 38TH AVE
SANTA CRUZ, CA 95062

03206116 BR
Resident
883 41ST AVE
SANTA CRUZ, CA 95062

03205129 BR
Resident
925 41ST AVE #A
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #8
SANTA CRUZ, CA 95062

03206116 BR
Resident
881 41ST AVE
SANTA CRUZ, CA 95062

03205129 BR
Resident
911 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #25
SANTA CRUZ, CA 95062

03206116 BR
Resident
885 41ST AVE
SANTA CRUZ, CA 95062

03228101 BR
Resident
1041 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #4
SANTA CRUZ, CA 95062

03206116 BR
Resident
887 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #51
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #24
SANTA CRUZ, CA 95062

03206116 BR
Resident
889 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #36
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #44
SANTA CRUZ, CA 95062

03206116 BR
Resident
879 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #32
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #30
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #29
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #14
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #6
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #21
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #5
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #13
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #B
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #52
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #35
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #33
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #11
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #12
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #10
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #22
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #49
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #16
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #15
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #50
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #20
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #23
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #18
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #42
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #48
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #19
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #53
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #31
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #40
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #38
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #54
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #28
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #1
SANTA CRUZ, CA 95062

03205103 BR
Resident
1001 41ST AVE #A
SANTA CRUZ, CA 95062

03205102 BR
Resident
1007 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #45
SANTA CRUZ, CA 95062

03205103 BR
Resident
1001 41ST AVE
SANTA CRUZ, CA 95062

03205102 BR
Resident
1003 41ST AVE
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #46
SANTA CRUZ, CA 95062

03311331 BR
Resident
4153 BAIN AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #25
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #34
SANTA CRUZ, CA 95062

03311301 BR
Resident
4122 GLADYS AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #10
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #43
SANTA CRUZ, CA 95062

03311224 BR
Resident
4145 GLADYS AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #11
SANTA CRUZ, CA 95062

03202219 BR
Resident
1040 38TH AVE #41
SANTA CRUZ, CA 95062

03311226 BR
Resident
4125 GLADYS AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #32
SANTA CRUZ, CA 95062

03311303 BR
Resident
4158 GLADYS AVE
SANTA CRUZ, CA 95062

03205101 BR
Resident
1011 41ST AVE #B
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #33
SANTA CRUZ, CA 95062

03314138 BR
Resident

03205101 BR
Resident
1011 41ST AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #26
SANTA CRUZ, CA 95062

03314156 BR
Resident
900 41ST AVE #201
SANTA CRUZ, CA 95062

03311202 BR
Resident
4130 NOVA DR
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #14
SANTA CRUZ, CA 95062

03314156 BR
Resident
900 41ST AVE #101
SANTA CRUZ, CA 95062

03205130 BR
Resident
890 38TH AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #20
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #22
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #16
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #30
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #2
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #31
SANTA CRUZ, CA 95062

03202222 BR
Resident
998 38TH AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #34
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #17
SANTA CRUZ, CA 95062

03202223 BR
Resident
1051 41ST AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #19
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #27
SANTA CRUZ, CA 95062

03311223 BR
Resident
4155 GLADYS AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #4
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #21A
SANTA CRUZ, CA 95062

03311225 BR
Resident
4135 GLADYS AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #28
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #23
SANTA CRUZ, CA 95062

03311228 BR
Resident
1040 41ST AVE
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #18
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #9
SANTA CRUZ, CA 95062

03311201 BR
Resident
4128 NOVA DR
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #15
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #21
SANTA CRUZ, CA 95062

03311338 BR
Resident
1000 41ST AVE #5
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #29
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #24
SANTA CRUZ, CA 95062

03311338 BR
Resident
1000 41ST AVE #4
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #13
SANTA CRUZ, CA 95062

03205111 BR
Resident
998 38TH AVE #12
SANTA CRUZ, CA 95062

03311338 BR
Resident
1000 41ST AVE #3
SANTA CRUZ, CA 95062

03311338 BR
Resident
1000 41ST AVE #2
SANTA CRUZ, CA 95062

03314154 BR
Resident
912 41ST AVE
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #89
SANTA CRUZ, CA 95062

03311338 BR
Resident
1000 41ST AVE #1
SANTA CRUZ, CA 95062

03314154 BR
Resident
920 41ST AVE
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #76
SANTA CRUZ, CA 95062

03314154 BR
Resident
950 41ST AVE
SANTA CRUZ, CA 95062

03314154 BR
Resident
940 41ST AVE
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #91
SANTA CRUZ, CA 95062

03314154 BR
Resident
920 41ST AVE #E
SANTA CRUZ, CA 95062

03314154 BR
Resident
944 41ST AVE
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #104
SANTA CRUZ, CA 95062

03314154 BR
Resident
930 41ST AVE
SANTA CRUZ, CA 95062

03314154 BR
Resident
914 41ST AVE
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #50
SANTA CRUZ, CA 95062

03314154 BR
Resident
920 41ST AVE #F
SANTA CRUZ, CA 95062

03314154 BR
Resident
920 41ST AVE #G
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #105
SANTA CRUZ, CA 95062

03314154 BR
Resident
920 41ST AVE #D
SANTA CRUZ, CA 95062

03314137 BR
Resident
4150 BAIN AVE
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #51
SANTA CRUZ, CA 95062

03314154 BR
Resident
920 41ST AVE #C
SANTA CRUZ, CA 95062

03311307 BR
Resident
4230 GLADYS AVE
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #71
SANTA CRUZ, CA 95062

03314154 BR
Resident
920 41ST AVE #B
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #86
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #97
SANTA CRUZ, CA 95062

03314154 BR
Resident
920 41ST AVE #A
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #62
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #4
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #72
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #1
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #74
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #98
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #78
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #10
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #100
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #53
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #102
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #19
SANTA CRUZ, CA 95062

03205126 BR
Resident
880 38TH AVE #46
SANTA CRUZ, CA 95062

03205126 BR
Resident
880 38TH AVE #44
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #9
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #6
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #20
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #37
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #73
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #84
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #90
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #101
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #115
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #68
SANTA CRUZ, CA 95062

03205126 BR
Resident
880 38TH AVE #45
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #48
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #93
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #2
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #94
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #106
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #83
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #7
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #95
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #21
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #67
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #108
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #85
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #18
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #16
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #12
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #81
SANTA CRUZ, CA 95062

03205126 BR
Resident
880 38TH AVE #43
SANTA CRUZ, CA 95062

03205126 BR
Resident
880 38TH AVE #41
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #36
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #8
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #22
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #112
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #34
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #13
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #24
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #110
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #3
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #92
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #33
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #5
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #55
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #35
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #17
SANTA CRUZ, CA 95062

03205126 BR
Resident
880 38TH AVE #40
SANTA CRUZ, CA 95062

03205126 BR
Resident
880 38TH AVE #42
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #80
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #77
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #23
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #114
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #11
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #63
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #26
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #32
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #14
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #47
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #69
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #30
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #99
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #107
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #31
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #56
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #54
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #52
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #64
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #60
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #82
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #15
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #87
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #59
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #57
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #27
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #113
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #79
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #28
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #25
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #65
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #49
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #75
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #61
SANTA CRUZ, CA 95062

03228104 BR
Resident
1041 41ST AVE #C
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #103
SANTA CRUZ, CA 95062

03205126 BR
Resident
880 38TH AVE #38
SANTA CRUZ, CA 95062

03228103 BR
Resident
1041 41ST AVE #B
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #58
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #88
SANTA CRUZ, CA 95062

03228102 BR
Resident
1041 41ST AVE #A
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #66
SANTA CRUZ, CA 95062

03311229 BR
Resident
1044 41ST AVE
SANTA CRUZ, CA 95062

03229102 BR
Resident
1041 41ST AVE #H
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #111
SANTA CRUZ, CA 95062

03311330 BR
Resident
4155 BAIN AVE
SANTA CRUZ, CA 95062

03229104 BR
Resident
1041 41ST AVE #J
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #70
SANTA CRUZ, CA 95062

03311327 BR
Resident
4235 BAIN AVE
SANTA CRUZ, CA 95062

03229105 BR
Resident
1041 41ST AVE #K
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #96
SANTA CRUZ, CA 95062

03311227 BR
Resident
1030 41ST AVE
SANTA CRUZ, CA 95062

03229103 BR
Resident
1041 41ST AVE #I
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #109
SANTA CRUZ, CA 95062

03228106 BR
Resident
1041 41ST AVE #E
SANTA CRUZ, CA 95062

03229101 BR
Resident
1041 41ST AVE #G
SANTA CRUZ, CA 95062

03205126 BR
Resident
890 38TH AVE #29
SANTA CRUZ, CA 95062

03228107 BR
Resident
1041 41ST AVE #F
SANTA CRUZ, CA 95062

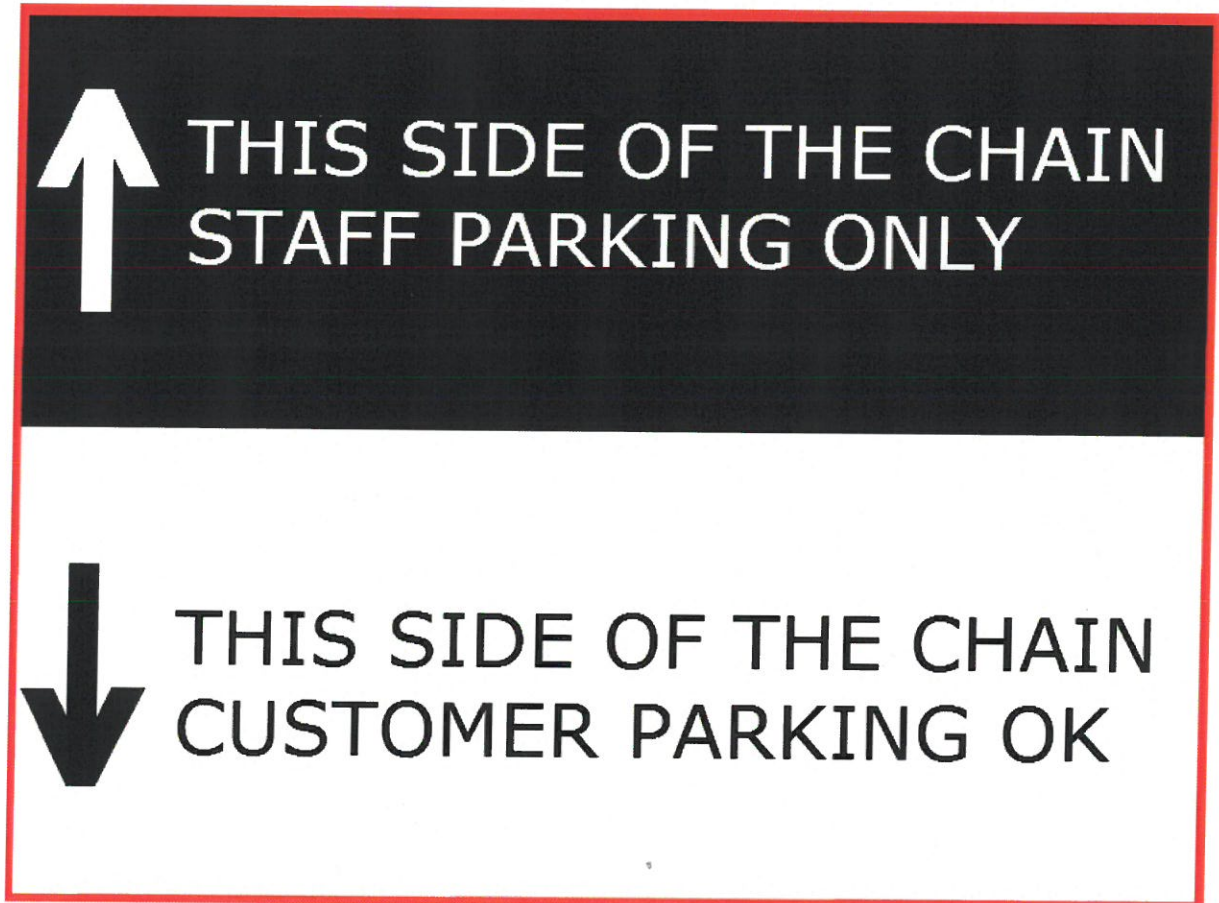
03205126 BR
Resident
880 38TH AVE #39
SANTA CRUZ, CA 95062

03228105 BR
Resident
1041 41ST AVE #D
SANTA CRUZ, CA 95062

Betty Burgers Staff Valet Parking Plan

We have two parking spaces that are reserved as Staff Valet spaces. Shifts are designed so that access to these employee valet spaces will not be an issue. These spaces are in the back of the parking lot and are blocked in by two other customer parking spaces. The two valet spaces will be occupied by two employee vehicles that arrive at Betty Burgers at 10am when the lot is empty. Their shift will end at 3pm, after the lunch rush when the lot is mostly empty. The afternoon shift will then arrive and park in the valet spaces. The afternoon shift runs from 3pm until closing when the lot is also mostly empty. These two spaces will always be occupied by staff during business hours and if there is vacancy in either of these spaces employees will be required to move their cars into them.

There will be two pylons with a removable chain with a sign hanging on it to separate staff valet and customer spaces. It will also ensure customers know they are allowed to park behind the employee valet spaces. Here is a mockup of the sign:



Betty Burgers Expansion Parking Study

Between the dates of Saturday, August 27, 2016 and Saturday, September 24, 2016 we conducted a parking survey of Betty Burgers, located at 1000 41st Ave in Santa Cruz, CA. Our goal was to determine whether the existing 34 parking spaces we have were completely saturated on Friday and Saturday evenings as these are our busiest times.

Below are pictures with dates and times.

Saturday, 8/27 – 8:16PM – lots of parking available



Friday, September 2, 2016 – 6:30PM – many spaces available



Saturday, September 3, 2016 – 7:42PM – some parking available



Friday September 9, 2016 – 6:47PM – many spaces available



Sept 9 continued



Saturday September 10, 2016 – 7:50PM – many spaces available



Friday September 16, 2016 – 7:08PM – many spaces available



Saturday September 17, 2016 – 6:25PM - almost all spaces available



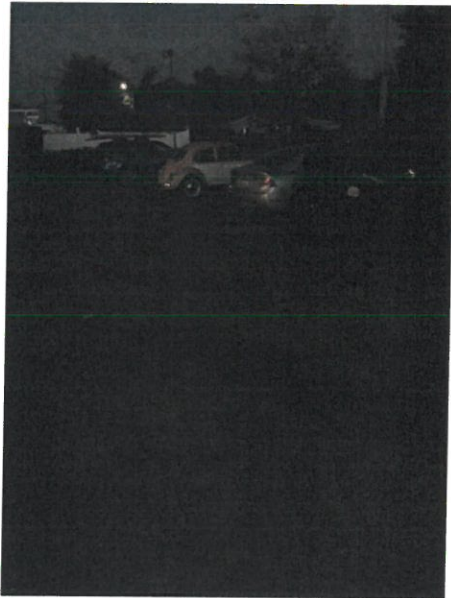
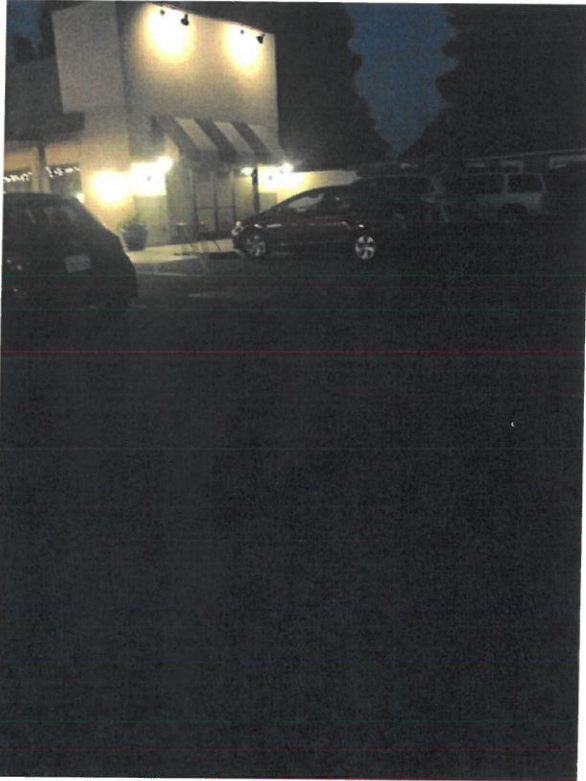
Friday September 23, 2016 – 6:39PM – multiple spaces available



Sept 23 continued



Saturday September 24, 2016 – 7:30PM – dark but there are clearly spaces available



MEMORANDUM

Date: August 31, 2009

To: Jack Sohriakoff, Santa Cruz County Public Works Dept.

From: Franziska Church, AICP
Sohrab Rashid, P.E.

Subject: Santa Cruz County Neighborhood Analysis, California

SJ09-1107

This memorandum presents the results of a traffic analysis for a neighborhood in the Live Oak area of Santa Cruz County, California. The goal of the analysis was to evaluate cut-through traffic volumes plus travel speeds and volumes on selected neighborhood streets and to recommend potential traffic calming measures, if needed. This memorandum summarizes the data collection efforts and presents the study findings, including a list of potential improvements.

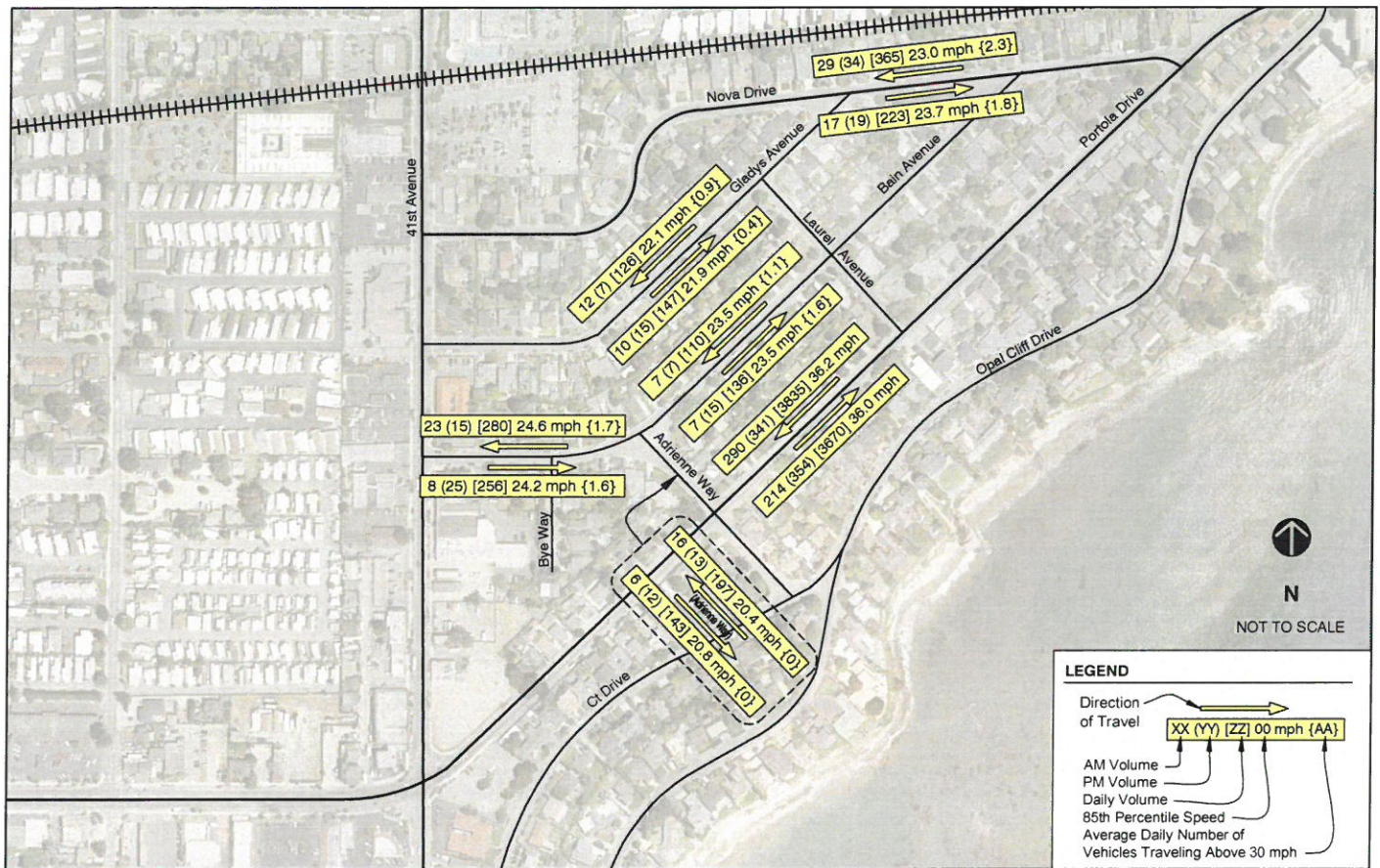
BACKGROUND

The project area is illustrated on Figure 1 and is generally bounded by Portola Drive to the south and east, Nova Drive to the north, and 41st Avenue to the west. Residents within the neighborhood have raised concerns about cut-through traffic from vehicles traveling through the neighborhood between Portola Drive and 41st Avenue. Cut-through traffic is generally defined as traffic using residential (local) roadways as shortcuts (i.e. traveling through a neighborhood without an origin or destination within that neighborhood). For the study area, cut-through traffic is defined as vehicles that travel between Portola Drive and 41st Avenue using neighborhood streets instead of traveling through the Portola Drive/41st Avenue intersection.

Local streets within the neighborhood include Adrienne Way, Bain Avenue, Gladys Avenue, Laurel Avenue, and Nova Drive. All of these roadways are two-lane roads (one lane in each direction) and have posted speed limits of 25 miles per hour (mph). The roadways within the neighborhood do not provide sidewalks, bike lanes, or parking stripes/shoulders, but rather maintain a rural feel with minimal roadway markings. The image to the right shows a typical cross section of a roadway in the study neighborhood. Nova Drive has three speed humps on the segment between 41st Avenue and Portola Drive. These humps were installed in response to previous concerns of speeding and cut-through traffic in the neighborhood. The speed humps on Nova Drive are each located approximately 150 feet: a) east of 41st Avenue, b) west of Gladys Avenue, and c) west of Portola Drive.



Portola Drive is a two-lane arterial that is located on the south-east border of the neighborhood. Although traffic volumes and speed were collected on this roadway and are presented in this document, improvements to Portola Drive to address speed and/or volume issues were not considered in this study per County staff direction.



Santa Cruz County Neighborhood Analysis

DATA COLLECTION

To analyze potential cut-through traffic, Fehr & Peers collected the following traffic data in the neighborhood:

1. **Roadway Volume and Speed Data** to assess neighborhood traffic and speed, as well as establish peak periods of vehicle travel in the neighborhood. Seven-day roadway machine volumes and speed data was collected at the following six locations:
 - Nova Drive between Bain Avenue and Gladys
 - Gladys Avenue between 41st Avenue and Nova Drive
 - Bain Avenue between Adrienne Way and Laurel Avenue
 - Portola Drive between Adrienne Way and Laurel Avenue
 - Bain Avenue between 41st Avenue and Bye Way (6-day counts only)
 - Adrienne Way between Bain Avenue and Portola Drive (6-day counts only)
2. **Origin-Destination (OD) Surveys** to identify the specific amount of cut-through traffic on neighborhood streets during peak periods. OD surveys were collected at the following four intersections:
 - Portola Drive and Nova Drive
 - 41st Avenue and Nova Drive
 - 41st Avenue and Gladys Avenue
 - Bain Avenue and Adrienne Way

The data collection efforts were conducted in late May/early June of 2009. Academic calendars for school districts in the area, as well as Cabrillo College and UC Santa Cruz were reviewed to verify that the data collection occurred when schools were in session. Due to time constraints of the study, the seven-day roadway counts were collected while the area's schools were in session, while the OD surveys were collected during a time period when Cabrillo College was not in session. The peak period volumes collected for the OD survey were compared to the 7-day roadway volume data to ensure that the data did not vary substantially (greater than 10 percent) between the data collection periods.

ROADWAY VOLUMES

The analysis included roadway volumes during the morning (AM) peak period (7:00 to 9:00 am), evening (PM) peak periods (4:00 to 6:00 pm), as well as average daily traffic (ADT) volumes. Because data was collected over a seven-day period, volumes were evaluated both for mid-week (Tuesday through Thursday) and weekend (Friday through Sunday) peak periods. Table 1 summarizes the volume data for the study area.

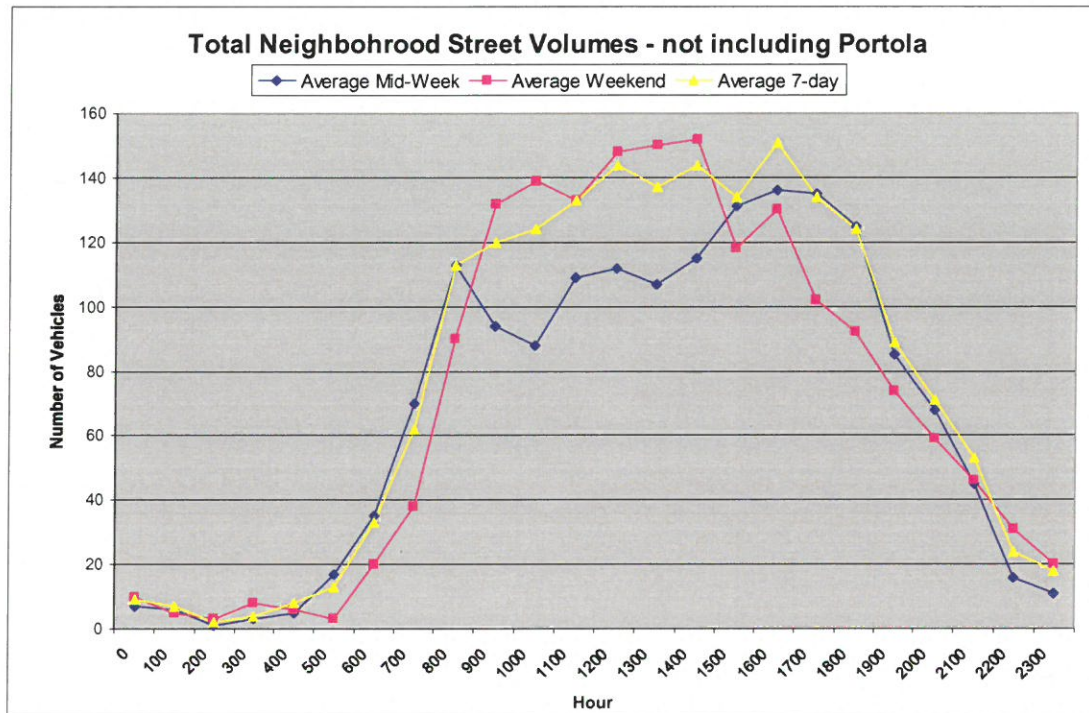
**TABLE 1
EXISTING ROADWAY VOLUME AND SPEED SUMMARY**

Intersection	Dir. ¹	Midweek ²			Weekend ³			Speed (mph) ⁴
		AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour	Daily	
Nova Dr between Bain Ave and Gladys Ave	EB	17	19	223	17	16	201	23.7
	WB	29	34	365	18	22	337	23.0
Gladys Ave between 41 st Ave. and Nova Dr	EB	10	15	147	10	9	158	21.9
	WB	12	7	126	7	9	163	22.1
Bain Ave between Adrienne Way and Laurel Ave	EB	7	15	136	7	14	167	23.5
	WB	7	7	110	7	6	119	23.5
Bain Ave between 41 st Ave and Bye Way ⁵	EB	8	25	256	10	13	274	24.2
	WB	23	15	280	11	12	261	24.6
Adrienne Way between Bain Ave and Portola Dr ⁵	NB	16	13	197	9	11	186	20.4
	SB	6	12	143	7	5	131	20.8
Total Neighborhood Volume (not including Portola Dr)		135	162	1,983	103	117	1,997	n/a
Portola Dr between Adrienne Way and Laurel Ave	EB	214	354	3,670	144	238	3,048	36.0
	WB	290	341	3,835	180	259	3,438	36.2
Notes: ¹ Direction of travel. NB = Northbound, SB = Southbound, EB = Eastbound, WB = Westbound ² Midweek is defined as Tuesday through Thursday. ³ Weekend is defined as Friday through Sunday. ⁴ 85 th percentile speed measured in mile per hour. ⁵ Data collected for a 6-day period only (Saturday through Thursday, no Friday counts). Source: Fehr & Peers, June, 2009.								

Compared to the weekend data, the midweek volumes are higher in the peak period and the daily volumes are similar between the two analysis periods. Because the peak period midweek volumes are higher than weekend volumes, the midweek period was selected as the basis for the origin and destination (OD) analysis and the midweek volumes are illustrated on Figure 1.

The graph on the following page shows the hourly variation in traffic volumes for the neighborhood (not including Portola Drive). The majority of traffic occurs between 7:00 am and 7:00 pm on weekdays and weekend days with a higher midday peak on weekend days.

An ADT of 800 to 1,000 vehicles is commonly considered an acceptable traffic volume for a local street with front-on housing. Based on the information presented in Table 1 and on the figures, peak hour and daily roadway volumes on each neighborhood street are relatively low and are generally acceptable for this type of facility.



ROADWAY SPEEDS

Roadway speeds were evaluated based on 85th percentile speeds. 85th percentile speed is the speed at which or below 85 percent of the vehicles are traveling. 85th percentile speed is a commonly used speed measure and traffic engineers rely on the 85th percentile speeds to help establish speed limits on non-local streets. Roadway speeds are presented in Table 1 and represent the average 85th percentile speed for the full data collection periods, which was seven days for most streets in the neighborhood. Table 1 summarizes the speed data for the study neighborhood.

The 85th percentile speeds collected within the neighborhood are below the posted speed limit of 25 mph, and therefore the majority of vehicles are traveling at an acceptable speed for the roadway. Figure 1 also illustrates the number of "outliers" (i.e. the average number of daily vehicles that traveled at speeds greater than 30 mph). Based upon the directional roadway data collected for the neighborhood, on average about one to two vehicles per day travel at speeds greater than 30 mph. The greatest number of outliers was observed on Nova Drive, followed by Bain Avenue, Gladys Avenue, and Adrienne Way (where no speeds in excess of 30 mph were observed). It should be noted that approximately 95 percent of the outliers travel between 30 and 35 mph, while the remaining five percent of vehicles travel at speeds greater than 35 mph. Though the neighborhood does have the occasional excessive speeder, the neighborhood as a whole does not have a significant speeding problem.

ORIGIN-DESTINATION SURVEY

To determine the two-hour time period in which to conduct the OD survey, the traffic volumes were evaluated to determine when traffic peaked within the neighborhood. As shown on Figure 2, the average midweek traffic volumes generally peaked between 3:00 p.m. and 7:00 p.m., while the average weekend traffic volumes peaked between noon and 2:00 p.m. Based on the hourly traffic variation, the two-hour time period between 4:00 p.m. and 6:00 p.m. was selected to conduct the OD survey. Though the mid-day weekend traffic is slightly higher than the evening midweek traffic, the midweek volumes were selected for analysis, since volumes on the surrounding roadway system are higher during the midweek, thus there is greater potential for cut-through traffic.

The OD survey was conducted on Thursday, June 11, 2009 between 4:00 p.m. and 6:00 p.m. to evaluate the amount of cut-through traffic in the neighborhood. Cut through traffic is defined as vehicles that do not have an origin or destination within the neighborhood. Total traffic volumes and the number of cut-through traffic peaked between 4:30 p.m. and 5:30 p.m., when a total of 167 vehicles were counted at the neighborhood entry and exit points. Of the 167 vehicles, 42 vehicles were observed traversing the neighborhood without stopping. Thus for the neighborhood as a whole, approximately 25 percent of the vehicles were cut-through traffic. However, the absolute number of vehicles comprising through traffic varied between 3 and 20 vehicles. Figure 3 summarizes the amount of cut-through traffic by streets for the major cut-through routes.

The OD survey shows that there are three routes for cut-through traffic in the neighborhood:

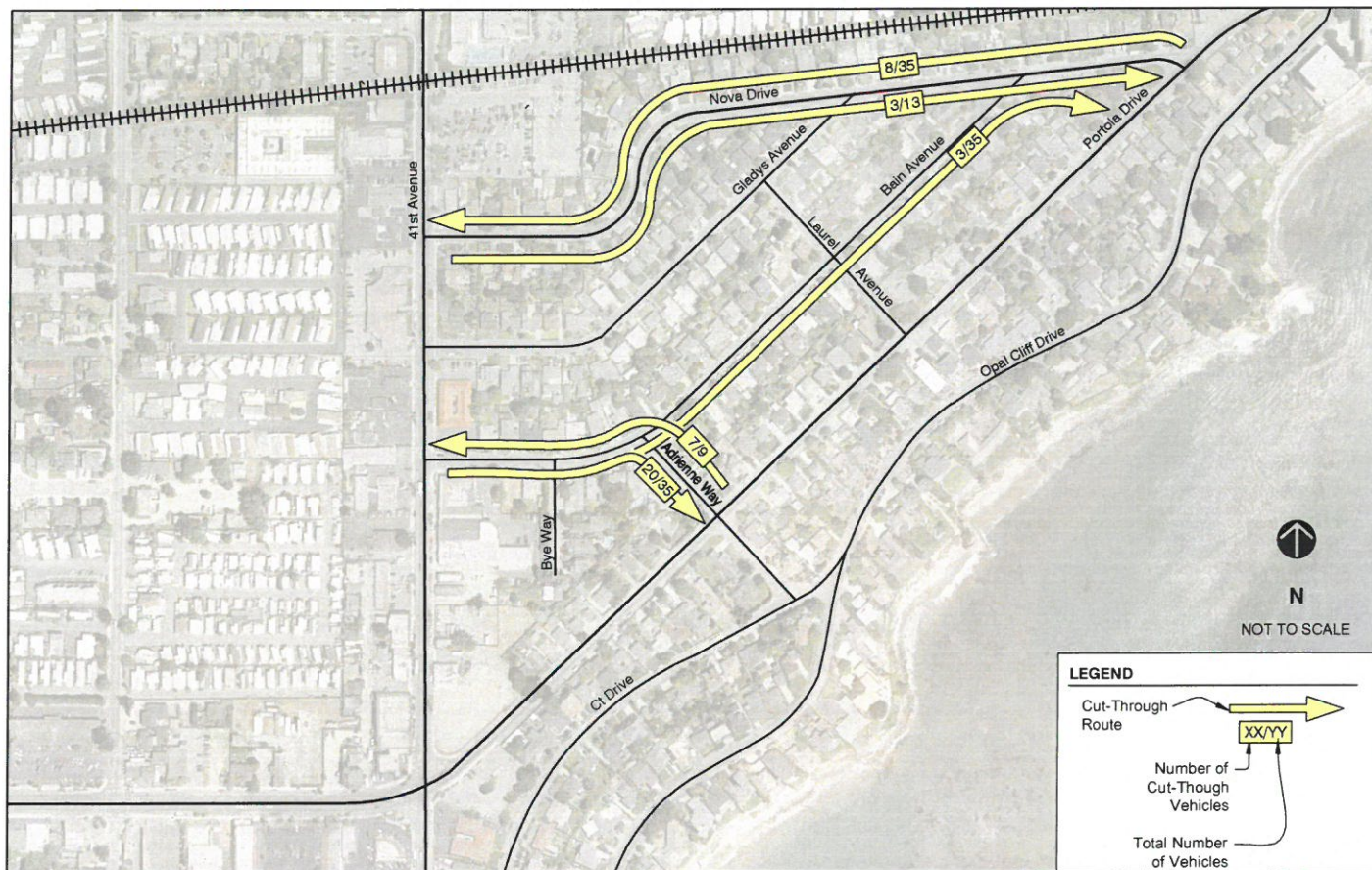
1. Nova Drive. Both in the eastbound and westbound direction up to 11 vehicles use Nova Drive as a cut-through route between 41st Avenue and Portola Drive.
2. Bain Avenue/Adrienne Way. The data collection efforts also showed that in the eastbound and westbound directions that Adrienne Way and Bain Avenue served as a cut-through route between 41st and Portola Drive for up to 27 vehicles.
3. Bain Avenue/Nova Drive. A secondary cut-through route was observed in the eastbound direction between 41st Avenue and Portola Drive via Bain Avenue and Nova Drive used by 3 vehicles.

Nova Drive

In the eastbound direction three (3) vehicles were observed cutting through the neighborhood via Nova Drive, while eight (8) vehicles were observed using this route in the eastbound direction during the peak hour. Thus, in the eastbound direction, one vehicle cuts through Nova Drive every 20 minutes, while in the westbound direction one vehicle cuts through the neighborhood every eight minutes. Based on the total volume on Nova Drive, cut-through traffic equals to approximately 23 percent of vehicles on Nova Drive.

Bain Avenue/Adrienne Way

The largest number of cut-through vehicles in the neighborhood was observed using Bain Avenue/Adrienne Way as a cut-through route between 41st Avenue and Portola Drive. Approximately 20 out of 35 total vehicles traveling eastbound on Bain Avenue east of 41st Avenue use Adrienne Way to cut over to Portola Drive. This represents nearly 60 percent of vehicles, but only one vehicle every three minutes. In the eastbound direction, seven vehicles out of nine (or



Santa Cruz County Neighborhood Analysis

78 percent) vehicles were observed using Adrienne Way/Bain Avenue as a cut-through route. This equals to one vehicle every nine (9) minutes. It should be noted that during field observations a large number of vehicles that traveled between Portola Drive and 41st Avenue via Adrienne Way and Bain Avenue originated from the adjacent neighborhood south of Portola Drive and were traveling on Adrienne Way through Portola Drive, and as such are not considered cut-through traffic. No data was collected at the Adrienne Way/Portola Drive intersection to determine the exact number of vehicles that originate from or are destined for the neighborhood south of Portola Drive. Thus, the data presented for the Bain Avenue/Adrienne Way route is higher and more conservative than the actual amount of true cut-through traffic on this route.

Bain Avenue/Nova Drive

A secondary cut-through route was noted in the eastbound direction between 41st Avenue and Portola Drive via Bain Avenue and Nova Drive. Approximately three out of 35 vehicles used this route during the evening peak hour. This equals to roughly one vehicle every 20 minutes. No cut-through traffic was noted using this route in the westbound direction.

TRAFFIC CALMING MEASURES

Traffic calming measures can be separated into two groups based on the primary issue that needs to be addressed. Volume control measures are primarily used to reduce cut-through traffic problems by prohibiting certain movements, thereby diverting traffic to streets with higher capacities or other design features to better accommodate higher volumes. Speed control measures are primarily used to address speeding problems by changing vertical alignment, changing horizontal alignment, or narrowing the roadway. The distinction between the two types of measures is not as clear as their names suggest, since speed control measures frequently divert traffic to alternate routes, and volume control measures can slow traffic speeds.

Though some routes are used as cut-through for vehicles traveling between 41st Avenue and Portola Drive, the total amount of through traffic on the study streets is very low and does not represent a through traffic problem. If Santa Cruz County staff were to consider addressing cut-through traffic in the neighborhood, then the measures listed below could be considered. Attachment A contains a list of common traffic calming measures that are available for implementation but were not considered as solutions for the identified issues in the study neighborhood.

- **Nova Drive** currently has three speed humps on the 0.35 mile segment between 41st Avenue and Portola Drive. These humps were installed in response to previous concerns of speeding and cut-through traffic in the neighborhood. Studies show that speed humps reduce travel speeds by approximately 22 percent and volumes by 18 percent.¹ Based on the current configuration and length of Nova Drive, no additional speed humps are recommended to address any traffic related to cut-through vehicles on Nova Drive.

The southbound right-turn from Portola Drive to Nova Drive is a sweeping right-turn (i.e. greater than a 90-degree angle) that makes access from Portola Drive to Nova Drive easy and convenient for any cut-through traffic traveling southbound on Portola Drive. To tighten the angle at this turn, the County of Santa Cruz has installed four vertical delineators along Portola Drive (see image at the following page). The delineators help to

¹ Ewing, Reid and Steven J. Brown, *U.S. Traffic Calming Manual* (Chicago: American Planning Association Planners Press, 2009), 63.

tighten the angle of the southbound right-turn, though they do not extend far enough into Nova Drive to force a vehicle to make a sharp, 90-degree turn. The County had originally installed a fifth delineator that extended further into Nova Drive, but removed it in response to resident complaints about the tighter turn it forced drivers to complete.

If the County wants to consider additional traffic calming measures on Nova Drive, we recommend that the radius on the northwest corner be permanently reduced by installing a bulb out or extending the curb in lieu of the temporary delineators. To avoid vehicles taking this tighter turn too fast and traveling into the oncoming travel lane on Nova Drive, the County could install chatter bars along the double yellow line that separates eastbound and westbound traffic traveling on Nova Drive at the intersection.



- **Bain Avenue/Adrienne Way.** The ease of the cut-through route between 41st Avenue and Portola Drive via Bain Avenue/Adrienne Way is primarily supported by the wide



intersection at Adrienne Way and Bain Avenue (see image to left). Similar to the Nova Drive entrance to the neighborhood at Portola Drive, the Adrienne Way/Bain Avenue intersection provides a sweeping eastbound right-turn from Bain Avenue to Adrienne Way. One method of slowing vehicles and discouraging cut-through traffic at this location is the

installation of a mini-traffic circle. Studies have shown that mini-traffic circles reduce speeds on average by 11 percent and volume by five percent. Since the Adrienne Way/Bain Avenue intersection is a T-intersection, the mini-traffic circle would need to be carefully designed to minimize the ease of making a right-turn onto Adrienne Way from eastbound Bain Avenue. Likely, the installation of a mini-traffic circle would also require the construction of curb extensions at the southwest corner of Adrienne Way/Bain Avenue to further tighten the turning radius for the eastbound right-turn while still providing driveway access to adjacent single-family homes.

A second traffic calming measure to address cut-through traffic at the Adrienne Way/Bain Avenue intersection includes intersection reconfiguration to tighten the southwest and southeastern corners of the intersection to provide more of a standard T-intersection configuration with 90-degree right-turns for the eastbound right and northbound right turns. The existing three driveways at the southwestern corner would need to be extended to accommodate the curb extension to reconfigure this intersection. The driveway extensions would need to be designed so that they do not access the middle of the intersection.




Finally, a third option to eliminate cut-through traffic at the Adrienne Way/Bain Avenue intersection would be to prohibit southbound left-turns at the Adrienne Way/Portola Drive intersection. To physically prohibit left-turns, a forced turn median island could be constructed at the intersection. An alternative would be to post signs to prohibit the southbound left-turns, though this would require enforcement to make the sign an effective traffic calming tool. One major consideration to prohibiting southbound left-turns at the Adrienne Way/Bain Avenue intersection is that vehicles will likely seek out alternate routes in the neighborhood to travel onto Portola Drive. A vehicle traveling eastbound on Bain Avenue would likely make a right-turn at Laurel Avenue or Nova Drive to access eastbound Portola Drive. Therefore, the left-turn prohibition at the Adrienne Way/Portola Drive intersection would likely divert the cut-through problem to Laurel Avenue or Nova Drive. Prohibiting southbound left-turns at the Portola Drive intersections at both Laurel Avenue and Nova Drive would substantially alter travel patterns for the neighborhood and would require relatively circuitous travel to leave the neighborhood.

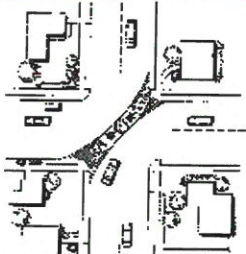

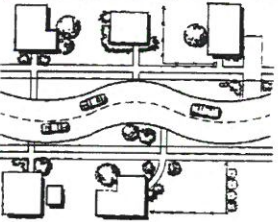
- **Bain Avenue.** The traffic circle mitigation measure identified for the Bain Avenue/Adrienne Way intersection would also help to discourage cut-through traffic for eastbound Bain Avenue between 41st Avenue and Portola Drive. A second solution is the installation of speed humps on Bain Avenue and Gladys Avenue approximately 150 feet east of 41st Avenue. These devices would deter some cut-through vehicles from entering the neighborhood from 41st Avenue. The speed hump on Bain Avenue would deter cut-through traffic that travel eastbound on Bain Avenue, while the speed hump on Gladys Avenue would serve as a deterrent to cut-through traffic looking for alternative routes that do not have speed humps (i.e. as a preventative measure to possible traffic diversion from the speed hump installation on Bain Avenue).

SUMMARY

ADT volumes on the roadways within the neighborhood are approximately 600 vehicles or less, with the highest volumes on Nova Drive, followed by Bain Avenue, Adrienne Way, and Gladys Avenue. Though some streets are used as cut-through routes for vehicles traveling between 41st Avenue and Portola Drive, the total volume of cut-through traffic is very low and does not represent a cut-through traffic problem based on standard traffic engineering practice. Additionally, the evaluation of speed data collected in the neighborhood shows that the measured 85th percentile speeds are below the posted speed limit of 25 mph and that no traffic calming is necessary to address any speeding issues. However, this memorandum presents some traffic calming measures that could discourage some cut-through traffic in the neighborhood by slowing vehicles at selected locations but still maintaining neighborhood connectivity and circulation. The measures are not expected to eliminate all cut-through traffic but would improve the livability of the neighborhood.

ATTACHMENT A
COMMON TRAFFIC CALMING MEASURES THAT ARE NOT APPLICABLE TO THE STUDY NEIGHBORHOOD

Device	Example	Advantages	Disadvantages	Effectiveness	Approx. Cost Estimates	Application to Study Neighborhood
Full/Half Closure	<p><u>Full Closure (Palo Alto, CA)</u></p>  <p><u>Half Closure (San Jose, CA)</u></p> 	<ul style="list-style-type: none"> • Full and Half Closures are able to maintain pedestrian and bicycle access • They are very effective in reducing traffic volume 	<ul style="list-style-type: none"> • They cause circuitous routes for local residents and emergency services • They may be expensive • They may limit access to businesses • Full Closures require legal procedures for street closures (in California - varies by state) 	<p>Full Closure: Average of 44% decrease in traffic volume, or a decrease of 671 vehicles per day (from a sample of 19 sites)</p> <p>Half Closure: Average of 42% decrease in traffic volume, or a decrease of 1,611 vehicles per day (from a sample of 53 sites)</p>	<p>Full Closure: >\$100,000</p> <p>Half Closure: \$35,000 to \$40,000</p>	<p>The existing traffic volumes and cut-through traffic on the neighborhood streets within the neighborhood do not warrant the implementation of Full or Half Closures to reduce any cut-through traffic.</p>
Median Barriers	<p><u>Median Barrier (San Diego CA)</u></p> 	<ul style="list-style-type: none"> • Median Barriers can improve safety at an intersection of a local street and a major street by prohibiting dangerous turning movements • They can reduce traffic volumes on a cut-through route that crosses a major street 	<ul style="list-style-type: none"> • They require available street width on the major street • They limit turns to and from the side street for local residents and emergency services 	<p>Average of 31% decrease in traffic volume, or a decrease of 1167 vehicles per day (from a sample of 10 sites; average includes various types of volume control measures)</p>	<p>\$15,000 to \$20,000 per 100 feet</p>	<p>A median barrier on Portola Drive at Adrienne Way could be installed to limit southbound left-turn from Adrienne Way to eastbound Portola Drive. However, traffic would likely seek an alternate route via Laurel Avenue or Nova Drive to travel from 41st Avenue to Portola Drive via Bain Avenue. In addition, sufficient roadway width is not available on Portola Drive to construct a barrier without eliminating on-street parking.</p>

Diagonal Diverters		<ul style="list-style-type: none"> • Diagonal Diverters do not require a closure per se, only a redirection of existing streets • They are able to maintain full pedestrian and bicycle access • They reduce traffic volumes 	<ul style="list-style-type: none"> • They cause circuitous routes for local residents and emergency services • They may be expensive • They may require reconstruction of corner curbs 	Average of 35% decrease in traffic volume, or a decrease of 501 vehicles per day (from a sample of 27 sites)	Greater than \$80,000	Most likely location would be the Bain Avenue/Adrienne Way intersection. Cut-through traffic would likely seek an alternate route, such as Gladys Avenue; thus a diagonal diverter would only divert the cut-through traffic to another location in the neighborhood.
Chokers	<p>Choker (Howard County, MD)</p> 	<ul style="list-style-type: none"> • Chokers are easily negotiable by large vehicles (such as fire trucks) • If designed well, they can have positive aesthetic value • They reduce both speeds and volumes 	<ul style="list-style-type: none"> • Their effect on vehicle speeds is limited by the absence of any vertical or horizontal deflection • They may require bicyclists to briefly merge with vehicular traffic • They may require the elimination of some on-street parking 	Average of 7% decrease in the 85th percentile travel speeds, or from an average of 34.9 to 32.3 miles per hour (combined average for various narrowing measures, taken from a sample of 7 sites)	\$10,000	Because chokers are effective in areas with substantial speed problems and no excessive speeding was observed, these devices were not recommended.
Lateral Shifts/ Chicanes		<ul style="list-style-type: none"> • Chicanes discourage high speeds by forcing horizontal deflection • They are easily negotiable by large vehicles (such as fire trucks) except under heavy traffic conditions 	<ul style="list-style-type: none"> • They must be designed carefully to discourage drivers from deviating out of the appropriate lane • Curb realignment and landscaping can be costly, especially if there are drainage issues • They may require the elimination of some on-street parking 	No data has been compiled on the effects of chicanes	\$15,000	Because lateral shifts are effective in areas with substantial speed problems and no excessive speeding was observed, these devices were not recommended.

Source: trafficalming.org, Fehr & Peers, July 2009.

Lezanne Jeffs

From: Toni Gardner [toniegardner@sbcglobal.net]
Sent: Wednesday, August 17, 2016 3:33 PM
To: Kathy Previsich; Lezanne Jeffs
Subject: Pending Action in regards to the application #151331

To the Planning department;

I received a Notice of for APN #033-113-38 and want to make a firm protest against the Planning department approving this permit. The impact to my neighborhood would be significant. Currently the traffic and parking have had a considerable negative impact on daily life for our residents, which has been brought up to the county and to Supervisor John Leopold directly. There have been problems with speeding, resident parked cars being hit, garbage and trash left in our yards and streets, and an intolerable amount of noise from patrons in the parking lot which spills over to our properties. Adding a beer tasting establishment would severely compound all these problems in addition to creating more. The owner of this establishment has been insensitive, uncooperative and unresponsive to our issues and requests for assistance in trying to resolve any of our concerns. Because the permit is being submitted by the same owner I do not have any realistic expectations that this would change with the addition of another establishment. I understand the revenue it might generate is attractive to the county and city, but is that really worth destroying the neighborhood?

Toni Gardner
(831) 588-4812
Gladys Avenue resident

Lezanne Jeffs

From: Johanna Bowen [jobowen@gmail.com]
Sent: Thursday, August 18, 2016 8:20 AM
To: Lezanne Jeffs
Subject: OPPOSITION to Planning department approval

>
> This letter is to oppose the approval of a Beer Tasting room in the complex currently occupied by Betty Burger at 41st and Gladys Ave in Live Oak. I regret that I do not have the APN for this activity.
>
> The Planning department MUST revise its official range of seating for the mis-named "Tasting Room" permits. The owners of NuBohemia received permission to convert a professional office space with 13 parking spaces to a "TASTING ROOM" but they in fact built a Tap Room or BAR which legally can accommodate up to 90 people. Many in this neighborhood did not object to the conversion at the time because we totally believed that NuBo planned / wanted a tasting room like the small comfortable wine tasting rooms that are scattered about our county. The Planning department approval of that conversion was a huge error based on a dishonest representation of the intent of the applicant.
>
> PLEASE do not approve another potentially large BAR on the same corner at the same intersection on the same residential street. Gladys simply cannot handle the parking nightmare from the granting of these permits without regard to the impact on the adjacent residential neighborhood.
>
> Please inform me as soon as you can when and where the subject of this application will be presented for approval. Can I object in person?
>
> Johanna Bowen
> Gladys Avenue Resident
> 831-345-3806
>
> Sent from my iPad

Lezanne Jeffs

From: Johanna Bowen [jobowen@gmail.com]
Sent: Tuesday, August 23, 2016 9:46 PM
To: Lezanne Jeffs
Cc: John Leopold
Subject: Notice of Pending Action for Application number 151331 APN 033-113-38

This Proposal to establish a beer tasting and retail store in an existing commercial building and to create 4 outdoor patio dining areas within the existing courtyard. Requires an Amendment to Commercial development Permitting 08-0435 and 02-0505.

The 02' master occupancy permit for the complex was approved with no specifics. In 08' Betty's went in with a 35 parking space condition. Nothing else was added when the clothing store was approved as a minor change.

A tasting room would not be a minor change in occupancy – from the perspective of the NUMBER of users.

Will there be a hearing on this topic?

If Betty's needs 35 parking spaces, I cannot imagine where any additional spaces will come from?

The fact of the matter is that the "tasting room" language deceives the public. We don't know what the number of occupants can legally be?

Is it 20, 30, 40, 50, 60, 70, 80, or 90 occupants???

We picture a small, discrete tasting room like many/most of the wine tasting rooms.

Will the Planning office take into consideration the nightmare on Gladys Avenue created by your previous approval of a "tasting room" for New Bohemia?

Your office approved the change from professional office space at New Bohemia to a "tasting room" at a time when the owner told the neighbors and Supervisor Leopold that the intent was a small 10-15 person tasting room on the second floor. The New Bohemia owners filled the first floor with stainless steel vats and made it look like a real micro Brewery operation.

As soon as the "tasting room" was approved the steel vats disappeared. I think they have one or two behind the bar. A new huge bar went in. The second floor was in addition to the bar. Even the Web site changed the language from tasting room to TAP ROOM.

Please help us by rejecting the Betty's Tasting Room application.

Johanna Bowen
4235 Gladys Ave.
Santa Cruz CA 95062
831-345-3806

cc John Leopold, Supervisor

Lezanne Jeffs

From: Dave Simpson [djsotter@outlook.com]
Sent: Thursday, August 25, 2016 6:47 PM
To: Lezanne Jeffs
Subject: Oppose APN # 033-133-38; Applicant # 151331

Re: APN # 033-133-38; Applicant # 151331

Dear Lezanne Jeffs, Planning Department,

We live at 4255 Gladys Ave, down the block from New Bohemia Brewery and Betty's Burger. Since the opening of New Bohemia, we've struggled with our street parking. We don't have a driveway to our home and rely on two slots on the street for our cars. On Friday's and Saturdays, New Bohemia patrons are forced to park throughout Gladys Ave, because there are only 13 parking spaces. "NuBo" has a nice offering, and they are very popular on the weekends.

As it stands, we and many of our other neighbors lose our parking spaces on weekends, and we must therefore oppose the proposed Beer Tasting Room in the storefront area behind Betty's at the intersection of 41st and Gladys. Our section of 41st is really livening up and becoming a jewel, and if we are to grow, more parking is needed.

Thanks for your service, and consideration,

Dave Simpson
4255 Gladys Ave
Santa Cruz, Ca

Sent from my iPad

Lezanne Jeffs

From: Lezanne Jeffs
Sent: Friday, August 26, 2016 11:57 AM
To: 'Johanna Bowen'
Subject: RE: Place and Time of October 1st Hearing

Ms. Bowen,

In answer to your questions:

1. At this time no hearing date has been scheduled for this project at Betty Burgers. Hearings are held on the first and third Friday of each month starting at 9:00 am, and are held in the Board of Supervisors' Chambers on the 5th floor at 701 Ocean Street, Santa Cruz. Possible hearing dates during October are therefore October 7 and October 21. Once the hearing has been scheduled notices will be mailed to all property owners within 300 feet and all residents within 100 feet of the project site in accordance with County Code.
2. All correspondence received prior to the publishing of the staff report (approximately one week prior to the hearing) will be included as an attachment to the staff report. Mail received after that date will be given to the Zoning Administrator on the day of the hearing as late mail.
3. The zoning ordinance does not regulate the number of people (occupancy of a building is determined in accordance with California Building and Fire Codes). What is regulated by the Planning Department is the number of parking spaces required for a proposed use and this is based upon the area of the use both within buildings and also within outdoor use areas such as the patio area. Parking requirements for commercial uses are set out in County Code section 13.10.552.
4. Under the current permit Betty's Burgers already provides beer and other drinks for their clientele and has an existing license from the ABC for this use. The proposed beer tasting use (bar) will provide a greater range of beer options and beer on tap for patrons of the restaurant. The retail portion of the use will be for the sale of bottle/cans of beer exclusively for off-site consumption.

I hope that this information is helpful.

Respectfully,

Lezanne

Lezanne Jeffs
Senior Planner
Development Review
Tel: (831) 454 2480
lezanne.jeffs@santacruzcounty.us

From: Johanna Bowen [<mailto:jobowen@gmail.com>]
Sent: Thursday, August 25, 2016 7:29 PM
To: Lezanne Jeffs
Subject: Place and Time of October 1st Hearing

Ms. Jeffs,

1. Would you please share with me the location and time of day for the Hearing on October 1st regarding the permit for Betty Burgers to open a bar on their premises.
2. Could you tell me if all correspondence to you on the subject will be included in the Planning report or will it be included only if the writer asks to have it included?

1. If a beer tasting room has an upper limit of clientele, how will anyone be able to enforce this when the

Bar is disguised as a beer tasting room, the clientele will be mixed in the patio area

4. Is this just a way for Betty Burger to get beer served to Burger eaters without a liquor licence?

Johanna Bowen
4235 Gladys Ave
Santa Cruz CA 95062
831 345 3806

Lezanne Jeffs

From: Adams, Susan [susan.adams@plantronics.com]
Sent: Thursday, August 25, 2016 7:56 PM
To: Lezanne Jeffs; John Leopold
Subject: Re: Applicant 151331

Dear Lezanne and John,

I am writing to you to express my opposition to the application for a beer tasting room at the intersection of 41st and Gladys.

While I support new business in our neighborhood, we are suffering from inadequate parking for the existing businesses at that intersection. Nubo brewery patrons are forced to find parking on Gladys Avenue which in turn takes parking spots away from the residents. As residents, our parking is mainly street parking and we respect each other's spaces in front of our homes. Consequently, our spots are grabbed by brewery and Betty burger patrons. We have been tolerant with the increase of parking in front of our homes with Nubo, frustrating as it is especially on weekends, but to add yet another business without adding parking is asking too much.

In addition, patrons of Nubo are often buzzed or drunk when they leave and we watch them get in their cars, on our street, where children, elderly and pets live putting all of us at risk, including watching them try to pull out of tight street parking.

Please, please help us out and decline the approval of this application. We count on you to keep our best interest in mind and not that of money in someone's pocket.

Thank you,
Susan Adams
Gladys Ave resident

Sent from my iPad

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Lezanne Jeffs

From: Jenna Hanecak [jennahanecak@me.com]
Sent: Friday, August 26, 2016 11:30 AM
To: Lezanne Jeffs
Subject: Betty's Burger-tasting room issue

Hello,

My name is Jenna and I am a homeowner on Gladys Avenue. I have live on this street since 1998. Over the years, I have witnessed normal populous changes. Since Betty's Burgers and now New Bohemian tap room have opened at the end of the street, there has been a massive increase in parking on Gladys, Nova and Bain. On weekend nights, I have to pull my garbage cans out to reserve parking for my vehicle in front of my own home (I have a disable child)! There's been an increase is theft, traffic, speeding vehicles, garbage, loud noise and drunk drivers.

This is a residential area with tons of kids/pets and it's become a short cut for the restaurant and microbrewery and 41st Ave.

As it stands, neither Betty's or NuBo can accommodate the parking for their patrons. Adding a tasting room would be inappropriate in this location.

Unless the county is willing to turn Gladys Avenue into a coul-de-sac, as requested many times in the past, I am requesting that Juan Validor's application for a tasting room, be denied.

Sincerely,

Jenna Hanecak

August 29, 2016

To: Lezanne Jeffs, Planning Dept. Santa Cruz County,

I am writing this letter in reference to application number: 151331 APN: 033-113-38. Betty Burger on 41st Avenue is requesting to add a beer tasting section and retail store to their current enterprise.

I own the house directly adjacent to Betty Burger on Bain Avenue. I do not want this amendment to be approved. Bain Avenue is a very busy street with lots of traffic, both cars and pedestrian, with no sidewalks. Our street is packed with parked vehicles, including employees of Betty's and other shops and restaurants. This already makes it hard to park on our street and difficult to back out of our driveway. Our visiting family and friends have a hard time finding parking.

If Betty's plans draw even more customers and employees to our street, it will make it very hard for the home owners in the area to find parking. It will only get worse with more people.

In addition, I don't see the need for another beer tasting establishment with New Bohemia already doing business across the street from Betty's. It seems unfair to New Bohemia after the owners have spent so much time and money creating a nice looking and well-run brewery.

Please listen to the neighbors to help keep our neighborhood a nice place to live.

Sincerely,



Janet Thompson

Email: scout5000@gmail.com

4135 Bain Avenue
Santa Cruz, CA 95062

Lezanne Jeffs

From: Andrew Granelli [plethor@gmail.com]
Sent: Tuesday, August 30, 2016 11:06 AM
To: Lezanne Jeffs
Subject: Regarding App#151331 APN:033-113-38

Hello,

My wife and 1 year old daughter live at 4145 Gladys Ave. I would like to express my opposition to another tap room / retail vendor at 1000 41st Ave(amendment to permit 08-0435,02-0505). Not only do I think it will be disruptive to our street and community, I think it's irresponsible of the city and county to continue to allow these businesses to open without additional parking being created in the 41st Ave. Business Corridor.

At the very least the folks living on Gladys would ask that the city/county allow permit parking, or 1Hr restricted parking after 5PM on weekdays. The traffic and parking are out of control in our neighborhood. The parking issue needs to be addressed.

Thank you for your time and attention to this matter.

--

Andrew Granelli
4145 Gladys Ave.
Santa Cruz, CA. 95062
cell:415.747.7041

Lezanne Jeffs

From: Jim Cumming [jcumming60@gmail.com]
Sent: Tuesday, August 30, 2016 3:13 PM
To: Lezanne Jeffs
Subject: Betty Burger 41st Ave.

Lezanne

I oppose the proposed beer tasting room at Betty Burger on Bain Ave. & 41st.

New Bohemia across the street has been a very responsible business owner but still bring more vehicle traffic and parking issues that creates problems for the homeowners at that end of Gladys.

Adding more vehicle parking is not available so compounding an already packed street with more cars is not fair to the neighborhood.

Thanks again for your time.

Jim Cumming
4605 Nova Dr.
SC 95062

August 31, 2016

Lezanne Jeffs
Planner
County of Santa Cruz
Planning Department
701 Ocean Street, 4th floor
Santa Cruz CA 95060

RE: Application Number 151331

I have concerns in regards to an Amendment of Commercial Development Permit 08-0435 and 02-0505. The concerns are listed below.

- The limited onsite parking is a concern to the adjoining neighborhood and me. There is currently no onsite parking for employees. Additional employees and customers would impact the neighborhood parking. The increase in traffic and parking will make it more dangerous to walk on the street because of no sidewalks.
- The new business would require additional equipment for cooling the beer. Will a study be required that shows the noise will not impact the residents? Where will the new equipment including compressors and transformers be located?
- Are the hours of operations changing?

Betty Burgers has been a good neighbor and I enjoy their warm atmosphere.

Doug Thompson
4135 Bain Ave.
Santa Cruz CA 95062
Dathompson25@hotmail.com

Lezanne Jeffs

From: s a [capt4511@yahoo.com]
Sent: Saturday, September 03, 2016 1:14 PM
To: Lezanne Jeffs
Cc: John Leopold
Subject: Opposition to App 151331

To Whom it may concern,

Please let this email serve as my public comment **opposing** application number 15133, proposal to establish a beer tasting and retail store at 1000 41st ave.

The recent facelift and attraction to the South end of 41st Avenue/Portola corridor seems to be outgrowing the infrastructure that the area was built for. Because of this, our neighborhood has become a parking lot.

I have been a homeowner here on Gladys Ave for 14 years. I can tell you that on several occasions my wife and I have considered selling our home because it's no longer the quiet neighborhood it used to be since the zoning changes. One of the neighbors has already sold and moved because things have gotten so ugly.

I'm not sure if you are aware of the existing issues directly associated with Betty Burgers and New Bohemia Brewery, but I can tell you that the addition of another drinking establishment would be unwelcome and quite frankly a slap in the face to the neighborhood.

I know that this issue has been brought to the attention of Leopold's office, and yet the county continues to negate the concerns of the constituents directly affected by their decisions. At some point, the concerns of the neighbors need to be addressed.

Listed below are some of the significant impacts that have affected our neighborhood:

- Parking

There are not enough spaces on the street currently for just the residents. There is a significant impact to the neighborhood with additional visitors every night, weekends and holidays, especially during the summer months. It is like the O'Neill Sale every weekend. I can tell you from experience that neither Betty Burger nor New Bohemia have adequate parking to meet their demand. I can't imagine what will happen should another potentially popular drinking establishment be approved. This is a neighborhood, not a commercial zone. We cannot even park in front of our own homes.

My guess is that this proposal is for something similar to Beer Thirty in Soquel. Well, ask around and see what kind of parking problem they have.

- Significant increase in traffic

In addition to the speeding – the majority of visitors are making U-turns (roughly 20+ on a busy day) in resident's driveways and in the middle of the street. Several homeowners' cars have sustained damage from visitors hitting their vehicles while making U-turns in the middle of the street – even before adding alcohol to the mix.

- Alcohol mixed with residential neighborhood is causing issues in a number of

ways:

- Patrons pre-partying in their cars in front our homes
- People changing their clothes and urinating on our properties
- Litter left in the gutters and in our front yard
- Noisy drunk aggressive people leaving late at night
- Patrons driving drunk through the neighborhood
- Drunk drivers leaving their cars parked overnight
- Patrons forcing their cars in spaces that they don't fit and impacting our driveways

Thanks for taking the time to acknowledge my concerns,

Scott Agnelli
831-246-1096

Lezanne Jeffs

From: David Roberts [david.roberts@thedifferenceconsulting.com]
Sent: Monday, September 05, 2016 9:36 AM
To: Lezanne Jeffs
Subject: Another neighbor opinion on APN#033-113-38, Applicant #151331

Lezanne,

We live at 4170 Gladys (four houses away from Betty's Burger) and wanted to weigh in on the tasting room application.

We are **opposed to this proposal unless** there is a parking plan. Any additional uptick in parking in this neighborhood is problematic.

One suggestion is to mandate that Betty's Burger partner with American Dream Reality across the street. It's an empty lot and could provide additional parking. No idea if this is even feasible.

Feel free to reach out with questions, and good luck!

Best,
David



David Roberts | Executive Director

+1 415 244 9110

Santa Cruz, CA, USA

www.thedifferenceconsulting.com | [Connect with Us](#)

Lezanne Jeffs

From: Gail Ramsey [gaildawn@outlook.com]
Sent: Tuesday, September 06, 2016 4:32 PM
To: Lezanne Jeffs
Subject: Application #151331, APN: 033-113-38

Dear Lezanne,

I am writing with serious concerns about the application to add a beer tasting / retail store to Betty Burgers on 41st Avenue. We (I take care of my elderly mother) live 2 doors down from Betty's and suffer daily (1) from their customers parking in front of our home, (2) to their employees parking in front of our home, (3) to the garbage thrown from their customers cars onto our lawn, (4) to the extreme noise disturbance coming from their business, (5) to the rudeness and lack of concern for the neighbors by the owner of Betty's (6) to the noise level we have to endure.

1. We have Betty's customers parking in front of our home whenever their parking lot is full, which happens throughout the day, EVERY day. Sometimes, they even leave their cars overnight. From my kitchen window, I see these cars park and the people leaving their cars and walk towards Betty's. Often, they block my driveway and twice actually parked IN my driveway, saying they were just going to pick up a to-go order! Whenever we are expecting company, I have to park my car in front of my house so that my company can park in my driveway. If not, they often have to park 5 or 6 houses away. These problems have existed since before NuBo even opened. NuBo presented us with a new set of problems, but I will address that later.

2. Even though there was a deal with Betty's that prohibited their employees from parking in front of our homes, they do it everyday. As recently as Friday, I had to take time out of my day to go to Betty's to ask the cook to remove his truck from in front of our house. AGAIN! He sometimes would leave it overnight. I could tell it was his because it had a unique paint job and because his had loud pipes that he would rev up loudly, over and over again whenever he would both park it and race off. Now, he parks in their parking lot and revs up the truck loudly 5 days a week, usually around 9-10:00 pm and usually speeding down our street. Many times, I would go into Betty's to complain about their employees parking in front of our house and she would yell at me. She is rude and a bully.

3. Often their customers who park in front of our house leave drink cups, wrappers and other garbage on our lawn or in the gutter. We were told that Betty's employees would check the neighborhood for trash before they closed up for the night. They neglect to do this. They have never done this.

4. & 5. For 5 years, I had to endure deliveries to Betty's at all hours of the night. Deliveries would happen from midnight to 7:00 am, at least 5-6 times a night. Sometimes, the trucks would pull directly into the parking lot, lighting up my bedroom brighter than daylight! Other trucks would back in, with the loud BEEP BEEP BEEP of a truck backing up waking me at all hours. Often, these were refrigeration trucks which would run their engines the whole time they were delivering, which was very loud and would wake me back up, if I was lucky enough to have fallen back asleep after they parked. Also, the driver would talk to the night employee, often in Spanish, loud enough to talk over the sound of the refrigeration truck. I could never sleep more than 2-3 hours at a time, each and every night. For reasons unrelated to me, the deliveries have stopped during the night, although they start up at 6:00 am, not 7:00am as required by law.

I tried complaining to the managers at night, to no avail. Since I was often treated rudely, I looked up the county codes and saw that there are to be no night time deliveries in Santa Cruz County between the hours of 10:00 pm and 7:00 am in residential areas. I was also told that the Planning Department did not allow deliveries during these hours, but it was not surprising to me that she ignored these rules. When my concerns were ignored, I started calling the Sheriff Department. I was told to call each time there was a delivery or loud noise during these hours. I did this for a little while, but felt silly since no one ever came out to check on my complaint. In addition, I received a visit from a Deputy one day who said the owner of Betty's was tired of my complaints and I was told not to complain anymore! This was a few years ago, so I had to continue to endure with sleepless nights or fear the Sheriff being called to my home again. SHE was the one breaking the law but she bullied me into being silent.

6. The noise level is an assault on our little neighborhood. Every night, customers from both businesses play their car stereos on blast level. This mostly happens when they leave, usually as late as 10-11:00 pm. They also talk very loud. My experience has been that whenever these folks drink, they raise their voices and patrons of both businesses drink. These same patrons hang around after hours, again, talking and laughing loudly and often over the sound of their stereos. Sometimes, as often as 11:30 pm. I have had to go outside and confront some of these people. The noise is so loud that it wakes my mother. On one occasion, I was pushed. We even have Betty's employees park in their parking lot with the car running, windows down and on their cell phone, talking for long periods of time. When confronted, they identify themselves as employees. Once, I said I was going to talk to the manager. I was informed this woman WAS the manager and she could do what she wanted. My neighbor took her picture, which only made her more angry.

Also, the employees let the lids of their dumpsters SLAM every time they empty the trash and whenever they empty the glass beer bottles, which are loud enough, it's just absurdly loud when they let the lid SLAM as well. This always takes place between 9:30 & 10:00 pm. Besides that, the employees talk very loud as they are emptying the trash and bottles. Whenever I ask them to please be quiet, they usually swear at me and/or slam the lids louder and over and over again.

The parking problem was awful prior to NuBo moving in. It has just gotten worse since then. I am baffled that the Planning Department would allow a business with a capacity of 90 people to open with only 9 parking spaces!!! *** Where were their customers supposed to park? In front of our homes, of course! Please just take a moment to visualize just how many cars that means we all have to deal with. With the overflow from Betty's AND the 40 or so cars (approx.) from NuBo, some of us have to park 7,8 or 9 houses away, or more. We have a lot of elderly neighbors who cannot walk 7,8 or 9 houses or more to their homes. On trash night, Sundays, customers from both businesses often move our trash cans to park. This means that we have to check our cans after 11:00 pm or before 6:00 am to make sure they are in the street for pickup. This is just ridiculous! And your department is considering allowing a new business to move in across from Betty's? When the clothing retail store used to reside across from Betty's, they only needed a few parking spots. With a new beer tasting / retail store moving in, the need for parking will be much greater. That is unless the owner of Betty's thinks they can make a profit from a few customers.

Our neighborhood is already overwhelmed by the parking problems from these 2 businesses. It would be unconscionable to allow her to open another business. In addition to everything listed above, she has already demonstrated her lack of respect or concern for our neighborhood and a complete disregard for the agreement she entered into when she moved in and a disregard for the laws of Santa Cruz County as well. Again, she is a bully! At least the owners of NuBo try to work with us on the parking problem and are receptive to our concerns.

I was told that Betty's claims they would have enough parking if NuBo's patrons would not use Betty's parking lot. That is a lie by the owner who never had enough parking prior to NuBo moving in!

I tried to find out which Commercial Development Permits Betty's is requesting to be amended. I understand there will be another Notice of Impending Action sent out. It would be helpful if we were told what permit numbers 08-0435 & 02-0505 are as they stand right now.

We have tried over and over to have our street be designated as "Permit Parking Only", to no avail. We were told that it was not allowed in Santa Cruz County, but we see it all over town. I have checked with the Coastal Commission and the Department of Public Works, but I was bounced around to several departments and no one seemed to know who would handle this. We would like this to be considered even without allowing these amendments to take place, due to all of the reasons listed above and many more not listed. Is this even an option?

The businesses on the corners of Gladys used to be a bank and a flower shop! The current use of this space shows a complete and total lack of respect or concern for our little neighborhood. Please do not add insult to injury by allowing Betty's to expand their business! Please feel free to contact us if you have any questions regarding our email.

With appreciation for your time,

Gail Silvers and Evelyn Ramsey
4154 Gladys Avenue
Santa Cruz, CA 95062
(831) 476-2822

***My next door neighbor is building a "Granny" unit in her backyard. She was told by the Planning Department that she had to pave over her backyard to make room for 4 parking spaces on her property and that she could not consider parking on the public street in front of her house an option!!! But these businesses are not required to provide parking for their customers? Why do the homeowners be put out in favor of this business owner?

Lezanne Jeffs

From: Jim Vandegrift [jlvandegrift@gmail.com]
Sent: Saturday, September 17, 2016 4:16 PM
To: Lezanne Jeffs
Subject: Betty Burger Beer Tasting Room on 41st Ave.

My name is Jim Vandegrift. I live at 4215 Bain Avenue and am 5 doors down from Betty Burgers. Already, the parking on our neighborhoods is impacted by new businesses opening along 41st without adequate parking. People are constantly parking so close to my driveway it makes it very difficult to get in and out of my driveway. As more and more businesses are permitted to expand without proper parking accommodation, this will only get worse.

I urge you to please consider us residents. Bain Avenue is already a "defacto" parking lot for Betty Burgers, Vallarta Taqueria, and Nubo Brewery. When Betty's opens another beer tasting room this problem will only get worse on Bain and Gladys.

Please make my comments part of the public record on this issue.

thanks you for your consideration.

Jim Vandegrift
4215 Bain Avenue
Santa Cruz, CA 95062

Lezanne Jeffs

From: Laurie Rohrbach [rohrbachs2003@yahoo.com]
Sent: Thursday, October 20, 2016 10:43 AM
To: Lezanne Jeffs; Kathy Previsich
Cc: Laurie Rohrbach
Subject: Opposed to Betty Burgers proposal for beer tasting 151331 APN 033-113-38

Hello Lezanne and Kathy, I am writing to inform you of my formal objection to Betty Burgers proposal for a beer tasting room. 151331 APN 033-113-38 WE live on Bain ave and this will be a problem in terms of noise and parking, not to mention the increased potential for drunk drivers. This is a family neighborhood with children. We do not need another loud "Bar" in the neighborhood which this essentially will be. Parking is already a very big issue for our neighborhood and this will make it worse.

Sincerely, Laurie Rohrbach

Lezanne Jeffs

From: Lezanne Jeffs
Sent: Tuesday, October 25, 2016 10:17 AM
To: 'Amanda Drake'
Subject: RE: Betty Burgers expansion

Dear Amanda,

Thank you for your correspondence, it will be included into the public record for this project.

I did just want to assure you that the proposed expansion of the restaurant will be entirely within the existing building and that there will be no addition of any rooftop patios. The patios called out in the project description are within the existing courtyard and are designed to reduce and limit the available seating area in that courtyard. In addition, the courtyard is proposed to be covered by a plexiglass skylight/roof which should help to reduce any potential noise from the outdoor dining areas.

Please let me know if you have any additional questions,

Sincerely,

Lezanne

Lezanne Jeffs
Senior Planner
Development Review
Tel: (831) 454 2480
lezanne.jeffs@santacruzcounty.us

From: Amanda Drake [<mailto:amandadrake831@yahoo.com>]
Sent: Monday, October 24, 2016 9:14 PM
To: Lezanne Jeffs
Subject: Betty Burgers expansion

Hi Lezanne,

I live on Gladys Ave and am concerned about Betty Burgers expansion. The increase of business with minimal parking increase means more people parking on the street. Gladys Ave and surrounding streets used to be quiet and an actual neighborhood. But the increase of traffic, often going 41st Ave speed on once quite residential streets, makes it unsafe for walking, biking and playing, especially since there are no sidewalks, and the neighborhood feel is being lost. The beer tasting room means there will be potential drunk driving frequenting these once safe streets.

I am also concerned about the increase of litter from the Betty Burger expansion. I pick up trash blown from Betty's regularly. As a local business Betty's has not done much, if anything to be a good neighbor.

Now I hear there may be rooftop patios?!? As a neighbor living behind Betty's I'm concerned that my family's privacy may now be in jeopardy as well. It also has the potential to create noise. This is just too much growth and it will greatly change the feel of our special nook of the world.

I know that change to this part of town is inevitable, but I ask for the growth to be thoughtful and for the betterment of all residents, not just the business owners. Enough alcohol is being sold in the neighborhood already and parking is already a big issue. I'm asking for less alcohol, more parking and no rooftop patios. Let's grow responsibly and not turn into the central coast version of Huntington Beach. Keep Santa Cruz unique and special!

Thank you for your time.

Sincerely,
Amanda Drake
(Life long east side Santa Cruz resident)

Sent from my iPhone