



## **Staff Report to the Zoning Administrator**

**Application Number: 191096**

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**Applicant:** William C. Kempf Architect  
**Owner:** Aptos Village Llc  
**APN:** 041-011-45, -46  
**Site Address:** 174 Aptos Village Way, Aptos

**Agenda Date:** August 16, 2019  
**Agenda Item #:** 3  
**Time:** After 9:00 A.M.

**Project Description:** Proposal to serve liquor at an approved restaurant.

**Location:** Intersection of Aptos Village Way and Trout Gulch (174 Aptos Village Wy.).

**Permits Required:** Commercial Development Permit to allow on-site liquor sales within 200 feet of property zoned residential.

**Supervisory District:** 2<sup>nd</sup> District (District Supervisor: Friend)

### **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191096, based on the attached findings and conditions.

**Project Setting:** Parcel 041-011-46 is the building site and parcel 041-011-45 is the parking lot, part of the common area of Aptos Village. The parcels front Trout Gulch Road across from the Hihn Subdivision (mixed residential and commercial), and adjoin a sheriff's substation to the north and commercial uses to the west and south.

**Project Background:** The site and structure were designated for community commercial use by the Aptos Village project (permit #101027). An initial occupancy permit (permit #181595) was approved for a "full service restaurant," including restaurant seating and a bar, on December 6, 2018. A commercial building was constructed on the site under permit B-153669 and finished in April of 2019. Restaurant use on the site is consistent with the Aptos Village Plan.

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

#### Restaurant Permit Review

The subject property is a 2,970 square-foot restaurant parcel (APN 041-011-46) surrounded by a 12,500 square-foot "common area" (APN 041-011-45) for parking purposes. The site is located in the C-2 (Community Commercial) zone district, a designation which allows restaurant uses.

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The proposed commercial building 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.

### Liquor Regulations

County Code Section 13.10.654 requires a use approval (Level 5) for on-site liquor sales within 200 feet of a residential zone district as follows:

#### **13.10.654 Night clubs, on-site liquor sales, live entertainment.**

1. No dance hall, road house, night club, commercial club, or any establishment where liquor is served or commercial place of amusement or recreation, or any place where entertainers are provided whether as social companies or otherwise shall be established in any district closer than 200 feet to the boundary of any residential or recreational district, unless a Level V use approval is first secured in each case. [Ord. 3432 § 1, 1983].

The restaurant site is within 200 feet of three residential districts. An RM-2 zone district is located approximately 150 feet to the north, and an RM-3-L district is located approximately 150 feet to the northeast, across Trout Gulch Road. To the east, the Hihn Subdivision is not zoned residential, rather SU (Special Use) with a General Plan designation of Community Commercial, but the land use in the subdivision within 200' of the restaurant is all single-family residential.

The State Department of Alcohol Beverage Control (ABC) regulates the issuance of liquor licenses. ABC authorizes a Type 47 alcohol license for on-site consumption of alcohol associated with a restaurant, as follows:

**Type 47 ON SALE GENERAL – EATING PLACE - (Restaurant)** Authorizes the sale of beer, wine and distilled spirits for consumption on the licensee's premises. Authorizes the sale of beer and wine for consumption off the licensee's premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.

The applicant attests that he has developed a full liquor menu, has a bar manager for the establishment and plans to obtain either a new license or a liquor license transfer approval from ABC. The applicant also stated that he may seek a Type 41 beer and wine license for use during the extended process obtaining a Type 47 liquor license.

A liquor license obtained from ABC must be in use within 30 days of the date of issuance. Since the County approval process takes longer than 30 days, it is appropriate to issue a permit for liquor sales in advance of licensing from ABC, conditional on obtaining a license.

Liquor sales are commonly offered at full-service restaurants. At the subject facility, Mentone Restaurant, no outdoor seating is proposed and the proposed conditions of approval would limit alcohol service to indoors only. The project would be conditioned to require an ABC Type 47 alcohol license for on-site sale and consumption of liquor in conjunction with restaurant food service (bona fide eating place), maintained in good faith and used for the regular service of meals to patrons. The premises must have suitable kitchen facilities and supply an assortment of foods commonly ordered at various hours of the day, and not be used as a bar only.

The program statement submitted for Mentone Restaurant proposes open hours of 4:00 p.m. - 9:00 p.m., Monday through Friday, and 11 a.m. - 9:30 p.m. Saturday and Sunday. The proposed conditions of approval would restrict liquor sales to restaurant dining hours of service, not to exceed the hours of 10 a. m. to 10 p.m., seven days a week. The presence of a sheriff's substation across the street adds an additional level of safety and security.

No public comments have been received as of the posting date of this report.

### **Environmental Review**

Environmental review is not required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). A preliminary determination has been made to exempt the proposed project from further Environmental Review pursuant to the attached CEQA Notice of Exemption (Exhibit A).

### **Conclusion**

As proposed and conditioned, the on-site sales and consumption of liquor would occur only:

- In conjunction with a restaurant use, not at a bar or tavern
- Incidental to food service at a facility where minors are allowed
- Indoors
- During non-quiet hours

Based on the proposed business plan and conditions of approval, the proposed request for on-site sale and consumption of liquor does not appear to be deleterious to surrounding residential uses.

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 **191096** 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.sccoplanning.com](http://www.sccoplanning.com)**

Report Prepared By: Jerry Busch

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E-mail: [jerry.busch@santacruzcounty.us](mailto:jerry.busch@santacruzcounty.us)

### **Exhibits**

- A. Notice of Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Comments & Correspondence (only if comments/correspondence are attached)

# 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: 19106

Assessor Parcel Number: 041-011-46

Project Location: 174 APTOS VILLAGE WAY

**Project Description: Proposal to serve liquor at an approved restaurant.**

**Person or Agency Proposing Project: William C. Kempf Architect**

**Contact Phone Number: 831-459-0951**

- 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 1 - Existing Facilities (Section 15301)

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

Class 1, Section 15301 exempts existing restaurants from Environmental review.

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

  
Jerry Busch, Project Planner

Date: 7-26-19

**EXHIBIT A**

## **Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for commercial uses. The conditions of approval restrict liquor sales to dining hours of service, limit the hours of service to 10 a. m. to 10 p.m., seven days a week, and allow indoor consumption only. As the sale of liquor is proposed in conjunction with a restaurant and incidental to the food service, as required by the liquor license type, is indoor only and would not occur during quiet hours, the proposed request for on-site sale and consumption of liquor will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the existing restaurant 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 as the primary use of the property will be an existing restaurant that meets all current site standards for the zone district. On-site liquor sales within 200 feet of residential the subject property boundary is permitted pursuant to County Code Section 13.10.654 subject to approval by the Zoning Administrator.

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 on-site liquor sales is proposed in conjunction with an existing restaurant food service on site and is consistent with the commercial use and density requirements specified for the C-C (Community Commercial) land use designation in the County General Plan.

A specific plan has been adopted for this portion of the County. The proposed use is consistent with the specific plan. No limitations are called out in the General Plan with regard to the Community Commercial designation associated with the property that would preclude the proposed use.

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

This finding can be made, in that the proposed liquor sales, in conjunction with food service at an

existing restaurant will not affect demand for utilities or generate additional traffic.

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 restaurant is located within a commercial area of Aptos Village and adjacent to residential zoning. The initial occupancy permit for the restaurant (permit #181595) does not provide for live entertainment or amplified music. Conditions of the liquor service approval prohibit a bar or tavern, allow indoor alcohol service only, and limit the restaurant hours of operation to non-quiet hours, 10 a. m. to 10 p.m., seven days a week. As the sale of liquor is proposed in conjunction with an existing restaurant and incidental to the food service, as required by the liquor license type, the proposed request for on-site sale and consumption of liquor will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood. The proposed use will be compatible with the land use intensity and density of the neighborhood, and adjacent commercial and residential uses.

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

This finding can be made, in that the proposed project will not change the physical design of the existing commercial building or result in changes to the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

Exhibit D: Project plans, prepared by William C. Kempf, Architect, dated 3/6/2019.

- I. This permit authorizes the on-sale liquor associated with an existing restaurant (Mentone Restaurant) within 200 feet of residential zoning districts. 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.
- II. Prior to sales of liquor in conjunction with the existing restaurant the restaurant owner / applicant shall:
  - A. Obtain a Type 47 Alcohol license - On Sale-Eating Place (restaurant). This alcohol license authorizes the sale of beer, wine and distilled spirits for consumption on the licensed premises. The restaurant operator shall operate and maintain the licensed premises as a bona fide eating place. The use is required to maintain suitable kitchen facilities, and shall make actual and substantial sales of meals for consumption on the premises, of an assortment of foods commonly ordered at various hours of the day.
- III. Operational Conditions
  - A. This permit:
    1. Allows a restaurant (Mentone Restaurant) with on-sale liquor in conjunction with food service (bona fide eating place) at a facility where minors are allowed. Food and alcohol service shall not exceed the hours of 10 a. m. to 10 p.m. seven days a week. Alcohol consumption shall be indoor only.
    2. Restricts the restaurant to a Type 47 alcohol license from the State Alcohol Beverage Control (ABC). The licensee shall operate and maintain the licensed premises as a bona fide eating place and maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises.
    3. Prohibits operation of the facility as a bar or tavern only.
  - B. 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.



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

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Minor variations to this permit which do not affect the type of liquor permit required, indoor food and alcohol service requirement or limits to the hours of operation 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 3 years from the effective date listed below unless the conditions of approval are complied with and use commences before the expiration date.**

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

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

Application #: 191096  
APN: 041-011-45, -46  
Owner: APTOS VILLAGE LLC

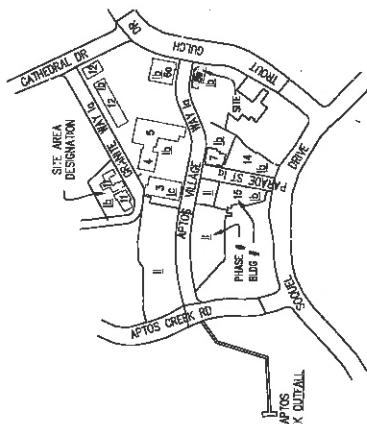
Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Jocelyn Drake  
Deputy Zoning Administrator

\_\_\_\_\_  
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.

# TENANT IMPROVEMENT FOR: MENTONE RESTAURANT BUILDING 6B, 174 APTOS VILLAGE WAY, APTOS, CALIFORNIA

APTOS VILLAGE PLAN



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VICINITY MAP

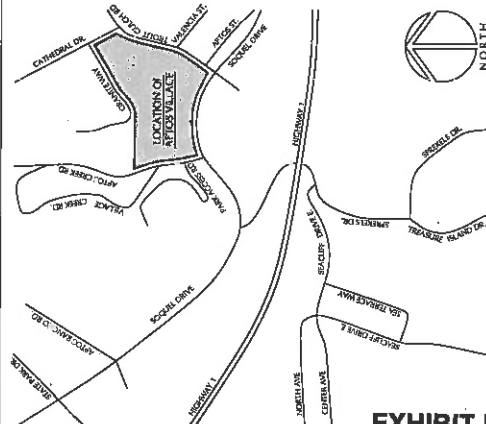


EXHIBIT D

CONSULTANTS

ARCHITECT:	WILLIAM C. KRAFF, ARCHITECT 605 UNIVERSITY AVENUE SANTA CRUZ, CA 95060 BILL KRAFF: 831-458-0951
GENERAL CONTRACTOR:	TESTORFF CONSTRUCTION, INC. 233 SPECIES DRIVE, SUITE D APTOS, CA 95003 JEFF SWAIN: 831-238-8841
STRUCTURAL ENGINEER:	PEOPLES ASSOCIATES, INC. 1980 TAYLOR COURT MILPITAS, CA 95035 DAVE KIMMEL: 650-263-6570
ELECTRICAL CONTRACTOR:	LUCY ELECTRIC 1402 BAY ST. SANTA CRUZ, CA 95060 PATRICIA O'CONNELL: 831-234-0023
MECHANICAL CONTRACTOR:	AIRTEC SERVICE 172 AVANTION WAY SAN JOSE, CA 95128 DAVE OLSON: 831-728-5000
PLUMBING CONTRACTOR:	PREFERRED PLUMBING, INC. 172 AVANTION WAY SAN JOSE, CA 95128 DAVE OLSON: 831-728-5000
ENERGY CONSULTANT:	APR TECH, INC. 235 BLACKBURN STREET SANTA CRUZ, CA 95060 PAT SPILL: 831-458-0485

PROJECT DATA

OWNER:	AV BUILDING CO LLC 605 UNIVERSITY AVENUE SANTA CRUZ, CA 95060 ANDREW BURINAK: 917-796-6117
ASSESSOR'S PARCEL NUMBER:	041-031-46
SITE:	BUILDING 6B, APTOS VILLAGE PLAN 174 APTOS VILLAGE WAY, APTOS, CA
REFERENCE CODE:	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA ENERGY CODE
CONSTRUCTION TYPE:	V-3, SPRINKLERED
OCCUPANCY:	A-2 (RESTAURANT)
PROJECT DESCRIPTION:	TENANT IMPROVEMENT TO AN EXISTING VACANT SHELL TO INCLUDE NEW SECOND FLOOR AREA, NEW EXIT DOORS, IMPROVEMENTS FOR NEW RESTAURANT
ZONING:	PLANNED DEVELOPMENT
AREA CALCULATIONS:	REMODELED FIRST FLOOR AREA: 3,877 S.F. NEW SECOND FLOOR AREA: 3,877 S.F. GROSS BUILDING AREA: 3,877 S.F.

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF CONFLICT BETWEEN THE BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA ELECTRICAL CODE SHALL PREVAIL.
2. THE BUILDINGS OF THE SAME STRUCTURAL TYPE SHALL BE CONSIDERED AS ONE BUILDING FOR THE PURPOSES OF THE CALIFORNIA BUILDING CODE.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES OR STRUCTURES.
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FIRE PROTECTION NOTES

1. THESE PLANS ARE IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES AS AMENDED BY THE CALIFORNIA FIRE CODE.
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TENANT IMPROVEMENT FOR  
MENTONE RESTAURANT  
174 APTOS VILLAGE WAY, APTOS, CALIFORNIA  
VICINITY MAP, PROJECT DATA, CONSULTANTS

DATE: 10/10/18  
PROJECT NAME: APTOS BUILDING 6B  
CLIENT: AV BUILDING CO  
DESIGNER: WILLIAM C. KRAFF  
ARCHITECT: WILLIAM C. KRAFF  
ARCHITECT: WILLIAM C. KRAFF

NO.	DESCRIPTION	DATE
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20	REVISION	



EXHIBIT D  
A1.1





MENTONE RESTAURANT  
174 APTOS VILLAGE WAY, APTOS, CALIFORNIA  
PROPOSED MAIN FLOOR PLAN

DRAWING DATE	MARCH 8, 2019
CLIENT NAME	ANDREW BURNHAM
PROJECT NAME	AVP BUILDING 6B










[illegible]

**DISCLAIMER**

THE CLAIM SET FORTH ON THIS SHEET IS THE PROPERTY OF INTELLECTUAL PROPERTY OF THE INVENTOR OR THE ASSIGNEE OF THE INVENTOR. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE INVENTOR OR THE ASSIGNEE OF THE INVENTOR. THE INVENTOR OR THE ASSIGNEE OF THE INVENTOR DOES NOT WARRANT OR REPRESENT THAT THE CLAIM SET FORTH ON THIS SHEET IS THE PROPERTY OF INTELLECTUAL PROPERTY OF THE INVENTOR OR THE ASSIGNEE OF THE INVENTOR. THE INVENTOR OR THE ASSIGNEE OF THE INVENTOR DOES NOT WARRANT OR REPRESENT THAT THE CLAIM SET FORTH ON THIS SHEET IS THE PROPERTY OF INTELLECTUAL PROPERTY OF THE INVENTOR OR THE ASSIGNEE OF THE INVENTOR.

A3.2

**SHEET LEGEND**

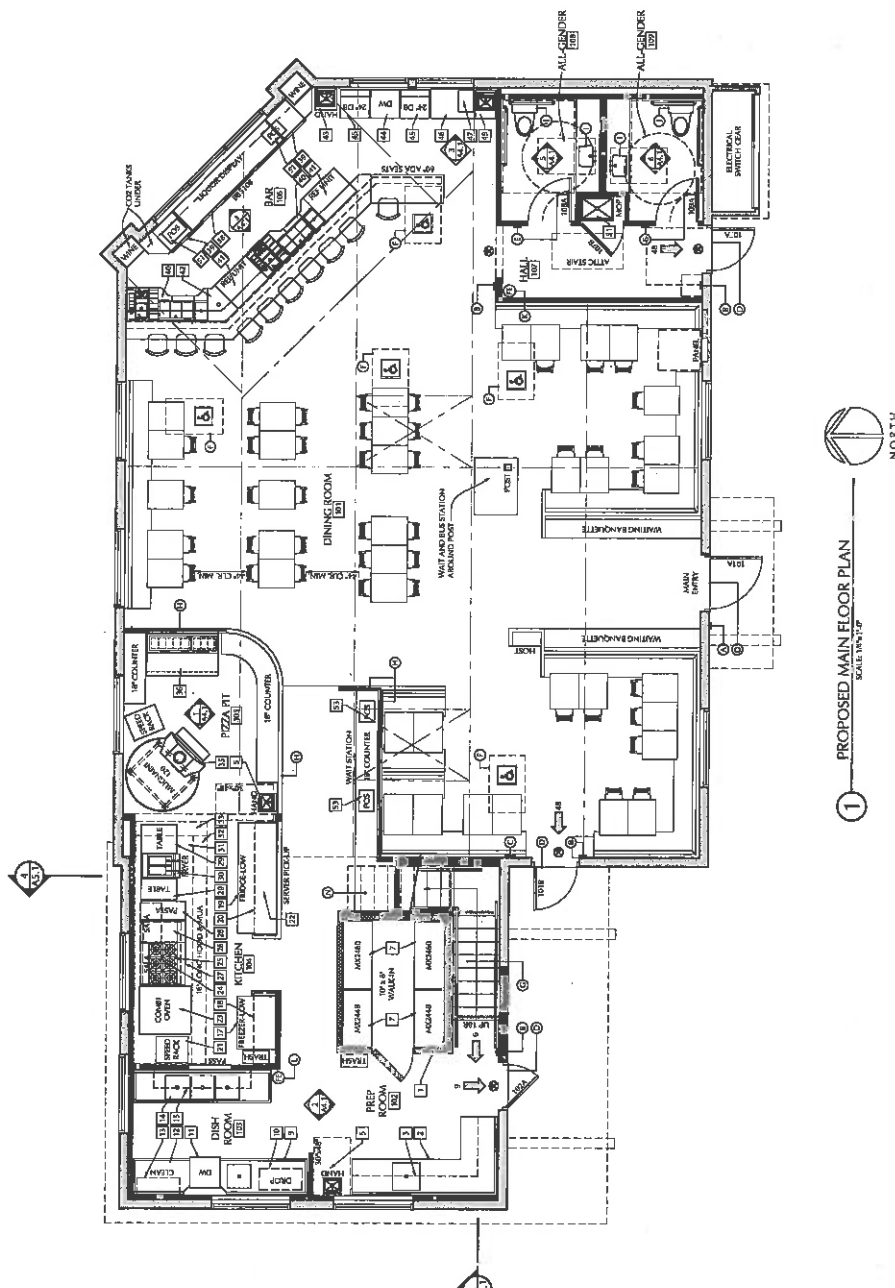
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|  | ENTRANCE WALLS TO STAIRWAYS   |
|  | NEW INTERIOR WALLS TO STAIRWAYS   |
|  | NEW INTERIOR WALLS, SERVICE TO OTHER FLOORS TO PORTION OF CEILING HANGING   |
|  | NEW INTERIOR WALL, SERVICE TO OTHER FLOORS TO PORTION OF CEILING HANGING  |
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|  | ACCESSIBLE TRAIL AND SLOPING  |
|  | OCCUPANCY LOAD  |
|  | SHEET NOTE SYMBOL   |

### ACCESSIBLE SEATING NOTES

1. MIN. 5% OF EACH TYPE OF SEATING SHALL BE MADE ACCESSIBLE PER CBC 119-2.26 AND CBC 119-202.

## EQUIPMENT SCHEDULE

KEY	DESCRIPTION	NAME AND MODEL	NOTES
1	10' X 3' WALL & COVER	ANYONE BRT	
2	COVER WORK TAIL W/AL	STANDARD 10' X 3'	
3	WALL BRUSH	SUPPORT STAINLESS	#1
4	3' HAND LIRE	JOHN BOOS PULVERIZER 3000	#43
5	POST USED	ANYONE BRT	#11
6	POST SPRING	ANYONE BRT	
7	9' SHARPER SPOON	ADVANCE LAMP 2000 2000	
8	10' SHARPER SPOON	ADVANCE LAMP 2000 2000	
9	10' SHARPER SPOON	ADVANCE LAMP 2000 2000	
10	10' SHARPER SPOON	ADVANCE LAMP 2000 2000	
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16	10' SHARPER SPOON	ADVANCE LAMP 2000 2000	
17	10' SHARPER SPOON	ADVANCE LAMP 2000 2000	
18	WALL SHAVING	STAINLESS STEEL	
19	WALL RETRACTION	STAINLESS STEEL	
20	WORKTOP SHAVING	STAINLESS STEEL	
21	WORKTOP SHAVING	STAINLESS STEEL	
22	SHED COVER	CHICK COOK	
23	HEAT LAMP	HATCO HEATMAK	
24	COMPOST	COMPOSTER 4000 2000	
25	SHOONDOOR HOOKER	SHOONDOOR 4000 2000	
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## EQUIPMENT SCHEDULE NOTES

- [illegible]

## FLOOR PLAN NOTES


- [illegible]

### OCCUPANT LOAD CALCULATION

UNIT NO.	ROOM NAME	COO. X	COO. Y	CL. FACTOR	NO. OF DESKS	DESKS PROVIDED	NOTES
101	DINING ROOM	A-2	1272	15	92	2	2 B 3H
202	STORAGE AREA	B	954	200	5	1	2 B 2H
106	BAR	B	986	200	2	1	1 B 3H
207-09	HALL & RESTROOMS	B	337	27	1	1	1 B 3H
TOTAL FIRST FLOOR				583	99	2	2 B 3H

## OCCUPANT LOAD CALCULATION NOTES:

- OCCUPANT LOAD FACTOR IS BASED UPON TABLE 1004.1.1.2. TOTAL NUMBER OF PERSONS EXCEEDS THAT NOT BELIEVED THAT THE TOTAL OCCUPANT LOAD SERVED BY THE BUILDING IS LESS THAN THAT INDICATED BY THE TABLE. EXCESS WEIGHTS COMPLY THE OCCUPANT LOAD ALONG EXCESS PATH, TYPICAL THROUGHOUT.
- THE MAIN LOBBY MAY BE EQUIPPED WITH PERFORMING HARDWARE PROVIDED THAT THERE IS A SIGN ON ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED." THE SIGN SHALL HAVE 4" HIGH LETTERS ON A CONTRASTING BACKGROUND PER CBC 9008.1.3.
- NON - OCCUPIED AREAS INCLUDE ELEVATOR, STAIRWELLS, RESTROOMS, AND MECHANICAL ROOMS.



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ARCHITECT  
301 Center Street  
San Francisco, CA 94102  
415 439-9293  
www.williamckempf.com

PROPOSED UPPER FLOOR PLAN

174 APTOS VILLAGE WAY, APTOS, CALIFORNIA

MENTONE RESTAURANT

TRAYANT IMPROVEMENT FOR

DRAWING DATE: APRIL 16, 2019

DATE: APRIL 16, 2019

CLIENT NAME: MENTONE RESTAURANT

PROJECT NAME: TRAYANT IMPROVEMENT FOR

REVISIONS

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ARCHITECT  
NO. 23592  
JULY 19, 2019

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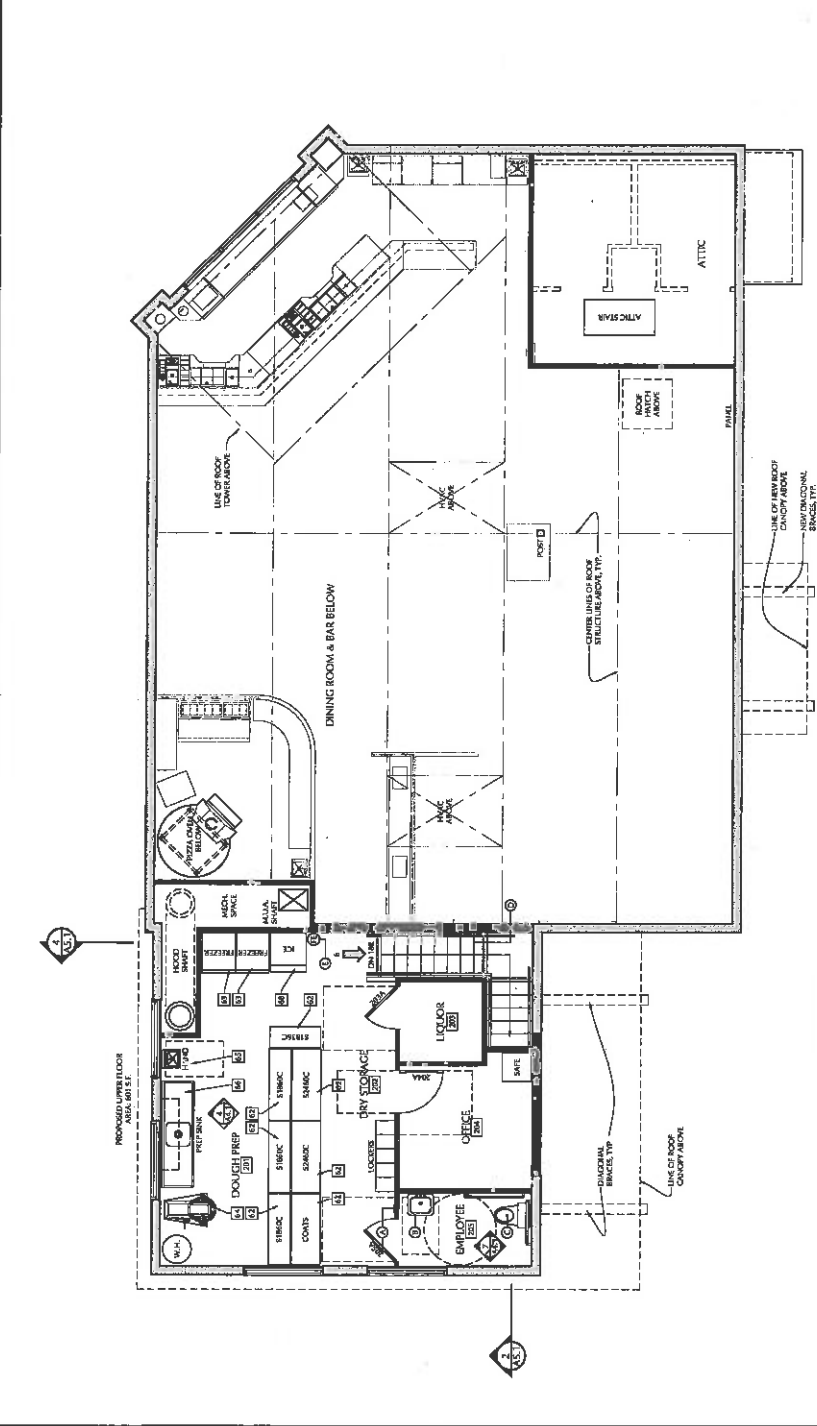
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JULY 19, 2019





## Parcel Location Map

APTOS VILLAGE WY

041-011-46

TROUT GULCH RD

**Parcel: 04101146**



Study Parcel



Assessor Parcel Boundary

Map printed: 24 Jul. 2019



0 10 20

EXHIBIT  
Feet





SANTA CRUZ COUNTY PLANNING DEPARTMENT

**Parcel General Plan Map**



Mapped  
Area




R-UH

R-UH

O-U

041-011-46  
(C-C)

C-C

-  C-C *Commercial Community*
-  O-U *Urban Open Space*
-  R-UH *Res. Urban High Density*



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EXHIBIT 6t

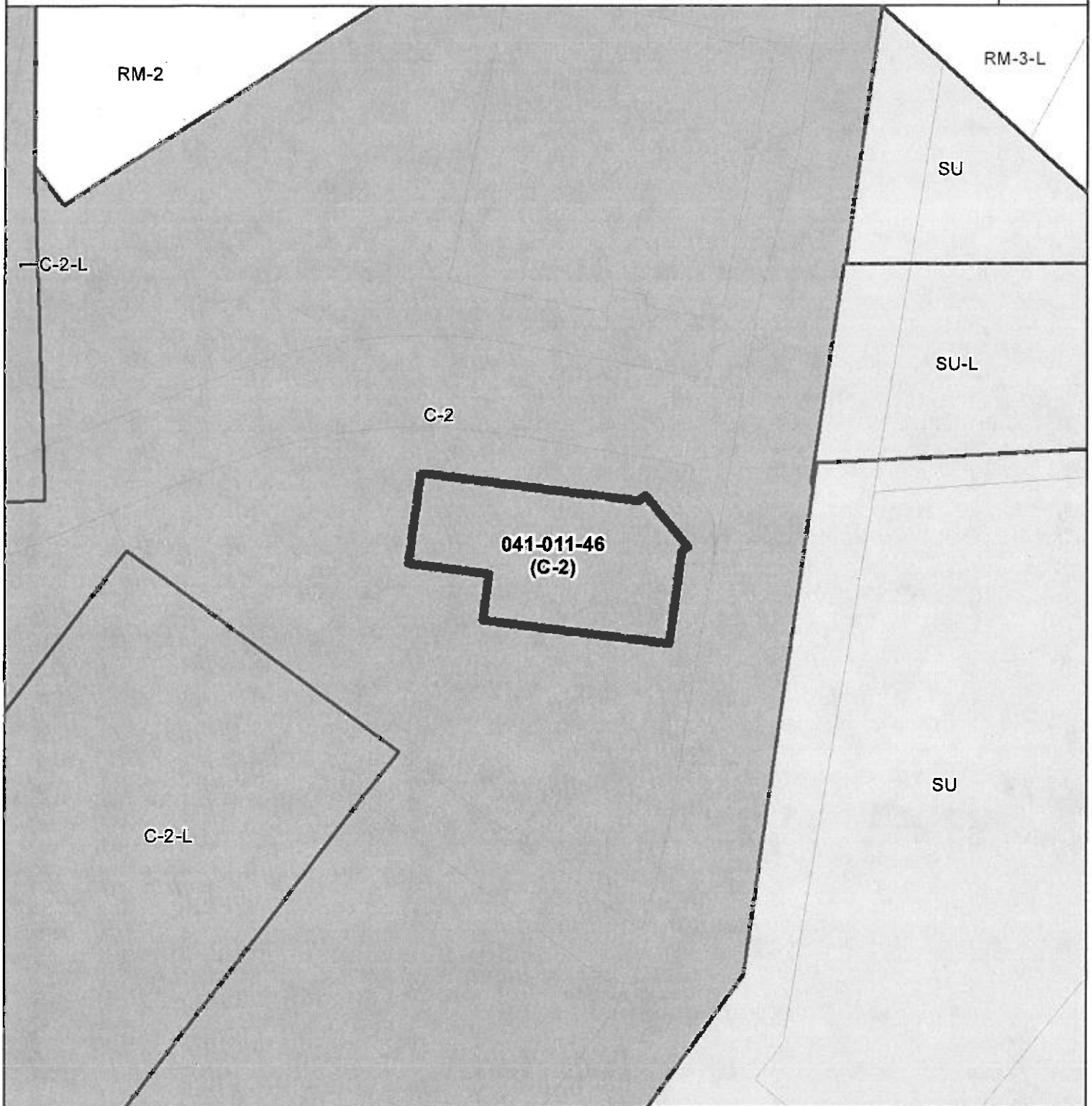


# SANTA CRUZ COUNTY PLANNING DEPARTMENT

## Parcel Zoning Map



Mapped  
Area



- C-2 Community Commercial
- RM Residential Multi-Family
- SU Special Use



0 10 20

EXHIBIT 1

## Parcel Information

### Services Information

Urban/Rural Services Line:	<u>  X  </u> Inside <u>    </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	County Sanitation
Fire District:	Aptos Fire
Drainage District:	Flood Zone 6

### Parcel Information

Parcel Size:	15,470 sq.ft. (combined area)
Existing Land Use - Parcel:	Restaurant
Existing Land Use - Surrounding:	Sheriff substation, restaurant (Betty Burger), hotel-restaurant (Bay View Hotel), ice-cream shop, retail store, grocery store; across street, single-family residential
Project Access:	Public road
Planning Area:	Aptos
Land Use Designation:	C-C (Community Commercial)
Zone District:	C-2 (Community Commercial)
Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site