

Jerry Busch

From: Jerry Busch
Sent: Wednesday, April 2, 2025 6:50 PM
To: Judy and Francie
Subject: View concerns

Hi, Judy and Francie –

The purpose of the trees at the south end of the building is to screen the flat, white mass of the two-story wall at that end of the building from Hecker Pass Road, a designated scenic road. Such screening is supported both by the Santa Cruz County Code and the County General Plan. Although the Santa Cruz County Code does not specifically protect private views, modification to development design can be imposed to improve neighborhood compatibility.

The trees of which you speak are bigleaf maples at the parking lot and live oaks at the south end of the building. Both species typically reach 50-75 feet. The maples are deciduous. Two of the three oaks to be placed south of the building would be planted 7-8 feet below street level at the existing sign. Staff could consider recommending that one or two of these trees – the most easterly one and perhaps the most southerly of the remaining two, could be replaced with smaller trees or shrubs, such as elderberry or flannel bush, that are shorter with a narrower diameter.

Similarly, the proposed landscaping, along the slope between the parking lots, which includes four proposed maple trees, potentially could be modified. There are two maple trees in this location now, which I believe are those indicated below – do these impede your view?



To evaluate the impact, it would help to know what vantage points you are speaking off. Are you speaking about the views from your dwelling or the riding arena?



Could you send me some photographs of the views that you are speaking of?



Jerry Busch

Planner IV
Community Development & Infrastructure

Phone: 831-454-3234
701 Ocean Street, Room 400
Santa Cruz, CA 95060



From: Judy and Francie <judyandfrancie@gmail.com>

Sent: Wednesday, April 2, 2025 4:45 PM

To: Jerry Busch <Jerry.Busch@santacruzcountyca.gov>

Subject: Re: Follow-up questions for applicaiton 161192

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Hi Jerry,

I saw the landscape plans and am very concerned about the shade trees you mentioned. They are going to completely block our view and impact our enjoyment and property value. Can smaller trees or shrubs be installed on south side of building and on slope between parking lots?

On Wed, Apr 2, 2025 at 3:35 PM Jerry Busch <Jerry.Busch@santacruzcountyca.gov> wrote:

Hi, Francie –

The condition of approval for lighting is: "Lighting shall be provided in the parking lot, paths of travel and stairs. All wall sconces, path lighting, parking lot lighting and other lighting shall be low intensity, downward directed and shall prevent horizontal or vertical leakage. Parking lot light standards shall be low rise."

There are no new structures proposed in the parking lot but native shade trees are required and indicated on the landscape plan.



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From: Judy and Francie <judyandfrancie@gmail.com>
Sent: Friday, March 28, 2025 11:41 AM
To: Jerry Busch <Jerry.Busch@santacruzcountyca.gov>
Subject: Re: Noise study

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Thank you. What are the conditions of approval for parking lot lighting?

And, will there be any structures in the parking area that might block our view?

On Fri, Mar 28, 2025 at 10:31 AM Jerry Busch <Jerry.Busch@santacruzcountyca.gov> wrote:

Hi, Francie –

Here is the noise study.

Lighting condition: Sign lighting shall be low-intensity, indirect, downward directed and screened.

The agenda and meeting materials are at:

<https://www2.santacruzcountyca.gov/planning/plnmeetings/ASP/Display/ASPX/DisplayAgenda.aspx?MeetingDate=4/4/2025&MeetingType=2>



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From: Jerry Busch
Sent: Wednesday, April 2, 2025 3:36 PM
To: Judy and Francie
Subject: Follow-up questions for applicaiton 161192

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Jerry Busch

From: Jerry Busch
Sent: Friday, March 28, 2025 10:32 AM
To: judyandfrancie@gmail.com
Subject: Noise study

Hi, Francie –



Exhibit G - Noise
Study.pdf

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Thank you,



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Jerry Busch

From: Judy and Francie <judyandfrancie@gmail.com>
Sent: Thursday, April 3, 2025 11:00 AM
To: Jerry Busch
Subject: Re: View concerns
Attachments: View IMG_6531.jpg

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Hi Jerry,

Thank you very much for being willing to revise the landscape plan with some smaller trees or shrubs. I have spoken with Mr Fischer as well and he is also amendable to replacing some of the bigger trees - he actually seemed to like the idea of downsizing some of the landscaping - I suspect some of the trees when full grown will impact views from his venue as well.

Attached is a photo of the view from our house. You can see from the photo that pretty much any plant is going to impact our view somewhat, but especially a row of big leaf maples that can grow to 100' tall right along the edge of the pavement and several of the oaks in the upper parking lot. We will not be able to see anything through those once they've matured. Mr. Fischer says the drop to the lower parking area is about 30 feet. With that assumption, the blue oaks that can grow to 60' tall on either side of the lower parking area are likely to also significantly impact our view. You can see how the existing oaks (marked as 8" oak on the plan) are already in our viewscape, and if they are really only 8" now, then will likely totally block the view when they grow up. Obviously, I'm not proposing removing existing native trees, just trying to prevent further impacts.

I've attached a copy of the landscape plan with the trees we are most concerned about in red. If the live oaks nearest the road (marked with "1") were moved to the green highlighted spots, they would block the white mass of the two-story wall with significantly less impact on us.

The conditions of approval mention removing 4 parking spaces and planting another large tree in that area. We can't figure out where that area is and therefore don't know if it will also impact us.

On another note, we really appreciate the effort you have made to minimize noise and lighting impacts to us. Wondering if it would also be possible to include a condition of approval to turn off the exterior lights at night when the facility is closed?

Look forward to seeing you soon.

Francie

From: Jerry Busch
Sent: Wednesday, April 2, 2025 6:49 PM
To: Judy and Francie
Subject: View concerns

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