

# Design Review Standards Reference

## Checklist – Application 241300

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<p>(A) Building Design. The Santa Cruz County Design Guidelines provide overarching guidelines for building design, as well as guidance specific to multifamily residential, residential flex, mixed-use, and commercial buildings. Projects that are not subject to the Santa Cruz County Design Guidelines may refer to these guidelines as appropriate in the design of new buildings.</p>	Complies <input checked="" type="checkbox"/>	Does Not Comply <input type="checkbox"/>	<p>Notes:</p> <p>Project meets design objectives for mixed use development:</p> <ul style="list-style-type: none"> <li>-Design Goal 3: Create visual interest through design variation, architectural details, and high-quality materials</li> <li>-Design Goal 4: Provide well-designed housing that is affordable to residents of a variety of income levels and is located within walking distance to stores, services, jobs, and community amenities.</li> <li>-Design Goal 6: Create well-designed public and semi-public gathering places that support social interaction and community cohesion</li> <li>-Design Goal 7: Accommodate parking and circulation on site to maximize connections between different land uses.</li> </ul>
<p>(B) Environmental Considerations for Building and Site Design. All development for which design review is required shall be designed to be compatible with the natural environment and surroundings, and impacts of new development on the surrounding environment and adjacent properties shall be reduced, in accordance with the following standards</p> <p>(1) Coordinated Development.</p> <p>1(a) Coordinated site design (including shared parking and circulation systems, sign facilities, landscaped areas, and recycling and garbage storage and collection areas) shall be encouraged on adjacent parcels with similar uses. In such cases, mutual access easements granted to each property owner are necessary. Site plans which allow for future shared use between adjacent parcels are encouraged, where appropriate.</p> <p>1(b) Clustered commercial use areas with shared facilities, rather than linear commercial use with separate facilities for each site, are encouraged.</p> <p>1(c) Physical barriers (e.g., fences, curbs, or walls) between adjacent parcels with similar uses are discouraged unless</p>	Complies <input checked="" type="checkbox"/>	Does Not Comply <input type="checkbox"/>	<p>Notes:</p> <p>Resident and commercial areas are integrated and shared</p> <p>Option for future through-access to adjacent parcel is retained</p> <p>No unnecessary fencing or walls</p>

needed for drainage, security, screening, or noise attenuation purposes.			
<p>(2) Clustered Design.</p> <p>2(a) Clustered site design in protected use areas and on sensitive sites, as defined in SCCC 13.11.030, shall be required as appropriate to protect sensitive habitats, natural or scenic resources, or to avoid geologic hazards.</p> <p>2(b) On sites having natural amenities such as significant groups of trees or other areas of vegetation, wooded arroyos, or other protected use areas, or with views to mountains or the Bay, the cluster design concept shall be employed to incorporate these features into the site plan.</p> <p>2(c) On sites where medium- to high-density residential development is permitted by the zoning district, cluster design is encouraged and may be required to increase the potential for usable outdoor amenities.</p> <p style="text-align: center;">(Continued)</p> <p>(d) When the cluster design concept is used, the units should be designed in a manner that incorporates light, air, space, and privacy for the individual units while maintaining quality common open space.</p>	<p>Complies</p> <p><input type="checkbox"/></p>	<p>Does Not Comply</p> <p><input type="checkbox"/></p>	<p>Notes:</p> <p>Proposed building are clustered at the periphery of the site, protecting and distinguishing from the existing historic building</p> <p>Individual units maintain private patios</p> <p>Four units will have private garage space</p>
<p>(3) Infill Development.</p> <p>Infill development within the County's urban services line is encouraged according to the County General Plan. Considerations for neighborhood context and reducing impacts on existing adjacent development shall be accomplished by providing adequate transitions in building massing and rooflines, setbacks, and landscape buffering at property lines shared with lower density development or between commercial/industrial/public facility development and residential properties.</p>	<p>Complies</p> <p><input checked="" type="checkbox"/></p>	<p>Does Not Comply</p> <p><input type="checkbox"/></p>	<p>Notes:</p> <p>Project represents infill development</p> <p>Building locations are set away from E Cliff to reduce transition from multifamily/commercial to residential on south side of E Cliff</p>
<p>(4) Natural Site Amenities and Features.</p> <p>4(a) The site plan shall relate to surrounding topography, and significant natural vegetation of long-term quality shall be retained.</p> <p>4(b) Existing mature trees, rock outcroppings, riparian corridors, natural site amenities, and other features shall be retained or enhanced and incorporated into the site design and landscaping to the greatest extent feasible.</p> <p>4(c) Buildings shall be sited and oriented in such a way as to take advantage of, or make connection to, the natural site amenities and features.</p>	<p>Complies</p> <p><input type="checkbox"/></p>	<p>Does Not Comply</p> <p><input checked="" type="checkbox"/></p>	<p>Notes:</p> <p>Natural features are not retained. Replacement trees will be provided in accordance with Code</p>

4(d) Hilltop and hillside development shall be integrated into the silhouette of the existing backdrop such as the terrain, landscaping, and other structures. Ridgeline protection shall be ensured by restricting the height and placement of buildings and providing landscape screening in order to prevent any projection above the ridgeline. If there is no other building location on a property except a ridgeline, this circumstance shall be verified by the Planning Department with appropriate findings and mitigation measures to ensure that the proposed structure is low profile and visually screened.			
<p>(5) Views.</p> <p>5(a) Development shall protect the public viewshed with appropriate siting of structures and maintenance of viewshed corridors from the public rights-of-way.</p> <p>5(b) Development should minimize the impact on private views from adjacent parcels wherever practicable.</p>	Complies <input checked="" type="checkbox"/>	Does Not Comply <input type="checkbox"/>	<p>Notes:</p> <p>Buildings are sited to rear of property and back from E Cliff</p> <p>Private views from adjacent properties are minimal</p>
<p>(6) Sustainable Development.</p> <p>6(a) Energy conservation measures, such as energy-efficient building design, installation of solar panels and electric vehicle charging stations;</p> <p>6(b) Water conservation and reuse, such as low-flow fixtures, graywater irrigation, drought-tolerant landscape species and limited use of green lawns requiring watering;</p> <p>6(c) Stormwater control and surface water features, such as alternative pavements that encourage infiltration, low-impact development, drainage percolation, daylighting of streams and creeks, and rooftop gardens;</p> <p>6(d) Alternative transportation facilities, such as pedestrian and bicycle facilities that connect to existing facilities and transit corridors, limiting parking to minimum needed, prioritizing location of carpool parking;</p> <p>6(e) Interpretive signage that features and explains environmental connectivity;</p> <p>(f) LEED or other building and/or site sustainability certification.</p>	Complies <input checked="" type="checkbox"/>	Does Not Comply <input type="checkbox"/>	<p>Notes:</p> <p>Project will meet energy standards</p> <p>Landscaping is low water use and conditioned to include native plants</p> <p>Driveway and parking areas are pervious pavers</p>

<p>(7) Open Space Design.</p> <p>7(a) Activities in “protected use areas” shall be limited to those having minimal impacts, such as paths and benches. Where feasible, a path to and/or along the perimeter of the natural areas shall be provided.</p> <p>7(b) All usable open space requirements for multifamily and mixed-use development shall be satisfied according to SCCC 13.10.323(D) and 13.10.334(A).</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>Project meets open space requirements for each unit</p>
<p>(8) Noise.</p> <p>(a) Reasonable protection for adjacent properties from noise may be achieved through site planning, building siting, building orientation, physical barriers such as masonry walls, landscaped earth berms, or setback/buffer areas.</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>Residential units have inward orientation. No significant source of new noise is proposed</p>
<p>(9) Solar Design.</p> <p>(a) Buildings shall be designed so that solar access is reasonably protected for the buildable lot area of adjacent affected properties. A shadow study (plan) may be required when proposed development may impact the solar access of adjacent properties, as determined by the Planning Director.</p> <p>(b) Wherever lot size and setbacks permit, the building walls with major window areas shall be appropriately oriented for passive solar heating and cooling, and natural lighting. Building layout should encourage energy conservation.</p> <p>(c) Solar devices are protected from shading due to landscaping in the Solar Shade Control Act (Public Resources Code Sections 25980—25986).</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>Adjacent buildings to north and south are nonhabitable garages at multifamily development. Shading impacts limited.</p> <p>Buildings are not designed for passive hearing</p> <p>No conflict between proposed landscaping and adjacent solar devices</p>
<p>(1) Utilities and Rooftop Equipment.</p> <p>(a) New utility and service lines shall be installed underground, unless infeasible due to environmental constraints.</p> <p>(b) Utility equipment such as electrical and gas meters, electrical panels, and junction boxes on exterior wall elevations facing streets shall be screened from streets and building entries using architectural screens, walls, fences, and/or plant material consistent with the architectural design of the building, unless screening is not allowed for safety purposes.</p> <p>(c) Pad-mounted transformers (as part of the underground electrical service distribution system) shall not be located in the front setback or area visible from public view, unless they are completely screened by walls and/or dense landscaping, and shall not obstruct views of traffic from tenant spaces or driveways, or views to monument signs. Underground vaults</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>Utilities will be mostly underground. Where above-ground will be screened by vegetation or design elements</p> <p>No rooftop equipment proposed</p>

<p>may be located in the front setback area for aesthetic purposes. Exceptions may be allowed where required for safety purposes.</p> <p>(d) All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design and shall be screened.</p>			
<p>(2) Waste Management and Recycling. All commercial, industrial, public facility, and multifamily developments shall provide for the separate storage and collection of all waste and recyclable materials generated by the on-site uses.</p> <p>(a) Recycling and Waste Storage Standards. All waste collection and recycling areas shall be designed according to guidance provided by the Department of Public Works and shall meet the following subsections, and criteria in the Santa Cruz County Design Guidelines where applicable.</p> <p>(i) Commercial, industrial, institutional and multi-family residential uses shall include areas for waste and recycling storage and collection adequate in capacity, number and distribution to serve the development where the project occurs.</p> <p>(ii) Access into the storage area shall be provided with adequate vertical and horizontal clearances for collection vehicles.</p> <p style="text-align: center;">(continued)</p> <p>(iii) Provisions shall be made to protect the recyclable materials from weather by covering the storage area or by the use of covered receptacles.</p> <p>(iv) Recycling and waste storage areas should be adjacent to or within the same enclosures as the garbage area or at least as convenient as the location for garbage storage. Waste and recycling storage containers shall be of sufficient size to accommodate all waste and recycling generated.</p> <p>(v) Maximum distance for the storage area shall be no greater than 250 feet from each living unit in a multifamily residential development.</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>Designated trash enclosure will be developed</p> <p>Recyclables and trash will be in covered containers</p> <p>Trash/recycle will be in same area</p> <p>Enclosure will be near units at center of development</p>
<p>(3) Signage Design.</p> <p>(a) All requirements relating to signs set forth in SCCC 13.10.580 through 13.10.587 shall be met.</p> <p>(b) All signage shall be consistent with the design principles and concepts in the adopted Santa Cruz County Design Guidelines, where applicable.</p> <p>(c) Freestanding signage shall be an integral part of the site or landscape design, or shall be similar to, or consistent with, the design of the proposed building(s).</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>No new signage proposed with development. Signage will match sign area approved by previous permits</p>

<p>(4) Lighting.</p> <p>(a) All site, building, security, and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design, or other physical means. Building and security lighting shall be integrated into the building design.</p> <p>(b) All lighted parking and circulation areas shall utilize low-rise light poles or light fixtures attached to the building. Light poles to a maximum height of 15 feet are allowed.</p> <p>(c) Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>Lighting is limited to the understory parking areas and the front door of each unit.</p> <p>No lighting at periphery of the site</p>
<p>(5) Parking areas shall be subject to the design standards in SCCC <a href="#">13.16.060</a>.</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>Meets parking standards</p>
<p>D(1)(a) Site Landscaping.</p> <p>(i) The required yard (setback) adjoining a street shall incorporate appropriate landscape and/or hardscape. Landscaping shall be required where noted below and shall be required in all other setbacks along streets where feasible. Appropriate landscape elements may include trees, shrubs, and groundcover. Appropriate hardscape materials may include brick or other modular pavers; stamped or textured concrete; or colored concrete and shall create usable exterior space appropriate to the site and buildings.</p> <p>(ii) Front yards of each single-family residential parcel in new subdivisions shall contain at least one tree with a minimum canopy diameter of 15 feet at maturity, where the existing tree canopy covers less than 25 percent of the required front yard.</p> <p>(iii) Front yards of all newly created multifamily developments shall contain at least one tree with a minimum canopy diameter of 15 feet at maturity for every 50 feet of linear footage.</p> <p>(iv) Where a commercial or industrial use is located adjacent to a residential district, the following landscaped buffers shall be applied at the property line:</p> <p>A. Commercial and industrial buildings under 5,000 square feet shall provide a minimum five-foot net planted landscape strip to screen development and a six-foot-high solid wood fence or masonry wall.</p> <p>B. Commercial and industrial buildings between 5,000 square feet and 10,000 square feet shall provide a minimum five-foot net planted landscape strip to screen development with a six-foot-high masonry sound wall.</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>Landscaping at front of property will be retained and improved to include a replacement tree. Also will include new pedestrian walkway with a seating area under the tree to separate pedestrian traffic from drive aisle.</p> <p>Replacement tree meets canopy minimum</p>

<p>C. Commercial and industrial buildings between 10,000 and 20,000 square feet shall provide a minimum five-foot net planted landscape strip to screen development plus an additional one-foot width for each additional 1,000 square feet of building over 10,000 square feet, up to 20,000 square feet, and a six-foot-high masonry sound wall. Trees are encouraged in landscaped areas with adequate space to allow for healthy tree growth. The landscaping which is required in excess of the minimum five-foot-wide strip may be modulated to provide additional buffer, where appropriate. The balance may not be less than the required total square footage of landscaping.</p>			
<p>(b) Existing Trees.</p> <p>(i) Mature trees over six inches in diameter at five feet above ground level shall be incorporated into the site and landscape design unless other provisions of this subsection allow removal.</p> <p>(ii) Circumstances where tree removal may be appropriate include: an appreciably better project design not possible without the tree removal; retention of solar access to adjacent properties; dead, dying, or diseased trees; nuisance trees; and trees which threaten adjacent development due to instability. Any proposal to remove more than 50 percent of the healthy trees on a site may require the submittal of an alternate design to evaluate the feasibility of retaining additional trees while meeting the project objectives. (See also Chapter <a href="#">16.34</a> SCCC, Significant Trees Protection.)</p> <p>(iii) An evaluation and recommendation by a landscape architect or a licensed arborist shall be required to substantiate the removal of any mature tree based on a claim that the tree is unhealthy or poses a nuisance or threat to adjacent development.</p> <p>(iv) The applicant shall be required to replace any mature trees which are permitted to be removed to the greatest extent feasible, as determined through the design review process.</p> <p>(v) The decision-making body may waive the requirement of removal of invasive species in order to protect visual amenities or where trees provide habitat value.</p>	<p>Complies <input type="checkbox"/></p>	<p>Does Not Comply <input checked="" type="checkbox"/></p>	<p>Notes:</p> <p>Several mature trees to be removed. Will be replaced, and additional trees added to site</p> <p>Tree removals supported by opinion of a certified arborist</p>
<p>(c) Street Trees.</p> <p>(i) Where required pursuant to the County Design Criteria or as a condition of project approval, street trees (or private yard trees providing similar effect) shall match any existing street tree species and spacing; shall implement any proposed street tree program; and complement any existing trees in the area, if a street tree program does not exist for the street. Street trees installed within County rights-of-way shall be chosen from the "Recommended Santa Cruz County Right-of-Way Trees" list in the Santa Cruz Urban Forestry Master Plan, where applicable. (See also Section H of the County Design Criteria.)</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>A new tree will be planted in existing landscaping area at front of property.</p>



<p>(d) Screening, Fences and Walls.</p> <p>(i) When landscaping is required to screen views of a site or site uses, the plant material shall be appropriately sized and spaced so that a dense screen grows in a short period of time and views of objects on the opposite side are effectively screened. In narrow planting areas, trellises and vines may be used to screen development.</p> <p>(ii) All shrubs used for screening purposes shall be a minimum five-gallon size when planted.</p> <p>(iii) A fence or wall, when required as a screening device, shall be of solid wood or masonry, or other material, modulated and landscaped where appropriate to provide visual relief from continuous wall or fence surfaces. Fencing shall comply with SCCC <a href="#">13.10.525</a>.</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>No fences or walls proposed</p>
<p>(a) Plant Material Type, Size and Growth.</p> <p>(i) Invasive species such as acacia, pampas grass, broom, etc., should not be used and should be eliminated if already present.</p> <p>(ii) Landscaping shall be provided in sufficient size and quantity to adequately screen and soften the effect of new building planes and asphalt within the first year of growth.</p> <p>(iii) All trees planted shall be a minimum of 15-gallon size. Larger specimens may be required, e.g., 24-inch box or field specimens, depending upon the scale of the proposed project. The trees shall have been grown to the minimum nursery standards for tree height, caliper and canopy for the container size and tree species specified.</p> <p>(iv) Landscape plans prepared by a landscape architect or designer shall be required for all projects with new construction square footage of 2,000 square feet or greater. The plans shall specify appropriate plant species, spacings and locations, given the plant types and characteristics, type of soil, availability, watering needs and similar considerations, so that the plantings will achieve their purpose and mature size within a reasonable time.</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>No invasive plants proposed. Project is conditioned to require larger specimen tree for replacement tree at the front yard</p> <p>Landscape plans are prepared by landscape architect</p>
<p>(b) Landscape Maintenance.</p> <p>(i) All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.</p> <p>(ii) Required landscaping shall be kept free from weeds and undesirable grasses. One means of preventing weed growth is to plant dense ground covers; another is by mulching. This subsection does not apply to private yard areas of single-family dwellings other than large dwellings as defined in SCCC <a href="#">13.10.324</a>(C).</p> <p>(iii) The decision-making body shall, as a condition of approval of an SDP including any landscaping or landscaped area, require the execution of a landscape maintenance agreement and</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>Complies via conditions of approval</p>



security as defined in SCCC <a href="#">13.11.030</a> , or other acceptable surety, for the maintenance of any or all landscaping on a building site. A landscape maintenance security shall not be required for commercial, industrial, or residential projects where a property owners' association is established to ensure that landscape maintenance of common areas is satisfactorily accomplished. Proof of the formation of the property owners' association shall be supplied to, and approved by, the Planning Department before the landscape maintenance bond requirement is waived.			
<p>(a) Applicability. The landscape water conservation requirements set forth in this subsection (D)(3) apply only to the common landscape areas of land divisions and of residential developments of three or more units; to commercial, industrial, or institutional construction or remodels 2,000 square feet in size or larger; and to all County projects including, but not limited to, public buildings, parks and open spaces, streets, and streetscapes.</p> <p>(b) Turf Limitation and Plant Selection.</p> <p>(i) The turf area shall be limited to no more than 25 percent of the total landscaped area. This limitation shall not apply to projects such as public parks, cemeteries, and recreation areas where water use efficiency is evaluated on a regular basis through a landscape irrigation audit or to any project that uses reclaimed or recycled water for irrigation purposes.</p> <p>(ii) Turf shall be of low to moderate water-using varieties, such as tall fescue. Turf shall be used in a practical manner for high use or aesthetically desirable areas. Turf should not be used in median strips, on slopes greater than 33 percent or in areas less than eight feet wide.</p> <p>(iii) At least 80 percent of the plant materials selected in non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well suited to the climate of the region and require minimal water once established. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area) need not be drought tolerant; provided, that they are grouped together and can be irrigated separately. The use of trees and native plants is encouraged in appropriate locations.</p>	Complies <input checked="" type="checkbox"/>	Does Not Comply <input type="checkbox"/>	Notes:  Complies via conditions of approval
<p>(c) Soil Conditioning.</p> <p>(i) In new planting areas, soil shall be tilled to a depth of six inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention.</p> <p>(ii) After planting, a minimum of two inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation, and inhibit weed growth.</p>	Complies <input checked="" type="checkbox"/>	Does Not Comply <input type="checkbox"/>	Notes:  Complies via conditions of approval
<p>(d) Irrigation Management.</p> <p>(i) All required landscaping shall be provided with an adequate, permanent, and nearby source of water which shall be</p>	Complies <input checked="" type="checkbox"/>	Does Not Comply <input type="checkbox"/>	Notes:

<p>applied by an installed irrigation or, where feasible, a drip irrigation system.</p> <p>(ii) Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures.</p> <p>(iii) Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be utilized to maximize the efficiency of water applied to the landscape.</p> <p>(iv) Plant materials having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.</p> <p>(v) An irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit application. The irrigation plan shall show the location, size, and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.</p> <p>(vi) Whenever possible, landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative loss.</p>			<p>Irrigation plans will be included at building permit stage. Required compliance as part of WELO program.</p>
<p>(4) Site Furniture and Fixtures. Outdoor furniture and fixtures such as lighting, freestanding signs, trellises, raised planters, benches, trash receptacles, newspaper racks, bus stops, and fencing shall be compatible with project architecture, shall be integral elements of the building and landscape design, and shall be included in, and shown on, all site and landscape plans.</p>	<p>Complies <input checked="" type="checkbox"/></p>	<p>Does Not Comply <input type="checkbox"/></p>	<p>Notes:</p> <p>Project is designed to meet needs of existing commercial space. Outdoor seating is already provided. Planters required by conditions of approval will complement site layout and distinguish the commercial vs. residential space</p>