



Staff Report to the Zoning Administrator

Application Number: **04-0471**

Applicant: Zack Dahl, Steven Graves &
Associates

Owner: Douglas Austin

APN: 026-31 1-24

Agenda Date: February 18, 2005

Agenda Item #: **4**

Time: After 10:00 a.m.

Project Description: Proposal to recognize three portable storage buildings on-site with a drywall distribution facility in an existing commercial warehouse building approximately 6,000 square feet in size.

Location: Property located on an unnamed right-of-way opposite Kinsley Street.

Supervisory District: 1st District (District Supervisor: J. Beautz)

Permits Required: Commercial Development Permit

Staff Recommendation:

- Approval of Application 04-0471, 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 | E. Assessor's parcel map |
| B. Findings | F. Zoning, General Plan, and Location map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	17,075 square feet
Existing Land Use - Parcel:	Commercial
Existing Land Use - Surrounding:	Commercial
Project Access:	Unnamed right-of-way off 17 th Avenue (opposite Kinsley Street)
Planning Area:	Live Oak

Land Use Designation: C-S (Service Commercial and Light Industrial)
Zone District: C-4 (Commercial Service)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: N/A – site is developed
Soils: N/A – site is developed
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: N/A – site is developed
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: N/A – site is developed

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz
Sewage Disposal: County of Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

Project Setting

The project site is located in Live Oak on a 0.39 acre (17,075 square feet) parcel on the north side of an unnamed right-of-way off of 17th Avenue opposite Kinsley Street. The parcel is zoned Commercial Service (C-4) with a General Plan designation of Commercial Service and Light Industrial (C-S). The parcel is surrounded on the north, east, and west by C-S zoning, while properties across the street are zoned Light Industrial (M-1). Existing warehouse and light industrial uses in the area are consistent with the stated zone districts, and associated General Plan designations.

A 5,980 square foot commercial warehouse building exists on the site which is relatively level, and entirely paved. Most parcels in the surrounding area contain warehouse style buildings of various sizes and paved parking areas adjacent to the right-of-way. Access to the property is provided by a 40 foot paved right-of-way which lacks curb, gutter, and sidewalk improvements. A large amount of truck traffic frequents the street.

Analysis and Discussion

A commercial drywall business is operating out of 3,527 square feet of the existing commercial warehouse building. An office and supply showroom occupy the southeast corner of the building and the remainder of the space is used for storage. While four loading docks exist on the south side of the building, only one is active, and the remainder of the loading area is used for customer parking. The eastern portion of the warehouse (2,452 square feet) is reserved for storage by the property owner and is not accessed by the drywall business.

Three 20 foot by 30 foot outdoor storage canopies are proposed to be recognized as part of this application. The 13.5 foot tall awnings are enclosed only on three sides and are intended to provide some protection from the elements for drywall stock stored outside. They are movable to facilitate stacking and moving of drywall stock.

The original construction date of the warehouse is unknown, but several building permits were issued by the County between 1967 and 1974. A meat packing company occupied the building for many years until 1994. After that time, several different commercial businesses leased the building until Coast Drywall began operating in November of 2003.

The proposed wholesale drywall business is a permitted use within the zone district and the project is consistent with the site's (C-S) Service Commercial and Light Industrial General Plan designation. Ten parking spaces are required to serve the storage, office, and retail uses of the site. Three parking spaces are located behind the warehouse and seven are located in front of the building and the inactive loading docks.

Several times per week, drywall materials are loaded on or off of semi-trucks. The 8 foot wide trucks park on the edge of the 40 foot right-of-way during the approximate 20-30 minutes that they are being loaded/unloaded by forklift. This is consistent with the light industrial character of the area. As the entire right-of-way is paved, space is available for other truck traffic to pass by. Semi-truck deliveries and pickups are scheduled outside of peak hours to minimize conflicts with truck traffic from other businesses along the street.

The proposed project is not subject to the County Design Review Ordinance, in that no changes are proposed to the existing warehouse and the proposed storage canopies are not permanent structures and do not constitute new construction. The canopies can be moved using a forklift.

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 **04-0471**, 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: **Karen** McConaghy
Santa Cruz County Planning Department
701 ~~Ocean~~ Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3 134
E-mail: karen.mcconaghy@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 commercial uses and is already developed. The proposed drywall business and portable storage buildings will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the existing structures and proposed canopies meet all current setbacks. As the new portable canopies will not use any electricity, they will not result in the inefficient or wasteful use of energy.

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 drywall business and outdoor storage canopies, and the conditions under which they will be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-4 (Commercial Service) zone district in that the primary use of the property will be a distribution facility that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed wholesale drywall business is consistent with the use and density requirements specified for the Service Commercial and Light Industrial (C-S) land use designation in the County General Plan.

The proposed use of the site complies with General Plan Policy 3.17.1, Peak Hour Goods Movement, in that truck deliveries are scheduled in the middle of the day and early afternoon. Peak AM and PM hours are avoided to reduce conflicts with other truck deliveries occurring on the same street during those times.

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 drywall business is located in an existing warehouse building, which previously contained commercial uses. No additional traffic will be generated by the storage canopies.

5. That the proposed project will complement and harmonize with the existing and proposed

Application # 04-0471
APN: 026-311-24
Owner: Douglas Austin

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 drywall business and storage canopies are located in a light industrial area containing a variety of architectural styles, and are 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 drywall business and storage canopies will be of an appropriate scale and type of design that will be compatible with surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project plans, 9 sheets, dated November 9, 2004

- I. This permit authorizes a change of use to a drywall business and the installation of three outdoor metal storage canopies. 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. 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 color and finish of the storage canopies for Planning Department approval. Any color boards must be in 8.5" x 11" format. Color shall be neutral and non-reflective.
 2. Details showing compliance with fire department requirements.
 - B. Meet all requirements of and pay Zone 5 drainage fees, if applicable, to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - D. Provide required off-street parking for 10 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.
 - E. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. 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. Parking and loading areas should be clearly demarcated on the ground according to the approved site plan.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. Pursuant to Sections 16.40.040 and 16.42.100 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. No hazardous materials shall be stored on-site.
- B. Any change of use of the structure, or increase in office/retail space, shall be processed at a minimum of a level III to allow for an evaluation of the on-site parking requirements, and effect on the adjacent right-of-way. Future expansion of use may require site or right-of-way improvements.
- C. Semi-truck deliveries shall be encouraged during non-peak traffic hours.
- D. Commercial truck traffic is prohibited on Kinsley Street east of 17th Avenue. Users of the subject building shall take steps to insure drivers are instructed not to use Kinsley Street or other similar local residential streets.
- E. Users of the subject building shall take steps to insure drivers are instructed not to use adjacent private property as a turnaround area.
- F. 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.

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

Karen McConaghy
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: 04-0471

Assessor Parcel Number: 026-311-24

Project Location: 1045 17th Avenue

Project Description: Recognize change of use and metal canopies

Person or Agency Proposing Project: Zack Dahl; Steven Graves & Associates

Contact Phone Number: (831) 465-0677

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

F. Reasons why the project is exempt:

Change of use in existing commercial building; Addition of small structure in an area of existing commercial uses.

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

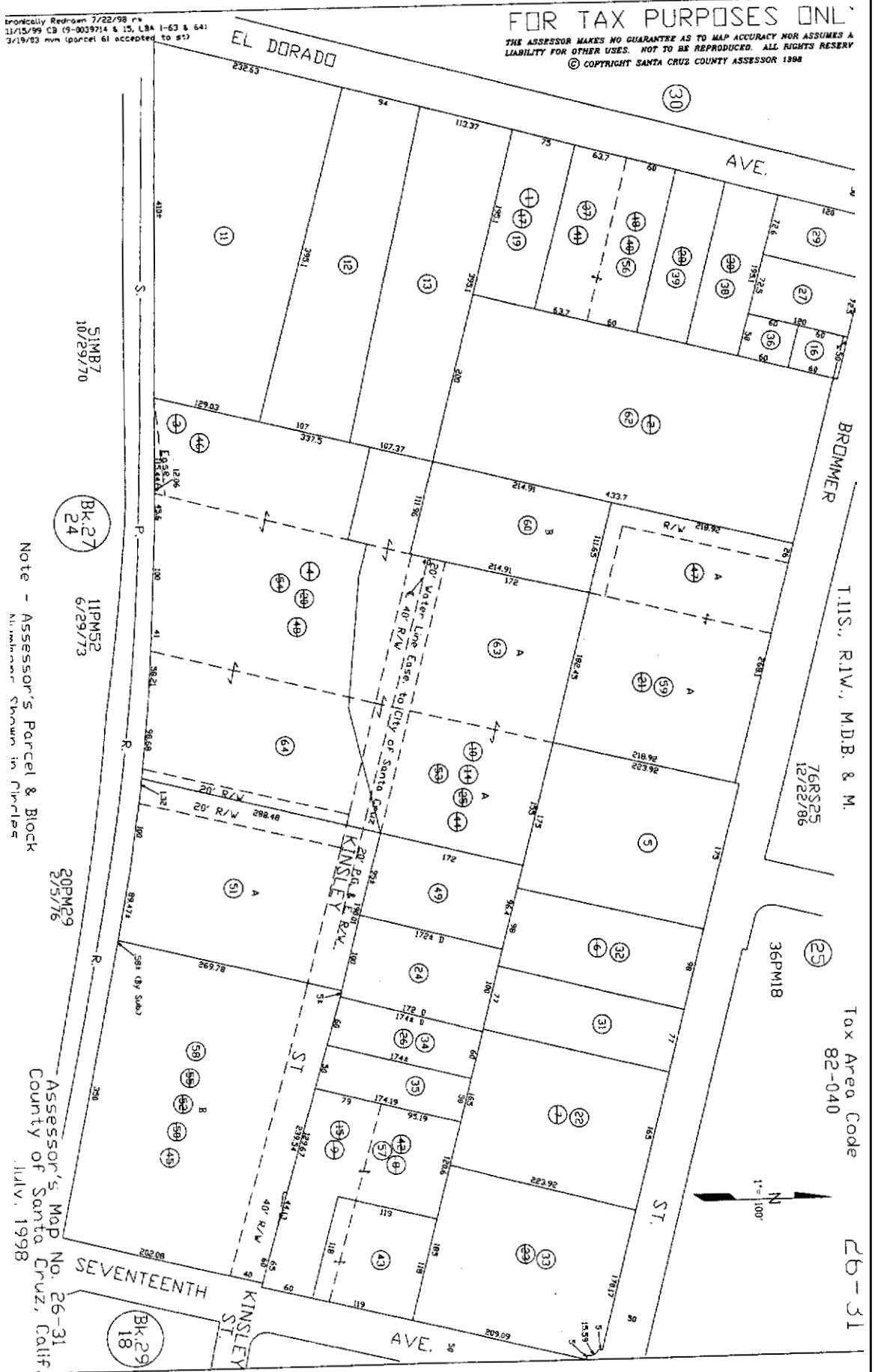
Karen McConaghy, Project Planner

Date: _____

Originally Redrawn 7/22/98
11/15/99 CB (9-00397) 4 & 15, LBA 1-63 & 64;
3/19/03 mm (parcel 61 accepted to st)

FOR TAX PURPOSES ONLY

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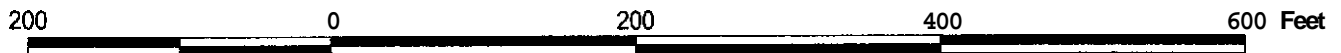
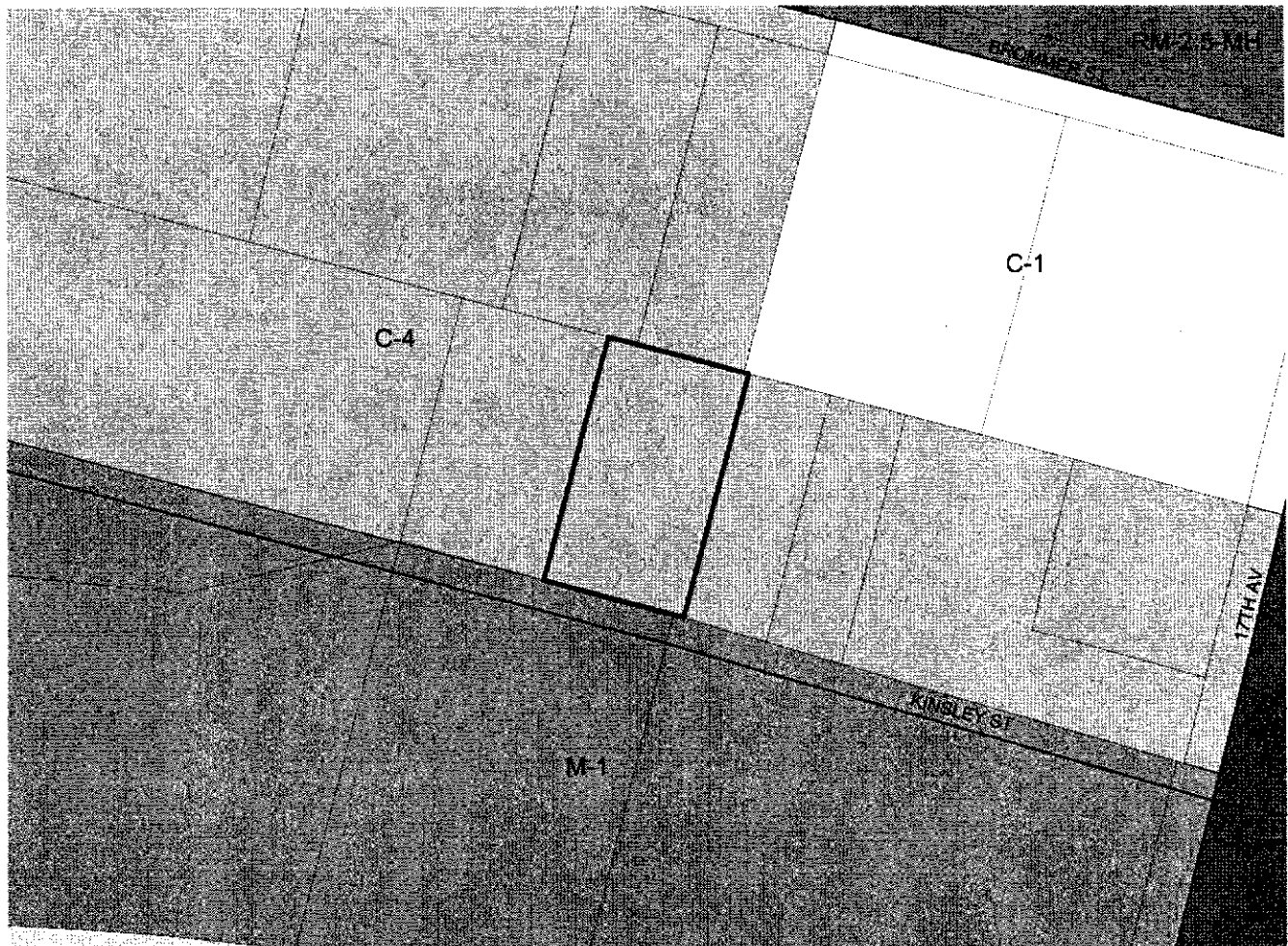
Note - Assessor's Parcel & Block
Numbers shown in circles

Assessor's Map No. 26-31
County of Santa Cruz, Calif.
July, 1998

Tax Area Code
82-040

26-31

Zoning Map



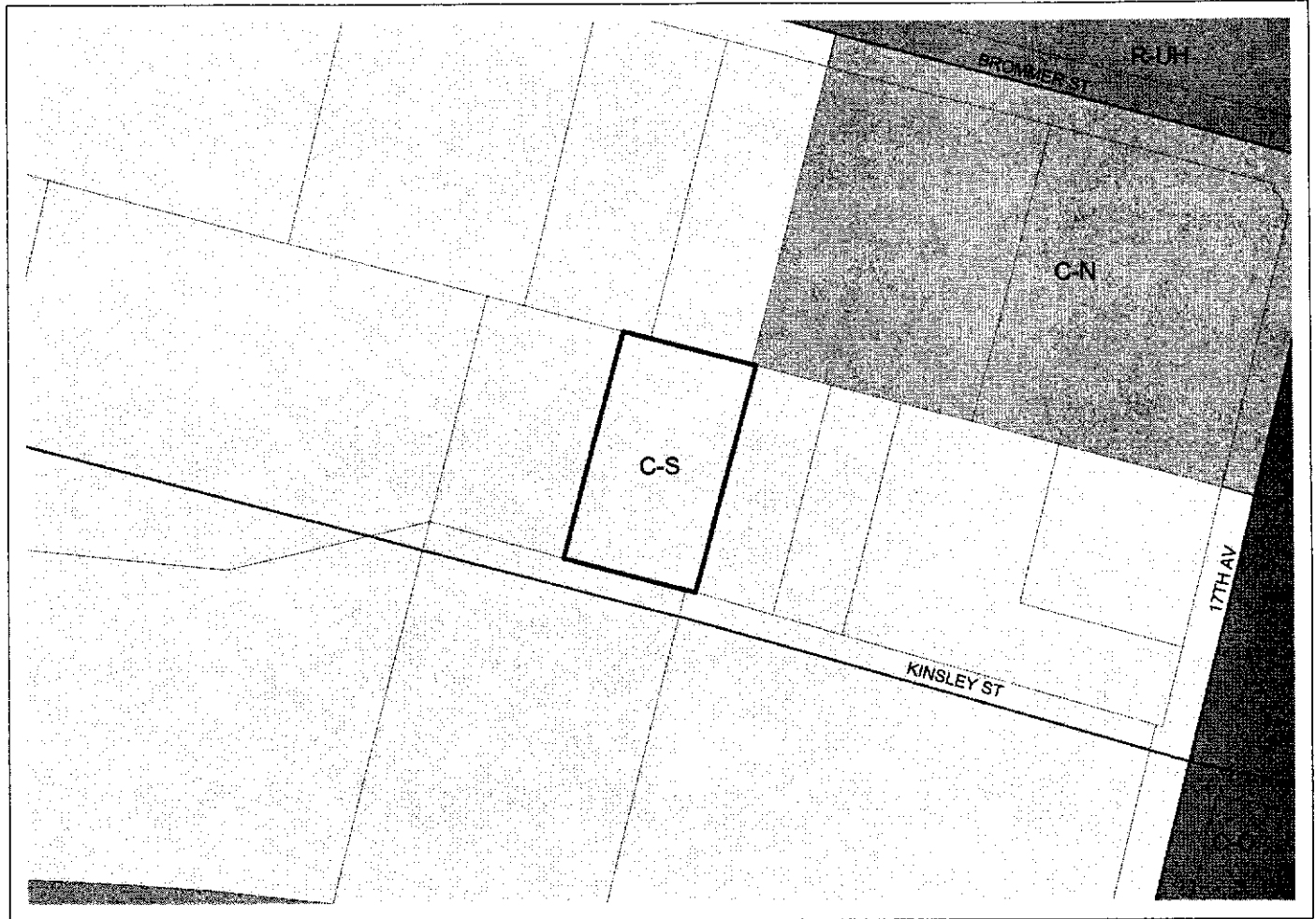
Legend

- APN 026-311-24
- Parcel boundaries
- Streets
- Neighborhood Commercial (C-1)
- Commercial Services (C-4)
- Light Industrial (M-1)
- Multi-family Residential (RM)
- Professional and Administrative Offices (PA)










Map created by Santa Cruz County
Planning Department:
September 2004

General Plan Map



200 0 200 400 600 Feet

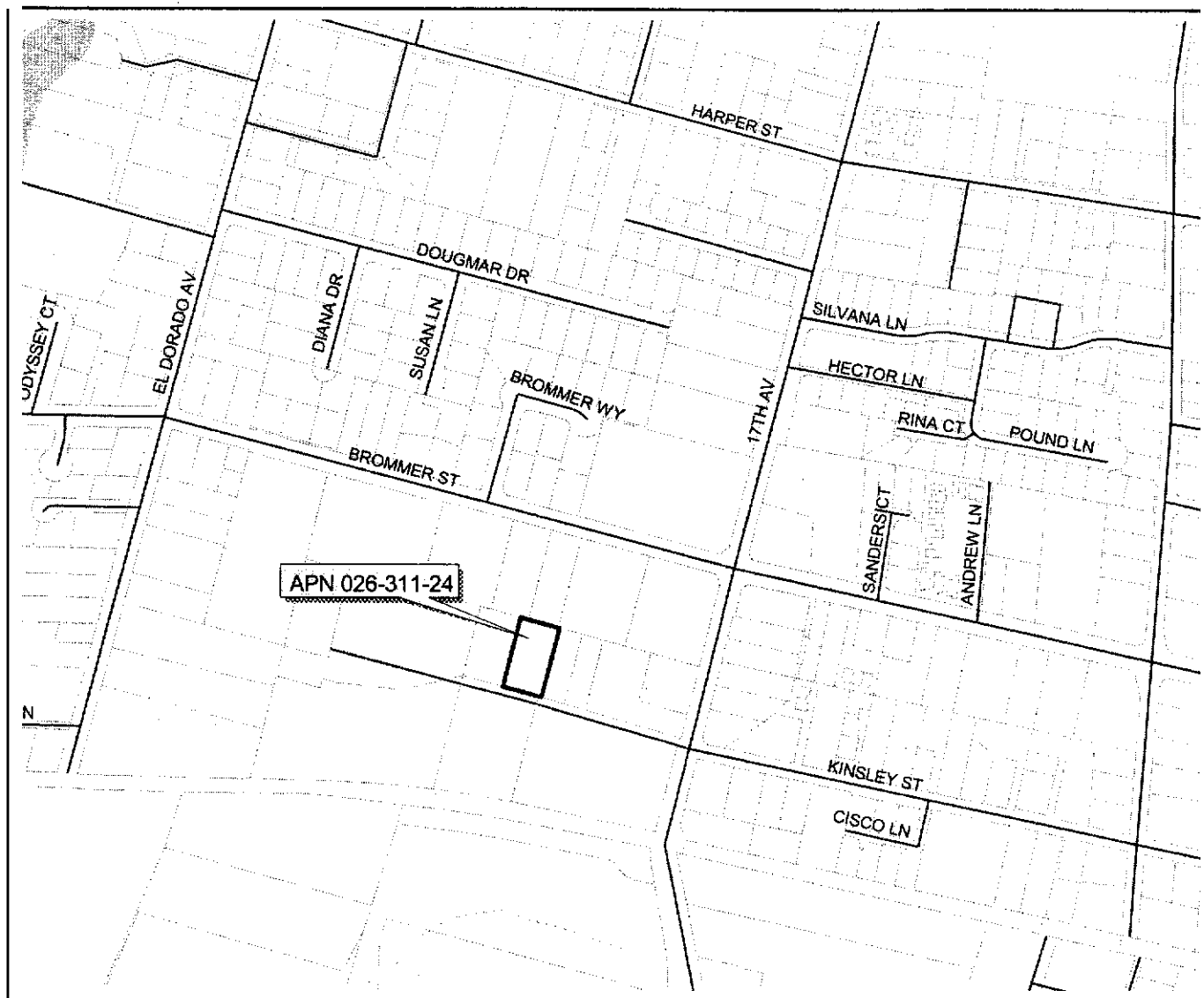
Legend

-  APN 026-311-24
-  Parcel boundaries
-  Streets
-  Neighborhood Commercial (C-N)
-  Office Commercial (C-O)
-  Service Commercial (C-S)
-  Residential - Urban High Density (R-UH)



Map created by Santa Cruz County
Planning Department:
September 2004

Location Map



1000 0 1000 Feet

Map created by Santa Cruz County
Planning Department:
September 2004



STEPHEN GRAVES & ASSOCIATES

Environmental and Land Use Consulting

September 24, 2004

Karen McConaghy
planning Department
County of Santa Cruz
701 Ocean Street,
Santa Cruz, CA 95060

RE: Use Permit Application for David Baucom/Coast Drywall at 1045 17th Avenue (APN 026-311-24).

Dear Ms. McConaghy:

Attached with this letter is our application for a use permit to recognize the existing warehouse use for Mr. Baucom's Coast Drywall business at 1045 17th Avenue. Included with this letter are project plans, an owner agent form and an operations statement from Mr. Baucom. The history of uses of the project site and existing building are provided below:

Project Site & Use History

The subject parcel which currently houses Coast Drywall is approximately 17,000 square feet in size and is zoned C-4 - Light Industrial with a General Plan designation as C-S - Commercial Services. It is located in area which is comprised exclusively of light industrial uses such as Ledyard and other similar industrial and warehouse uses. The subject parcel has been used continuously for light industrial uses dating back at least to the 1960's. The drywall use is a principally permitted use in this zone district and conforms to the General Plan. Attached in Exhibit A are copies of several building permits issued in the late 1960's and early 1970's which recognized the structure and its use as a meat packing facility. A major addition was approved via a building permit in 1973.

The meat packing facility moved from the site in 1994 and was replaced by the Squid Machine Corp, a company which manufactured machinery for squid processing. This use continued through November of 1999 along with a fiberglass shop, Monterey Bay Fiberglass which leased a portion of the building from 1997 through 1999. In December of 1999 Berkeley Concrete Pumping moved into the site and leased the building through September of 2001. A portion of the building was also being leased to Scuba Pool Repair between November 1999 and June 2003. Coast Drywall has been operating at the site since November of 2003.

The current use of the site is a legal non-conforming use (the site has no use permit, however, the continuous uses of the site predates the requirement for a use permit) which is consistent with the General Plan and therefore should be allowed to continue without a use permit. However, since the use has changed from its original use, and since the project proposes to obtain a building permit for the outdoor storage awnings, the County has determined that a use permit is required.

Project Description

Coast Drywall occupies approximately 3527 square feet of the existing warehouse building. The remaining 2452 square feet is used as storage by the property owner, Doug Austin. The business is a wholesale outlet for drywall materials delivering the majority of its drywall to job sites. A limited amount of customer pickup is made at the site by drywall contractors. The business is run solely by Mr. Baucom, who employs a limited part time book-keepoffice assistant. No changes are proposed to the existing structure. However, three detached steel awnings are proposed to be located toward the rear of the business as shown in the site plan. The awnings are movable in order to facilitate stacking and moving of drywall stock, and to keep the material dry during winter months. The awnings are open air, with corrugated steel on the roof, back, and sides. Each awning is approximately 19 feet long by 30 feet wide (570 sq.ft. total). As shown on the elevations in the project plans, the awnings are approximately 13' 6" tall. They are located on existing paved ground at the rear of the site (the entire site is currently and has historically been paved).

As shown on the site plan, there are a total of **8 parking** spaces in front of the building which exceeds the required **4** spaces (1 space per **1000** square feet of warehouse use). The business is open during regular business hours 7 AM to **4** PM weekdays. No hazardous materials are used or stored at the site. The use is consistent with the history of light industrial uses of the site, and is substantially **less** intense than the originally permitted meat packing facility. The **use** is consistent with the existing zoning and general plan on the site.

The Coast Drywall business is ideally suited for this site and meets all of the criteria for the type of use in this land use category. In many cases, a **use** permit for similar or less intense uses on this type of site would not be pursued. We are hopeful, that the **use** permit process *can* be completed expeditiously and without unnecessary complications. Please call us if you have any questions or if we *can* be of assistance in any way. Thank you for your cooperation on this project

Sincerely,



P. Graves

Attachments

- *Project Plans*
- *Owner Agent Form*
- *APN Map*
- *Exhibit A - Permit History*

Cc: Charlene Atack, Attorney
Doug Austin, property owner

STEPHEN GRAVES & ASSOCIATES

Environmental and Land Use Consulting

November 12, 2004

Karen McConaghy
Santa Cruz County
Planning Dept. Room 400
701 Ocean Street
Santa Cruz, CA 95060

RE: Application Resubmittal for #04-0471, APN 026-311-24

Dear Ms. McConaghy,

Attached with this letter are the revised plans which address the issues raised in your completeness letter, dated October 22, 2004. Included on this revised set of plans are the following items:

1. The location of the ten required parking spaces (~~see~~ sheet 3)
2. The location of **all** exterior **lighting** fixtures is shown on sheet 3. **As** noted on the plans, the **two** lighting fixtures on the front of the warehouse, which have the greatest potential to direct light onto adjacent parcels, are **non**-operational. The only outdoor lighting fixture that is operational is a motion light located in the back above the door to the private storage area. **This** light is directed onto the sight and does not affect the neighboring parcels.
3. Not **all** loading docks in the warehouse are currently being used. As shown of sheets 3 and 4, three of the four loading docks in the front of the warehouse are not being used. Both loading docks in the back are being used.
4. A sign plan which shows both dimensions and color is shown on sheet 3.
5. **All** fire notes, as required by the Central Fire District, have been added to sheet 3.

Based on our understanding of the issues raised in the completeness letter, **all** the necessary information has-been submitted with this packet. If you have any additional questions, please give our office a call.

Sincerely,



Zack Dahl
Associate

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: December 17, 2004
TO: Karen McConaghy, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application **04-04712nd** **Routing**, APN 026-311-24, 1045 17th Ave., at Kinsley St., Live Oak

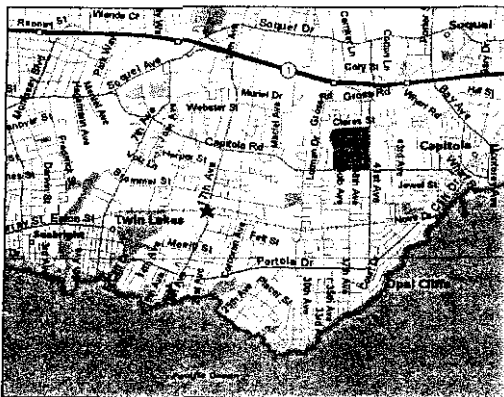
The applicant is proposing to recognize ~~three~~ portable storage buildings on-site ~~With~~ a drywall distribution facility in an existing commercial warehouse building approximately 6,000 square feet in size. ~~The~~ project requires a commercial development permit to recognize the existing drywall business. The property is located on an unnamed right-of-way opposite Kinsley Street (1045 17th Avenue).

This applicatim was considered at an Engineering Review Group (ERG) meeting on September 29, 2004 and briefly on December 15, 2004. The Redevelopment Agency (RDA) has the following remaining comments regarding the proposed project. Please also see RDA's previous comments dated October 21, 2004, many of which have not been addressed. RDA's primary concern for this project is that the business operates entirely within the subject parcel and ~~does~~ not encroach into the adjacent right-of-way or impact nearby residential neighborhoods.

1. Any future expansion of the existing business may require a Use Permit Amendment that should address site issues such as: right-of-way improvements, traffic, access (including pedestrian and bicycle) and circulation, parking, signage, drainage, landscaping and tree planting fencing and screening, architectural design and materials, etc.
2. These structures add 1,800 sq. ft. stuage *to this* site. All business operations including parking and deliveries should occur onsite, outside of the adjacent right-of-way.
3. This commercial development permit should be conditioned so that large commercial trucks serving this use are limited to using only arterial streets to access the property (trucks should not be using local residential streets, e.g Kinsley Street, ~~as~~ neighbors have complained about truck traffic along local streets).
4. *The steel canopies should not be shiny or reflective* and should be coated or painted with a non-glare material as necessary to accomplish this.

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 any future routings of revised plans. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

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



Project Location Map map not to scale

Table of Contents

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Project Description

Obtain commercial use permit for existing drywall supply business and rectify red tag on Steel canopies used for storage of drywall materials.

Description of Building Uses

Coast Drywall Supply is in the business of selling and delivering the materials (Gypsum board, taping and finishing compounds, texture, fasteners, and associated corner metals) and tools necessary to install and finish interior and exterior wall surfaces. Approximately 95% of our business is with contractors. We receive 2 semi truckloads of drywall per week and 1 semi truckload finishing materials per month. We carry-out an average 50 on-account transactions per week. We send out on average 12-15 deliveries per month consisting primarily of Gypsum board.

The primary function of the building and canopies at 1045 17th Avenue is that of dry storage of materials until they can either be delivered to or picked-up by customers.

Site Information

Parcel Size -	17,059 square feet
Building Size -	5,980 square feet
Existing Zoning -	C4, Commercial Services Zone District
Proposed Zoning -	C-4, Commercial Services Zone District
Existing Land Use -	C-S, Service Commercial
Proposed Land Use -	C-S, Service Commercial
Water Supply -	Sequel Creek Water District - City of Santa Cruz
Sewage Disposal -	County Sanitation Dept.
Parking Requirements -	10 spaces required
	10 spaces provided (see site plan for parking space locations)

Project Contact Information

Owner
Douglas Austin, PO Box 285 Bingen, WA 98605
(509) 4274676

Applicant
Coast Drywall Supply, David Baucorn, 1045 17th Ave., Santa Cruz, CA 95062
(831) 476-1262

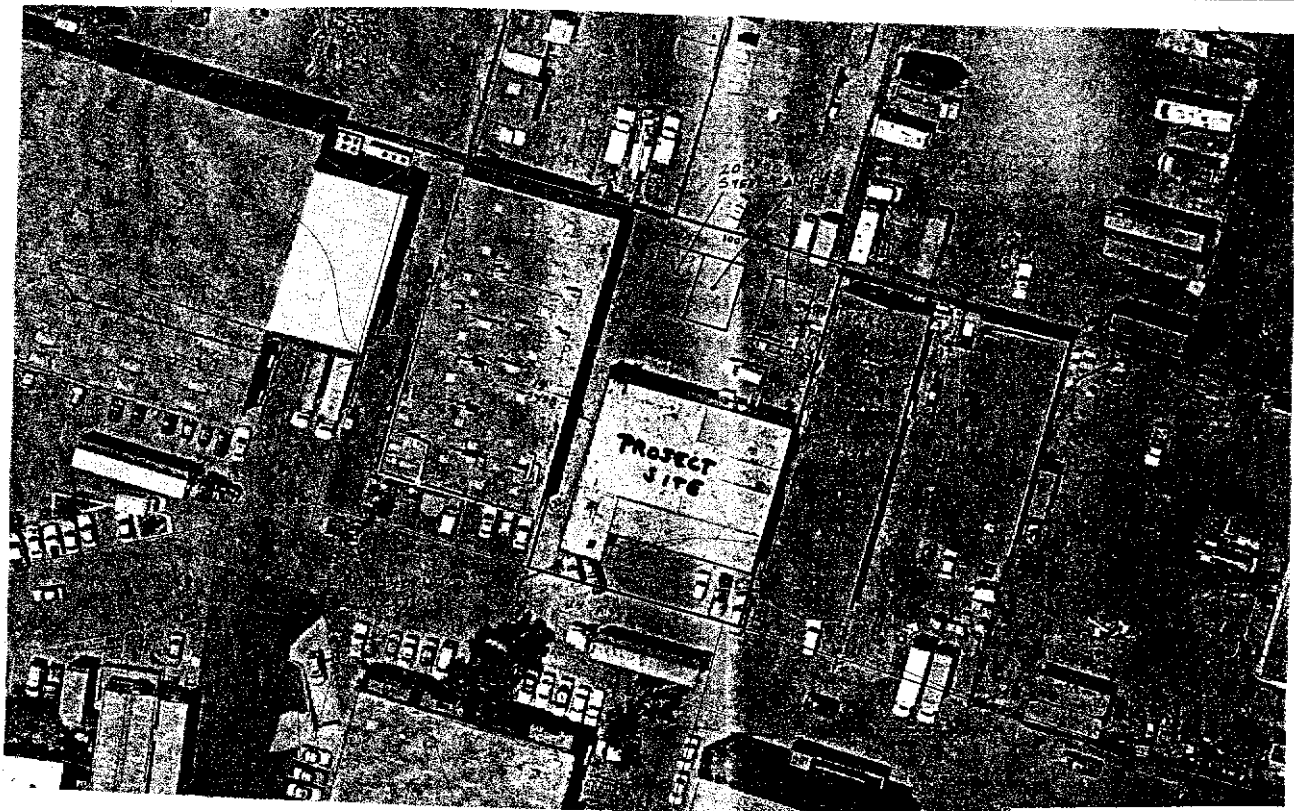
Land Use Consultant
Stephen Graves and Associates, 2735 Porter St., Soquel CA 95073
(831) 465-0677

Coast Drywall Supply Commercial Use Permit
1045 17th Avenue, Santa Cruz

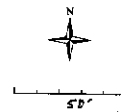
Cover Sheet
Project Data

Date:
11/7

Sheet:
1



Date of Photography: June 2003
 Scale 1:240
 1 inch = 45 feet
 Santa Cruz County GIS 170-04
 All parcel information is approximate
 Contour data is approximate



Legend
 Parcel Boundaries & Easements

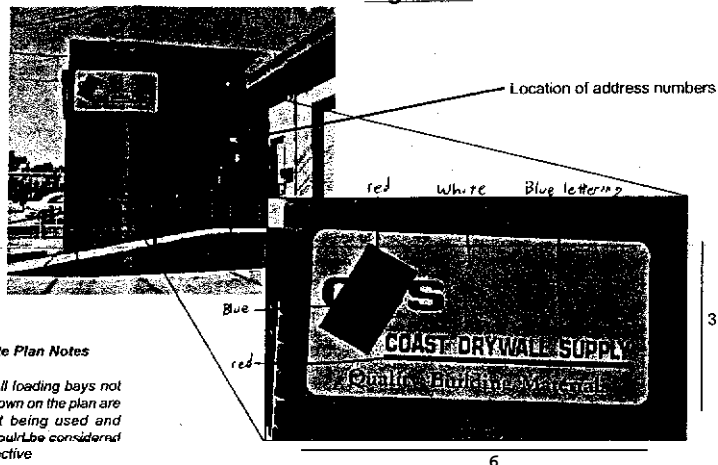
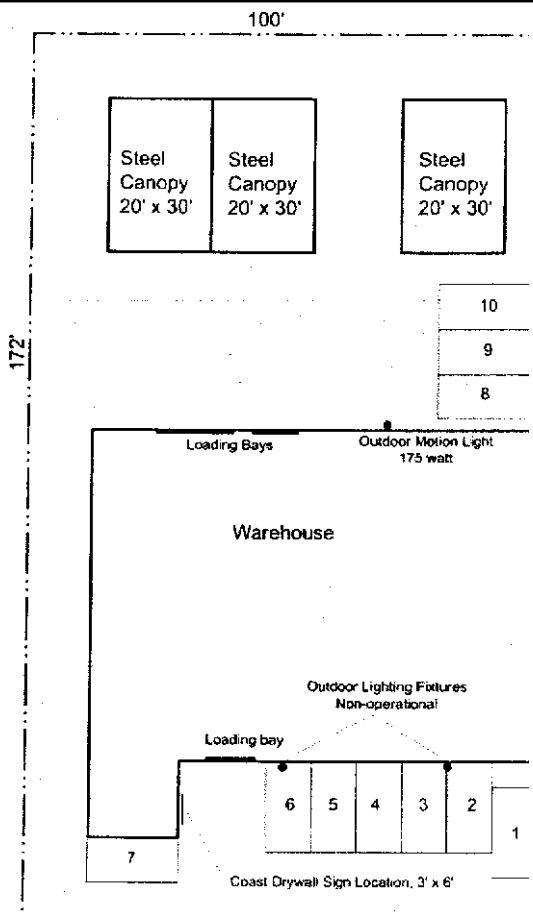
Coast Drywall Supply Commercial Use Permit
 1045 17th Avenue, Santa Cruz

Vicinity Map

Date:
 11/09/0

Sheet:

2



Site Plan Notes

- All loading bays not shown on the plan are not being used and should be considered inactive

- All parking spaces, numbered 1-10, are 8-11/2' x 18'

- The non-operational lighting fixtures were used when the warehouse was a meat packing facility, however, they are currently disconnected and do not work

- The outdoor motion light fixture is directed at the loading bay and does not face any adjacent properties.

Sign Plan

Fire Notes

This structure was originally permitted in 1969, this application is for a use permit only, no structural modifications are being proposed and no building permit will be issued. No building permit fire notes are required.

- Occupancy Classification: **5-2**
- Note: This structure is not sprinklered and is not required to be sprinklered since it was built prior to fire code requiring sprinklers.
- Fire Hydrant Location: See vicinity map, sheet 2
- Fire Extinguisher Locations: See building floor plan, sheet 4
- Occupant Load and Exiting Plan: One Employee (owner) who will leave the building through the office exit door.
- Location of exit signs: Above the door in the office leading outside.
- Location of address numbers: See above sign plan. The numbers are 4" in height and of a color contrasting their background.
- Location of Knox Box: Structure does not currently have a knox box. See building floor plan, sheet 4, for proposed knox box location.
- Note: Structure has a roof covering which is not less than a Class B rated roof.

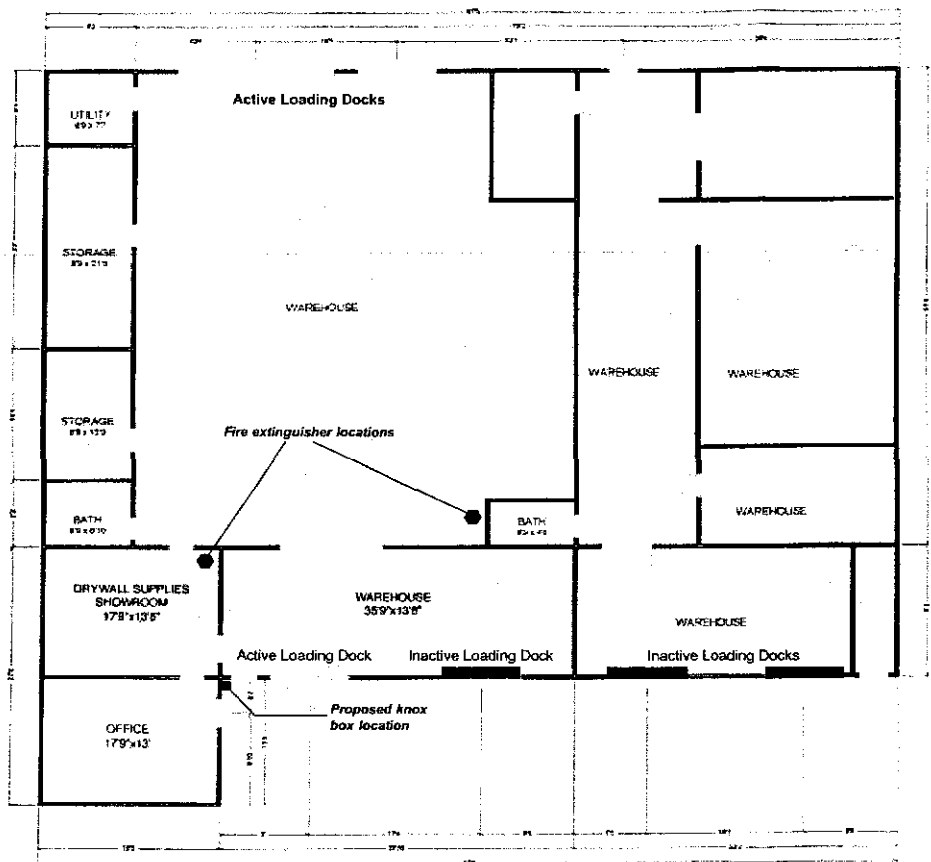
Coast Drywall Supply Commercial Use Permit
1045 17th Avenue, Santa Cruz
APN 026-311-24

Site Plan, Sign Plan &
Fire Notes

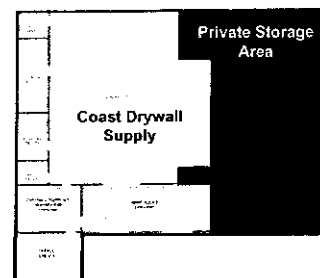
Date:
11/09/0

Sheet:

3



Warehouse Floor Plan Scale - 1" = 10'



Building Use Breakdown

Coast Drywall Supply - 3527.5 Square feet
Private Storage Area - 2452.5 square feet

Note:
Building permits for this warehouse were originally issued in October of 1969. This building has housed various commercial operations under previous use permits since the building was constructed. This application is intended to renew the use permit for the current drywall storage operation. No structural modifications or remodels to the warehouse building are proposed.

Coast Drywall Supply Commercial Use Permit

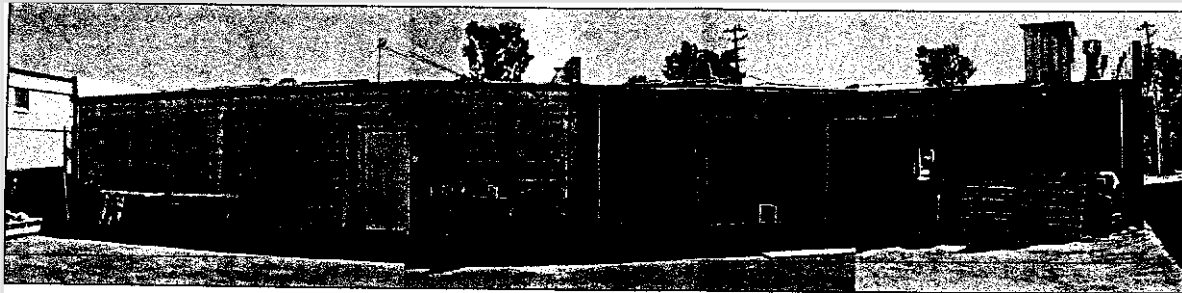
1045 17th Avenue, Santa Cruz

APN 026-311-24

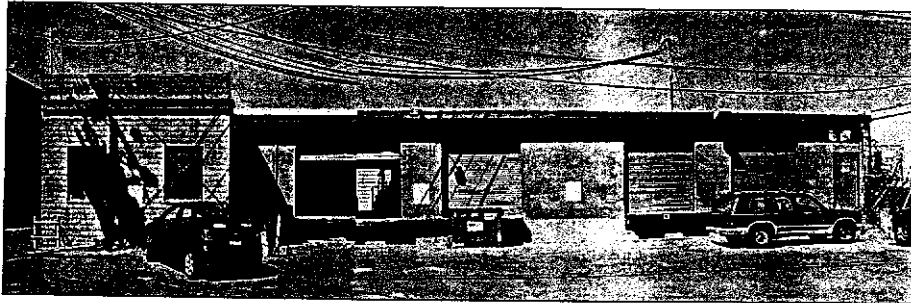
Building Floor Plan

Date:
11/09/04

Sheet:
4



Rear Warehouse Elevation



Front Warehouse Elevation



Side Warehouse Elevations

Coast Drywall Supply Commercial Use Permit
1045 17th Avenue, Santa Cruz
APN 026-311-24

Building Elevations

Date:
11/09/04

Sheet:
5



Drainage Improvements:

No new impervious surfaces will be added. unpermitted Steel Canopies will be located in the paved rear yard area, therefore they will not be adding any additional runoff.

Based on discussions with County Public Works Drainage Staff, there are not any runoff issues and the existing facilities are adequate to handle the current level of runoff.

Coast Drywall Supply Commercial Use Permit
1045 17th Avenue, Santa Cruz
APN 026-311-24

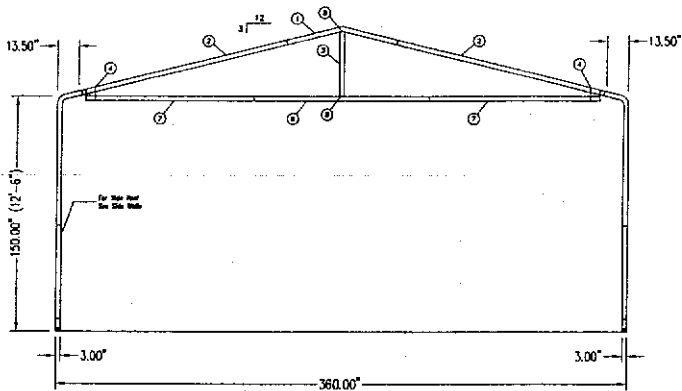
Existing Site Drainage Plan

Date:
1109104

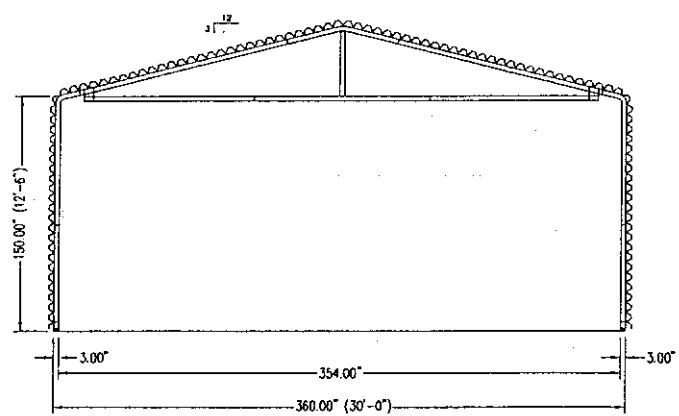
Sheet:

6

BAUCOM



TYPICAL FRAME
(4 Required)

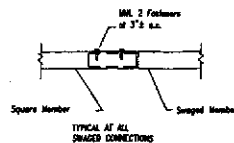


TYPICAL ELEVATION

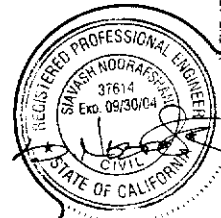
- NOTES:**
1. ALL FASTENERS ON EXTERIOR FACE OF FRAMING ARE TO BE FLAT HEAD SCREWS.

REQUIRED FRAME QUANTITIES INCLUDED BELOW

MK	DESCRIPTION	ITEM NO.	QTY.	DTL.	SHT.
1	PEAK	71-6000	4	8	
2	RAFTER	71-8400	8	8	
3	VERTICAL BRACE	2x2x40.25 Lg.	4	--	
4	COLLAR TIE BRACKET (L.H.)	BK-61-LH	4	8	
5	COLLAR TIE BRACKET (R.H.)	BK-60-RH	4	8	
6	CENTER TIE WITH 2 SWAGES	2x2x111.00 Lg.	4	--	
7	END TIE (NO SWAGES)	2x2x106.5 Lg.	8	--	
8	SINGLE BRACKET CONNECTOR	BK-30	8	--	



SWAGE CONNECTION
SCALE: 1" = 1'-0"



DRWING NO.	12/12/03
CHK. BY	12/12/03
APPR. BY	12/12/03
TYPE	N/A
SCALE	N.T.S.
SUB NO.	409-2792-03
REV.	

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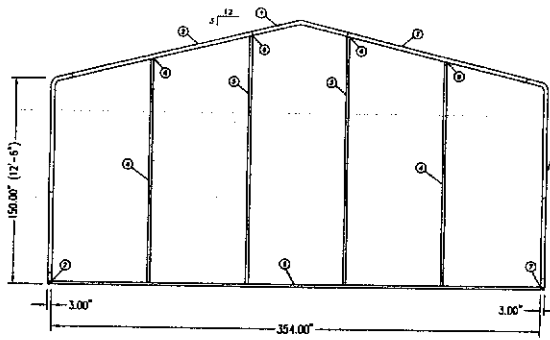
1600 WILSON STREET
SAN JOSE, CALIFORNIA 95128
TEL: 805 801 2332

DWG. NO. **4**

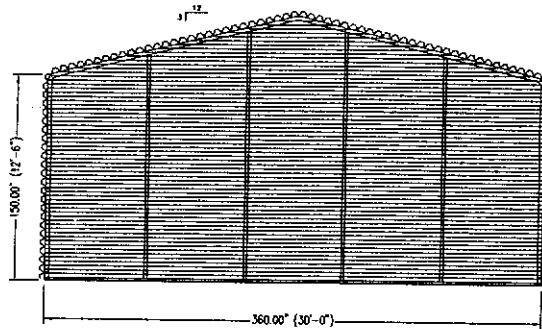
OF:

REV: **D**

25



TYPICAL BACK FRAME



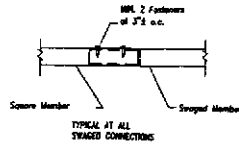
TYPICAL BACK ELEVATION

NOTES:

1. ALL FASTENERS ON EXTERIOR FACE OF FRAMING ARE TO BE FLAT HEAD SCREWS.

REQUIRED FRAME QUANTITIES INCLUDED BELOW

MK	DESCRIPTION	ITEM NO.	QTY.	DTL.	SHT.
1	PEAK	71-6000	1	8	
2	RAFTER	71-8400	2	8	
3	VERTICAL POST	2.0x2.0x181.83 Lg.	2	--	
4	VERTICAL POST	2.0x2.0x163.47 Lg.	2	--	
5	BASE RAIL	2.0x2.0x59.35 Lg.	2	--	
6	FLAT BRACKET	BK-20	4	8	
7	ANGLE BRACKET	BK-10	2	8	



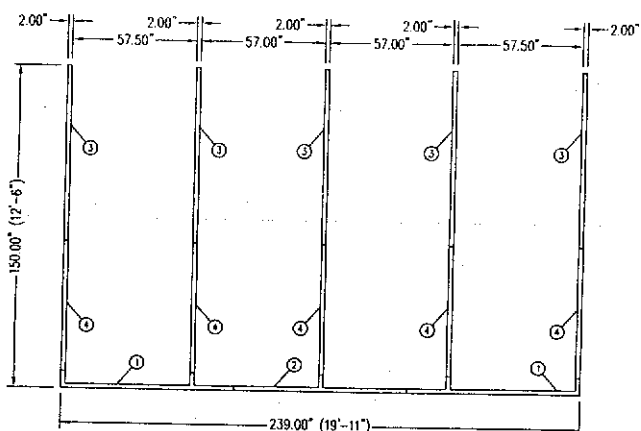
SWAGE CONNECTION
SCALE: 1" = 1'-0"

DATE: 12/12/03	CHK: RA	APPR: RA	TYPE: M/A	SCALE: N.T.S.	JOB NO: 005-172-03
DATE: 12/12/03	CHK: RA	APPR: RA	TYPE: M/A	SCALE: N.T.S.	JOB NO: 005-172-03
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DATE: 12/12/03	CHK: RA	APPR: RA	TYPE: M/A	SCALE: N.T.S.	JOB NO: 005-172-03
DATE: 12/12/03	CHK: RA	APPR: RA	TYPE: M/A	SCALE: N.T.S.	JOB NO: 005-172-03
DATE: 12/12/03	CHK: RA	APPR: RA	TYPE: M/A	SCALE: N.T.S.	JOB NO: 005-172-03
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DATE: 12/12/03	CHK: RA	APPR: RA	TYPE: M/A	SCALE: N.T.S.	JOB NO: 005-172-03
DATE: 12/12/03	CHK: RA	APPR: RA	TYPE: M/A	SCALE: N.T.S.	JOB NO: 005-172-03

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DWG. NO. 5
 OF 8
 REV: 0

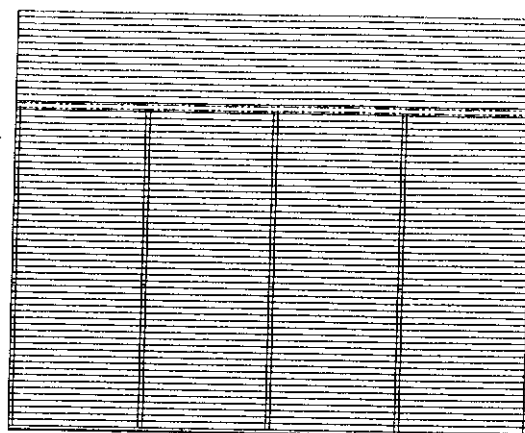


TYPICAL SIDE FRAMING

(2 Required)

RIGHT SIDE - INSIDE VIEW

LEFT SIDE - INSIDE VIEW



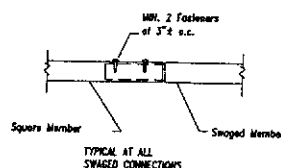
TYPICAL SIDE ELEVATION

NOTES:

1. ALL FASTENERS ON EXTERIOR FACE OF FRAMING ARE TO BE FLAT HEAD SCREWS.

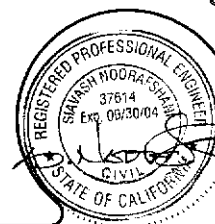
REQUIRED STEEL FRAME QUANTITIES INCLUDED IN TABLE

MK	DESCRIPTION	ITEM NO.	QTY.	DTL.	SHT.
1	END BASE RAIL	71-4500	4	8	
2	CENTER BASE RAIL	71-4600	2	8	
3	SIDE POST	71-5000	10	8	
4	VERTICAL POST	2x3x61.187 Lg.	10	--	



SWAGE CONNECTION

SCALE: 1" = 1'-0"



BAUCOM

DATE: 12/12/03	TYPE: N/A
CHK: RA 12/12/03	SCALE: N/A
APPR: RA 12/12/03	JOB NO.: 05-272-03
REV: 0	

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BWG. NO. 6
REV: 0