



Staff Report to the Zoning Administrator

Application Number: **241479**

Applicant: Abe Novin
Owner: Pajaro Wall Street Inn, LLC
APN: 037-231-22
Site Address: 2840 Park Avenue, Soquel

Agenda Date: August 15, 2025
Agenda Item #: 6
Time: After 9:00 a.m.

Project Description: A proposal to recognize the conversion of a 2-story professional office building (Building A) to two dwelling units, with no increase in square footage, enclose an existing porch of a single-story professional office building (Building B), and convert a portion of this office building into a residential unit, to result in 3,402 square feet of residential use and 851 square feet of commercial use on a parcel within the PA (Professional and Administrative Office) zone district.

Location: Property is located on the east side of Park Avenue (2840 Park Ave), approximately 175 feet north of the intersection of Park Avenue and Cabrillo College Drive in Soquel.

Permits Required: A Conditional Use Permit, a Site Development Permit, and Design Review.

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 241479, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is located midway between Highway 1 and the intersection of Park Avenue with Soquel Drive, on the east side of Park Avenue in the Soquel Planning Area. Park Avenue is classified as a Minor Arterial Road which connects Highway 1 to Soquel Drive. The subject parcel, zoned as commercial, is surrounded by multi-family residential zoned parcels. An aerial view of the neighborhood shows how the Park Avenue corridor transitions from residential blocks near the highway to mostly commercially zoned parcels at the intersection of Park Avenue and Soquel Drive. The subject property is also within a few blocks of Cabrillo Community College, a major employer in the County of Santa Cruz.

A Conditional Use Permit is required because the project includes the conversion of commercial space to three residential units on a commercially zoned parcel.

An Administrative Site Development Permit is required, pursuant to SCCC 13.11.037-1, as the proposal includes the conversion of medical / dental offices to three residential units. The definition of “Development” (SCCC 13.10.700-D) includes any change in the building or population density, or intensity of use of land. A conversion of commercial square footage to dwelling units represents an increase in residential density, and a change in the overall intensity of use on the parcel.

Additionally, the proposed project is located within a designated scenic area due to its potential visibility from Highway 1, a locally designated scenic highway. And the proposal includes the development of three or more residential units and exterior alterations of a commercial structure, which each trigger Design Review, pursuant to SCCC 13.11.040.

Parcel and Project Background

Commercial Use Permits (77-472-U, 80-631-U & 80-641-U)

These permits entitled the medical and dental offices uses in the 2 existing structures (Building A built in 1955 & Building B enlarged to current size in 1981) on the parcel. Original conditions of approval included a height limit of structures to 25 feet, native landscaping, a screened garbage and recycling area, low rise parking lot lighting, and at least 15 parking spaces.

Park Haven Plaza (B-225504)

In July 2024, an affordable (HomeKey) project (on the adjacent parcel (037-231-23) was approved for the construction of a four-story 26,272 square foot residential building consisting of 36 studio housing units (factory manufactured), and common areas over a tuck-under carport. This parcel is only accessible via an easement through the subject parcel from Park Avenue over the existing parking lot drive aisle.

The HomeKey project was approved under AB2162, allowing residential units without the required percentage of commercial floor area, however 5 surface parking spaces must be reserved on APN 037-231-22 exclusively for HomeKey resident/guest use.

Code Violation (NV25118)

This citation was issued in August 2024, for the unpermitted residential occupancy of 2 of the commercial units, which includes the construction, alteration, repair, conversion, demolish, use of, occupancy or maintaining any building or structure in violation of the approved use permits (77-472-U and 80-641-U).

Zoning & General Plan Consistency

The subject property is a 15,115 square foot lot, located in the PA (Professional-Administrative Office) zone district, a commercial designation which allows residential use up to 80% of building square footage at a base density of up to 45 units/acre with a Conditional Use Permit. The proposed conversion of 3,402 square feet of commercial area to residential use represents 80% of the total commercial square footage on the parcel (not including the 2nd floor deck or shed attached to Building A); and the three proposed units, a duplex in the 2-story Building A and a single unit apartment in Building B, do not exceed the maximum allowed density of 15 units on this parcel. The duplex includes one 1,586 square foot 4-bedroom unit at the ground level and one 798 square foot 2-bedroom unit with private uncovered deck at the second level. Building B is proposed to

be split to create a 1,018 square foot 3-bedroom apartment and an 851 square foot office space. The commercial unit in Building B includes 2 private offices, one shared office space, restroom, and a breakroom, designed for professional office use. Therefore this proposal is a permitted use within the zone district and the zoning is consistent with the site's C-O (Professional and Administrative Offices) General Plan designation. The property is located inside the Soquel Planning Area and within a mapped Scenic Area. While the parcel is surrounded by both multi-family and single-family residential zoned areas, the parcel is sited on an arterial street.

SCCC 13.10.331. Purposes of commercial districts.

Mixed-use residential and office uses are allowed within the PA Professional-Administrative Office District, with design considerations to ensure compatibility between land uses on site and with adjacent sites.

General Plan Chapter 2. Built Environment Element

The Sustainable Santa Cruz County Plan, which guided many of the principles of the General Plan, identified Cabrillo College as a regional employment center and envisioned a variety of housing types close to the school. Cabrillo does not have any on-campus housing and students must seek affordable housing off-campus while attending school. The General Plan policies BE-1.3.3 (Appropriate Density for Activity Centers) and BE-1.3.4 (Employment Centers), along with corresponding implementation strategy BE-1.3g, support the development of the Cabrillo College area as an activity center with higher density housing and services provided within a short distance to the college.

Intensification of Use

The amount of commercial square footage dedicated to medical office use is being reduced from 4,053 square feet to 851 square feet and as a result, the overall number of vehicle miles traveled to and from this site will decrease, according to ITE trip generation rates, from 146 daily trips to 32 daily trips. However, this project represents an intensification of residential use from zero bedrooms to a total of 7 bedrooms within the three proposed units. Pursuant to SCCC13.10.700-I, any change to a residential use which results in an increase of its number of bedrooms, as defined in SCCC 13.10.700-B, shall be an “intensification of use” for the purposes of this chapter.

Parking Requirements

This project complies with the number of vehicle and bicycle parking spaces for residential and commercial use as required in Santa Cruz County Code Chapter 13.16, by providing a total of 17 parking spaces (see table below). The project also includes the 5 required parking spaces for the adjacent affordable housing project (HomeKey) as mandated by permit B-225504.

MINIMUM PARKING REQUIREMENTS

PER SANTA CRUZ COUNTY CODE 13.16

OCCUPANCY	AREA / UNITS	REQUIR. AUTO SPACES	REQUIR. BICYCLE SPACES
B	851 SF	3 (1 SPACE PER 300 SF GROSS FLOOR AREA)	2 (15% OF VEHICLE PARKING; 2 MINIMUM)
R2	BUILDING A: 2 BUILDING B: 1 TOTAL: 3	6 (2 PER UNIT) +1.2 (20% GUEST PARKING)	3 (1 PER UNIT) +0.6 (20% GUEST PARKING)
TOTAL		10 (12 SPACES PROVIDED +5 SPACES FOR HOMEKEY)	6 (6 SPACES PROVIDED)

NOTES:

- 5 VEHICLE PARKING SPACES ARE RESERVED EXCLUSIVELY FOR USE BY THE HOMEKEY (PARK HAVEN PLAZA) PROJECT AT 2838 PARK AVENUE (APN 037-231-23).
- NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED: 1 (1FOR 25 PROVIDED PARKING SPACES)
- 30% MAXIMUM COMPACT: 1 COMPACT SPACE

Design Review

The subject parcel is within a quarter mile (2 blocks) of Highway 1, a designated scenic road. Public views from these scenic roads are considered a special visual resource; any public vistas from County designated scenic roads are afforded protection, and developments that could affect these vistas are carefully reviewed.

Per General Plan Policy ARC-5.1.3, public vistas must be protected by “minimizing disruption of landform and aesthetic character.” Of particular concern are grading, utility wires and poles, signs, inappropriate landscaping and structure design. Proposed landscaping within public vistas (visible from Highway 1) should be sited and designed to retain or improve the existing public views of vistas and scenic assets.

While mature trees (eucalyptus and conifers) mostly block views of the subject parcel from any direct views from the highway, the proposed change of use complies with the requirements of the County Design Review Ordinance, in that the project will not increase the height or bulk of the existing structures and thus will not alter the existing views of the parcel from the public right of way. The conversion of the existing office space to residential use increases the number of housing units in the neighborhood and provides additional housing options. Additionally, the project provides an appropriate transition from commercial to residential use without substantially altering the existing structures on the parcel. The adaptation of the existing structures will minimize any impacts on the adjacent multi-family residential development by maintaining the one (13’ 9”) and two-story (22’ 11”) heights of the existing buildings.

Furthermore, since the parcel has remained vacant over the last year and the existing landscaping is now overgrown, as a condition of approval the project will include the maintenance of the existing mature landscaping onsite to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape, and the existing 6-foot fence will continue to provide additional buffering to the neighboring residential parcel to the north.

Public Outreach/Public Comment

Staff has not received any public comment about this project, however a community member posed questions about the construction (36-unit Homekey housing project) on the adjacent parcel which shares a driveway with the subject parcel.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. 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 **241479**, 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 Division, 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: <https://cdi.santacruzcountyca.gov>

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 241479

Assessor Parcel Number: 037-231-22

Project Location: 2840 Park Avenue, Soquel

Project Description: Recognize the conversion of 3,402 square feet of commercial space to three residential units

Person or Agency Proposing Project: Abe Novin

Contact Phone Number: (831) 768-8373


- 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 - (Section 15303) New construction or conversion of small structures.

F. Reasons why the project is exempt:

The conversion of commercial structures to a duplex and a single unit apartment with minor exterior modifications to the existing structures and no intensification of use.

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



Rebecca Rockom, Project Planner

Date: _____

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, 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 be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area which allows residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project 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 be materially injurious to properties or improvements in the vicinity.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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 residential units and the conditions under which they would be operated or maintained will be in substantial conformance with all pertinent County ordinances and the purpose of the PA (Professional-Administrative Office) zone district as the primary use of the property will be mixed-use, both commercial and residential, that meets all current site standards for the zone district.

Mixed-use (a combination of commercial and residential) is allowed within the PA Professional-Administrative Office District, pursuant to SCCC 13.10.331, with design considerations to ensure compatibility between land uses on site and with adjacent sites. This project complies with all required compatible design considerations as evaluated more thoroughly in the Site Development Permit findings.

- (c) **General Plan Conformance.** The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is in substantial conformance with the use and density requirements specified for the C-O (Professional and Administrative Offices) land use designation in the County General Plan.

The Sustainable Santa Cruz County Plan, which guided many of the principles of the General Plan, identified Cabrillo College as a regional employment center and envisioned a variety of housing types close to the school. Cabrillo does not have any on-campus housing and students must seek affordable housing off-campus while attending school. The General Plan Built Environment Element policies (Chapter 2) BE-1.3.3 (Appropriate Density for Activity Centers) and BE-1.3.4 (Employment Centers), along with corresponding implementation strategy BE-1.3g, support the development of the Cabrillo College area as an activity center with higher density housing and services provided within a short distance to the college.

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

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed conversion of 3,402 square feet of commercial area to residential use and the enclosure of an existing 200 square foot porch to habitable space will add three residential units to an existing commercially developed lot. The expected level of traffic generated by the proposed project is anticipated to be three peak trips per day (1 peak trip per dwelling unit). Where it was previously estimated at 30 peak vehicle trips per day for commercial use on this parcel, the conversion of commercial to residential will result in a reduction of overall daily trips to 9 peak trips (including 6 commercial trips and 3 residential trips). Such a decrease will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed conversion of 3,402 square feet of commercial area to residential use and the enclosure of an existing 200 square foot porch to habitable space is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. The immediate neighborhood immediately adjacent to the subject parcel is zoned and developed as single-family and multi-family properties and the proposed residential use on the subject property is compatible with these neighboring parcels.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed conversion of 3,402 square feet of commercial area to residential use and the enclosure of an existing 200 square foot porch to habitable space is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood.

Pursuant to the Design Review standards as listed in SCCC 13.11.070, the change in use does not significantly alter the existing structures and therefore can be considered to be compatible with the natural environment and surroundings, and impacts of this change on the surrounding environment and adjacent properties shall be minimized by not increasing the existing height of the structures or adding to the bulk of either structure. The enclosure of the 1st floor deck of Building B is at the rear of the parcel and does not expand the existing footprint of the structure. Therefore, the impact on either the public or private viewshed is negligible.

The project will keep the existing landscaping and preserve all the existing mature trees, thereby conserving water needed to establish new landscaping, and maintain the existing canopy which in turn provides shade and a buffer from noise and traffic along Park Avenue. Furthermore, noise from the subject site will be buffered by the retention of the existing 6-foot wood fence.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed conversion of 3,402 square feet of commercial area to residential use and the enclosure of an existing 200 square foot porch to habitable space is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project does not significantly alter the exterior of the existing structures so will continue to be of an appropriate scale and type of design, and the maintenance of the landscaping will enhance the aesthetic qualities of the subject property.

The necessary usable open space for mixed-use development, including private and common areas, is shown on the submitted plans and conforms to the requirements listed in SCCC 13.10.323(D) and 13.10.334(A).

The designated recycling and garbage area allows for separate storage containers of sufficient size to accommodate all waste and recycling generated for both commercial and residential use. The waste collection and recycling enclosure meets the Santa Cruz County Design Guidelines with appropriate covering for the recycling and a location within 250 feet of each living unit.

Conditions of Approval

Exhibit D: Project plans, prepared by Maximilian Brandt, dated 05/07/2025.

- I. This permit authorizes the conversion of 3,402 square feet of commercial area to residential use and the enclosure of an existing 200 square foot porch to habitable space as indicated on the approved Exhibit "D" for this permit. 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 Santa Cruz County Planning 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 Santa Cruz County Planning 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 for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. Details showing compliance with fire department requirements.

- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - 1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 - 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 - 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
- C. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Pay the current fees for Parks mitigation. Currently, these fees are \$5.59 per square foot for multi-family dwellings.
- G. Pay the current fees Child Care mitigation. Currently, these fees are \$0.28 per square foot for multi-family dwellings.
- H. Pay the current Roadside fees for improvements for multi-family dwellings within the Soquel Planning Area are currently \$2,100.00 per unit.
- I. Pay the current Transportation fees for improvements for multi-family dwellings within the Soquel Planning Area are currently \$2,100.00 per unit.
- J. Pay the current Affordable Housing Impact Fee for residential rental projects. The current fee for market-rate rental units, including ADU's greater than 750 square feet is \$2 per square foot.
- K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- L. Provide required off-street parking for 17 cars, as shown on the approved site plan (including the 5 spaces set aside for the HomeKey affordable housing complex on APN 037-231-23). 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.

- M. Provide the required bicycle parking for at least 6 bicycles: designated space for 3 bicycles (one per residential unit) in a locker, individually locked enclosure or supervised area within a building (Class 1), plus inverted “U” style racks (Class 2) to secure 3 additional bicycles.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.080 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. Maintain the existing landscaping and mature trees on the parcel as represented on the approved site plans (sheet A2.2).
 - B. Maintain the private and common open space for residential use as shown of the approved plans (sheet A2.2).
 - C. Any changes to the existing signage (other than a change in business name, or removal in entirety) must be approved by a modification to this permit.
 - D. 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. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents

from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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

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

Application #: 241479
APN: 037-231-22
Owner: Pajaro Wall Street Inn, LLC

will void the development permit, unless there are special circumstances as determined by the Planning Director.

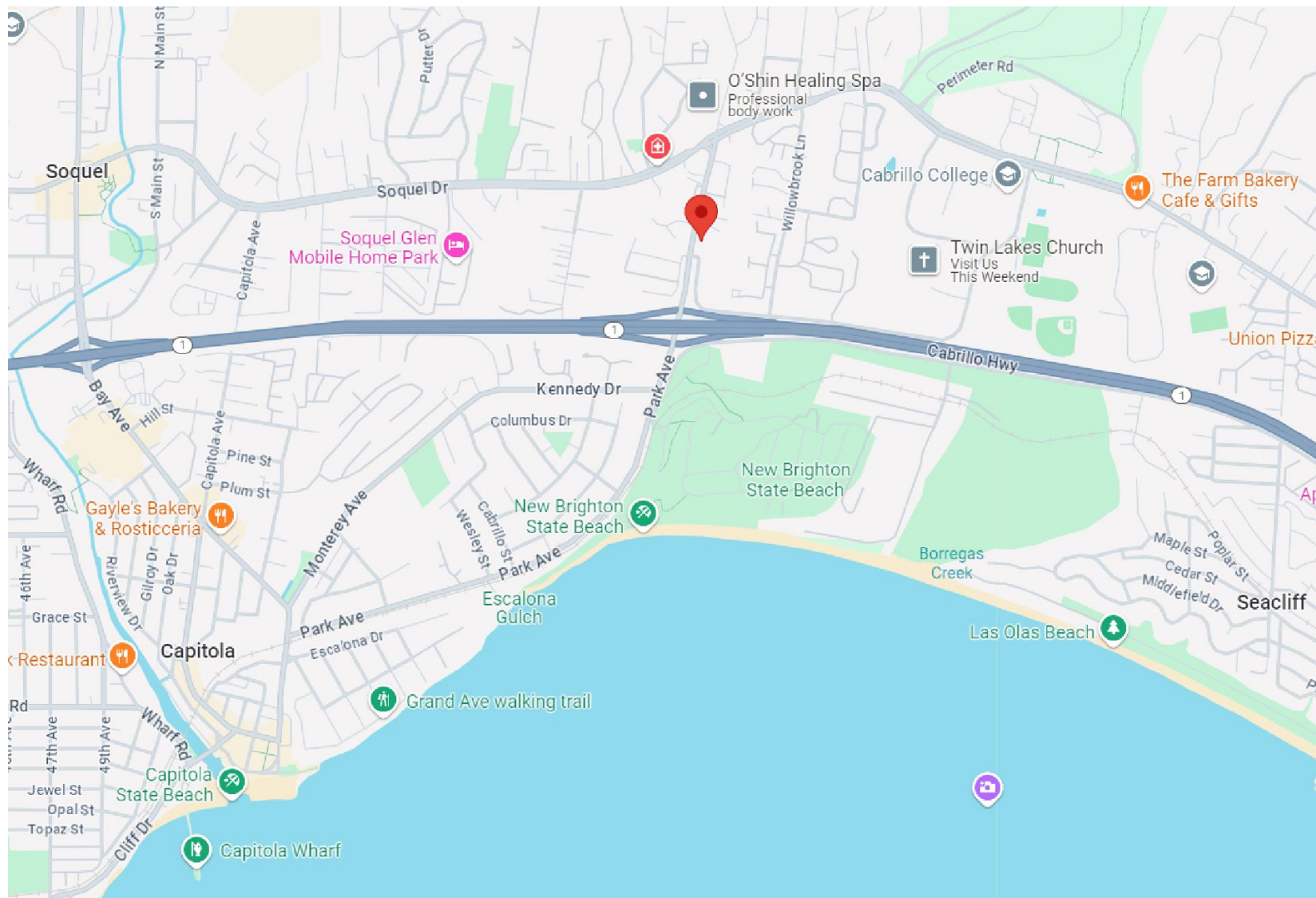
Approval Date: _____

Effective Date: _____

Expiration Date: _____

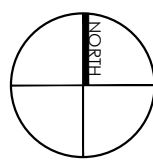
Deputy Zoning Administrator

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.



VICINITY

NOT TO SCALE



GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:
 - 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA GREEN BUILDING CODE
 - 2022 CALIFORNIA FIRE CODE AS ADOPTED BY THE STATE OF CALIFORNIA AND THE LOCAL FIRE PROTECTION DISTRICT
 - SANTA CRUZ COUNTY CODE AMENDMENTSNOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WITH COST ESTIMATE.
 - ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGIN. ERRORS, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
- ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.
- VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, U.N.O.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

PROJECT SCOPE

REMODEL OF AN EXISTING TWO-STORY MIXED-USE BUILDING (BUILDING A) ON A LOT WITH ANOTHER SINGLE-STORY COMMERCIAL BUILDING (BUILDING B).

BUILDING A - 1ST FLOOR SCOPE:
THE EXISTING FIRST FLOOR OFFICE SPACE SHALL BE CONVERTED INTO A RESIDENTIAL UNIT. CLOSETS SHALL BE ADDED IN THREE OF THE FORMER OFFICE ROOMS. THE FIFTH OFFICE ROOM SHALL BE CONVERTED INTO A NEW BATHROOM WITH A CLOSET FOR A WASHER & DRYER. NEW SHOWERS SHALL BE ADDED TO THE EXISTING POWDER ROOMS.

BUILDING A - 2ND FLOOR SCOPE:
THE EXISTING RESIDENTIAL UNIT SHALL REMAIN. A NEW ENLARGED BATHROOM SHOWER SHALL REPLACE THE EXISTING ONE.

BUILDING B - SCOPE:
CONVERSION OF THE EXISTING DENTIST OFFICE INTO A COMMERCIAL AND A RESIDENTIAL UNIT. THE REAR PORCH SHALL BE ENCLOSED AND ADDED TO THE CONDITIONED SPACE OF THE RESIDENTIAL UNIT.

SHEET INDEX

- | | |
|------|---|
| A1 | VICINITY MAP, PROJECT SCOPE, SHEET INDEX, GENERAL NOTES |
| A2.1 | EXISTING OVERALL SITE PLAN |
| A2.2 | PROPOSED SITE PLAN |
| A3.1 | BUILDING A - EXISTING FLOOR PLANS AND ROOF PLAN |
| A3.2 | BUILDING B - EXISTING FLOOR PLANS AND ROOF PLAN |
| A4.1 | BUILDING A - PROPOSED FLOOR PLANS |
| A4.2 | BUILDING B - PROPOSED FLOOR PLAN |
| A5.1 | BUILDING A - SECTION, BATHROOM & KITCHEN PLANS |
| A5.2 | BUILDING B - SECTION |
| FP-1 | BUILDING A - FIRE SPRINKLERS |

PROJECT DATA

APN: 037-231-22
PARCEL SIZE: 0.3470 AC. (15,115 SF)
ZONING: PA

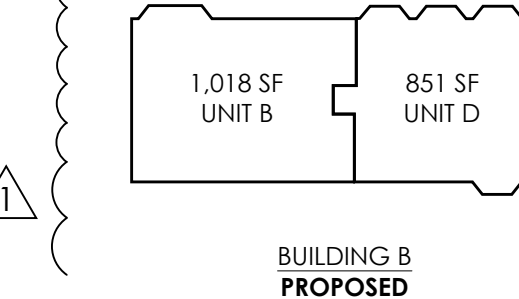
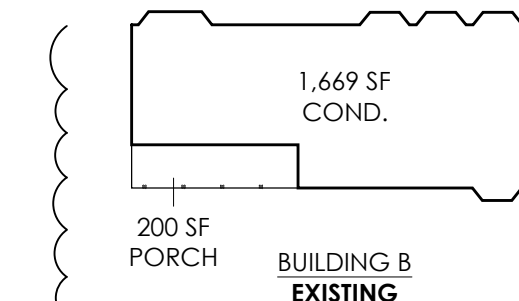
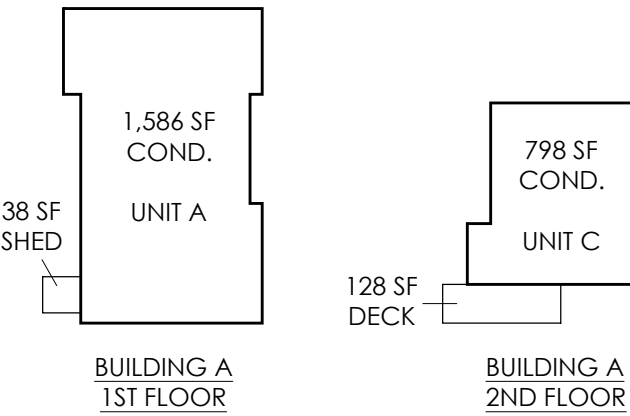
CONSTRUCTION TYPE (BUILDING A&B): VB
SPRINKLERED (BUILDING A&B):
EXISTING: NO
PROPOSED: YES
YEAR BUILT: 1955
BUILDING A: UNKNOWN
BUILDING B:

OCCUPANCY
EXISTING
BUILDING A - 1ST FLOOR - UNIT A: B
BUILDING A - 2ND FLOOR - UNIT C: R3
BUILDING B: B
PROPOSED
BUILDING A - 1ST FLOOR - UNIT A: R3
BUILDING A - 2ND FLOOR - UNIT C: R3
BUILDING B - UNIT B: R3
BUILDING B - UNIT D: B

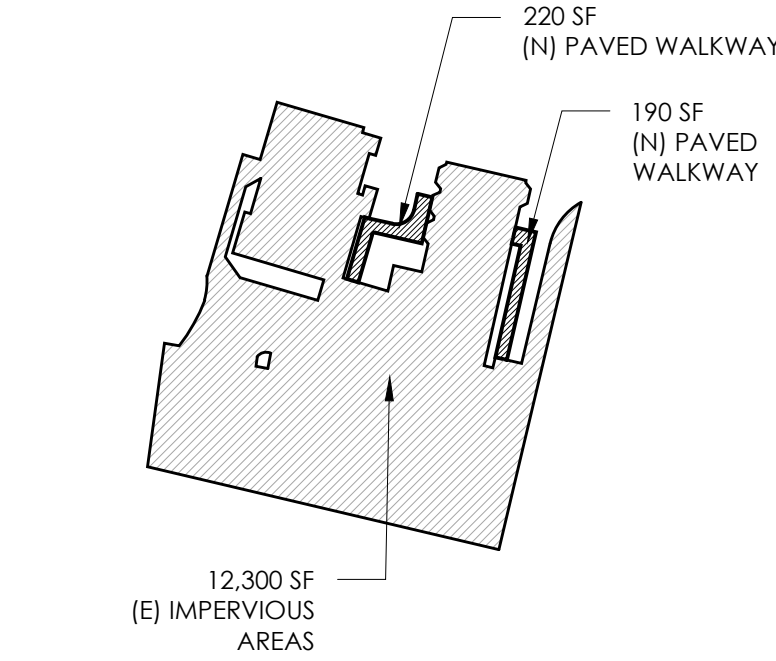
FLOOR AREAS
BUILDING A
EXISTING:
1ST FLOOR - UNIT A: 1,586 SF
CONDITIONED: 38 SF
UTILITY SHED: 38 SF
2ND FLOOR - UNIT C: 798 SF
CONDITIONED: 128 SF
ROOF DECK: 128 SF
BUILDING B
EXISTING - UNIT B: 1,678 SF
CONDITIONED: 200 SF
REAR PORCH: 200 SF
PROPOSED:
UNIT B CONDITIONED: 1,018 SF
UNIT D CONDITIONED: 851 SF
TOTAL CONDITIONED FLOOR AREA:
EXISTING: 4,053 SF
PROPOSED: 4,253 SF

OCCUPANCY/FLOOR ARE RATIO
EXISTING:
COMMERCIAL: 3,255 SF TOTAL (80%)
RESIDENTIAL: 798 SF TOTAL (20%)
PROPOSED:
COMMERCIAL: 851 SF TOTAL (20%)
RESIDENTIAL: 3,402 SF TOTAL (80%)

AREA DIAGRAMS



IMPERVIOUS AREAS



CONTACTS

OWNER
PAJARO WALL STREET INN, LLC
ATTN.: ABDOL NOVIN
30 W BEACH STREET
WATSONVILLE / CA 95076
OFFICE: (831) 768-8373
MOBILE: (831) 566-4214
abenovin@yahoo.com

PLAN SET PREPARATION
MAXIMILIAN BRANDT
3401 WINKLE AVE
SANTA CRUZ / CA 95065
MOBILE: (831) 325-6892
maximilianbrandt72@gmail.com

MINIMUM PARKING REQUIREMENTS

PER SANTA CRUZ COUNTY CODE 13.16

OCCUPANCY	AREA / UNITS	REQUIR. AUTO SPACES	REQUIR. BICYCLE SPACES
B	851 SF	3 (1 SPACE PER 300 SF GROSS FLOOR AREA)	2 (15% OF VEHICLE PARKING; 2 MINIMUM)
R2	BUILDING A: 2 BUILDING B: 1 TOTAL: 3	6 (2 PER UNIT) +1.2 (20% GUEST PARKING)	3 (1 PER UNIT) +0.6 (20% GUEST PARKING)
TOTAL		10 (12 SPACES PROVIDED +5 SPACES FOR HOMEKEY)	6 (6 SPACES PROVIDED)

NOTES:
- 5 VEHICLE PARKING SPACES ARE RESERVED EXCLUSIVELY FOR USE BY THE HOMEKEY (PARK HAVEN PLAZA) PROJECT AT 2838 PARK AVENUE (APN 037-231-23).
- NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED: 1 (1 FOR 25 PROVIDED PARKING SPACES)
- 30% MAXIMUM COMPACT: 1 COMPACT SPACE

FIRE NOTES:

- THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019 EDITION) AND THE CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.
- THE REQUIRED FIRE FLOW FOR THIS PROJECT IS 1,500 GALLONS PER MINUTE. THE AVAILABLE FIRE FLOW FOR THIS PROJECT IS 1,500 GALLONS PER MINUTE. SEE FIRE HYDRANT NOTES ON SITE PLAN A2.1. THE EXISTING HYDRANT IS WITHIN 400 FEET FROM ANY PORTIONS OF THE BUILDINGS. SEE SITE PLAN A2.1.
- BUILDINGS A & B SHALL BE PREPARED BY AN APPROVED FIRE ALARM SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 72 AND ADOPTED STANDARDS OF THE CENTRAL FIRE PROTECTION DISTRICT. THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS AND CALCULATIONS FOR THE FIRE TO THE AGENCY OF REFERENCE FOR APPROVAL.
- WHEN SERVICING MORE THAN 20 SPRINKLERS, AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY, OR REMOTE STATION OR AN APPROVED LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY (24 HOUR) ATTENDED LOCATION.
- BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF SIX (6) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.
- THE ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED ROOF.
- ACCESS ROAD / DRIVEWAY REQUIREMENTS
THE ACCESS ROAD / DRIVEWAY SHALL BE AN "ALL WEATHER" SURFACE. "ALL WEATHER SURFACE" IS DEFINED AS A MINIMUM 6" OF COMPACTED AGGREGATE BASE ROCK, CLASS II OR EQUIVALENT, AND CERTIFIED IN WRITING BY A LICENSED ENGINEER TO 95% COMPACTION FOR GRADES UP TO AND INCLUDING 5%. FOR GRADES IN EXCESS OF 5% BUT NOT EXCEEDING 15%, OIL AND SCREDS SHALL BE APPLIED TO A MINIMUM 6" OF COMPACTED AGGREGATE BASE ROCK, CLASS II OR EQUIVALENT, CERTIFIED IN WRITING BY A LICENSED ENGINEER TO 95% COMPACTION. FOR GRADES EXCEEDING 15%, 2" OF ASPHALTIC CONCRETE SHALL BE APPLIED OVER A MINIMUM 6" OF COMPACTED AGGREGATE BASE ROCK, CLASS II OR EQUIVALENT, CERTIFIED IN WRITING BY A LICENSED ENGINEER TO 95%.
THE MAXIMUM GRADE OF THE ACCESS ROAD SHALL NOT EXCEED 20%, WITH GRADES GREATER THAN 15% NOT PERMITTED FOR DISTANCES OF MORE THAN 200 FEET AT A TIME.
THE ACCESS ROAD SHALL HAVE A VERTICAL CLEARANCE OF 15' FOR ITS ENTIRE WIDTH AND LENGTH, INCLUDING TURNOUTS.
- THE DRIVEWAY / ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED.
- ALL PRIVATE ACCESS ROADS, DRIVEWAYS, TURN-AROUND AND BRIDGES ARE THE RESPONSIBILITY OF THE OWNER(S) OF RECORD AND SHALL BE MAINTAINED TO ENSURE THE FIRE DEPARTMENT SAFE AND EXPEDIENT PASSAGE AT ALL TIMES.
- THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.

Brandt

2840 PARK AVENUE

CHANGE OF USE / RESIDENTIAL REMODEL

2840 PARK AVENUE
SOSQUEL, CA 95073
APN: 037-231-22

EXISTING
OVERALL
SITE PLAN

SCALE AS NOTED
DATE 12/11/2024

REVISIONS

5/7/2025

PLANNING SUBMITTAL

Brandt

2840 PARK AVENUE

CHANGE OF USE / RESIDENTIAL REMODEL

2840 PARK AVENUE
SANTA CRUZ, CA 95073
APN: 037-231-22

PROPOSED
SITE PLAN

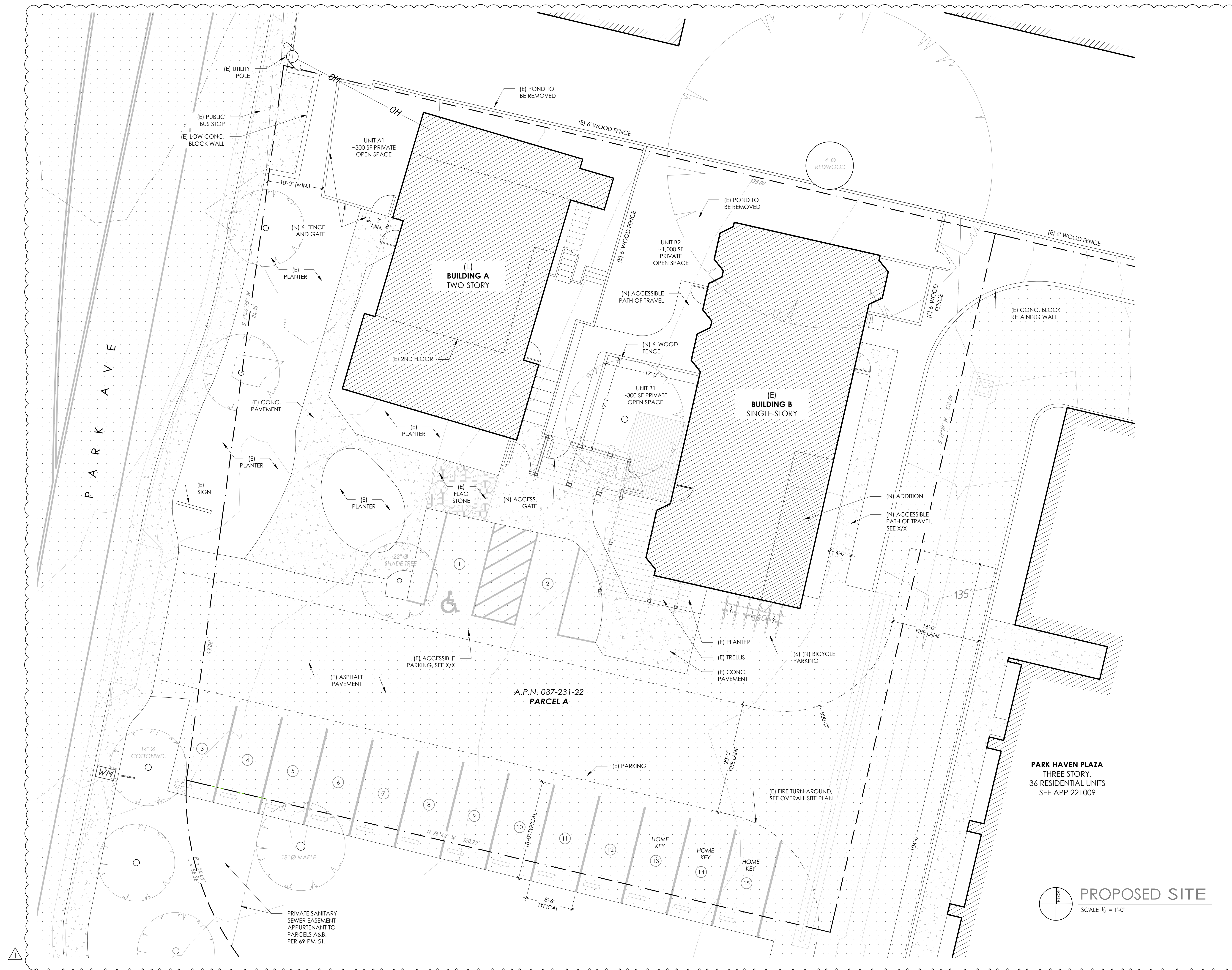
SCALE AS NOTED
DATE 12/11/2024

REVISIONS
5/7/2025

PLANNING SUBMITTAL

EXHIBIT D

A2.2



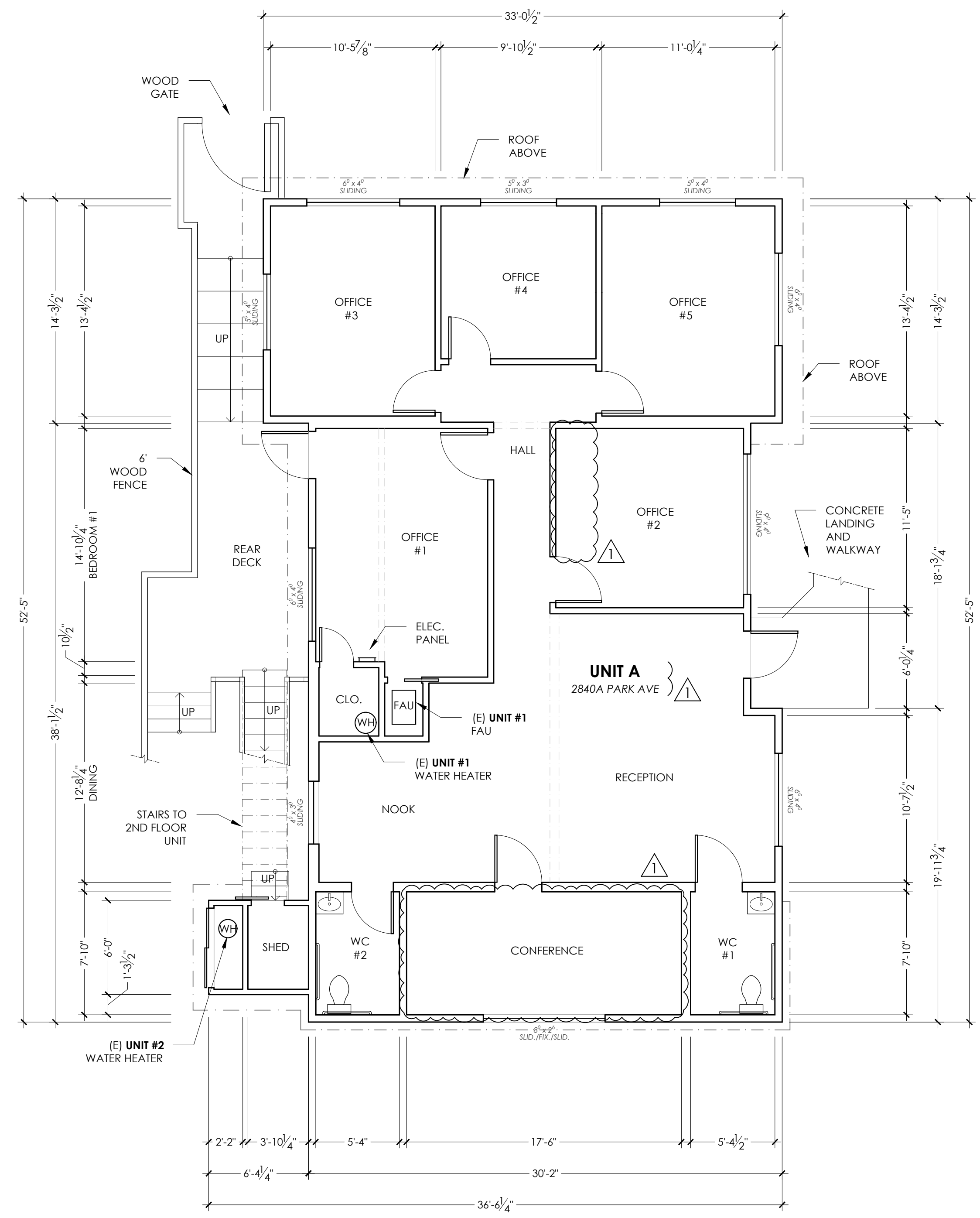
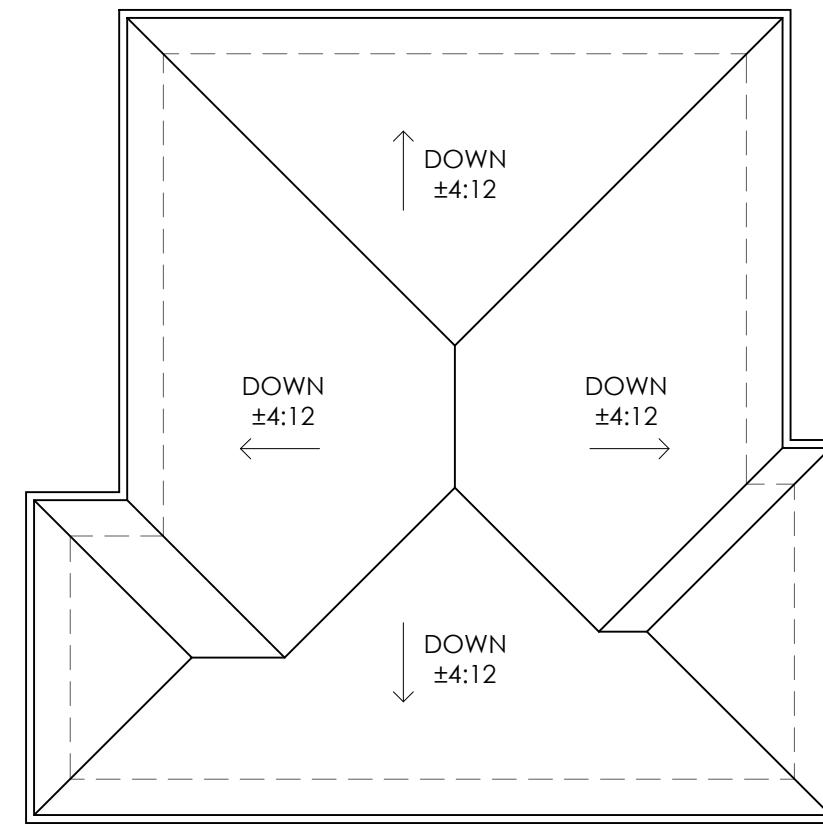
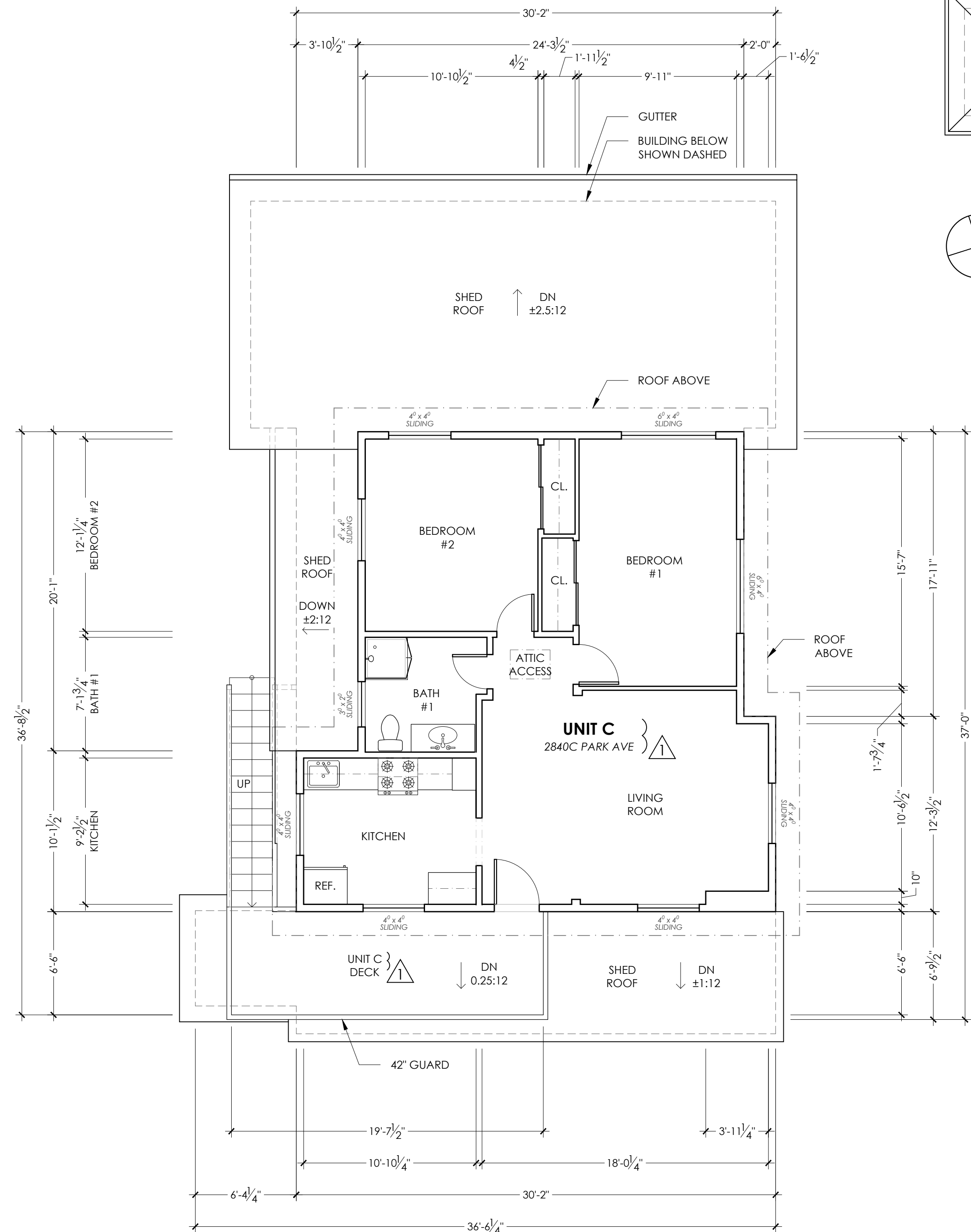
BUILDING A

EXISTING
FLOOR PLANS
&
ROOF PLAN

SCALE AS NOTED
DATE 12/11/2024

REVISIONS
5/7/2025

PLANNING SUBMITTAL



Brandt

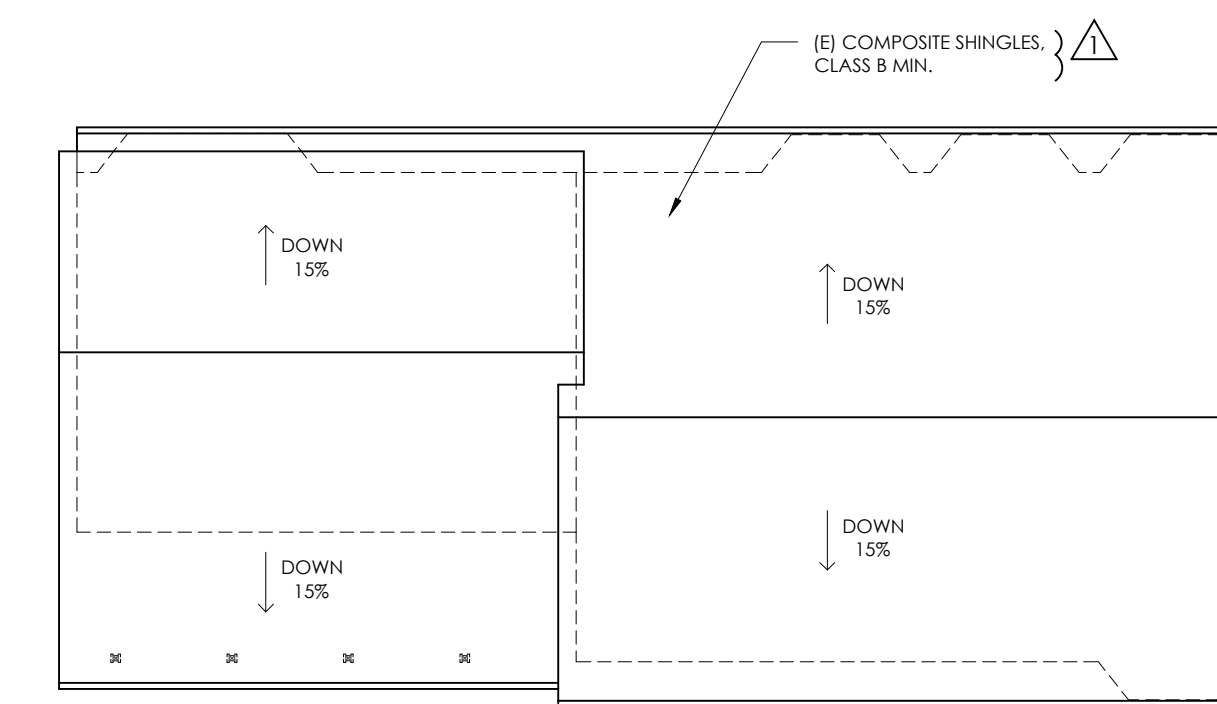
2840 PARK AVENUE
CHANGE OF USE / REMODEL
2840 PARK AVENUE
SQUCEL, CA 95073
APN: 037-231-22

EXISTING
FLOOR PLAN
&
ROOF PLAN

SCALE AS NOTED
DATE 3/27/2025

REVISIONS

REVISED BY	REVISIONS	DATE
1		5/7/2025

PLANNING SUBMITTAL

BUILDING B
EXISTING ROOF

SCALE: $\frac{3}{32}" = 1'-0"$

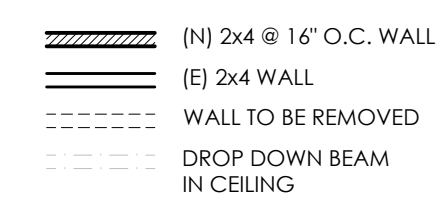


2840 PARK AVENUE
CHANGE OF USE / RESIDENTIAL REMODEL
2840 PARK AVENUE
SQUCEL, CA 95073
APN: 037-231-22

PROPOSED FLOOR PLANS

REVISIONS

REVISED BY	REVISION	DATE
1		5/7/2025

PLANNING SUBMITTAL

NOTE:
FOR CLOSE-UP BATH AND
KITCHEN FLOOR PLANS SEE A4

EXHIBIT D **A4.1**

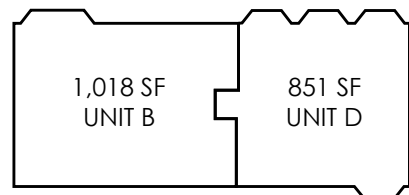
WALL LEGEND

- (N) 2X4 @ 16" O.C. WALL
- (E) 2X4 WALL
- WALL TO BE REMOVED
- DROP DOWN BEAM IN CEILING

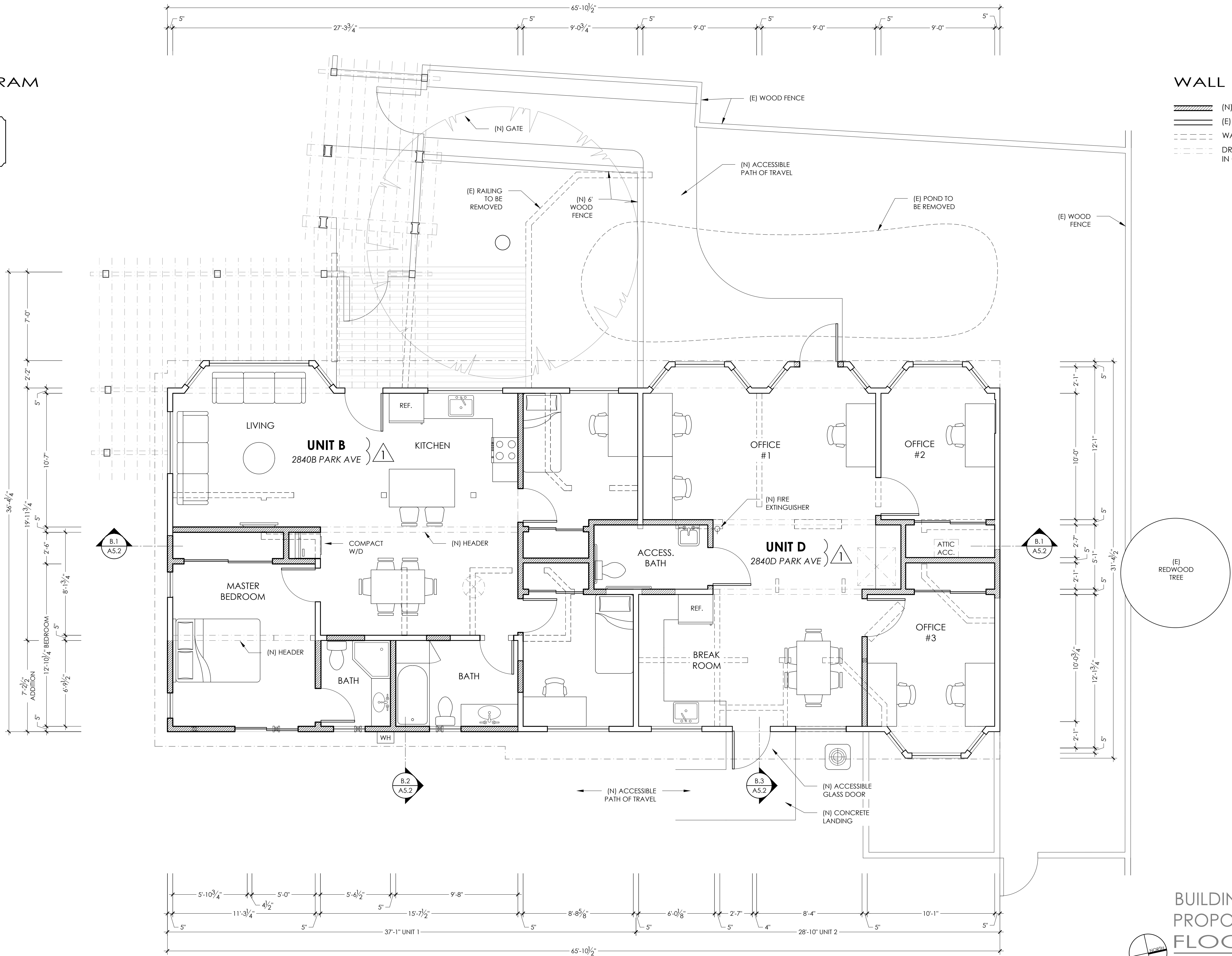
BUILDING B
PROPOSED
FLOOR PLAN

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

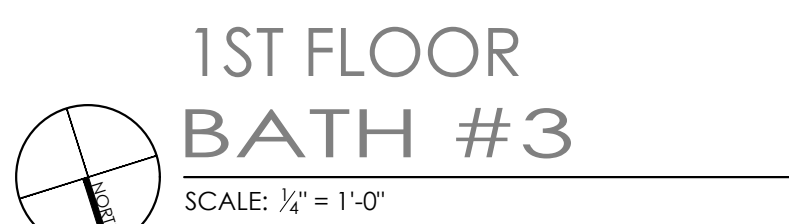
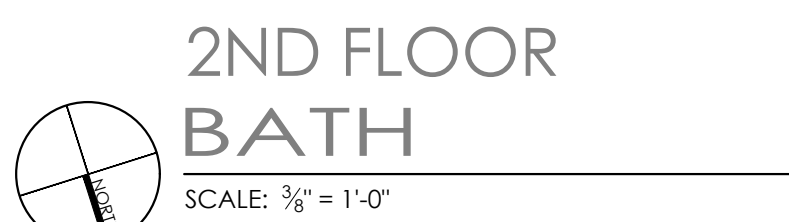
AREA DIAGRAM



BUILDING B
PROPOSED



2840 PARK AVENUE
CHANGE OF USE / RESIDENTIAL REMODEL
2840 PARK AVENUE
SOQUEL, CA 95073
APN: 037-231-22



SCALE: $\frac{1}{4}" = 1'-0"$

SHOWER DOORS SHALL:
- HAVE TEMPERED SAFETY GLAZING
- SHALL SWING OUTWARD

CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY.. [CPC 408.]

SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2)

SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (0.6606 M2) AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH (762 MM) CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND A POINT TANGENT TO ITS CENTERLINE. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWERHEADS, SOAP DISHES, SHELVES, AND SAFETY GRAB BARS, OR RAILS. FOLD-DOWN SEATS IN ACCESSIBLE SHOWER STALLS SHALL BE PERMITTED TO PROTRUDE INTO THE 30 INCH (762 MM) CIRCLE. [CFC 408.6]

ALL WINDOWS ARE EXISTING TO REMAIN. ONLY THE WINDOW IN THE NEW BATHROOM SHALL BE REPLACED WITH A TEMPERED GLASS WINDOW.

CONTRACTOR SHALL VERIFY THAT AT LEAST ONE WINDOW IN EACH BEDROOM MEETS EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS.

EGRESS WINDOW REQUIREMENTS PER CBC 1030

- MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET
- MINIMUM NET CLEAR OPENABLE HEIGHT OF 24"
- MINIMUM NET CLEAR OPENABLE WIDTH OF 20"
- FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR

SAFETY GLASS REQUIREMENTS

THE FOLLOWING GLAZING AREAS ARE CONSIDERED HAZARDOUS AND REQUIRE TEMPERED GLASS:

1. GLASS IN ANY DOOR;

BATHROOM & KITCHEN PLANS

SCALE AS NOTED
DATE 12/11/2022

REVISIONS

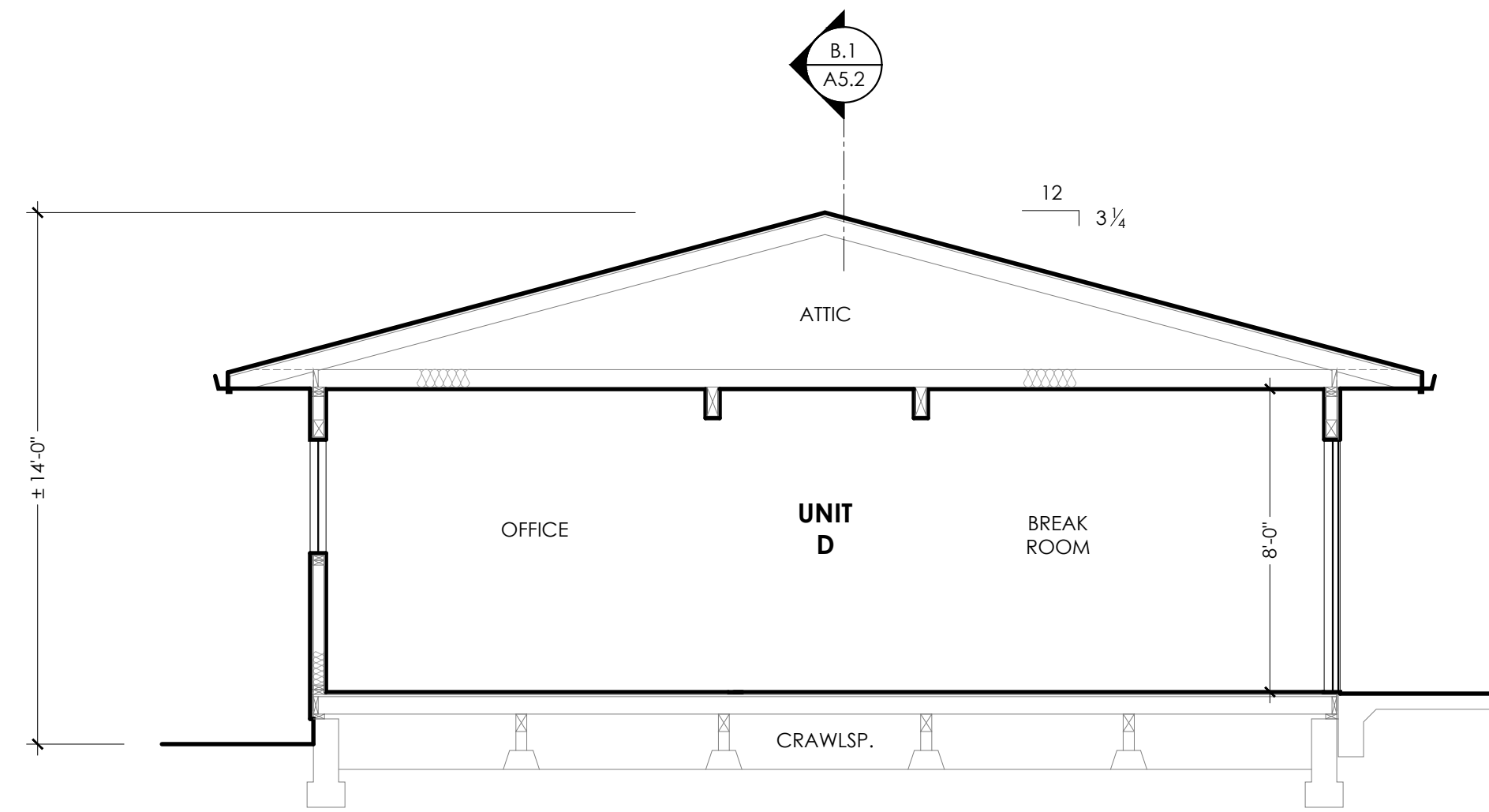
REVISED BY	REVISION	DATE
1		5/7/202

5. GLASS IN WALLS USED AS A BARRIER FOR INDOOR OR OUTDOOR SWIMMING POOLS OR SPAS WHEN BOTH OF THE FOLLOWING EXIST: THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A POOL SIDE OF THE GLAZING, THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA DECK AREA;

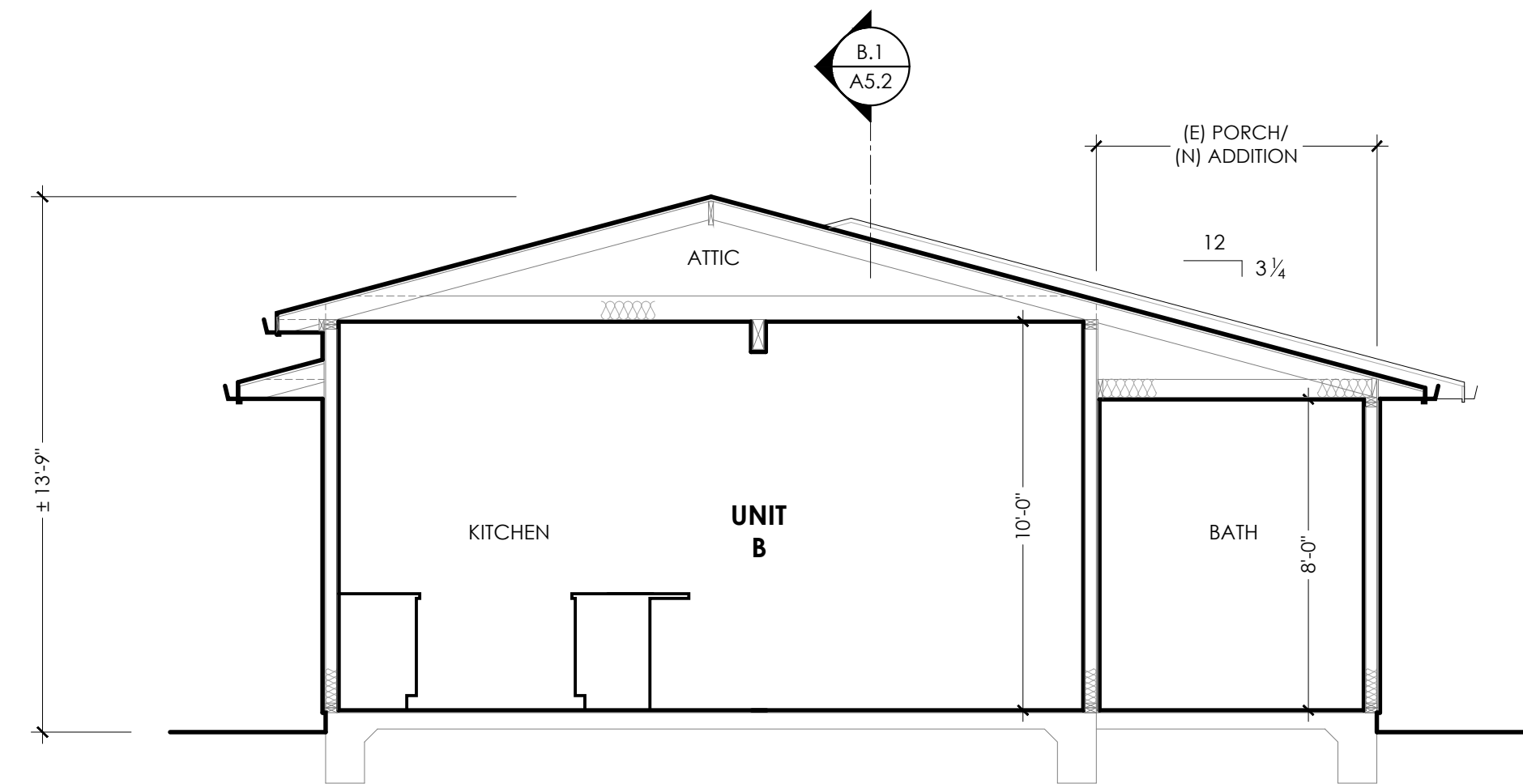
6. GLASS ADJACENT TO STAIRWAYS, LANDINGS & RAMPS WITHIN 36" HORIZONTALLY OF WALKING SURFACE & <60" ABOVE WALKING SURFACE.

7. GLASS WITHIN 60" HORIZONTALLY OF BOTTOM TREAD OF STAIR IN ANY DIRECTION WHEN GLASS <60" ABOVE NOSE OF TREAD

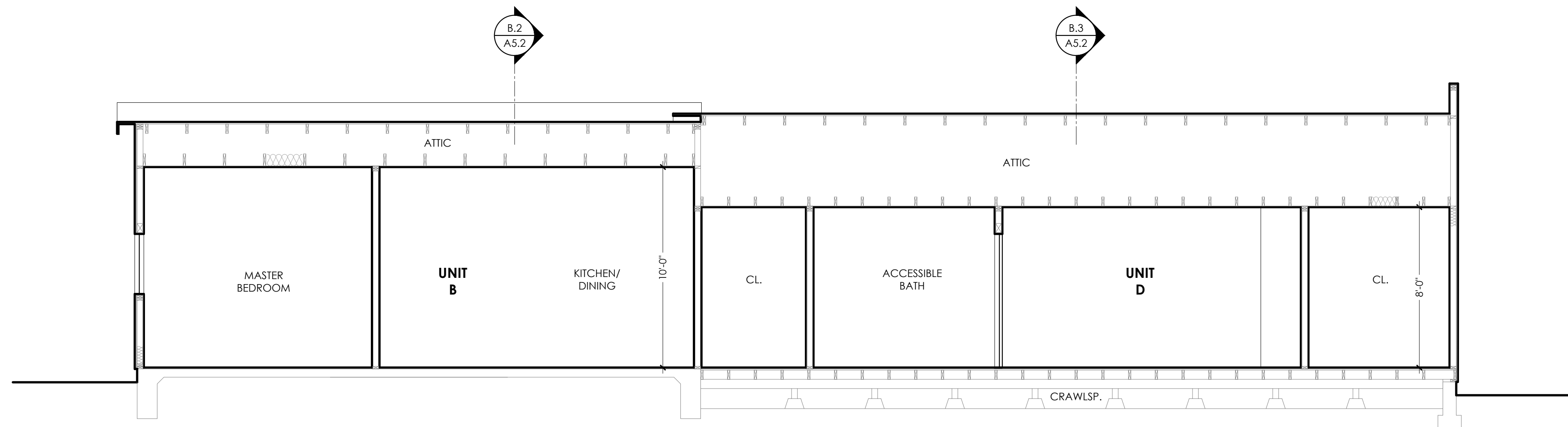
PLANNING SUBMITTA



SECTION B.3
SCALE: 1/4" = 1'-0"



SECTION B.2
SCALE: 1/4" = 1'-0"



SECTION B.1
SCALE: 1/4" = 1'-0"

BUILDING B
SECTIONS

SCALE AS NOTED
DATE 3/27/2025

REVISIONS
5/7/2025

PLANNING SUBMITTAL

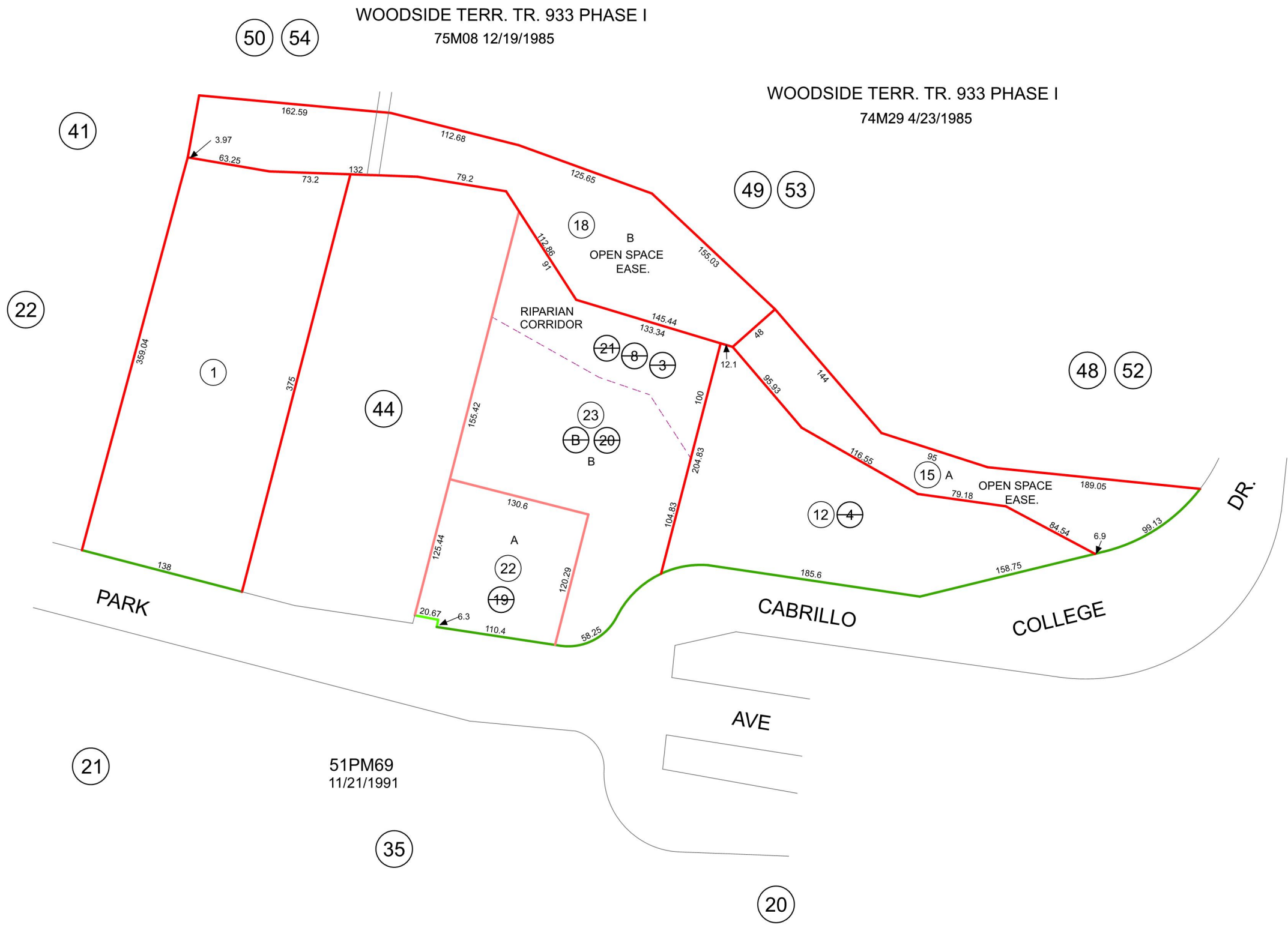
FOR TAX PURPOSES ONLY

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POR. SOQUEL RANCHO
SEC. 11, T.11S., R.1W., M.D.B. & M.

Tax Area Code
96-101

37-23



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

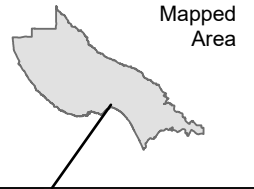
Assessor's Map No. 37-23
County of Santa Cruz, Calif.
May, 1998

Electronically Redrawn 5/1/98 rw
Rev. 4/25/01 mvm (changed page refs.)
Rev. 1/10/22 CC (Cor./combine 1-23)



Santa Cruz County Planning Department

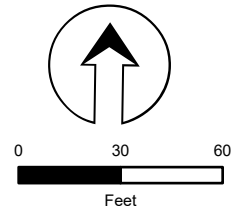
Parcel Location Map



Parcel: 03723122

 Subject Parcel

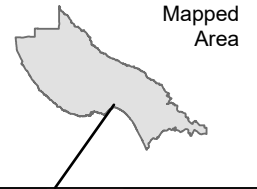
Map printed: 7 Aug. 2025



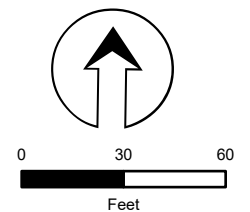


Santa Cruz County Planning Department

Parcel General Plan Map



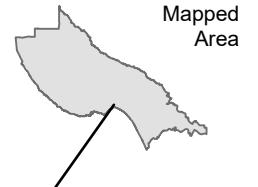
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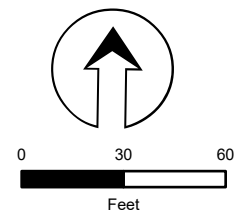


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line:	<u>X</u> Inside ___ Outside
Water Supply:	Soquel Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 5

Parcel Information

Parcel Size:	15,115 square feet
Existing Land Use - Parcel:	Commercial
Existing Land Use - Surrounding:	Multi-family Residential
Project Access:	Park Avenue
Planning Area:	Soquel Planning Area
Land Use Designation:	C-O (Professional and Administrative Offices)
Zone District:	PA (Professional-Administrative Office)
Coastal Zone:	___ Inside <u>X</u> Outside
Appealable to Calif. Coastal Comm.	___ Yes <u>X</u> No

Technical Reviews: None

Environmental Information

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:	Within a mapped Scenic Area
Archeology:	Not mapped/no physical evidence on site