



Staff Report to the Zoning Administrator

Application Number: **04-0068**

Applicant: Peter Guiley
Owner: Christopher and Carrie Peoples
APN: 037-113-29

Agenda Date: September 17, 2004
Agenda Item #: 4
Time: After 10:00 a.m.

Project Description: Proposal to construct three residential units on a parcel with one existing unit, resulting in a four-unit dwelling group.

Location: On the north side of Soquel Drive about 600 feet west of Victory Lane.

Supervisory District: 1st District (District Supervisor: Janet Beautz)

Permits Required: Residential Development Permt

Staff Recommendation:

- Approval of Application 04-0068, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|-------------------------------|----------------------------------|
| A. Project plans | F. Zoningmap |
| B. Findings | G. Design Review letter |
| C. Conditions | H. RDA review letter |
| D. CEQA Categorical Exemption | I. County agency review comments |
| E. Assessor's parcel map | |

Parcel Information

| | |
|----------------------------------|--|
| Parcel Size: | 17,511 square feet (EMIS Estimate) |
| Existing Land Use - Parcel: | Residential |
| Existing Land Use - Surrounding: | Residential |
| Project Access: | Soquel Drive |
| Planning Area: | Soquel |
| Land Use Designation: | R-UM (urban medium residential) |
| Zone District: | RM-4 (multi-family--4,000 square foot minimum) |
| Coastal Zone: | <u> </u> Inside <u> X </u> Outside |

Environmental Information

| | |
|--------------------|--|
| Geologic Hazards: | Not mapped/no physical evidence on site |
| Soils: | No report required |
| Fire Hazard: | Not a mapped constraint |
| Slopes: | 0 to 25 percent (25% at drive approach only) |
| Env. Sen. Habitat: | Not mapped/no physical evidence on site |
| Grading: | No grading permit required |
| Tree Removal: | Three trees to be removed |
| Scenic: | Not a mapped resource |
| Drainage: | Existing drainage patterns maintained |
| Roads: | No new roads proposed |

Services Information

| | |
|-----------------------------------|---|
| Inside Urban/Rural Services Line: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Water Supply: | Soquel Creek Water District |
| Sewage Disposal: | County Sanitation |
| Fire District: | Central Fire District |
| Drainage District: | Zone 5 |

History

According to County records the existing dwelling (840 square feet) was constructed in **1940**. A declaration (Volume 5560, Page 260) has been recorded for this property regarding the maintenance of three out buildings as non-habitable. As these structures will be removed to facilitate the proposed development, a condition has been added that requires the property owner to expunge the declaration.

While the Assessor's code indicates that the existing residence is non-conforming, the reason is not apparent, as all structures seem to conform to site standards. It is likely that a past non-conforming situation existed and has since been resolved without the subsequent update of County records.

Project Setting

The property is located in the southeast portion of the Soquel Planning Area on the north side of Soquel Drive. The immediate area is residential in nature with commercial uses located on Soquel Drive at Park Avenue to the east and Soquel Village to the west.

Zoning & General Plan Consistency

The subject property is a 17,511-square foot lot, located in the **RM-4** (multi-family residential-- 4,000 square foot minimum) zone district, a designation that allows multi-family residential uses. The proposed project is a principal permitted use within the zone district.

The existing house and the proposed new buildings will meet minimum setback requirements for parcels greater than 5,000 square feet in the RM-4 zone district including 20 feet from the front parcel boundary, 15 feet from the rear parcel boundary, and five and eight feet from the side parcel boundaries. The development covers less than 30% of the total area, and the proposed floor area ratio is less than 50%. The proposed building footprints are shown on the architectural plans included as Exhibit "A", as are the lot coverage and floor area ratio calculations.

Per County Code Section 13.10.323(f) a minimum of 200 square feet of private open space has been designated for each of the 4 units, with Units 1, 3, and 4 having gated yard over 200 square feet and Unit 2 having a 324 square foot second story deck.

Per County Code Section 13.10.552(a) and (b), the development is required to provide 12 on-site parking spaces and 12 are shown on the submitted plans. Four garage spaces are located on the first floor of unit 2, while 8 uncovered spaces are distributed throughout the development. Tandem spaces are utilized only immediately adjacent to Unit 1, and should function adequately despite not being entirely consistent with Code Section 13.11.554(b), which indicated tandem spaced for multi-family dwelling be covered and within, attached, or immediately adjacent to the dwelling. A condition has been added that requires the two spaces in tandem be assigned exclusively to a Unit 1.

The project is consistent with the site's R-UM (urban medium residential) General Plan designation. This designation allows a density range of 7.3 to 10.8 units per net developable acre, which corresponds to 4,000 square feet to 6,000 square feet of net developable area per dwelling unit. The objective of this land use designation is to provide for medium density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed the project will result in 4 units on 0.4 acres, for a density of 10.0 units/acre, and have an average of 4,378 square feet per dwelling unit, therefore it is consistent with the General Plan density requirement.

Design Review

Per County Code 13.11.040(b), the project is subject to the provisions of County Code Chapter 13.11 (Site, Architectural and Landscape Design Review) as 3 new residential units are proposed. The proposed project complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Specifically, the new homes are proposed to the rear of the existing home on the property and will not be easily visible from the public right of way (Soquel Drive). The new units are grouped into two buildings—one two-story building with parking on the first floor and one unit above and one single-story duplex. The design of the buildings incorporates characteristics common to this area of the County. These characteristics include low-pitched roofs, vertical board and bat wood siding, covered entrances, knee braces, vinyl window, and small porches, landings, and decks. Earth tone colors are required for exterior walls. The roof material is proposed to be composition shingles. Architectural drawings and floor plans for the proposed new homes are included as part of Exhibit A. The applicant has incorporated most of the design changes suggested by Larry Kasparowitz, Urban Designer, in the Department's design review letter (Exhibit G).

Three of the six mature trees on the site are to be removed to facilitate the development. The submitted planting plan indicates 12 new trees are to be planted around the perimeter of the **site**. The new trees include coast live *oak*, redwood, olive and strawberry.

Conclusion

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

Staff Recommendation

- APPROVAL of Application Number **04-0068**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: John Schlagheck
Santa Cruz County Planning Department
701 Ocean Street, **4th** Floor
Santa Cruz CA **95060**
Phone Number: (831) 454-3012
E-mail: john.schlagheck@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.

This finding can be made, in that the project is located in an area designated for 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 residential development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets 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.

This finding can be made, in that the proposed location of the residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RM-4 (multi-family residential--4,000 square foot minimum) zone district in that the primary use of the property will be 4 residential that meet all current site standards for the zone district.

Per County Code Section 13.10.323(f) a minimum of 200 square feet of private open space has been designated for each of the 4 units, with Units 1, 3, and 4 having gated yard over 200 square feet and Unit 2 having a 324 square foot second story deck.

Per County Code Section 13.10.552(a) and (b), the development is required to provide 12 on-site parking spaces and 12 are shown on the submitted plans. Four garage spaces are located on the first floor of unit 2, while 8 uncovered spaces are distributed throughout the development. Tandem **spaces** are utilized only immediately adjacent to Unit 1, and should function adequately despite not being entirely consistent with Code Section 13.11.554(b), which indicated tandem spaced for multi-family dwelling be covered and within, attached, or immediately adjacent to the dwelling.

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.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the urban medium residential (R-UM) land use designation in the County General Plan. This designation allows a density range of 7.3 to 10.8 units per net developable acre, which corresponds to 4,000 square feet to 6,000 square feet of net developable area per dwelling unit. The objective of this land use designation is to provide for medium

density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed the project will result in 4 units on 0.4 acres, for a density of 10.0 units/acre, and have an average of 4,378 square feet per dwelling unit.

The proposed residential development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the residential development will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

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

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.

This finding can be made, in that the proposed residential development is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only 3 peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding 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.

This finding can be made, in that the proposed structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed development 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.

This finding can be made, in that the proposed residential development will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Specifically, the new homes are proposed to the rear of the existing home on the property and will not be easily visible from the public right of way (Soquel Drive). The new units are grouped into two buildings—one two-story building with parking on the first floor and one unit above and one single-story duplex. The design of the buildings incorporates characteristics common to this area of the County. These characteristics include low-pitched roofs, vertical board and bat wood siding, covered entrances, knee braces, vinyl window, and small porches, landings, and decks. Earth tone colors are required for exterior walls. The roof material is proposed to be composition shingles. Architectural drawings and floor plans for the proposed new homes are included as part of Exhibit A.

Conditions of Approval

Exhibit A Project Plans, 3 sheets, site plan and design by Peter Guiley, dated 6/22/04, topographic map by Bowman and Williams, dated 2/12/04

- I. This permit authorizes the construction of 3 multi-family residential dwelling units with associated parking and landscaping 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 an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit 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 shall 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. Final drainage plans consistent with all review comments of the Department of Public Works Storm Water Management Section.
 3. Detailed erosion control plans for the construction phase of the project that includes location and construction details for all proposed erosion control devices. The plan must address perimeter controls such as silt fencing, straw rolls, etc., erosion controls such as mulching, seeding, straw cover, etc., and traffic area stabilization at the entrance/exit.
 4. Final landscape plan that show the location, size, and species of all proposed plans.
 5. Revised site plan that shows all existing structures. The site plan must also clearly indicate that parking spaces numbered 2 and 3 (in tandem) are for the use of Unit 1 only.

6. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain final approval and meet all requirements of the County Sanitation District as outlined in the District's letter dated 2/24/04.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit and record a maintenance agreement for the required silt and grease traps.
 - G. Pay the current fees for Parks and Child Care mitigation for 6 bedroom(s). Currently, these fees are, respectively, \$600 and \$36 per bedroom.
 - H. Pay the current fees for Roadside and Transportation improvements for 3 new multi-family dwelling units. Currently, these fees are, respectively, \$1,400 and \$1,400 per dwelling unit.
 - I. Provide required off-street parking for 12 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.
 - J. 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.
 - K. Expunge the Declaration of Restriction recorded in Volume 560, page 260 of the Office of the County Recorder regarding maintaining non-habitable structures.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. 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. 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.
- B. Parking spaces numbered 2 and 3 (in tandem between Unit 1 and Unit 2) shall be for the use of Unit 1 only.

Minor variations to **this** permit that 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

John Schlagheck
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.

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: 04-0068

Assessor Parcel Number: 037-113-29

Project Location: 5665 Soquel Drive

Project Description: Proposal to construct three multi-family dwelling units.

Person or Agency Proposing Project: Peter Guiley

Contact Phone Number: (831) 688-5362

- 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. X **Categorical Exemption**

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

F. Reasons why the project is exempt:

Construction of apartment units designed for not more than six dwelling units.

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

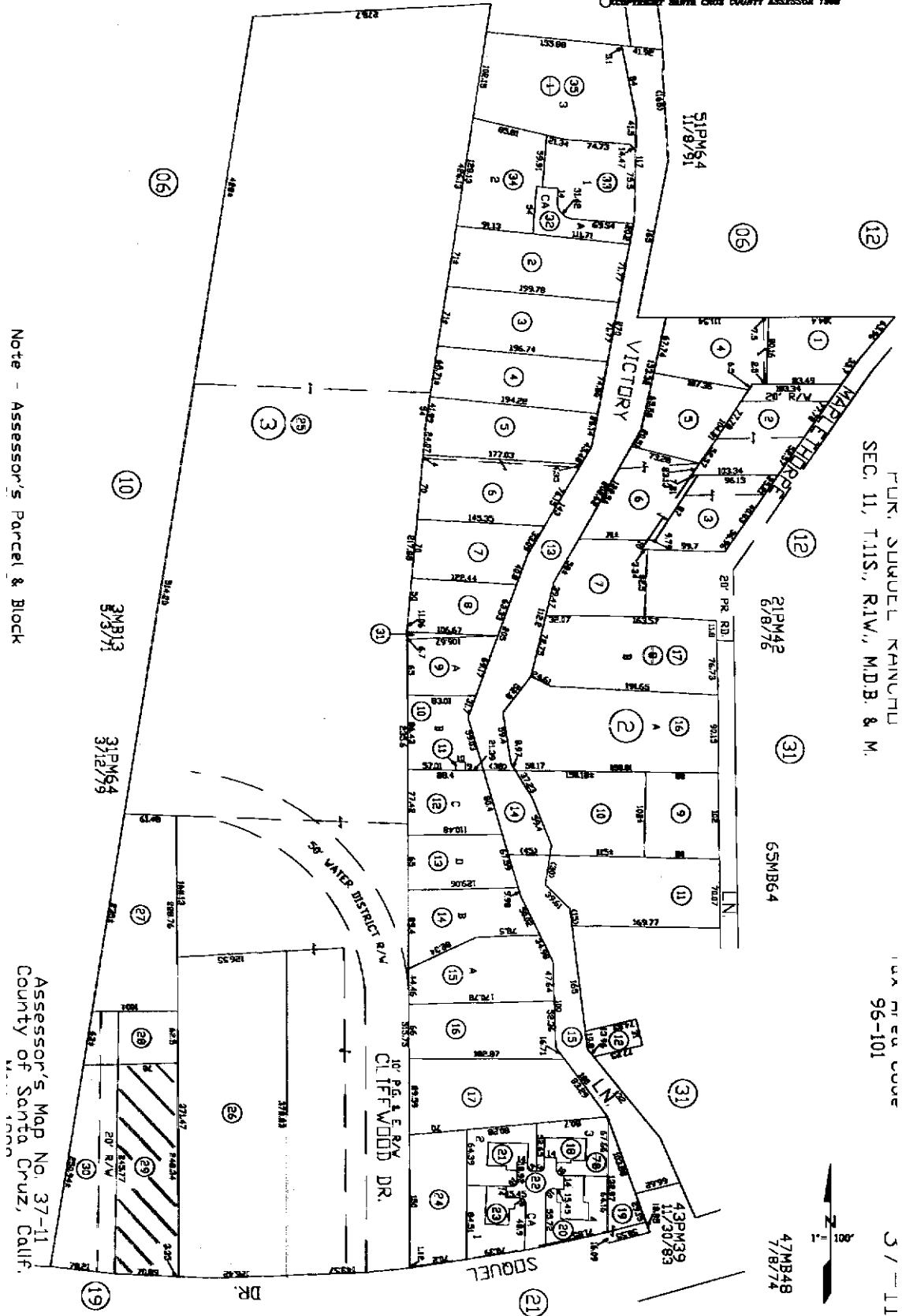
John Schlagheck, Project Planner

Date: _____

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 4/25/98 by changed page 1 of 2
 10/25/98 by 10/25/98 3:22 & 20

FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES AN
 LIABILITY FOR OTHER ERRORS. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED
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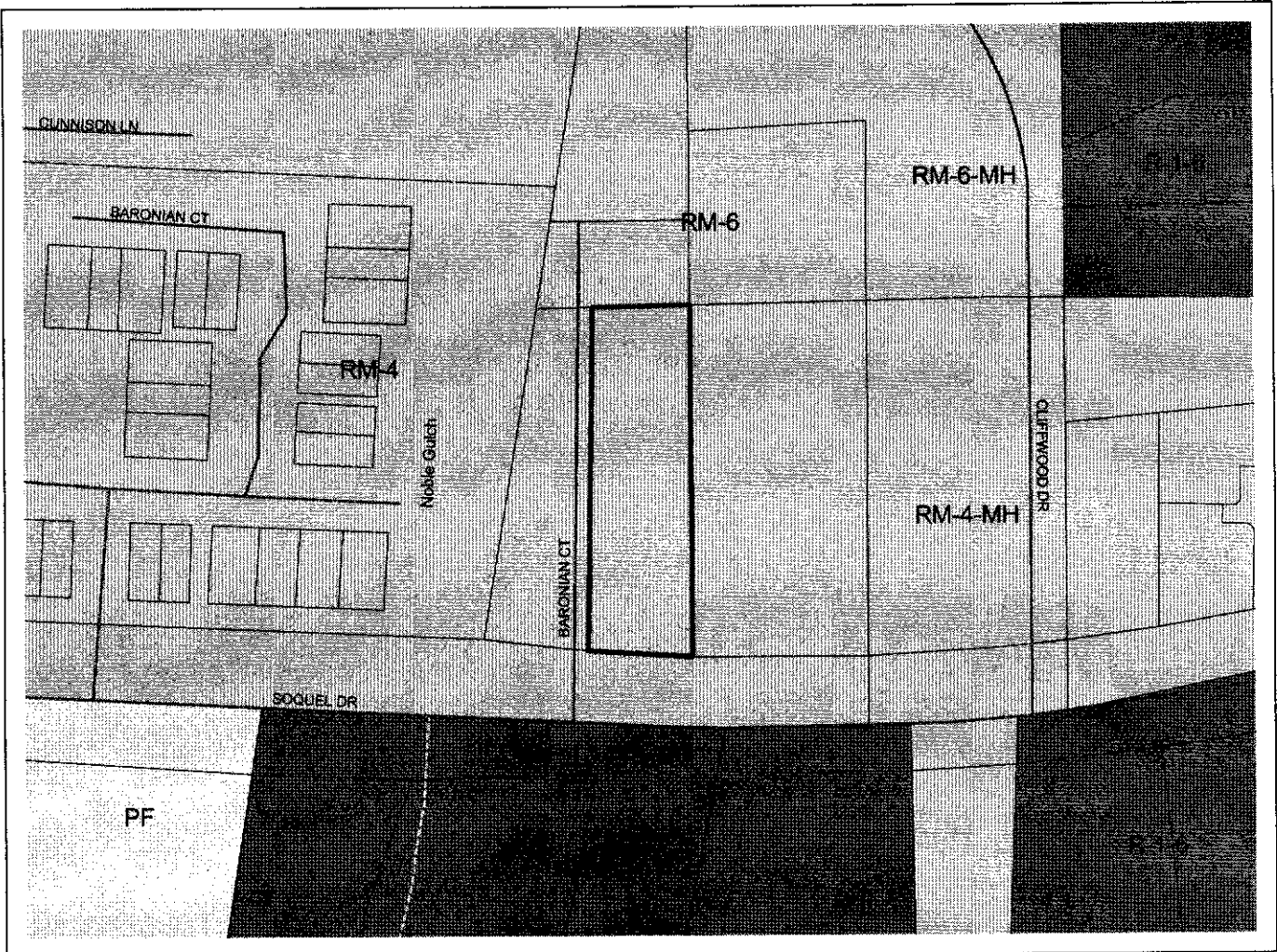


Note - Assessor's Parcel & Block

Assessor's Map No. 37-11
 County of Santa Cruz, Calif.

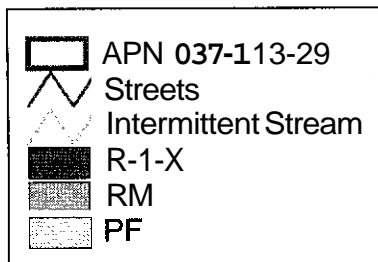
EXHIBIT

Zoning Map



200 0 200 400 600 Feet

Legend



Map created by Santa Cruz County
Planning Department:
February 2004

EXHIBIT F

ERI MEMO

APPLICATION N O 04-0068 (3rd routing)

Date: June 24, 2004

To: John Schlagheck, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for an four unit dwelling group at 5665 Soquel Drive, Soquel (Christopher and Carrie Peoples / owner, Peter Guiley / applicant)

GENERAL PLAN ZONING CODE ISSUES

Design Review Authority

13.11.40 Projects requiring design review.

(b) Residential development of three (3) or more units.

| Evaluation Criteria | Meets criteria In code (✓) | Does not meet criteria (✓) | Urban Designer's Evaluation |
|--|------------------------------|------------------------------|-----------------------------|
| 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 | ✓ | | |
| Streetscape relationship | | | NIA |
| Street design and transit facilities | | | NIA |
| Relationship to existing structures | ✓ | | |
| Relate to surrounding topography | ✓ | | |
| Retention of natural amenities | ✓ | | |

EXHIBIT G

| | | | |
|--|---|--|-----|
| Siting and orientation which takes advantage of natural amenities | ✓ | | |
| Ridgeline protection | | | N/A |
| Views | | | |
| Protection of public viewshed | | | N/A |
| Minimize impact on private views | | | N/A |
| Safe and Functional Circulation | | | |
| Accessible to the disabled, pedestrians, bicycles and vehicles | ✓ | | |
| 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 | Meets criteria | Does not meet | Urban Designer's |
|---|----------------|---------------|------------------|
| Massing of building form | ✓ | | |
| Buildingsilhouette | ✓ | | |
| Spacingbetween buildings | ✓ | | |
| Street face setbacks | ✓ | | |
| 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 interest | ✓ | | |

| | | | |
|--|---|---|--|
| Building Articulation | | | |
| Variation in wall plane, roof line, detailing, materials and siting | ✓ | | |
| Solar Design | | | |
| 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 | | ✓ | |

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: July 19, 2004
TO: John Schlagheck, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application **04-0068**, 3rd Routing, APN 037-113-29, 5665 Soquel Drive, Soquel

The applicant is proposing to construct three residential units where one residential unit exists. The project requires a Residential Development Permit for a four unit dwelling group. The property is located on the north side of Soquel Drive (5665 Soquel Drive), about 600 feet west from Victory Lane in Soquel.

This application was considered at an Engineering Review Group (ERG) meeting on March 3, 2004, May 19, 2004, and again briefly on June 30, 2004. The Redevelopment Agency (RDA) has the following comments regarding the proposed project. The Redevelopment Agency's primary remaining concern for ~~this~~ project involves the provision of functional onsite parking and circulation.

1. It is recognized that the applicant added additional architectural features to Unit 2 per RDA's previous comments, including varying the roofline. RDA still suggests that the application be conditioned to submit variation between the 4 garages, i.e. to add relief features to the 1st floor garage plane, detailing around the garage doors, or at minimum vary the garage window patterns.
2. RDA supports the provision of pedestrian pathways to the further parking spaces where possible

The items and issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need to see future routings of these plans.

The Redevelopment Agency appreciates this opportunity to comment. *Thank you.*

Cc: Greg Martin, DPW
Paul Rodrigues, RDA Urban Designer

EXHIBIT H

C O U N T Y O F S A N T A R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: John Schlagheck
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Environmental Planning Completeness Comments

===== REVIEW ON MARCH 9, 2004 BY ROBIN M BOLSTER =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 9, 2004 BY ROBIN M BOLSTER =====

The following items should be addressed at the time of building application:

- 1) The site plan must show all existing buildings (current plans only refer to Unit 1 as existing).
- 2) Please submit a detailed erosion control plan, which includes location and construction details for all proposed erosion control devices. Plan must address perimeter controls (e.g. silt fence, straw rolls, etc.), erosion controls (e.g. mulching, seeding, straw cover, etc.), and traffic area stabilization at the entrance/exit.
- 3) Please submit Landscape Plan, which includes location, size and species of all proposed plants.

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 5, 2004 BY DAVID W SIMS =====
The drainage plan is partially developed, but requires more detail before the review can be made complete. The applicant remains subject to additional review comments, as well as potential on-site and off-site engineered analysis, and/or potential physical improvements with subsequent plans.

- 1) Applicant should provide drainage information to a level addressed in the Guidelines for Single Family residences provided by the Planning Department. This may be obtained online: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>
- 2) Please clarify the direction of drainage along Soquel Drive. Several topo map sources, including the B&W site survey, suggest drainage flow on Soquel is to the west into the Noble gulch channel. Please fully describe the actual flow path to either a County maintained inlet or a natural stream channel. Provide information indicating the adequacy of this flow path, or lack thereof.
- 3) Site runoff is to be held to pre-development levels. Please indicate how mitigation will be achieved for the modest increase in impervious surfacing and the resulting runoff increase.
- 4) Notation of 'turf-block paving near landscaping' in the vicinity of the fire turn-around needs to be clarified. This may be an acceptable means of reducing run-

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off impacts, but clear details of the extents of the proposal need to be shown.

5) Indicate and note the manner in which building downspouts will be discharged.

===== UPDATED ON JUNE 14, 2004 BY DAVID W SIMS =====

2nd Routing:

The application still requires additional work to secure approval. The proposed plan is improved with the addition of runoff routing through vegetated swales. and some reduction in newly proposed impervious surfacing. Please see miscellaneous comments for items to be addressed in the building application stage.

1) Prior item #2) Please fully describe the actual flow path to either a County maintained inlet or a natural stream channel, Provide information indicating the adequacy if this flow path, or lack there of. Parcel location in the Urban Services Line requires this information. More involved assessment could be required pending clarification of these off-site conditions. Propose offsite improvements if and where necessary.

2) A silt and grease trap will need to be shown for the paved area inlet. This will require a maintenance agreement in the future. The vegetated filter strips are adequate filtration for those surfaces served.

3) Prior item #4) The reference to turf block for portions of the fire turn-around has been removed from the proposed project. This was a significant feature of the first proposal to provide both impervious area reductions and holding runoff to pre-development rates. If it is to be omitted, some other mitigation method should be proposed since impervious area increases are still significant enough to affect runoff rates. If insufficient BMP style methods are proposed, structural detention may be required to supplement. ===== UPDATED ON JUNE 16, 2004 BY DAVID W SIMS =====

===== UPDATED ON JULY 21, 2004 BY DAVID W SIMS =====

3rd Routing:

Application is approved.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 5, 2004 BY DAVID W SIMS =====

Potential ideas to meet County policy 7.23.2 Minimizing Impervious Surfaces:

1) The access to storage rooms on unit 2 could be made internally from the parking garages. This will eliminate the need for the impervious walkway paving behind the building, and provide additional positively sloped landscape area around this building to buffer site runoff.

2) It appears that the driveway paving in front of unit 1 could be narrowed to the minimum requirement to reduce impervious surfacing without affecting parking or circulation.

Disciplinary Comments - Continued

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3) Alternatively, if driveway access was provided off of Mitchell Lane, all of the paving in front of Unit 1 and towards Soquel Drive could be eliminated. The resulting large landscape area would be well positioned down slope of the remaining proposed paving so as to provide both runoff quantity and water quality mitigation potential.

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.

All resubmittals of plans, calculations, reports, faxes, extra copies, etc-shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JUNE 14, 2004 BY DAVID W SIMS =====
Miscellaneous:

1) There is a plan feature that appears to be a drainage curb cut across the driveway from parking stall #3. This should be labeled clearly and its function obviously apparent.

2) Bldg unit #2 only labels one downspout. Are there others?

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JULY 21, 2004 BY DAVID W SIMS =====
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON FEBRUARY 23, 2004 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON FEBRUARY 23, 2004 BY RUTH L ZADESKY =====

Encroachment permit required for all off-site work in the County road right-of-way

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 4, 2004 BY GREG J MARTIN =====

The driveway should be 24 feet wide and have an ADA wraparound. Figure ST-6c in the County Design Criteria shows the required driveway.

Vehicles should exit the site facing forward. Parking space number one is not located in a position to easily facilitate use of the turnaround. We recommend parking not be allowed at this location.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UPDATED ON MAY 20, 2004 BY GREG J MARTIN =====
The driveway should be 24 feet wide. The backout for parking space number 10 should

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be a minimum of 24 feet. The parallel spaces should be 7 ft by 20 ft minimum.

===== UPDATED ON JULY 27, 2004 BY GREG J MARTIN =====

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 4, 2004 BY GREG J MARTIN =====

===== UPDATED ON MAY 20, 2004 BY GREG J MARTIN =====

===== UPDATED ON JULY 27, 2004 BY GREG J MARTIN =====

NO COMMENT