

## **STAFF REPORT TO THE ZONING ADMINISTRATOR**

**APPLICATION NO.:** 03-0282  
**APPLICANT:** Chris Summa  
**OWNER** Anthony Eredia, Trustee

**APN:** 041-021-09& 10

**PROJECT DESCRIPTION:** Proposal to construct a two-story commercial/residential building of 3,288 square feet for use as a medical office with a one bedroom residential unit and a two bedroom residential unit above; to convert an existing two bedroom residential unit of 930 square feet to a medical office; and to maintain an existing one bedroom residential unit of 799 square feet.

**LOCATION:** Property located on the north side of Valencia Street (8055 and 8057 Valencia Street) at approximately 110 feet east from Trout Gulch Road.

**PERMITS REQUIRED:** Commercial Development Permit, Residential Development Permit, Historic Commission Review & Soils report Review

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt - Classes 1 & 3  
**COASTAL ZONE:** \_\_\_ Yes X No      **APPEALABLE TO CCC:** \_\_\_ Yes \_\_\_ No

### **PARCEL INFORMATION**

**PARCEL SIZE:** 32,219 square feet

**EXISTING LAND USE:**

**PARCEL:** Single family residence on each parcel

**SURROUNDING** Mixed commercial and residential uses – Valencia Creek to rear

**PROJECT ACCESS:** Valencia Street (off Trout Gulch Road)

**PLANNING AREA:** Aptos

**LAND USE DESIGNATION:** C-C (Community Commercial)

**ZONING DISTRICT:** C-1 (Neighborhood Commercial)

**SUPERVISORIAL DISTRICT:** 2

### **ENVIRONMENTAL INFORMATION**

- |                      |  |
|----------------------|--|
| a. Geologic Hazards  | a. Not mapped/no physical evidence on site     |
| b. Soils             | b. Report accepted - 8/18/03                   |
| c. Fire Hazard       | c. Not a mapped constraint                     |
| d. Slopes            | d. 2-5% at project site                        |
| e. Env. Sen. Habitat | e. Riparian Comdor at rear of project site     |
| f. Grading           | f. 25 cubic yards (cut) for parking & sidewalk |
| g. Tree Removal      | g. 9 trees proposed to be removed              |
| h. Scenic            | h. Not a mapped resource                       |
| i. Drainage          | i. Drainage to Valencia Creek                  |

- |                       |   |
|-----------------------|---|
| j. Traffic            | j. No report required – 35 trip ends    |
| k. Roads              | k. Existing roads adequate              |
| l. Parks              | l. Existing park facilities adequate    |
| m. Sewer Availability | m. Yes                                  |
| n. Water Availability | n. Yes                                  |
| o. Archeology         | o. Review Negative – (App. No. 02-0464) |

### **SERVICES INFORMATION**

Inside Urban/Rural Services Line:  X  Yes N o  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Sant Cruz County Sanitation District  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: Zone 6 Flood Control District

### **ANALYSIS AND DISCUSSION**

The subject property is a 32,219 square foot lot, located in the C-1 (Neighborhood Commercial) zone district, a designation which allows commercial and residential uses. Mixed commercial and residential uses are permitted within the zone district and the project is consistent with the site's (C-C) Community Commercial General Plan designation and (A2) Mixed Commercial Use Aptos Village Specific Plan land use designation.

#### **Mixed Commercial Medical Office and Residential Use**

The proposed project includes residential and commercial components within the C-1 (Neighborhood Commercial) zone district. Mixed commercial and residential uses are allowed within the C-1 zone district, with residential uses not to exceed 50 percent of the total interior square footage on each parcel. The proposed project will include approximately 2470 square feet of commercial area, and approximately 2417 square feet of residential area. The two parcels involved in this application will be combined into one parcel and the proposed residential area is less than 50 percent of the total interior square footage.

The type of commercial use proposed is medical offices. Medical offices are allowed within the C-1 zone district, within up to 50 percent of the total interior square footage. As this project is located within the Aptos Village Specific Plan area, the uses allowed within the specific plan are considered as well as the zone district use charts. This project is very close to 50 percent residential and 50 percent medical office, which is considered to be consistent with the allowed uses within the C-1 zone district. The project site is also located within the (A2) Mixed Commercial Use Aptos Village Specific Plan land use designation, which allows mixed commercial and residential uses. The scale and scope of the proposed commercial and residential uses are consistent with the (A2) Mixed Commercial Use Aptos Village Specific Plan land use designation.

## **Parking**

Sufficient parking is provided for the residential and commercial development on the project site. A total of 7 off-street parking spaces for each medical office is required (with one practitioner per office), for a total of 14 parking spaces (one of which is an accessible parking space) for the two medical offices. A total of 7 off-street parking spaces is required for the residential units (2.5 spaces for one two bedroom unit & 4 spaces for two one bedroom units) with one guest space provided on the street as allowed by County Code. A total of 21 off-street parking spaces have been provided to accommodate the parking demand, satisfying the parking requirements for the commercial and residential uses. Additionally, peak parking demand for the two uses will occur at separate times of day. Peak parking demand for the commercial use will occur during daytime/working hours and peak parking demand for the residential use will occur during the evening/night.

## **Riparian Corridor**

The subject property contains the (0-U) Urban Open Space General Plan land use designation to indicate the presence of a riparian corridor (Valencia Creek) at the rear of both parcels.

A Riparian Pre-Site Review (02-0464) was performed on the subject property prior to the submittal of the current application. Environmental Planning staff visited the project site and determined that there was existing disturbance on both parcels (in the form of buildings and existing clearing) back to the break in slope leading down to Valencia Creek, and that an appropriate setback and buffer would be 30 feet from the break in slope. Due to the existing level of clearing and disturbance in the riparian buffer and setback areas, Environmental Planning staff determined that pervious paving materials used within these areas for parking purposes would be acceptable and would not require a Riparian Exception. The current application includes pervious paving for parking purposes in the riparian buffer and setback areas.

## **Tree Removals/Preservation**

The proposed project will require the removal of 9 trees in excess of 6 inches in diameter. A number of these trees are small (mostly fruit) trees between 6 and 8 inches in diameter, with only 3 trees in excess of 12 inches in diameter proposed for removal. These trees will be replaced adequately in the proposed landscaping for this project.

An additional item of concern is the 60 inch cedar tree which is not currently proposed for removal. This tree is certainly of a significant size and form and should be retained on the project site. The project includes significant disturbance of the tree's root zone for the preparation of the proposed walkways and parking areas, but the arborist felt it necessary to route the sidewalk out into the parking lane of Valencia Street to preserve the vital root zone of this large tree. Planning Department staff has repeatedly requested that the project applicant and arborist design a straight sidewalk that minimized disturbance to the tree's root zone, but they only considered a conventional concrete sidewalk and an alternate design using conventional pervious paving stones. Both of these options require a significant amount of excavation in the tree's vital root zone. Planning Department staff continues to support the straight sidewalk to

preserve the uniform curb-line of Valencia Street and to maintain available on-street parking spaces. A design that uses concrete with steel reinforcement to cross the root structure and to minimize excavation, continues to be highly recommended by Planning Department staff. The applicant continues to request the option of routing the sidewalk out into the parking lane of Valencia Street as an alternative, but that option is not supported by Planning Department staff.

## **Conclusion**

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance, General Plan/LCP, and Aptos Village Specific Plan. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

## **RECOMMENDATION**

Staff recommends:

1. **APPROVAL** of Application Number **03-0282**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

## **EXHIBITS**

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map
- F. Zoning map
- G. General Plan map
- H. Aptos Village Specific Plan land use areas map
- I. Archaeological Resource Review letter, dated 1/13/03.
- J. Riparian Pre-Site Review letter, dated 1/13/03.
- K. 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: Randall Adams  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3218 (or, randall.adams@co.santa-cruz.ca.us )

## **DEVELOPMENT PERMIT FINDINGS:**

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed 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 in that the project is located in an area designated for a mix of commercial and residential uses and is not encumbered by physical constraints to development. 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. The proposed project will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the existing and proposed buildings meet all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

The project site is located in the C-1 (Neighborhood Commercial) zone district. 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 C-1 zone district in that the primary use of the property will be a mix of commercial office and residential uses at approximately 50 percent each on the subject property. Both commercial office and residential uses are allowed within the C-1 zone district at up to 50 percent of the total interior square footage of all buildings.

The existing and proposed structures comply with County Code section 13.10.333(a) (Site and Structural Dimensions), in that the existing and proposed structures comply with the current setback requirements for C-1 **zoned** parcels that are not adjacent to residentially or agriculturally zoned parcels.

The proposed parking area design complies with County Code section 16.30 (Riparian Protection), in that the proposed project will include parking and a garbage enclosure in an existing area of disturbance within a riparian corridor buffer area and paving stones will be used in this area to minimize potential impacts to the adjacent riparian resource. All other development will comply with the riparian corridor setback and buffer, and an existing storage building within the riparian corridor buffer area will be removed as a result of this project

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 located in the Community Commercial (C-C) land use designation. The proposed commercial and residential use is consistent with the General Plan, in that the proposed mixed use project is allowed within the Community Commercial (C-C) land use designation as specified in General Plan Policy 2.14.2 (Allowed Uses – Community Commercial) and the implementing C-1 (Neighborhood Commercial) zone district.

The proposed project will result in a quality commercial design as specified in General Plan Policies 2.14.6 (Quality of Commercial Design) & 8.5.4 (commercial Design – Unique Design Areas), in that the proposed project will use a common architectural style to blend existing and proposed development on the project site, with an adequate and appropriate circulation, parking and landscape design for the proposed development.

The proposed project will not adversely impact existing historic resources as specified in General Plan Policy 5.20.3 (Historic Resources – Development Activities), in that the Historic Resources Commission reviewed the proposed development and accepted the proposed Historic Resource Preservation Plan.

The project site is located within the (~~A2~~) Mixed Commercial Use Aptos Village Specific Plan land use designation, which allows mixed commercial and residential uses. The scale and scope of the proposed commercial and residential uses are consistent with the (~~A2~~) Mixed Commercial Use Aptos Village Specific Plan land use designation, in that the project will be a mixed use commercial and residential project that is appropriately sized for the project site and is a combination of uses that is compatible with the surrounding neighborhood and the guidelines of the Aptos Village 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 proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that the expected level of traffic generated by the proposed project is anticipated to be only 35 additional trip ends for the commercial and residential uses, such an increase will not adversely impact existing roads and intersections in the surrounding area and Transportation Improvement Area fees will be collected to pay for ongoing traffic improvements within the project area.

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 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 in the vicinity, in that the proposed project will include the preservation of existing structures along the frontage of the subject property and will utilize a common architectural style for the proposed new structure to the rear. A varied mix of commercial and residential uses exist within the surrounding area and the level of proposed commercial and residential use is consistent with the land use intensity and density of the neighborhood.

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 project will be of an appropriate scale and type of design that will preserve the existing architectural quality of the neighborhood and enhance the aesthetic qualities of the surrounding properties. The proposed design is consistent with the design guidelines of the Aptos Village Specific Plan, in that project will utilize a mix of one and two story buildings, natural materials and appropriate landscaping for the neighborhood. This project will not reduce or visually impact available open space in the surrounding area.

## **CONDITIONS OF APPROVAL**

- Exhibit A: Project Plans entitled, "Office/Residential Building", prepared by Gotcher Associates, 7 sheets, dated 12/18/03, with revisions 1/12/04; Civil Plans, prepared by Bowman & Williams, 2 sheets, dated 10/9/03, with revisions 1/15/04; Landscape Plan, prepared by Gregory Lewis, 1 sheet, dated 5/30/03, with revisions 1/13/04.
- I. This permit authorizes the conversion of an existing residence to a medical office use and the construction of an approximately 3,288 square foot two story commercial medical office building with two new residential units on the upper floor, and the installation of a parking area and associated improvements. 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 a Grading Permit from the Santa Cruz County Building Official, if required.
  - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
  - E. Obtain final water *service* approval from the Soquel Creek Water District.
  - F. Obtain final sewer service approval from the Santa Cruz County Sanitation District.
  - G. Combine APNs 041-021-09 & 041-021-10 into one parcel, prior to submittal for any Building Permit or any site disturbance.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
- A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit Final Architectural 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. The final plans must include the following additional information:
    - 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.



2. A sign plan for the proposed commercial uses. Signage for the proposed development must not exceed 50 square feet for the entire property, and must be designed using natural wood materials. If signs are proposed to be lighted, the lighting must be low intensity and incorporated into the proposed sign plan.
3. Grading, drainage, and erosion control plans, that are prepared, wet-stamped, and signed by a licensed civil engineer. Grading and drainage plans must include estimated earthwork, cross sections through all improvements, existing and proposed cut and fill areas, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipaters, detention pipes, etc. Verify that the detention facilities are adequate to meet County requirements for release rates.
  - a. Grading plans must be revised to include a note indicating that site work within the riparian corridor buffer area must be limited to minor leveling and scraping for the preparation of the pervious parking area.
4. A design for the straight sidewalk to preserve the uniform curb-line of Valencia Street and to maintain available on-street parking spaces is required. A design that **uses** concrete with steel reinforcement to cross the root structure and to minimize excavation, or other straight sidewalk design is required.
5. Pervious paving materials shall be used for all parking spaces located within the riparian corridor buffer area.
6. A lighting plan for the proposed development. Lighting for the proposed development must comply with the following conditions:
  - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
  - b. 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.
  - c. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.

7. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.
  8. Utility equipment such as electrical and gas meters, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.
  9. All modifications to existing historic buildings on the subject property, and the construction of all new structures, shall be in conformance with the approved Historic Resource Preservation Plan.
  10. Details showing compliance with fire department requirements.
- C. Meet all requirements of and pay all applicable fees to the Soquel Creek Water District.
- D. Meet all requirements of and pay all applicable fees to the Santa Cruz County Sanitation District.
- E. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- G. Submit 3 copies of a final plan review letter prepared and stamped by a licensed Geotechnical Engineer.
- H. Submit 3 copies of a final plan review letter prepared by the project arborist
- I. Pay the current fees for Parks and Child Care mitigation for 1 new bedroom(s). Currently, these fees are, respectively, \$750 and \$109 per bedroom.
- J. Pay the current Aptos Transportation Improvement Area (TIA) fees. Currently, these fees can be calculated as follows, but are subject to change:
1. The development is subject to Aptos Transportation Improvement (TIA) fees at a rate of \$400 per daily trip-end generated by the proposed use. The existing use of two dwelling units establishes a credit of 20 trip ends. The project description indicates approximately 2,507 square feet of medical office space and one single family dwelling are proposed. The estimated trip generation for fee purposes is 18 trip-ends per 1,000 gross square feet (ksf) for medical office space. Therefore the trips generated by the medical office may be calculated as 2.51 ksf of office space multiplied by 18 trip

ends/ksf equals 45 trip ends being generated by the project. The single family dwelling generates 10trip ends. The total trip ends is 45 trip ends plus 10trip ends minus 20 trip ends equals 35 trip ends. The fee is calculated as 35 trip ends multiplied by \$400 per trip end equals \$14,000. The total TIA fee of \$14,000 is to be split evenly between transportation improvement fees and roadside improvement fees.

- K. Provide required off-street parking for 21 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.
  - L. 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.
  - M. A private maintenance agreement for the maintenance of all drainage facilities (including the detention system and the silt and grease traps) shall be recorded.
- 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 new utilities to serve the proposed development shall be installed underground.
    - 1. Pad-mounted transformers (as part of the underground electrical service distribution system) shall not be located in the front setback or area visible from public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from tenant spaces or driveways, or views to monument signs. Underground vaults may be located in the front setback area for aesthetic **purposes**.
  - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - D. The project must comply with all recommendations of the approved soils reports.
  - E. 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. Operational Conditions

- A. Master Occupancy Program: Given the location of the project with respect to existing residences and mixed residential and commercial uses, all change of use requests shall be processed at level **3** to permit a through review of possible impacts. Only the uses **listed** below may be processed at level 1:

Professional & Administrative Offices  
Medical Offices (Maximum of 2 practitioners on site total)

The following additional restrictions apply to all uses:

No outdoor storage is permitted.

- B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval **or** any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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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 THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

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

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

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

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
Randall Adams  
Project Planner

Application #: 03-  
APN: 041-021-09 in  
Owner: Anthony Eredia Trustee

Page 13

**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.

# 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: 03-0282

Assessor Parcel Number: 041-021-09 & 10

Project Location: 8055 & 8057 Valencia Street, Aptos

**Project Description: Proposal to convert and existing residence to a medical office and to construct a new medical office and residential building.**

**Person or Agency Proposing Project: Chris Summa**

**Contact Phone Number: (831) 425-5999**

- 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 1 - Existing Facilities (Section 15301) & New Construction or Conversion of Small Structures (Section 15303)

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

Conversion of an existing residence to medical offices & construction of new a medical office and residential building on an existing developed site in an area designated for urban development.

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

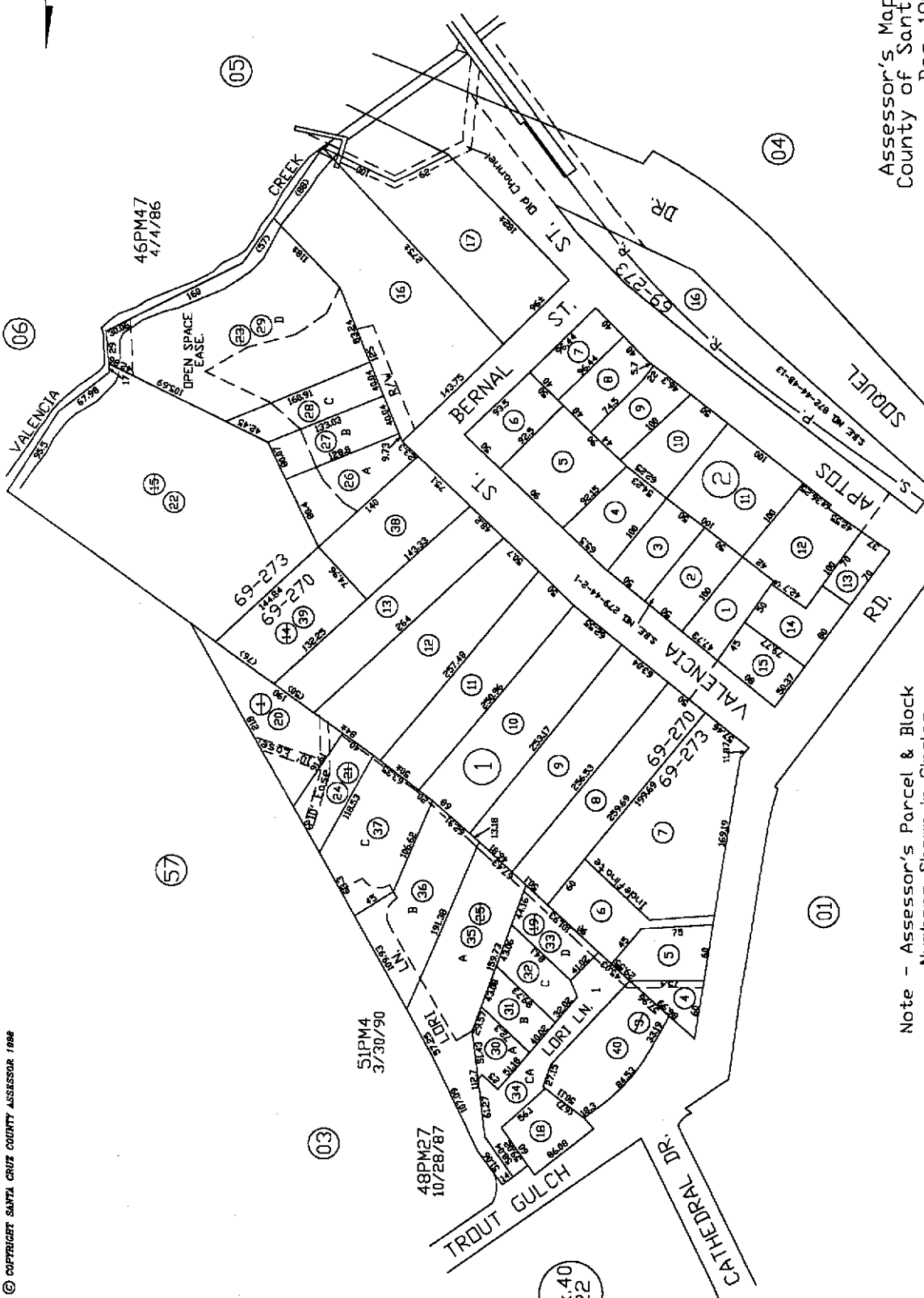
\_\_\_\_\_  
Randall Adams, Project Planner

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

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**POR. APTOS RANCHO**  
 NE. 1/4 SEC. 18, T.11S., R.1E., M.D.B. & M.

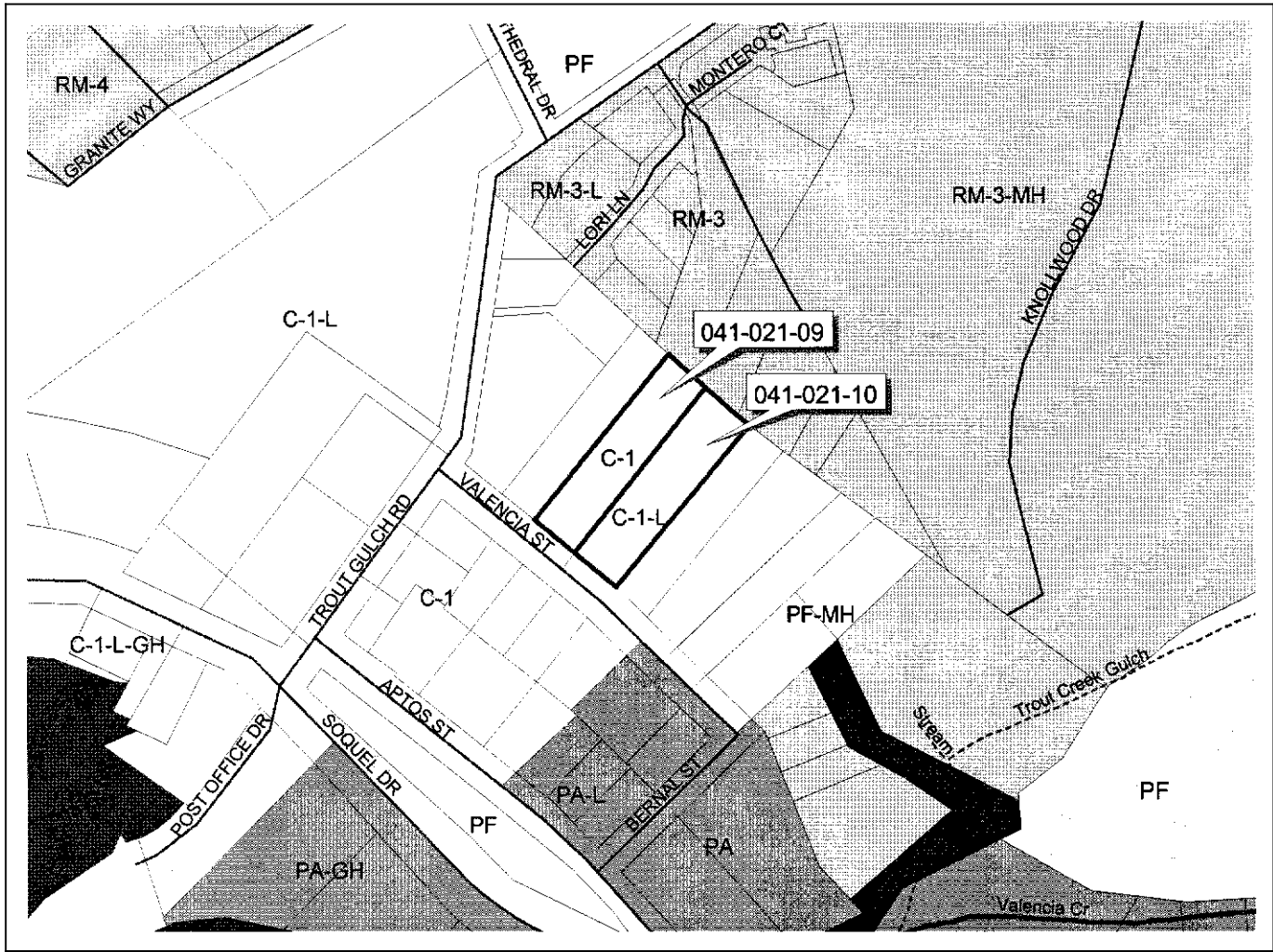
**Tax Area Code**  
 69-270 69-273



Assessor's Map No. 41-02  
 County of Santa Cruz, Calif  
 Mar 1998

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

# Zoning Map



500 0 500 Feet

## Legend

	APN 041-021-09,10
	Parcel boundaries
	Streets
	Intermittent Stream
	Perennial Stream
	RM
	C-1
	PF
	PA
	PR

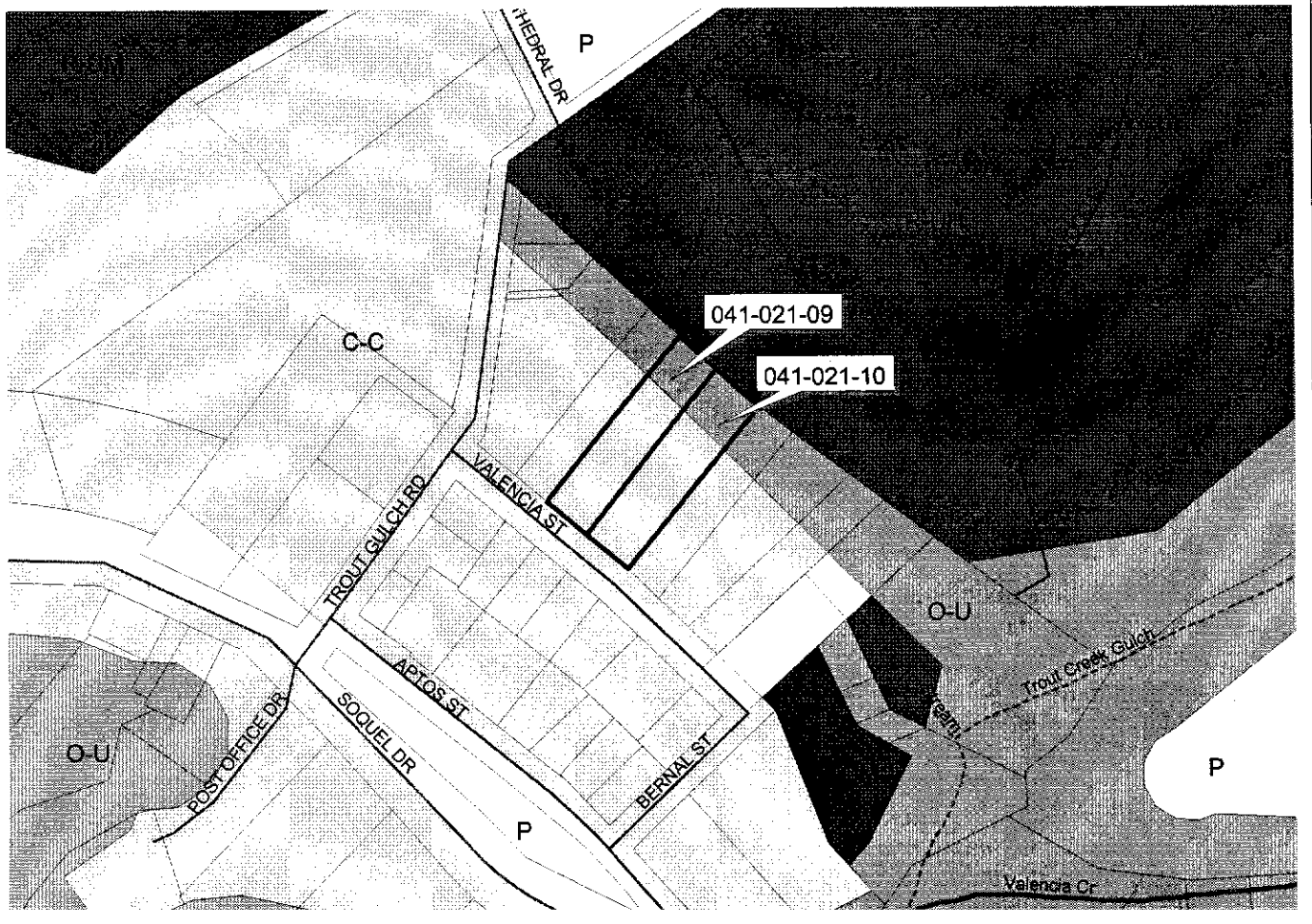


Map created by Santa Cruz County  
Planning Department:  
July 2003

**EXHIBIT F**



# General Plan Map



500 0 500 Feet

## Legend

	APN 041-021-09,10
	Parcel boundaries
	Streets
	Intermittent Stream
	Perennial Stream
	Public Facilities
	Community Commercial
	Urban Open Space
	Residential - Urban High Density
	Residential - Urban Medium Density

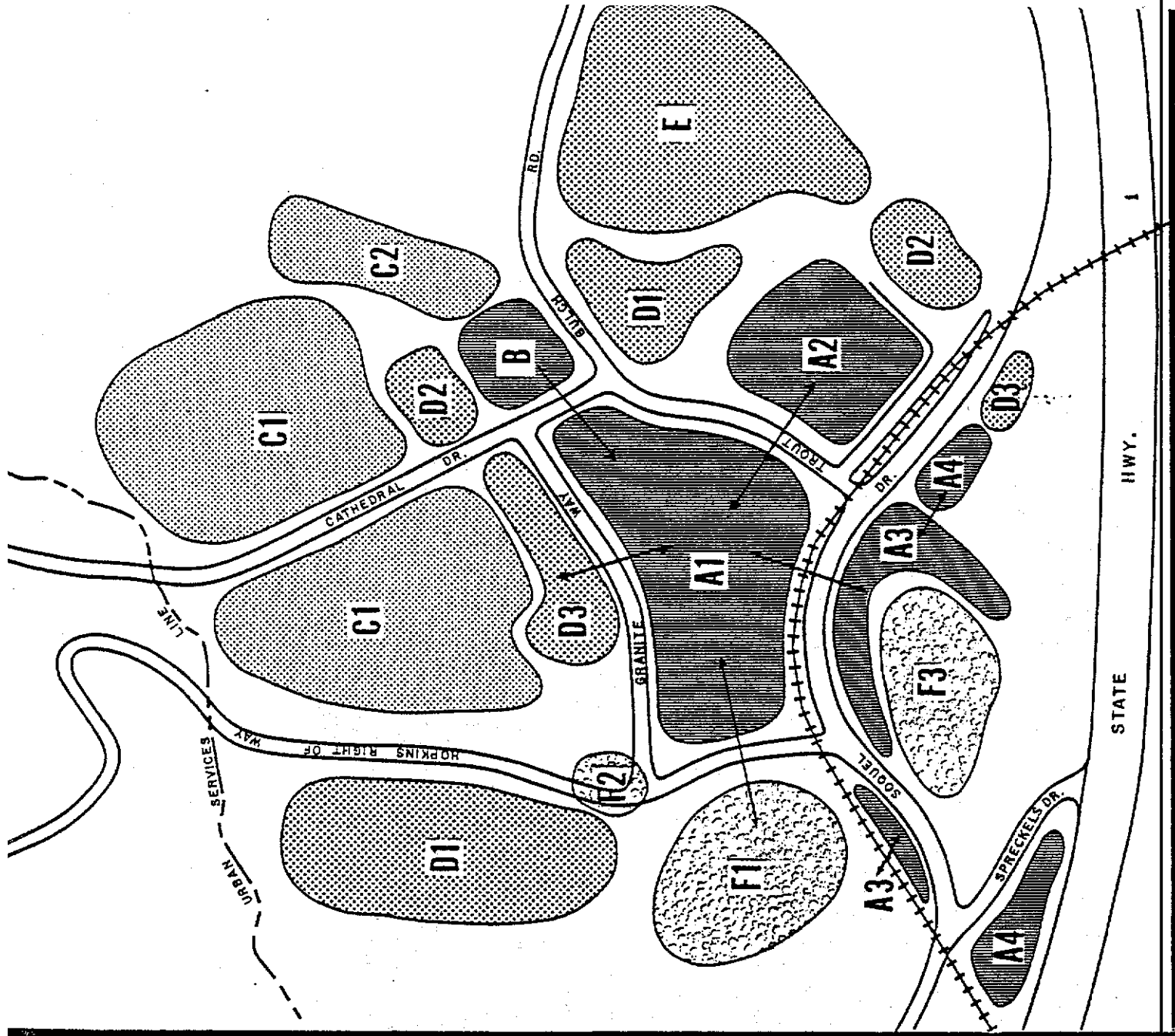
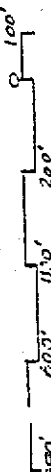
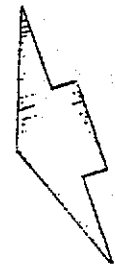
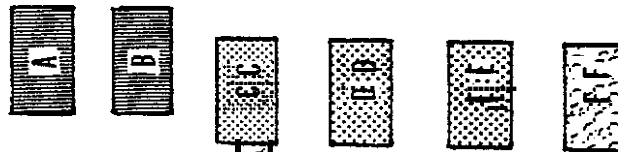


Map created by Santa Cruz County  
Planning Department  
July 2003

# APTOS VILLAGE COMMUNITY DESIGN FRAMEWORK

## LAND USE PLAN

- MIXED COMMERCIAL USE:**  
Retail, Services, Offices  
and Apartments.
- COMMUNITY FACILITY:**  
U.S. Post Office
- RESIDENTIAL SINGLE FAMILY:**  
Urban Low Density.
- RESIDENTIAL MULTI FAMILY:**  
Urban Medium Density.
- MOBILE HOME PARK:**  
Urban Medium Density.
- RECREATION OR LEISURE**  
Public and Private
- MAJOR ACTIVITY CONNECTION**





# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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ALVIN JAMES, DIRECTOR

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487 Kentucky Avenue  
Berkeley, CA 94707

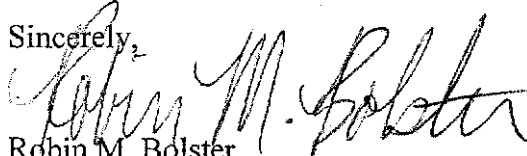
January 13, 2003

**SUBJECT: Archaeological Reconnaissance Survey for  
Application 02-0464 APN 041-021-09 & 10**

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, while historical resources are documented, *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) 454-3164 if you have any questions regarding this review.

Sincerely,

  
Robin M. Bolster  
Resource Planner

cc: Betty Cost



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
ALVIN JAMES, DIRECTOR

January 13, 2003

Anthony Eredia  
487 Kentucky Avenue  
Berkeley, CA 94707

Re: Riparian Pre-Site for 8055 & 8057 Valencia Street, Aptos APN: 041-021-09 & 10

Dear Mr. Eredia,

I have performed a Riparian Pre-site study at your request in order to establish the location of riparian resources on the subject parcel. The study included doing background research on available files in the Planning Department and performing a site visit.

For this parcel, the watercourse that lies adjacent to the proposed development is a perennial stream: Valencia Creek.

For parcels within the Urban Services Line that lie adjacent to an arroyo, the appropriate riparian buffer is twenty (20) feet, plus a ten (10) foot development setback, for a total riparian setback of thirty (30) feet, measured from the top of the arroyo. The riparian buffers and development setbacks have been added to the enclosed map *only for those areas where proposed development appears to be close to the riparian zone*; the riparian buffers and setbacks also extend upstream and downstream of the areas where measurements were taken.

The proposed parking area constitutes development activity **as** defined in Section 16.30.030 of the County Ordinance. Therefore, paving activities that encroach into the 30-foot riparian setback will require a Minor Riparian Exception.

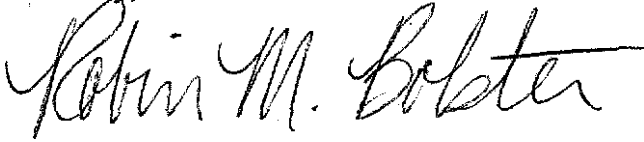
The question of whether or not the findings can be made for a Minor Riparian Exception cannot be fully addressed at this time. However, such findings *cannot* be made unless it is demonstrated that less environmentally damaging alternatives, such as the use of permeable paving materials, are not feasible and that no other location for the parking area exists on site. Please review the enclosed copy of the Riparian Corridor Protection Ordinance paying particular attention to the highlighted section that addresses *all* of the required findings necessary for approval of a Minor Riparian Exception.

Before submitting **an** application for a Minor Riparian Exception, please consider design alternatives that may reduce and/or eliminate encroachment into the riparian corridor buffers/setbacks. Please include this analysis in the application.

*Please note: This letter does not address issues related to any Environmental Planning issues (e.g., grading, soils, geology) aside from the riparian pre-site.*

If you have questions regarding this riparian pre-site, please call me at (831) 454-3164 or e-mail me at [robin.bolster@co.santa-cruz.ca.us](mailto:robin.bolster@co.santa-cruz.ca.us)

Sincerely,

A handwritten signature in black ink that reads "Robin M. Bolster". The signature is written in a cursive style with a large, stylized 'R' and 'B'.

Robin M. Bolster  
Resource Planner

Enclosure

Cc: Betty Cost

EXHIBIT J

N 38° 08' E

S 37° 29' W

N 38° 43' E

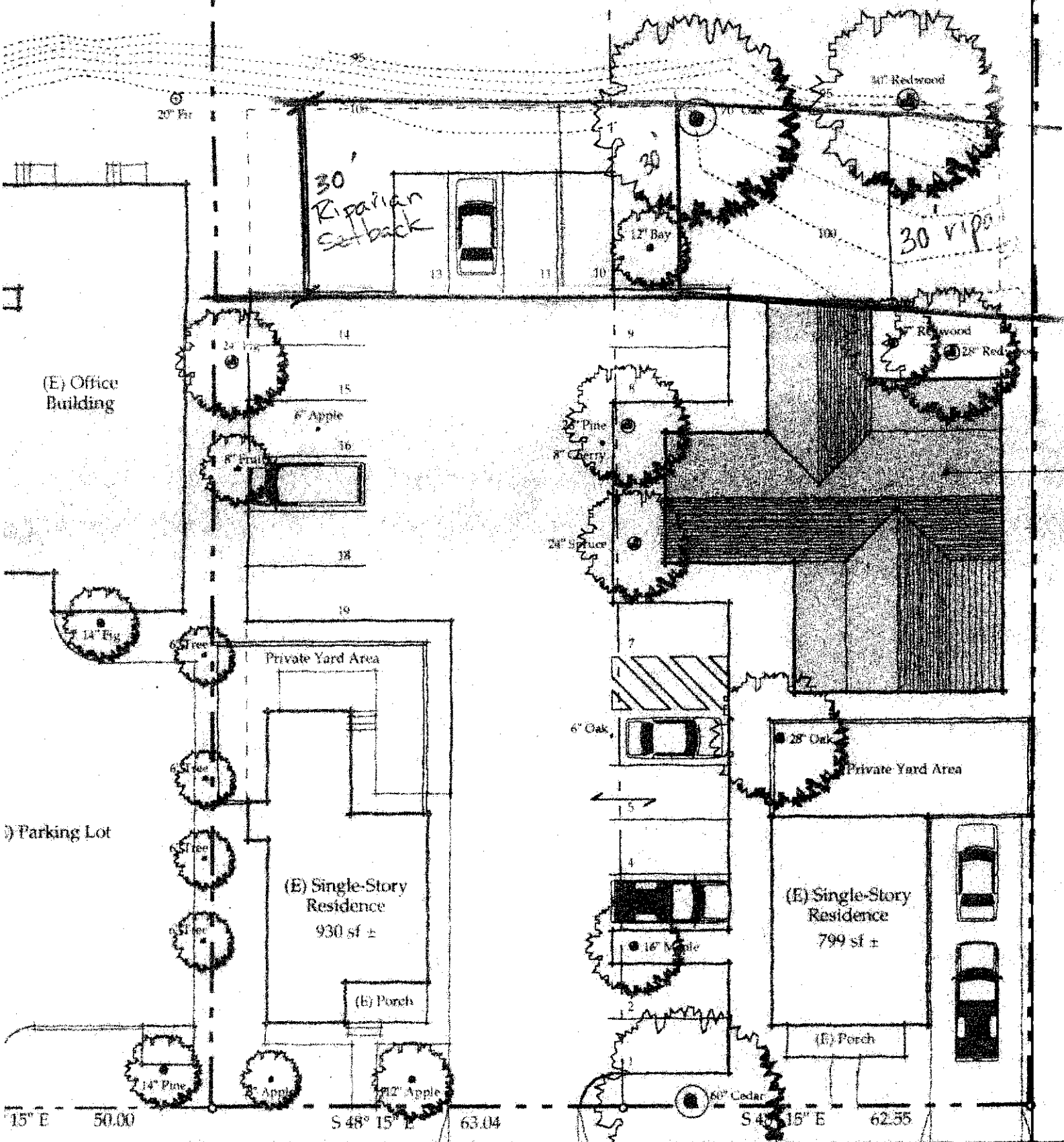


EXHIBIT J

Valencia Street

**C O U N T Y   O F   S A N T A   C 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: Randal1 Adams  
Application No. : 03-0282  
APN: 041-021-09

Date: April 20, 2004  
Time: 09:52:32  
Page: 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON AUGUST 12, 2003 BY ROBIN M BOLSTER =====

1) The 26" pine and 24" ash trees proposed for removal just west of the proposed two-story office/residential building are not in any distress and should be retained. Please revise plans to retain these two Significant trees. Additionally, the proposed re-routed sidewalk does not appear to be necessary given the age and existing root structure of the 60" cedar. Please revise plans to eliminate the re-routed sidewalk design or provide a letter from the project arborist stating that the design of sidewalk is necessary to protect the health of the cedar.

===== UPDATED ON NOVEMBER 18, 2003 BY ROBIN M BOLSTER =====

Per the arborist's report, the Pine and Ash trees will be cleared for removal. With the loss of these mature trees, it is important to retain both coast redwood trees (#13 and #14 ).

===== UPDATED ON FEBRUARY 11, 2004 BY ROBIN M BOLSTER =====

NO COMMENT

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON AUGUST 12, 2003 BY ROBIN M BOLSTER =====

The following comments can be addressed at the building application stage:

- 1) Please revise plans to include a note indicating that site work in the riparian buffer must be limited to minor leveling and scraping and that there is to be absolutely no grading in the buffer.
- 2) Please provide a plan review letter from the project arborist, which states that the plans are in conformance with the recommendations made in the arborist's report prepared for this site.
- 3) Please submit a detailed erosion control plan, which indicates details and location for all sediment retention and erosion control devices (silt fences, straw bales, etc.) along the riparian buffer.
- 4) The storm drain to Valencia Creek does not require a Riparian Exception

**Historical Completeness Comments**

This application involves designated historic structures on each parcel. Approval of an Historic Resource Preservation Plan by the Historic Resources Commission is required. Historic resources staff have contacted the applicant's representative and provided the necessary application form. This application should not be deemed complete until the Historic Resources Commission has acted on the Preservation Plan.

===== REVIEW ON JULY 22, 2003 BY STEVE D GUINEY =====

===== UPDATED ON AUGUST 19, 2003 BY STEVE D GUINEY =====

## Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 03-0282  
APN: 041-021-09

Date: April 20, 2004  
Time: 09:52:32  
Page: 2

On August 13, 2003, the Historic Resources Commission approved an Historic Resource Preservation Plan.

===== UPDATED ON AUGUST 19, 2003 BY STEVE D GUINEY =====  
===== UPDATED ON AUGUST 19, 2003 BY STEVE D GUINEY =====  
===== UPDATED ON AUGUST 19, 2003 BY STEVE D GUINEY =====  
===== UPDATED ON AUGUST 19, 2003 BY STEVE D GUINEY =====

### Historical Miscellaneous Comments

===== REVIEW ON JULY 22, 2003 BY STEVE D GUINEY ===== No miscellaneous comments.  
===== UPDATED ON AUGUST 19, 2003 BY STEVE D GUINEY ===== No miscellaneous comments. SPC 0

### Long Range Planning Completeness Comments

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

===== REVIEW ON JULY 22, 2003 BY MARK M DEMING ===== Overall, looks like a good project. Comments as follows:

1. We are in the initial stages of revising the Aptos Village Plan. While this use and the design appears to be consistent with the direction we are headed, this may change in the next couple of months...the project will have to be consistent with whatever is in effect at the time of approval.
2. Parking is a big problem in the village. I think another space could be put next to space no. 8 with a small adjustment to the walkways; also some consideration may be appropriate for the mixed uses (office/residential) to reduce the parking requirement.
3. Historic review required

### Long Range Planning Miscellaneous Comments

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

===== REVIEW ON JULY 22, 2003 BY MARK M DEMING =====

EXHIBIT K



Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 03-0282  
APN: 041-021-09

Date: April 20, 2004  
Time: 09:52:32  
Page: 3

NO COMMENT

Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 14, 2003 BY DAVID W SIMS =====

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance.

Of prime importance, the natural channel system downstream is known to suffer from development encroachments, urbanized runoff and erosion. A County study has identified the lower reaches of Aptos Creek as having channel capacity well below the 10-year event with homes subject to flooding damages. There is a history of excessive bank erosion that has led to the collapse of multiple homes along Aptos Creek. Runoff mitigation will be required for this development due to these issues. Non-structural approaches should be considered, and are encouraged. Structural measures may also be employed, or a combination of mitigation types may be used.

Mapped site soils do not provide permeability values, so such soil capability is unknown, as is the potential effectiveness of mitigation measures. Please obtain permeability information for the site soils. Soil disturbance, surface grading limits, and compaction areas should be limited and controlled to preserve natural infiltration capabilities.

If structural detention is pursued: Detention with an allowable release rate equal to the 5-year, 15-minute pre-development event will be required. Storage volume is to accommodate a 25-year storm event.

If non-structural/BMP's are pursued: Examples include use of pervious pavements, distributed gutter release points, broad surface spreading of runoff, enhanced vegetated slopes, landscape terracing, etc... A source for BMP style mitigation methods can be found in the following publication:

START AT THE SOURCE, Design Guidance Manual for Stormwater Quality Protection, 1999 Edition, Bay Area Stormwater Management Agencies Association, Forbes Custom Publishing.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 to 12:00 am if you have questions. ===== UPDATED ON NOVEMBER 17, 2003 BY DAVID W SIMS =====

2nd Routing:

The proposed plan is approved for discretionary stage review. Please see miscellaneous comments for items to be addressed in the building application stage.

===== UPDATED ON FEBRUARY 12, 2004 BY DAVID W SIMS =====

NO COMMENT

Dpw Drainage Miscellaneous Comments

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

EXHIBIT K

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 03-0282  
APN: 041-021-09

Date: April 20, 2004  
Time: 09:52:32  
Page: 4

===== REVIEW ON AUGUST 14, 2003 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON NOVEMBER 17, 2003 BY DAVID W SIMS =====

Miscellaneous:

1) The detention sizing calculations are approved. Some variance was observed in the calculated volume that may be caused by minor differences in usage of the time of concentration factor (Tc). The Tc shown for determining Qpost impacts for the post development conditions was 15 minutes and should instead be 10 minutes to reflect the increased hard surface routing. For the pre-development condition Tc = 15 is correct per the standard County procedure, and the less developed lot condition. The standard volume sizing procedure does not use a fixed value for Tc as is suggested by the submitted input data in the calculations. Also noted were two differing C factor values used to represent the pervious grass pavers (0.35 vs. 0.40). Please review these calculations and submit adjustments during the building application routing.

2) Calculations for the detention outlet control box will also be required for the building application routing.

3) Clearly indicate on the civil plans how downspout water is to be handled

4) A signed and recorded maintenance agreement will be required covering both the detention system and the silt and grease trap structure.

5) In general, the choices of drainage design elements that help to reduce impervious coverage are positive for this project. However, we would like to encourage more usage of this type. At present less than 9% of the total parking area is proposed as semi-pervious pavement. As a project total 17% of the new impervious surfacing has been proposed to be semi-pervious. We would prefer to see these percentages increased to better meet County General plan policies 7.23.1 - New Development, and 7.23.2 - Minimizing Impervious Surfaces. The parking spaces immediately adjacent to the 60" cedar tree at the front of the lot would be a good candidate for pervious treatment that would have the added benefit of reducing impacts on the tree's root system, if properly designed to maintain distribution of wheel loads. Products other than concrete cell pavers may provide a more attractive/acceptable surface. ===== UPDATED ON FEBRUARY 12, 2004 BY DAVID W SIMS =====

NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 21, 2003 BY RUTH L ZADESKY =====

NO COMMENT

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JULY 21, 2003 BY RUTH L ZADESKY =====

Encroachment permit required for all off-site work in the County road right-of-way.  
Civil engineered plans required for curb, gutter and sidewalk.

Dpw Road Engineering Completeness Comments

EXHIBIT K

26

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 03-0282  
APN: 041-021-09

Date: April 20, 2004  
Time: 09:52:32  
Page: 5

===== REVIEW ON AUGUST 7, 2003 BY GREG J MARTIN =====

Valencia Street should have stationing for the improvements. The profile of the flowline should be provided. A typical cross-section should be shown and a cross-section at the bump-out for the tree. Both sides of the street and the right-of-way should be shown in plan view and for 100 feet in either direction. As a design alternative the bump-out for the tree should be shown extended past the driveway.

The driveway should be 30 feet for a commercial entrance

The tandem driveway should have an ADA walkway wrapping around the ramp

Between the two rectangular parking areas the interior access road should be a minimum of 24 feet.

The development is subject Aptos Transportation Improvement (TIA) fees at a rate of \$400 per daily trip-end generated by the proposed use. The existing use of two dwelling units establishes a credit of 20 trip ends. The project description indicates approximately 2,507 square feet of medical office space and one single family dwelling are proposed. The estimated trip generation for fee purposes is 18 trip-ends per 1,000 gross square feet (ksf) for medical office space. Therefore the trips generated by the medical office may be calculated as 2.51 ksf of office space multiplied by 18 trip ends/ksf equals 45 trip ends being generated by the project. The single family dwelling generates 10 trip ends. The total trip ends is 45 trip ends plus 10 trip ends minus 20 trip ends equals 35 trip ends. The fee is calculated as 35 trip ends multiplied by \$400 per trip end equals \$14,000. The total TIA fee of \$14,000 is to be split evenly between transportation improvement fees and roadside improvement fees.

Please contact Greg Martin at 831-454-2811 if you have any questions. ===== UP-DATED ON NOVEMBER 12, 2003 BY GREG J MARTIN =====

See previous comments for TIA fees. No other comments. ===== UPDATED ON FEBRUARY 2, 2004 BY GREG J MARTIN =====

See previous comments for TIA fees. No other comments.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 7, 2003 BY GREG J MARTIN =====

===== UPDATED ON NOVEMBER 12, 2003 BY GREG J MARTIN =====

===== UPDATED ON FEBRUARY 2, 2004 BY GREG J MARTIN =====

Environmental Health Completeness Comments

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

===== REVIEW ON AUGUST 5, 2003 BY JIM G SAFRANEK =====  
NO COMMENT

Environmental Health Miscellaneous Comments

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

EXHIBIT K

Discretionary Comments - Continued

Project Planner: Randal1 Adams  
Application No.: 03-0282  
APN: 041-021-09

Date: April 20, 2004  
Time: 09:52:32  
Page: 6

===== REVIEW ON AUGUST 5, 2003 BY JIM G SAFRANEK =====

If medical waste will be used, stored or generated on site, contact the appropriate Environmental Health Inspector (L. Rau) at 454-2758 to determine if a permit is required.

**Aptos-La Selva Beach Fire Prot Dist Completeness C**

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

===== REVIEW ON AUGUST 25, 2003 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. Approved. however, the converted residential unit to a medical office may require to be sprinklered. This will not be determined until a demo plan is received.

**Aptos-La Selva Beach Fire Prot Dist Miscellaneous**

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

===== REVIEW ON AUGUST 25, 2003 BY ERIN K STOW =====

NO COMMENT

# SANTA CRUZ COUNTY SANITATION DISTRICT

## INTER-OFFICE CORRESPONDENCE

DATE: February 9, 2004

TO: Planning Department, ATTENTION: RANDALL ADAMS

FROM: Santa Cruz County Sanitation District

SUBJECT: SEWER AVAILABILITY AND DISTRICTS CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT

APN: 041-021-09, 10 APPLICATION NO.: 03-0282

PARCEL ADDRESS: 8055 & 8057 VALENCIA STREET, APTOS

PROJECT DESCRIPTION: CONSTRUCT MEDICAL OFFICE, 2 RESIDENTIAL UNIT BUILDING  
- CONVERT RESIDENTIAL BUILDING TO MEDICAL OFFICE

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Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria."

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

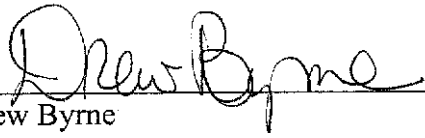
The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Water use data (actual and/or projected), and other information as may be required for this project, must be submitted to the District for review and use in fee determination and waste pretreatment requirements before sewer connection permits can be approved.

A backflow prevention device may be required on the sewer lateral

EXHIBIT 1

The District notes the **January** 20, 2004, letter from Richard Beale stating that no hazardous waste material will be produced by proposed development.

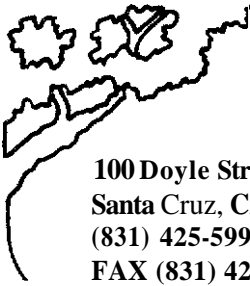
  
Drew Byrne  
Sanitation Engineering

DB abc/248

c:      Applicant:              Chris Summa  
   8055 Valencia Street  
   Aptos CA 95003

Property Owner:              Anthony Eredia  
   487 Kentucky Avenue  
   Berkeley CA 94707

(Rev. 3-96)



## **RICHARD BEALE**

Land Use Planning  
Incorporated

100 Doyle Street • Suite E  
Santa Cruz, CA 95062  
(831) 425-5999  
FAX (831) 425-1565

Masters of Architecture  
Univ. of CA, Berkeley

January 20, 2004

Randall Adams  
County Planning Department  
701 Ocean Street  
Santa Cruz, CA 95060

**R E EREDIA APP NO 03-0282 APN 041-021-09 & 10**

Dear Randall:

This letter is in response to your letter of November 19, 2003. That letter requests that further information be submitted by January 19<sup>th</sup>. Since January 19<sup>th</sup> was a holiday, we trust that today, the day after, will work. The issues given in your letter will be addressed in the order in which they appear in your letter, as follows:

1. The sidewalk plan has been revised to be straight in front of the cedar. However, the arborist cautions that, if during the construction the main structural roots of the tree are found to be potentially compromised, construction must cease. In that event, we are proposing that the original "popout" sidewalk be constructed. We have investigated having the sidewalk raised over the tree roots, but this would not be allowed due to ADA standards, and would still involve unacceptable compaction of the tree roots. We have investigated having pervious pavers installed, but this actually requires more excavation than a sidewalk and therefor is not recommended. We have investigated having the sidewalk wrap around the tree to the rear, but Public Works does not like that scenario because the sidewalk would have to be too close to the existing historic residential structure. So we are showing the sidewalk straight. It can be carefully excavated, and if it does not damage structural roots, then it can be completed in a straight configuration. Otherwise the "pop out" version would have to be used. The last alternative would be not to construct a sidewalk along this area.
2. The arborist has reviewed the revised plans. Her letter is forthcoming,

**EXHIBIT K**

3 The other departments' comments have been addressed as follows:

- Environmental Planning:  
The plans have been revised to retain both redwood trees to the rear of the new building. Please also see discussion of straight sidewalk above. A note regarding the riparian buffer has been added. The plan review letter from the project arborist is forthcoming. A detailed erosion control plan has been added, sheet C2. We recognize that we will have to get a permit from Fish and Game as part of the building permit process for the outfall into the stream.
- Historic Review:  
Complete.
- Long Range Planning:  
Another parking space has been added, for a total of 21 spaces on site, which meets the entire parking requirement for the project. There will also be from 4 to 5 on-street parking spaces in front of the project, for a total of 25 to 26 available spaces.
- DPW/Drainage:  
Drainage details are shown on sheet C1, and the erosion control plan is on sheet C2..
- DPW/Road Engineering:  
Valencia Street details are now shown on the plans (sheet C1). The interior driveway is now 24 feet at the neck. We request an exception to the 30 foot commercial driveway width down to 20 feet due to the location of the historic structures and the heritage cedar tree. A straight sidewalk is now proposed past the cedar tree. However, please see also the discussion of this above in paragraph 1 of this letter.
- Environmental Health:  
There will be no hazardous waste.
- DPW/Sanitation:  
There will be no hazardous waste. Digital imaging will be used, if any. The existing and proposed sewer lines and laterals are now shown on sheet C1. Detailed sewer construction plans will be part of the building permit plan set.
- Urban Design Review:  
The plans have been revised to retain both redwood trees to the rear of the building.
- Aptos/La Selva Fire:  
Complete at this stage.
- Accessibility:  
A drop off parking area is now shown on the site plan in front of the new building. The entrance to the building is covered. The handicapped space is adjacent to the existing building which will be converted to office space. A marked cross walk is now shown from this handicapped space to the new building.

EXHIBIT 1



**Additional Issues:**

A. Design:

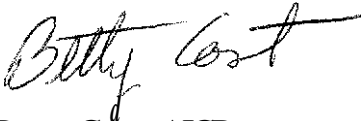
- Sidewalk: please see discussion in paragraph 1.
- Retention of trees: the second redwood tree will be retained,

B. Discretionary Application Comments: please see discussion above in paragraph 3.

We believe that with this submittal, the application should be complete. At one point in your letter you ask for 6 new sets of plans. At another point you ask for the same number as originally submitted. Since I have no idea what the number of plans originally submitted was, I am enclosing 15 sets for your routing. If this number is insufficient, please let me know, and I will instantly provide more. Thank you for your attention to this application.

Sincerely,

RICHARD BEALE LAND USE PLANNING, INC.



Betty Cost, AICP

Attachments: 15 sets of revised plans  
Letter from arborist forthcoming.

cc: Eredia  
Summa  
Naess  
Gotcher  
Hamb

**Maureen Hamb-WCISA Certified Arborist #2280**  
**Professional Consulting Services**

January 21, 2004

**Richard Beale, Land Use Planning, Inc.**  
Attention: Betty Cost  
100 Doyle Street, Suite E  
Santa Cruz, CA 95062



Regarding: Valencia Street Project (APN 041-021-09 & 10)

I have reviewed the most recent civil plans drawn by Jeff Naess of Bowman and Williams (dated 1/15/04) and landscape plans drawn by Greg Lewis (dated 1/13/04).

**Cedar Tree**

The planning department staff has made it clear that they will not approve a non-traditional sidewalk design adjacent to tree # 1, the 63 inch cedar tree. The new civil and landscape plans reflect a straight sidewalk as requested by the planning department.

The construction of a straight sidewalk can be constructed but the following impacts will occur within the trees structural and absorbing root system.

The straight sidewalk will require excavation within the buttress root system of the tree. The buttress roots are the supporting roots that transition from horizontal to lateral growth as they enter the soil layer. These roots are specifically adapted for support. Unlike the laterally developing roots (located further from the trunk 1-2" in diameter) buttress roots cannot compensate when damaged or removed. There are no dormant growth points on a buttress root that will allow redevelopment following damage or removal. Additionally, buttress roots do not compartmentalize wounds as lateral roots do; therefore they are extremely susceptible to decay causing pathogens.

I recommend the following procedures be implemented to reduce, but not eliminate the impacts to the significant cedar tree.

Preconstruction root exploration can be performed allowing an inspection of roots and an accurate evaluation of the impact. Determinations can then be made regarding the feasibility of root removal or severance. Exploration of this type can be completed either by hand or with an "AirSpade".

Once the lateral roots have been located they can be properly pruned and a traditional pavement section installed. If roots greater than two inches in diameter, or major buttress roots are located they can be wrapped in foam (used for underground service lines). The pavement section can be designed around the roots.

849 Almar Avenue, Suite C  
Santa Cruz, CA 95060  
email: mhamb@mac.com

Telephone: 831-420-1287  
Fax: 831-420-1251  
Mobile: 831-234-7732

EXHIBIT K

This requires that the pavement section be considerably thinner than normal and installed without compacting the sub grade. A geotextile fabric is placed at the bottom of the section; extra reinforcement is then added to the sub base material. The pavement section is then placed over the sub base materials.

Using this type of system will not guarantee that the tree will not decline or become destabilized following construction. The most effective way to protect the health and stability of this tree is to provide a larger undisturbed area.

### **Coast Redwoods**

Trees #13 and #14 will be retained and incorporated into the most recent design. Tree #14 is approximately five feet from the building foundation; tree #14 is located within a proposed patio area.

Tree #13 should be subjected to pre construction root severance to allow proper pruning of any roots in conflict with the foundation. The patio surrounding tree #14 shall be placed on natural grade without excavation or compaction. As an alternative to a patio a deck can be constructed around the tree, keeping the critical root zone undisturbed.

### **Conclusion**

My attempts to reduce impacts to the cedar tree have been overridden to accommodate parking. I also included some very specific protection measures in my original report. A protection-fencing plan that includes straw bale barricades outside the fences to prevent soils from accumulating in the root zones. The identification of the "critical root zones" where no site disturbance is allowed. Other recommendations for reducing impacts related to trenching, grading etc. have been addressed (see page 5 of my original report).

The approach to tree preservation and protection of the retained trees on this project are based on appropriate, professional procedures.

Please call my office with any further questions or comments.

Sincerely,



Maureen Hamb-WCISA Certified Arborist #2280

EXHIBIT K