

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 03-0332
APPLICANT: Dee Murray
OWNER: John Martin

APN: 065-131-42

PROJECT DESCRIPTION: Proposal to construct a one-story detached commercial building (1,564 square feet) to be used as a warehouse for an existing carpet sales and showroom business, to convert an existing car rental office to an office for the carpet sales and installation business and related paving and landscaping improvements and a Master Occupancy Program. Requires an Amendment to Commercial Development Permit 2979-U and the establishment of a Master Occupancy Program.

LOCATION: Project is located on the east side of Highway 9 at approximately 100 feet south of Plateau Drive. Situs: 6036 Highway 9, Felton

PERMITS REQUIRED: Amendment Commercial Development Permit and Master Occupancy Program

ENVIRONMENTAL DETERMINATION: Categorical Exemption D 1., 3. and 5.

COASTAL ZONE: ___ Yes XX No

PARCEL INFORMATION

PARCEL SIZE: 13,500 square feet

EXISTING LAND USE:

PARCEL: Commercial – carpet sales, car rental office, small outdoor storage area

SURROUNDING: retail, offices, fire station and residential

PROJECT ACCESS: Highway 9

PLANNING AREA: San Lorenzo Valley

LAND USE DESIGNATION: C-S (Service Commercial/Light Industry)

ZONING DISTRICT: SU (Special Use)

SUPERVISORIAL DISTRICT: 5th

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------|---|
| a. Geologic Hazards | a. None mapped |
| b. Soils | b. Soquel loam |
| c. Fire Hazard | c. None mapped |
| d. Slopes | d. Site is nearly level |
| e. Env. Sen. Habitat | e. Mapped, but none present on site |
| f. Grading | f. Minimal proposed |
| g. Tree Removal | g. None proposed |
| h. Scenic | h. Visible from Highway 9 – a designated Scenic Road |
| i. Drainage | i. Final drainage plans required at building phase |
| j. Traffic | j. Minimal increase |
| k. Roads | k. No new roads or changes to existing access from public roads |
| l. Parks | l. N/A |
| m. Sewer Availability | m. Septic in place - new square footage is for storage only |
| n. Water Availability | n. Yes , existing service |
| o. Archaeology | o. Mapped, Arch. Reconnaissance completed - no resources found |

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SERVICES INFORMATION

Inside Urban/Rural Services Line: Yes XX No* Within the Rural Services Boundary

Water Supply: citizens utilities
Sewage Disposal: Septic –existing system
Fire District: Felton Fire
Drainage District: Zone 8

PROJECT DESCRIPTION AND BACKGROUND

The applicant seeks approval to construct a one story, 25.5 foot high, 1,564 square foot building to use to warehouse carpet rolls for an existing carpet sales room and to add new paving access and add new landscaping, to convert the area used for a car rental office into an office for the carpet sales and installation business and for a Master Occupancy Program for potential future uses of this commercial complex.

ANALYSIS AND DISCUSSION

ZONING ISSUES

The property is approximately 13,500 square feet in size and zoned SU (Special Use) with a C-S (Service Commercial/Light Industrial) General Plan designation. The SU zoning in conjunction with the C-S General Plan designation allows a broad range of commercial uses, particularly uses needing relatively large sites, outdoor areas and large truck access. The proposed carpet warehouse is a principal use within the C-4 and M-1 zone districts and the project is consistent with the site's C-S (Service Commercial/Light Industry) General Plan designation. The existing commercial building was permitted in 1967 under Commercial Development Permit 2979-U for a plumbing business. The current uses for the existing structure is a car rental office (which replaced a redwood-crafts gift shop) and a small flooring/carpet showroom. There is an existing yard area at the rear of the parcel being used to store vehicles and other materials. The proposed building will be used to warehouse the carpet and flooring materials currently sold through the existing carpet sales room. The showroom use is considered an ancillary use in the C-4 zone district. Warehouses are a principal use in the M-1 zone district and M-1 uses requiring less 20 people per shift are principal uses in the C-4 district. The property owner plans to utilize the space currently occupied by the car rental office for use as office space for the carpet sales, warehouse and installation business, which is allowed as an ancillary use. Thus, the construction of the warehouse will result in the existing uses and immediately proposed uses for on this site being ancillary to the warehouse use, resulting in uses consistent with the effective C-4 zone district.

The improvement plans propose nine parking spaces on this site. Two spaces are required for the new warehouse (1 space per 1,000 square feet – 2 minimum), three are required for the existing 420 square foot carpet sales room (1 per 200 sq. ft., minimum 3 spaces for retail) and one and one-half are required for the existing 450 square foot car rent office (one space per 300 square feet for Commercial Service), with 2.5 additional spaces are provided to accommodate the rental cars in stock. Thus, the project will meet the requirements of the County parking regulations in Code section 13.10.550.

The site can accommodate a variety of future uses allowed within the C-4 effective zoning under a Master Occupancy Program. Limitations on future uses allowed within the Master Occupancy and with a Level 1 Change of use will be based on the available parking, uses that do not require additional septic capacity and do not require outdoor space. Offices shall be allowed for uses ancillary and connected to principal uses on the site. A listing of uses allowed under the Master Occupancy Program is provided as Exhibit D.

Design Review

The proposed commercial development is subject to the regulations *set* forth in the Design Review Ordinance (Chapter 13.11). The subject parcel is visible from Highway 9 – 1994 General Plan designated Scenic Road.

The property is located just outside of the “Community Commercial District” area designated in the Felton Town Plan and, therefore, is not subject to the Town Plan’s regulations and policies. The proposed architecture of the new warehouse reflects the gables and roof pitch of the existing small office building on the property. The warehouse has been designed with two roll-up doors and two gable elevations to transition from the very small building in front to the tallest portion of the warehouse and to break up the bulk of the façade as viewed from Highway 9. The proposed colors and materials are subdued and used a graduated tone to both tie the two structures together and to minimize the perception of mass. The project plans have been reviewed by the County Urban Designer and have received a positive design review, except for the landscaping plan (Exhibit G). The landscape plan needs improvements in the areas of plant locations and species choices. A condition has been included requiring the owner/applicant to submit a final landscape plan for review and approval by the County Urban Designer as part of the building application. Overall, the project is compatible with the goals of the County’s Design Review regulations.

GENERAL PLAN ISSUES

The project is located within the San Lorenzo Valley Planning area just south of the Felton Town plan boundaries. Thus, the project is not subject to the guidelines of Felton Town specific plan. As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and the General Plan/LCP. The property is visible from Highway 9, a 1994 County General Plan designated scenic road. The proposed project will not obstruct any visual resources. **Due** to the lot’s size and proximity to Highway 9, it is not possible to locate the project outside of the Highway 9 viewshed. Instead, the new building will become part of the built environment visible from Highway 9. The proposed structure has been designed to blend with the architecture of the existing building on the property and incorporates a stepped gable and two roll-up doors instead of a single larger door in order to reduce mass and transition to the new taller and larger structure. The design, finish and coloration will harmonize with the surrounding commercial development.

The proposed warehouse is consistent with the Service Commercial and Light Industrial (C-S) General Plan land use designation and the goals of the General Plan to provide commercial services in areas having adequate access and where the impacts of noise traffic and other nuisances and hazards associated with this type of use will not adversely affect other land uses.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **03-0332**, based on the attached findings and conditions.
2. Certification of **the** determination that the project is Categorical Exempt from the California Environmental Quality Act.

EXHIBITS

- A. Project plans

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- B. Findings
- C. Conditions
- D. Allowed Uses under Master Occupancy Program
- E. CEQA Exemption
- F. Assessor's Parcel Map
- G. Zoning and General Plan Maps
- H. Design Review by Larry Kasparowitz
- I. Comments & Correspondence

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.



Report Prepared By:

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Phone Number: (831) 454-3225 (or cathleen.carr@co.santa-cruz.ca.us)

COMMERCIAL DEVELOPMENT 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.

The location of the proposed warehouse and the establishment of a Master Occupancy Program for the new building and existing commercial structure and **the** conditions under which the commercial property 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. Specifically, the project is located in an area designated for service commercial/light industrial **uses** and is not encumbered by physical constraints, which preclude development within the scope of the Master Occupancy Program. The Master Occupancy Program allows future commercial **uses** consistent with the effective C-4 zoning that meets the parameters of the parking limitations, septic capacity and lack of useable outdoor areas. Water intensive uses such as laundry services are not permitted within the scope of the Master Occupancy Program as adequate septic capacity has not been established.

Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy **and** resources.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the **SU** (Special Use) zone district within a C-S (Service Commercial/Light Industrial) General Plan designation. The SU zoning in conjunction with the C-S General Plan designation allows a broad range of commercial uses, particularly uses needing relatively large sites, outdoor areas and large truck access. The proposed carpet warehouse is a principal use within the C-4 and M-1 zone districts and the project is consistent with the site's C-S (Service Commercial/Light Industry) General Plan designation. The Master Occupancy Program allows future commercial **uses** consistent with the effective C-4 zoning that meets the parameters of the parking limitations, septic capacity and lack of useable outdoor areas. **The** location of the warehouse and the conditions under which the warehouse and the adjacent commercial building would be operated or maintained will be consistent with the pertinent County ordinances. The project is consistent with County zoning regulations because the existing floor covering showroom use will be ancillary to the new carpet/floor covering warehouse use. The existing ~~car~~ rental business is consistent with the commercial regulations applicable to the C-4 zone district.

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.

The project is consistent with the Commercial Service/Light Industrial (C-S) land use designation of the County General Plan for a commercial development. **As** proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and the General Plan/LCP. The property is

visible from Highway 9, a 1994 County General Plan designated scenic road. Due to the lot's size and proximity to Highway 9, it is not possible to locate the project outside of the Highway 9 viewshed. Instead, the new building will become part of the built environment visible from Highway 9. The proposed structure has been designed to blend with the architecture of the existing building on the property and incorporates a stepped gable and two roll-up doors instead of a single larger door in order to reduce mass and transition to the new taller and larger structure. The design, finish and coloration will harmonize with the surrounding commercial development. The proposed project will not obstruct or degrade any visual resources.

The subject parcel is located outside of the Felton Village Core area, thus, is not subject to the guidelines of Felton Town specific plan.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The new warehouse is required to provide two additional parking spaces to accommodate this new use. A total of nine parking spaces will be provided, which is adequate to serve the existing and proposed uses on the site. The Master Occupancy Program is conditioned to ensure that the proposed uses do not exceed the parking standards for this site. The project will generate a negligible amount of additional traffic to and from the warehouse. This Highway 9 has adequate capacity to accommodate this use, and a traffic study is not warranted for this project.

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.

The proposed commercial development will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects and land use intensities of the neighborhood in the vicinity. Specifically, the new structure has been designed to blend with the existing architecture of the existing building and the proposed coloration and finish materials break up the massing of the new building, reducing the appearance of bulk. The project as conditioned will provide landscaping to enhance the site appearance from Highway 9.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed commercial development will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties. The proposed reconstruction has been designed to blend with the existing building's architecture and will utilize a finish and coloration that reduces the appearance of bulk. As conditioned, the project will improve the landscaping on this site, thereby improving the Highway 9 viewshed in this commercial zone. The proposed plans and signage have been reviewed by Larry Kasparowitz, Urban Designer and given a positive recommendation, subject to the conditions of approval to prepare a final landscape for his final review and approval. As discussed in Findings #3, the proposed structure is visible from Highway 9 and will blend with the existing commercial development surrounding it.

CONDITIONS OF APPROVAL

Amendment to Commercial Development Permit 2979-U and Master Occupancy Program

Permit 03-0332

APPLICANT: Dee Murray

OWNER John Martin

APN 065-131-42

LOCATION: Located on the east side of Highway 9 at approximately 100 feet south of Plateau Drive.
Situs: 6036 Highway 9, Felton

Exhibit: A Project Plans prepared by Andrew H. Petersen, Consulting Engineer dated 10/28/03, Revised 2/10/04

- I.** This permit authorizes the construction of a one story, 25.5 foot high, 1,564square foot building to use to warehouse carpet rolls for an existing carpet sales room and to add new paving access and parking and add new landscaping, and to convert the area used for a car rental office into an office for the carpet sales and installation business, and to establish a Master Occupancy Program for potential future **uses** of this commercial complex, consistent with Exhibits A and D. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/ owner shall
- A.** Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B.** Obtain a Building Permit from the Santa Cruz County Building Official.
 - C.** Obtain an Encroachment Permit from the California Department of Transportation for any off-site work performed in the Highway 9 road right-of-way.
 - D.** Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
- II.** Prior to issuance of a Building Permit the applicant/owner shall:
- A.** Submit Final Architectural and Landscaping Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department with the exception of the landscaping, which shall be revised consistent with the conditions of approval. The final plans shall include the following additional information:
 - 1.** A copy of the conditions of approval for Use Permit 03-0332 **shall** be incorporated into the final building plans.

2. Floor plans identifying retail, office, storage and warehouse spaces including all dimensions and square footage.
3. A final site plan showing the location of all site improvements, including but not limited to, points of ingress and egress, curb, gutter, sidewalks and pedestrian paths on and off site, final drainage plans meeting the Department of Public Works – Drainage Section requirements, directional signage and septic system and landscaping.
4. The parking, circulation and loading areas shall be surfaced with a minimum of 2 inches of asphalt concrete over 5 inches of Class II base rock or other approved equivalent surface.
5. Submit final grading and erosion control plans. Grading plans shall clearly show existing and proposed finished grades and include grading volumes and calculations. Applicant/owner shall obtain a Grading Permit if earthwork exceeds 100 cubic yards or proposes the use of engineered fill materials.
6. Obtain an Encroachment Permit from the California Department of Transportation for any work performed in the Highway 9 right-of-way. All work shall be consistent with the California Department of Transportation Design Criteria. Two copies of any encroachment permit(s) and conditions of approval shall be submitted with the final plans.
7. A final landscape plan must be submitted to the County Urban Designer for review and approval. This plan shall include the location, size, and species of all existing and proposed trees, shrubs, ground cover and turf areas. The planting and irrigation plans shall conform with the following:
 - (a) Irrigation shall be provided with an adequate, permanent and nearby source of water, which shall be applied by an installed irrigation system, and, where feasible, by a drip irrigation system (lawns may be sprinklered).
 - (b) Plant Selection. At least 80 percent of the plant materials selected for non-turf areas shall be drought tolerant. Native plants are encouraged. The non-drought tolerant plants shall be grouped together and irrigated separately.
 - (c) Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall fescue. Turf areas should not be used in areas less than 8 feet in width.
 - (d) At least two (2) of the street trees shall be a minimum 24-inch box size.
8. Plans shall provide details showing compliance with Felton Fire Protection District and pay appropriate plan check fees.
9. All improvements shall comply with the applicable provisions of the Americans with Disabilities Act and/or Title 24 of the State Building Regulations.
10. All new power, telephone, and cable television service connections shall be installed underground.

11. Submit a sign plan consistent with Exhibit A with the exception that the landscape plans shall be revised at the direction of the County Urban Designer.
 12. Provide required off-street parking for 9 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan. Final plans to be reviewed and approved by the Department of Public Works (DPW) Traffic Engineering section.
- B. Meet all requirements of the Department of Public Works Drainage Section, and pay all fees for Zone 8 of the Santa Cruz County Flood Control and Water Conservation, including plan check and permit processing fees.
 - C. Meet all requirements of Environmental Health Services Agency and pay all fees, including plan check, septic clearance and permit processing fees.
 - D. Pay the Santa Cruz County Child Care mitigation fee in effect at the time of Building Permit issuance. On April 2, 2004, this fee would total \$187.68 (\$0.12 per square foot X 1,564 square feet).
 - E. 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.
- III. Prior to site disturbance and during construction:
- A. Erosion shall be controlled at all times. Erosion control measures shall be monitored, maintained and replaced as needed. No turbid runoff shall be allowed to leave the immediate construction site.
 - B. To minimize noise and dust impacts to surrounding properties, comply with the following **measures** during all construction work:
 1. Limit all construction-related activities to the time between 8:00 A.M. and 6:00 P.M. weekdays.
 2. Dust suppression techniques shall be included as part of the construction plans and implemented during construction.
 - C. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, shall be observed.
- IV. All construction shall be performed according to the approved plans for the building and grading permits. For reference in the field, a copy of these conditions shall be included on all construction plans. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements, including landscaping, shown on the final approved Building and Grading Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The applicant/owner shall call the Project Planner at 454-3225, a minimum of four working days in advance to schedule an inspection to verify the required development permit conditions have been met.

V. Operational Conditions

- A. Modifications to the architectural elements including but not limited to exterior finishes, window placement, roof design, exterior elevations and signage are prohibited, unless an amendment to this permit is obtained.
- B. All landscaping and site improvements shall be permanently maintained.
- C. Outside storage of stock-in-trade, materials and/or equipment is prohibited, except for the existing outdoor storage area shown in Exhibit A.
- D. Loading and unloading is prohibited between the hours of 9:00 P.M. and 8:00 A.M.
- E. Gas powered forklifts are prohibited for any use.
- F. Maximum signage shall not exceed 19.5 square feet total. Any signage located on the west elevation (side closest to Highway 9) shall not exceed a total of 13 square feet. Signage on the warehouse structure is not allowed under this permit.
- G. 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.
- H. In accordance with Section 18.10.132(d) of the County Code, if the exercise of the use permitted by this permit ceases or is abandoned for a continuous period of one year, then without further action by the County, this permit shall become null and void.
- I. This permit constitutes a Master Occupancy Program for the project site. Any use conditionally allowed in the "C-4", Commercial Services zone district specified in Section 13.10.332 of the County Code, with the exception of those uses deleted in Exhibit D, shall be authorized to occupy the subject buildings provided that a Level I change of occupancy permit is issued by the Santa Cruz County Planning Department, with the following additional requirements:
 - 1. Applications for occupancy for subsequent changes in tenants shall include the square footage to be occupied. The parking requirements for all existing and proposed uses shall not exceed nine (9) spaces.

2. The Master Occupancy Program does not authorize new uses or the expansion of commercial uses within the existing storage yard shown on Exhibit A.
 3. Applications for occupancy for any change in use must be reviewed by Environmental Health Services Hazardous Materials Program and Land Use ~~staffs~~ and the local Fire Agency. A septic consultant's analysis of the discharge capacity of the sewage disposal system may be required.
 4. All uses listed as ancillary in the Use Chart (Section 13.10.332 of the County Code) for the C-4 zone district must be ancillary to principal allowed use.
 5. The use of the 1,564 square foot warehouse building allowed under this Master Occupancy Program shall be limited to warehouses ~~uses~~ and indoor storage of materials and/or equipment.
 6. The sole M-1 use allowed under this Master Occupancy Program is warehouse use.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder ~~of~~ any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate ~~fully~~ in such defense. If COUNTY fails to notify the Development Approval Holder within ~~sixty (60)~~ days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement ~~modifying or~~ affecting the interpretation or validity of any ~~of the~~ terms or conditions of the development approval without the prior written consent of the County.
 - D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
 - E. Within 30 days of the issuance of this development approval, the Development Approval Holder

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shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become **null** and void.

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 TWO YEARS FROM DATE OF APPROVAL
UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE CONSTRUCTION.

Approval Date: April 2,2004

Effective Date: April 16 2004

Expiration Date: April 16,2006

Don Bussey
Deputy Zoning Administrator

Cathleen Carr
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

Note: Appeal(s) must be filed and appeal fees paid before 5:00 P.M. April 16,2004.

EXHIBIT C


COMMERCIAL USES CHART

KEY:

A = Use must be ancillary and incidental to a principal permitted use on the site
 P =Principal permitted use (see Section 13.10.332(a)); no use approval necessary if "P" appears alone

- 1 = Approval Level I (administrative, no plans required)
- 2 =Approval Level II (administrative, plans required)
- 3 =Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by **Planning** Commission required)
- 7 =Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)

~~—~~ =Use not allowed in this zone district
 * = Level IV for projects of less than 2,000 square feet
 Level V for projects of 2,000 to 20,000 square feet
 Level VI for projects of 20,000 square feet and larger

USE	PA	VA	CT	C-1	c-2	C-4
Accessory Structures and uses (not principal permitted uses unless associated with a principal permitted use), including:						
Accessory structures, non-habitable, not including warehouses (subject to Section 13.10.611)						
Less than 500 sq. ft.	3	3	3	3	3	3
500—2,000 sq. ft.	4	4	4	4	4	4
Outdoor storage, incidental to an allowed use, and screened from public streets and adjacent property						
Less than 500 sq. ft.	3A	3A	3A	3A	3A	3A
500—2,000 sq. ft.	4A	4A	4A	4A	4A	4A
Parking, on-site, in accordance with Section 13.10.500, et seq.	4	4	4	4	4	4
Parking facilities for off-site, uses when developed according to Section 13.10.550, et seq.	4	4	4	4	4	4
Recycling collection facilities in accordance with Section 13.10.658:						
Reverse vending machines	1	1	1	1	1	1
Small collection facilities	4	4	4	4	4	4
Signs in accordance with Section 13.10.581	4	4	4	4	4	

USE	PA	VA	CT	C-1	C-2	C-4
Adult Entertainment, subject to Sections 13.10.621, 13.10.622 and 13.10.623 including adult bookstores; adult motion picture theaters, bath establishments	—	—	—	—	516'	—
Agricultural Service Establishments not engaged in hazardous chemicals	—	—	—	—	—	516'
Animal Services (subject to Section 13.10.642), including:						
Animal grooming services and other animal services where the animals do not stay overnight	—	—	—	4/5/6*	41516'	4/5/6*
Boarding kennels, veterinarian's offices, small animal hospitals, animal shelters and pounds, including the shon-term boarding of animals	—	—	—	—	—	4/5/6*
Outdoor exercise yards in connection with the above	—	—	—	—	—	516'
Veterinary Clinics or offices with no overnight boarding of animals	—	—	—	—	41516'	4/5/6'
Automobile Service Stations; subject to the provisions of Sections 13.10.656 and 13.10.657						
Gas stations with car washes, service bays and/or vehicle repair services	—	—	5/6*	—	5/6*	5/6*
Gas stations or gas pumps with no service bays nor vehicle repair service	—	—	5/6*	5/6*	5/6*	5/6*
BANKS , including:	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	—
Automated Bank Teller Facilities						
Savings and loan companies						
Boat and marine services, such as:	—	—	—	—	—	4/5/6*
Boat building						
Boat rentals, sales, and services						
Boat storage						
Commercial fishing facilities						
Marine services and launching facilities						
Clubs, private , including garden clubs, fraternal lodges, community service organizations, meetings halls and conference rooms	4/5/6*	4/5/6*A	4/5/6*A	4/5/6*	41516'	4/5/6*

USE	PA	VA	CT	C-I	c-2	c-4
Commercial change of use within existing structures:						
Change of use in accordance with an approved master occupancy program	1	1	1	1	1	1
Change of use within the Town Plan areas of the San Lorenzo Valley, to a use in conformance with a Town Plan, and not resulting in an intensification of use	1	1	1	1	1	1
Change from a use conforming to a valid development (use) permit, to another use allowed in the zone district which will not result in an intensification of use:	1	4/5/6*	4/5/6*	1	1	4/5/6*
Change from a use conforming to a valid development (use) permit, to another use allowed in the zone district which will result in an intensification of use:	4	4/5/6	4/5/6	4	4	4/5/6
Change from a use not approved by a valid development (use) permit, to another use allowed in the zone district: for projects of:						
under 2,000 sq. ft.	3	4	4	3	3	4
2,000—20,000 sq. ft.	4	5	5	4	4	5
over 20,000 sq. ft.	4	6	6	5	5	6
(For legal, nonconforming uses, see Section 13.10.260 and .262 for additional requirements)						
Commercial Recreation and Entertainment, indoor, subject to Section 13.10.654, such as:	—	4/5/6*A	4/5/6*A	—	4/5/6	4/5/6
Auditoriums, indoor						
Bowling alleys						
Card rooms						
Dancing establishments; dance halls; discos						
Game establishments; pin-ball and video game rooms (see Section 13.10.700-G, -V definitions)						
Nightclubs						
Pool halls						
Theaters, indoor						
Commercial Recreation, General, involving outdoor facilities, public assembly, or large sites, such as:	—	—	—	—	—	5/6*
Flea markets						
Miniature golf course; putting greens; par 3 golf; driving ranges						

USE	PA	VA	CT	C-1	C-2	C-4
Skateboard parks Skating rinks Sports arenas, stadiums Swimming pools, public Theaters, drive-in (subject to Section 13.10.622)						
Commercial Services, Personal, such as:	4/5/6*A	4/5/6*A	—	4/5/6*	4/5/6*	—
Barber shops Beauty shops						
Commercial Services, Neighborhood, such as:	—	—	—	4/5/6*	4/5/6*	4/5/6*
Copy and Duplicating services Dressmakers Dry cleaners using non-flammable nonexplosive solvents Film Processing, ancillary and incidental to a permitted retail or service use Food lockers Laundries, self-service laundries Locksmiths Picture framing shops Printing shops, light; duplicating services Repair shops, for the repair of small appliances; radio, stereo, and television repair Shoe repair shops Tailors Tool or cutlery sharpening or grinding services						
Commercial Services, Community such as:	—	—	—	—	4/5/6*	4/5/6*
Auction rooms Cater services Gunsmiths Mortuaries (not including crematories) Rental shops: medical, clothing, household goods, etc; indoor Taxidermists Upholstery shops, (auto upholstery allowed only in C-4)						4/5/6*
Commercial Services, general, indoor, such as:	—	—	—	—	—	4/5/6*
Commercial cleaning services, including: linen services; dry cleaning and dyeing plants; carpet cleaning shops; diaper supply services; mattress reconditioning Contractor's shops including: glass shops; plumbing shops; sheet metal shops; heating and ventilating shops						

USE	PA	VA	CT	C-1	c-2	c-4
<p>Exterminators</p> <p>Laboratories and related facilities for research experimentation, testing, film processing</p> <p>Printing, lithographing, engraving, book binding</p> <p>Repair shops, including household and office equipment repair; safe and vault repair</p> <p>Storage buildings for household goods, mini-storage</p>						
<p>Commercial Services, general, involving outdoor use, heavy trucking, or vehicle use and storage, such as:</p> <p>Automobile repair and service shops operated partly out of doors</p> <p>Automobile rental enterprises</p> <p>Automobile washing, polishing, and detailing services</p> <p>Parcel shipping and delivering services</p> <p>Taxi company with vehicle parking and storage</p> <p>Contractors' and heavy equipment storage and rental yards, including storage yards for commercial vehicles; bus or transit service yards for the storage, servicing and repair of transit vehicles</p> <p>Outdoor storage yards for recreational vehicles, trailers, boats</p> <p>Recycling centers, including large collection facilities and processing facilities, indoor only</p> <p>Shipping terminals, including trucking terminals, packing and crating services, shipping services, freight forwarding terminals</p> <p>Storage facilities, including cold-storage plants; ice storage warehouses, excluding the storage of fuel or flammable liquids</p>	—	—	—	—	—	4/5/6*
<p>Community Facilities, such as:</p> <p>Bus or transit stations (storage, servicing or repair of vehicles allowed only in C-4)</p> <p>Churches and other religious centers or institutions</p> <p>Community centers</p> <p>Day care centers (see Section 13.10.900-D definition)</p> <p>Energy systems, community (subject to Section 13.10.611 and ,700-E definition)</p> <p>Fire stations</p> <p>Libraries</p> <p>Museums</p> <p>Post offices</p>	4/5/6	4/5/6*A	—	4/5/6*	4/5/6*	4/5/6*

USE	PA	VA	CT	C-1	C-2	C-4
Restrooms, public Utilities, public, structures and uses, energy facilities (see Section 13.10.700-E definition)						
Cottage industry, (see Section 13.10.700-C definition)	—	—	—	4/5/6*	4/5/6*	4/5/6*
“M-1” Districts, all allowed uses, provided that not more than 20 persons shall be engaged in the production, repair, or production, repair, or processing of materials on any one shift and provided further that regulations for the “M-1” District as stated in Section 13.10.345 shall apply to every use	—	—	—	—	—	4/5/6* with the exception that warehouse uses are allowed -Cape
Offices (not to exceed 50% of building area in C-1) such as:						
Administrative offices Travel Agencies	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	4/5/6*(A)
Addressing services Business offices, general Catalog sales offices Dental offices Duplicating shops Editorial offices Executive offices Finance offices Fortune tellers Insurance offices Interior decoration studios Laboratories, medical, optical, and dental, not including the manufacture of pharmaceutical or other similar products for general sale or distribution Medical offices and clinics Message services, answering services Optical offices Photographers; photographic studios Professional offices Radio and television programming stations without transmitting towers Real estate offices Telegraph offices Title companies	4/5/6*	—	—	4/5/6*	4/5/6*	4/5/6*(A)
Open space uses according to the PR District Chart (Section 13.10.352)	—	P	P	—	—	—

USE	PA	VA	CT	C-1	C-2	C-4
Physical culture facilities, such as:	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*
Bath establishments; hot tubs, sauna establishments (subject to Chapter 5.08)						
Fitness centers						
Gymnasiums						
Massage establishments (subject to Chapter 5.08)						
Physical culture studios						
Racquet clubs, indoor						
Spas						
Radio and television broadcasting stations including transmitting towers, subject to Section 13.10.655	4/5/6*	—	—	4/5/6*	4/5/6*	4/5/6*
Residential uses, such as:						
Dwelling units , single-family and multi-family, up to 50% (67% if project is 100% affordable) of the floor area of the entire development, developed according to development standards of Urban High Residential						
1—4 units	5	—	—	5	5	—
5—19 units	6	—	—	6	6	—
20+ units	7	—	—	7	7	—
Repair, alteration, expansion or reconstruction of dwelling units and accessory structures which are consistent with the General Plan, subject to Sections 13.10.260 and .261 Nonconforming uses	BP-6	BP-6	BP-6	BP-6	BP-6	BP-6
Repair, alteration, expansion or reconstruction of dwelling units and accessory structures which are inconsistent with the General Plan, subject to Sections 13.10.260 and .261 Nonconforming uses	BP-6	BP-6	BP-6	BP-6	BP-6	BP-6
Convalescent hospitals	4/5/6*	—	—	—	—	—
Nursing homes (see Section 13.10.700-N definition)	4/5/6*	—	—	—	—	—
Restaurants; bars, food service subject to 13.10.651 in the "PA" Zone district; such as:						
Bar, micro-breweries, brew pubs, subject to Section 13.10.654 (ancillary to restaurants in C-1)						
Bakeries; baked foods stores						

USE	PA	VA	CT	C-1	C-2	C-4
Candy stores						
Cheese stores						
Delicatessens						
Donut shops						
Ice cream shops						
Restaurants						
Sandwich shops						
Other food specialty outlets						
In buildings of 500 square feet or less	4A	4A	4	4	4	4
In buildings of larger than 500 square feet	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*	—
Outdoor food service	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6*	—

Retail Sales, Neighborhood, such as:

- Antique stores
- Art and handicraft sales and service
- Art galleries
- Bicycle rentals
- Bicycle shops
- Bookstores
- Candy stores
- Clock and watch sales and repair
- Clothing stores
- Flower shops
- ~~Food stores; grocery stores, limited to 20,000 square feet in the C-1 district~~
- Gift shops
- Hardware stores
- Jewelry stores
- ~~Liquor stores~~
- Luggage stores
- Musical instrument and recordings sales and repair
- Newspaper and magazine sales
- ~~Per shops~~
- Photographic equipment and supplies
- ~~Plant shops, for indoor sales of plants in containers~~
- ~~Produce markets~~
- Recreational equipment sales, rentals and services, such as sporting goods, bait and tackle, marine hardware and supplies, diving equipment, bicycles, roller skates, surfboards, windsurfers
- Shoe stores
- Sporting goods stores
- Stationery stores
- Toy stores

USE	PA	VA	CT	C-1	c-2	c-4
Tobacco shops						
Variety stores						
Video sales and rentals						
Wine tasting and sales rooms	—	4/5/6*A	4/5/6*A	4/5/6*	4/5/6*	4/5/6(A)
Drug stores, pharmacies, medical appliances and supplies	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*A	4/5/6*	4/5/68
Retail Sales, Community, such as:	—	—	—	—	4/5/6*	4/5/6(A)
Appliance showrooms						
Automobile supply stores						
Business machine stores						
Computer sales and service						
Department stores						
Fabric and sewing materials stores						
Floor covering showrooms						
Furniture stores						
Garden supply stores						
Home furnishing and decorating stores						
Household appliances stores						
Kitchen/bath/housewares stores						
Orthopedic and appliances sales and rentals						
Paint stores						
Pawnshops						
Scientific instrument stores						
Secondhand stores						
Stamp and coin stores						
Stores for display and retail sales of lighting, plumbing, heating, refrigeration, ventilation, fixtures and equipment						
Warehouse stores selling to members of the general public						
Retail Sales, requiring large sites, large showrooms, or outdoor sales areas, such as:	—	—	—	—	—	4/5/6*
Automobile sales and service, including automobile repair and service garages operated entirely within enclosed buildings or screened from public streets; automobile sales; automobile upholstery installers, indoor; tire stores, including installation; used car sales lots.						
Building materials yards, including: lumber yards, not including planing mills or sawmills; building materials yards other than gravel, rock or cement yards; storage, bulk, or rock, gravel, sand, and aggregates in bins not to exceed a capacity of 5 yards each, limited to a maximum of 10 bins per site						

USE	PA	VA	CT	C-1	C-2	C-4
Feed and farm supply stores						
Firewood processing and sales						
Mobilehome sales and service						
Motorcycle sales and services						
Nurseries selling plants in containers; garden centers						
Recreational vehicle and trailer sales and service						
Retail sales of large appliances or equipment needing large showrooms						
Wholesale suppliers						
Schools, Studios and Conference Facilities, such as	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	4/5/6*
Arts and crafts studios or schools						
Conference and seminar facilities without overnight accomodanons						
Dance studios or schools						
Music studios or schools						
Pre-school, elementary, secondary and college facilities						
Professional, trade, business and technical schools						
Temporary uses (See Section 13.10.700-T definition), such as:						
Carnivals and circuses	—	—	—	—	3	3
Christmas tree sales lots	—	—	—	3	3	3
Outdoor sales not to exceed 4 per year on any site	—	—	—	3	3	3
Visitor Accommodations, subject to Section 13.10.335(b), such as:						
Time share, visitor accommodations subject to Section 13.10.693						
1—4 units	—	5	—	—	—	—
5—19 units	—	6	—	—	—	—
20+ units	—	7	—	—	—	—
Type A uses: Hotels; inns, pensions, lodging houses, "bed and breakfast" inns, motels, recreational rental housing units (see Section 12.02.020(10))						
1—4 units	—	5P	5	—	5	—
5—19 units	—	6P	6	—	6	—
20+ units	—	7P	7	—	7	—

USE	PA	VA	CT	C-1	C-2	c-4
Type B uses: Organized camps; group camps; conference centers (subject to Sec. 13.10.692); hostels; recreational vehicles camping parks; tent-camping parks						
1—4 units	—	5	5	—	—	—
5—19 units	—	6	6	—	—	—
20— units	—	7	7	—	—	—
Wineries (see definition Section 13.10.700-W)	—	—	/6	16	/6	1/5/6*

(Ord. 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83; 3593, 11/6/84; 3632, 3/26/85; Ord. 4577 § 4, 12/14/99)

Zone Districts: 2824, 12/4/79;

Combining Zone Districts: 560,7114158; 1891,6119173; 1985,2119174;2874, 12/4/79;

PA uses: 1834, 2/27/73; 2661, 4/17/79; 2769, 9/11/79; 3593, 11/6/84; 3632, 3/26/85

C-1 uses: 839, 11/28/62; 1118, 8/25/65; 1188,812166;1543, 9/1/70; 1581, 3/2/71; 1817, 1/16/73; 2066, 10/29/74; 2449, 5/24/77; 2661, 4/17/79; 2770,9111/79; 2800, 10/30/79; 2853, 1/29/80; 2868,314180 3593, 11/6/84; 3632, 3/26/85

C-2 uses: 839, 11/28/62; 1019, 10/19/64; 1188,8121166; 1817, 1/16/73; 2066, 10/29/74; 2429, 5/24/77; 2661, 4/17/79; 2770, 9/11/79; 2800, 10/30/79; 2853, 1/29/80; 3593, 11/6/84; 3632, 3/26/85

C-3 uses: 839, 1/25/62; 1817, 1/16/73; 2661, 4/17/79; 2770, 9/11/79; 2868, 3/4/80; 2946, 6/10/80; 3593, 11/6/84; 3632, 3/26/85

C-4 uses: 839, 11/28/62; 1019, 10119164; 1136, 12/7/65; 1219, 12/20/66; 1282, 1/2/68; 1578, 2/23/71; 1817, 1/16/73, 2581, 8/22/71; 2661, 4/17/79; 2770, 9/12/79; 2868, 3/4/80; 3593, 11/6/84; 3632, 3/26/85; CC: 2763, 9/4/79, 2800, 10/30/79; 2853, 1/29/80; 3593, 11/6/84; 3632, 3/26/85; 4285, 12/14/93; 4346, 12113194; 4525, 1218198)

13.10.333 Development standards for commercial districts.

(a) Site and Structural Dimensions. The following minimum parcel size, frontage, yard dimensions, and building height limits shall apply within all commercial zone districts, except as noted elsewhere in this section or in the general exceptions as noted in Sec. 13.10.510, et seq.

COMMERCIAL SITE AND STRUCTURAL DIMENSIONS CHART

District Designation	Minimum Site Area Per Parcel (net developable square feet)	Minimum Parcel Frontage (feet)	Front	Minimum Yard-(feet) Side	Rear	Maximum Building Height Limit-(feet)
PA	10,000	60	10	Interior: 0 Street: 10	10	3 stories, but not to exceed 35 ft.
VA	10,000	60	10	10	10	"
C-T	10,000	60	10	0	0	"
C-1	10,000	60	10	0	0	"
c-2	10,000	60	10	0	0	"
C-4	10,000	60	10	0	0	"

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: 03-0332
Assessor Parcel Number: 065-131-42
Project Location: 6036 Highway 9, Felton

Project Description: Construct a one-story detached commercial building (**1,564** square feet) to be used as a warehouse for an existing carpet sales and showroom business, to convert **an** existing car rental office **to** an office for carpet sales and installation business and related paving and landscaping improvements and a Master Occupancy Program. Requires an Amendment to Commercial Development Permit **2979-U** and the establishment of a Master Occupancy Program.

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) **475-5334**

- 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).

Specify type:

- E. Categorical Exemption

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

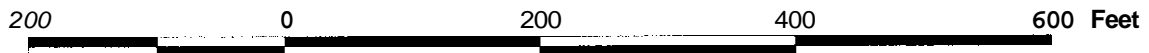
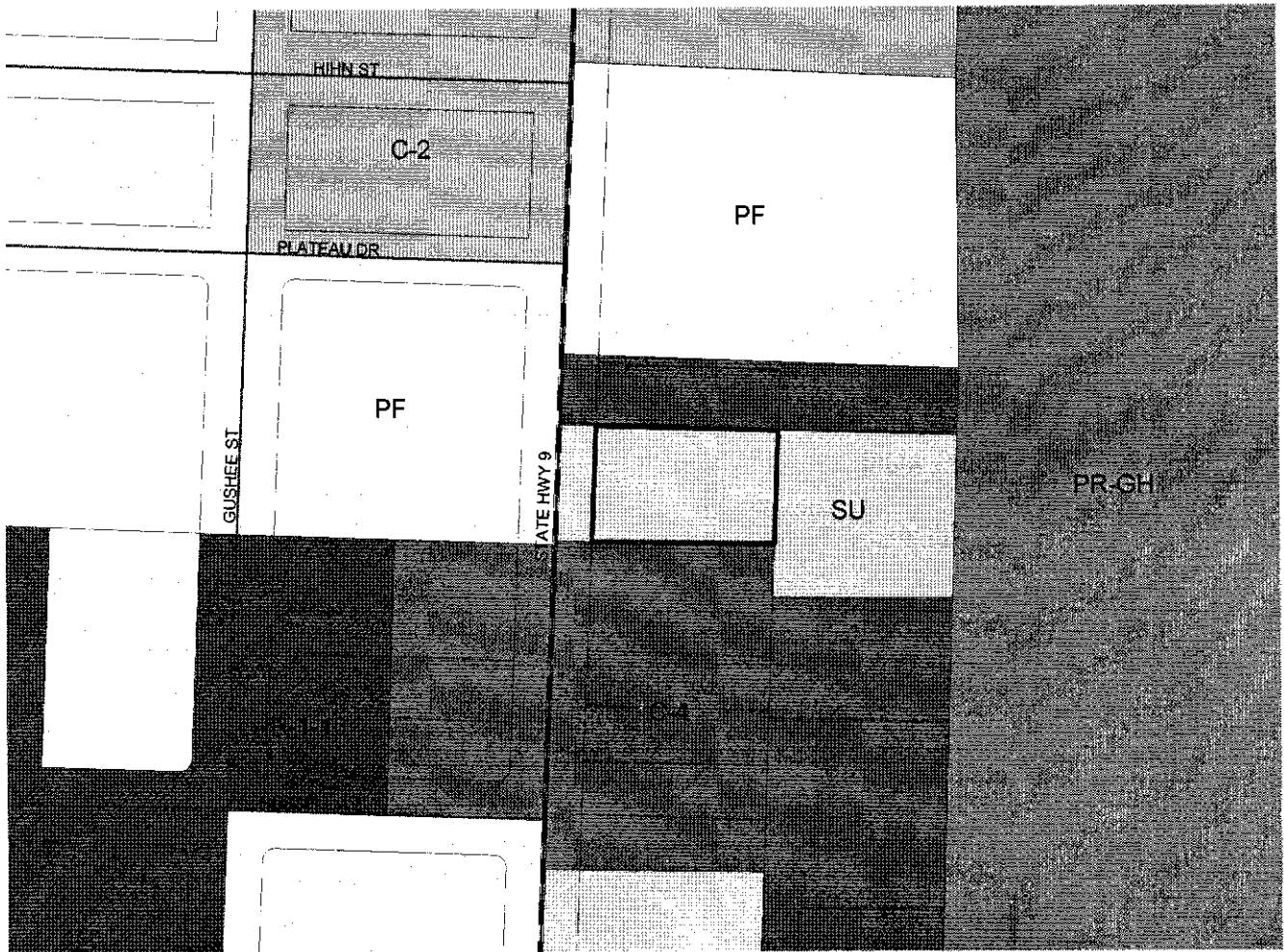
F. Reasons why the project is exempt: This project involves the construction of a small commercial building (warehouse about 1,564 square feet in size) on a parcel designated for heavy commercial development in the General Plan and the establishment of a Master Plan for uses consistent with the commercial General Plan designation for the new structure and **an** existing less than 1,000 square foot commercial building. The total commercial square footage is less than 2,500 square feet and meets all zoning and General Plan requirements. The project is minor in nature, meets all zoning and General Plan requirements, and therefore, qualifies for the CEQA exemption. In addition, none of the conditions described in Section 15300.2 apply to this project.


Cathleen Carr, Project Planner

Date: 2/23/04

EXHIBIT E *

Zoning Map



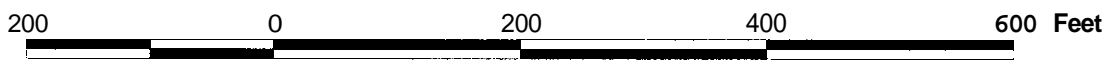
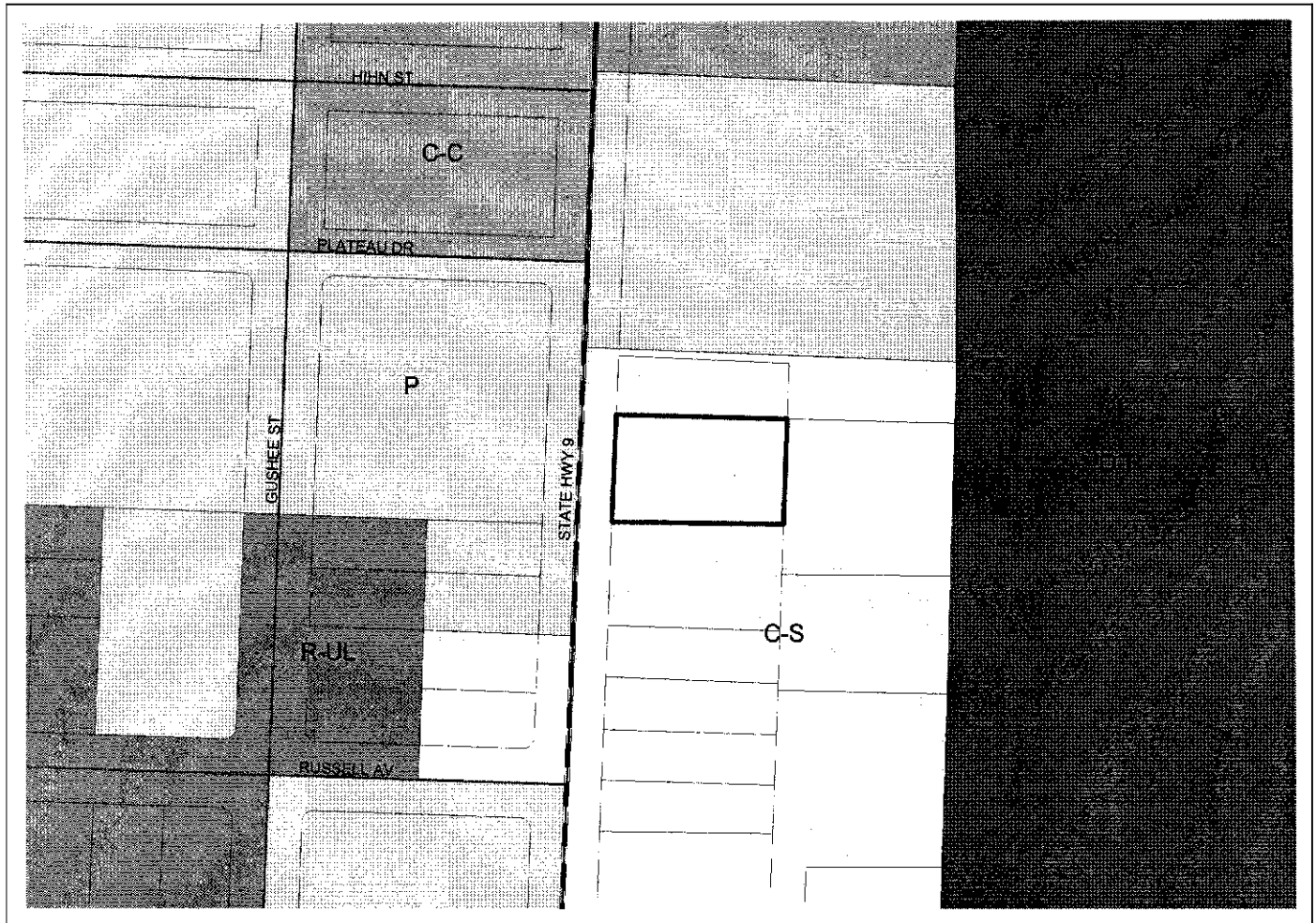
Legend

	APN 065-131-42
	Parcel boundaries
	State highways
	Streets
	R-1-X
	PR
	PF
	SU
	C-2
	C-4



Map created by Santa Cruz County
 Planning Department:
 August 2003

General Plan Map



Legend

	APN 065-131-42
	Parcel boundaries
	Streets
	Community Commercial
	Service Commercial
	Public Facilities
	Residential - Urban Low Density
	Parks and Recreation



Map created by Santa Cruz County
Planning Department
August 2003

EXHIBIT G

INTEROFFICE MEM

APPLICATION NO: 03-0332 (Third Routing)

Date: March 17, 2004

To: Cathleen Carr, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new commercial building at 6036 Highway 9, Felton (John Martin / owner, Dee Murray / applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.11.040 Projects requiring design review

- (e) All commercial remodels or *new* commercial construction

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping		✓	<i>Needs professional landscape design</i>
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		

Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		

Variation in wall plane, roof line, detailing, materials and siting.	✓		
Building design provides solar access that is reasonably protected for adjacent properties...	✓		
Building walls and major window areas are oriented for passive solar and natural lighting.	✓		

13.11.074 Access, circulation and parking.

Minimize the visual impact of pavement and parked vehicles.	✓		
Parking design shall be an integral element of the site design.	✓		
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.	✓		
Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			<i>Suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			<i>Suggest as Condition of Approval</i>
Building and _____ shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible from _____			<i>Suggest as Condition of Approval</i>
Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street.	✓		

A minimum of one tree for each five parking spaces should be planted along each single or double row of parking spaces.	✓		
A minimum of one tree for each five parking spaces shall be planted along rows of parking.	✓		
Trees shall be dispersed throughout the parking lot to maximize shade and visual relief.	✓		
At least twenty-five percent (25%) of the trees required for parking lot screening shall be 24-inch box size when planted; all other trees shall be 15 gallon size or larger when planted.	✓		
Parking Lot Design			
Driveways between commercial or industrial parcels shall be shared where appropriate.	✓		
Avoid locating walls and fences where they block driver sight lines when entering or exiting the site .	✓		
Minimize the number of curb cuts	✓		
Driveways shall be coordinated with existing or planned median openings.	✓		
Entry drives on commercial or industrial projects greater than 10,000 square feet should include a 5-foot minimum net landscaped median to separate incoming and out going traffic, where appropriate.	✓		
Service Vehicles/Loading Space. Loading space shall be provided as required for commercial and industrial uses .	✓		
Where an interior driveway or parking area parallels the side or rear property line, a minimum 5-foot wide net landscape strip shall be provided between the driveway and the property line.	✓		
Parking areas shall be screened from public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate.	✓		
Bicycle parking spaces shall be provided as required in. They shall be appropriately located in relation to the major activity area.		✓	
Reduce the visual impact and Scale of interior driveways, parking and paving.	✓		

Parking Lot Landscaping			
It shall be an objective of landscaping to accent the importance of driveways from the street, frame the major circulation aisles, emphasize pedestrian pathways, and provide shade and screening.		✓	
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses.		✓	
Parking lots shall be landscaped with large canopy trees.		✓	
A landscape strip shall be provided at the end of each parking aisle.	✓		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles.	✓		
Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement.		✓	
Variation in pavement width, the use of texture and color variation in paving materials, such as stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the visual impact of large expanses of pavement		✓	
As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable materials.		✓	
Pedestrian Travel Paths			
On-site pedestrian pathways shall be provided from street, sidewalk and parking areas to the central use area. These areas should be delineated from the parking areas by walkways, landscaping, changes in paving materials, narrowing of roadways, or other design techniques.	✓		
Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and	✓		

physical building design and parking area features to achieve access for the physically disabled.			
Separations between bicycle and pedestrian circulation routes shall be utilized where appropriate.	✓		

- *Planting areas should be separated from parking with a concrete curb in a commercial situation.*
All existing planting should be identified, and should be considered for keeping.

Car



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, DIRECTOR

December 11, 2003

Dee Murray
2272 Kinsley Street
Santa Cruz, CA 95062

SUBJECT: Archaeological Reconnaissance Survey for APN 065-131-42

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel named above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development. Please contact me at (831) 454-3372 if you have any questions regarding this review.

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Hayward".

Elizabeth Hayward
Planning Technician

Enclosure: 1

EXHIBIT I

EXHIBIT B

**SANTA CRUZ ARCHAEOLOGICAL SOCIETY
1305 FAST CLIFF DRIVE, SANTA CRUZ, CALIFORNIA 95062**

Preliminary Prehistoric Cultural Resource
Reconnaissance Report

Parcel APN: 065-131-42

SCAS Project #: SE-02-076

Planning Permit #: 03-0332

Parcel Size: 13808.5 SQ.FT.

Applicant: DEE MURRAY

Nearest Recorded Prehistoric Site: CA-SCR-228 ~.4 MI SOUTH

On 11/28/03 (2) members of the Santa Cruz Archaeological Society spent a total of (.25) hours on the above described parcel for the purposes of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the *Santa Cruz County Planning Department* or from Rob Edwards, Director, Archaeological Technology Program, Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (831) 479-6294, or email redwards@Cabrillo.cc.ca.us.

C O U N T Y O F S A N T A R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Cathleen Carr
Application No.: 03-0332
APN: 065-131-42

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Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 11, 2003 BY JESSICA L DEGRASSI =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 11, 2003 BY JESSICA L DEGRASSI =====
Erosion control plan shall be submitted with the building application.

Grading plans and calculations shall be submitted with the building permit application.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON AUGUST 27, 2003 BY CARISA REGALADO =====

No drainage information has been shown to consider acceptance of this application. To be approved by this division at the discretionary application stage, proposed building projects must conclusively demonstrate that (see drainage guidelines):

- The site is being adequately drained.
- Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release.
- The project will not adversely impact roads and adjacent or downslope properties.

Please address the following concerns:

- 1) What is the existing drainage pattern (topography)?
- 2) What is the proposed drainage pattern?
- 3) How is roof and impervious pavement runoff handled? Please show on-site drainage system used plus direction of flow and conveyance to existing off-site drainage system.
- 4) Will runoff from this development flow towards adjacent structures or parcels?
- 5) This project is for development greater than 500 sf in a Water Supply Watershed Zone; therefore, **it** is required that on-site runoff generated by new impervious area from the new development be retained on-site. New impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc. **It** must be conclusively demonstrated that the post-development runoff rate does not exceed the pre-development rate and that the completed project does not adversely impact roads or downslope properties.

Project Planner: Cathleen Carr
Application No.: 03-0332
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6) **If** it is determined that resulting runoff from the proposed development cannot be handled on-site, an offsite analysis by an engineer will be required. Offsite analysis includes making use of any existing offsite drainage systems. All existing and proposed drainage systems and connections must be shown. Amount of runoff to be added to the existing offsite drainage system, along with the system condition and adequacy should be clarified.

A drainage fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot. (See 2003/04 Santa Cruz County Department of Public Works Service & Capital Improvement **Fees**.)

Further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON AUGUST 27, 2003 BY CARISA REGALADO =====
No comment.

Environmental Health Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON SEPTEMBER 3, 2003 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON SEPTEMBER 3, 2003 BY JIM G SAFRANEK ===== If applicant's proposed project will result in an increase in the number of employees, a septic consultant's analysis of the discharge capacity of the sewage disposal system may be required. Contact EHS for consultation if employee total is increasing. J. Safraneck 454-1585

Felton Fire Department Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON SEPTEMBER 3, 2003 BY RON E RICKABAUGH =====

DEPARTMENT NAME: Felton Fire Protection District

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (1997) and District Amendment.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA ___13___ and

Discr~~o~~nary Comments - Continued

Project Planner: Cathleen Carr
Application No.: 03-0332
APN: 065-131-42

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Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans that the roof covering shall be no less than Class b _____ rated roof.

NOTE on the plans that a 30 _____ foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

Show the location of Knox Box.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Felton Fire Department Miscellaneous Comments

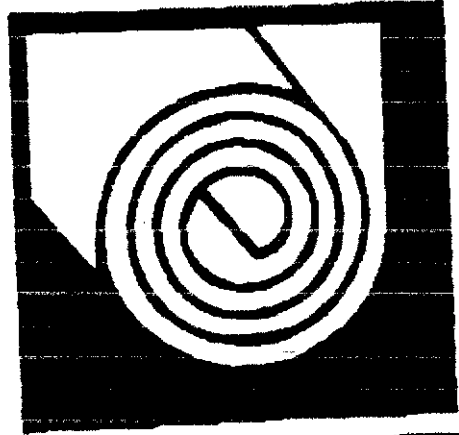
LATEST COMMENTS HAVE NOT **YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON SEPTEMBER 3, 2003 BY RON E RICKABAUGH =====
NO COMMENT

EXHIBIT I

2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60 62 64 66 68 70 72 74 76 78 80 82 84 86 88 90 92 94 96 98 100

WHOLESALE



CARPET

CENTER

439-9515

Sign #1781

EXHIBIT 1