



Staff Report to the Zoning Administrator

Application Number: **05-0643**

Applicant: WRD Architects

Owner: Mission Drive Associates LLC

APN: 025-082-21

Agenda Date: 2/16/07

Agenda Item #: 2.

Time: After 10:00 am.

Project Description: Proposal to demolish four structures and various associated improvements, construct a two-story medical office with a maximum of five practitioners, install related driveway, landscaping and parking improvements, and grade approximately 500 cubic yards.

Location: Property located on the east side of Mission Drive about 150 feet from its intersection with Soquel Drive (3150 Mission Dr.)

Supervisory District: First District (District Supervisor: Janet Beautz)

Permits Required: Commercial Development Permit and an Exception to reduce portions of the side and rear yard landscape strips to less than the required five feet.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0643, **based** on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---------------------------|
| A. | Project plans | E. | Assessor's parcel map |
| B. | Findings | F. | Zoning map |
| C. | Conditions | G. | Comments & Correspondence |
| D. | Categorical Exemption (CEQA determination) | | |

Parcel Information

Parcel Size:	21,303 square feet
Existing Land Use - Parcel:	Commercial
Existing Land Use - Surrounding:	Commercial and Residential
Project Access:	Mission Drive
Planning Area:	Live Oak
Land Use Designation:	C-0 (Professional and Administrative Office)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Zone District: PA (Professional and Administrative Offices)
Coastal Zone: — Inside X Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: No soils report required
Fire Hazard: Not a mapped constraint
Slopes: 0-2%
Env. *Sen.* Habitat: Not mapped/no physical evidence on site
Grading: 510 cubic yards excavation; 25 cubic yards fill
Tree Removal: Four 12-inch in diameter trees proposed for removal
Scenic: Highway One Scenic Corridor
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

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

History

Several Discretionary permits have been issued for this property. The first, 74-827-PD, permitted the conversion of the existing residence into a doctor's office. The second permit, 77-232-PD, allowed a certified massage school to operate within the existing structures. Finally, Minor Land Division 78-2021 created two parcels, with the eastern parcel taking access from Thurber Lane and the western parcel taking access from Mission Drive. The western parcel is the subject of the current proposal to construct a two-story medical office.

Project Setting

The subject parcel is located in an area with a diverse range of uses. Dominican Hospital is located approximately one block to the west, and Soquel Drive, a major arterial lined with commercial uses, is located about 200 feet to the south. A block of parcels zoned PA (Professional and Administrative Offices) creates a transition between the commercial uses and the ~~area's~~ residential uses. The subject parcel is a part of this transitional PA zone.

Directly to the north of the subject parcel is a narrow right-of-way and two parcels, one with a single-family dwelling and the other with a duplex. To the south is a medical office and a bank. Across Mission Drive to the west is another medical office and to the east is a townhouse development.

The subject parcel is long and narrow. It is developed with: a single-family dwelling used as an office; a garage which was converted to a spa building; a massage therapist building and various improvements including hot tubs, all of which are proposed to be demolished. The property is currently used as a massage and hot tubbing facility.

Zoning & General Plan Consistency

The subject property is a 21,303 square foot lot, located in the PA (Professional and Administrative Offices) zone district, a designation which allows medical office uses. The proposed medical office building is a principal permitted use within the zone district and the project is consistent with the site's (C-0) Professional and Administrative Office General Plan designation.

Practitioners, Program Statement and Parking

For medical buildings, County Code stipulates that the parking space requirement is based upon the number of practitioners. In *this* case, enough parking has been provided to allow for five practitioners at any one time. The applicant is aware that the code broadly interprets the term "practitioner" to include, for example, not only dentists but dental hygienists as well.

No tenants have yet been identified for the building. In lieu of known tenants, the applicant has submitted a program statement identifying the range of potential tenants, **all** of which are within the medical profession. The applicant is aware that once tenants are identified, a change of occupancy permit **as** well as a building permit for tenant improvements will be required at which time staff will **verify** that the proposed number of practitioners complies with the five practitioner limit.

The applicant proposes hours of operations between **6:00** AM and 8:00 PM, seven days a week. Given that the subject parcel abuts residential properties, staff has recommended a reduction in these days and hours of operation to Monday through Saturday. Employees working indoors may be on-site between **6** AM and **8** PM, however, the first patient appointment may not be prior to 7:30 AM or after 6:30 PM.

Design Review and Landscaping

The proposed medical office building complies with the requirements of the County Design Review Ordinance, in that the project will incorporate site and architectural design features such as porches, a varied roofline and craftsman details such **as** tapered columns and brackets to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. These design elements lend a residential feel to the building which is appropriate **as** the building provides the transition between the commercial uses to the south and the residential uses to the north.

County Code 13.1 1.074 (Access, circulation and parking) provides guidelines for parking lots including: siting buildings towards the front **of** the parcel to screen parked cars, landscaping the parking lot with one canopy tree for every five parking spaces, and providing a five-foot wide landscaping strip between driveways and parking areas parallel to the side or rear property line.

These criteria are intended to soften the visual impact of large expanses of pavement and to create a buffer between the subject and adjacent parcels.

In this case, the building is sited at the front of the property which effectively screens the parking area from Mission Drive. Six trees are provided in the parking area which exceeds the one to five parking space to tree ratio. However, the full five feet of landscaping has not been provided along the driveway and portions of the side and rear property lines. This exception to narrow the five-foot landscape strip is considered reasonable for the following reasons.

As is required by County Code 13.11.075 (Landscaping), a six-foot tall masonry wall is proposed to surround the property except for within the front yard setback. This wall will provide both a sound and visual barrier for adjacent properties. The area where the proposed reduction in landscaping will have the greatest impact is along the driveway which parallels the southern property line. The entire length of this southern property boundary is lined with office and commercial uses. Most of these uses have sited their parking and driveways along the shared property line and therefore, the impact to these properties will be minimal. Given the proposed masonry wall and the existing commercial uses to the south, the impact of the reduced landscape strip will be minimal to these neighbors.

Although a portion of the landscape strip along the northern property line is narrower than the prescribed five feet, there are areas where a ten-foot width of landscaping has been provided, resulting in an aggregate area of landscaping which exceeds the five-foot requirement. In addition, the six-foot masonry wall will provide a sound and visual barrier.

To compensate for the reduction in landscaping, flowerpots on the building side of the driveway will soften the visual impact of the driveway. In the rear yard setback, extra landscaping has been provided in both corners to further compensate for the reduced landscape strips. As a condition of approval, staff recommends that vines be grown on the southern wall to soften the wall's appearance.

Signage

One 30 square foot monument sign is proposed for the building to be located in the front yard setback of the parcel. The proposed sign complies with County Code 13.10.581 and will be set back the required five feet from the right-of-way.

Accessibility

The initial review for accessibility has been completed and the project complies with the requirements of the building code. An elevator is proposed and a covered drop off / parking area is provided at the rear of the building. Adequate accessible parking is provided on-site.

Highway One Scenic Corridor

Although the subject parcel is mapped as being a part of the Highway One Scenic Corridor, it is not visible from Highway One as it is almost 1,500 feet from the Highway with several intervening buildings screening the view. Therefore, the proposed development will have no

impact upon the Highway One Scenic Corridor.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number **05-0643**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning 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

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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 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 medical office building 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 medical office building and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PA (Professional and Administrative Offices) zone district in that the primary use of the property will be one medical office building that meets all current site standards for the zone district. Although the landscape strip along three property lines does not meet the required width of five feet, additional landscape elsewhere compensates for the narrowed landscape strip. In addition, the neighbors to the south—where the impact of the narrowed landscape strip would be the greatest—are commercial or office uses. Most of these uses have sited their parking and driveways along the shared property line and therefore, the impact to these properties will be minimal. A six-foot tall masonry wall will surround the property except in the front yard setback, and *this* will provide a sound and visual barrier for neighbors.

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 commercial use is consistent with the use and density requirements specified for the Professional and Administrative Office (C-0) land use designation in the County General Plan.

The proposed medical office building 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 8.5.1 (Concentrate commercial uses), in that the medical office building will be located in an area of established medical office uses, including a hospital, and meets the required site standards. In addition, the project is consistent with General Plan Policy 2.15.1 (Location of Professional and Administrative offices), in that the project will provide a buffer between residential use and the commercial area along

Soquel Drive and is located in close proximity to a hospital,

The proposed medical office building will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy **8.6.1** (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed medical office building will comply with the site standards for the PA zone district (including setbacks, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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 medical office building is to be constructed on an existing legal lot. The expected level of traffic generated by the proposed project in excess of the existing use is anticipated to be only **3** additional trip ends, 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 structure is located in a mixed neighborhood containing a variety of uses and architectural styles, and the proposed medical office building 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 medical office building 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. Although the landscape strip along three property lines does not meet the required width of five feet, additional landscape elsewhere compensates for the narrowed landscape strip. In addition, the neighbors to the south--where the impact **of** the narrowed landscape strip would be the greatest--are commercial or office uses. Most of these uses have sited their parking and driveways along the shared property line and therefore, the impact to these properties will be minimal. A six-foot tall masonry wall will surround the property except in the front yard setback, and this will provide a sound and visual barrier for neighbors.

Conditions of Approval

Exhibit A: 5 sheets by Bowman and Williams, Engineers, dated January 27, 2005 and revised July 21, 2006; 1 sheet by Dunbar and Craig, Licensed Land Surveyors, dated October 30, 2001; 3 sheets by Hall Landscape Design, Landscape Architect, dated June 16, 2006; 6 sheets by Wald, Ruhnke & Dost, Architects, dated May 19, 2005 and revised to November 21, 2006.

I. **This** permit authorizes the construction of a medical office building which may be used at any one time by no more than five practitioners as defined by County Code. 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. Contact the Monterey Bay Unified Air Pollution Control District prior to demolishing the existing structures to determine whether asbestos mitigation is required.
- C. Obtain a Demolition Permit from the Santa Cruz County Building Official.
- D. Obtain a Building Permit from the Santa Cruz County Building Official. Tenant improvements must also obtain a building permit.
- E. Obtain a Grading Permit from the Santa Cruz County Building Official.
- F. 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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 - 1. 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. Show vines trained to grow along the southern masonry wall.
3. Grading and erosion control plans
4. A drainage plan with the following additional information:
 - a. All proposed inlets shall include signage stating “No Dumping – Drains to Bay” or equivalent. This signage is to be privately maintained.
 - b. Provide measures for preventing debris from entering the detention and retention facilities in order to minimize future clogging and maintenance.
 - c. Because the retention storage area is directly beneath the proposed pervious concrete areas the C value used for the pervious concrete areas should take into account that the majority of the rainfall on these areas will drain to the retention system. Provide updated calculations and design if necessary.
 - d. Submit manufacturer’s specifications for pervious pavement sub-drain system. A plan for maintenance of the pervious pavements shall be submitted with the drainage plan. The plan shall include periodic power washing and vacuuming, environmental remediation to encourage the breakdown of hydrocarbons (if recommended by the manufacturer), and any other periodic maintenance recommended by the manufacturer to assure the pavement remains pervious.
5. Show construction fencing placed along the drip line of the two Redwood trees located on the parcel south of the project site.
6. Show the side yard fencing as decreasing to three feet in height within the front yard setback.
7. A final Landscape Plan for the entire site, which implements the landscape plan prepared for **this** project by Hall Landscape Design, dated June **16, 2006**, (Exhibit **A**, sheets L-1, **L-2** and L-3), and includes the following:
 - a. All trees planted within the front yard setback, as shown on sheet L-1 of Exhibit A must be planted at 24-inch box size.
 - b. Turf Limitation. Turf area shall not exceed **25** percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall fescue. Turf areas should not be used in areas less than 8 feet in width.

- c. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
- d. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
- e. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.

Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be utilized to maximize the efficiency of water applied to the landscape.

Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.

The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit application. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

- 8. Final plans shall note that the City of Santa Cruz Water District will

provide water service and the project shall meet all requirements of the District including payment of any connection and inspection fees. Final plans for water connection shall be reviewed and accepted by the District.

9. Details showing compliance with fire department requirements.
10. If rooftop equipment is proposed, County Code-compliant screening must be shown on the plans and installed.
11. 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.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. 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.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. If medical waste will be used, stored or generated on-site, contact the appropriate Hazardous Material Inspector at **454-2728** to determine if a permit is required.
- F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- G.** Pay the current fees for Child Care mitigation. Currently, the fee is \$.23 per square foot.
 1. Pay the current Live *Oak* Transportation Improvement **Area** (TIA) fees for Roadside and Transportation improvements. This fee is based upon a

comparison of the existing legal structures and the trips generated by their use to the proposed structures and resulting trips. Of the existing structures, all but the structure labeled "Massage Therapist Building" appear to be legal. Based upon this, the TIA fees for this project are **\$9,984**. If evidence is provided that the Massage Therapist Building was legally constructed, the TIA fee will be \$1,248.

- H. Provide required off-street parking for 25 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.
 - I. 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.
 - J. A private maintenance agreement for the maintenance of all drainage facilities (including the detention system and the silt and grease traps) shall be recorded.
 - K. Submit evidence of a landscape maintenance agreement to maintain the proposed landscaping in good health.
 - L. Complete and file a silt and grease trap maintenance agreement with the Department of Public Works. The final plans shall specify the location of an EPA approved silt and grease trap on site, through which storm runoff must pass. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 of each year, at minimum intervals of one year. A brief annual report shall be prepared by the trap inspector at the conclusion of each inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of the inspection. The report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
 - M. The installation of the drainage facilities will be inspected by Department of Public Works ~~staff~~. Once all other reviewing agencies have approved the building permit, bring a reproducible copy of the civil plan sheets with a Department of Public Works signature block and an engineer's estimate and 2% deposit (\$560 minimum) for construction inspection.
- 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 and architectural details shown on the final approved Building Permit plans shall be installed.
 - B. Prior to breaking ground and until the project is finalized, construction fencing must be placed along the drip line of the two Redwood trees located on the parcel south of the project site. This fencing must remain in place throughout construction to

ensure that the trees are not damaged.

- C. 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.
- D. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- E. The project must comply with all recommendations **of** the approved *soils* reports.
- F. 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, all change of use requests other than medical office uses shall be processed at a minimum of Level 3 to allow for a thorough review **of** possible impacts. Only medical office uses with a maximum of five practitioners on-site at any one time may be processed at Level 1, based on the parking available on site. Tenant improvements will require a building permit.
- B. **Noise:** The project must comply with the General Plan Noise Element 6.9b. Should any equipment or activity generate noise in excess of the limit established in the noise element, sound attenuation will be required.
- C. **Days and Hours of Operation:** The hours of operation at the facility shall be Monday through Saturday. Office staff may be on-site between 6 AM and 8 PM, but the first patient appointment shall not be prior to 7:30 AM or after 6:30 PM.
- D. **Practitioners:** No more than five practitioners may be present at this facility at any one time. The term "practitioner" includes doctors, nurses, dentists, dental hygienists and anyone else providing medical care to patients.

- E. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, *set* aside, void, ~~or annul~~ this development approval of the COUNTY ~~or~~ any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, ~~or~~ held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (~~60~~) days of any such claim, action, or proceeding, ~~or~~ fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, ~~or~~ hold harmless the COUNTY if such failure to notify ~~or~~ cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, ~~or~~ proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation ~~or~~ settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
 - D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Annette Olson
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: **05-0643**

Assessor Parcel Number: **025-082-21**

Project Location: **3150 Mission Drive, Santa Cruz**

Project Description: Proposal to demolish four structures and construct a two-story medical office to serve five practitioners.

Person or Agency Proposing Project: WRD Architects

Contact Phone Number: (831) 649-4642

- 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:

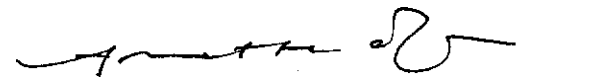
E. ☒ **Categorical Exemption**

Specify type: Class **2** - Replacement or Reconstruction (Section **15302**)

F. Reasons why the project is exempt:

Replacement of a commercial structure with a new structure of substantially the same size, purpose and capacity.

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

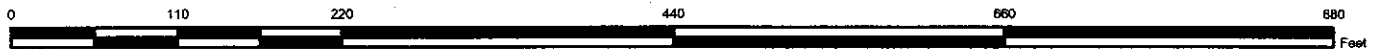
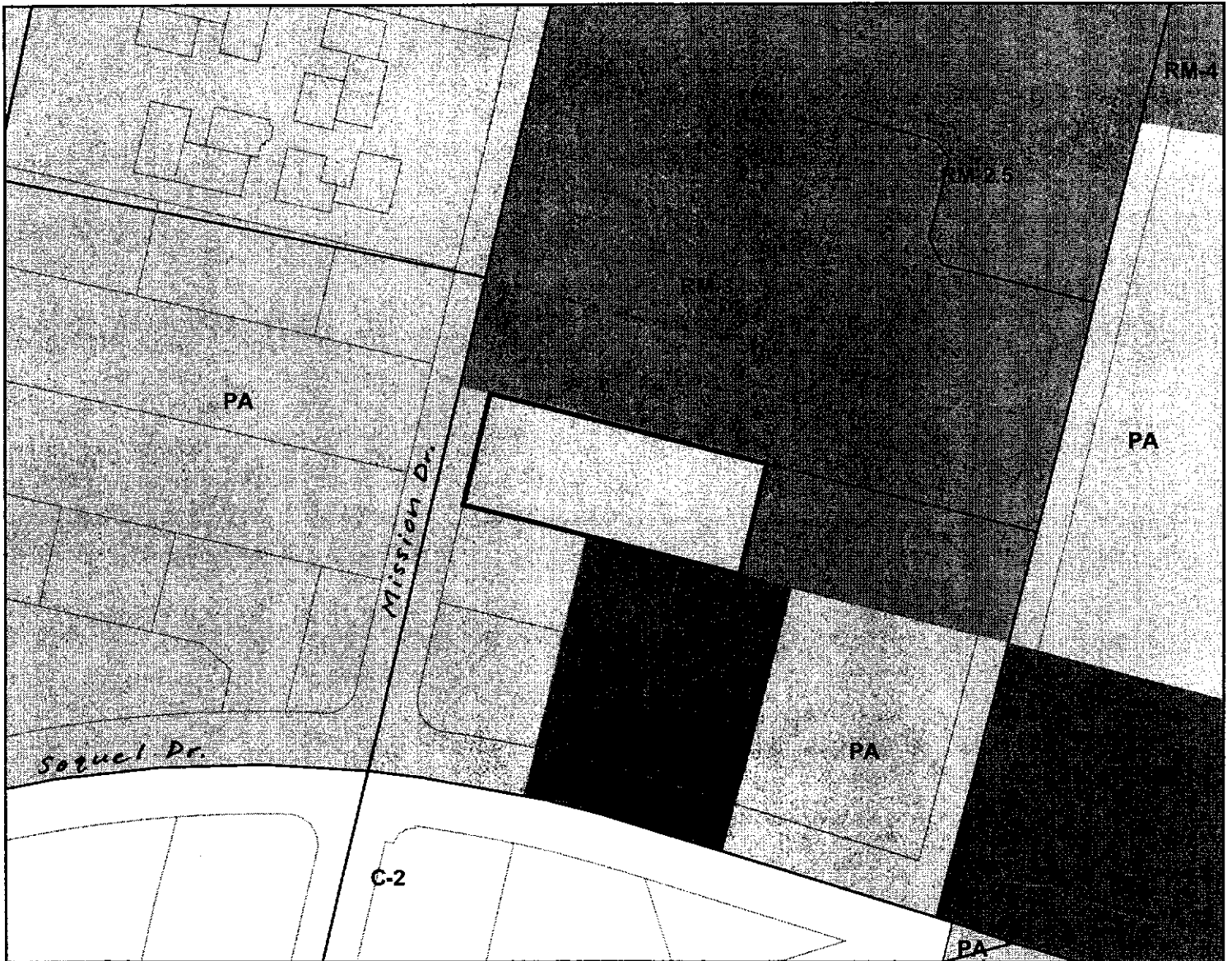


Annette Olson, Project Planner

Date: 1/29/07

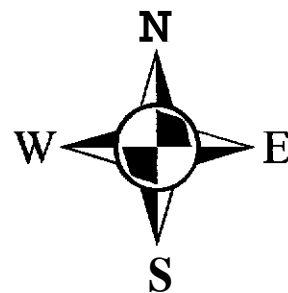


Zoning Map



Legend

-  APN 025-082-21
-  Assessors Parcels
-  Streets
-  COMMERCIAL-PROF OFFICE (PA)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  COMMERCIAL-NEIGHBORHOOD (C-1)
-  COMMERCIAL-COMMUNITY (C-2)



Map Created by
County of Santa Cruz
Planning Department
October 2005

EXHIBIT F

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: Annette Olson
Application No. : 05-0643
APN: 025-082-21

Date: January 3. 2007
Time: 13:33:32
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Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 20. 2005 BY ANDREA M KOCH =====

No comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 20, 2005 BY ANDREA M KOCH =====

At the building permit application stage. submit an erosion control plan. The erosion control plan should include a rocked access to the construction site to prevent construction vehicles from tracking sediment from the site. For more information, contact a Certified Professional in Erosion and Sediment Control (CPESC) or go to: <http://www.sccoplanning.com/erosion.htm>.

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 12. 2005 BY ALYSON B TOM ===== Application with plans dated 8/17/05 by **WR&D** has been received. Please address the following:

1) You may be eligible for impact assessment and fee credits for pre-existing impervious areas that will be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures/coverage to establish eligibility. Documentations such as assessor's or survey records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted. If documentation is not provided credit will not be given for the paved and structure areas shown on sheet A1.0.

2) This project is required to minimize proposed impervious areas. Please update the plans to describe how this will be accomplished. Consider maintaining the existing shared access with the northerly neighbor to eliminate the need for a new approach, utilizing pervious or semi impervious surfacing for walkway, driveway and parking areas, utilizing grass/landscaped swales in place of paved gutters, discharging roof runoff to landscaped areas. etc.

3) Does this site currently receive any runoff from offsite? If so, show the offsite areas draining to the site and describe how this runoff will be accomodated in the final site plan.

4) Existing drainage patterns should be maintained. It appears that a portion of the site currently drains to the east, yet the proposed drainage plan will divert all site runoff via concrete gutters to the west to Mission Drive. Describe the existing downstream drainage paths from the site. Update the plans to follow existing drainage patterns. Sufficient justification and a description and analysis of the entire diversion path demonstrating adequacy will be required in order to allow for the proposed diversion.

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No. : 05-0643
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5) This project is required to limit post development runoff rates to predevelopment (based on permitted area, as addressed in comment No. 1) levels. Utilizing structural detention to meet this requirement is only allowed if other measures are not feasible. Incorporate facilities to retain and infiltrate added runoff as feasible. Analysis of pre and post development runoff should take into account total site disturbance including soil compaction.

See miscellaneous comments for issues to be addressed prior to building permit issuance. For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday. All submittals for this project should be made through the Planning Department.

===== UPDATED ON APRIL 7, 2006 BY ALYSON B TOM ===== Application with civil plans dated January 2005 and letter dated January 2006 has been received. Please address the following:

1) Previous comment No. 1 was not addressed. No documentation has been provided. Either provide documentation that existing impervious areas are permitted, or update analysis and plan that does not assume allowed credit for existing impervious areas.

2) Previous comment No. 4 has not been addressed. The letter received indicates that existing drainage patterns include drainage to the east through private property. This pattern should be maintained and downstream improvements, and associated easements to provide a safe and adequate downstream path should be included with this project. Overflow patterns for the pervious surfacing areas should follow existing patterns. Provide a pre and post watershed area map for the site demonstrating maintenance of existing patterns.

3) Previous comment No. 5 has not been addressed. The answer to comment No. 1 is critical for determining the measure of allowable release rate from the site (the allowable release rate should be based on permitted impervious area and should follow existing patterns). While the pervious paving areas are noted, the proposed grading plan does not appear to take advantage of these areas. As designed these areas are not providing any mitigation for proposed impervious areas. How will the proposed impervious areas be mitigated for? A conceptual design for feasible mitigation measures must be provided at this stage. Detailed design may be left for the building permit stage. Contrary to the letter, there is a storm drainage system in Mission Drive.

===== UPDATED ON AUGUST 15, 2006 BY ALYSON B TOM ===== Application with calculations and plans revised on 7/21/06 has been received and is complete with regard to storm water management for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON OCTOBER 12, 2005 BY ALYSON B TOM ===== The following should be addressed prior to building permit issuance:

1) All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site. Consider filtering this runoff in vegetated

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 05-0643
APN: 025-082-21

Date: January 3, 2007
Time: 13:33:32
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swales on site prior to discharge. If structural treatment is proposed a recorded maintenance agreement is required.

2) Zone 5 drainage fees will be assessed on the net increase in permitted impervious area due to this project.

3) All proposed inlets should include signage stating "No Dumping - Drains to Bay" or equivalent. This signage is to be privately maintained.

Additional site specific details may be required at the building permit stage.
===== UPDATED ON AUGUST 15, 2006 BY ALYSON B TOM ===== Please address the following in addition to previous miscellaneous comments prior to building permit issuance:

1) Please provide measures for preventing debris from entering the detention and retention facilities in order to minimize future clogging and maintenance.

2) Given that the retention storage area is directly beneath the proposed pervious concrete areas the C value used for the pervious concrete areas should take into account that the majority of the rainfall on these areas will drain to the retention system. Please provide updated calculations and design as necessary.

3) Please provide a clean out at the upstream end of the detention pipe

4) The installation of the drainage facilities will be inspected by Public Works staff. Once all other reviewing agencies have approved the building permit please bring a reproducible copy of the civil plansheets with DPW signature block and an engineer's estimate and 2% desosit (\$560 minimum) for construction inspection.

DPW Driveway/Encroachment Completeness Comments

===== REVIEW ON OCTOBER 14, 2005 BY DEBBIE F LOCATELLI =====

Existing curb, gutter and sidewalk with ADA meets the current County Design Criteria

DPW Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON OCTOBER 14, 2005 BY DEBBIE F LOCATELLI =====

No comment.

DPW Road Engineering Completeness Comments

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

===== REVIEW ON OCTOBER 21, 2005 BY GREG J MARTIN =====

A 3 foot sidewalk is required around the driveway. The trash enclosure may not open out onto the handicapped parking space. Five feet of landscaping is recommended between the property line and either the parking lot or driveway. The driveway is recommended to be 24 feet in width. A five foot bump out is recommended at the end of the parking aisle. Please number and dimension each space. The parking requirements should be placed on the plans. Soquel TIA fees shall be required. =====

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No. : 05-0643
APN: 025-082-21

Date: January 3, 2007
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UPDATED ON APRIL 12, 2006 BY GREG J MARTIN =====

The existing use has a shared access across the adjacent property. The project will impact the ability of vehicles on the adjacent parcel to turnaround. The adjacent parcels must be provided with adequate space to turnaround. A minimum of 24 feet backout space is required. ~~If~~ there is a shared access agreement please provide a copy

The sidewalk is recommended to be replaced. The plans should show both sides of the street. ~~It~~ appears that parking may be added by shifting the sidewalk to the east at the northerly property boundary. The 6 foot wall shall not impede sight distance and shall be pulled back away from the sidewalk. Cross sections should be provided on Mission Drive.

Previous comments apply. ===== UPDATED ON APRIL 12, 2006 BY GREG J MARTIN
=====

Dpw Road Engineering Miscellaneous Comments

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

===== REVIEW ON OCTOBER 21, 2005 BY GREG J MARTIN =====
===== UPDATED ON APRIL 12, 2006 BY GREG J MARTIN =====

Environmental Health Completeness Comments

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

===== REVIEW ON OCTOBER 6, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

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

===== REVIEW ON OCTOBER 6, 2005 BY JIM G SAFRANEK =====

If medical waste will be used, stored or generated on site, contact the appropriate Hazardous Material Inspector in Environmental Health at 454-2728 to determine if a permit is required. To be completed prior to building permit approval.

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: April 5, 2006

TO: Planning Department, ATTENTION: ANNETTE OLSON

FROM: Santa Cruz County Sanitation District, Steve Harper

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE
FOLLOWING PROPOSED DEVELOPMENT:

APN: 25-082-21

APPLICATION NO.: 05-0643

PARCEL ADDRESS: 3150 Mission Drive

PROJECT DESCRIPTION: Construct 2-Story Medical Building

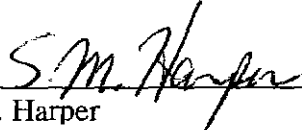
Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this 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.

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.

Existing lateral(s) must be properly abandoned (including inspection by District) **prior** to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection **work** must be obtained from the District.

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.

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.


S.M. Harper
Sanitation Engineering
SMH:mh/670

c: Applicant: Kelley Weber, WRD Architects
 2340 Garden Road, Suite 100
 Monterey, CA 93940
 Mission Drive Associates LLC
 P.O. Box 9746
 San Jose, CA 95127

(Rev. 3-96)

MEMORANDUM

Application No: **05-0643** (third routing)

Date: August 4, 2006

To: Annette Olson, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a new commercial building at 3150 Mission Drive, Soquel

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.11.040 Projects requiring design review

(e) All commercial remodels or new commercial construction.

Design Review Standards

13.11.072 Site design.

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

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

13.11.073 Building design.

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

13.11.074 Access, circulation and parking.

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

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

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

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

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: October 25, 2005
TO: **Annette** Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #**05-0643**, APN 025-082-21, 3 150 Mission Drive, Live **Oak**

The applicant is proposing to demolish an approximately 122 **square** foot building and remove hot tubs, and construct a two-story medical office and related driveway, landscaping and parking and to grade approximately 300 cubic yards. The project requires a Commercial Development Permit and Preliminary Grading Approval. The project is located on the east side of Mission **Dr.** about 150 feet from its intersection with Soquel Drive (3150 Mission Drive).

This application was considered at an Engineering Review Group (ERG) meeting on October 19, 2005. The Redevelopment Agency (RDA) has the following comments regarding the proposed project. RDA's primary concern **for** this project involves the provision of adequate onsite parking and circulation to **serve** the use, adequate landscaping, and the protection or replacement of mature trees onsite.

1. **The** species and size of any mature trees on the property should be identified with information provided regarding how they will be protected or replaced. Were the 52" and 32" stumps identified on the plans trees that were recently cut down and which should be replaced onsite in conjunction with the design review elements of this application? The proposed tree species for the "Broadleaf Deciduous Tree" as noted on Sheet LO.1 should be defined. These trees in the front yard should be installed at a 24-inch box size and shall be irrigated and maintained by the property owner.
2. **The** project should be in conformance with the County Design Review Regulations and County Design Standards with regard to the driveways, parking lot configuration, and proposed landscaping. A five-foot landscape strip should be provided between all driveway and parking areas and the property **line**.
3. All required parking to **serve** the new medical office building should be provided onsite with adequately functioning onsite circulation.
4. The ROW width of the adjacent easement on the parcel to the north is labeled **as** 13 feet, however it appears on the Assessor's Map to be 20 feet wide for the first 106 feet. This should be clarified on the plans. A title report should be provided to identify easements and ROWs affecting this property and the adjacent parcels to the north, APNs 025-082-33 and 025-082-34.
5. Proposed project wall and fence height and materials should be identified on the plans. Additional details should be provided regarding the proposed CMU wall down the length of the property's north, east and south boundaries. Total wall heights should not exceed 3 feet in **the** front setback to ensure visibility for safe access and exiting from the driveway to the adjacent parcel to the north, APN 025-082-34.
6. Project signage should be included. Monument signs should be located 5 feet back from the edge **of** ROW or back of sidewalk, whichever is greater.
7. The **trash** enclosure should be functional (but not be moved to be directly visible from Mission Drive).
8. It appears that all the **existing** buildings onsite will need to be demolished and the project description should be modified accordingly.

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA would **like** to see future routings of revised plans if there are changes relevant to RDA's comments. RDA appreciates this opportunity to comment. Thank you.

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

COUNTY OF SANTA CRUZ

Inter-Office Correspondence

DATE: May 4, 2006

To: ✓ Tom Burns, Planning Director
Annette Olson, Planner

FROM: Supervisor Jan Beautz *JB*

RE: COMMENTS ON APP. 05-0643, APN 025-082-21, 3150 MISSION
DRIVE

-
1. Probably the major issue that will be of concern in this area is parking. Parking is already insufficient and it is necessary to ensure that this project not compound this already difficult problem.
 2. One way to plan for that in the future, as well as now, is to have a Master Occupancy Plan which would be very specific and indicate what uses can be put in this project now and in the future. It would keep it from becoming overcrowded and overly dense as far as use and thereby creating parking problems.
 3. It is my understanding that parking can be calculated by square footage rather than the number of doctors. I believe that we have done that in the past on some major medical projects. This would seem to be a better way to plan this because what is happening in many of these buildings is that more doctors are put in the offices than were originally allowed in the planning process. This, in turns, creates a significant parking issue. If the parking requirements are based on a square footage calculation, adequate parking will be put in at the beginning of this project.
 4. Please see my previous comments. **Any** items not addressed would still be of concern to me. I am especially concerned about drainage and landscape issues. Please be sure that the landscape plans for this project identify mature plants and trees and that they are planted in such a way that they are an asset to the building from the very beginning.

JKB:lg

3606A1



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: March 28, 2006
To: Mission Drive Associates
Applicant: Kelley Weber, WRD Architects
From: Tom Wiley
Subject: 05-0643
Address: 3150 Mission Dr.
APN: 025-082-21
OCC: 2741
Permit: 20050298

We have reviewed plans for the above subject project

The following NOTES must be added to notes on plans by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the Central Fire Protection District.

NOTE on the plans construction classification as determined by the building official and outlined in Part IV of the California Building Code.

NOTE on the plans the occupancy classification as determined by the building official and outlined in Part III of the California Building Code.

NOTE on the plans whether the building will be either **SPRINKLERED** or as outlined in the 2001 California Building Code and via District Amendment.

The *FIRE FLOW* requirement for the subject property is **1500** gallons per minute.

NOTE, on the plans, the required FIRE FLOW and the available FIRE FLOW. This information can be obtained from the water company upon request.

SHOW on the plans a public fire hydrant meeting the minimum required fire flow for the building, within 150 feet of any portion of the building.

NOTE ON PLANS: New/ upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

NOTE on the plans occupancy load of each area. Show where occupancy control signs will be posted

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. NOTE that the WORKING DRAWINGS shall comply with the District UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Serving the communities of Capitola, Live Oak and Soquel

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13 currently adopted in Chapter 35 of the California Building Code. The trash enclosure that is located next to the building is to be protected with automatic fire sprinkler protection.

NOTE on the plans that the designer/installer shall submit three (3) sets of plans and one (1) set of calculations for the automatic sprinkler system to this agency for approval. Installation shall follow our guide sheet.

SHOW location of fire extinguishers

SHOW Occupant Load(s) and an Exiting Plan,

SHOW location of exit signs.

SHOW where address numbers will be posted and maintained, plainly visible from the street. Numbers shall be a minimum of four (4) inches in height and of a color contrasting to their background.

SHOW location of Knox Box and key.

NOTE roof coverings to be no less than Class "B" rated roof.

The job copies of the building and fire systems plans and permits must be on-site during inspections.

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, ~~except for order affecting acts or conditions which, in the opinion of the Fire Chief, pose~~ an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.

2741-032806



WALD RUHNKE & DOST
ARCHITECTS LLP

2340 Garden Road
Suite 100
Monterey, CA
93940-5347
T: (831) 649-4642
F: (831) 649-3530
w.wrdarch.com

July 28, 2006

Master Occupancy Program
Medical Office Building
3150 Mission Drive
Santa Cruz County, CA 95065

The 3150 Mission Drive Medical Office Building is a two-story building located on an approximately ½ acre parcel which fronts Mission Drive. The total building size is 6,954 square with 291 1 square feet on the first floor and 4,043 square feet on the second floor. Within the 6,954 gross building area is an elevator, elevator lobby on both floors, elevator equipment room, and electrical & mechanical room. The net usable square footage of the building will be approximately 6,000 square feet.

There are no tenants identified for this building. To date there has been general interest in the building for professional medical use, but since the building has yet to be approved, there have been no serious inquiries to date.

Based on the building's close proximity to the hospital, the most likely users should be:

General Medical Offices
Dental Offices
Optical Offices
Medical, Optical and/or Dental Labs
Chiropractic Offices

For these types of business the hours of operation can vary. Some medical users could have longer hours of operation such as 6:00 am to 8:00 pm seven days a week. More typical hours of operation would be 7:00 am to 7:00 pm seven days a week.

Based on our experience developing medical space, we typically find that a single medical practitioner requires approximately 1,500 square feet of usable space. This would allow for the following office spaces:

Waiting for 10-12 seats	200 sf.
Reception area/Front desk	160 sf.
Billing office	120 sf.
Restrooms	140 sf.
Exam rooms (2 to 3)	250 sf.
Equipment storage	50 sf.
Copy/fax/work area	80 sf.
Break area	100 sf.
M.D. office	100 sf.
Subtotal	1200
Circulation (20%)	240
	1440 sf.

Say 1,500 sf.

Monterey
Clovis/Fresno
Salinas

At 1,500 square foot per practitioner we would need a total usable building area of 7,500 square feet to accommodate 5 practitioners.

Based on this data, the building as proposed (6,954 square feet) can be supported by 25 on-site parking spaces as designed.

If you have any questions, please call me at **831-649-4642**.

Sincerely,

Henry Ruhnke

HR/cg